

COMMUNITY PROJECT/REZONING

220323

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2020-00162

Brief Title

To approve an amendment to Chapter 88, the zoning and development code to cap the fee amount for minor subdivisions.

Details

Location: Citywide

Reason for Legislation: Amendments to the city code require Council approval.

Section 88-620 of the Zoning and Development Code (Chapter 88 of the City's Code of Ordinances) establishes application fees for all zoning applications required of Chapter 88, including minor subdivisions.

Some fees are fixed, or flat rates, while others are variable depending on the size, scale, or scope of the application. In the case of the latter, a fee maximum or cap is provided. This is true of all applications except for minor subdivisions.

This section provides the following fee structure: \$217 + \$3 per lot for residential development or \$217 + \$65 per acre for nonresidential development. A similar application, final plats, provides a similar structure with a fee "not to exceed" \$1,896. There is no such cap provided for minor subdivisions. Staff can find no evidence a cap was ever provided in prior versions of the ordinance; however, the result of no cap is that a recent subdivision for one industrial lot exceeded \$6,000, which was disproportionate to the work performed by staff.

The City Plan Commission has reviewed this request and recommends approval with a cap of \$1,896, which is consistent with the caps provided for other subdivision applications.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP City Planning & Development Director
Programs, Departments or Groups Affected	Citywide
Applicants / Proponents	Applicant Jeffrey Williams, AICP City Planning & Development Director City Department City Planning & Development Other
Opponents	Groups or Individuals None
	Basis of Opposition None
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (8-0) By Allender, Baker, Beasley, Crowl, Enders, Hill, Rojas, Sadowski <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do Pass <input type="checkbox"/> Do Pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold <input type="checkbox"/> Do not pass

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