



Legislation Text

File #: ID 17-0006, **Version:** 1

Ordinance Amending Chapter 30 of the Land Development Ordinance (LDO) With Respect To Zoning, Planning and Development - Industrial Park Sidewalk Exemptions

Department: Planning
Council District: All

Public Hearing: Yes
Advertising Date/By: January 5 & 12 / City Clerk

Contact 1 and Phone: Adam Fischer at 373-2861
Contact 2 and Phone: Chris Spencer at 433-7218

PURPOSE:

The purpose of the text amendment is to revise the sidewalk exemption provision contained within the Land Development Ordinance (LDO) related to the sidewalk exemptions in industrial parks. The City Council is required to hold a public hearing on this amendment before considering its approval.

BACKGROUND:

The LDO requires developers to install sidewalks in conjunction with subdivisions and developments subject to site plan review. This provision was originally incorporated in 2002 as a follow-up to the City's Adopted Walkability Policy.

The LDO was later amended in 2005 to allow for exemptions in Industrial Parks. This exemption was intended to allow for flexibility in areas where there are primarily industrial land uses, few pedestrian facilities and little pedestrian traffic is expected. In administering this ordinance, GDOT has found the utilization of "Industrial Parks" as the defining criteria for the exemption caused unnecessary confusion.

This amendment would clarify the language in the LDO by eliminating the reference to Industrial Parks. There are a very limited number of areas that would qualify under this specific definition of Industrial Park. Since the Industrial Park language is only referenced by this section of the LDO, the definition can also be eliminated.

This amendment will better reflect how GDOT currently interprets and applies the ordinance. Evaluation of the surrounding area will continue to occur to determine if it is primarily industrial and if all of the other conditions for the exemption exist.

BUDGET IMPACT:

There will be no impact on the current or future budgets.

RECOMMENDATION / ACTION REQUESTED:

The Planning Board recommended this amendment, with several minor edit, at its December meeting on a vote

of 7 - 0. Staff recommends that City Council receive citizen comments and consider adoption of the proposed text amendment.