

Land Development Code Legislative Rezoning Project

February 9th, 2026



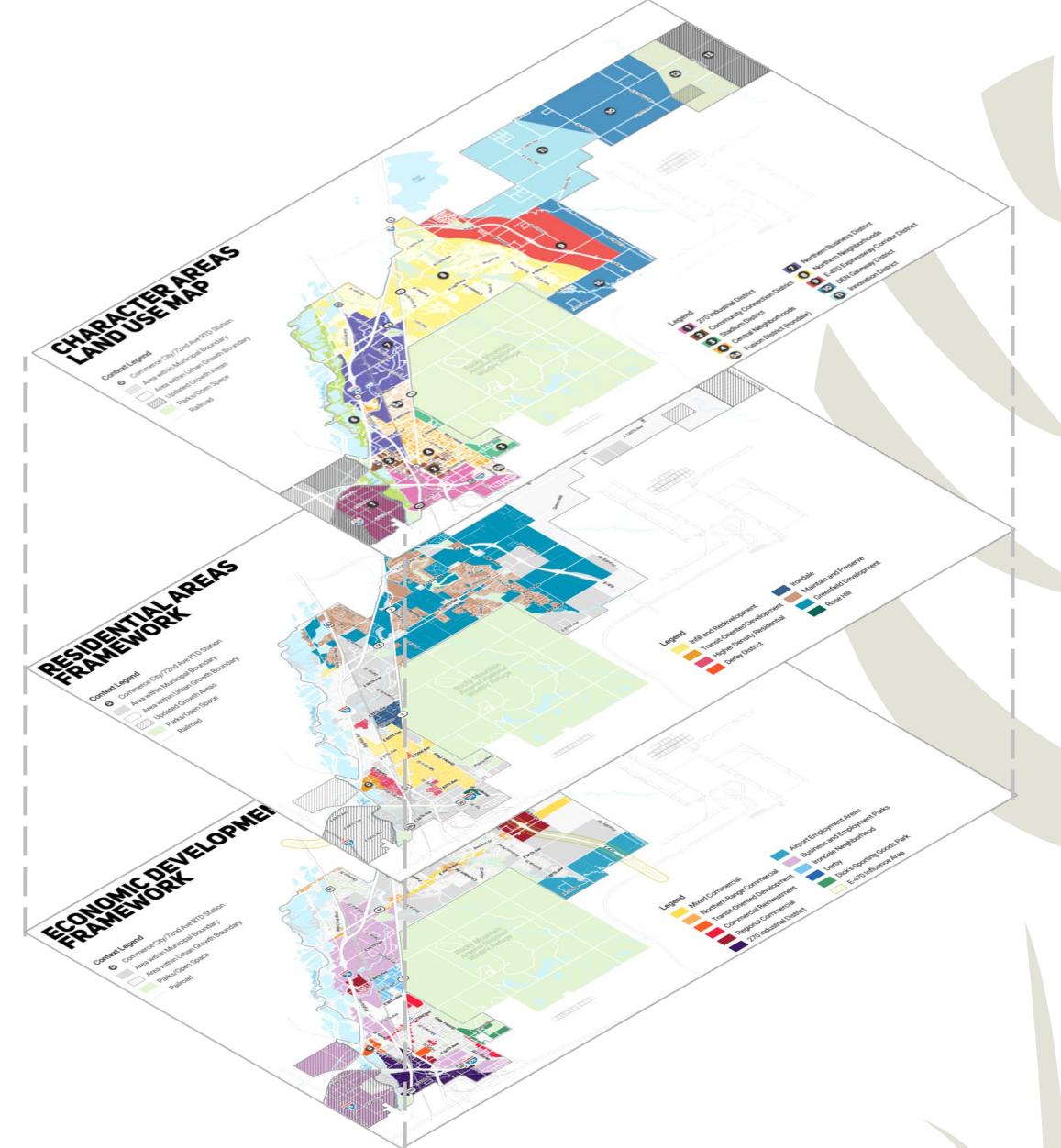
Commerce
CITY

Agenda

- 1. LDC Update Background**
- 2. Key Objectives for the Legislative Rezoning Project**
- 3. Project Timeline and Process**
- 4. Preliminary Analysis and Assessment**
- 5. Next Steps**

Purpose of the Land Development Code

- Protect health, safety, and welfare
- Provide clear rules for land use & development
- Support quality of life, environment, and economy
- Implement the Comprehensive Plan



LDC Update Project Goals

MODERNIZE

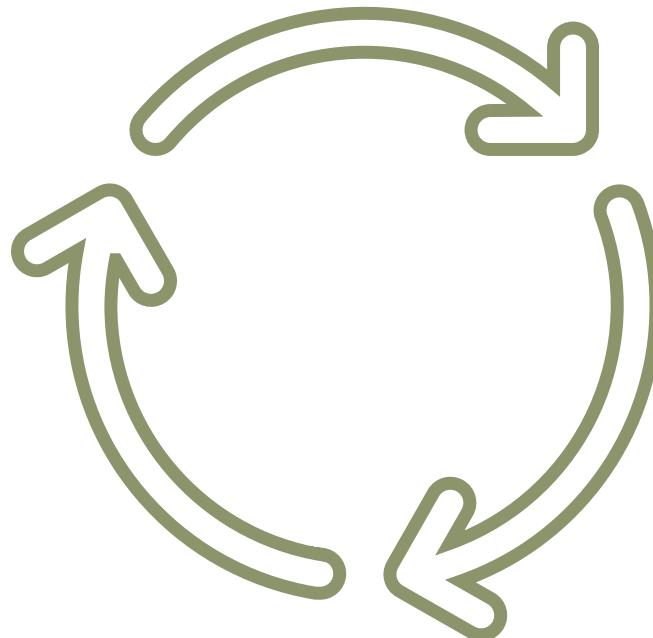
The development code

IMPLEMENT

Existing plans, including the policies and objectives

ORGANIZE

Regulations into a simplified, logical code – procedures with procedures and standards with standards



TAILOR

Development standards to achieve quality, resilient outcomes

STREAMLINE

Review procedures to be more clear, illustrated, less time-intensive

CREATE

A more user-friendly development code including more graphics and tables

Key Steps to Implementing the new LDC

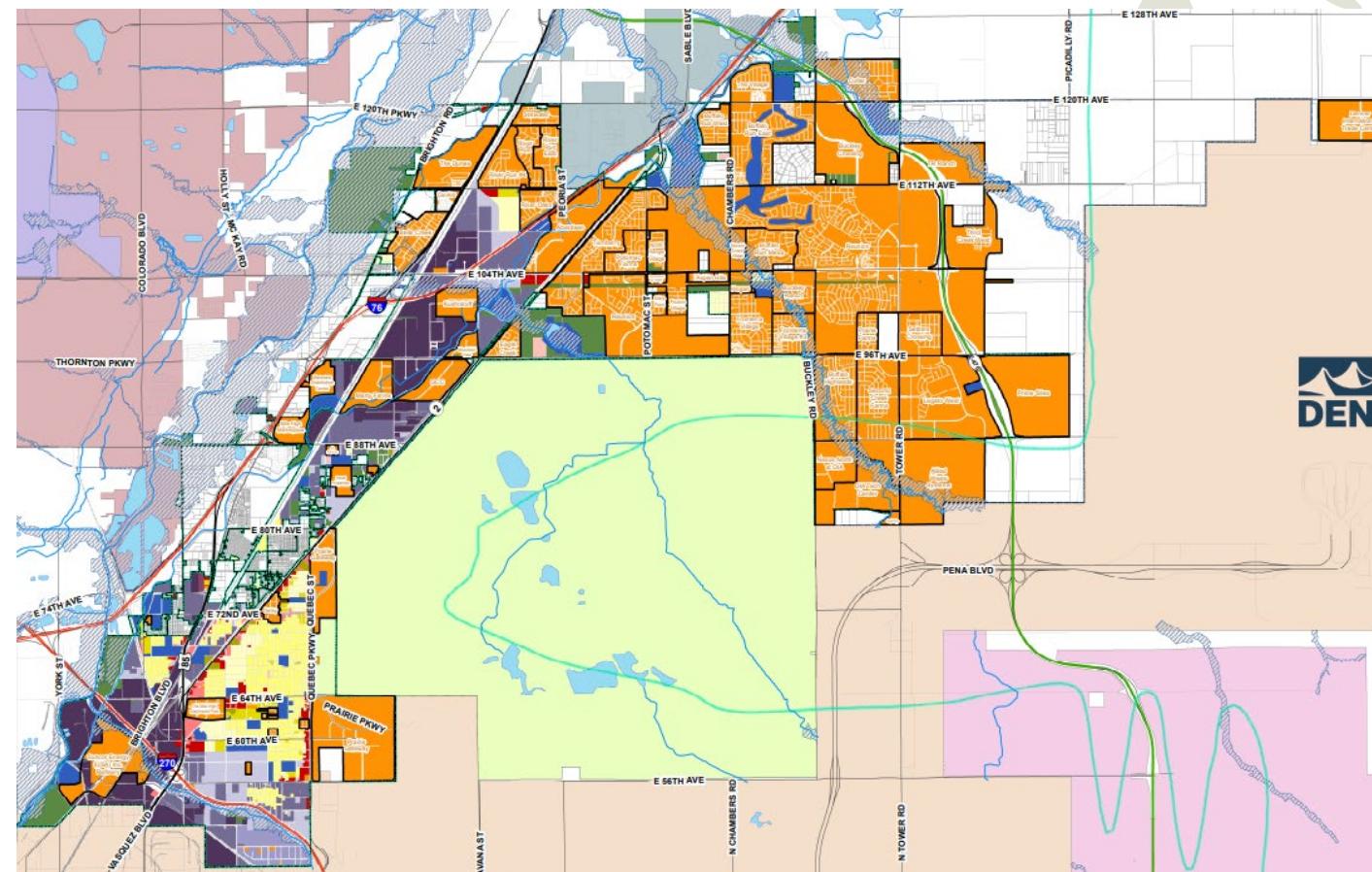
- **Step 1:** Adopted the new rules (adopted on Nov. 3rd, 2025)
- **Step 2:** Make the new rules effective by applying them to properties. Accomplished through:
 - Legislative Rezoning
 - Applicant-Driven Rezonings

LDC Legislative Rezoning Project, Key Objectives

- **Create a Unified Zoning Map Under the 2025 LDC**
- **Implement the Comprehensive Plan**
- **Ensure Robust Engagement**
- **Address the Transit-Oriented Communities (TOC) Bill**

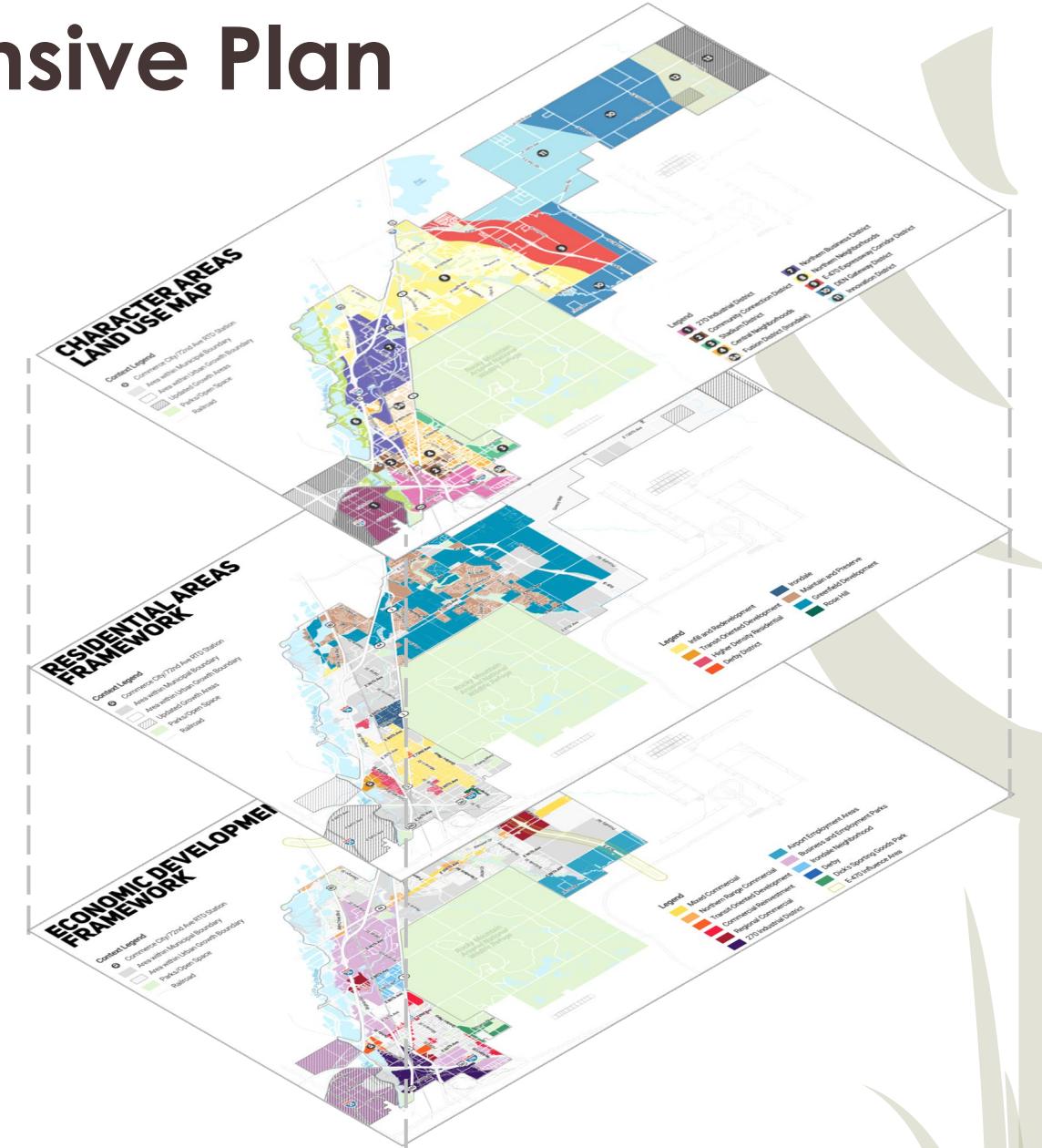
Create a Unified Zoning Map Under the 2025 LDC

- Address PUDs through a new overlay district to preserve existing entitlement.
- Translating all base zoning districts from the 2009 LDC into the 2025 LDC.
- Prioritize rezoning first, with opportunities for future policy discussions and refinements on key topics.



Implement the Comprehensive Plan

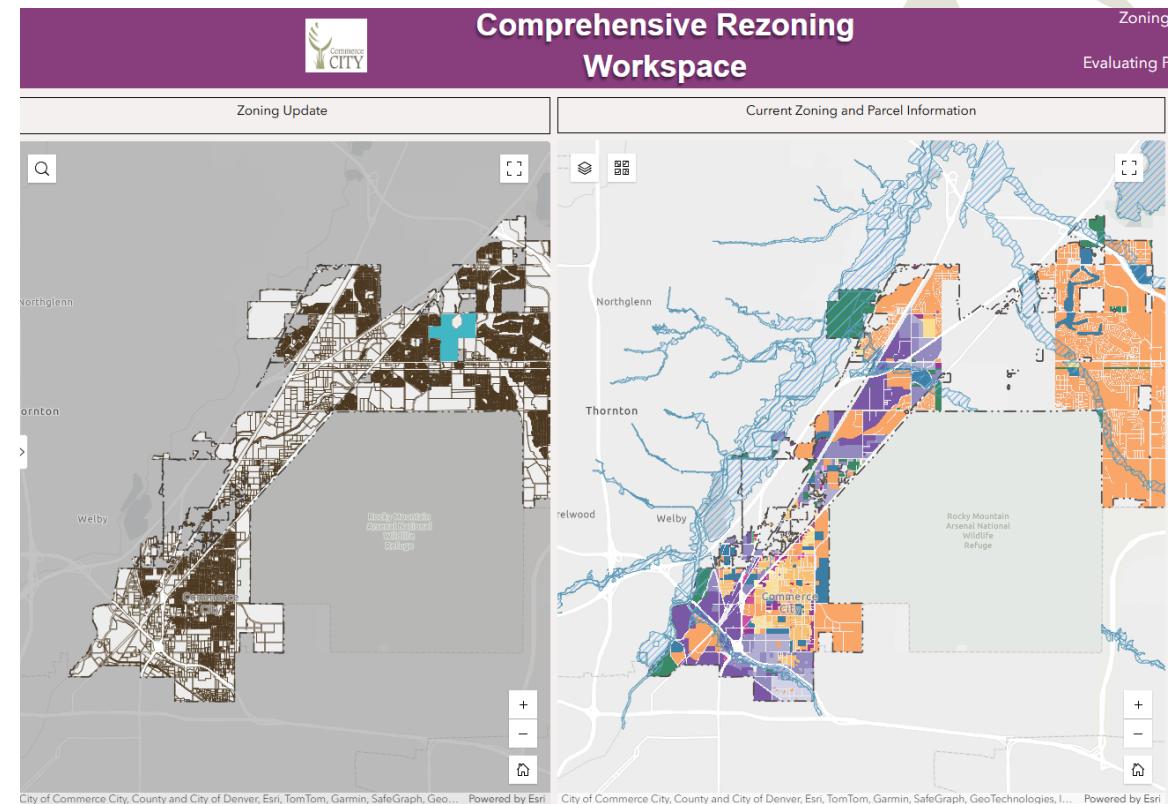
- Rezone citywide to reflect future land use guidance.
- Evaluate where rezoning best supports the plan's intent.



Ensure Robust Engagement

Provide flexible, convenient, and user-friendly ways for stakeholders to participate in the process

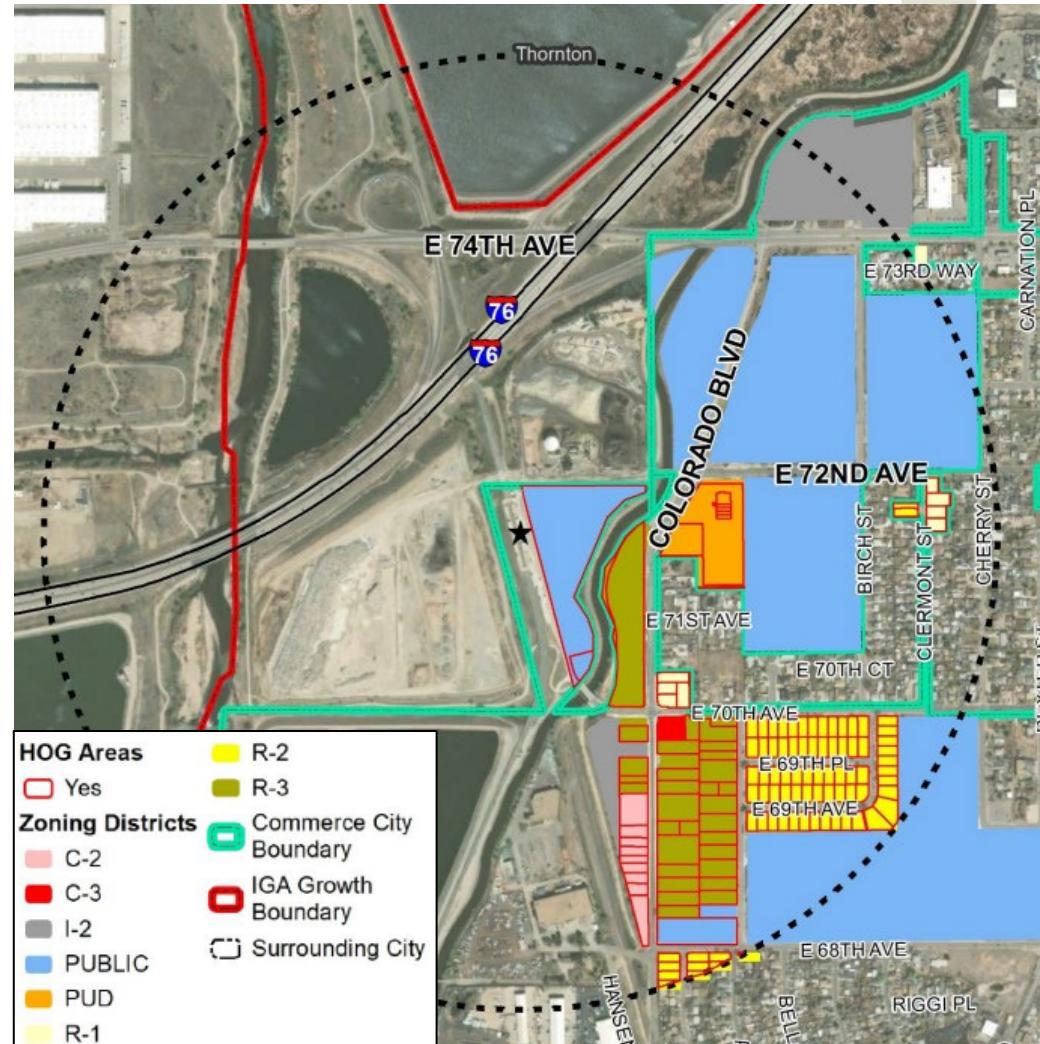
- Open Houses
- Office Hours
- Online Tools
- Mailers
- Clear FAQs



Address the Transit-Oriented Communities (TOC) Bill

State Law Requirements

- Requires a **housing opportunity goal (HOG)** and **zoning districts** in place to support it near transit stations
- Must also **identify affordability and displacement mitigation strategies**
- **Preliminary HOG: 1,685 Units**
- **Final Report: Dec. 31, 2026**
- **Compliance Deadline: Dec 31, 2027**

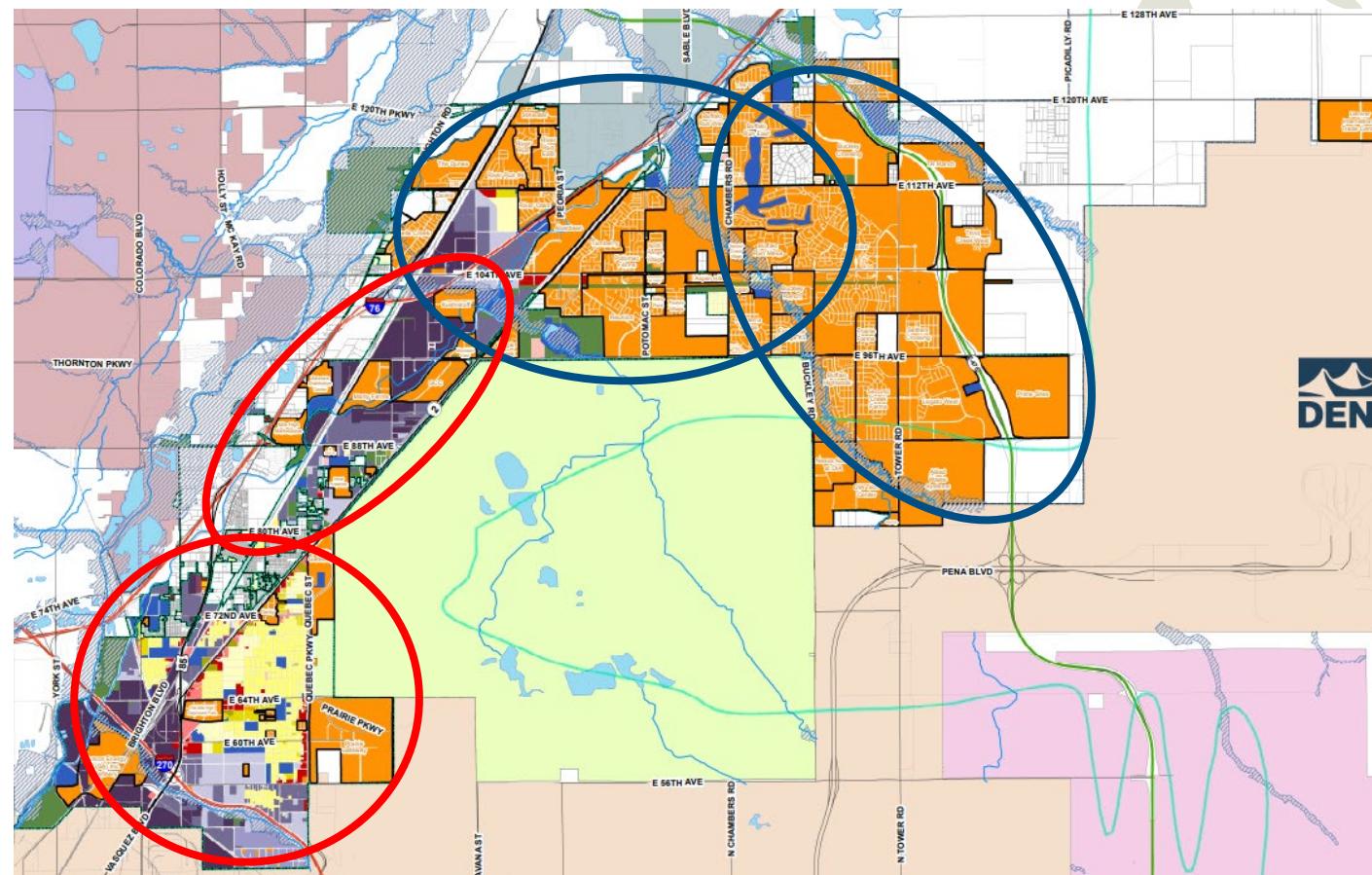


Addressing Citywide Legislative Rezoning and TOC Requirements

- Develop a unified zoning map under the 2025 Land Development Code (LDC) that also addresses the requirements of the TOC State Law.
- Engagement will be tailored to these two distinct efforts to reflect the unique aspects of each project, particularly the TOC requirements.
 - Accommodate required housing units and develop strategies for affordability and displacement mitigation.
 - Consider different zoning alternatives, as the city must meet specific targets.
 - Assess broader project impacts, particularly on infrastructure.

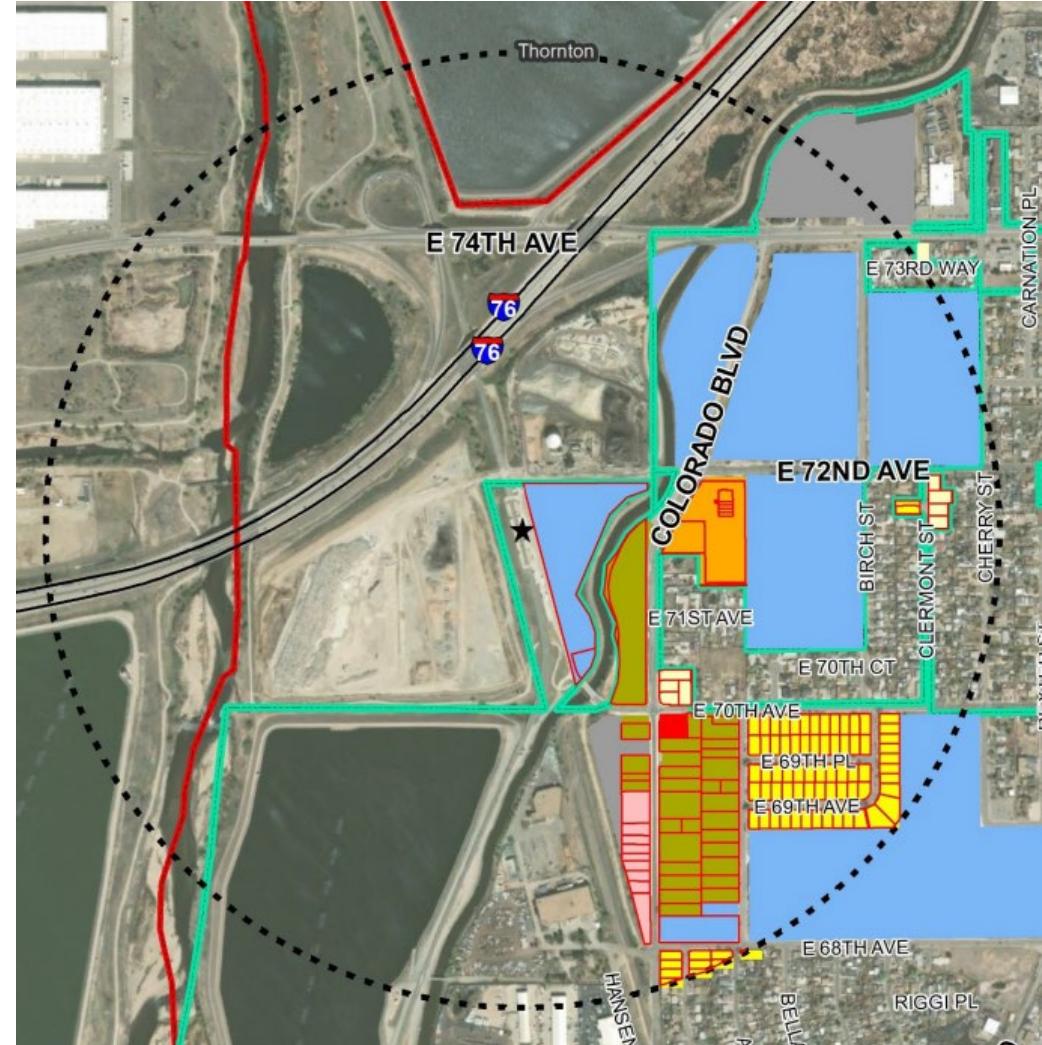
Key Phases for Citywide Legislative Rezoning

- **Phase 1 (March – May):**
Northern Neighborhoods
and E-470
- **Phase 2 (June – August):**
Core City and Irondale/N.
Business District
- **Phase 3 (September):**
Citywide Zoning Map for
Adoption



Key Phases for TOC Rezoning

- **Phase 1 (April – May):**
Alternatives Plan Concepts and Analysis
- **Phase 2 (June – August):**
Preferred Alternative and Develop Action Plan
- **Phase 3 (September):** TOC Zoning Map for Adoption



Preliminary Analysis and Assessment

Level of Change

Low

High

- **Straightforward Rezonings:** Many properties will have direct one-to-one zoning conversions (e.g., R-1 to R-1).
- **Zoning Cleanup:** Address inconsistent patchwork zoning (e.g., agricultural parcels within industrial areas).
- **“Legacy” Zoning Districts:** Some outdated 2009 zoning categories no longer exist and need reassignment (e.g., I-1S, R-4, C-3, RU).
- **Apply Base Zoning Underneath the PUD Overlay:** Assign base zoning districts to existing PUDs.
- **Policy-Driven Changes:** Rezonings guided by the Comprehensive Plan, including Character Areas, Residential & Economic Framework, and Corridor Plans.

Next Steps

- **March – April:** Phase 1 Engagement for the Citywide Legislative Rezoning
- **April – May:** Phase 1 Engagement for the TOC Legislative Rezoning
- **April 27th:** City Council Study Session (tent.)