



Legislation Text

File #: CPC LUM 16-00003, **Version:** 3

Ordinance 16-61 amending the Comprehensive Plan 2020 Land Use Map reflecting changes from July 1, 2013 through June 30, 2015. - Legislative

Presenter:

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Summary:

An ordinance to the City Council, amending the Comprehensive Plan 2020 Land Use Map by reflecting the land use map amendments adopted by the City from July 1, 2013 through June 30, 2015.

Previous Council Action:

On June 14, 2016, City Council approved this item on first reading and second reading is scheduled for June 28, 2016.

This item was presented during the work session on May 23, 2016 and referred to the regular session on June 14, 2016.

City Council originally adopted the Comprehensive Plan in 2001 by Ordinance 01-43 on March 27, 2001. Periodic updates of this 2020 Land Use Map have been adopted by ordinance on an approximately annual basis since 2002.

Background:

This is a limited recurring “housekeeping” exercise. The Comprehensive Plan was approved in 2001 with no substantial amendments to the text of the parent document since that time. However, Comprehensive Plan Policy LUM 105 and Strategy 105a directs a maintenance and updating process for its accompanying 2020 Land Use Map (Map) in order to keep it current. This process is set to occur on a July 1 to June 30th schedule.

This Map classifies all properties within City limits into one of twelve generalized land use categories. In most cases these categories are structured and intended to be relatively permissive and encompassing, often with several different general designations allowing the same particular use. For example the “General Residential” category allows all but the lowest density residential uses but also allows neighborhood parks, minor public assembly and neighborhood commercial uses. Comparatively, the “New Developing Corridor” designation is more permissive. It allows most of what is allowed in General Residential, but also a full suite of business and commercial uses. Therefore, the detailed business and process of land use change (including many rezonings) can often occur in many areas without a need to change the 2020 Land Use Map. FIGURE 3 is the Matrix from the 2001 Comprehensive Plan establishing the allowable master plan land uses by 2020 Land Use Map

designation.

Changes to the Map do need to occur when new properties are annexed with a master plan, or occasionally when the amendments of master plans in existing areas of the City trigger enough of a change to alter these broad classifications. Some smaller properties are annexed into the City without an accompanying master plan and they need to have potential land use designations assigned by staff. In conjunction with this process, staff also determines whether there are any other in-City properties that have lost their 2020 LUM designation for any reason. All parcels with a recommended change have been analyzed individually. Although intended to be an annual process, this update encompasses two years due to a combination of limited staff resources and limited accumulated changes during this period. This is predominantly a technical maintenance and updating process, with no other impact on the overall content and applicability of the Comprehensive Plan as previously adopted.

Altogether, about 1,427 acres will be impacted (out of about 125,000 total acres in the City). FIGURES 4.1 to 4.7- include an index and inset maps highlighting areas of the City with the most significant change.

This item supports the City's strategic goal relating to building community and collaborative relationships, by keeping the 2020 Land Use Map fully consistent with annexations and other land use approvals.

Financial Implications:

N/A

Board/Commission Recommendation:

The Planning Commission considered this item at their March 17, 2016 meeting, and unanimously recommended approval. Their record of decision is attached.

Stakeholder Process:

N/A

Alternatives:

N/A

Proposed Motion:

An ordinance amending the Comprehensive Plan 2020 Land Use Map by reflecting the land use map amendments adopted by the City from July 1, 2013 through June 30, 2015

N/A