

STAFF REPORT

To: Planning and Zoning Commission

Through: Nathan Steel, Economic and Community Services, Director

From: Rodolfo Lopez, Economic and Community Services, Deputy Director

Date: May 11, 2020

RE: The Commission shall hear a presentation from staff and the city's consultant on the Subdivision and Zoning Code Update and an initial review of the proposed text amendments. DISCUSSION ONLY.

BACKGROUND/REQUEST

The major update of the City's Subdivision Code began in 2017, as the code itself was previously first adopted, pre-recession, in 2006. A minor update of the code was done in 2015. However, it was determined that a major update to the code was necessary due to outdated standards and innovative standards coming out from the industry world. The city proceeded by hiring outside help through a consulting firm and obtain the contract with The Planning Center.

The project kicked off in fall 2017, where the city created a steering committee to help guide the project and to garner feedback and direction on changes to the code. Steering Committee members included members of staff, developers, citizens, realtors, and other stakeholders of the city. The committee completed its task by spring 2018.

By the summer of 2018, the proposed text amendment changes were then vetted through a broad stakeholder group that included developers, builders, utilities, design professionals, associations, and large stakeholder landowners. Multiple comments were received by the end of 2018, and in 2019 staff began to finalize each chapter for adoption. Since the Subdivision Code includes changes to engineering standards, a separate project was initiated to adopt the City's Design Standards Manual (DSM). The DSM is a document that is not policy-driven, and instead, it is a design construction guide/document for various engineering components, such as road, grading, and other engineering design standards.

This item is for discussion only and is to provide an update on the project itself and to initially present the proposed text amendments of the Subdivision and Zoning Code. Staff will give time to Commissioners, stakeholders, and the public to review the proposed text amendments and to obtain any last-minute feedback before formal approval. At the next schedule P&Z Commission meeting, staff will seek approval or approval with modifications for the proposed text amendments.

RECOMMENDATION

Staff recommends the Commission to review the proposed text amendments and provide feedback, questions, comments or concerns.

Exhibit A, B, C, D, E, F, G, H, and I – Draft Articles

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