

STAFF REPORT
City of Lancaster

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12/14/2010
MVB

Date: December 14, 2010

To: Mayor Parris and Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Amendment to Title 17 (Zoning Ordinance) of the Municipal Code modifying various sections to implement requirements for development projects to meet the requirements of the adopted City of Lancaster Design Guidelines**

Recommendation:

1. Introduce **Ordinance No. 956**, amending Title 17 of the Municipal Code (Zoning Ordinance) to implement the requirement to comply with the adopted City of Lancaster Design Guidelines.
2. Determine that the application fee for Design Guideline Review for single family residences would be the same as the current established fee for a Director’s Review, Category F.

Fiscal Impact:

None.

Background:

On December 9, 2009, the City Council adopted the City of Lancaster Design Guidelines for the purpose of achieving quality design for all developments within the City of Lancaster. The Guidelines are designed for a variety of user groups including property owners, developers, and design professionals to use in evaluating whether development projects meet the design goals of the City of Lancaster.

The proposed ordinance would modify the City’s Municipal Code to ensure that all development would adhere to the newly adopted City of Lancaster Design Guidelines. This would include the development of single family residences.

Since the approval of the Design Guidelines, staff has been informing applicants of the requirement to adhere to Design Guidelines requirements, and reviewing projects for consistency. This Ordinance would ensure that compliance with the Design Guidelines is reflected in the development code so that applicants are aware of the requirement. The

Director's Review process would be used for the review of single family residences to ensure expeditious review at the staff level.

The Planning Commission held a public hearing on November 15, 2010, and voted unanimously to recommend approval of the proposed ordinance to the City Council. Staff recommends that the City Council adopt this ordinance as proposed.

BSL/jr

Attachments:

Ordinance No. 956

Planning Commission Staff Report dated October 18, 2010