

Memorandum

REPORT TO: Community Development Board

FROM: Tom Rogers, Senior Planner
Chris Saunders, Community Development Manager
Erin George, Community Development Director

SUBJECT: Continued Discussion of Unified Development Code Public Input and Alternatives

MEETING DATE: May 19, 2025

AGENDA ITEM TYPE: Community Development - Legislative

RECOMMENDATION: Discuss and determine whether to make a recommendation to the City Commission

STRATEGIC PLAN: 4.2 High Quality Urban Approach: Continue to support high-quality planning, ranging from building design to neighborhood layouts, while pursuing urban approaches to issues such as multimodal transportation, infill, density, connected trails and parks, and walkable neighborhoods.

BACKGROUND: **Supplemental Engagement Phase 2**
The Community Development Board received a presentation on the 2nd phase of supplemental engagement for the Unified Development Code on May 5th. Since that time, two additional elements of the supplemental engagement have completed and information is now available.

Phase 2 [survey report](#) [external link] and [individual responses](#) [external link] – Concluded May 8th, addressed more specific questions related to earlier comments and considered tradeoffs in priorities

Phase 2 [chat toolkit report](#) [external link] – 7 persons submitted chat reports on 20 topic responses to the five subjects.

The Supplementary Engagement effort attracted approximately 491 unique individuals in the workshops, online events, and deep dive efforts. The number of participants above excluded those who joined a Community Toolkit chat and the Phase II online survey, those numbers are included in the survey and toolkit results. The Phase I open houses attracted 312 people and an additional 126 people through meetings with neighborhood groups.

Nearly 400 people attended the Phase II workshops (399 signed in). The city continues to accept and track written comments on the UDC update with a total of 677 written comments from 358 different people as of May 12,

2025.

With the conclusion of these events, Supplementary Engagement as identified in the Supplementary Engagement Plan approved by the City Commission in October 2024 is complete. Staff will also present a Phase 2 engagement summary to City Commission at their May 20 meeting, with another work session scheduled for June 24. Both Commission work sessions are expected to include discussion of key topics in the UDC, informed by feedback heard throughout public engagement. Staff hopes to receive direction from Commission on June 24 regarding the scope of revisions necessary to the UDC draft this summer, as well as next steps in the project.

Discussion

At the May 5th meeting, the Board packet materials identified some of the primary issues identified in public comments. The zoning map was part of those issues.

The initial scope for zoning map changes with the UDC update project was to:

- Revise zoning map in accordance with proposed zoning districts in draft development code. This created about 131 edits to the zoning map initially with additional edits due to the change to split RA to RA/RB zoning districts in Oct 2024.
- Remove the UMU and RO districts and replace with districts compliant with the future land use map and the local context. This created 42 edits to the zoning map.
- Correct inconsistencies between the future land use map and the zoning map. This created 14 edits to the zoning map that were not addressed under another edit.
- Remove where practical mid-block zoning district boundaries so that district boundaries fall on streets or other physical separators.

The city designated parks and public schools not already shown as PLI as PLI at the request of the agencies who oversee those facilities. This created 59 edits to the zoning map.

The City has received about a dozen public comments over the course of the project requesting modification to the zoning map for specific areas. Some requests have been for specific single parcels and some have been for larger groups of parcels affecting multiple owners; not all of whom have participated in the request. Some requests were for a lower and some a higher intensity zoning district in place of what is shown on the [draft zoning map](#) [external link]. The City has several alternative approaches to consider to address these comments. Question 19 in the Phase 2 survey report (linked above) asked about how the City might approach resolving mid-block zoning boundaries. Responses were closely divided. Question 20 in the survey asked about process to address possible changes in zoning districts.

The Community Development Board is charged with offering recommendations on amendments to the zoning text and map to the City Commission. It is suggested the Board consider this issue and make a recommendation to the City Commission on the process to evaluate individual requests. This recommendation is not expected to address individual requests but to be a general approach to the matter.

UNRESOLVED ISSUES: None.

ALTERNATIVES: As determined by the Board.

FISCAL EFFECTS: No budgeted funds are expended with this discussion.

Report compiled on: May 14, 2025