

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 Update Regarding Zoning Districts and Uses Within Zoning Districts

MEETING DATE: July 21, 2025

AGENDA ITEM TYPE: Community Development - Legislative

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

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: The City Commission held work sessions on [June 24th](#) [external link] and [July 14th](#) [external link] to discuss possible direction on elements of the Unified Development Code update. June 24th focused on mass and scale tools. July 14th focused on zoning districts and uses. At these meetings the City Commission gave policy direction on 19 questions. The packet materials are available at the links above and the presentations from staff are available at [June 24th](#) [external link] and [July 14th](#) [external link]. The Community Development Board previously offered recommendations regarding these subjects.

Based on the provided direction, Staff will now be working on further research and code drafting to prepare an updated document for public review. The Community Development Board has a responsibility to review and make a recommendation to the City Commission on the updated document.

The purpose of this agenda item is to report back to the Board on the policy direction given by the City Commission. No final decisions have been made and the public will have multiple opportunities to review and comment prior to any decision.

UNRESOLVED ISSUES: None. No action is requested with this agenda item.

ALTERNATIVES: As determined by the Board.

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

Report compiled on: July 17, 2025