

WHEREAS

The Planning Commission prepares to conduct public hearings, review Draft 3 zoning and mapping strategies, deliberate on an extensive rewrite of the following Chapters of the Land Development Code:

23-2 Administration and Procedures

23-3 General Planning Requirements

23-4 Zoning Code

23-5 Subdivision

23-6 Site Plan

23-7 Building, Demolition and Relocation Permits/
Requirements for Historic Structures

23-8 Signage

23-9 Transportation

23-10 Infrastructure

23-11 Technical Codes (N/A)

23-12 Airport Hazard and Compatible Land Use

We recognize that:

- “We will also need land use regulations that make it easier and more cost effective to develop sustainably and create compact and walkable places” (Imagine Austin, Pg 14)
- Along Corridors, “Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations” (Imagine Austin, Pg 104). The success of the greater intensity of redeveloped land uses is dependent upon integrated and clear regulations between all city departments and utilities.
- Intermittent case study efforts testing Drafts 2 and 3 of the code have identified critical areas of cross departmental coordination (such as parkland dedication, ROW requirements, Utility coordination, need for open space, environmental restrictions) that require further study for success of implementation of Draft 3 zoning regulations and mapping.
- A high level of predictability is a key barometer for success of a comprehensive code rewrite and nearly every section of the current Land Development Code has undergone significant proposed revisions. Page 208 of Imagine Austin states “...its application (CodeNEXT) will need to be monitored and evaluated on an ongoing basis to ensure that it results in development outcomes such as more compact and connected places.” While this speaks to the post adoption monitoring process, the pre-adoption process should be equally, if not more, evaluated thru test cases that integrate all facets of the draft code.
- Stakeholder workshops are a critical tool to test how proposed changes have potentially simplified our current code and the specific results of workshops should be shared with the Land Use Commissions prior to taking action on how new regulations have been detailed and structured.
- The Chapters of each Draft comprising CodeNEXT have multiple authors from various city departments and a Master Editor role has not yet been identified.
- Many ambitious and critical policies identified in the Imagine Austin “Building Blocks” may be in conflict with one another when applied and the process of resolving such conflicts is critical to a more predictable development process and achieving broader comprehensive plan and small area planning goals.
- Each aspect of the CodeNEXT review process (Non-zoning related text, zoning related text, mapping) receive thorough attention prior to making recommendations for changes, additions, deletions or alternate policy directions.

BE IT RESOLVED

The Planning Commission will pursue Zoning and Mapping related recommendations be made to City Council following the Public Hearings on April 28th and May 1st, 2018; while non-zoning related Chapters of the Draft 3 code undergo further intense stakeholder review processes immediately following the zoning and mapping recommendations as we believe additional input, coordination, and direction is necessary prior to adoption.

Based upon the last year of Commission meetings, staff presentations, input from the community, previous CodeNEXT deliverables such the Code Diagnosis, the Planning Commission understands there are clear areas ready for deliberation that should be taken up for recommendation following the hearings. These include (and are not limited to):

Zoning and Mapping

Establishment of Transition Zones

Relationship of CodeNEXT to existing Neighborhood Plans, Small Area Plans and future planning efforts

Land uses and their requirements

Parking

Affordable Housing Density Bonus

Green Infrastructure as related to zoning regulations

Impervious Cover related to zoning regulations

Accessory Dwelling Units

Neighborhood Character

Administration and Procedures (i.e. Notifications, Minor/Conditional/Administrative Permits)

Utilizing the Planning Commission's four scheduled deliberation meetings during May to provide zoning and mapping recommendations on the above topics to City Council prior to Council's scheduled public hearings on May 31st, 2018 is a considerable effort. By focusing first on Chapter 23-2 Administration and Procedures, 23-4 Zoning, as well as 23-3E Affordable Housing, and the supportive mapping, we can provide the foundation of the CodeNEXT recommendation and give guidance to how the other more "technical" related areas of the code can be further integrated, clarified and improved upon. Where possible, the Planning Commission will provide direction on these non-text sections during our deliberation on Zoning, Mapping, Affordable Housing, and Administration and Procedures.

We believe giving additional time for the non-zoning chapters to be tested with stakeholders and edited in greater depth between departments where conflicts occur is necessary to achieve critical CodeNEXT goals. The non-zoning chapters after initial review by Council, supported by additional stakeholder feedback and case studies, can be taken up again Planning Commission no later than October of 2018 so as to provide critical editing and departmental coordination time. The level of detail to each of these extremely technical and issue-oriented chapters requires each Chapter to receive considerable attention without losing focus on the major areas of focus related to zoning and mapping. The output of additional case studies and departmental coordination, when provided to Planning Commission, can assist in gaining further insight into how to construct our recommendations for all areas of the code. This will yield a better code and achieve an essential goal of the last 5 years of CodeNEXT...a more simplified and clear Code better aligned with Imagine Austin.