

CITY OF CLARKSTON

ITEM NO: G6

CLARKSTON CITY COUNCIL MEETING

HEARING TYPE:
Council

BUSINESS AGENDA / MINUTES

ACTION TYPE:
Resolution

MEETING DATE: October 1, 2013

SUBJECT: Proposed Amendments to City of Clarkston Zoning Ordinance, Articles I, III, IV, V and VII
(Text Amendments)

DEPARTMENT: Planning & Development

PUBLIC HEARING: YES NO

ATTACHMENT: YES NO
Pages:

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PURPOSE: The current Zoning Ordinance was adopted in 2007. Despite its well-intended purpose and objective, utilizing the ordinance in its present form has proven to be a challenge for those who depend on its content, including land developers, builders, business owners, as well as staff and everyday citizens. This past March, the City engaged the services of the Urban Land Institute (ULI) of Atlanta through its Technical Assistance Panel (TAP) program to help the City Council and Staff create an environment to maximize the community's livability and market potential. Among the TAP's primary recommendations resulting from their work was for the City to "re-examine its zoning and development codes to align them with community vision and existing development patterns."

With this recommendation in mind, coupled with the daily experiences of Staff and the public in trying to make sense of what could be considered confusing, conflicting language within the Zoning Ordinance, Staff and the City Attorney have prepared a set of proposed amendments to Zoning Ordinance. The proposed changes seek to improve the structure of the ordinance, which could make it easier to navigate, as well as to reconcile conflicting language and explain provisions in a clearer, more consistent manner.

NEED/ IMPACT: Per the ULI TAP's comments, these proposed text amendments will help promote a positive vision for the development and revitalization of the City that is aligned with the economic realities of the current real estate market. In addition to clarifying language and eliminating conflicts between multiple code sections, these amendments will better-support the rehabilitation of existing structures, as well as make it more feasible to redevelop properties, particularly in areas that are intended for more-dense development.

RECOMMENDATIONS: Staff recommends approval of the proposed amendments to the City of Clarkston Zoning Ordinance, Articles I, III, IV, V and VII, as approved to form by the City Attorney.

ATTACHMENTS: Enacting Ordinance and Applicable Revised Code Sections