



Text Amendment:

Permitted & Administrative Uses in

Coordinated Development District (CDD) zones

ZTA#2021-00001

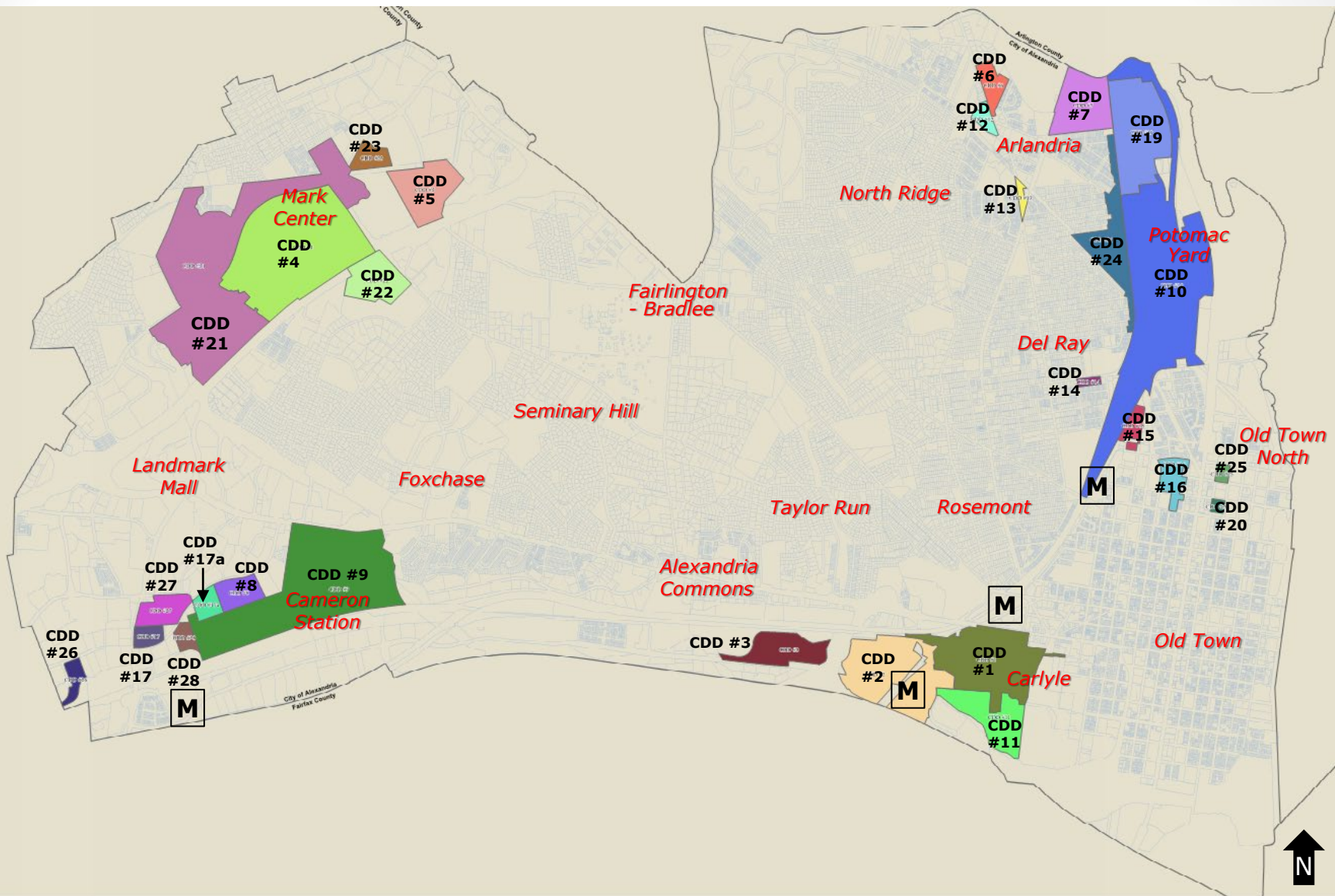
City Council
May 15, 2021



Introduction

- Text Amendment to allow certain uses to be either permitted or administrative under certain circumstances in CDD zones
- Today, nearly all uses in CDD zones require full-hearing Special Use Permit approval
- Text amendment would reduce the level of regulation for 15 uses, only in the 28 Coordinated Development District (CDD) zones

CDD Locations



Background

- Previous “Small Business Zoning” text amendments
 - Uses have generally become less regulated as part of this initiative – more uses are now either permitted or administrative in standard zones
 - CDD zones generally excluded from these changes
- Amendment would better align how uses are regulated in CDDs with those in standard zones
- Development in CDDs requires approval of a CDD Concept Plan and Development Special Use Permit in which design and compatibility matters may be analyzed

Proposal: Text Changes

1. Amend Section 5-602(D) regarding exemptions
2. Amend Section 5-602(E)
 - Add 11 new permitted uses in all CDDs
 - Two existing uses would remain permitted
3. Create new Section 5-602(F) to add four new administrative uses in all CDDs

Proposal:

New Permitted & Administrative Uses

New Permitted Uses

- Health professional office
- Medical laboratory
- Outdoor dining on private property
- Personal service uses
- Private school, commercial
- Public school
- Radio/TV studio
- Recreation and entertainment use, indoor
- Restaurants
- Retail shopping uses (20,000 SF or less)
- Social service use

New Administrative Uses

- Any use with live entertainment
- Outdoor dining (not on private property)
- Retail shopping uses (more than 20,000 SF)
- Valet parking

Proposal: Additional Information

- Eligibility conditions for new permitted/admin uses:
 - Only for uses in buildings approved and constructed under a CDD Special Use Permit (or CDD DSUP)
 - Does not apply to “underlying zones” in CDDs
 - Use cannot be explicitly prohibited in CDD SUP/DSUPs
- Creation of the new permitted and administrative use lists has been partially based on regulations in existing CRMU (mixed-use) zones
- Location of the permitted and administrative uses within a CDD building or development would depend on original CDD SUP/DSUP approval
- Uses not meeting eligibility or not included in the new lists may still be allowed according to individual CDD zone tables

Conclusion

- Small Business Zoning initiative discussed extensively with community leading up to September 2020 changes
- Public meeting for this request on 4/6/2021
- Text amendment is reasonable extension of Small Business Zoning initiative to CDD zones
- Staff and Planning Commission recommend APPROVAL