



Memorandum

TO: PLANNING COMMISSION MEMBERS

FROM: WINSTON RHODES, AICP, PLANNING MANAGER

SUBJECT: DRAFT ZONING CODE UPDATE – KEY ISSUES TO BE ADDRESSED

DATE: March 9, 2009

BACKGROUND

Attached is a preliminary list of key issues to be addressed in the draft Zoning Code Update that is currently under preparation. The existing Zoning Code was developed incrementally largely during the 1980s and 1990s. The Zoning Code update will address a wide variety of issues in an effort to clarify existing zoning regulations, reflect current community sentiments about development requests, reflect the most recent changes in State law and provide a more user-friendly document for public, staff, and decision-maker use. The key issues have been grouped into the following six broad categories:

- Administration and Permit Procedures
- Land Use Districts and Corresponding Uses and Standards
- General Site Planning and Development Regulations
- Special Use Regulations
- Definitions
- Legal Issues to be addressed in the Zoning Code Update

This Draft Key Issues information is being forwarded to the Steering Committee at this time to help ensure that all key issues are identified and to provide preliminary feedback early on in the preparation of the Zoning Code Update. This material will be scheduled for discussion at the March 23, 2009 meeting.

RECOMMENDATION AND NEXT STEPS

Review the attached material and provide input to staff and the PMC Zoning Code Update team on March 23, 2009 about the issues identified and other zoning issues of concern to the Steering Committee.

ATTACHMENT

DRAFT (3-9-09) Zoning Code Update – Key Issues to be Addressed