

LDC CODE AMENDMENT OVERVIEW

Three ordinances amending the LDC (16-57, 16-148, and 16-149) have been grouped together for the final adoption process with the common goal of making the project approval process simpler, better, faster, and less expensive without altering our high community standards.

Objective 1 – The City Charter (16-57) Allow staff to approve all small projects as authorized by the revised Charter	Objective 2 – Review Process (16-57) Remove barriers and impart more predictability in the review process	Objective 3 – Downtown Phase II (16-148 & 149) Simplify development review for the Downtown Phase II project
Key Amendments 1. Staff may approve minor commercial projects in addition to residential projects 2. PC only approves new buildings in Districts 6 and 8. Staff approves additions and alterations.	Key Amendments 1. Increase the number of projects staff may approve 2. Ease the City’s ability to exempt itself from regulation 3. Add stormwater management requirements in the Historic District	Key Amendments 1. Remove steps from the Planned Development process 2. Make District 5 zoning regulations consistent with existing development 3. Rezone two acres from D4 to D5 so all of the Phase II area is in the same district

Benefits of the amendments:

- **Cohesive Design for Phase II**
Rezone a two-acre City-owned parcel to match the rest of the Phase II area will remove complications of planning a project in two zoning districts and allow a design that is consistent over the entire project area.
- **Expedite Nonresidential Projects**
Granting staff authority to approve small nonresidential projects will expedite projects saving time and money for applicants.
- **Save Time**
Granting staff authority to approve larger residential projects will save staff time in preparing cases for meetings, applicants from attending meetings, and board time for projects that meet City requirements allowing AHBR to spend more time on complex projects. Changes to the Planned Development process will save applicants at least four weeks.
- **Solve Problems**
Changes to the District 5 regulations will address many of the issues staff and applicants confronted developing projects downtown including First and Main and will make for development in keeping with North Main Street and the village core.
- **Keep High Standards**
The amendments expedite the approval process, but do not compromise our high standards for development.

The legislation has been thoroughly reviewed by staff, the solicitor’s office, and PC as follows:

- Ord 16-57 (Charter): first reading April 5; PC public hearings April 11, May 9, June 13, July 11, August 8, and September 26; recommendation September 26; staff meeting with PC and AHBR leadership September 1
- Ord 16-148 (PDs,D5): first reading September 20; PC public hearings October 10 and November 14; PC recommendation November 14
- Ord 16-149 (Zoning Map): first reading September 20; PC public hearing and recommendation October 10