Background

• November 11, 2019
  – City Council appoints Comprehensive Plan Review Committee
  – CPRC acts as a sounding board
  – 75% agreement of the CPRC is needed
  – 50% agreement of the P&Z members is needed
CPRC and P&Z are in agreement on approximately 98% of the Draft Plan contents.

- Agreement on:
  - All Vision and Guiding Principles,
  - All Plan Maps,
  - The Future Land Use Dashboards,
  - The Glossary, and
  - the Executive Summary, all Policies, and all but two Actions

- Still considering:
  - RGM2
  - RGM5/6
Draft Comprehensive Plan Status

Vision and Guiding Principles

- Vision Statement
- Guiding Principle 1
- Guiding Principle 2
- Guiding Principle 3

Plan Policies

- LU
- CD
- RTC1
- UL
- TOD
- RSM
- RS
- BGM
- PT
- TDM
- PE
- NC
- RRSC
- SHN
- PG
- RT
- CNC
- RE

Plan Maps

- Future Land Use Map
- Thoroughfare Plan Map
- Bicycle Transportation Plan Map
- Growth & Change Map

Future Land Use Map Dashboards

- N
- NC
- CC
- SA
- UA
- EM
- DT
- EX
- SN
- OS

Plan Elements

16 of 16

Plan Actions

95 of 97

Plan Maps

4 of 4

FLU Dashboards

10 of 10

Glossary

Executive Summary

98% Agreement

1. Minor edit to RTC website context
2. Growth & Change Map recommended for removal
Outstanding Items

Summary of the intent of RGM2 and RGM5/6:

- **RGM2:**
  - How should the Plan set a high bar for approval of zoning requests that deviate from the (1) mix of uses, (2) density, and (3) building heights recommended by the Dashboards?

- **RGM5/6:**
  - What criteria should the Plan recommend for the overall square footage of residential vs. nonresidential uses in mixed-use development, and
  - How should those uses be phased so that nonresidential uses and amenities are provided in a timely manner throughout construction?
Recent Meetings

• April 27 – CPRC
  – CPRC recommended approval Draft Plan for P&Z consideration

• June 21 – P&Z
  – P&Z recommended 5 changes

• July 6 – CPRC
  – CPRC approved 3 of 5 P&Z recommended changes
  – Two remaining actions:
    › Replacement for supermajority (RGM1 and new RGM2)
    › Multi-use development criteria (RGM5/6)

• July 19 – P&Z
  – Approved RGM1
  – Actions RGM2 and RGM5/6 were sent back to CPRC.
Since P&Z Last Met...

<table>
<thead>
<tr>
<th>July 23 – Chairs Meeting</th>
<th>August 17 – CPRC</th>
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<tbody>
<tr>
<td>P&amp;Z/CPRC Chairs met to discuss outstanding items.</td>
<td>CPRC approved additional changes (by a vote of 12-3):</td>
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<td>Potential Compromise:</td>
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<tr>
<td>RGM2</td>
<td>Potentially OK to requiring findings for exceeding the Dashboards if part of a policy (not an ordinance)</td>
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<tr>
<td>RGM5/6 A</td>
<td>Potentially OK to stick with 50% residential for mixed-use if it can go above with findings</td>
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<tr>
<td>RGM5/6 B</td>
<td>Potentially OK combining language of CPRC/P&amp;Z</td>
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<tr>
<td>RGM5/6 C</td>
<td>Potentially OK moving to Glossary</td>
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RGM2

- CPRC felt strongly that an explanation (in the form of findings) be provided to citizens when a zoning petition is approved that is in deviation from the Dashboards.
- P&Z had concerns with adoption of an ordinance. CPRC was open to the process being an ordinance or policy.
- CPRC was also agreeable to removing other language as discussed by the Chairs.

CPRC – August 19

RGM2) Recommend that City Council adopt an ordinance and/or policy to require that P&Z and City Council make specific findings when approving requiring the identification of specific findings supporting the approval of zoning petitions that do not conform to the mix of uses, density, and building heights as described in the Dashboards, to create a record of accountability for elected and appointed officials and provide greater transparency for the public.
RGM2 - Issues

• Staff shares P&Z concerns with an ordinance and would recommend a policy; however, language acknowledges it will ultimately be a council decision.

• RGM2 will be vetted further through the remaining public process, and needs to gain City Council approval

• If RGM2 is included in the Draft Plan, it will still require a separate process to adopt the ordinance or policy recommended by the Plan.
  – P&Z likely part of that process
CPRC agreed to the concept recommended at the meeting of the P&Z/CPRC Chairs on July 23

- Concept: To allow approval of multiuse development with greater than 50% residential uses, where findings justify it.

CPRC believed it was important that all aspects of the Dashboard be considered when justifying this approval.
RGM5/6(B)

- CPRC agreed to combine the recommendations of the P&Z and CPRC.
- Second sentence was reworded from a maximum ratio (2:1) to a minimum percentage (33%) for added clarity.

CPRC – August 19

RGM56: Ensure that any rezoning requests for multiuse development include:

B) Phasing requirements that prevent the disproportionate completion of residential uses prior to nonresidential uses within the development.

Nonresidential square footage must constitute a minimum of 33% of all square footage approved for occupancy during development (e.g., every 2 square feet of residential development requires at least 1 square foot of nonresidential development), and
• CPRC revised the action to improve grammar and syntax and avoid repetitive language.

• The original P&Z direction to staff at the June 21 meeting was to reword the language and provide the appropriate recommendation to CPRC.
  – Based on this direction, it was staff’s suggestion to CPRC that moving the second sentence to the Glossary would address the P&Z’s grammatical concerns.

CPRC – August 19

RGM56: Ensure that any rezoning requests for multiuse development include:

C) Key design features provided prior to, or concurrent with the development construction of any residential uses. Key design features are those elements of a development supporting the long-term value to the overall community, and specifically, new residents, including, but not limited to, such as open/green space, amenities, street enhancements, and trails.
Summary

• The public is eager for a chance to review the Draft Plan.
  – Public inquiries

• There is 98% agreement from both bodies on the remainder of the Plan.

• The CPRC’s August 17 recommendation for RGM2 is a workable solution to move the plan forward to public outreach.
Recommendation

Recommended to approve the Draft Plan as presented and move to public outreach.
Next Steps

P&Z may choose to take one of the following actions:

- Approve as Presented (Move forward with public feedback)
- Approve with Amendments (City Council will consider next steps at September 13 meeting)
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Key: **new language**, **deleted language**, **recommended insertion from a previous draft**, **recommended deletion from a previous draft from the same body**

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[move definition to Plan’s Glossary]
Thank you
For more information, please visit
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