



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

September 8, 2020

SUBJECT: The City of Wheatland staff requests City Council provide direction to staff to begin preparing a draft ordinance to amend the City's Zoning Code to require design review for residential development within the City.

PREPARED BY: Tim Raney, Community Development Director

Recommendation

The City of Wheatland staff requests City Council provide direction to staff to begin preparing a draft ordinance to amend the City's Zoning Code to require design review for residential development within the City.

Discussion

Currently, the City of Wheatland's Zoning Code only requires Architectural Review (a.k.a. Site Plan and Design Review) for projects located in the Commercial Zoning Districts (C-1, C-2, and C-3). Therefore, if a project is permitted by right, such as a multi-family development in the R-3 Zoning District, staff does not currently have a process to review the design of the project for consistency with the City's existing Community Design Standards except during building permit review. It should also be noted that currently the building permit review process does not collect fees for staff time to review the proposed design of a project.

As a result, city staff is requesting Council direction to begin preparing a draft ordinance amendment to amend Section 18.67 of the Wheatland Zoning Code to include design review and approval by the Community Development Director for proposed residential development. The current design review fee amount of \$3,876.00 would also be reviewed during this process. Amending the Wheatland Zoning Code would require future review and approval by both the Wheatland Planning Commission and City Council of a draft zoning ordinance amendment.

Fiscal Impact

Staff time to prepare the draft ordinance amendment.

Attachments

None.