

Memorandum

TO: Planning Commission

FROM: Eric Vorwald, AICP
Planning & Zoning Manager

RE: **Review of Form Based Code Regulation Updates**

DATE: April 08, 2021

The purpose of this memo is to provide the Planning Commission with information regarding proposed changes to the Unified Land Use and Development Regulations (ULUDR). These changes relate specifically to the Form Based Code. These regulations are currently codified in the ULUDR under Appendix B.

Overview

After several years of community input and engagement the City adopted new zoning regulations. These regulations apply to the Gateway Zoning District and are incorporated as the Form Based Code. Since the adoption of the Form Based Code in 2016, several developments have been established in this zoning district.

These projects have given the City a sense of how the code is being used including challenges and opportunities for improvements. The Planning Commission has spent extensive time reviewing several specific sections; however, a full review of the regulations will allow for additional changes to be made for clarification and consistency.

Included with the agenda is the entire Form Based Code regulations. Specific highlights for changes include:

- Updates for siting of buildings
- Updates to building heights
- Clarification on the permitting process
- General updates for clarity and consistency

The Planning Commission should begin their review of the Form Based Code and recommend any changes or amendments to staff. It is anticipated that this review will occur over the next several meetings. The Planning Commission should also identify any additional information that may aid in the review of this document.

