

# Planning Update

TPD Committee Meeting  
January 8, 2024

# Planning's Look Ahead for TPD

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## Today at TPD:

- **Amendment to UDO Resolution** (Jan 8 Business Meeting: hearing & decision)
- **UDO Clean Up Text Amendment #2** (Hearing Dec 18, Decision Jan 22)
- **Update on New UDO Overlays**

## Future Committee Meetings/Council Action Items:

- **Duplex/Triplex Referral**
- **Tree Canopy:** discuss methodology, results, Tree Canopy Action Plan
- **UDO** Campus District Revisions

# Jan. 8 Business Meeting Item

# Proposed UDO Resolution Amendment

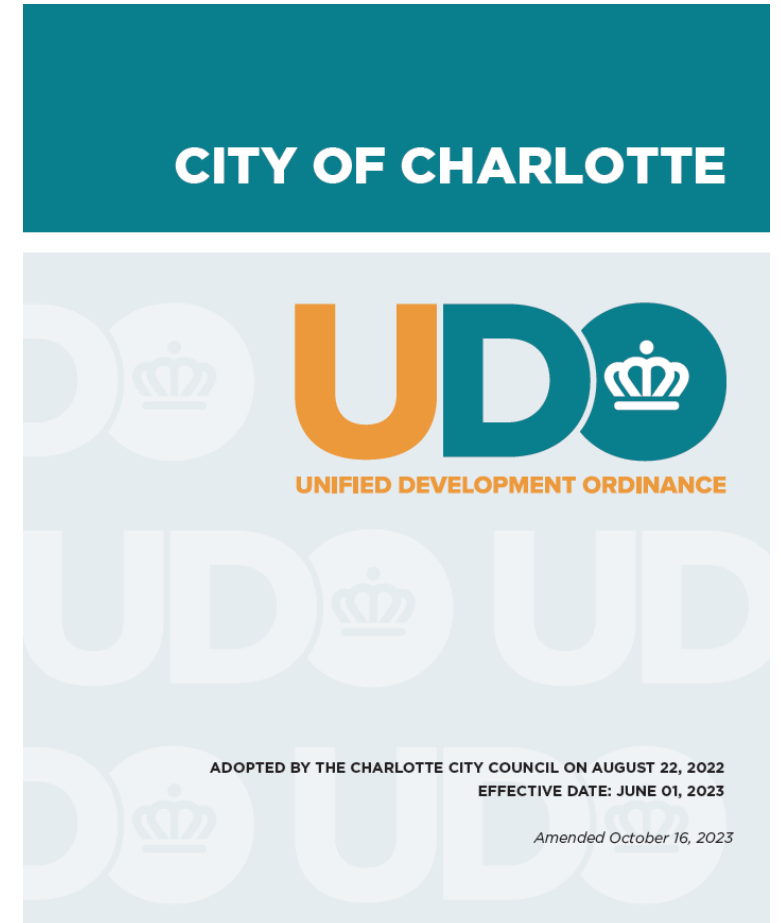
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- **Only applies to rezoning applications filed prior to February 1, 2023 using pre-UDO zoning districts.**
- At time of UDO adoption the resolution required all rezoning decisions filed under the “old” ordinance must occur by **March 1, 2024.**
- Currently, there are cases that are not ready for decision as on-going conversations are occurring between the petitioner and community members.
- The proposed change will give more time for these negotiations, requiring the deadline for hearing to be **April 15, 2024** and the decision deadline **December 16, 2024.**
- This will result in more time for community/petitioner discussions and negotiations regarding the proposed rezonings before City Council final decision.
- **Petitions not meeting these deadlines must convert to pre-UDO districts or will become null and void**

# UDO Clean Up Text Amendment #2

# Text Amendment Background + Engagement

- This is the **second general clean-up** text amendment to the UDO.
- Both **internal and external** users have identified needed changes.
- The proposed text amendment will make the UDO a more user-friendly ordinance and result in **better functionality**.
- Information disbursed and posted to **mailing lists and UDO website and subscribers**
- **2 virtual public engagement** sessions on October 18, 2023 (94 attendees)



# What Will This Text Amendment Do?

## Clarify and make minor adjustments, including:

- Adjusts **prescribed conditions** for neighborhood commercial establishment and restaurant/bar prohibiting **outdoor entertainment** as an accessory use in Neighborhood 1.
- Clarifies the prescribed condition that **an Accessory Drive-Through** will only be allowed if it was located **and in operation** on the site on June 1, 2023. Not applicable to Commercial and M & L zoning districts.
- Adds the following **prescribed conditions** for a restaurant/bar principal use to have an accessory drive-through **a minimum of 24 seats, indoor or outdoor, shall be required.**



Accessory Drive-Through

# What Will This Text Amendment Do?

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- Refines and clarifies the standards for **driveways and parking areas** for duplex, triplex, and quadraplex buildings.
- **Clarifies** that sidewall height for residential buildings **may not be increased by increasing the side setback** while also, updating sidewall illustrations and clarifying standards.
- Addresses code enforcement concerns regarding **vehicle parking and storage.**





# Overlay Districts



# UDO

UNIFIED DEVELOPMENT ORDINANCE

Watch on YouTube

# Actions and Tools

Less Restrictions

More Restrictions

## Zoning Ordinance (UDO)

One-size fits all regulations

Setbacks, lot coverage, maximum heights, et. Same for all properties in a specific zoning category (ex. N1)

## Nighborhood Character Overlay District Zoning (NCO)\*

Lot Width  
Height  
Setback

Parking  
Building coverage  
Tree standards

## Residential Infill Overlay Zoning (RIO)\*

Front Setback from Street  
Building Height Setback Plane  
Maximum Building Size

## Local Historic District Overlay Zoning – Streetside (HDO-S)

First 50% depth of building and lot

Alterations above eave line, or wider than existing building

Entire vacant lots

## Local Historic District Overlay Zoning (HDO)

Building Design  
Setbacks  
Materials

Architectural Details  
Accessory Structures  
Rear Yard Open Space  
Windows/Doors

Tree Removal  
Driveways  
Fences  
Demolition

## Easements/Covenants

Custom

# Tools For Existing Neighborhoods: RIO + NCO



# Residential Infill Overlay (RIO)

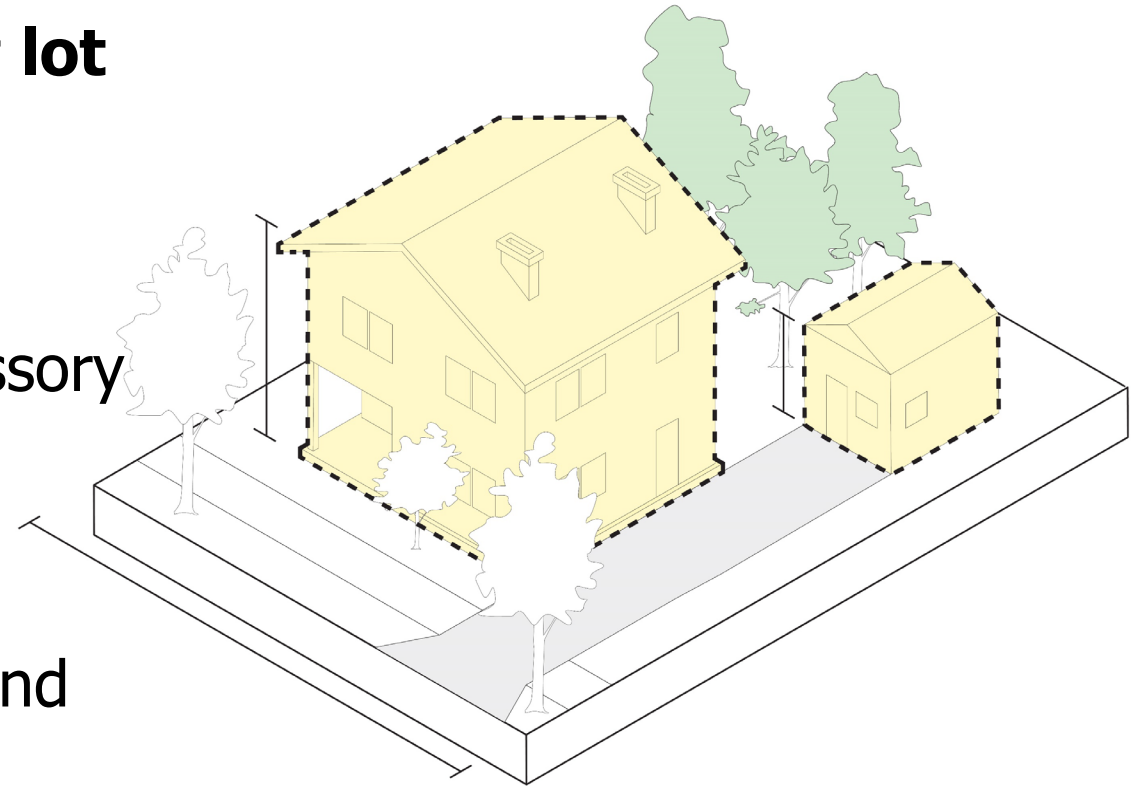
All 3 of the following standards apply (no menu):

- 1. Front setback.** Average of two closest single-family buildings to street.
- 2. Building size.** Average heated square footage of single-family houses.
- 3. Building sidewall height.** Max 20ft. or average of adjacent single-family houses.



# Neighborhood Character Overlay (NCO) Menu

- ▶ Minimum and/or maximum **lot width** or **lot frontage**
- ▶ Minimum and/or maximum **setbacks**
- ▶ Maximum **height** for principal and accessory buildings
- ▶ Maximum **building coverage**
- ▶ Surface **parking** (total square footage and location)
- ▶ **Tree** planting/protection standards that exceed the requirements in Article 20.



NCO can not change allowed uses

# NCO Process & Timeline

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- \* **1** Application + Eligibility Meeting
- 2** Request NCO Plan Process  
(property owners representing 25% of land area or 25% of the lots, or by majority vote of the City Council)
- 3** Public Information Meeting about Eligibility (Meeting #1)
- 4** Neighborhood Character Plan Development
- 5** Public Information Meeting for Plan (Meeting #2)
- \* **6** Zoning Map Amendment Petition  
(51% of property owners or by a majority vote of the City Council)
- \* **7** Rezoning and Adoption of Plan

**Process can take a minimum 8-12 months**

\*steps in RIO process

# NCO Prioritization Process

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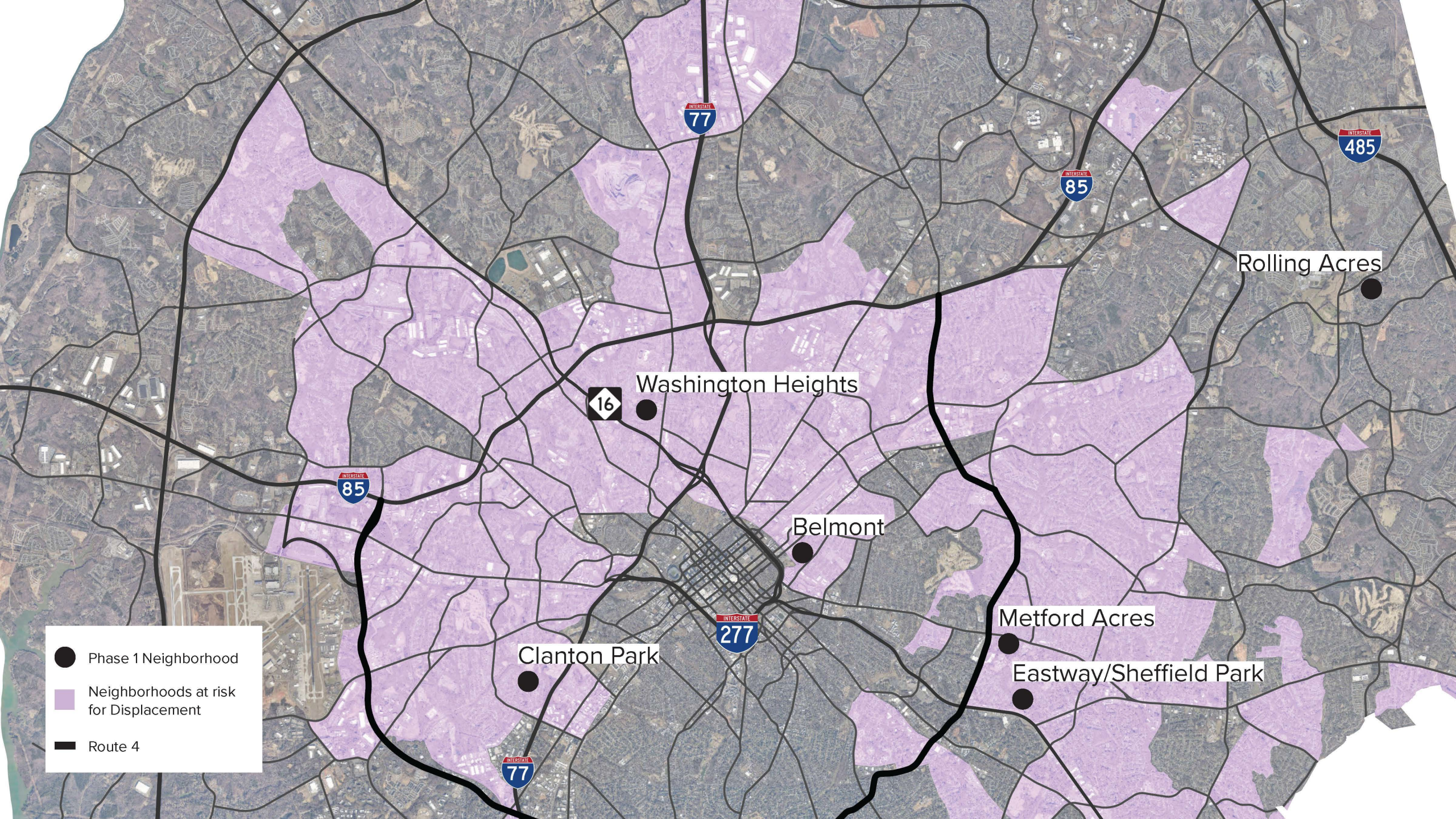
- ▶ Inner ring neighborhoods.
- ▶ High levels of displacement and/or vulnerability to displacement.
- ▶ 50 years old or older.
- ▶ Within a Corridor of Opportunity (COO).
- ▶ Transition between a local historic district and adjacent residential areas
- ▶ Not eligible for National Register and/or Local Historic District designation



# Neighborhood Character Overlay

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- ▶ Interested neighborhoods applied in Fall 2023 to be a part of the first phase:
  - 11 communities applied and 10 were eligible
  - 6 were selected based on the prioritization process to participate
- ▶ **First Phase:** Rolling Acres, Clanton Park, Metford Acres, Eastway-Sheffield Park, Washington Heights, Belmont
- ▶ Estimated to take up to 6 months for analysis, which additional time for community conversations, signatures, and rezoning/adoption process
- ▶ **Goals of Program:** Evaluate staff capacity with neighborhood demand for tool, lessons learned through applications, pros/cons from a community perspective during the process and implementation



- Phase 1 Neighborhood
- Neighborhoods at risk for Displacement
- Route 4

Rolling Acres

Washington Heights

Belmont

Metford Acres

Eastway/Sheffield Park

Clanton Park

