

2014 Council Study Issue

CDD 14-08 Increase Noticing Distance and Related Submittal Requirements for Large Projects

Lead Department Community Development

Sponsor(s) Planning Commission

History 1 year ago: 2 years ago:

1. **Scope of the Study**

a. What are the key elements of the study?

Recent projects larger and taller than typical for an area have created concerns from surrounding areas about the visibility of the new structures and concern about traffic impacts, visual impacts (e.g. loss of privacy, light and glare), and land use compatibility. Larger projects have the same submittal and noticing requirements as any other similar project, but the increased height and larger scale of these projects may affect more people.

The study could include:

- Review of current guidelines;
- Survey other city approaches;
- Consider additional submittal requirements for projects greater than a specific height (such as three stories or more). These could include photosimulations or other visualization tools of the proposed project from the surrounding area;
- Increase the noticing distance or other noticing options for projects over a specific size or height, such as a 500 foot or more notice for projects that are three stories or more;
- Consider a method of noticing that includes owners and occupants of any property with a view of the proposed project.

b. What precipitated this study?

Recent development projects near residential areas brought up concerns about how public hearing notices were sent and the visual impacts to a neighborhood. Current requirements are for a 300 foot notice.

c. Is this a multiple year project? No Planned Completion Year 2014

2. **Fiscal Impact**

a. Cost to Conduct Study

i. Level of staff effort required (opportunity cost)

Major Moderate Minor

ii. Amount of funding above current budget required \$0

Will seek budget supplement Will seek grant funding

iii. Explanation of Cost:

b. Costs to Implement Study Results

- No cost to implement.
- Unknown. Study would include assessment of potential costs.
- Some cost to implement. Explanation:

3. **Expected participation in the process**

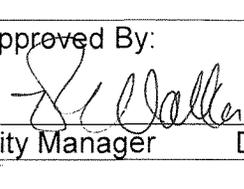
- Council-approved work plan
- Council Study Session
- Board/Commission Review by Planning Commission

4. **Staff Recommendation**

- a. Position: Support and combine with CDD 14-13.
- b. Explanation: Requiring additional noticing requirements for larger scale projects is a reasonable solution to a relatively new concern in the city. These types of projects can create greater impacts for a broader part of the community, and increased noticing could ensure input is given.

It is a goal to have standard noticing requirements listed in the code. Care must be given when having different requirements for different types of uses to avoid confusion and inefficiency. Noticing distance requirements could change based on the application type and proximity to residential areas.

This study issue should be combined with related study issue CDD 14-13, which would consider methods for improving noticing for planning projects.

Reviewed By: 	Approved By: 
Department Director	City Manager
Date 11/8/13	Date 11-8-13