



UDC Amendment Request Application for External Parties ***(neighborhoods, external agencies, stakeholders, etc.)***

Part 1. Applicant Information

Name: _____ Organization (if applicable): _____

Address: _____

Phone: _____ Email: _____

Signature: Scott Lyssy Date: _____
(Include title if representing a governmental agency or public/private organization)

Part 2. Basis for Update (check only one)

- ☐ Clarification amendments to provide for ease of interpretation and understanding of the existing provisions of the UDC
(Note: Clarification amendments should not change or alter the intent or meaning of existing UDC provisions)
- ☐ Editing change that does not alter the impact of the provisions being addressed including changes such as spelling, grammar correction, formatting, text selection, or addition of text in compliance with existing ordinance, statutes or case law
- ☐ Completed Rule Interpretation Determination (RID)
- ☐ Requested by the Zoning Commission, Planning Commission, Board of Adjustment, HDRC, City Council or other appropriate city board or council (CCR, resolution or signature of the chairperson is required)

Part 3. Reason(s) for Update (check all that apply)

- ☐ Modify procedures and standards for workability and administrative efficiency
- ☐ Eliminate unnecessary development costs
- ☐ Update the procedures and standards to reflect changes in the law or the state of the art in land use planning and urban design
- ☐ See Part 4 (if none of the provided choices in this section apply, please discuss the reasons for the proposed update in Part 4)

Part 4. Summary of Proposed Update with Suggested Text (see application instructions)

UDC 2021 Proposed Amendment

Amendment 15-1

Applicant: CPS Energy

Amendment Title – ‘Sec. 35-510 - Buffers.’

Amendment Language:

(c) Types of Bufferyards Required.

- (1) Table 510-1 shows when a bufferyard shall be required to buffer an adjoining zoning district. Uses in the "adjoining zoning district" are not required to provide the bufferyard. The applicant shall install the type of bufferyard as indicated in the table.

Commentary: For example, if the proposed development is located in an "I-1" zoning district (see row (10) of the table), and the "adjoining zoning district" is zoned "RE" (see the column (2) under adjoining zoning district), then the applicant shall install a type E buffer. In addition, if the development adjoins a street classified as a "major arterial" (see column (12) under the adjoining street classification), then the applicant shall install a type C bufferyard where the front yard adjoins the street right-of-way line. However, a proposed development zoned "RE" (see row (2) of the table) which adjoins an "I-1" district (see column (10) of the table) is not required to provide a bufferyard.

- (2) In order to encourage the preservation of natural vegetation, the applicant may substitute a type "N" buffer consistent with subsection (d), Table 510-2 for any category of required.
- (3) Utility companies shall provide a plant buffer within the street yard of ~~electrical substations~~, water pumping/storage sites, and wastewater treatment plants. The buffer shall comply with the requirements for a type "E" buffer, below.
- (4) Electrical utility companies shall provide a plant buffer within the street yard of electrical substations. The buffer shall comply with the requirements for a type "G" buffer, below.

Table 510-2
Minimum Plant Materials Required for Each Bufferyard Type

Bufferyard Type	Minimum Width (in feet)	Trees ¹		Shrubs ³			Fence(F), Berm (B) or Wall (W) ⁷
		Canopy	Understory ²	Large ³	Medium ⁵	Small ⁶	
A	10	2	2	-	-	16	-
Option	10	2	2	-	8	-	-

B	15	2	2	8	12	-	-
Option	15	2	2	6	8	6	-
C	15	2	4	9	8	-	F or W
Option	15	2	3	10	10	-	F or W
D	25	2	4	9	8	-	F or W
Option	25	2	3	10	10	-	B
E	30	2	4	14	4	4	F or W
Option	30	2	3	12	8	4	B
F	40	2	4	9	5	-	B & W
Option	40	1	4	6	8	8	B
G ⁸	<u>20</u>	-	-	<u>5</u>	<u>10</u>	<u>12</u>	<u>F</u>
Option ₈	<u>10</u>	-	-	-	-	-	<u>W</u>
N ⁸	20% reduction with minimum of 10 feet	Any combination of trees or shrubs is acceptable where: (1) the existing vegetation provides at least the number of equivalent planting units required by the required by Table 510-1 (see subsection (d)(2), below), or (2) the existing vegetation provides complete visual screening from the adjoining property.					-

¹ Canopy trees required for bufferyard types D, E, and F shall be a minimum of medium/large, shade trees that reach a mature height of 30+ feet minimum. See Appendix "E." Where existing or proposed overhead electric lines conflict with tree canopies, small to medium trees may substitute for canopy trees.² An understory tree is a small to medium deciduous tree, with a mature height of 15 to 25 feet.³ At a minimum, 50 percent of the shrubs for bufferyard types D, E, F and G ~~and F~~ shall be evergreen. ⁴ A large shrub is no more than 25 feet in height at maturity and may be either deciduous or evergreen.⁵ A medium shrub is between 5 and 10 feet in height at maturity and may be deciduous or evergreen.⁶ A small shrub is no more than 5 feet in height at maturity and may be either deciduous or evergreen.⁷ A fence or wall a minimum height of six (6) foot high and two (2) one-half (½) inches thick shall be required where the land use abuts a residential district. The fence, wall or berm is required in addition to the trees and shrubs required by Table 510-2.⁸ Natural area with native vegetation may be used to meet any of the above bufferyards requirements if the criteria of Table 510-2 are met. The width of a bufferyard shall be reduced by twenty (20) percent when the criteria of Table 510-2 provided that the minimum width shall not be less than ten (10) feet. Irrigation requirements may be waived if no additional planting is required to meet this criteria.

(h) **Fences and Walls.**

- (1) Fences or walls shall be a minimum height of six (6) feet when used in type D, E, F or G ~~D or E,~~
~~and F~~ bufferyards.

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