Legislation Text

File #: 21-1026, **Version:** 1

PRESENTER:
Christopher J. Looney, Planning and Development Services Director

SUBJECT:
Briefing with no action regarding forthcoming amendments to various development-related ordinances to streamline processes.

DEPARTMENT: Planning and Development Services Department

COUNCIL DISTRICTS IMPACTED: All

BACKGROUND INFORMATION:
Several development-related processes require multiple steps that end with City Council or Planning Commission consideration. Where local ordinances require City Council or Planning Commission consideration for a final decision, staff is drafting amendments to these processes to identify any streamlining opportunities.

ISSUE:
It has been noted that some of these processes do not necessarily rise to a level requiring City Council scrutiny and, with appropriate criteria, could be addressed and finalized at an administrative or board/commission level. The intent of the proposed amendments is to enhance customer service and reduce review times for customers and developers by re-evaluating the decision-making hierarchy and which board, commission or Council should decide appeals or waivers. The City Council directed staff at the July 12, 2021 regular meeting to research and identify these streamlining opportunities.

Staff is examining the currently adopted ordinances and thus far has identified the following processes for consideration:

Zoning Ordinance

- Appeal processes: Temporary Mobile Storage Units, Off-site Parking Plans, Multi-family and Non-residential design standards, etc.

Platting Ordinance

- Staff review and criteria for approval of Alternative Pedestrian Plans.
- Staff review and criteria for approval of block length waivers.
- Final decision by Planning Commission for sidewalk waivers with criteria for approval.

Sign Ordinance

- Adoption of sign variance processes, to be reviewed by the board of adjustment with criteria for approval.
- Adoption of sign master plans in lieu of conditional sign permits, to be reviewed by staff with criteria for approval.
- Appeal process for temporary street banners.

FISCAL IMPACT:
N/A

RECOMMENDATION:
Staff recommends continuing to research and identify all streamlining opportunities to bring forward draft amendment recommendations.