



Small Business Zoning Practical Update

*Public Engagement Responses on
Preliminary Proposals*

Planning Commission
February 4, 2020

Public Outreach

December 2019 - February 2020

Residents

January 9	<i>Patrick Henry Recreation Center</i>
January 15	<i>Charles Houston Recreation Center</i>
January 29	<i>Federation Meeting</i>
February 11	<i>Del Ray Land Use Committee</i>

Business Community

December 10	<i>Business Associations</i>
December 17	<i>Business Owners and Attorneys Group</i>
December 19	<i>AEDP/VALX/SBDC meeting</i>
January 15	<i>NAIOP</i>
February 4	<i>Chamber of Commerce</i>
	<i>Government Relations Committee</i>

Resident Comments

- All restaurants and outdoor dining venues should not be Administrative SUP uses. Some commenters suggested restaurants could be regulated by Administrative SUP if the comment period of 21 days could be extended.
- Public comment of 21 days for New Use Administrative SUPs and Minor Amendment SUPs should be longer.
- Hesitation expressed for social service use, amusement enterprises and health clubs shifting from full hearing SUPs to permitted uses. Some offered that these uses could be handled administratively.
- Create new zone for commercial uses that borders residential properties.
- Convenience stores should not be permitted uses; could be Administrative SUP rather than full hearing SUP.
- Establish maximum evening hours of operation for home occupation businesses. Perhaps limit to six customers a day.
- Potential for parking impacts created by customers of home-based businesses.
- Noticing area for full hearing SUPs should be established by a radius as opposed to abutting property owners.
- Shifting more SUP hearing cases to administrative SUP could reduce revenue for City.
- Maintain existing SUP minor amendment criteria.

Business Community Comments

- Support proposed changes.
- Apprehensive that staff will not be able to complete Administrative SUPs within 30-40 days if more uses are eligible for this level of approval.
- Concerns that public comments regarding impacts could regularly elevate Administrative SUPs to SUPs docketed for hearing.

Next Steps

February - March 2020

Staff drafts text amendments and final recommendations

April 2020

Planning Commission and City Council hearings

Additional Material

*Information presented
during public outreach events*

Preliminary Proposed Text Amendments



Administrative SUP/Full hearing SUP to Administrative SUP:

Use group	Current Requirement	Proposed Requirement
Restaurants	Administrative or Full Hearing SUP	Administrative SUP
Outdoor Dining	Administrative or Full Hearing SUP Must be accessory to a restaurant	Administrative SUP Remove requirement that it must be accessory to a restaurant
Outdoor Food and Crafts Markets	Administrative or Full Hearing SUP Allowed in limited zones	Administrative SUP Allow in all commercial zones

Administrative SUP/Full hearing SUP to Permitted Use

Use group	Current Requirement	Proposed Requirement
Day Care Centers	Administrative SUP or permitted use in some zones	Permitted use in all commercial zones; pick-up and drop off letter of agreement required
Health and Athletic Clubs	Administrative or Full Hearing SUP	Permitted use
Amusement Enterprise	Full Hearing SUP	Permitted use
Social Service Use	Full Hearing SUP	Permitted use

Other amendments

Use group	Current Requirement	Proposed Requirement
Convenience Stores	Full hearing SUP	Permitted Retail Use
Food and Beverage Production	Permitted retail use if less than 3,500 sf	Expand permitted use to 5,000 sf
Home Occupations	Customers and employees not permitted; 12 students allowed per day and no more than two at any one time.	Allow two customers at any one time and no more than 12 per day and allow two employees
SUP Minor Amendments	Limits to SUP intensification that can be addressed through administrative SUP	Most SUP intensifications addressed through administrative SUP



	SUP hearing	Administrative SUP	Permitted
Approval Time	90 days	30-45 days	5 days
Applicant Cost	\$575	\$325	NA
Community Feedback	75 days	21 days	NA
Community Notice	<ul style="list-style-type: none">• City website• Planner notifies civic assns• Legal ad in newspaper• property owners• Placard posted at property• Certified notices sent to adjacent property owners	<ul style="list-style-type: none">• City website• Planner notifies civic assns• Newspaper• Placard posted at property• eNews	NA
Mitigation of Impacts	SUP Conditions + Code and Zoning Regulations	SUP Conditions + Code and Zoning Regulations	Code and Zoning Regulations