

Request for City Council Action

Date: September 7, 2010

Agenda Section: Consent Agenda No. 5	Originating Department: Planning Services
Item: Planning Commission’s Annual Report for Fiscal Year 2010 No. 5.6	Approved by:

Background and Summary:

Section 15-1-2 of the Carbondale Revised Code requires the Planning Commission to submit an annual report to the Mayor and City Council. The report includes Planning Commission activities during the 2010 Fiscal Year occurring May 1, 2009- April 30, 2010. The report was presented to the Planning Commission at the August 18, 2010 meeting, at which time the Commission reviewed the report and recommended that it be forwarded to the City Council.

The Annual Report indicates that in Fiscal Year 2010 the Planning Commission reviewed seven requests relative to Zoning designations and amendments. The report also summarizes the Commission’s non-case activities including review of the Comprehensive Plan. The report includes information from previous years, examining the number and type of requests processed in the past five to ten years.

Recommended Motion:

It is recommended that the City Council “move to accept the Planning Commission’s Annual Report for Fiscal Year 2010”.

Engineering Approval Obtained	Finance Approval Obtained	Legal Approval Obtained	Approval Obtained	Manager's Approval Obtained
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Council Action: Motion by _____ 2nd by _____ to _____

FY 2010 Annual Report

Carbondale Planning Commission

This report is a review of the activities of the Carbondale Planning Commission during the 2010 Fiscal Year. In May 2008, the Planning Services Division began reporting on a fiscal year basis, as opposed to the calendar year used previously. This report includes Planning Commission activities during the 2010 Fiscal Year occurring May 1, 2009 - April 30, 2010.

The Commission's total case load is examined and broken down by type of case. The annual report compares this information with data from previous years. The Planning Commission's non-case activities are also summarized in the report. An attendance record (Attachment I) and a Commission case record (Attachment II) are included with the report.

Planning Commission Cases

FY 2010

The Planning Commission case record (Attachment II) lists the seven Planning Commission cases initiated in the 2010 Fiscal Year. Staff recommended approval on six of the seven cases that were presented before the Planning Commission. The Planning Commission accepted staffs recommendation in all seven instances and subsequently recommended approval of six of the seven cases. The City Council has approved five of the cases, denied one, and one case has been delayed at the applicants request. In the six cases that the Council has voted on, the Council accepted the Planning Commission's and Staff's recommendation in each case.

Types of Cases in FY 2010

The cases heard by the Planning Commission in FY 2010 are broken down as follows:

Type of Cases	Number	Approx. Percentage of Total
Rezoning	4	57%
Special Use	1	14%
Text Amendments	2	29%
Total	7	100%

Type of Case by Year

During the years 2000 through 2010, the average number of cases heard by the Planning Commission was 20.6. The Commission handled significantly less than the average number of cases in FY 2010.

The following table breaks down the type of Planning Commission cases over the past ten years. The ten-year average for each type of case is included.

	FY '10	FY '09	'08*	'07	'06	'05	'04	'03	'02	'01	'00	Avg. ('00-'10)
Rezoning	4	5	3	18	13	13	13	10	12	6	8	10.2
Special Use	1	6	0	10	2	4	10	7	13	16	2	7.1
Text Change	2	2	3	3	3	2	4	7	4	1	5	3.3
Total	7	13	6	31	18	19	27	24	29	23	15	20.6

* The partial year 2008 numbers are not included in the average

Rezoning Requests

The following table breaks down the rezoning cases by the zoning classification requested. Included are the cases handled in FY 2010, cases handled during the previous four years, and the percentage each zoning classification was requested over the past five years.

	FY 2010	FY 2009	2008*	2007	2006	2005	% (‘05-‘10)
AG (General Agriculture)	0	0	0	2	0	0	3.8
RR/R-1/R-1D (Single Family Residential)	3	2	1	8	4	7	45.2
R-2 & R-3 (Multiple Family Residential)	0	0	1	1	0	0	1.9
PUD (Planned Unit Development)	1	0	1	5	0	3	17
PA/PAR (Professional Administrative Office/PA-Residential)	0	1	0	1	2	0	7.5
SB (Secondary Business)	0	0	0	1	2	1	7.5
BPL/PAD (Planned Business/Airport)	0	0	0	0	2	1	5.7
BPR (Primary Business)	0	2	0	0	2	0	7.5
BWA (Business/Wholesale)	0	0	0	0	1	0	1.9
LI/GI (General/Light Industrial)	0	0	0	0	0	0	0
Multiple Classifications	0	0	0	0	0	1	1.9
Total	4	5	3	18	13	13	

* The partial year 2008 numbers are not included in the percentages.

The four rezoning requests in FY 2010 are significantly lower than the average number of rezoning requests for the preceding four years. Three of the requests were for rezoning to a residential district, while one request was for a planned unit development (also a residential district). The Planning Commission recommended approval of three of the requests and recommended denial of the request to PUD.

Special Use Requests

FY 2010

One special use request was heard by the Planning Commission in FY 2010. The Planning Commission recommended approval of the request and the City Council approved it. The case is shown in the following table.

PC #	Description	Address	Planning Commission	City Council
2010-01	Special Use for a dwelling unit in the PA district	1201 E. Walnut St.	Approve	Approve

Location of Planning Commission Cases

All five of the Planning Commission cases requesting a rezoning or a special use were for property located within the City Limits. Locations of the cases were fairly evenly distributed throughout the community.

See Attachment II for the location of all FY 2010 Planning Commission cases.

Text Amendments

The Planning Commission considered two text amendments in FY 2010. Both of the text amendments were initiated by the City Council.

Planning Commission case PC 10-02 amended the City's parking regulations. The text amendment addressed four components of the City's parking regulations in relations to: the minimum off-street parking requirements, the minimum surfacing standard, options for delineating gravel parking areas, and the City's unused curb cut policy. This amendment was approved by the Planning Commission and the City Council.

In PC 10-04, the Commission considered the amortization of certain non-conforming mobile homes. The amendment was approved by the Planning Commission and the City Council, and with its passage requires the removal of eighteen non-conforming mobile homes by December 1, 2014.

Non-Case Activities

Comprehensive Plan Review

In FY 2010 the City of Carbondale continued to work on the drafting of the City's new Comprehensive Plan. Staff worked closely with the Comprehensive Plan Review Committee and the consultants from Kendig Keast Collaborative in order to draft a document representative of the community's plans for the future. Staff provided an update to the Planning Commission during the November 18, 2009 meeting and Commission members were invited to participate in a priority setting workshop also held in November. While not actually occurring in FY 2010, it is important to note that a public hearing was conducted on May 19, 2010 and the City Council adopted the new Comprehensive Plan on June 22, 2010.

Subdivision Review

The Planning Commission did not review any subdivisions in FY 2010.

American Planning Association Illinois State Section 2010 Spring Conference

On March 25-26, 2010, the City of Carbondale hosted the American Planning Association Illinois State Section 2010 Spring Conference. The conference was held at the Civic Center and over 35 APA members from across the State of Illinois were in attendance. Session topics included TIF regulations, the Carbondale Comprehensive Plan, Crime and Socially Sustainable Communities, and Saluki Way.

Attachment II
FY 2010 Planning Commission Cases

Case #	Applicant	Description	Location	Staff	Hearing	Staff	PC	CC
2010-01	Larry Edgerton	Special use for dwelling units in the PA district	1201 E. Walnut	Jones	7/1/2009	A	A	A
2010-02	City of Carbondale	Text amendment relative to Parking Regs	Text amendment	Wallace	9/2/2009	A	A	A
2010-03	Fox Creek LLC	PA to PUD	Black Diamond Dr.	Wallace	9/16/2009	D	D	D
2010-04	City of Carbondale	Text amendment amortizing non-conforming mobile homes	Text amendment	Wallace	10/1/2009	A	A	A
2010-05	John Alleman	AG to R-1-8	Campus Dr.	Wallace	12/16/2009	A	A	A
2010-06	Edward H. Shay	AG to R-1-15	1601 E. Walnut	Jones	1/6/2010	A	A	A
2010-07	Rolf Schilling	AG to R-1-15D	2760 Chautauqua	Jones	4/7/2010	A	A	withdrawn