



LUMO REWRITE PROJECT PURPOSES & DECISION POINTS BY PROJECT PHASE

A. Project Planning Phase

Purpose: To:

- Create a feasible project plan/process, which accommodates known project risks and provides for appropriate levels of engagement, that outlines, in general terms, the path forward for rewriting the Town's Land Use Management Ordinance (LUMO)
- Begin educating community members about zoning and other key concepts in the LUMO. The goal of this educational campaign is to provide community members with the tools necessary to provide informed input throughout the LUMO Rewrite project.
- Begin conversations with Council regarding the goals to be achieved with a new LUMO
- Select a LUMO Rewrite Project consultant/consultant team

Conclusion of the Phase:

- This phase concludes when staff receives a fully executed contract from the selected consultant. Consultant selected by staff including the Town Manager.

B. Phase I – Code Diagnostic & Visioning

Purpose: To:

- Clearly define Council's goals for the Rewrite incorporating desired community benefits & key values to be implemented through the LUMO rewrite
- Define the community vision for the built environment for both public & private realms including desired land uses for the Focus Areas using specific planning techniques
- Create a detailed diagnostic of the LUMO's shortcomings considering established professional norms, case & statutory law, & Council's goals for the LUMO Rewrite

Conclusion of the Phase:

- This phase concludes when the Project Consultant delivers acceptable deliverables as determined by the LUMO Project Manager and the Town Manager.

C. Phase 2 – Council Endorsement

Purpose:

- Engagement around the Code Diagnostic, Specific Plans & results from the Value & Community Benefit facilitation
- Council endorsement/adoption of Code Diagnostic, Specific Plans, & results from the Value & Community Benefit facilitation

Conclusion of the Phase:

This phase concludes when the Town Council:

- Adopts/endorsees the Code Diagnostic, Specific Plans & results from the Value & Community Benefit facilitation
- Appoints the Technical Task Force

D. Phase 3 – Code Rewrite & Zoning Atlas Alignment

Purpose: To:

- Determine structure and draft preliminary code provisions for the new Unified Development Ordinance (UDO)
- Complete a full draft of the new Unified Development Ordinance (UDO) & new Zoning Atlas

Conclusion of the Phase:

- This phase concludes when the Project Consultant delivers an acceptable Draft UDO suitable for adoption as determined by the LUMO Project Manager and the Town Manager.

E. Phased 4 - Code/Atlas Adoption

Purpose:

- Engagement around the DRAFT UDO suitable for adoption
- Council adoption of new UDO and Zoning Atlas

Conclusion of the Phase:

This phase concludes when the Town Council adopts the new UDO and associated Zoning Atlas.

F. High-Level Timeline/Schedule

