

# **Urban Placemaking to Develop And Transform the Economy of High Point:**

## **UPDATE High Point**

*Preparing for the 21<sup>st</sup> Century*

*An Ordinance Rewrite for a Sustainable Community*

**Purpose** – To rewrite the City’s Development Ordinance (which governs zoning and subdivision regulations) to create a more resilient and balanced community.

**Background** – (5 years in the making)

- 2007 – Core City plan was adopted and called for a rewrite of the development ordinance primarily because the current ordinance which was last rewritten in 1992 is:
  - Oriented only towards suburban development
  - Difficult for infill and revitalization
  - Treated as one size fits all
- 2008/2009 – Clarion Associates conducted an assessment of our Development Ordinance with the assistance of the Planning and Development Department
  - Conducted Stakeholder interviews and a Citizen Preference Survey
  - Worked with an 11-member Citizen Advisory Committee
  - Identified need to rewrite ordinance to:
    - Create a more user-friendly code
    - Implement the Core City Plan
    - Protect and revitalize the city’s neighborhoods and gateway corridors
    - Create more livable and sustainable development in the suburban/greenfield area
    - Create additional flexibility and incentives to encourage development
  - Presented to Planning and Zoning Commission and City Council and received notice to proceed with the rewrite
- FY10/11 budget - Unable to fund the project
- Fall 2010 applied for HUD Community Challenge Grant and we were not funded
- Fall 2011 applied for HUD Community Challenge Grant and we were awarded \$239,141

**Process** – (refer also to project schedule and matrix)

- Approximately 2 ½ year process
- Includes the following seven tasks:
  - Task 1: Refresh Development Ordinance Assessment (*April –June 2012*)
    - Review documents and incorporate changes in land use policy
    - Stakeholder Interviews
    - Citizen Preference Survey
      - Engaging underrepresented populations
    - Create Project Website
    - Updated Code Assessment (*blueprint for the ordinance rewrite*)

- Task 2: Draft Development Ordinance (*July 2012 – August 2013*)
  - 1<sup>st</sup> Installment – Procedures/Administration
  - 2<sup>nd</sup> Installment – Zone Districts and Uses
  - 3<sup>rd</sup> Installment – Development Standards/Definitions
- Task 3: Design Standards & Preferred Development Types (*May 2013 – August 2013*)
  - Design related provisions for mixed–use and commercial development
  - Preferred Development Types
    - Development of specific building forms with site plans and architectural details
    - Permitted by right and approved in an expedited fashion
    - Used primarily in areas where the City wants to incentivize development
- Task 4: Test Development Ordinance (*September 2013 - November 2013*)
  - Conduct test of new ordinance through side-by-side comparisons of development done through old ordinance and the new ordinance
  - Present results of testing at two public workshops
- Task 5: Public Hearing Draft of Development Ordinance (*December 2013 – March 2014*)
  - Prepare Public Hearing draft based on input
  - Hold public workshops/hearings
  - Prepare final Development Ordinance
- Task 6: Training (*April 2014 – July 2014*)
  - Conduct training sessions on the new ordinance
    - Review boards (2 days)
    - Development community and public (2 days)
    - Staff (1 day)
  - Focus on understanding of:
    - Contents of new ordinance
    - Differences in review process
    - Application content requirements
    - Relevant review criteria
- Task 7: Administrative Manual (*April 2014 – July 2014*)
  - Users guide that will explain:
    - Provisions of the ordinance
    - Development review procedures and schedules
  - Include:
    - Application forms and checklists
    - Contact information

#### **First Steps –**

- Re-establish UPDATE High Point Advisory Committee UAC (April)
  - 11-15 member committee
  - Invite former UAC to continue
  - Add other new members
- Conduct Stakeholder Interviews (May 9-10)
- Conduct Citizen Preference Survey (end of May)