



Docket Item #7

# CD-CPC-2021-00186

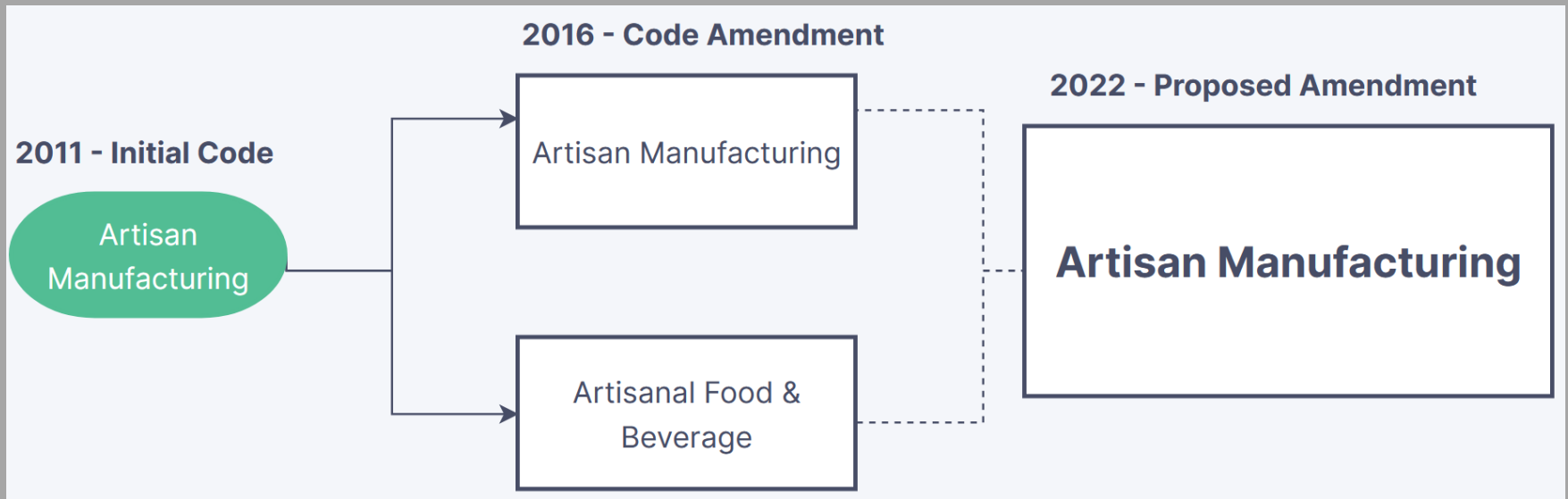
## 2021 Quarter 4 – Periodic Review

1. Artisanal Manufacturing (uses)
2. Dedicated Pickup Areas (uses)
3. Appeal Applications (procedural)
4. Pre-application Consultations (procedural)
5. Public Engagement (meeting format)
6. Replacement of the term “Family” with “Household”  
(Terminology)
7. Corrections & Clarifications





# 1 – Artisan Manufacturing



- Amendment collapses all artisanal manufacturing into a single category.
- Requires onsite retail sales in defined special areas regardless of zoning. These areas include Crossroads, Westport, Streetcar, and Downtown Loop and in B1 and B2 Districts.
- Relaxes the building floor area cap in all locations except those zoned B1 and DR.
- Allows Artisanal Manufacturing by right in all B Districts and D Districts (already permitted in all M Districts) with use standards.





# 2 – Dedicated Pickup Areas



- Allows dedicated pickup areas by right in association with any permitted principal use.
- Ensures that pedestrian safety is accounted for.
- Acknowledges that the shift in consumer demand to such services reduces parking demand in the remainder of the principal use's parking lot
- Accommodates specific signage needs associated to the use.





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## 3 – Appeal Applications

### **88-575-03 APPLICATION FILING**

**88-575-03-A.** Complete applications for appeals of administrative decisions must be filed with appropriate personnel in the city planning and development department. ~~Appeals of administrative decisions must be filed within 15 days of the date of the decision being appealed.~~

**88-575-03-B.** Appeals of administrative decisions must be filed within 15 days of the date of the decision being appealed.

(Ord. No. 120783, § 1, 10-4-2012)

## 4 – Pre-Application Consultations

### **88-515-02 PREAPPLICATION CONSULTATION**

A preapplication consultation is required in accordance with 88-505-02 prior to the filing of a zoning map amendment application. ~~,if the zoning map amendment is inconsistent with the adopted area plan.~~





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## 5 – Public Engagement Meeting Format

### **88-505-12-E. MEETING FORMAT**

**Meetings may be held virtually or in-person or in a hybrid format. Nothing in this ordinance shall be construed as requiring one or the other; however, when a registered neighborhood or civic organization is present and expresses preference for a particular format within the time frame allotted them in 88-505-12-C-1 the applicant is strongly encouraged to comply with the request.**

- Allows public engagement meetings to occur virtually
- Defers to the preference of the neighborhood organization first, then allows applicant to decide.





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## 6 – “Family” to “Household” Alignment

Use Category » specific use type	DC	DX	DR	Standards
<b>RESIDENTIAL</b>				
<b>Household Living</b>				
» <u>Detached houses</u> <del>Single family home</del>	P	P	P	
» In any other residential building type <del>Single purpose residential building</del>	P	P	P	88-323
» In mixed-use building	P	P	P	





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## 7 – Corrections & Clarifications

### **88-805-04-J. ENTERTAINMENT VENUES AND SPECTATOR SPORTS**

Provision of cultural, entertainment, athletic and other events to spectators, such as occurs in theaters, cinemas, auditoriums, fairgrounds, sports stadiums and racetracks. The following are spectator sports and entertainment use types:

### **88-270-02 ALLOWED-USES**

#### **88-270-02-A. USES PERMITTED SUBJECT TO DEVELOPMENT PLAN APPROVAL**

The following uses are permitted as-of-right in the AG-R district, subject to development plan review and approval in accordance with 88-517.

1. Utilities and Services





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## **88-510-07 - REVIEW CRITERIA**

In reviewing and making decisions on zoning and development code text amendments, the city planning and development director, city plan commission and city council must consider at least the following factors:

**88-510-07-A.** whether the proposed zoning and development code text amendment corrects an error or inconsistency in the zoning and development code or meets the challenge of a changing condition;

**88-510-07-B.** whether the proposed zoning and development code text amendment is consistent with adopted plans and the stated purpose of this zoning and development code; and

**88-510-07-C.** whether the proposed zoning and development code text amendment is in the best interests of the city as a whole.







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## CPC Recommendation:

On April 19, 2022 the CPC recommended approval of CD-CPC-2021-00186 without conditions, and with the following modifications to the standards listed within Section 88-318 (Artisanal Manufacturing):

**88-318-01-C.** The total floor area of the establishment, including production and retail areas, shall not exceed 5,00 square feet in districts B1 and DR without a Special Use Permit, and 20,000 square feet in other districts.

**88-318-01-D.** In Districts B1, B2, DC, DX and DR, at least 100 percent of the product produced onsite shall be offered for onsite retail sales to the public. In such cases, no more than 90 percent of the product produced onsite shall be sold online for offsite consumption or use, or as wholesale.

**88-318-01-E.** When artisan manufacturing is in the Crossroads Area, Downtown Loop, Downtown Streetcar Area, or Westport Area, at least 10 percent of the product produced onsite shall be offered for onsite retail sales to the public, regardless of the zoning. In such cases no more than 90% of the product produced onsite shall be sold online for offsite consumption or use, or as wholesale.

