

CITY COUNCIL COMMUNICATION



MEETING DATE: October 20, 2020

ITEM NUMBER: 6.C

SECOND READING: N/A

{{customfields.ResoOrdNumber}}

TYPE OF ITEM: Study Session

PRESENTED BY:

Don Burchett, Planning, Don.Burchett@longmontcolorado.gov

SUBJECT/AGENDA TITLE:

Land Development Code Amendments - City Council Review of Major Development Applications Adjacent to City Owned Parks, Greenways and Open Space.

EXECUTIVE SUMMARY:

City Council directed staff to amend the Land Development Code to allow for Council review of major development applications that are adjacent to City owned parks, greenways and open space. The attached redlined code revisions will require that any conditional use site plan or request for a variance that is adjacent to a City owned park, greenway or open space will be required to receive final approval of the application from the City Council as the decision maker. The change would not apply to any other minor development applications such as site plans and final plats.

COUNCIL OPTIONS:

1. Direct staff to proceed with the creation of an Ordinance to adopt the proposed changes.
2. Direct staff to make revisions to the draft regulations and then to proceed with the creation of an Ordinance.
3. Do not direct staff to make changes which would leave the existing development review process in place.

RECOMMENDED OPTIONS:

Staff recommends that the Council direct staff to proceed with the creation of an Ordinance to implement the proposed code revisions.

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

Not applicable.

BACKGROUND AND ISSUE ANALYSIS:

On July 24, 2018 Council approved the following motion 7-0 (Moved by Rodriguez and seconded by Christensen) "Add to the list of future Land Development Code amendments, consideration of language changes in Section 15.05.020 specifying that any application that

comes in to the Planning and Zoning Commission and is adjacent to City owned open space or parks must have City Council approval.” As part of the SES and riparian setback changes staff determined that the specific code sections that needed to be changed were located in Chapter 15.02 and Chapter 15.04. As a result, staff informed the Council of the need to amend these chapters and Council directed staff to make the revisions and bring them back for consideration.

Staff has completed its review of the Land Development Code and has attached a redline markup of the proposed changes. The changes will require that any major development application that is adjacent to a City park, greenway or open space (See Attachment 3), and is proposing development that requires Planning Commission review as the decision maker, would now be required to receive approval from the City Council at a public hearing.

This change would not impact development applications that were considered minor development applications like site plans and final plat.

ATTACHMENTS:

Attachment 1 – Redlined Version of 15.020.050 and 15.02.060

Attachment 2 – Redlined Version of 15.04.020 and Table 4.1 and 15.04.030

Attachment 3 – City Owned Property