



CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: November 24, 2014

FROM: John McDonough, City Manager

AGENDA ITEM: 2015 Zoning, Use Permit and Variance Calendar

MEETING DATE: For Submission onto the December 2, 2014, City Council Work Session Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Presentation

CITY MANAGER APPROVAL: _____

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PLACED ON AGENDA FOR: **12/02/2014**

CITY ATTORNEY APPROVAL REQUIRED: () YES () NO

CITY ATTORNEY APPROVAL: _____

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2015 ZONING, USE PERMIT AND VARIANCE CALENDAR

December 2, 2014



Issues with Existing Process

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- Cases that are also Developments of Regional Impact (DRI) warrant time for more thorough review by staff
- Deferred cases significantly increase the case load; a 30 day deferral is not adequate time to review significant plan changes
- Significant changes to rezoning requests following the Planning Commission meeting increase the case load

Issues with Existing Process

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- Often applicants are unwilling to consider plan changes until after Planning Commission
- Significant plan changes are often submitted following the Planning Commission meeting
- Planning Commission recommendation is for a different plan than the plan before by Council
- The public does not have an opportunity to review plan changes following the Planning Commission meeting

Proposed Changes

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- Incorporate an additional 60 days prior to Planning Commission for zoning cases that are also DRIs
- Require all application/plan changes be submitted two weeks prior to the Planning Commission meeting
- When an applicant proposes to submit revisions, Planning Commission can defer the case

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