



Legislation Text

File #: ID 15-0623, **Version:** 1

Ordinance Amending Section 30-4-5.3 of the Land Development Ordinance related to the filing deadline for the applications to the Zoning Commission.

Department: Planning
Council District: All Districts

Public Hearing: Yes
Advertising Date/By: July 23 and 30, 2015 / City Clerk

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PURPOSE:

The purpose of the text amendment is to amend the Land Development Ordinance (LDO) related the filing deadline for the applications to the Zoning Commission. The City Council is required to hold a public hearing on this amendment before considering its approval.

BACKGROUND:

Implementation of City Council's Committee System will precipitate the need to shift the meeting date for the Zoning Commission from the second Monday of the month to the third Monday of the month. As a result, staff recommends changing the filing deadline for submitting rezoning applications from 38 days before the meeting date to 45 days.

This adjustment to the filing deadline will achieve the following benefits:

1. Keep current deadlines as per previously published calendars already in possession of public, which in turn, would cause a minimum amount of disruption to the current process, timelines and procedures.
2. The Land Development Ordinance requires Planning Board comments before Zoning Commission can hear a rezoning request when a Comp Plan amendment is triggered. A change to the filing deadline would maintain the ability to secure Planning Board comments prior to Zoning Commission meeting and eliminate potential 30 day delay in getting Planning Board comments before action by Zoning Commission.
3. Allows additional time for staff to comply with notification requirements (10-25 Days).
4. Allow additional time for conversation and collaboration between nearby property owners (and other interested parties) and the applicant.
5. Continue to allow the evaluation of the rezoning in concert with the comprehensive plan amendments.

BUDGET IMPACT:

This item will have no impact of the current or future budgets.

RECOMMENDATION / ACTION REQUESTED:

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