

PLANNING DIVISION STAFF REPORT

June 29, 2026



PREPARED FOR THE PLAN COMMISSION

Proposal: Zoning Text Amendment

Legistar File ID #: [93403](#) (Vehicular Access to Collector or Higher Classified Street)

Prepared By: Zoning and Planning Staff

[93403](#) – This zoning code change would remove the requirement for some uses to have vehicular access from a street [classified as collector or higher](#). Those uses are “assisted living facility, congregate care facility, skilled nursing facility,” “covenant, monastery, similar residential group,” “farmers market,” “hospital,” “library, museum,” “mission house (accessory),” “outdoor recreation,” “place of worship,” “school, arts, technical or trade,” and “schools, public or private.”

What we have found is that this requirement can be overly restrictive. There are sites and uses where Traffic Engineering does not want vehicular access to be taken from a higher classified street due to various site and surrounding conditions like slope and safety considerations, but the zoning code requires it. The proposed code change removes the zoning code requirement and allows Traffic Engineering to use their tools and expertise to manage vehicular access to sites.

Staff supports this amendment.