

COMMUNITY PROJECT/REZONING

220398

Ordinance Fact Sheet

Ordinance Number

Case No. CD-CPC-2021-00186

Brief Title

A request to amend Chapter 88 as part of the 2021 Quarter 4 periodic review.

Details

Location: City Wide
Reason for Legislation: To amend Chapter 88, through revisions, clarifications, and other administrative changes throughout the chapter in accordance with the Zoning & Development Code periodic review.

PLAN REVIEW

1. Artisanal Manufacturing

- a. Allows Artisanal Manufacturing by right in all B Districts and D Districts (already permitted in all M Districts) with use standards.
- b. 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.
- c. Relaxes the building floor area cap in all locations except those zoned B1 and DR.

2. Dedicated Pickup Areas

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

3. Appeal Applications

- a. Removes a redundancy from the section of the code titled: Appeals of Administrative Decisions – Application Filing.

4. Pre-Application Consultations

- a. Requires pre-application meetings for all rezoning applications, rather than only requiring a meeting for those that are inconsistent with the area plan.

5. Public Engagement Meeting Format

- a. Allows public engagement meetings to occur virtually, in-person, or hybrid formats.

Positions/Recommendations

Sponsors	Jeffrey Williams, AICP, Director Department of City Planning & Development
Programs, Departments or Groups Affected	City Wide
Applicants / Proponents	Applicant City Department City Planning & Development Other
Opponents	Groups or Individuals Basis of Opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	City Plan Commission (6-0) 12-07-2021 By Beasley, Crowl, Enders, Hill, Rojas, Allender <input checked="" type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No Action Taken <input checked="" 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

Continued from Page 1

6. Replacement of “Family” with “Household”

- a. Replaces references to “family” as a way to describe housing, building type, or capacity with “household”.

7. Corrections and Clarifications

- a. Adds “Venue” to the name of the use “Entertainment and Spectator Sports” to clarify the inclusion of entertainment venues that are not sport-related.
- b. Removes the term “allowed” from a few section titles to maintain formatting consistency.

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 5,000 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 10 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.

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Policy or Program Change	<input type="checkbox"/> Yes <input type="checkbox"/> No
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Operational Impact Assessment	
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Finances

Cost & Revenue Projections –	
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Including Indirect Costs	
Financial Impact	
Funding Source(s) and Appropriation Account Codes	

Continued from Page 2

Fact Sheet Prepared By: **Date:** 4-21-2022

Jared Clements
Planner

Reviewed By: **Date:**

Joseph Rexwinkle
Division Manager

Initial Application Filed:

City Plan Commission: 4-19-2022

Revised Plans Filed: N/A

Reference Numbers:

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