

WELCOME

Privately Initiated Text Amendment

City Council Public Hearing
February 3, 2022



January 2021 Amendment Cycle

Applicant:

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Request:

Amend three (3) sections of Chapter 27 Zoning Code

1. Section 27-156,
2. Section 27-283.7, and
3. Section 27-282.10

OVERVIEW - TEXT AMENDMENT REQUEST

	Code Section	Request Summary	Staff Finding
1	27-162 Yards between residential buildings	Remove required calculation	N/A
2	27-156 Official schedule of district regulations	Side yard setbacks	N/A
3	27-156 Official schedule of district regulations	Allow open storage in CG	N/A
4	27-290.3 Swimming pools	Amend measurement from grade to floor	N/A
5	27-156 Official schedule of district regulations	Amend building height from 30' to 35' before step back in front yard setbacks for RM-24	Support
6	27-283.7 Number of off-street parking spaces	Eliminate visitor parking for duplexes only	Support
7	27-282.10 Multi-family townhouse style design standards	Allow front entrances facing courtyards	Support
8	27-240 East Tampa Overlay district design standards	Allow front yard setback at 20' or block average, whichever is less	Support
9	27-241 West Tampa Overlay district development standards	Allow front yard setback at 20' or block average, whichever is less	Support

5. 27-156. Official schedule of district regulations

CURRENT CODE: For each foot of building height above thirty (30) feet, in the Residential Multi-family (RM-24) and Office Professional (OP-1) zoning districts, the required yards shall be increased by one (1) foot.

PROPOSED MODIFICATION: Footnote 2- Removes the 30' height threshold and replaces it with 35' for each foot of building height required before required yards shall be increased by 1 foot.

STAFF FINDINGS: Support. This would place the requirement to step back at 35' which is consistent with the current height requirement for single family residential uses. Would make RM-24 consistent.

6. 27-283.7. Number of off-street parking spaces

CURRENT CODE: Visitor parking is required for residential single family attached, semi-detached, multi-family townhouse-style, and multi-family uses. Code requires .25 spaces per unit.

PROPOSED MODIFICATION: Removes requirement to provide visitor parking (.25 spaces per unit) for residential, semi-detached (2 units) only.

STAFF FINDINGS: Support. Initially this request included all uses and has been modified to apply only to 2 unit residential and staff does not object.

7. 27-282.10. Multi-family townhouse style design standards

CURRENT CODE: Front entry must face a street right of way, rather than the side or corner lot lines.

PROPOSED MODIFICATION: Allow front entrances facing the courtyards. This will exclude alleys.

STAFF CONCERNS: Support. The applicant provided further clarification with this request. The proposed language would allow front entrances to face courtyards only by right. This would not allow front entrances to face an alley.

Process and Next Steps

MEETING TYPE	TENTATIVE DATES
Public Information Meeting	June 7 th ✓
City Council Workshop	June 14 th ✓
Applicant Outreach Meeting	August 19 th ✓
City Council Workshop	August 26 th ✓
Planning Commission Briefing	October 4 th ✓
Planning Commission Public Hearing	November 8 th ✓ (reso was approved with incorrect code section)
	December 6 th ✓ (to read correct reso only)
City Council – 1 st Reading	February 3 rd
City Council – 2 nd Reading	TBD

Q & A

THANK YOU