

04-14-2021 Town Council Meeting Responses to Council Questions

ITEM #1: Charting Our Future - Land Use Management Ordinance (LUMO) Rewrite Process Discussion

Council Question:

Are there any examples of UDOs or LUMOs elsewhere in N.C. which are streamlined, easy to navigate and are otherwise model LUMOs/UDOs? If so, what are they?

Staff Response:

Unified Development Ordinances (UDO) or zoning codes can be model codes for many different reasons including the type of zoning tools utilized, the format or layout of the code, and/or the type of development review processes employed. For example, the [Form-Based Code Institute](#)¹, lists the City of [Raleigh's Unified Development Ordinance](#)² as a good example of form-based code as well as a code that is easier to use. The American Planning Association's (APA) Knowledge Collection includes some wonderful [zoning code writing resources and examples](#)³. Unfortunately, you must be a member to access all of these resources. Below, I have linked directly to several resources highlighted by APA:

- 1. One example from North Carolina is a 2010 [Diagnostic Assessment](#)⁴ from Charlotte, which outlines recommendations for a new zoning code.*
- 2. [Code drafting Guidelines](#)⁵ - This short article outlines twenty-four simple guidelines for development code reform projects. Specific guidelines address organization, legality, policy consistency, and word choice, among many other topics.*
- 3. The [Town of Davidson](#)⁶, NC adopted a new unified development ordinance in 2015. The Ordinance is well illustrated and uses a mixture of Euclidean and form-based zoning standards.*

Council Question:

How exactly might Cities Skylines be used in the phases?

Staff Response:

Cities Skylines is a city-building simulation game that allows players to plan a city by controlling zoning, street placement, and public transportation among other factors. While the

¹ <https://formbasedcodes.org/codes/raleigh-unified-development-ordinance/>

² <https://raleighnc.gov/business/content/PlanDev/Articles/Zoning/ZoningRemapping.html>

³ <https://planning.org/knowledgebase/zoningreform/>

⁴ <http://www.charmeck.org/Planning/NewZoningOrdinance/DiagnosticAssessmentRecommendations.pdf>

⁵ <https://www.westernplanner.org/arc/2016/10/30/code-drafting-guidelines>

⁶ <http://www.ci.davidson.nc.us/1006/Planning-Ordinance>

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Engagement Plan for the Project has not been finalized, Cities Skylines will be one way to engage with younger stakeholders and should help to introduce the concept of zoning in a way that is understandable and fun. Here is an [article](#)⁷ from Planetizen that provides additional context.

Council Question:

How do you plan to reach and draw in community members with the educational campaign in the Project Planning Phase?

Staff Response:

While our Communication Plan is not fully developed, we anticipate using the Town's social media channels and e-mail notifications. We will also spread the word through the Town's advisory boards and commissions as well as through community contacts cultivated during the development of the Future Land Use Map.

Council Question:

Who would comprise the Technical Task Force (not specific individuals but rather types of people (employees in specific divisions, residents, etc?)) and what is its purpose?

Staff Response:

The composition of the Technical Task Force will be a topic for consideration at a Town Council Work Session in May. At this Session, we hope to specifically discuss with Council the Roles and Responsibilities of Internal Stakeholders. As currently formulated, their role will be to facilitate implementation of the policy guidance set by Council during Phase I – Code Diagnostic and Visioning and Phase II - Council Endorsement of the Code Diagnostic and Visioning. For example, the Technical Task Force would be charged with the review of draft code provisions including the structure of the new UDO.

Council Question:

Is there a particular reason that specialized boards would not review specific plans, just as the Planning Commission would, under Phase 2?

Staff Response:

As currently envisioned, the Specialized Boards, like the Planning Commission, will be charged with reviewing UDO topics/provisions within their established purview. It is within the Planning Commission's purview to consider Specific Plans. When we discuss the Roles and Responsibilities of Internal Stakeholders in May, roles and responsibilities may change.

⁷ <https://www.planetizen.com/news/2020/08/110146-cities-skylines-urban-planning-tool>