

Board of Commissioners
September 22, 2014



Unified Development Ordinance (UDO)

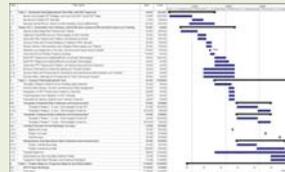
Pittsboro, North Carolina

AGENDA

- Who We Are: The Clarion Team
- Work Program & Public Involvement
- Project Goals
- Questions/Discussion

CLARION

FERRELL
MADDEN



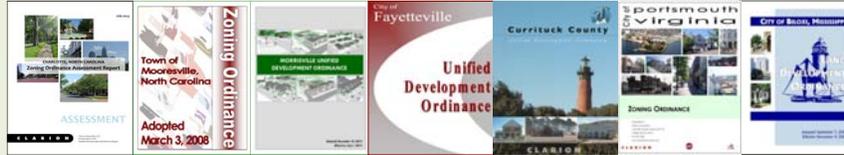
WHO WE ARE: THE CLARION TEAM

Clarion Associates

- Over 100 comprehensive code rewrites
- 2013 National APA Implementation Award, Philadelphia Zoning Code
- 2012 EPA Smart Growth Award, Portsmouth Zoning Ordinance

Prime Contractor:
Project Management, Strategy, All Aspects of Code Drafting

Craig Richardson, Esq., Project Director
 Roger Waldon, FAICP, Principal Advisor
 Stephen Sizemore, Esq., AICP, Code Drafting



WHO WE ARE: THE CLARION TEAM

Ferrell Madden

- National leaders in form based coding
- Experience preparing market-based form-based codes
- Urban designers

Form Based Coding and Design

Geoff Ferrell, FBCI, CNU
 Mary Madden, AICP, FBCI, CNU



WORK PROGRAM & PUBLIC INVOLVEMENT

Unified Development Ordinance

- Task 1 - Project Initiation & Scoping
- Task 2 - Code Assessment
- Task 3 - Draft UDO
- Task 4 - Public Hearing Draft of UDO
- Task 5 – Form-Based District

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WORK PROGRAM & PUBLIC INVOLVEMENT

Task 1: Project Initiation & Scoping

- Review of Land Use Plan, current regulations, and other background documents
- Staff and stakeholder interviews
- Reconnaissance of town
- Public involvement
 - Planning Board
 - Board of Commissioners
 - Advisory Committee
 - Public forum
 - Website



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WORK PROGRAM & PUBLIC INVOLVEMENT Task 4: Public Hearing Draft of UDO

- Revision & consolidation of installments into single draft
- Public hearings/work sessions
 - Planning Board
 - Board of Commissioners
- Final UDO Revisions



WORK PROGRAM & PUBLIC INVOLVEMENT Schedule

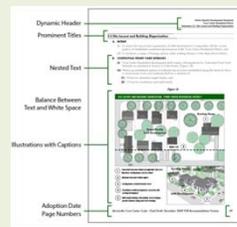
PROPOSED PROJECT TIMELINE																					
Tasks	Month																				
	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
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PROJECT GOALS

- Make the UDO more user-friendly
- Incorporate flexibility
- Modernize procedures & standards
- Incorporate small-town design principles, especially for gateway & commercial areas
- Encourage sustainable practices
- Implement the Land Use Plan

PROJECT GOALS User-Friendliness

- Flow charts, tables & graphics
- Logical organization
- Streamlined procedures
- Page layout
- Clear definitions & review standards
- Consistency
- Web accessible

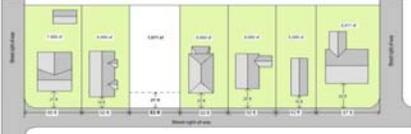


PROJECT GOALS

Flexibility

- Context-sensitive districts
- Classification-based use system
- Administrative adjustments
- Contextual dimensional standards
- Alternative parking & landscaping plans



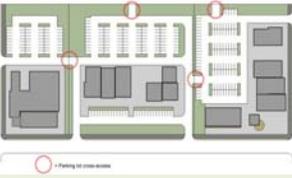
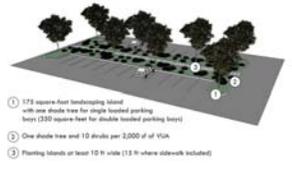



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PROJECT GOALS

Modernized Procedures & Standards

- Conditional zoning and special use permit procedures
- Development standards
 - Parking
 - Landscaping
 - Lighting
 - Protection of single-family neighborhoods

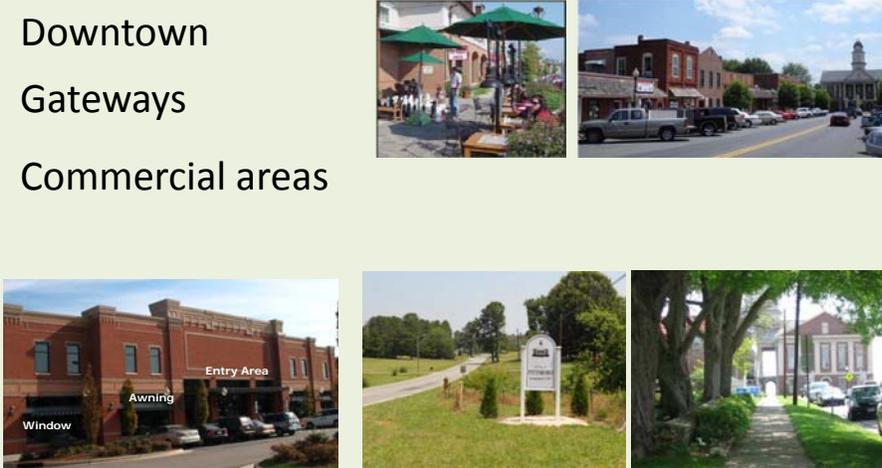



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PROJECT GOALS

Design Principles

- Downtown
- Gateways
- Commercial areas

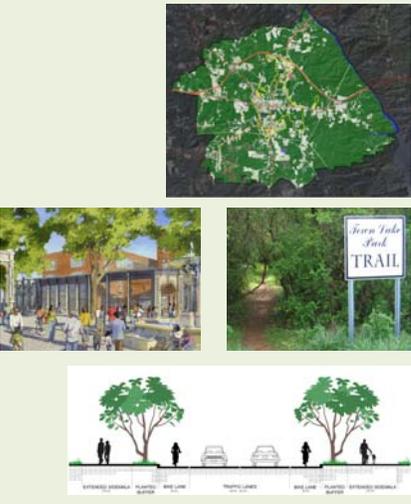


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PROJECT GOALS

Environment & Sustainability

- Compact, mixed-use, & walkable development
- Open space & resource protection
- Complete streets
- Solar & wind energy
- Energy & water conservation



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PROJECT GOALS

Implement the Land Use Plan

- Street connectivity
- Complete streets
- Parking
- Building form
- Land use mixes
- Design standards
- “Green” development
- Walkable Downtown

Land Use Plan



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PROJECT GOALS

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- Modernize procedures & standards
- Incorporate small-town design principles, especially for gateway & commercial areas
- Encourage sustainable practices
- Implement the Land Use Plan

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QUESTIONS/DISCUSSION

- What has been your experience with the Town's current development regulations?
- What are the most important changes to the development regulations that would make this UDO project successful?
- What specific issues related to development or development standards need to be addressed in the UDO project?
- What has been your experience with development review under the current development regulations? Too time consuming? Adequate? Can you provide specific examples?
- What broader Town goals, or specific goals of community organizations, should be addressed in the UDO project?

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