

MEMORANDUM

TO: Donna Barron, City Manager

FROM: Richard E. Luedke, Planning Director

DATE: March 2, 2020

SUBJECT: Public Hearing: Consideration of an Ordinance Amending Chapter 17, Section 17-26, “PD” Planned Development District, to Remove the Minimum Size Requirement for Planned Development Districts.

BACKGROUND

As part of the Zoning Code rewrite process, staff has received direction from the Planning and Zoning Commission and City Council to remove the minimum acreage required for a Planned Development zoning district. This amendment is being brought forward ahead of the code rewrite due to an increase in potential development that may benefit from the flexibility offered in a Planned Development. The Planning and Zoning Commission recommended unanimous approval (7-0) on February 18, 2020.

ANALYSIS

Staff regularly meets with developers regarding smaller sites for creative uses that are not addressed in the current ordinances. Staff does not anticipate this trend to end soon, but rather anticipate the creativity of development will need to increase, especially on redevelopment sites.

Planned Developments are one tool that can be used to promote more creative developments. They are not the only options available and before resorting to a Planned Development, staff will explore other options such as Variances or Alternative Standards. Each of these tools has merits and limitations.

The Planned Development is the only tool that can modify use restrictions. The code currently requires a 5-acre minimum for a Planned Development. Removing this minimum would give staff more flexibility to work with developers of challenging infill sites. This tool should be used judiciously to ensure the public interest is met and development complies with long range plans.

RECOMMENDATION

That the City Council approve the ordinance as set forth in the caption above.