



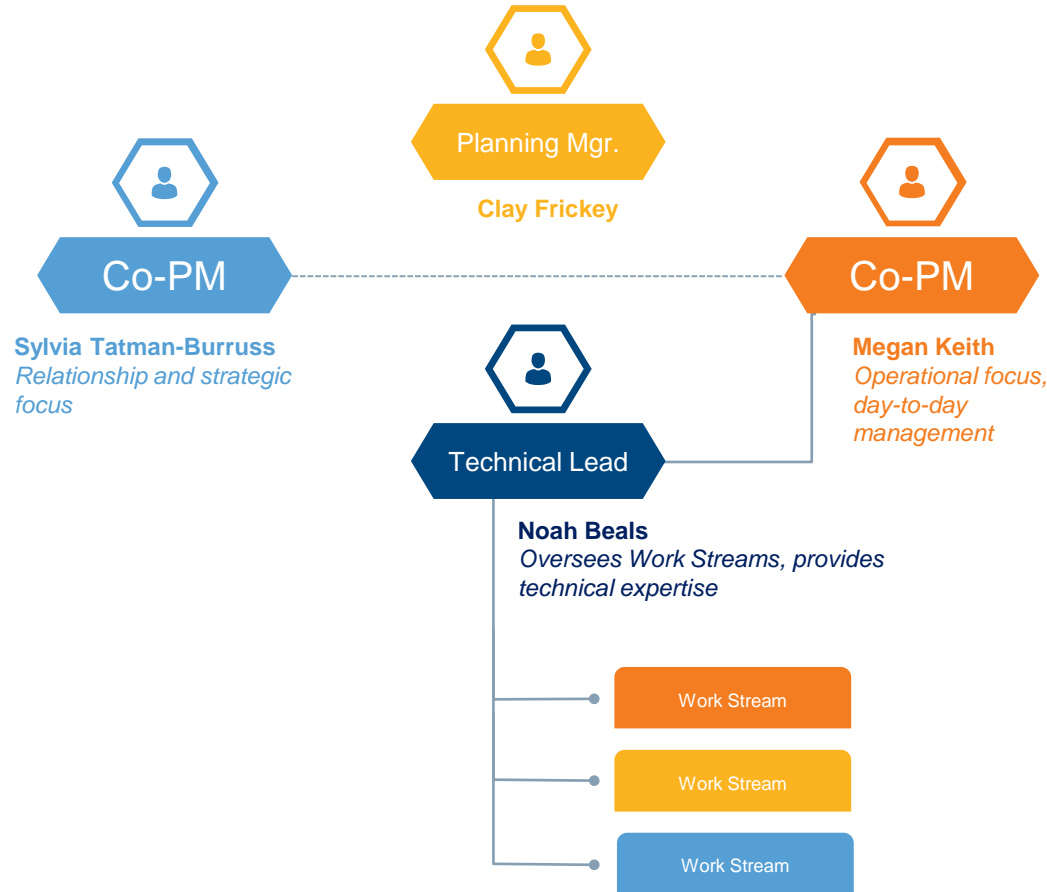
## Land Use Code Update: Commercial Corridors and Centers

Phase 2 of the Land Use Code Update

Clay Frickey, Sylvia Tatman-Burruss, Megan Keith

June 11, 2024

- 1. What questions or additional ideas do Councilmembers have on the topics to explore through Phase 2 of the Land Use Code update?**
- 2. What feedback do Councilmembers have on the proposed methods for Council and community engagement?**
- 3. What feedback do Councilmembers have on the timeline or other considerations for Phase 2 of the Land Use Code update?**



### Internal Partnerships:

- Planning and Zoning
- FCMoves and Transfort
- Economic Health Office
- Forestry
- Utilities



**POLICIES**



**CODE AUDIT/DIAGNOSTIC**



**PRIORITIES**



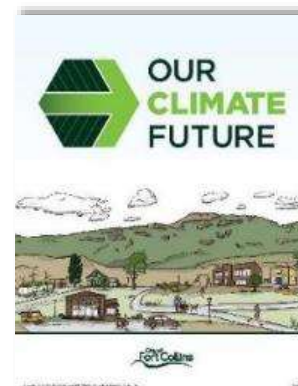
**COMMUNITY ENGAGEMENT**



**DRAFT**



# PURPOSE: Implementing Our Plans





**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



Document	Policy Text
City Plan	<b>LIV 2:</b> Promote Infill and Redevelopment
City Plan	<b>LIV 3:</b> Maintain and enhance our unique character and sense of place as the community grows
Transit Master Plan	<b>MAP:</b> Future Transit Network (pg 59)
Our Climate Future	<b>LWPN 2:</b> Evaluate opportunities within the LUC to better encourage the development of “complete neighborhoods”
Housing Strategic Plan	Create additional development incentives for affordable housing
Economic Health Strategic Plan	<b>Outcome 2.1:</b> Small businesses have access to tools and resources needed to succeed
15-Minute City Analysis	<b>GOAL:</b> Shift to Active Modes Trips



## Questions to explore through Phase II:

- **Are there opportunities to add clarity to the development review process?**
- **How can the Land Use Code be more aligned with our policy plans?**
- **How can we advance our 15-minute city goals through the Land Use Code?**
- **How do we balance multiple desired outcomes through our development standards?**



## Workstream Name: Commercial and Mixed-Use Corridors

### Exploratory Questions:

How can we advance our 15-minute city goals through the Land Use Code?

How can the Land Use Code be more aligned with our policy plans?

### Potential Topics Explored in this Workstream:

- Creating Commercial and Industrial Building Types
- Recalibrating Employment & Industrial Zoning
- Standards for Specific Uses
- Small Business Considerations
- 15-Minute Cities
  - Neighborhood Centers
  - Transit-Supportive Development

## Workstream Name: Development Standards

### **Exploratory Questions:**

How can we balance multiple desired outcomes through our development standards?

How can the Land Use Code be more aligned with our policy plans?

### **Potential Topics Explored in this Workstream:**

- Landscaping & Trees
- Site Planning & Design
- Natural Resource Standards
- Bike, Pedestrian & Trail Connectivity

## Workstream Name: Processes and Procedures

### **Exploratory Questions:**

Are there opportunities to add clarity to the development review process?

### **Potential Topics Explored in this Workstream:**

- Amendment Process (Micro/Minor/Major)
- Basic Development Review Process
- Other Development Review Processes (Type 1 and Type 2 Reviews)
- Customer Tools & Resources

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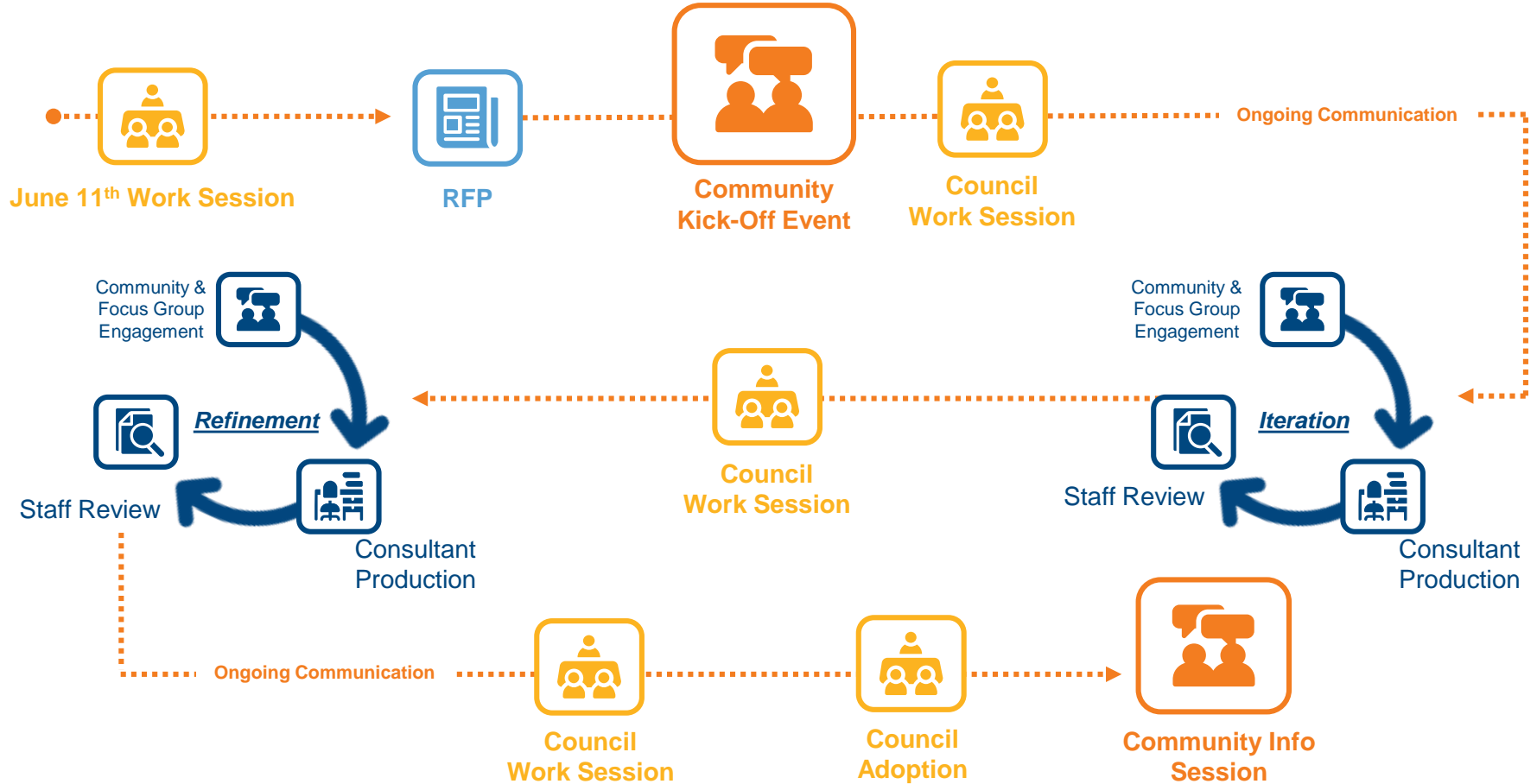
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### State Legislation:

- HB-1313 Housing in Transit Oriented Communities
- HB-1152 Accessory Dwelling Units
- HB-1304 Minimum Parking Requirements



## Potential Methods for City Council Engagement:



Work Sessions at key decision points



Invitations to community engagement events  
Listening Sessions

- Interim memos from staff
- Availability to reach staff for phone calls/meetings, etc. as needed



### **Ongoing Communication Methods**

- Email Newsletters
- Frequent Website updates with comment form available

### **Code Creation and Iteration Review Methods may include a combination of:**

- In-Person & Virtual Events
- Focus Groups
- Website Videos
- Charette-style events
- Boards & Commissions work sessions

### **Draft Code Review and Refinement Phase:**

- Website videos
- Staff Office hours
- In-Person & Virtual Events
- Draft code sections available for review and comment

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**THANK YOU!**

