



Agenda

- 1. Key Objectives
- 2. Project Timeline and Process
- 3. Preliminary Analysis and Assessment
- 4. Next Steps



Project Objectives

- One City, One Code
- Implement the Comprehensive Plan
- Ensure Robust Engagement
- Address the Transit-Oriented Communities (TOC) Bill

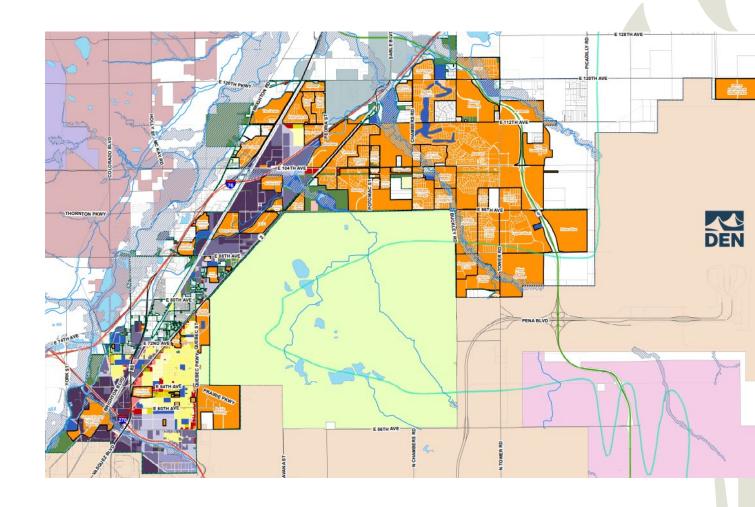


One City, One Code.

Replace the 2009 LDC with a unified zoning map under the 2025 LDC:

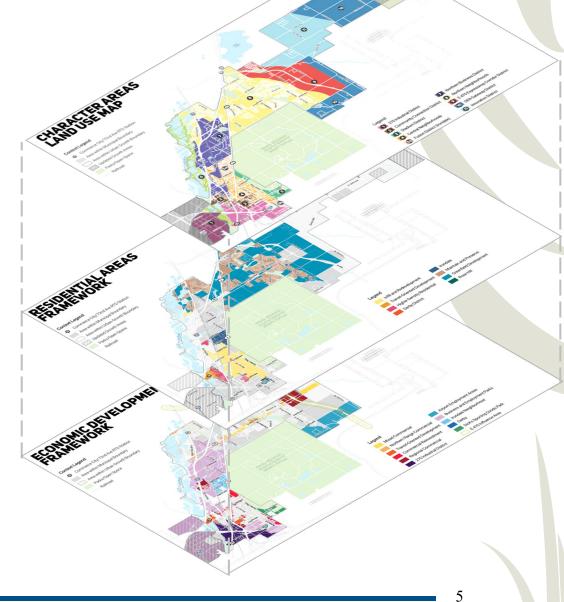
- Address PUDs through a new overlay district to preserve existing entitlement.
- Translating all base zoning districts from the 2009 LDC into the 2025 LDC.
- Prioritize rezoning first, with opportunities for future policy discussions and refinements on key topics.

Commerce



Implement the Comprehensive Plan

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

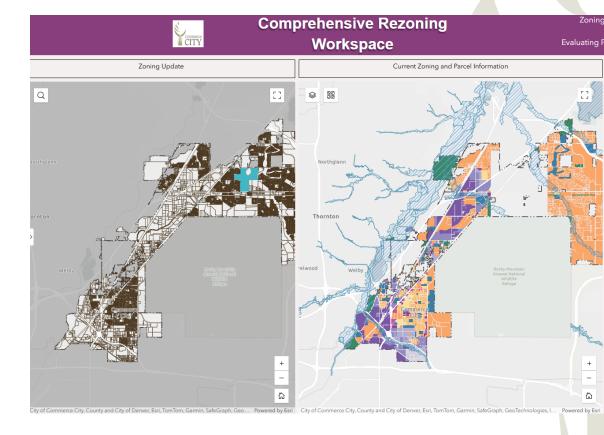




Ensure Robust Engagement

Provide flexible, convenient, and userfriendly ways for stakeholders to participate in the process

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

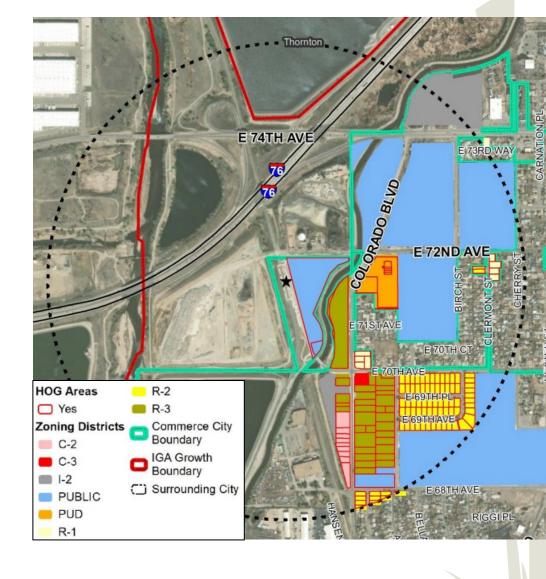




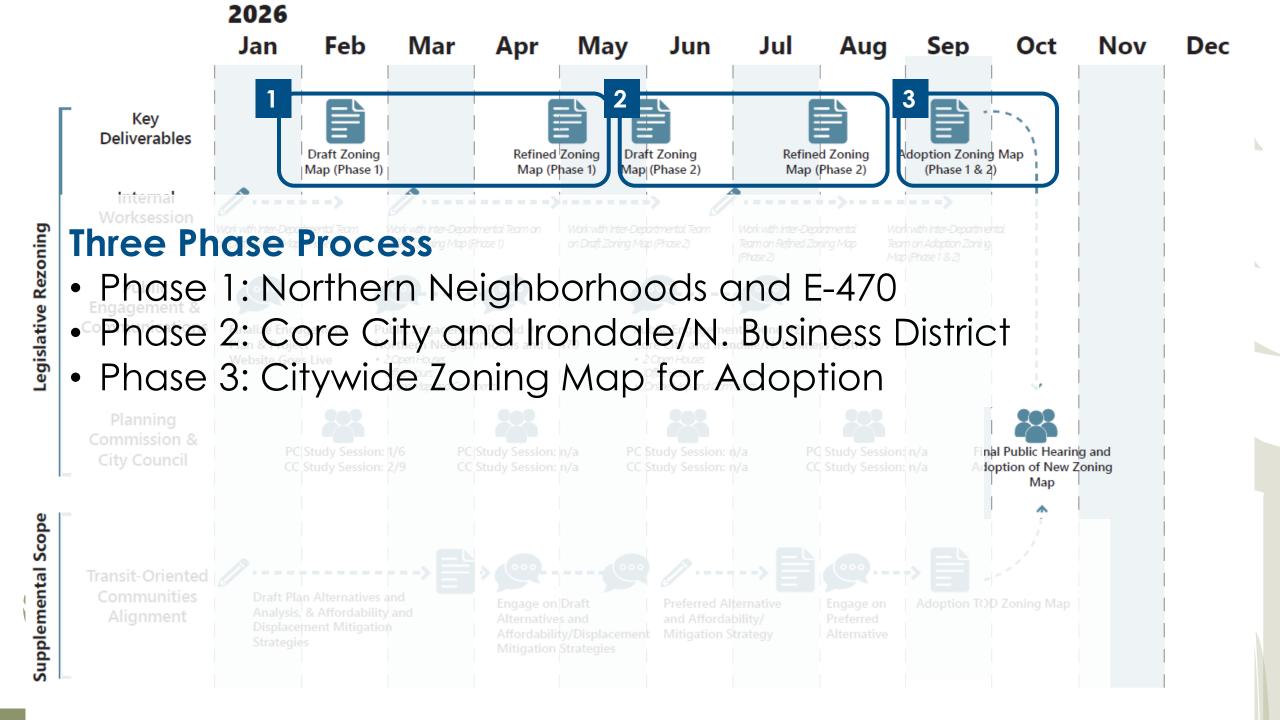
Address the Transit-Oriented Communities (TOC) Bill

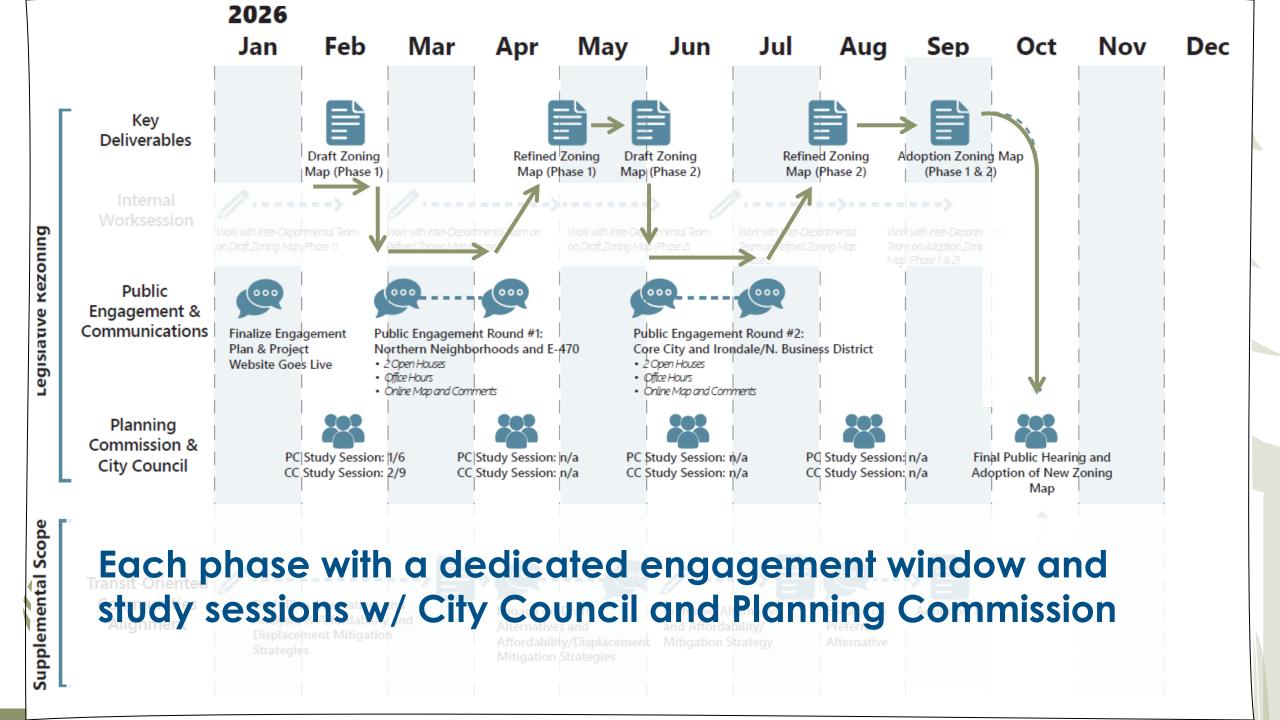
State Law Requirements

- 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









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Preliminary Analysis and Assessment

• 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).
- "Orphan" Zoning Districts: Some outdated 2009 zoning categories no longer exist and need reassignment (e.g., I-1S, R-4, C-3, RU).
- PUD alignment: Assign base zoning districts that reflect existing PUD entitlements and allow owners to opt out of PUDs if preferred.
- Policy-Driven Changes: Rezonings guided by the Comprehensive Plan, including Character Areas, Residential & Economic Framework, and Corridor Plans.

High



Next Steps

- February 9th: City Council Study Session
- Mid-February: Prepare Draft Zoning Map for Phase 1
- March April: Phase 1 Engagement

