

DRAFT

Comprehensive Plan

What We have	What Needs to be Updated	What We Do Not Have But Need
Comprehensive Plan	Legal Review of Court Cases, Law, Regs that may affect changes to the Comp. Plan and all subsequent plans	Legal case review - "At a Glance"
	Revised Future Land Use Map	Amendment to Ordinances approving Zoning Change that requires an automatic amendment to the maps.
	Revised Vision and Goals	Current Land Use Map
	Linking these items to development regulations	Implementation Plan

Land Development Code

What We have	What Needs to be Updated	What We Do Not Have But Need
Definitions	Clear definitions (hotel, motel, residential inn)	
Zoning Regulations	Districts aligned with intent of comprehensive plan and land use	
	Uses within each zoning district	Accurate "At a Glance Chart" of allowed uses, Conditional Uses, and also Prohibited Uses in each district
	Accessory structure	
	Parking Ratio Requirements	
	Open Space and Setback Requirements	
	Buffering and Screening Standards	
Subdivision Regulations	Linked to Comprehensive Plan	
	Clear Checklist of what is an acceptable/necessary submittal	
	Site Plan Protection	
	Utilities Required	
	Comparison with Model Subdivision Rules	

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Watershed Development		
	Linked to Comprehensive Plan	Watershed Protection Master Plan
	Impervious Cover Regulations	
	Incorporate new technology	
Flood Loss Control	New Technologies (?)	Incorporating FEMA construction standards by reference in our code
Building Construction Permits	Requirement of Plan Review/Predevelopment Meeting	
	Variance process for building permits above or below a certain threshold	
	Clear Checklist of what is an acceptable/necessary submittal	
	Alternative Means and Methods Approval/By Whom	
Underground Storage Facility		
Outdoor Lighting		Dark Sky Designation?
		Street Lighting Plan
Water and Wastewater	Public Works Committee- Update LDC and Code of Ordinance	Capital Improvement Plan, FOG Management Plan
Parking and Firelanes	Review of Parking Ratios - Incorporated into Zoning	Street Maintenance Plan
Blasting	Review for new environmental regulations	

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Diseased Trees	Update Urban Forest Management Plan	
Landscaping Regulations	Incorporate into the zoning ordinance	
	Tree Fund - Uses, intent, management and oversight	
	Integrate into other chapters of the code. Specifically buffering standards.	
Signs	Sign standards that help support economic development while also being environmentally sound	
	Variance proces	
	Incorporation into the Zoning Code	
Tree and Natural Area Protection	Variance process	
	Fees, Protected Tree status due to changes in state law	
	Update Urban Forest Management Plan	
Other Plans		
What We have	What Needs to be Updated	What We Do Not Have But Need
Parks, Open Space Management , and Trails Master Plan-	Separate and apart in differing sections and regs	Tie together for a cohesive Plan that is dynamic and grows with the City.

Planning and Environmental Code and Plan Review Timeline

Comprehensive Plan (24-36 month timeline)

