



City of Venice
Planning & Zoning Department

MEMORANDUM

To: City Council, City Clerk

From: Jeff Shrum, Development Services Director

Date: May 4, 2016

Re: **Transmittal of Petition for Council Action
Text Amendment No. 15-3AM – Changes to Commercial, General (CG) and
Commercial, Intensive (CI) Zoning Districts (includes request by staff)**

On April 19, 2016, the Planning Commission held a public hearing for the above referenced amendment to the Land Development Code and based on the staff report and testimony provided during the public hearing, the Ok it workOk Amendment No. 15-3AM.

While this ordinance proposes some minor changes and clarification for uses in the CG zoning district, the primary focus of the proposed text amendment involves allowing certain permitted lesser intensive CG uses to be permitted in the CI district as well. The Planning Commission had specific discussions on certain permitted uses, one of those being multi-family dwellings. For this specific use, the Planning Commission voted to include multi-family dwellings as a special exception use in the CI district. However, in carrying forward this use, the Planning Commission did not take action on staff's request to include standards for maximum density and development standards for multi-family in the CI district. As a result, the transmitted ordinance has no density or development standards for the multi-family dwelling use in the CI district. To clarify, staff's request was to carry forward the existing maximum density (18 units per acre) and development standards from the CG district to the CI district for multi-family dwelling use. To address this issue, staff is requesting the **motion include: adding the current density and development standards for the multi-family dwelling use from the CG district to the CI district and revise the ordinance for final reading.**

Please schedule the first of two public hearings before City Council. Please forward to City Council the attached ordinance and delete the ordinance attached to the Planning Commission's April 19, 2016 agenda as a number of formatting revisions have been made. All other documents attached to the April 19, 2016 agenda may be forwarded to City Council.

Attachment: Draft Ordinance 16-XX
cc: File No. 15-6AM