

Land Development Regulations Update

Project Initial Discussion / Approach
Planning Commission Meeting
December 19, 2017

Scope of Amendment

- Chapter 86 – Land Development Code
- Chapter 90 – Building and Building Regulations
- Chapter 94 – Concurrency Management
- Chapter 98 – Floods
- Chapter 106 – Natural Resources
- Chapter 118 – Vegetation
- Chapter 122 – Zoning

Significant Topics

- Review of Current Code (staff and consultant)
- Review of Recent Adopted Comprehensive Plan
 - Including regulatory aspects from the 2010 Plan identified in the Plan update to be moved to the LDC.
- Complete Review of Zoning Districts
 - Need to address County Zoned properties within the City limits.
 - Includes review direction on Overlay districts and Special Districts.
 - Includes detailed review of existing districts – consistency and implementation of the Comprehensive Plan.
- Mixed Use Areas
 - Specific Development Standards (similar to form based code approach)
 - May include sub-areas with different standards.

General Approach

- Must break down the project into major topics/sections (may require sub-committees and requested inclusion of other advisory board members such as the Architectural Advisory Board).
 - Some topics may be specific for example – architectural styles (which types and where are they allowed).
 - Topics/Sections will be ongoing simultaneously each having their own timeline.
 - Final approval will occur in sections with overall approval occurring at the completion of the last topic/section for recommendation to City Council.

General Approach

- Must break down the project into major topics/sections (may require sub-committees and requested inclusion of other advisory board members such as the Architectural Advisory Board).
- Staff and Consultant Draft Initial Revisions (much of the content is technical in nature).
- Public Involvement opportunities at multiple levels:
 - Some topics will be necessary to have specific public input (public meetings not Planning Commission meetings). Example – Individual meetings on each of the Mixed Use Areas.
 - Similar to Comprehensive Plan - all workshop and regular meetings of the Planning Commission will have opportunity for public input.
 - Zoning map will include specific notice to each property owner in the City with subsequent public meetings on this topic.

Suggestions / Input?