



**CITY COUNCIL AGENDA ITEM**

**To:** Mayor Graham and City Council

**From:** Ted Shekell, Planning Director  
Walter Denton, City Administrator

**Date:** July 3, 2006

**Subject:** Ordinance No. \_\_\_\_\_: An Ordinance Amending the Zoning Code of Ordinances and Replacing Certain Portions With New Article III of the Zoning Code Concerning Site Plans – **First Reading**

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**List of committees that have reviewed:** The Community Development Committee reviewed the petition at their June 26, 2006 meeting and gave their approval for the zoning code amendment.

**Background:**

The public hearing for the Site Plans text amendments was held at the June 13, 2006 Planning Commission meeting. The Planning Commission unanimously voted to recommend approval of the site plans chapter. This is a significant amendment to the current code requirements, and the revisions will constitute Article 3 "Site Plans" of the Revised Zoning Code. Earlier drafts of this chapter were distributed to members of the development community and staff has included several of their comments throughout the revisions. The final draft of this chapter has been reviewed and revised by the City's land use attorney, Dan Vogel.

The chapter pertains directly to: the circumstances when site plans are required; the various types, content and formatting of each site plan; the submission and review processes of the various site plans; review criteria for approval or denial; and the guarantees required and appeals possible with each plan. This chapter will take effect upon approval of its Second Reading by City Council and its subsequent publication.

**Legal Considerations, if any:** None

**Budget Impact:** None.

**Staff recommendation:** Staff recommends approving the site plans zoning code amendment.