
CITY COUNCIL REPORT

DATE: March 14, 2015
TO: Mayor, Vice-Mayor and Council Members
FROM: Mark Landsiedel, Community Development Director
CC: Josh Copley, Barbara Goodrich, Shane Dille & Leadership Team
SUBJECT: Update on The HUB's By-Right Submittal

This report is an update on status of the HUB's recent development submittal which would allow the project to move forward using their existing, entitled transect zone rights.

BACKGROUND & DISCUSSION:

The HUB project received a 4-3 vote from the City Council to approve the first reading of a zoning map amendment at the March 1, 2016 Council Meeting. The zoning map amendment is scheduled for a second reading and adoption on March 22nd and must, due to a petition, receive a super majority vote from Council for adoption. A supermajority vote requires approval from six of the seven Council members. Should this rezoning request be denied by Council, the Hub will still have two development avenues available to them that are termed as "by right" zoning.

All properties in the Downtown Regulating Plan (including The HUB property) have two sets of "by-right" zoning standards. These standards are the Conventional (or Traditional or Euclidian) Zoning and the Transect Zoning which establish the property's development rights. When an applicant brings a project forward they must choose which set of standards they want; they are then locked into those standards.

City staff understands from the applicant that if the Council does not approve the rezoning currently under consideration then The HUB will build a project utilizing their existing "by right" Transect Zone entitlements.

Since the March 1st Council meeting, The HUB has submitted a new concept plan to City Staff (the first step in the development process) as an alternate development plan. They have done so in case their rezoning request is ultimately denied by Council. This proposed concept plan utilizes the transect zoning development standards. Staff anticipates a Site Plan will be submitted early this week.

The Site Plan review is an administrative process, as prescribed in City Code; development proposals that comply with the standards established by zoning may proceed "by right" and will not go before either the Planning Commission or the City Council.

RECOMMENDATION/CONCLUSION: This report is for information only.