

Request for City Council Action

Date: September 1, 2015

Agenda Section: Consent No. 5	Originating Department: Planning Services
Item: Planning Commission’s Annual Report for Fiscal Year 2015 No. 5.5	Approved:

Background and Summary:

Section 15-5.1.2 of the Carbondale Revised Code requires the Planning Commission to submit an annual report to the Mayor and City Council. The report includes Planning Commission activities during the 2015 Fiscal Year occurring May 1, 2014- April 30, 2015. The report was presented to the Planning Commission at the August 19, 2015 meeting, at which time the Commission reviewed the report and recommended that it be forwarded to the City Council.

The Annual Report indicates that in Fiscal Year 2015 the Planning Commission reviewed twelve requests relative to zoning designations, text changes, and special use requests. The report also includes details on the Planning Commission’s case activity over the past ten years.

Recommended Action:

It is recommended that the City Council “move to accept the Planning Commission’s Annual Report for Fiscal Year 2015”.

Engineering Approval Obtained	Finance Approval Obtained	Legal Approval Obtained	Approval Obtained	Manager’s Approval Obtained
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Council Action: Motion by _____ 2nd by _____ to _____

FY 2015 Annual Report

Carbondale Planning Commission

This report is a review of the activities of the Carbondale Planning Commission during the 2015 Fiscal Year occurring May 1, 2014 - April 30, 2015.

The Commission's total case load is examined and broken down by type of case. The annual report compares this information with data from previous years. The Planning Commission's non-case activities are also summarized in the report. An attendance record (Attachment I) and a Planning Commission Case Record (Attachment II) are included with the report.

Planning Commission Cases

FY 2015

The Planning Commission Case Record (Attachment II) lists the twelve Planning Commission cases initiated in the 2015 Fiscal Year. Two of the cases were heard as part of one case number. The rezoning to NB, Neighborhood Business, also included a Special Use Permit request. Of the twelve cases brought to be considered by the Planning Commission, all twelve were voted on by the Commission. The Planning Commission agreed with staff's recommendation on ten of the twelve cases. For the 2015 Fiscal Year, the Planning Commission followed staff's recommendation 83.3% of the time compared to 77.7% in FY 2014.

The City Council voted on eleven of the twelve cases that went before the Planning Commission. One of the cases was withdrawn by the Planning Commission. City Council agreed with staff's recommendation on ten of the eleven cases they heard. City Council agreed with the Planning Commission's recommendation in eleven of the eleven cases, equivalent to accepting the recommendation of the Planning Commission 100% of the time. This is up from FY 2013, where the Council accepted the Planning Commission's recommendation 85.7% of the time.

Types of Cases in FY 2015

The types of cases heard by the Planning Commission in FY 2015 are broken down as follows:

Type of Cases	Number	Percentage of Total
Rezoning	4	33%
Special Use	2*	16%
Text Amendments	6	50%
Total	12	100%

* One special use permit was considered as part of a rezoning case.

Type of Case by Year

During the years 2005 through 2015, the average number of cases heard by the Planning Commission was 14.9. The Commission handled less than the average number of cases in FY 2015.

The following table breaks down the type of Planning Commission cases over the past ten years. The ten-year average for each type of case is included.

Fiscal Year	'15	'14	'13	'12	'11	'10	'09	'08*	'07	'06	'05	Avg. ('05-'15)
Rezoning	4	5	6	3	9	4	5	3	18	13	13	8.0
Special Use	2	4	2	9	4	1	6	0	10	2	4	4.4
Text Change	6	3	2	2	0	2	2	3	3	3	2	2.5
Total	12	12	10	14	13	7	13	6	31	18	19	14.9

* Prior to FY 09, activities were compiled per calendar year. The 2008 numbers reflect 4 months of activity prior to the change and, therefore are not included in the average.

Rezoning Requests

The following table breaks down the rezoning cases by the zoning classification requested. Included are the cases handled in FY 2015, cases handled during the previous four years, and the percentage of instances each zoning classification was requested over the past five years.

	FY '15	FY '14	FY '13	FY '12	FY '11	% ('11-'15)
AG (General Agriculture)	0	1	1	0	0	7.7%
RR/R-1/R-1D (Single Family Residential)	0	3	1	1	1	23.1%
R-2 & R-3 (Multiple Family Residential)	0	0	0	1	2	11.5%
PUD (Planned Unit Development)	0	0	0	1	1	7.7%
PA/PA-R (Professional Administrative Office/PA-Residential)	0	0	1	0	2	11.5%
SB (Secondary Business)	2	0	0	0	2	11.5%
NB (Neighborhood Business)	1	1	0	0	0	7.7%
BWA (Business/Wholesale)	1	0	0	0	1	7.7%
LI/GI (General/Light Industrial)	0	0	1	0	0	3.8%
Multiple Classifications	0	0	1*	0	0	3.8%
Total	4	5	5	3	9	100%

* One Planning Commission case included multiple classifications as part of the Zoning Ordinance Update.

Special Use Requests

Two special use requests were heard by the Planning Commission in FY 2015. The Planning Commission and City Council recommended approval on both requests.

The first Special Use Permit request was initiated by Andy Wallace and it authorized several land uses for the former National Guard Armory. This request also involved the rezoning of the property from R-1-8, Low Density Residential to NB, Neighborhood Business.

The second Special Use Permit request was initiated by Shelton's Towing and it authorized an Auto Storage Yard in the GI, General Industrial, zoning district.

Location of Planning Commission Cases

All of the Planning Commission cases requesting a rezoning or special use were on property located within the City Limits. Locations of the cases were fairly evenly distributed along our commercial and industrial corridors.

See Attachment II for the location of all FY 2015 Planning Commission cases.

Text Amendments

The Planning Commission reviewed six zoning text amendments in FY 2015.

The first text amendment was initiated by the Planning Commission whereas staff was asked to review a change that would have allowed the sale of privately owned passenger vehicle or motorcycle on any commercial premises by the owner of the premises or with their permission. The Planning Commission reviewed this case and decided the language was appropriate as currently worded.

The second text amendment was initiated by the Chamber of Commerce and focused on modifying the allowable display period for freestanding, temporary signage. The Planning Commission reviewed this case and recommended a 100 day display period as a compromise between staff's recommendation of 90 days and the Chamber's request of the month of August and the period between November 20th and January 31st. The City Council adopted the recommendation of the Planning Commission.

The third text amendment was initiated by the City Council and it involved a change that would allow developments to compare pre-development and post-development storm water runoff when designing storm water detention. Another component allowed developments within the BPR, Primary Business District, to be exempt from the storm water ordinance. City Council adopted the recommendation of the Planning Commission which was to approve the ordinance as presented.

The fourth text amendment was initiated by the Planning Commission and it requested a change that would allow for a parking reduction in exchange for additional bicycle parking spaces. It also defined existing bicycle parking design standards as defined by the Association of Pedestrian and Bicycle Professionals. The Planning Commission voted in favor of the amendment and City Council agreed.

The fifth text amendment was initiated by the City Council and it requested a change that would add the same definition for Extended Stat Unit to both Title 5 and Title 15 of the Carbondale Revised Code. It also extended the Hotel/Motel tax from taxing the first 7 nights of stay to the first 30 nights of stay. The Planning Commission voted in favor of the amendment and City Council agreed.

The sixth text amendment was initiated by the Planning Commission and it requested a change in the land use table that would allow for micro-breweries, micro-distilleries and wineries to be permitted in the LI, Light Industrial and the GI, General Industrial, zoning districts. The Planning Commission voted in favor of the amendment and City Council Agreed.

Non-Case Activities

Subdivision Review

The Planning Commission did not review any subdivisions in FY 2015.

Attachment I

**Planning Commission and Zoning Board of Appeals
FY 2015 Attendance Report**

Name	05/21/14	06/23/15	09/03/14	10/01/14	10/15/14	11/19/14	12/17/14	01/14/15	01/28/15	02/18/15	03/11/15	04/01/15	%
Rhett Barke	A	A	P	P	A	A	A	A	A	A	P	A	25%
Craig Anz	P	P	P	P	P	P	P	P	P	P	P	P	100%
Tom Grant	P	P	P	P	P	P	P	P	P	P	A	P	92%
Catherine Field	P	P	A	P	P	P	P	P	P	P	P	P	92%
Adam Loos	A	P	P	P	P	A	P	P	P	P	P	P	83%
Kris Schachel	A	A	A	A	A	P	P	A	P	A	P	P	42%
Navreet Kang	P	A	P	A	A	P	A	P	P	P	P	P	67%
Janet Lilly	P	A	P	P	P	P	P	P	A	P	P	P	83%
LaRue Love	P	P	A	P	P	A	A	P	A	A	P	A	50%
Jessica Bradshaw *	P	*	A	P	P	P	P	P	A	A	P	A	64%

* Ex-Officio Member - (Planning Commission Only)

8/28/2015

Attachment II
FY 2015 Planning Commission Cases

Case #	Applicant	Description	Location	Staff	Hearing	Staff	PC	CC
2015-01	Philip Parrish	Rezoning from AG to BWA	15-12-400-013	Taylor	9/3/2014	A	A	A
2015-02	Planning Commission	Text Amendment sale of private vehicle on commercial lot	N/A	Sergeev	10/1/2014	D	D	W
2015-03	South Hill, LLC	Rezoning from R-3 to SB	900-920 E. Walnut	Sergeev	10/15/2014	A	A	A
2015-04	Chamber of Commerce	Text Amendment relative to temporary signage	N/A	Taylor	11/19/2014	D	A	A
2015-05	Andy Wallace	Rezone from R-1-8 to NB and SUP for land uses allowed in NB	15-17-481-024	Taylor	12/17/2014	A	A	A
2015-06	City of Carbondale	Text amendment relative to storm water detention	N/A	Taylor	1/28/2015	A	A	A
2015-07	City of Carbondale	Text amendment relative to bicycle parking	N/A	Sergeev	2/18/2015	A	A	A
2015-08	City of Carbondale	Text amendment relative to defining Extended Stay Hotels	N/A	Taylor	2/18/2015	A	A	A
2015-09	City of Carbondale	Rezone R-3, BPL, PA to SB	Multiple	Sergeev	3/11/2015	A	A	A
2015-10	City of Carbondale	Text amendment relative to microbreweries, distilleries, and wineries in LI and GI	N/A	Taylor	4/1/2015	A	A	A
2015-11	Shelton's Towing	SUP for Auto Storage Yard in GI	15-09-377-005	Taylor	5/6/2015	A	A	A