



## Land Use Code Phase 2

City Council Work Session

• November 12, 2024

# Council Questions

01

Do Councilmembers have feedback regarding the focus, timeline or approach to Phase 2 of the Land Use Code update?

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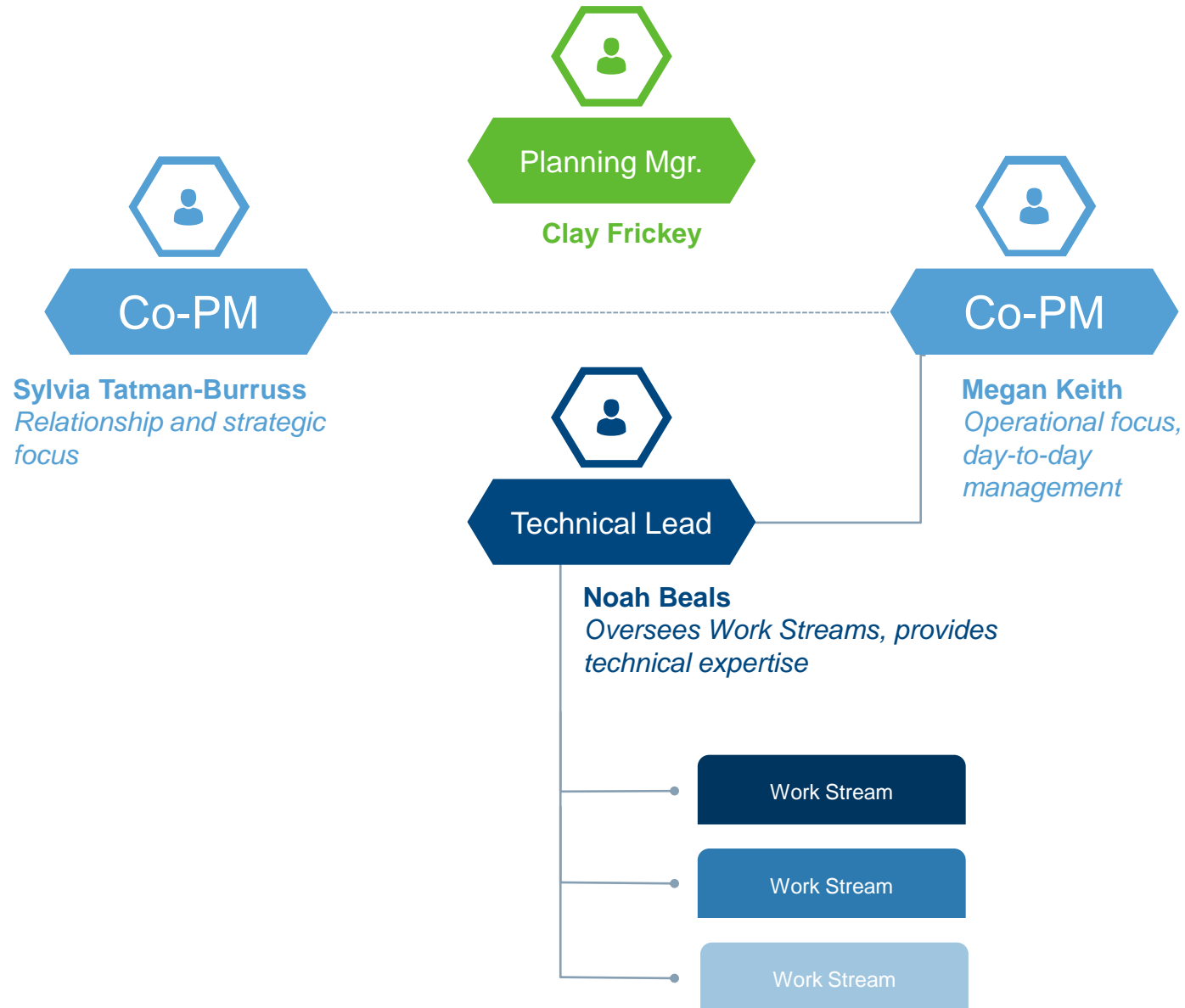
02

Are the Draft Guiding Principles heading in the right direction?

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# Team Structure









# Plans & Vision



## What the Land Use Code Does



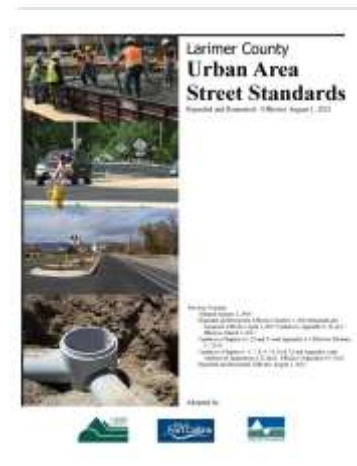
-  Establishes process and requirements for development approvals
-  Sets development standards
-  Guides future community planning
-  Regulates property use and public benefit

**How do homeowners interact with the LUC?** Example: Building an addition on your house (setbacks, floor area, roof design, etc.)

**How do business owners interact with the LUC?** Example: Where can I locate my business? What uses are allowed on my property? (use standards)

## What the Land Use Code Doesn't Do

-  Subsidize Development
-  Regulate Building Code
-  Regulate Street Design and Construction



*LCUASS*



*Building Code + others*

- **HB24-1313 – TOD**

- Requires communities to have an average zoned density of 40 units per acre along high frequency transit
- No public hearing required for mixed-use and multifamily development
- Communities must develop strategies to mitigate gentrification and displacement

- **HB-1152 – Accessory Dwelling Units**

- ADUs permitted everywhere single-unit dwellings are allowed

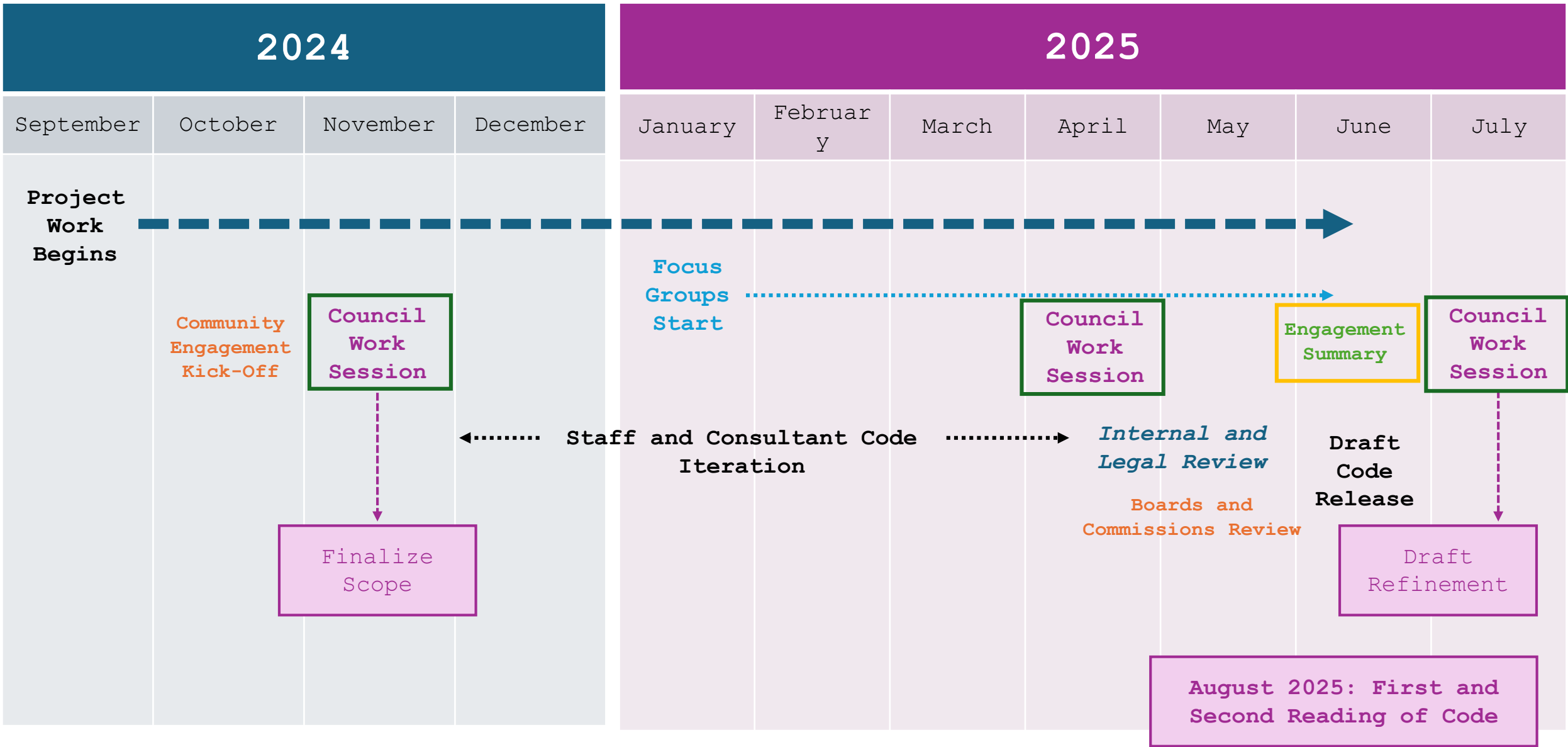
- **HB24-1304 – Multifamily Parking**

- No minimum parking requirements for new multifamily/mixed-use development along transit corridors



# Project Approach

# Timeline







**Council Priorities**



**Diagnostic + Audit**

**Draft Guiding Principles**

## Council Priority

**Council priority No. 1:** Operationalize City resources to build and preserve affordable housing

**Council Priority No. 3:** Advance a 15-minute city by igniting neighborhood centers

**Council Priority No. 4:** Pursue an integrated, intentional approach to economic health

**Council Priority No. 8:** Advance a 15-minute city by accelerating our shift to active modes

## Draft Guiding Principles

Enable more housing and compatible infill, especially along transit corridors and near commercial centers

Create resilient commercial and employment centers that are adaptable to future needs

Create better form standards for greater predictability along transit investment corridors

Improve predictability of Land Use Code, especially to support small business owners

Draft Guiding Principle	Alignment with Council Priorities
<p><b>Draft Guiding Principle:</b> Enable more housing and compatible infill, especially along transit corridors and near commercial centers</p>	<p><b>Advances Council Priorities:</b></p>
<p><b>Draft Guiding Principle:</b> Create resilient commercial and employment centers that are adaptable to future needs</p>	<p><b>Advances Council Priorities:</b></p>
<p><b>Draft Guiding Principle:</b> Create better form standards for greater predictability along transit investment corridors</p>	<p><b>Advances Council Priorities:</b></p>
<p><b>Draft Guiding Principle:</b> Improve predictability of the Land Use Code, especially to support small business owners</p>	<p><b>Advances Council Priorities:</b></p>

## PLACETYPES

### Districts

Downtown District

Urban Mixed-Use District

Suburban Mixed-Use District

Neighborhood Mixed-Use District

Mixed Employment District

Research & Development/Flex District

Industrial District

Campus District

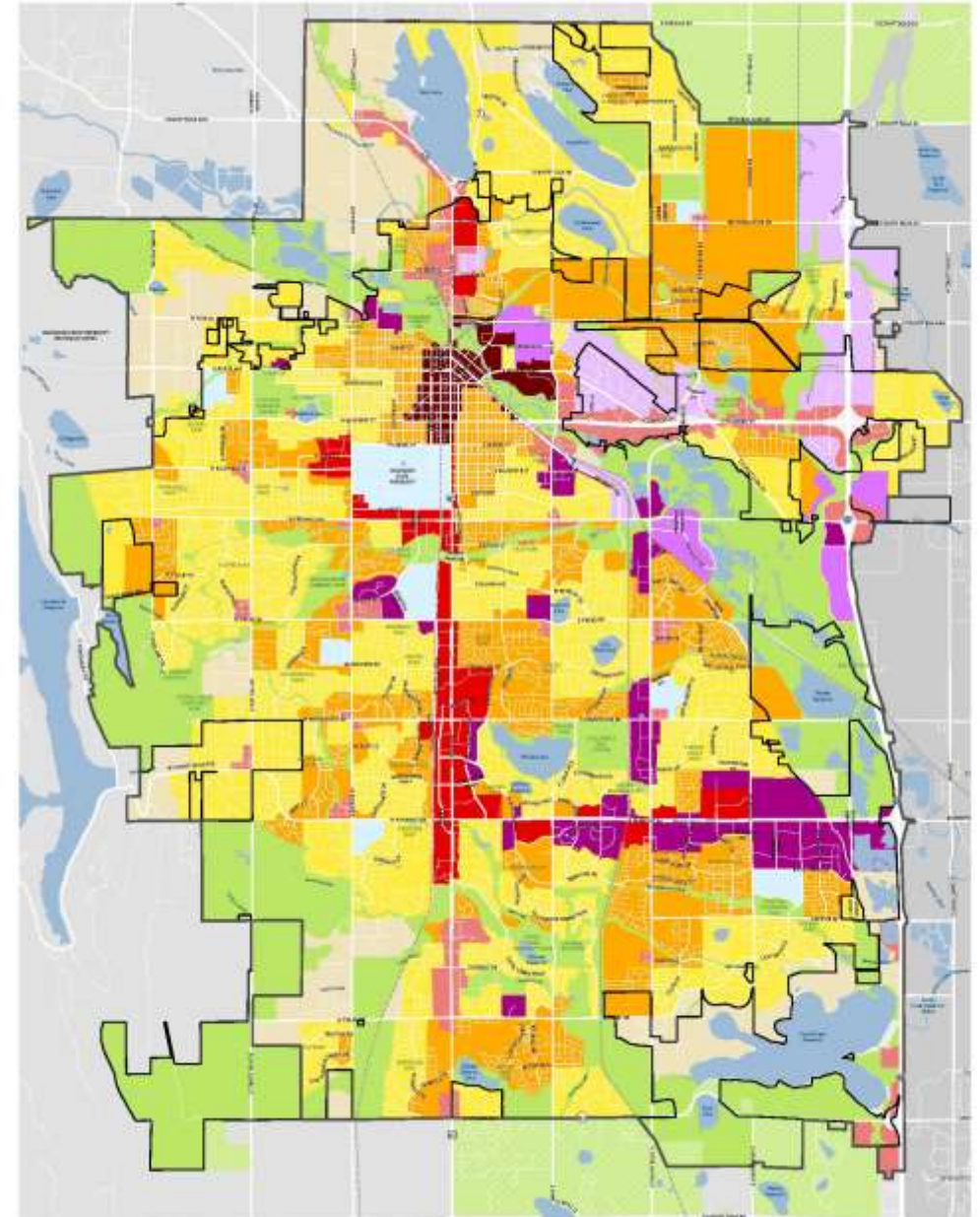
### Neighborhoods

Rural Neighborhood

Suburban Neighborhood

Mixed Neighborhood

Priority Place Types Designated in City Plan







## LUC Diagnostic Findings: The LUC Does not support Future Place Types

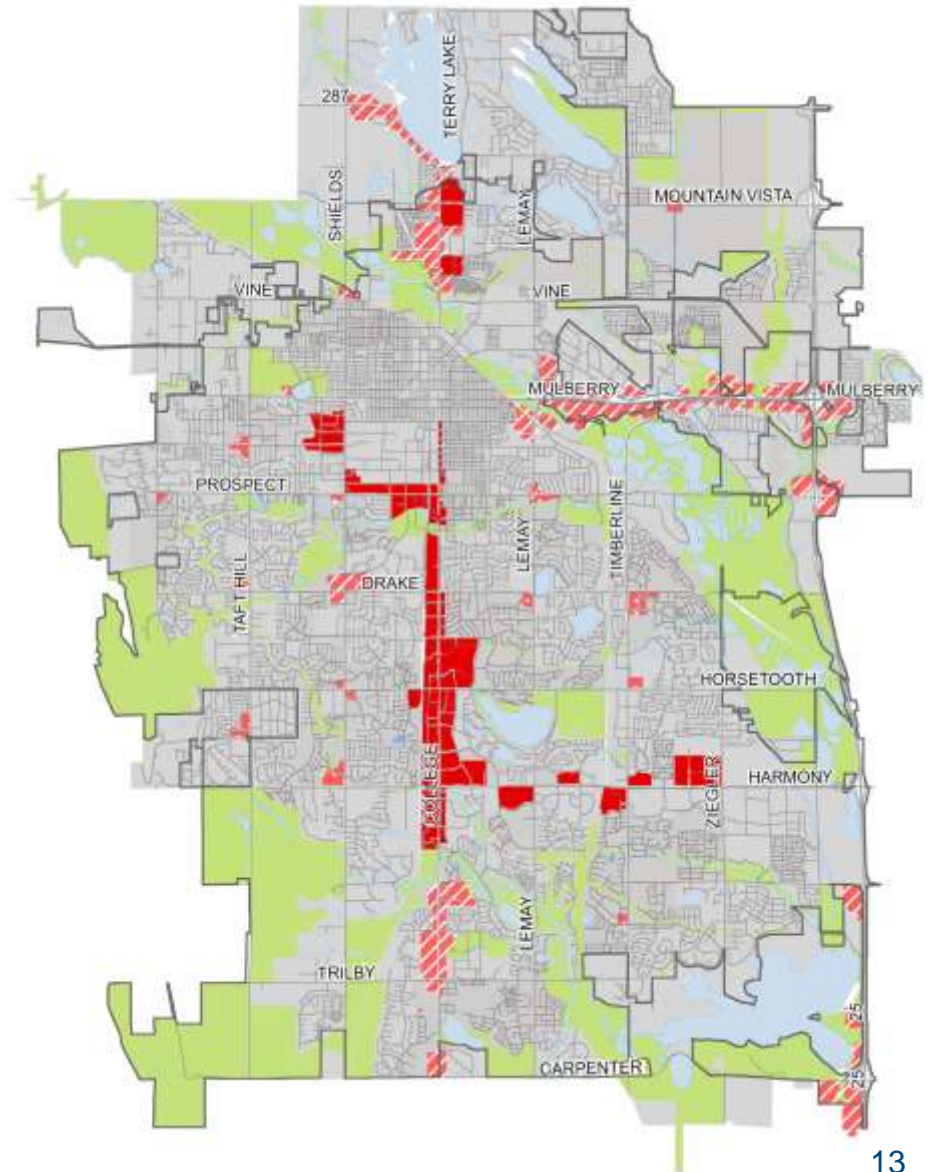
### Mixed-Use District Place Types:

- 7% of the City
- 36% of re-developable land
- Typically located along transit corridors
- Corresponds mostly to General Commercial (GC) and Neighborhood Commercial (NC) zoning (about 30% each)

- Urban Mixed-Use District
- ▨ Suburban Mixed-Use District
- ▣ Neighborhood Mixed-Use District



**Draft Guiding Principle:** Enable more housing and compatible infill, especially along transit corridors and near commercial centers



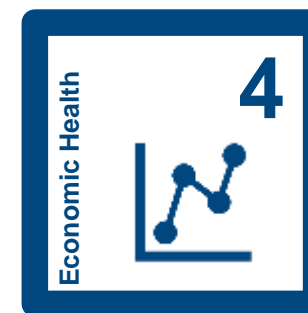


 **Draft Guiding Principle:** Enable more housing and compatible infill, especially along transit corridors and near commercial centers

## What LUC Updates Could Have an Impact?

## Advances Council Priorities:

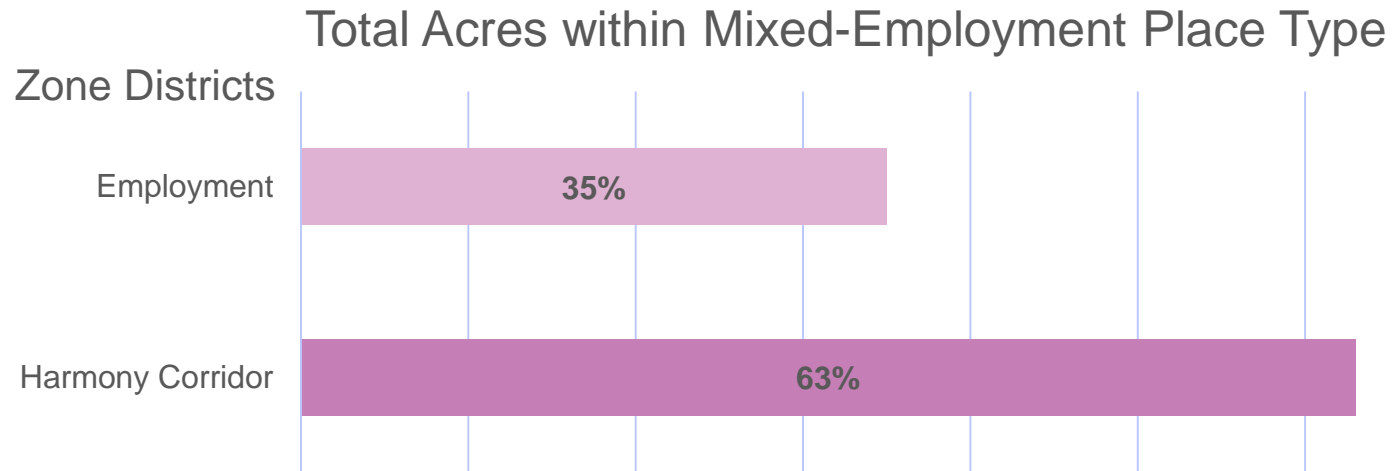
Potential LUC Updates	Potential Outcomes
<ul style="list-style-type: none"> <li>• Set minimum intensities near transit</li> <li>• Permitted Uses</li> <li>• Process Review</li> <li>• Parking Requirements</li> </ul>	<ul style="list-style-type: none"> <li>• Housing diversity and choices near transit</li> <li>• More mixed-use in transit corridors and around transit stations</li> </ul>



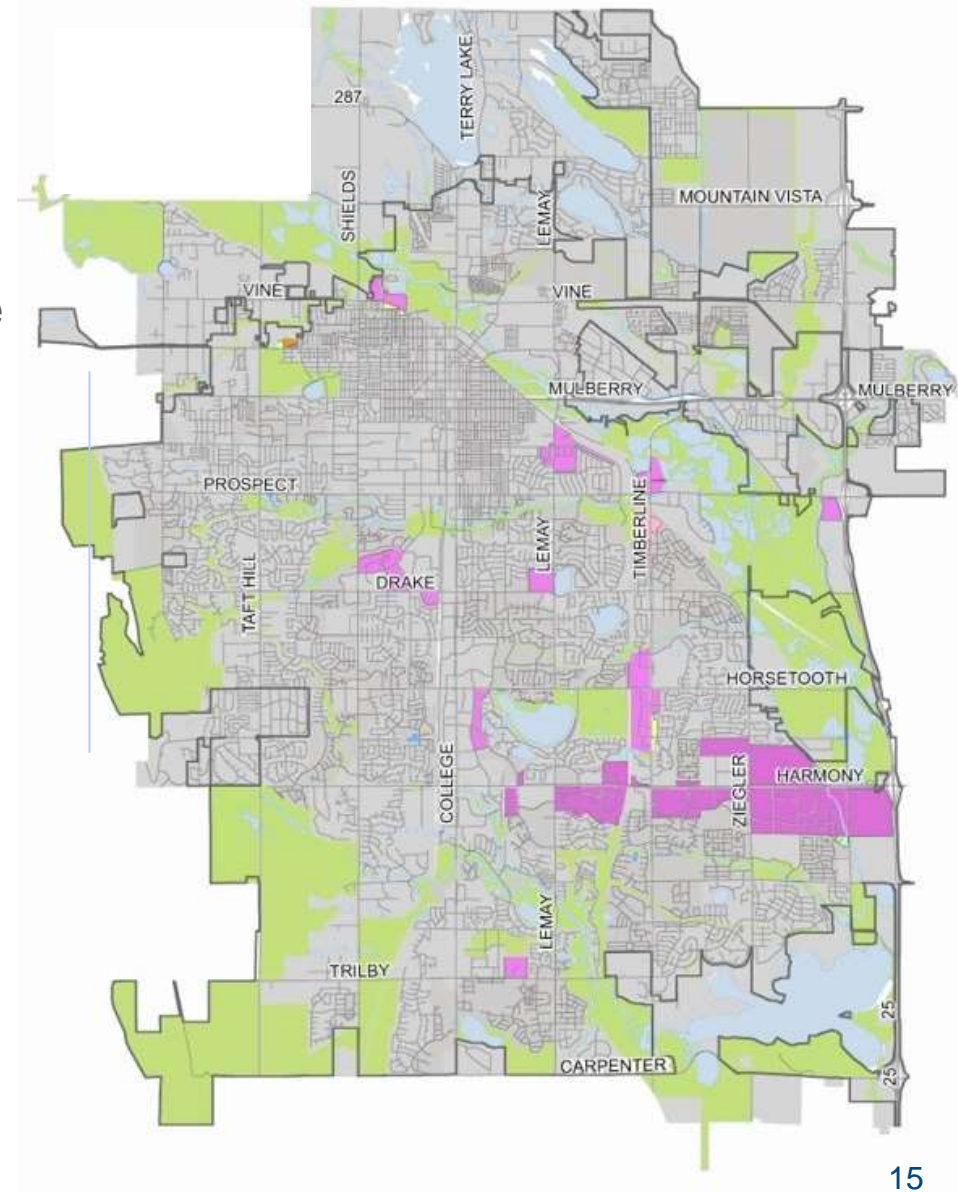
# Mixed-Employment Place Types



**LUC Diagnostic Findings:** The LUC Does not support Future Place Types



**Draft Guiding Principle:** Create resilient commercial and employment centers that are adaptable to future needs



 **Draft Guiding Principle:** Create resilient commercial and employment centers that are adaptable to future needs

## What LUC Updates Could Have an Impact?

Potential LUC Updates	Potential Outcomes
<p>Examine required ratios of primary employment uses versus secondary supporting uses (retail, multifamily, childcare)</p>	<p>Better integration and mix of uses in existing employment centers</p> <p>Reduction in vehicle miles traveled to support GHG reduction goals</p>

## Advances Council Priorities:





## LUC Diagnostic Findings:

### Better Form Standards = Greater Predictability

Updated Standards that are in line with the values and desires of the community:

- Rely less on time-consuming negotiated processes
- Provide more equitable access to opportunity
- More predictable outcomes for everyone



**Draft Guiding Principle:** Create better form standards for greater predictability along transit investment corridors.

BUILDING STANDARDS



 **Draft Guiding Principle:** Create better form standards for greater predictability along transit investment corridors.

## What LUC Updates Could Have an Impact?

## Advances Council Priorities:

Potential LUC Updates	Potential Outcomes
<ul style="list-style-type: none"> <li>Form-based standards for non-residential structures</li> <li>Standards that focus on public realm, pedestrian/multimodal site design and orientation</li> <li>Multimodal connectivity (off-site connections)</li> </ul>	<ul style="list-style-type: none"> <li>Form standards that yield better design and more predictability</li> <li>Improved pedestrian and multi-modal connections between residential and commercial areas as well as transit stations</li> </ul>







## LUC Diagnostic Findings:

**Equitable Process:** Clearly defined expectations lower the “entry point” for development, opens the door for local, small businesses.



**Draft Guiding Principle:** Improve predictability of the Land Use Code, especially to support small business owners.

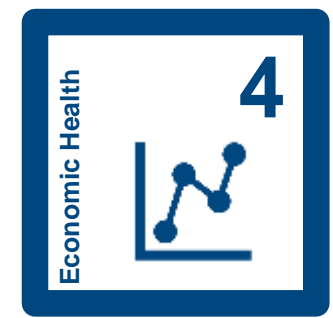




**Draft Guiding Principle:** Improve predictability of the Land Use Code, especially to support small business owners.

**What LUC Updates Could Have an Impact? | Advances Council Priorities:**

Potential LUC Updates	Potential Outcomes
<ul style="list-style-type: none"> <li>• Change-of-use process for existing sites and buildings</li> <li>• Explore strategies to help ensure sites are brought up to modern standards over time without discouraging new business formation</li> </ul>	<ul style="list-style-type: none"> <li>• Support local entrepreneurs, small businesses</li> <li>• Predictability in the development review process</li> </ul>





# Community Engagement

# Project Updates: Engagement



**6 Commercial Center Visits:**

- One per Council District
- Held October 4-14<sup>th</sup>

**1 Business Kick-Off Event**



# Commercial Center Visit Photos





# Commercial Center Visit Photos





# Engagement Summary



## • Themes Generated from participant worksheet responses:

### Likes:

- Locally-owned businesses and elements like outdoor seating
- Features like bike parking, seating, and pedestrian buffers were well-received
- Easy access to residential areas and nearby transit options
- Amenities such as childcare and diverse housing options nearby

### Dislikes

- Large parking lots, lack of sidewalks or walkways, and the need for better pedestrian crossings and bike parking
- Bus stops that feel disconnected from surrounding areas
- Lack of mixed-use opportunities, particularly on the second story of buildings

**Up Next: November 18th – Community Forum & Engagement Recap**

- **OurCity Page:**

<https://ourcity.fcgov.com/land-use-code-phase-2>

- Launched September 6<sup>th</sup>
- Provide online feedback
- Receive updates about the project
- Sign up for events
- Use an interactive map feature.

1700

Visitors

446

Engaged  
Users

54

Subscribers





# Project Updates: Engagement

## OurCity Interactive Map:

- Gives anyone in the community an opportunity to provide place specific feedback on what they like and don't like about commercial spaces throughout the city.

380+

Map  
Comments

50+

Map  
Commentors

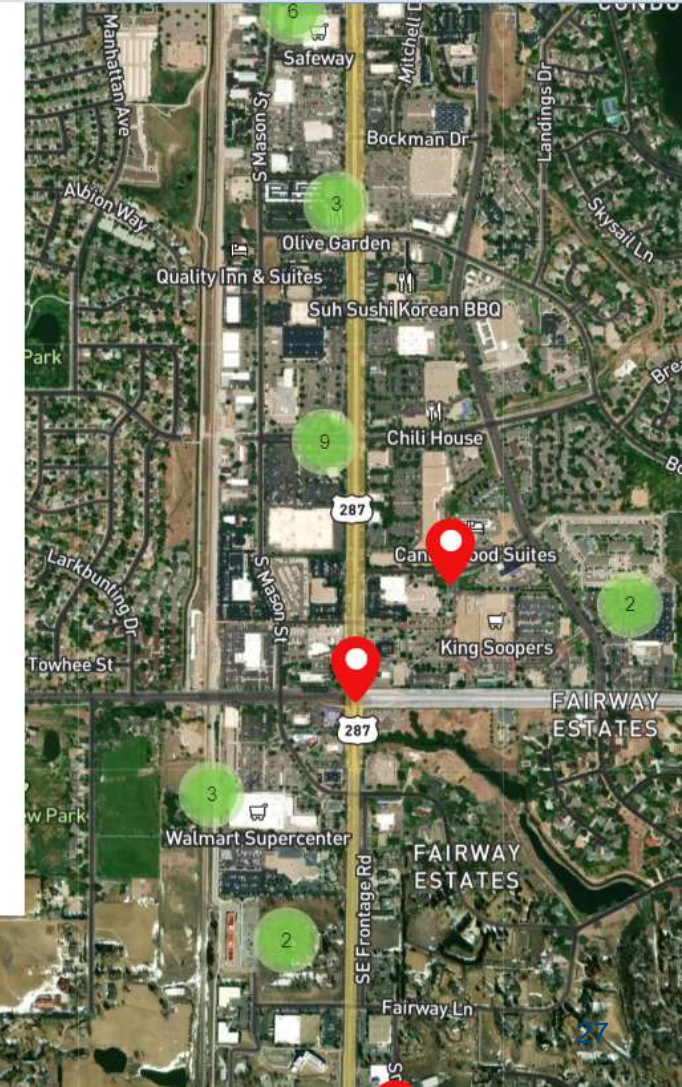


In the commercial areas of our City on this map, what are things you like - and things you don't like?



We're looking for feedback on what code-related things you like and dislike in our City's commercial zones. This could include anything about the built environment: street access, walkability, bikeability, connectivity, interaction with adjacent zoning, landscaping, physical layout, setbacks, etc.

Place an "I like this" or "I don't like this" pin on the map at the location with your comment (click or tap the "+" icon in the upper left, when viewing the map). Feel free to include a photo with your pin submission.





Community Engagement  
Info Session

Focus Groups

Focus Groups

Public Review of  
Draft



WINTER /  
SPRING

SPRING

SPRING/SUMMER



Code  
Iteration

April Council  
Work Session

Code  
Refinement

Draft Code  
release  
June

01

Do Councilmembers have feedback regarding the focus, timeline or approach to Phase 2 of the Land Use Code update?

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**Questions?**