

GETTING TO
KNOW THE
NEW LUC

GETTING TO KNOW THE NEW LAND USE CODE

- Discuss 3 chapters tonight
 - Chapter 63 – Roles and Responsibilities
 - Chapter 64 – Long Range Planning Tools
 - Chapter 68 – Planned Unit Development
- ...But first, a word about Chapter 62

GETTING TO KNOW THE NEW LUC

- **WHAT YOU SHOULD KNOW**

- Highlight chapter content
- Note special features
- Spotlight nuances

- **WHAT WE NEED TO KNOW**

- Universal suite of questions
 - Is it understandable by a nontechnical audience?
 - Is it easy to navigate?
 - Are the requirements and procedures clear and relevant?
 - Is it fair and balanced?
 - Does everyone know where they stand?
- Chapter specific guidance



COST V. BENEFIT

*IS THE JUICE
WORTH THE
SQUEEZE?*

CH. 68 PLANNED UNIT DEVELOPMENTS (PUD)

- **WHAT YOU SHOULD KNOW:**
 - Master plan/custom zone – residential, mixed use, commercial or industrial
 - Cannot be approved without permission of all owners of property included within the PUD
 - For development that cannot be accommodated under the code – provides developer flexibility
 - In return, development must result in greater benefit to the public

WHAT WE NEED TO KNOW:

- Universal suite of questions
- Sec. 68-2: Min # of units or Min. # of acres
- Sec. 68-5(II): Submittal requirements
 - Projected tax revenues?
 - Conceptual architectural plans?
- Sec. 68-7: Additional standards?
 - Open space requirements
 - Aspirational goal for long term affordable housing



CH. 63:
WHAT'S
YOUR
"ROLL"?

CH. 63 ROLES AND RESPONSIBILITIES

- **WHAT YOU SHOULD KNOW:**
 - Table 66-15 summarizes the role of decision-making bodies and reviewing/advisory bodies
 - As to projects:
 - Broader use of director determinations
 - Broader use of administrative land use permits
 - Broader role of the PC – final decision makers for minor permits which now includes some things that were previously Class II permits.

CH. 63 ROLES AND RESPONSIBILITIES

- **WHAT YOU SHOULD KNOW:**

- PC's role in development of the comprehensive plan and district plans remain unchanged.

- The importance of the comprehensive plan and district plans remain unchanged, however:

- Map amendment process is eliminated but

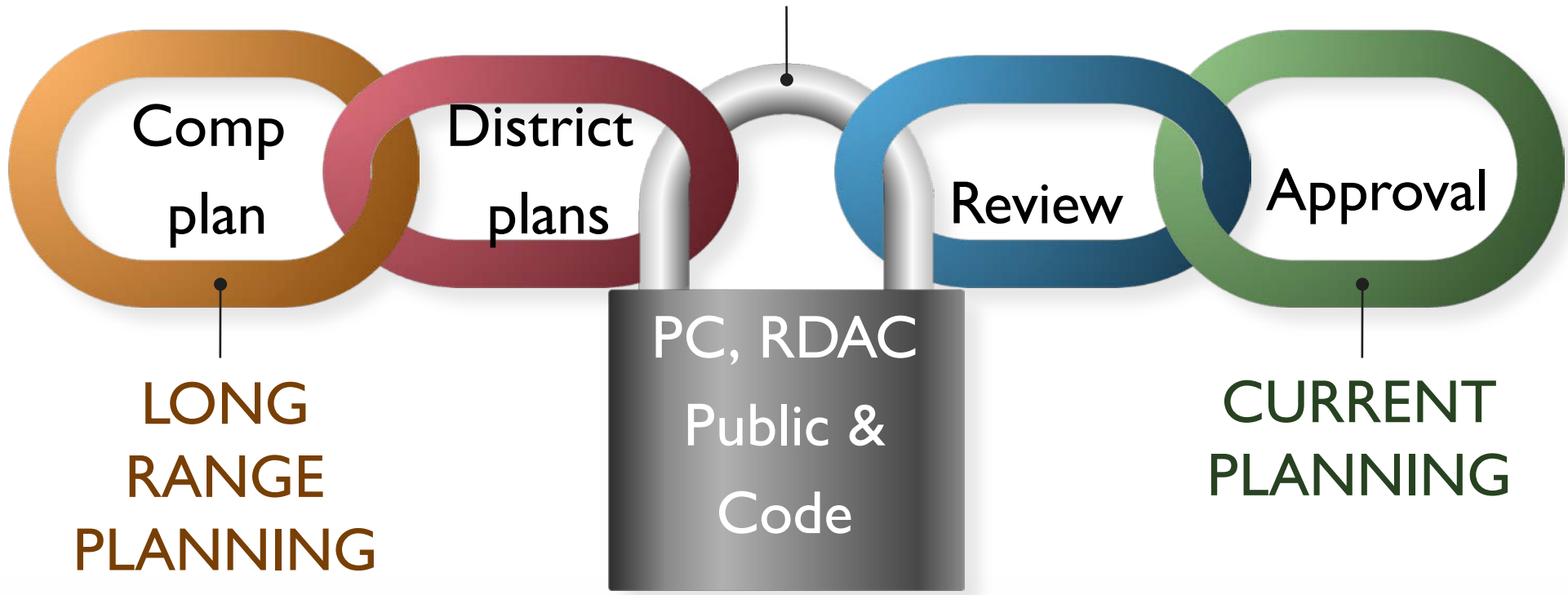


- Robust role of comp/district plans maintained/enhanced

- Conformance required for approval of all land use permits (Sec. 64-2, 64-23, 66-16, 70-5)

- Sketch plan review (Sec. 66-19, 68-4)

- EDAs (Sec 66-38) and PUDs (Sec. 68-6)





REGISTERED
DISTRICT ADVISORY
COMMITTEES

WHAT WE NEED TO KNOW:

- Universal suite of questions
- Sec. 63-2: Expertise of PC members?
- Are decision-making roles appropriate delegations of authority?
- Proper placement of RDAC's in process?



CHAPTER 64: LONG RANGE PLANNING TOOLS

WHAT YOU NEED TO KNOW:

This chapter largely belongs to the PC.

WHAT WE NEED TO KNOW:

- Universal suite of questions
- Did we get it right?



YOUR TURN TO
SHARE WITH US



**NEXT WORK SESSION:
THURSDAY JUNE 11, 2020**

**TOPICS:
REPORT ON COMMUNITY WORKSHOPS
FEEDBACK ON PUBLIC COMMENT
STANDARDS – CHAPTERS 70-73**