



## Legislation Details (With Text)

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**Type:** Reports From Boards and Commissions      **Status:** Agenda Ready  
**File created:** 11/13/2018      **In control:** City Council Regular Meeting  
**On agenda:** 12/10/2018      **Final action:**  
**Title:** Planning Commission Annual Report FY17-18  
**Sponsors:**  
**Indexes:**  
**Code sections:**  
**Attachments:**

Date	Ver.	Action By	Action	Result
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**TO:** Mayor and Members of City Council  
**THRU:** Kristoff Bauer, Deputy City Manager  
**FROM:** Marsha Bryant, Development Advocate  
Taurus Freeman, Manager - Planning and Zoning Division  
Gerald Newton, AICP - Development Services Director  
**DATE:** December 11, 2018  
**RE:**  
Planning Commission Annual Report FY17-18  
**COUNCIL DISTRICT(S):**  
All

### Relationship To Strategic Plan:

- Goal IV: Desirable Place to Live, Work and Recreate  
Objective A: To enhance recreation, leisure and cultural opportunities for all to thrive that reflects our diversity.
- Goal II: Strong, Diverse and Viable Local Community  
Objective A: To sustain a favorable development climate through continual improvement of internal processes and by providing redevelopment tools to encourage business growth.
- Goal III: Designed to Include Focal Points, Desirable Industrial, Commercial and Residential Opportunities with High Quality and Sustainable Infrastructure  
Objective A: To manage future growth and support strategic land use policy by supporting quality

development and decreasing oversupply of commercial land and under developed buildings and increases occupancy of vacant retail and office spaces.

### **Executive Summary:**

The Planning Commission holds public meetings, public hearings, and makes recommendations to City Council on proposed text amendments and area plans as components of the comprehensive plan. They also review request for alternative sign plans and neighborhood compatibility permits (both may be appealed to City Council). The attached report reviews the activity and major issues during the past fiscal year.

### **Background:**

Established under the authority of the State statutes, the Planning Commission is a nine-member citizen board (plus two alternates) appointed by City Council for up to two consecutive two year terms. It meets regularly on the third Tuesday of each month.

### **Issues/Analysis:**

This report is based on the period of time from July 2017 through June 2018.

#### **Public Hearings**

The Planning Commission held eight (8) Public Hearings

- UDO Amendments - Five (5) Public Hearings were held on the following topics:
  - Banner Code and Policy - Approved
  - Subdivision Code - Approved
  - Small Cell Wireless Antennas - Approved
  - Administrative Zoning Permit - Approved
  - Seven (7) Unified Development Ordinance Items - Six Approved
- Neighborhood Compatibility Permit Requests for Two axle Trailer in Front Yard - Two Public Hearings were held for the following properties:
  - 738 Fairview Street - Denied
  - 791 Hedgelawn Way Road - Denied - Appealed to Council - Denied
- Alternative Sign Plan Request - One Public Hearings was held for the following property:
  - Village at Sycamore Office Complex - Approved

#### **Long-Range Planning**

The Commission members are pleased to be a part of the program to update the City's

- Comprehensive Plan:
  - Received regular updates and several presentations on the two identified subareas under study - the greater Haymount area and the VA Center area in the western part of the City (Medical Village)
- Presentation on Urban Land Institute Technical Assistance Panel Report regarding the

Haymount Study Area.

**Budget Impact:**

NA

**Options:**

Accept the report (recommended).

Request additional information before accepting the report

**Recommended Action:**

Staff recommends that the City Council accept the report.

**Attachments:**

None