



# COMMUNITY DEVELOPMENT CODE UPDATE

P&ZC & CC – January 14, 2025



# Agenda

## I. Adoption Process

## II. Code Changes Recap /Confirmation

## III. Additional Discussion

## IV. Next Steps

- Adoption Process
- Zoning Map Update
- Code Training & Testing



# Adoption Process

## Adoption Process:

**Planning & Zoning Commission:** – February 13<sup>th</sup>

**City Council:** – March 10<sup>th</sup> & 24<sup>th</sup>

**Proposed Effective Date:** January 1, 2026\*

## Next Steps:

**Zoning Map Update:** February - June

**Code Testing & Training:** February – June



\* Adoption of the Zoning Map Update



# Code Changes



# Articles 1 & 2: Administration, Applications & Procedures

## Key Policy Changes

- 1. Shift Administration to Director of Planning and Development.**  
*[See Section 1.05.A, Administration.]*
- 2. Expand Administrative Plats.**  
*[See Section 2.02.A. and B. Plats, and specifically B.1.c Minor Subdivisions]*
- 3. Establish two tiers of rezoning – open and binding site plan.**  
*[See 2.05.C.1 and 2. Rezoning, Review Procedure]*
- 4. Two – tiers of site plan modifications – minor (administrative), major (P&ZC).**  
*[See Section 2.03. C. Site Plan, Modifications]*
- 5. P&ZC approves Conditional Use Permits.**  
*[See Section 2.04 Conditional Use Permit]*

# Article 3: Subdivision & Community Design

## Key Policy Changes

### **6. Implement Street Design Types Citywide, Based on Context.**

*[See Section 3.01, Streets]*

### **7. Flexibility in Code Compliant Public Improvements.**

- a) Status quo conditions;
- b) Payment for pending future improvements; or
- c) Construct full improvement.

*[See Section 3.04.D, Required Improvements, Upgrade of Existing Improvements]*

# Article 4: Zone Districts & Uses

## Key Policy Changes

### 8. Generalize and Increase Flexibility of Uses

- a) Increased distinctions on scale & format; and
- b) Reliance on design and performance criteria.

*[See Section 4.02, Permitted Use (Use Table) and Table 4-3 Permitted Uses]*

### 9. Consolidate Districts - 25 to 13.

*[See 4.01.A Establishment of Districts, Intent and 4.01.C Transition of Previous Districts.]*

### 10. Allow ADUs in all single-family districts subject to design and operation conditions.

*[See 4.04.C. Accessory Uses, Accessory Dwelling.]*

# Article 5 & 6: Residential & Nonresidential Development & Design

## Key Policy Changes

### 11. Enhanced neighborhood design standards

- a) By Context – Forward SGF Placetypes;
- b) Focus on frontages & streetscapes; and
- c) Basic building & site design standards.

*[See Section 5.04, Neighborhood Design]*

### 12. Broaden & Simplify Non-residential Design

- a) By Context – Forward SGF Placetypes;
- b) Focus on frontages & streetscapes; and
- c) Basic building & site design standards.

*[See Section 6.04, Community Design]*



# Article 7: Access & Parking

## Key Policy Changes

### 13. Three Tiers of Access Plans:

- a) Access Plan – all regardless of trip generation;
- b) Driveway Study (over 50 peak trips / over 500 daily trips); and
- c) TIS (based on PW TIS requirements).

*[See Section 7.03.B Access, Vehicle Access]*

### 14. Flexibility in Parking Requirements.

- a) Credits and exceptions based on context;
- b) Defined parameters for permitted modifications or reductions, with criteria; and
- c) Allowance for alternative data/rates, parking plans, or shared parking.

*[See Section 7.04.A.6 Required Parking, Vehicle Parking Rates; Section 7.04.C. Required Parking, Parking Reductions; Section 7.04.D Required Parking, Shared Parking; and Section 7.06 Modifications.]*

# Article 8: Landscape & Site Design

## Key Policy Changes

### **15. Prioritize Street Trees as Infrastructure.**

*[See Section 8.03, Required Landscape and Section 3.01.C, Subdivision & Community Design, Street Design Types.]*

### **16. Implement Strategic Tree Preservation.**

*[See Section 8.06, Tree Protection]*

### **17. Improve Landscape Design Submittals.**

### **18. Prioritize Inspection and Enforcement of Improved Landscape Design.**

# Discussion

- **Implement Forward SGF**
- **Design Based Approach**
- **Simplify Code**
- **Raise Expectation & Streamline Processes**

# Adoption Process

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## Next Steps:

**Zoning Map Update:** February - June

**Code Testing & Training:** February – June



\* Adoption of the Zoning Map Update

# Next Steps

**January 17th:** Internal Reviews Complete

**January 31st:** Public Comment Period Closes

**February 13th:** P&ZC Public Hearing/Recommendation

**March 10th:** City Council First Reading/Public Hearing

**March 24th:** City Council Second Reading/Final Decision

**February – June:** Zoning Map Update / Code Testing & Training

**January 1, 2026:** Proposed Effective Date of Land Development Code

# Testing & Training

## Testing:

- Review Applications based on New Code
- Structural Changes – policy, programs, staffing, etc.

## Training:

- GDAC / NAC – Technical Review Committee
  - Design & Development Professionals



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