

Legislation Text

File #: 5149, **Version:** 1

CC MEETING: March 2, 2021

DATE: February 16, 2021

TO: Erin Rinehart, City Manager

FROM: Loren Shapiro, AICP, Planning Manager
Marc Guy, Assistant City Manager

Hold A Public Hearing And Consider An Ordinance Amending The Text Of Various Sections Of The Subdivision Ordinance To Amend, Add Or Delete Content And To Improve The General Organization Of The Amended Sections. Sections To Be Amended Include Article II. Administration, Section A Subdivision Plat Required, To Amend Provisions Related To Altering Or Abandoning City Easements That Are Separate Instruments And Allowing The City Manager Or Designee To Approve Such Alterations Or Abandonments In Lieu Of City Council Approval In Specific Circumstances Wherein The Rights Provided To The City In Such Easements Are Not Substantially Modified Or Diminished, And To Modify Language For Alteration Or Abandonment Of Easements Dedicated By Plat; Article X. Design Standards, Section C. Lots Subsection 4., And Section E. Alleys, Subsection 1., To Remove All References To The (T) Tri-Plex And (F) Four-Plex Zoning Districts And To Add The Word "Zoning"; Article XI. Construction And Improvements, Section J. Easements, To Amend Provisions Related To Dedication Of Easements To Allow For Water, Sanitary Sewer And Drainage Easements By Separate Instrument When Determined Necessary By The City Manager Or Designee; Article XII. Variances And Waivers, Section A. Variances, To Remove The Word "Temporary" As Related To Sidewalk Waivers; And Article XIII. Definitions To Add A Definition For Conveyance Plat. Case No PLZT 2020-125 2020 Subdivision Ord. Text Amendments.

BACKGROUND:

This is a City-initiated-request to consider proposed text amendments to the Comprehensive Subdivision Ordinance. The text changes reflect staff's annual review to consider updates to the City's development regulations to reflect changes in construction and land development trends and technology, to improve internal development project management processes, and/or to improve the clarity of regulatory language for the user.

The Subdivision Ordinance amendments propose several changes. First, the changes modify language related to how easements are established by a separate instrument or by a plat dedicated, altered or abandoned. Additionally, the regulations allow, in certain instances, review and approval of easement modifications administratively without City Council action. Second, the amendments remove references to older zoning districts that no longer exist. Third, the proposed changes correct language related to sidewalk waivers. Lastly, a definition is added for conveyance plats.

On February 2, 2021 City Council opened the public hearing and continued consideration of the Subdivision Ordinance amendments to the March 2, 2021 meeting, as language needed to be modified in the proposal.

FINANCIAL IMPLICATIONS:

There are no financial implications on the current or future operating budgets regarding this request.

STAFF RECOMMENDATION/ACTION DESIRED:

On January 7, 2021 the Planning and Zoning Commission recommended **APPROVAL** of the staff recommended amendments to the Subdivision Ordinance. The attached ordinance reflects the action of the Commission.

Staff recommends approval and adoption of the ordinance.