



Memorandum

TO: Dundee Planning Commission
FROM: Cheryl Caines, Planner
CC: Rob Daykin, City Administrator
DATE: November 27, 2018
SUBJECT: **Riverside Code Amendments – public hearing December 19, 2018**

At the December 19, 2018 Planning Commission meeting, staff will present amendments to the Dundee Development Code and the zoning map to implement the Riverside District Master Plan adopted in 2011. A copy of the proposed code is attached and a summary of the proposed amendments is found below.

Please note that this version of the proposed code is very similar to the draft presented to you by the consultant at the September 19, 2018 Planning Commission meeting. Minor changes have been made, which are outlined in the October 2, 2018 memo from Matt Hastie with Angelo Planning Group (also attached).

A staff report with these same items, along with findings and zoning map, will be sent to you in the Planning Commission packet one week prior to the hearing. This information is being sent to you to give you additional time to familiarize yourself with the proposed amendments.

Summary of the proposed Dundee Development Code changes include:

1. Chapter 17.202 – Zoning Regulations
 - add descriptions of the new Riverside zoning districts
 - modify existing use, development, and design standard related tables and codes to include the Riverside zones
 - add a new section (17.202.080) for design standards within the Riverside Residential zone

2. Chapter 17.203 – Special Use Standards
 - modify existing special use standards to also apply to the Riverside zones
 - add a new section (17.203.260) that will apply to residential development within the Riverside mixed use zones

3. Chapter 17.204 – Overlay Zones
 - add a new section for the Riverside District overlay (17.204.060)
 - purpose of the Riverside District overlay
 - master plan application submittal requirements and review
 - density and housing mix requirements
 - parks standards
 - modifications to an approved master plan

4. Chapter 17.501 – Definitions – add definitions for new terms or to add clarity to existing terms.