



IMPROVING PLACE FROM PLANNING TO ZONING

Comprehensive Plan Update & Unified Development Ordinance

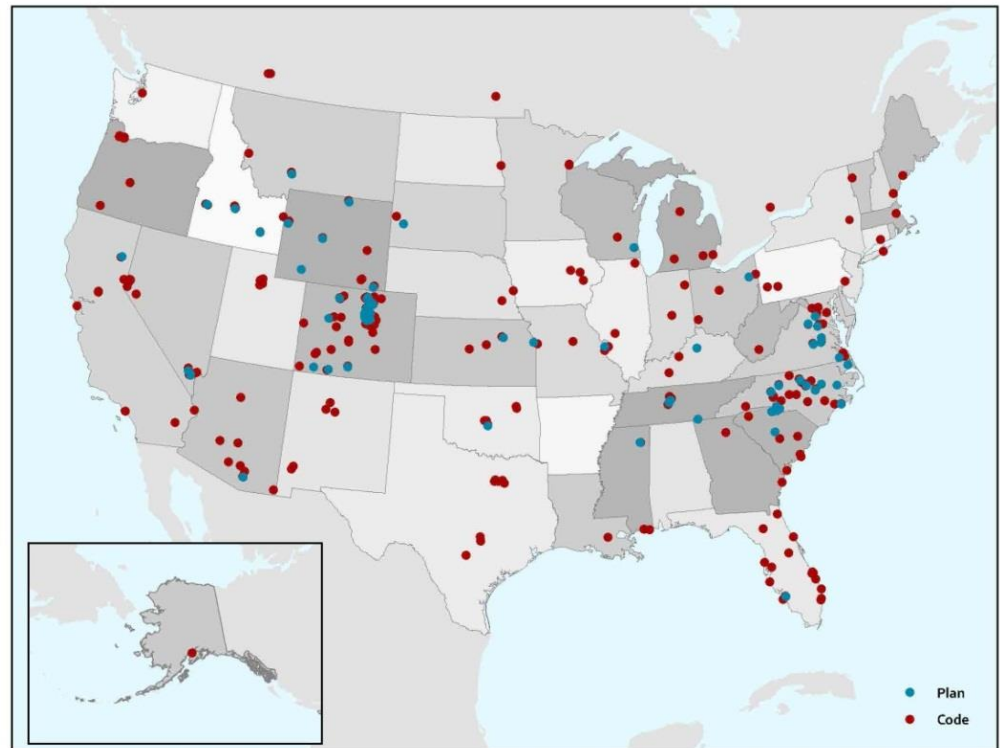


WHO ARE WE?

Clarion Associates

- National land-use consulting firm
- 18 staff in Denver and Chapel Hill
- Zoning and land development ordinances for over 130 communities

Where we've worked:



WHO ARE WE?

Don Elliott, FAICP

- Planner/Lawyer – 27 years
- *A Better Way to Zone*



Tareq Wafaie, AICP

- Planner/Code Draftsman



Kristin Cisowski, LEED AP

- Planner/Lawyer/Engineer

Scott Fregonese

- Planner/Geographer



Glen Bolen, AICP

- Planner/Urban Designer

John Fregonese

- Planner/PlaceMaker – 37 years

WHO ARE WE?

Dale Dekker, AIA, AICP

- Architect/Planner – 35 years

Will Gleason, AICP, LEED

- Planner/Code Draftsman

Mimi Burns, ASLA, LEED

- Landscape Architect/Planner

Tim Trujillo

- Planner/Designer

Tim Karpoff, ASLA, LEED

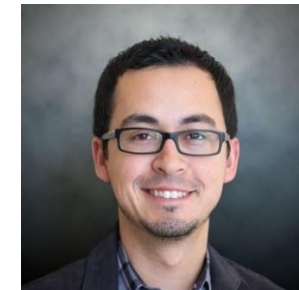
- Community Engagement

Chris Zahas, AICP

- Economic Analyst

Kurt Schulte, AICP

- Transportation Analyst



THE PROJECT



An ambitious 2-year
program to:
**Update the
Comprehensive Plan
and
Draft a new citywide
Unified Development
Ordinance.**

CLARION
CLARION ASSOCIATES, LLC

IN ASSOCIATION WITH:

FREGONESE ASSOCIATES
DEKKER/PERIGH/SABATINI
KARPOFF & ASSOCIATES
KIMLEY-HORN & ASSOCIATES
LELAND CONSULTING GROUP
URBAN INTERACTIVE STUDIO



RFP# P2015000018

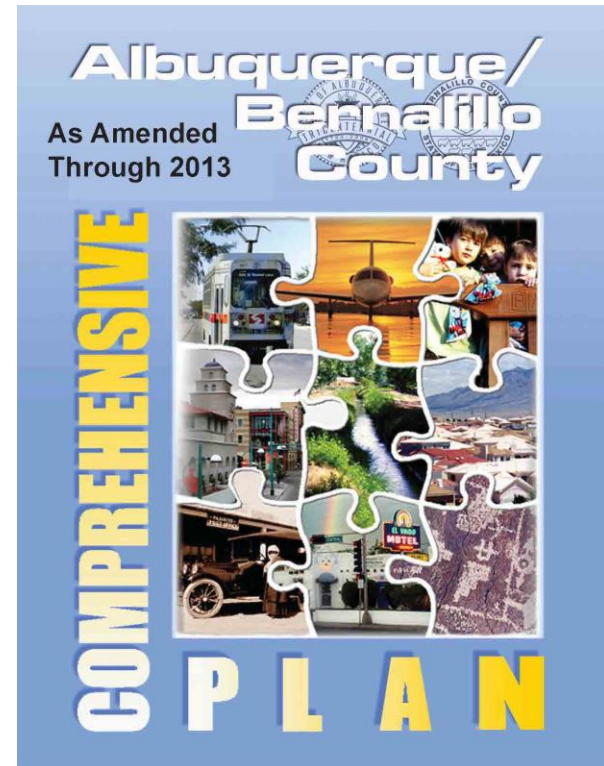
ALBUQUERQUE, NEW MEXICO

Comprehensive Plan/Unified Development Ordinance Stage 2 | November 6, 2014

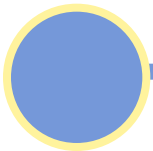
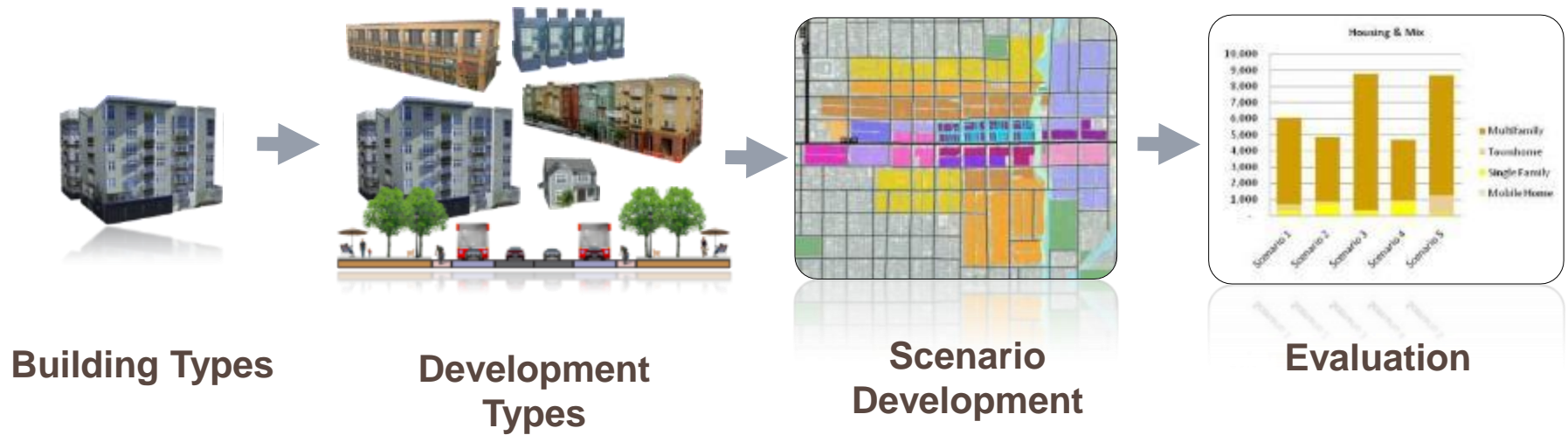
THE PROJECT

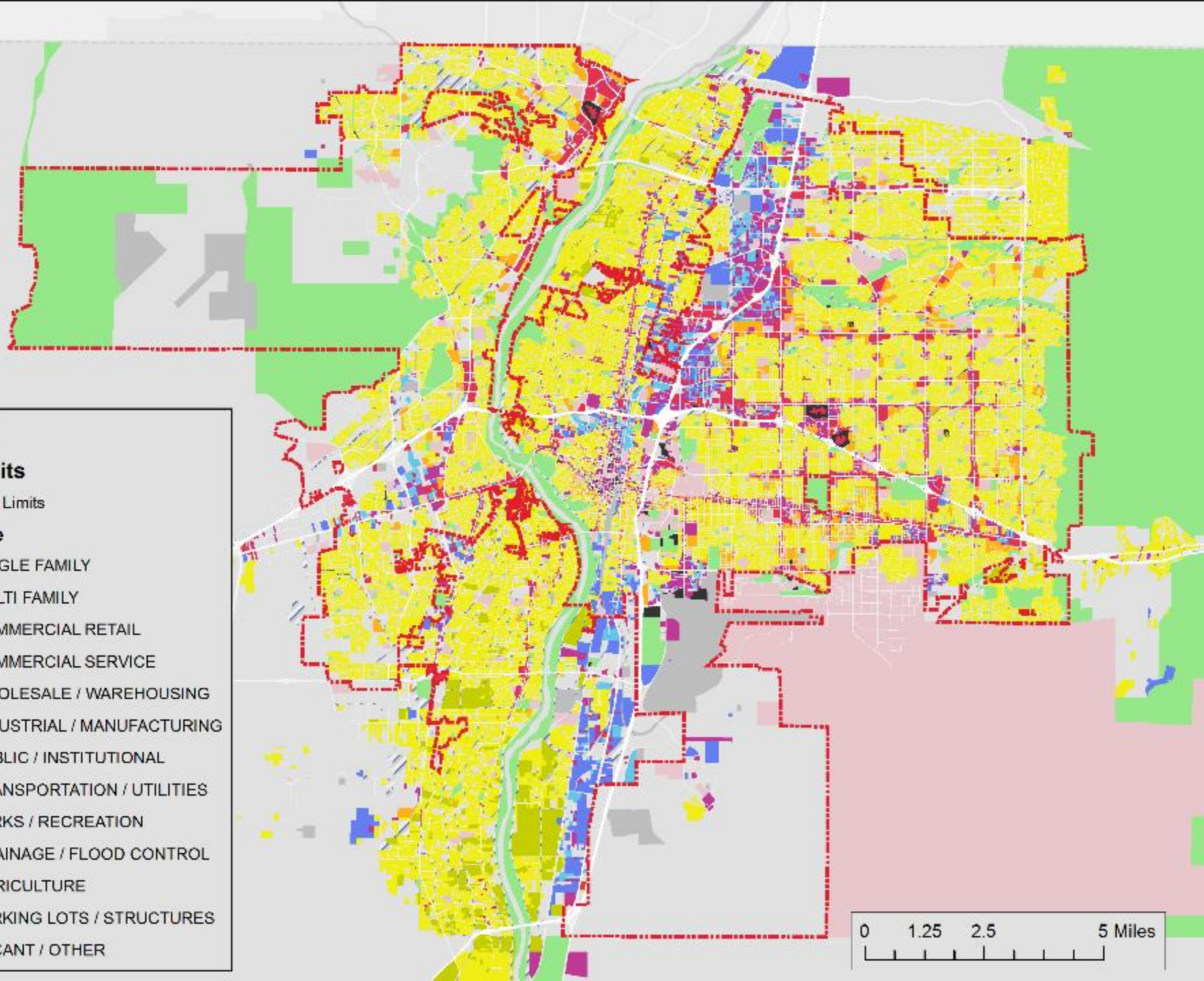
Comp Plan Update Goals

- Update growth and environmental projections
- Identify key areas for economic growth and for neighborhood protection
- Better integrate land use and transportation planning
- Emphasize “placemaking” approaches to development planning
- Integrate Rank 2 and Rank 3 Plan Content



SCENARIO BUILDING PROCESS





Legend

City Limits

 City Limits

Land Use

-  SINGLE FAMILY
-  MULTI FAMILY
-  COMMERCIAL RETAIL
-  COMMERCIAL SERVICE
-  WHOLESALE / WAREHOUSING
-  INDUSTRIAL / MANUFACTURING
-  PUBLIC / INSTITUTIONAL
-  TRANSPORTATION / UTILITIES
-  PARKS / RECREATION
-  DRAINAGE / FLOOD CONTROL
-  AGRICULTURE
-  PARKING LOTS / STRUCTURES
-  VACANT / OTHER

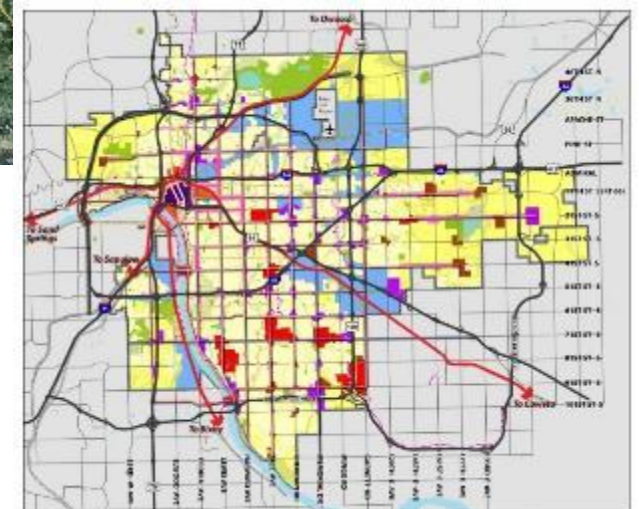
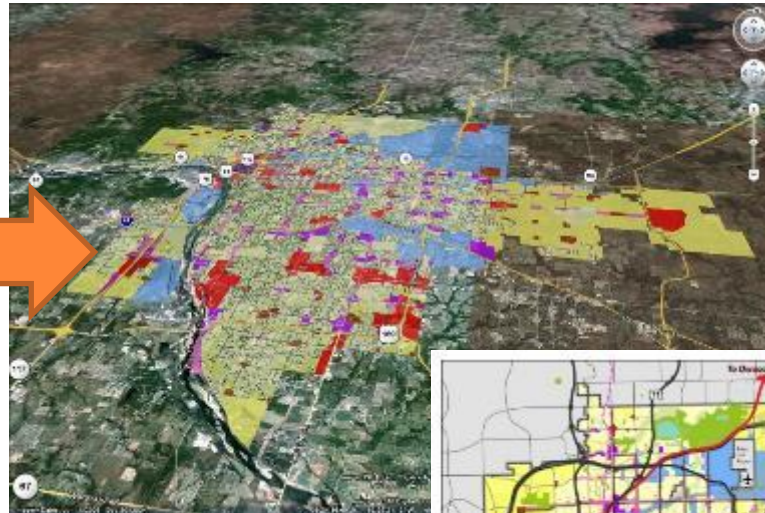


AREA WORKSHOPS

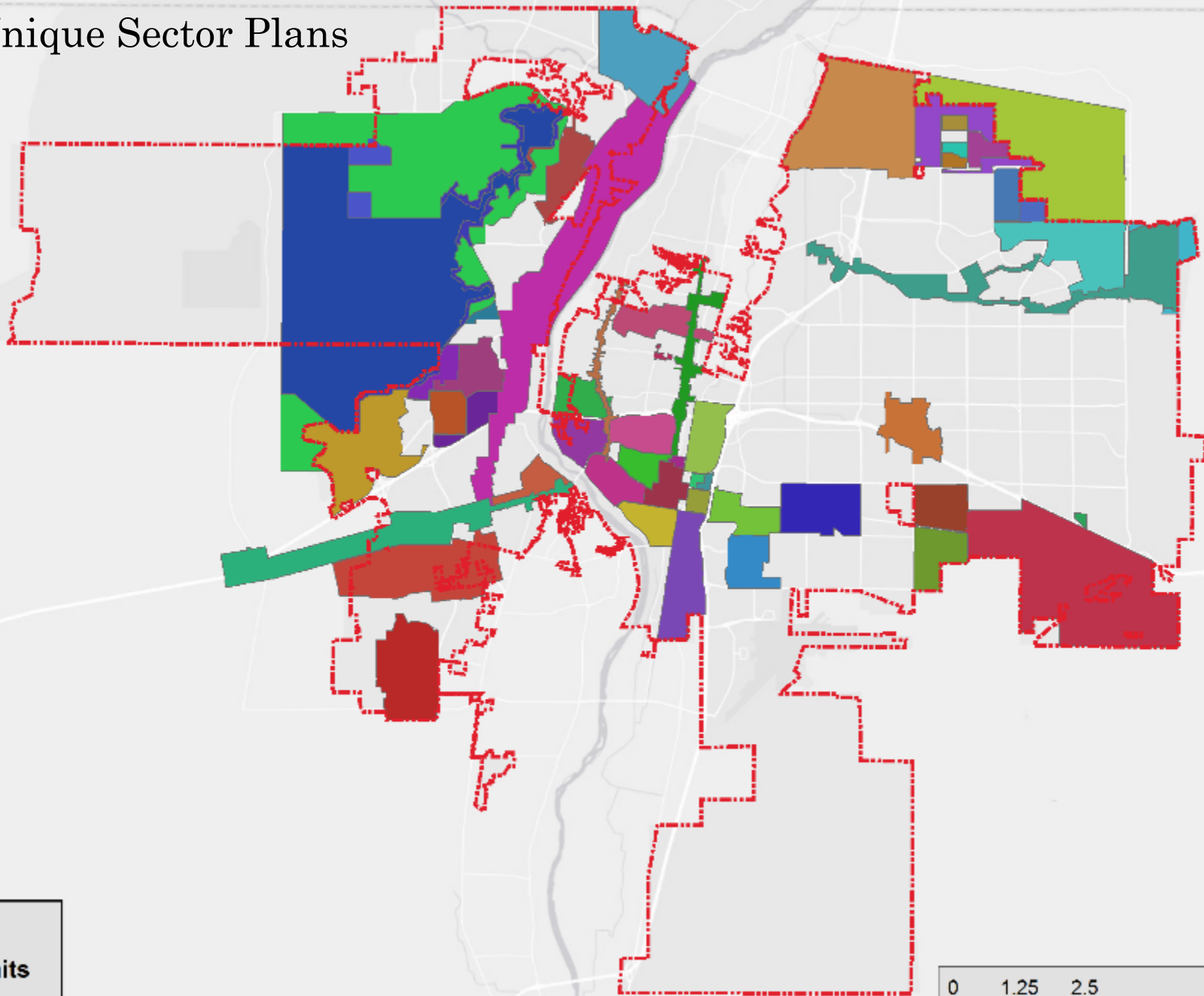


- Neighborhood-scale workshops

RANK 2 AND RANK 3 PLANS WILL BE COMBINED TO MAKE ONE UNIFIED FUTURE LAND USE MAP




Unique Sector Plans



Legend

City Limits

 City Limits

0 1.25 2.5 5 Miles

THE PROJECT

Unified Development Ordinance Goals

- Simpler & More User-Friendly
- Integrate Rank 2 and Rank 3 Plan Content
- Better Linked to Plan Goals
- Encourage Investment
- Protect Neighborhoods
- Promote More Sustainable Development
- Update Engineering Standards
- Streamline Review Procedures

ARTICLE 16: ZONING CODE

[Part 1: General Provisions](#)

- [14-16-1-1](#) Short title
- [14-16-1-2](#) Authority and jurisdiction
- [14-16-1-3](#) Intent
- [14-16-1-4](#) Interpretation
- [14-16-1-5](#) Definitions
- [14-16-1-6](#) Repeal

[Part 2: Zoning Districts](#)

- [14-16-2-1](#) Establishment of zones
- [14-16-2-2](#) RO-1 rural and open zone
- [14-16-2-3](#) RO-20 rural and open agricultural zone
- [14-16-2-4](#) RA-1 residential and agricultural zone, semi-urban area
- [14-16-2-5](#) RA-2 residential and agricultural zone
- [14-16-2-6](#) R-1 residential zone
- [14-16-2-7](#) MH residential zone
- [14-16-2-8](#) R-LT residential zone
- [14-16-2-9](#) R-T residential zone
- [14-16-2-10](#) R-G residential garden apartment zone
- [14-16-2-11](#) R-2 residential zone
- [14-16-2-12](#) R-3 residential zone
- [14-16-2-13](#) RC residential/commercial zone
- [14-16-2-14](#) R-D residential and related uses zone, developing area
- [14-16-2-15](#) O-1 office and institution zone
- [14-16-2-16](#) C-1 neighborhood commercial zone
- [14-16-2-17](#) C-2 community commercial zone
- [14-16-2-18](#) C-3 heavy commercial zone
- [14-16-2-19](#) IP industrial park zone
- [14-16-2-20](#) M-1 light manufacturing zone
- [14-16-2-21](#) M-2 heavy manufacturing zone
- [14-16-2-22](#) SU-1 special use zone
- [14-16-2-23](#) SU-2 special neighborhood zone
- [14-16-2-24](#) SU-3 special center zone
- [14-16-2-25](#) H-1 historic old town zone
- [14-16-2-26](#) P parking zone
- [14-16-2-27](#) P-R reserve parking zone
- [14-16-2-28](#) Overlay zones
- [14-16-2-29](#) PC planned community zone

THE PROJECT

Overall Project Goals

- **Quality of Life**
- **Economic Development**
- **Placemaking**
- **Access/Mobility**
- **Sustainability**
- **Simplification**



THE WORK PLAN

- **Extensive public and stakeholder outreach through interviews, meetings, workshops, and social media**
- **A one year Comprehensive Plan update schedule**
- **A two year Unified Development Ordinance drafting schedule**
- **Taking place simultaneously**

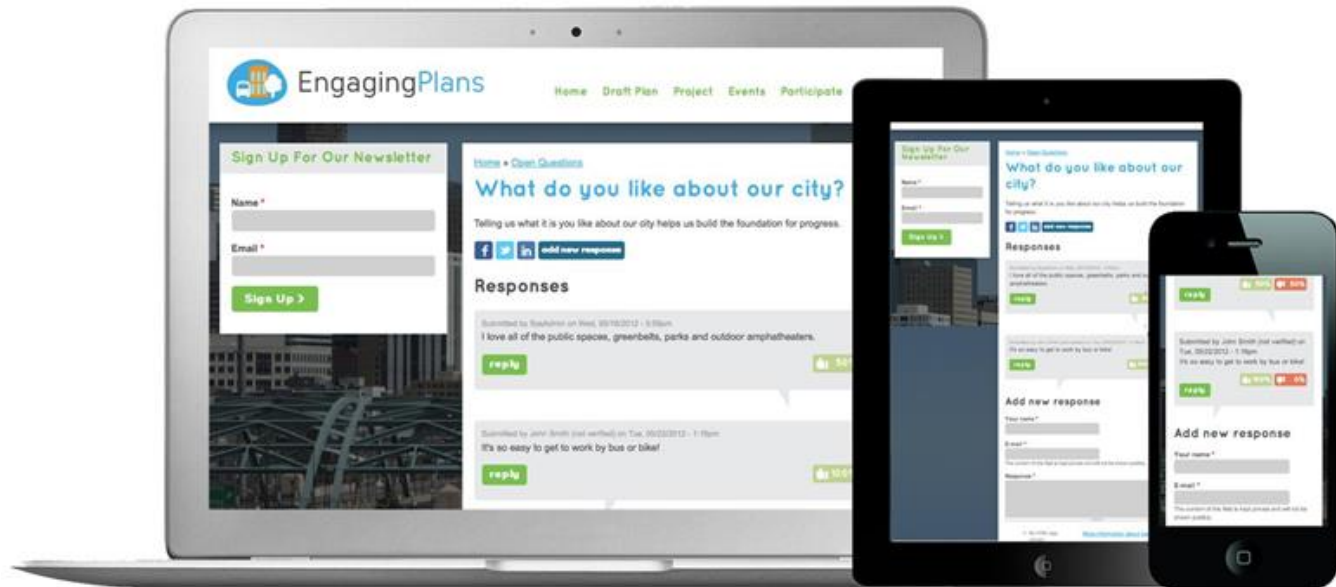
THE WORK PLAN

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THE WORK PLAN

Outreach and involvement

- Citizen and Stakeholder Meetings
- Planning Workshops
- Social Media Engagement Tools
- Regular Public Meetings



Drafting for the Web

A map of the proposed development site, which is a triangular plot bounded by a dashed blue line. The map shows a residential layout with streets, green spaces, and a bus stop. A red arrow points from the bus stop to the development site, with the text "3 MINUTE WALK" written along the arrow. A scale bar in the top left corner indicates a distance of 100 feet. The map also shows surrounding streets and green spaces.

- **Data Driven Planning**
- **Scenario Modeling for Consequences**
- **Plan-based Codes**
- **Plain English**
- **Highly Illustrated**
- **Pragmatic Solutions that Balance Competing Goals**

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NEXT STEPS

- **More Citizen, Stakeholder, and Code User Outreach**
- **Internal Coordination With Other City/County Projects**
- **Data Gathering for Planning Scenarios**
- **Refining Our Initial Code and DPM Assessments**
- **Another Briefing in 2-3 Months**

Questions Discussion Priorities

