



Recommendation for Action

File #: 23-3094, **Agenda Item #:** 55.

10/19/2023

Posting Language

Conduct a public hearing and consider an ordinance amending City Code Title 25 to create a six-month pilot program modifying certain deadlines related to zoning and rezoning applications and neighborhood plan amendment applications.

Lead Department

Planning Department.

Fiscal Note

This item has no fiscal impact.

Prior Council Action:

On June 8, 2023, City Council approved Resolution No. 20230608-078, which directed staff to amend City Code Title 25-2 to create a six-month pilot program that extends certain deadlines related to zoning and rezoning applications.

For More Information:

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Council Committee, Boards and Commission Action:

Planning Commission Hearing - Approved on a vote of 10-0. Vice Chair Hempel, and Commissioners Howard and Mushtaler were absent.

City Council Hearing - October 19, 2023.

Additional Backup Information:

On June 8, 2023, City Council approved Resolution No. 20230608-078, which directed staff to create a six-month pilot program that extends certain deadlines related to zoning and rezoning applications. The pilot program's objective is to extend the period designated for project due diligence and negotiations, thereby mitigating potential zoning case expirations and associated fees if applicants need to resubmit. Additionally, the program aims to enhance predictability for public hearings, ensuring a more efficient approach for community stakeholders. This pilot program will also coordinate zoning and rezoning applications with neighborhood plan amendment applications by extending certain deadlines, promoting a coordinated application process. The proposed deadline extensions for zoning, rezoning, and neighborhood plan amendment applications are as follows:

- 1) The deadline for a Land Use Commission to hold a public hearing after an application is filed would be 120 days.
- 2) The deadline for City Council to hold a public hearing after the Land Use Commission makes a recommendation would be 80 days.
- 3) An application expires 362 days after it is filed if a public hearing before a Land Use Commission has not been scheduled.

- 4) An application expires 362 days after it is filed if the Land Use Commission or City Council grants and indefinite postponement.