



AGENDA MEMORANDUM

Public Hearing and First Reading Ordinance for the City Council Meeting of March 25, 2014
Second Reading Ordinance for the City Council Meeting of April 8, 2014

DATE: March 13, 2014

TO: Ronald L. Olson, City Manager

FROM: Barney Williams, P.E., Interim Director, Development Services Department
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<p style="text-align: center;">Amendment to the Unified Development Code: Increasing Time Limit for Council Action on Applications</p>

CAPTION:

Ordinance amending the Unified Development Code by revising subsections 3.3.3.C and 3.4.2.D regarding City Council final action on Zoning Map amendments (rezonings), historic overlay districts or landmark designations; and providing for severance, penalties, and publication.

PURPOSE:

The purpose of this item is to increase the amount of time Council has to take action on an application for a rezoning or historic overlay district.

BACKGROUND AND FINDINGS:

For rezonings and historic designations applications, the Unified Development Code (UDC) currently requires Council to take final action on an application within 45 days from the date the advisory board makes a recommendation on it. This time limit has proven itself unachievable in instances where Council wishes to table the application and where public notice timelines and Council workshops limit the number of Council dates available. Increasing the time limit for final Council action from 45 days to six months creates more flexibility in the development review process. For comparison, the former Zoning Ordinance allowed up to six months for final Council action and the UDC allows the Planning Commission up to six months to make a recommendation. Staff finds that six months is a reasonable time limit for final action.

ALTERNATIVES:

Denial or alteration of the proposed UDC amendments.

OTHER CONSIDERATIONS:

Not applicable

CONFORMITY TO CITY POLICY:

The proposed text amendments conform to City policy and State law.

DEPARTMENTAL CLEARANCES:

Planning Commission and Legal

FINANCIAL IMPACT:

Operating Revenue Capital Not applicable

Fiscal Year: 2013-2014	Project to Date Expenditures (CIP only)	Current Year	Future Years	TOTALS
Line Item Budget				
Encumbered / Expended Amount				
This item				
BALANCE				

Fund(s):

Comments: None

RECOMMENDATION:

Planning Commission and staff recommend approval of the proposed UDC amendments.

LIST OF SUPPORTING DOCUMENTS:

Ordinance