

Facts Regarding Proposed Correction in UDO Text

Special meeting 11-23-2010 at 6:30 PM, City Hall

The planning board must approve all projects that are in a Planned Building Group.

Presently the UDO defines a Planned Building Group as:

- 1) A residential project containing nine (9) or more attached dwelling units,
- 2) A residential project with attached dwelling units for individual ownership,
- 3) **A commercial &/or institutional project located in an (O-I), (BD), (HC), or (PUD) zoning district,**
- 4) **A commercial &/or office–institutional project located within an (O-I), (BD) (HC), or (PUD) zoning district involving constriction of a building greater than seven thousand (7,000) square feet,**
- 5) **A commercial &/or office-institutional project within an O-I, BD, or PUD zoning district involving the construction of more than one (1) building,**
- 6) A manufactured home park.

In the list above, item #3 is repeated in item #4 with the addition of “greater than seven (7,000) square feet” and repeated again in item #5 with the addition of “more than one (1) building.” With item #3 retained, **ALL buildings, even a single building less than 7,000 square feet**, located in the indicated zoning areas are considered to be a Planned Building Group. Item #3 is an error that has been confirmed by the City Attorney and Dale Holland (planning consultant who wrote this section of the UDO).

Correcting the UDO to remove item #3 above will allow single buildings of less than 7,000 square feet, whose use is permitted in the UDO (Article 10: Table of Permitted Uses), to be approved by the Director of Planning with consultation from the applicable department experts (public works, building inspection, etc).