



ORDINANCE AMENDMENTS FOR NEW DEVELOPMENT

DS-18-108

December 11, 2018

Background

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- The City's subdivision regulations are contained in Chapter 26 of the Code of Ordinances
- City Staff have identified several key amendments within Chapter 26 that would provide a more sustainable, well organized approach to development
- City Staff is proposing these amendments in phases:
 - Ph. 1 - Subdivision concept plan and mandatory preliminary plats;
 - Ph. 2 - Traffic Impact Analysis (TIA);
 - Ph. 3 - Street connectivity and access management; and
 - Ph. 4 – Text amendments and housekeeping measures.

Subdivision Concept Plan/Preliminary Plat

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- Provides a “full picture” of the overall development.
 - ▣ Street Connectivity and Thoroughfare Planning
 - ▣ Utility Extension
 - ▣ Open Spaces
- Requires developer to consider the extents of a common development rather than just a single phase.
 - ▣ Applies to parent tract under one ownership, legal interest, or common control.
- Can be done in a manner so as not to impede the timeline of development.
- Required by other local and regional cities.

Traffic Impact Analysis (TIA)

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- Determines the impact of additional traffic generated by a proposed development on the transportation system.
- Requires development to pay for fair share and requires infrastructure to be built in conjunction with the development that necessitates it.
- Establishes thresholds for developments that require TIAs.
- This item would be difficult to implement without a concept plan/preliminary plat requirement.

Connectivity and Access Management

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- Redefine street section, length of street between two intersections, as block length
- Clarify how and where block length should be measured
 - ▣ Block Length: The measurement of the linear distance of land along each side of a block between intersecting streets.
- Establish better standards for driveway spacing, line of sight, and other access management controls.

Chapter 26- Text Amendments

- Provide housekeeping text amendments including chapter definitions, the approval process, the plat recording process, etc.
- These changes are meant to add clarity and provide for minor changes.
- In many cases these changes should help expedite the development review process by making all requirements clear on the front end.

Alternatives

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- Do not to move forward with amendments.
 - ▣ Development will continue under current regulations.
- Move forward with some but not all amendments.
- Prepare and present all ordinance amendments to:
 - ▣ Planning & Zoning Commission then City Council.
 - ▣ City Council only.

Recommendation

- City Staff recommends that the City Council direct the City Manager or designee to move forward with amendments to Chapter 26 by presenting the amendments to the Planning & Zoning Commission for review and comment, then to City Council for final approval.