



STAFF REPORT

PLANNING AND COMMUNITY DEVELOPMENT COMMISSION

JANUARY 25, 2021

ITEM NAME

WORKSHOP – Commercial and Mixed-Use Development Design Standards and Guidelines (CMUDG)

STAFF

Reyana Jones, Historic Preservationist/Planner

INFORMATION

The CMUDG were adopted by the Board of Trustees in 2013 through Ordinance 932. Through that ordinance, the BOT consolidated design standards found in different parts of the Lyons Municipal Code (LMC) into one chapter and also adopted additional design standards.

These standards and guidelines are referred to as the “DDSG” in the LMC, but they have been abbreviated “CMUDG” or “CMUDSG” in practice.

Some concern has been expressed that the CMUDG are excessively cumbersome and do not achieve the intent of creating a predictable development review process.

Initial Comments from Staff (not an inclusive list):

Staff thinks that the primary area of concern is the process and application of the CMUDG. For example, although a definition of “commercial and mixed-use development” is provided, it does not seem to align with Sec. 16-6-10(b), Applicability, which includes not just projects subject to development plan review, but also site plan review or even simple issuance of a building permit. Additionally, Sec. 16-6-10(d), Redevelopment, indicates that “proportionality should be established between the physical and economic scope of the proposed redevelopment project and the scope of compliance with the relevant standards to be required and enforced;” it is not outlined through what process “proportionality” should be determined or how relevant sections and standards should be identified.

COMMISSION ACTION:

The Commission should review the CMUDG and begin a conversation on the topic. Commissioners can use the “CMUDG Strengths and Areas for Improvement Notecatcher” to help organize their thoughts and guide conversation; this is a fillable PDF form, so you should be able to type in it and save your notes.

The goal of this workshop is to identify how the PCDC would like to proceed and if changes of some kind are necessary.

ATTACHMENTS

1. CMUDG LMC 16-6
2. CMUDG Strengths and Areas for Improvement Notecatcher