



**Neighborhood Development
Services Department**
**Development Code Implementation and
FY26 Workplan**

June 2025



**Vision:
To be a place where
everyone thrives.**

Agenda

1. NDS Organization
2. Accomplishments
3. Key Workplan Considerations
4. Workplan Priorities
5. Development Code Amendments

NDS Organization – Dedicated to Creating a Sustainable and Vibrant Community



Zoning: Ensures compliance with city zoning ordinances, manages zoning applications, and reviews land use proposals (3).

Building Inspections: Manages permitting processes for construction projects, ensuring safety and code compliance in building development (5).

Development Services: Provides oversight and support for land development; site planning, subdivision, and developer coordination (4).

Historic Preservation: Promotes preservation, interpretation of historic sites and structures and ensures that new buildings complement those resources (2).

Property Maintenance: Oversees the enforcement of property maintenance codes to ensure public health, safety, and aesthetic standards (3).

Support Services: Provides administrative, technical, and customer service support for all divisions within NDS (2).

Transportation: Focuses on planning, design, and implementation of transportation projects to improve mobility and connectivity (4).

Long-Range Planning: Guides future growth through visionary, justice-centered planning initiatives that shape policy, land use, and urban design (2).

Together, these divisions work to promote responsible development, foster community engagement, and work towards a community where Charlottesville's residents thrive.



Strategic Outcome Areas

1. Climate Action
2. Economic Prosperity
3. Education
4. Housing
5. Organizational Excellence
6. Partnerships
7. Public Safety
8. Recreation, Arts, and Culture
9. Transportation
10. Commitment to JEDI



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NDS

Key Accomplishments





Notable Accomplishments

Project Completion and Funding (FY25)

- Regional Transit Authority (CARTA)
- Move Safely Blue Ridge Adoption and Pilot
- Pump Track Installation at McIntyre Park
- ID'ed 60+ Urgent Transportation Improvements
- Café Standards Updates
- Court Square & Carver Inn Historical Markers
- Development Review Improvements
- Development Code Amendments (1st Batch)
- NDS Webpage Refresh (e.g STR Guide)
- Stabilizing Property Taskforce

Staff Development (FY25)

- Director
- Development Review Planning Manager
- Long Range Planning Manager
- Long Range Senior Planner
- Permit Technician
- Student Housing Property Maintenance Inspector
- Transit Planner
- Property Maintenance & Housing Inspector Certification
- Combination Building Inspector Certification

Building Inspections



[Home](#) > [Government](#) > [Departments L-V](#) > [Neighborhood Development Services](#) > [Development Review](#) > Development Map

Development Map

Development Dashboard

Commercial and 3+ Unit Residential Projects (2022- Present)

Select by permits creat...
No time period selected

Select by permit subtyp...
No category selected

Development Summary

Project Type	Number of Units	Building area (SqFt)
	45	49,765
Commercial	14	59,757
Mixed-Use		
Residential	1,754	216,779
Total	1,813	326,301

Breakdown of projected ...

- **2117 Ivy Road PUD**
- unit count: 231
- **UVA Wertland & 10th Multi-Family**
- unit count: 180
- **Friendship Court Redevelopment - Phase 3**
- unit count: 88
- **501 Cherry Avenue**
- unit count: 71
- **Friendship Court Phase 2**
- unit count: 52
- **Park Street Christian Church PUD**
- unit count: 50
- **Azalea Springs**
- unit count: 45
- **Meadowbrook Multifamily**
- unit count: 24
- **127 Piedmont Ave.**
- unit count: 16
- **SITEPLAN FINAL**
- unit count: 14
- **117 HARRIS RD**
- unit count: 14

Planning Permits

- Under Construction
- Under Review
- Approved

Date Created

< > 5/23/2025

< < 1/8/2020

WVU Facilities, VGIN, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US... Powered by Esri

Building Code Inspections (2024)

	2023	2024	2025*
Permits Issued	1643	1741	717
Permits Reviewed	873	977	395
Inspections	5909	6055	2196

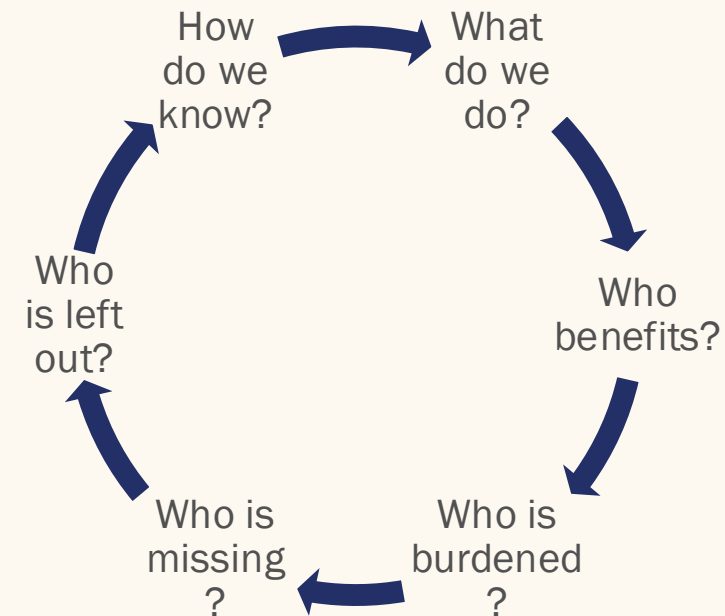
*- through April '25

Key Workplan Considerations and Priorities



Key Workplan Considerations

1. Timely accomplish non-discretionary, core mission services
(Building Code review and enforcement, Property Maintenance Code review and enforcement, Development plan review and approvals, Historic preservation, Zoning enforcement)
2. Prioritize efforts in support of health, safety, and implementation of new Development Code, before adding new initiatives
3. Consistently apply an equity lens to our work and the selection of it
4. Align workplan commitments with staff capacity, while growing capacity through professional development and training





Workplan Priorities

Organizational Excellence	Status and Anticipated Completion	Other Strategic Outcome Areas
<p><u>Regulatory Review, Permitting and Enforcement:</u> Continue to manage the City’s review of all property development and property maintenance with applicable local and state regulatory compliance.</p>	Ongoing	All Strategic Outcome Areas
<p><u>Electronic Plan Review System Improvements:</u> Continue to make improvements to Cityworks and Onbase for plan intake and review</p>	Ongoing	All Strategic Outcome Areas
<p><u>Recruitment:</u> Zoning Inspector, UVA Property Maintenance Inspector</p>	Completion by Fall 2025	All Strategic Outcome Areas
<p><u>Training and Professional Development:</u> Complete Required certifications and professional development (i.e. AICP, VAZO, Building Code Certifications, NACTO, Manager Training)</p>	Ongoing	All Strategic Outcome Areas
<p><u>Development Review Process Improvements:</u> Implement 21-day review process for by-right development applications</p>	Implementation by Fall 2025	All Strategic Outcome Areas



Workplan Priorities

Housing	Status and Anticipated Completion	Other Strategic Outcome Areas
<p><u>10th and Page and Rose Hill Visioning Plans:</u> This project, although previously identified as the 10th and Page Small Area Plan, is a priority of the 2025 Neighborhood Development Services workplan and City Manager’s office. Neighborhood Development Services is attempting to take on a different planning process, launching this summer, to better serve the needs of the 10th and Page and Rose Hill neighborhoods, by forecasting the next five years.</p>	<p>Anticipated 1 year process</p>	<p>JEDI Economic Prosperity Transportation</p>
<p><u>Development Code Training and Education:</u> Develop training webinars and graphics-based informational materials to illustrate development parameters commonly referenced in the development review process, with a focus on making the materials easy to understand and accessible. Creation of a Development Plan template that would standardize submissions for Zoning compliance.</p>	<p>Ongoing/Spring 2026 Training and education materials initiated through webpage refresh in Spring 2025</p>	<p>JEDI Economic Prosperity</p>
<p><u>Development Code Monitoring, Evaluation, and Amendments:</u> Initiate annual program of proposing amendments for Council consideration and adoption: 1) technical corrections 2) clarifications to support the intent of regulations as adopted 3) policy-based amendments.</p>	<p>First batch of proposed amendments Fall 2025 Additional amendments Summer 2026</p>	<p>Organizational Excellence Economic Prosperity</p>
<p><u>Stabilizing Property Task Force:</u> Convene task force to develop customized plans to address limited number of most neglected/deteriorating properties and return them to stabilized housing opportunities.</p>	<p>Ongoing Initiated in spring 2025</p>	<p>Economic Prosperity</p>



Workplan Priorities

Other Priorities	Status and Anticipated Completion	Strategic Outcome Areas
<p><u>Short Term Rentals:</u> improve enforcement by investing in software with CoR that enables better tracking of homestays and conducting zoning study to refine existing regulations to make enforcement easier</p>	<p>Initiate in Spring 2025 and complete by Winter 2026</p>	<p>Economic Prosperity Housing</p>
<p><u>Environmental Policy Review and Ordinance Revisions:</u> Develop a new policy framework, implementation recommendations, and regulatory revisions to align the City’s regulations for natural resources with the Comprehensive Plan</p>	<p>Complete scoping effort in Summer 2025; Anticipated 2 years</p>	<p>Climate and Sustainability Housing Economic Prosperity</p>
<p><u>Charlottesville Design Guideline Review:</u> Develop scope of work to study local districts and Development Code requirements, identify key policy issues and recommendations, and amend design guidelines and the Development Code to balance Comp Plan goals for housing and historic resources</p>	<p>Complete scoping in FY26</p>	<p>Historic Preservation Housing Economic Prosperity JEDI</p>
<p><u>Opportunities for Historic and Cultural Resource Recognition:</u> Document accomplishments, areas of additional need and opportunities, potential prioritization of future efforts and resource needs</p>	<p>Complete review in FY26</p>	<p>Historic Preservation Housing Economic Prosperity JEDI</p>
<p><u>5-Year Comp Plan Review:</u> Initiate review of Comp Plan required by 2026, along with discussion around indicators that can track the City’s success towards the objectives of the plan, as required</p>	<p>Develop scope and complete by end 2026</p>	<p>All Strategic Outcome Areas</p>



Workplan Priorities

Transportation	Status and Anticipated Completion	Other Strategic Outcome Areas
<p>Comprehensive Transportation Plan: To update the policies and priorities in a consistent manner, across all of the modes, in a way that aligns with guidance from Council on the City’s transportation goals, staff will begin scoping a new comprehensive transportation plan.</p>	<p>Initiate procurement of consultant support by Spring 2026</p>	<p>All Strategic Outcome Areas</p>
<p>Safe Streets: Test strategies and demonstration project identified in the Move Safely Blue Ridge Safety Action Plan. Conduct testing of traffic calming devices on local, low-volume streets. Work with Traffic Engineering to assess effectiveness of temporary traffic calming measures. Develop a strategy for lower traffic speed limits throughout the City. Create a new non-motorized counter network to better understand the scale and locations of pedestrian and bicycle travel in the City.</p>	<p>Ongoing</p>	<p>Public safety Partnerships Organizational Excellence Economic Prosperity JEDI</p>
<p>Pedestrian Facilities and Sidewalks: Create initial conceptual plans for all Tier 1 and Tier 2 sidewalks to develop updated cost estimates for FY2027 budgeting. Complete 3 permanent Safe Routes to School projects. Continue to identify potential quickbuild locations for Neighborhood Transportation Improvements and SRTS in collaboration with BPAC.</p>	<p>Ongoing</p>	<p>Public safety Partnerships Organizational Excellence JEDI</p>



Workplan Priorities

Transportation	Status and Anticipated Completion	Other Strategic Outcome Areas
<p>Regional Transit and CAT Planning: Work with the regional transit authority (CARTA) to identify regional priorities, opportunities for near-term investments, and potential funding structures, working with CARTA and state legislators to develop enabling legislation for a dedicated funding source for transit.</p>	Ongoing	Partnerships Economic Prosperity JEDI
<p>Biking, Bikes, and Bike Facilities: Complete implementation plans for 5th St Road Diet and implement the demonstration project alternative with a protected bikeway. Add more than 200 new bike parking spots. Expand the school bike fleets and identify opportunities to increase their use through afterschool programs. Promote low-stress routes for bicycling and other biking information through the BikeCville website.</p>	Ongoing	Public safety Partnerships Economic Prosperity JEDI Recreation, Arts, Culture
<p>Neighborhood Walking Tours: NDS staff will continue the monthly Neighborhood Walking Tour series in FY26. Started in January 2024, the Neighborhood Walks have drawn residents and students out on one Sunday a month, to see the City and learn more about the neighborhoods and people who make it a great place to live.</p>	Ongoing	Organizational Excellence Partnerships JEDI Recreation, Arts, Culture
<p>Micro Mobility: Update and enforce regulations to make City-management of the permit less burdensome and encourage Veo’s investment in resources and staff that would further improve its performance. Continue the e-bike voucher pilot program and work with Office of Sustainability to develop a new pilot to provide e-bikes to residents working with Social Services and Human Services programs</p>	Ongoing	Public safety Partnerships Organizational Excellence JEDI

Environmental Policy Review and Ordinance Revisions

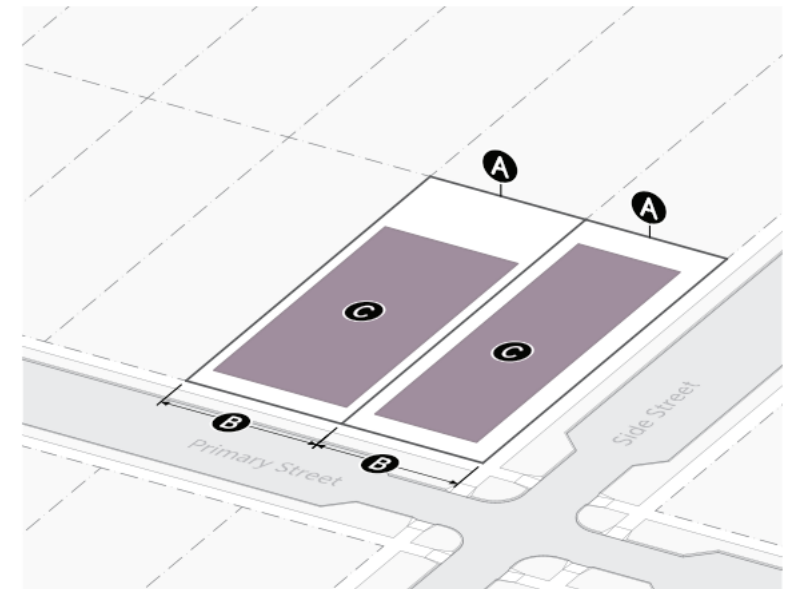


Environmental Policy and Regulatory Review

- Focus on balancing Comp Plan goals for housing with community vision for healthy air, water, and ecosystems, as well as ample, high-quality, and accessible open space and natural areas, and a preserved and enhanced tree canopy.
- Key emerging question: How to meet state stormwater management requirements and also allow additional housing units and lot coverage allowed by the Development Code?
- Study work plans this summer will chart a path for evaluating:
 - Potential impacts and mitigation strategies from lowering the threshold of on-site stormwater management requirements
 - Opportunities for coordination with City stormwater utility planning
 - Other natural resources in need of additional study (i.e. trees, critical slopes, streams, green buildings, floodplains), and potential regulatory changes or City investment

2.2.2. R-A RESIDENTIAL A

A. LOT



10th and Page and Rose Hill Visioning Processes



Timeline

April 2025 – Stage 1: ORGANIZE

- Prepare for visioning process
- Develop engagement strategies & materials

May–July 2025 – Stage 2: IDENTIFY

- Identify issues & opportunities
- Finalize engagement strategies

July–Dec 2025 – Stage 3: STRATEGIZE

- Finalize vision statement
- Develop projects/programs

Winter–Spring 2026 – Stage 4: FORMALIZE

- Assemble, review, & finalize plan

Stage 5: VISUALIZE

- Begin plan implementation
- Bi-annual review process

2026–2031 (Five Year) – Implementation



Engagement Process

Phase 1: PREPARE (Organize & Build Trust)

- Inform public of process shift
- Partner with neighborhood associations
- Develop website & plan public launch
- Focus on trauma-informed, equity-centered relationship-building

Phase 2: DISTRIBUTE (Inform, Involve)

- Share draft materials for input
- Host open houses & community meetings
- Collaborate with stakeholders

Phase 3: REVIEW (Inform, Consult)

- Final edits made with feedback
- 30-day public review period

Phase 4: DECISION-MAKING

- Present plan to Planning Commission & City Council
- Public hearings and transparent communication

- Phase 5: FOLLOW-UP

- Bi-annual updates
- Continued engagement & plan transparency

Short Term Rental Study

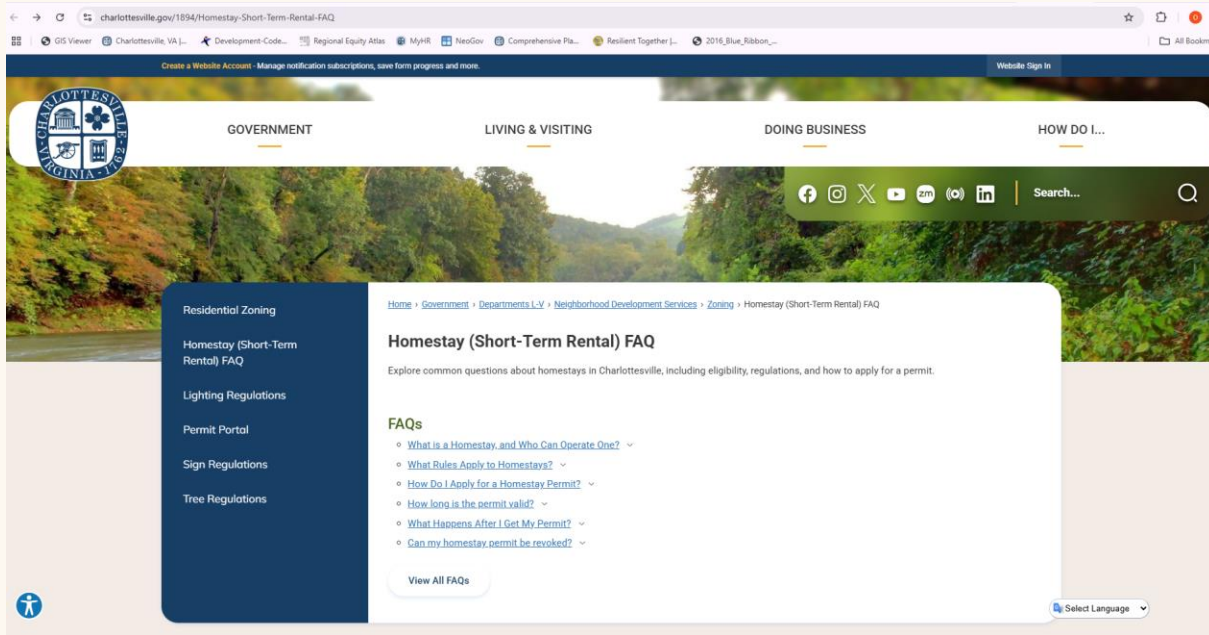


Overview

- Neighborhood Development Services (NDS) is leading the Short-Term Rentals (STR) ordinance update to:
 - Increase equity (address benefits, burdens, who has been missing/left out) and compliance
 - Ensure clear enforcement mechanisms
 - Streamline digital application/ recertification process
 - Conduct inclusive community engagement
 - Launch Request for Proposals (RFP) for Short-Term Rentals (STR) monitoring software and database

Timeline

- March–April: Internal prep, draft workplan and engagement materials
- April–June: STR recertification window opens (applications due June 15th); survey distributed
- June–August: Internal drafting of ordinance and survey/data integration
- September–October: Public engagement, focus groups, draft revision
- November - December: Planning Commission and City Council Work Sessions and determination of next steps based on stakeholder feedback
- January/February (tentative) : Planning Commission and City Council hearings
- February/March 2026: Ordinance becomes effective



Accessing short-term Rentals

CITY OF Charlottesville

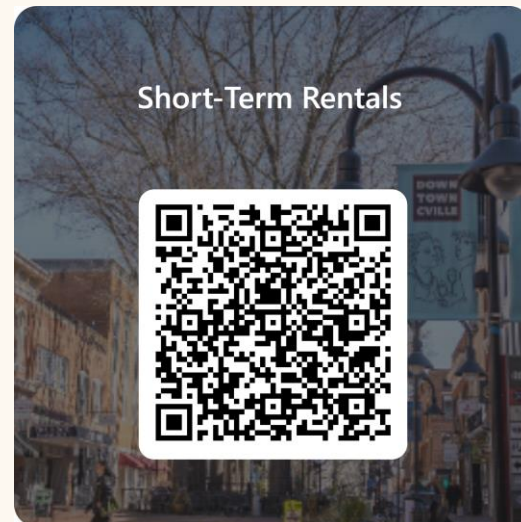
ATTENTION SHORT-TERM RENTAL OPERATORS IT'S THAT TIME OF YEAR, AGAIN!

RECERTIFY TODAY! PERMITS.CHARLOTTESVILLE.GOV

PROPERTY OWNER MUST OCCUPY THE RESIDENCE AT LEAST 185 DAYS A YEAR

\$100
APPLICATION FEE
BY JUNE 1ST!

LATE FEE APPLIED AFTER 14 DAYS
SUBMIT YOUR ONLINE APP TODAY!
VISIT PERMITS.CHARLOTTESVILLE.GOV
SELECT: HOMESTAY PROVISIONAL USE



Restabilizing Property Team



Complex Properties

There are properties with complex circumstances that require attention beyond standard enforcement.

A list of consulting parties has been identified who may be appropriate to consult with to identify both the property and the human related circumstances and provide information on community resources.

Groups to date include ANCHOR, Social Services, Human Services, Police, Fire, City Attorney, Region Ten, NDS, City Manager

The overall goal is to provide links to community resources while reaching compliance.

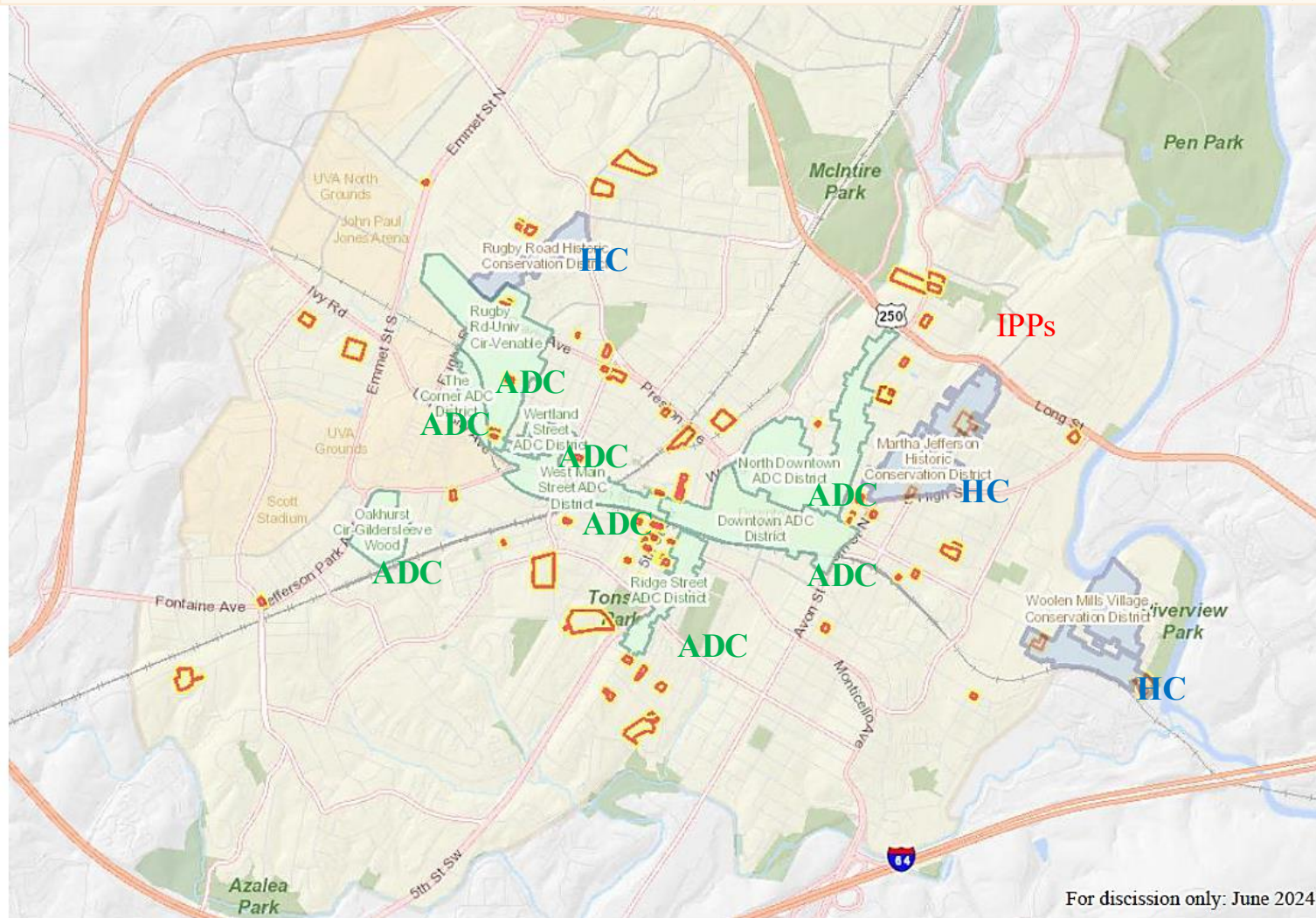


Architectural Design Guidelines Review



Board of Architectural Review (BAR)

Design Review Purview per Chapter 34, Section 5.1.5.: Architectural Design Control (ADC) Districts, Individually Protected Properties (IPPs), and Historic Conservation (HC) Districts.



ADC Districts. Ch. 34, Sec. 2.9.2.
Approximately 1,100 properties and 368 acres.

- Downtown
- North Downtown
- Ridge Street
- West Main Street
- Wermland Street
- The Corner
- Oakhurst-Gildersleeve District
- Rugby Road - University Circle -Venable

IPPs. Ch. 34, Sec. 2.9.3.
76 IPPs. Approximately 62 acres.

HC Districts. Ch. 34, Sec. 2.9.4.
Approximately 250 properties and 145 acres.

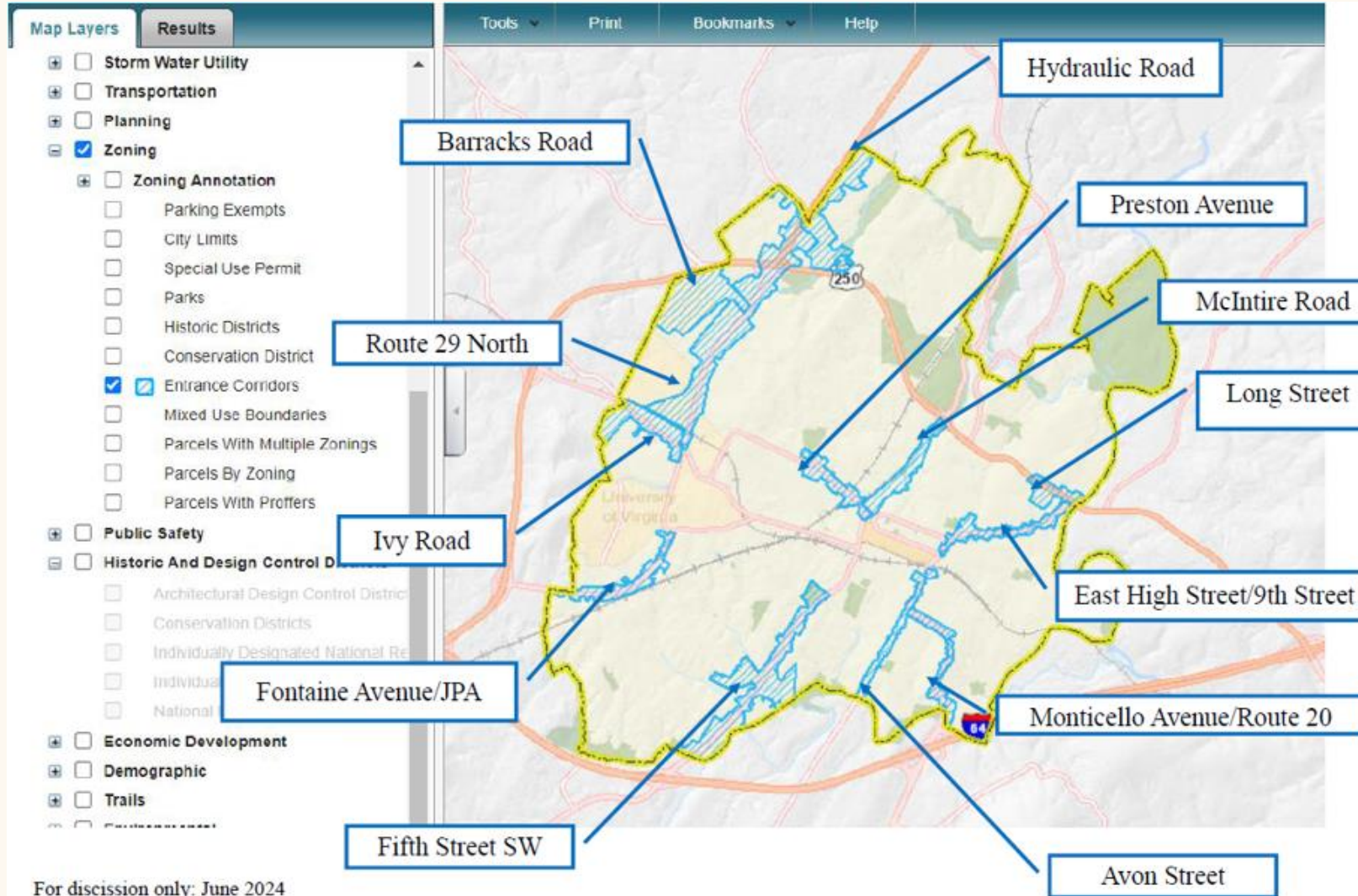
- Martha Jefferson
- Rugby Road
- Woolen Mills Village



Entrance Corridor Review Board (ERB, City Planning Commission)

Design Review Purview per Chapter 34, Section 5.1.3.: Entrance Corridors (EC).

[Note: If overlap with an ADC District, HC District, or IPP, the BAR has purview.]

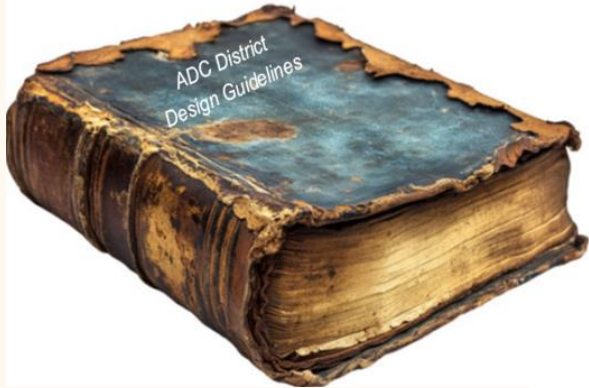


ECs. Ch. 34, Sec. 2.9.5.

Approximately 687 acres (exclude UVa).

- 29 North
- Hydraulic Road
- Barracks Road
- Ivy Road
- Fontaine Avenue/Jefferson Park Avenue
- Fifth Street, SW
- Avon Street
- Monticello Avenue/Route 20
- Long Street
- East High Street/9th Street
- Preston Avenue

The Design Guidelines



ADC Districts and IPPs

133 pages

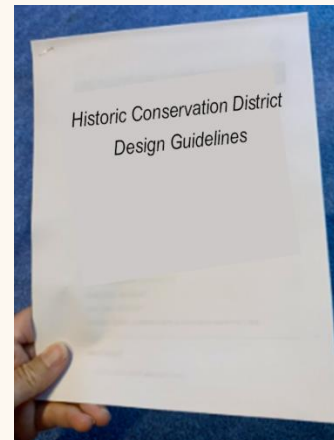
Last comprehensive update: 2012



Entrance Corridors

99 pages

Last comprehensive update: 2011



HC Districts

10 pages

Last comprehensive update: 2017



Updating the Design Guidelines

- 1. Required by City Code: The BAR and the ERB will develop design guidelines, which will become effective upon approval by City Council and thereafter will have the status of interpretive regulations. The BAR and the ERB must undertake a comprehensive review and update the design guidelines at least once every 5 years.**
- 2. Assure alignment with the Comprehensive Plan (adopted 2021) and the subsequent updates to the Code of Development (adopted 2023).**



Design Control Districts: *By the numbers*

Purview	Designation	Acres	% of City
BAR	ADC Districts (8)	367	10%
	IPPs	62	
	HC Districts (3)	145	
ERB	Entrance Corridors (12) (excl. UVa)	687	12%
	Total	1,261	22%

Design Review: 2005 – 2024 CoA Requests

Formal reviews

Purview	Approvals	Denials
BAR	1,261	63
ERB	80	0
Total	1,341	63

Development Code Updates



Development Data



Development Plan Applications (March '24 - May '25)	
Pre-Application Meetings	90
Applications Submitted	20
Applications Approved	3

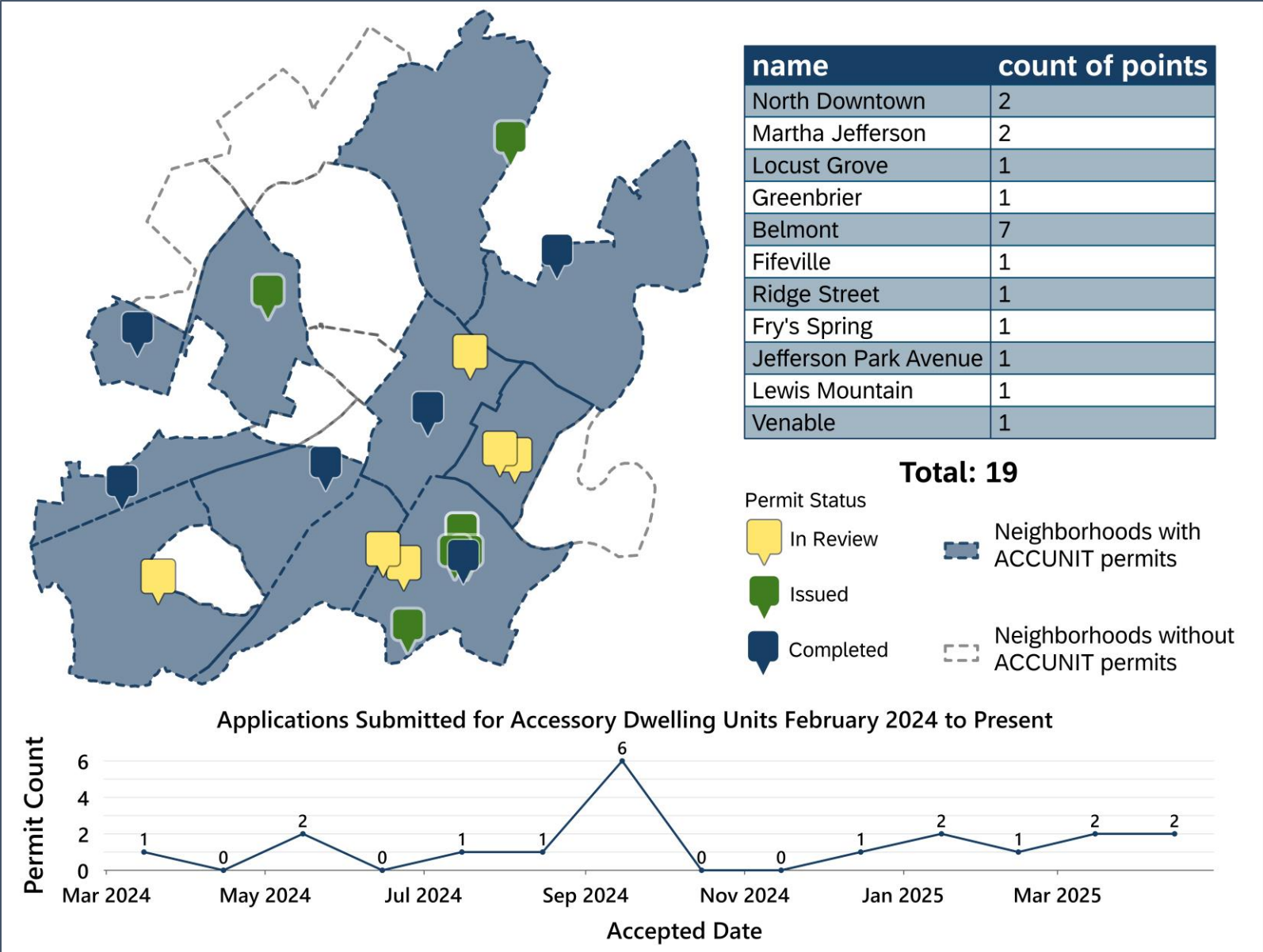


Snapshot of Developments Currently Under Review

Project	Location/Zoning	Review History	Development Issues or Next Steps
PL-24-0042 Major Development Plan 9 Residential Units	1609 Gordon Avenue RX-5 Residential Mixed Use	<ul style="list-style-type: none"> • <u>Preliminary Approval January 30, 2025</u> 	<ul style="list-style-type: none"> • Submit a Final Site Plan
PL-24-0048 Major Development Plan 3 Residential Units	1317 E. Market Street R-A Residential	<ul style="list-style-type: none"> • Submitted May 24, 2024 • <u>Denied with Comments July 30, 2024</u> 	<ul style="list-style-type: none"> • Subdividing the property before reengaging the Development process
PL-24-0113 Major Development Plan 12 Residential Units	811, 815, & 819 Hillcrest Road	<ul style="list-style-type: none"> • Submitted October 21, 2024 • Denied with Comments December 20, 2024 • Resubmitted March 21, 2025 • <u>Denied with Comments May 5, 2025</u> 	<ul style="list-style-type: none"> • Street Closure • City owned land being used for private utility access
PL-24-0088 Major Development Plan 24 Residential Units	2030 Barracks Road R-B Residential	<ul style="list-style-type: none"> • Submitted August 19, 2024 • Denied with Comments October 18, 2024 • Resubmitted December 9, 2024 • <u>Denied with Comments on April 10, 2025</u> 	<ul style="list-style-type: none"> • Entry feature requirements • Streetscape requirements • Critical slope disturbance • Subdivision • Adjacent to VDOT streetscape project
PL-24-0143 Major Development Plan 6 Residential Units	1040 St. Clair Avenue R-A Residential	<ul style="list-style-type: none"> • Submitted December 18, 2024 • Denied with Comments February 10, 2025 • <u>Resubmitted May 12, 2025</u> 	<ul style="list-style-type: none"> • Utility service upgrades
PL-24-0075 Major Development Plan 6 Residential Units	303 Alderman Road R-B Residential	<ul style="list-style-type: none"> • Submitted August 4, 2025 • Denied with Comments September 13, 2024 • Resubmitted October 28, 2024 • Denied with Comments December 28, 2024 • <u>Denied with Comments March 13, 2025</u> 	<ul style="list-style-type: none"> • Massing requirements • Streetscape requirements • Subdivision



Approved Additional (aka Accessory) Dwelling Unit Permits (as of May '25)





Development Review Process Updates

Objective:

- Update and amend the Development Review Procedures Manual and portions of the Development Code to better align with the City's Comprehensive Plan to provide more dwelling units.

Key Activities:

- Meeting with CADRe on April 17, 2025, to present an overview of draft changes.

Proposed Changes:

- Shortening review times.
- Simplifying Development Plans.
- Clarifying expectations for both City Staff and the Development Community.

Timeline:

- Aim to have the updated review processes in place by this fall.



Development Code Amendments

- **The Current Development Code was Adopted on December 18, 2023** – Designed to facilitate a more form-based zoning ordinance, increasing density in alignment with the 2021 Comprehensive Plan.
- **Need for Amendments** – Staff identified both minor and significant issues requiring revisions to better support City goals.
- **Three-Tier Approach:**
 - **Tier 1** – Minor grammatical corrections, small adjustments, and state requirements.
 - **Tier 2** – Modifications addressing oversights and clarifications.
 - **Tier 3** – Policy changes requiring in-depth analysis and community engagement.
- **Next Steps:**
 - **Tier 1 & 2** – Advancing to Public Hearing for adoption this fall.
 - **Tier 3** – Considered in the broader FY26 NDS workplan and beyond.
- **Ongoing Process** – Annual updates for Tier 1 & 2 to ensure adaptability, best practices, and sustainable growth.



Tier 1 Amendments

- **Purpose** – Addresses copy editing issues, missing text, and small refinements to accurately reflect the intended intent of the Development Code.
- **Legislative Updates** – Incorporates recent actions passed by the Virginia General Assembly to ensure compliance.
- **Scope** – Primarily technical corrections and minor adjustments, ensuring clarity and consistency without altering policy direction.
- **Process** – Proposed amendments will be included in an upcoming Public Hearing for formal adoption.
- **Annual Initiative** – Establishing regular updates to maintain accuracy and alignment with evolving legislative and regulatory standards.



Tier 1 Amendment Examples

Page	Section	Existing Language or Issue	Proposed Language
4-10	4.3.2.B.1.A	“...Administrator may allow once side of a block...”	“...Administrator may allow one side of a block...”
6-15	6.7.3.B.1.a.iii	“See 5.2.7 Major Historic Review and 5.2.7 Major Historic Review”	“See 5.2.6 Minor Historic Review and 5.2.7 Major Historic Review.”
2-40	2.5.6.A.6	“Type X ”	“Type B, D ”
3-32	3.4.4.A	“In a RX-District, commercial uses must not exceed 25% of the floor area on a lot.”	*This information is not readily visible and should be added to the RX-district pages in Division 2.
5-5	5.1.3.B.1	Missing Special Exception Permits	“ f. Special Exception Permits ”
Throughout the code		RN-A is missing, Example: RN-A is not listed in the Screening Transition Matrix under 4.7.1.B.1 on page 4-48	



Tier 1 Amendment Examples State Regulations

Bill	General Changes that need to be made
HB2660	Review timelines have been reduced for Subdivisions, Site Plans, and Development Plans. Most of this information is in the City’s Development Review Procedures Manual and not subject to requiring a code amendment. Acceptance of applications has been shortened from 10 days to 5 days, and this will need to be amended in the Development Code. Page 5-12 (5.2.1.C.4.a)
SB974	Removes Planning Commission as the approval authority for administrative review for Subdivisions, Site Plans, and Development Plans. Staff is in the process of identifying the required edits conform to the new regulation.

Tier 2 Amendments

- **Purpose** – Addresses oversights and ambiguities in the Development Code to enhance clarity and functionality.
- **Fee Schedule** – Minor Amendments to the Neighborhood Development Services Fee Schedule to reflect changes to the Development Review process.
- **Scope** – Includes modifications, additions, and removals that improve interpretation and implementation of existing provisions.
- **Impact** – Ensures regulations align more effectively with intended planning goals while maintaining consistency.
- **Process** – Proposed amendments will be included an upcoming Public Hearing for formal adoption.
- **Continuous Refinement** – Part of the ongoing commitment to keeping the Development Code responsive and well-structured.



Tier 2 Amendment Examples

Page	Section	Existing Language or Issue	Proposed Language or Recommendation
2-8, 2-10, 2-12, & 2-14	2.2.2.A.4.F, 2.2.3.A.4.F, 2.2.4.A.4.G, 2.2.5.A.4.G	“Side lot line (min) 4’” (R-A, RN-A, R-B, and R-C). This section is preventing single-family attached style housing on abutting Zoning lots.	Utilize the Alternate Forms Section (2.8) to allow attached housing types on Zoning lots in the Residential Districts.
5-64 & 65 7-12	5.3.3.C 7.2	Due to the definition of Building and Structure this section is preventing accessory structures on nonconforming lots.	Add “..Primary Building...” to many of these sections. “Building, primary. The Building(s) occupied or designated for the primary use.”
5-37	5.2.9	“Development Review applies to...New construction, Addition, Site Modification...” “Development Review consists of two separate approvals, Development Plan and Final Site Plan.”	“5.2.9.A.4 The following project activities are exempt from Development Review. a. New Construction of up to two dwelling units on one Zoning Lot or Sublot. b. Additions to an existing dwelling unit that does not expand the total number of units above two units post construction.



Tier 3 Amendments

- **Purpose** – To establish new policies for issues not adequately addressed during initial preparation of the new Development Code process.
- **Scope** – Study of issues with a meaningful impact on the built environment, such as clarification of the appropriate building height and/or massing, allowable density, and allowable uses in different types of locations, in which multiple options should be evaluated and community input will be needed to inform decision making.
- **Community Input** – Extensive outreach to gather feedback and ensure alignment with public priorities.
- **Process** – Will be prioritized as zoning studies within the broader future NDS workplans, given the complexity and resources required.
- **Future Considerations** – Helps shape long-term regulatory strategies to maintain an adaptable and effective Development Code.



Tier 3 Amendment Examples

- Clarification of acceptable height and building length for townhouses and other infill housing types allowed in Residential districts, and related amendments to standards including definition of "Building", requirements for Height in feet and stories, bonus height for additional units, and build-to width
- Clarification of goals for RN-A districts, including consideration of benefits and burdens of requirements for RN-A as distinct from other Residential Districts, and related amendments to address policy refinements
- Additional study of issues and opportunities for allowing neighborhood service retail and services within residential areas and Zoning amendments, and related amendments to address new policies



Tier 3 Amendment Examples

- Development of standards for athletic field lighting
- Clarification of how buildings and structures and associated features should be oriented toward different types of streets, and related amendments
- Clarification of criteria for requiring mid-block pedestrian paths, and related amendments
- Clarification of criteria for requiring active depth to meet goals for pedestrian realm and on-site structured parking, and related amendments
- Clarification of critical slope definitions and criteria for waivers (studied through Environmental Policy and Regulations Review along with tree planting and preservation standards)



May 27, 2025 Planning Commission Work Session Highlight

- **May 27, 2025: Work Session with Planning Commission**
 - Reviewed the Amendment Tiers
 - Requested an additional Work Session
 - Future engagement with City Council
 - Feedback from the Development Community
- **June 16, 2025: Work Session with City Council**
- **June through August: Drafting of materials by staff**
- **August: Additional Work Session with Planning Commission**
- **September 9, 2025: Initiation Amendments**
- **October 14, 2025: Public Hearing at Planning Commission**
- **November 17, 2025: Public Hearing at City Council**
- **December 1, 2025: Adoption**



Other Items Previously Identified

- Starr Hill Plan Implementation
 - To be considered through evaluation of City-owned properties for future use and through prioritization of small area planning needs following completion of 10th and Page and Rose Hill Visioning Plan
- Downtown Mall Study
 - To be considered through prioritization of small area planning needs following completion of 10th and Page and Rose Hill Visioning Plan
- Alley Study
 - Creation of a comprehensive inventory of existing alleys, including ownership, existing conditions, and parcel access and options for City interventions in alley maintenance (i.e. formalizing ownership agreements and maintenance responsibilities) to be conducted when there are additional staff resources in the City Attorney's office
- Noise Ordinance Review and Update
 - Specific concerns to be evaluated and addressed through inter-departmental study

These are items that have not been prioritized for FY26, given staff capacity and focus on other needs.

Thank You

