



MEMORANDUM

To: Mayor and City Council

From: Joe Pantalione, Interim Assistant City Manager

Date: November 16, 2017

Subject: CodeNEXT Update – Revised Timeline

The purpose of this memo is to provide an update on CodeNEXT's timeline, a summary of the community open house meetings, and next steps regarding the CodeNEXT Council Q&A webpage.

Timeline

City Council Resolution No. 20170622-04 directed staff and consultants to develop and present Draft 3, the Staff Recommendation, to the Planning Commission (PC) and the Zoning and Platting (ZAP) Commission for review and recommendation by January 11, 2018. The resolution also directed staff to present Draft 3 of the land development code and zoning map to Council for first reading by February 8, 2018. Draft 2 was released September 15, with comments from the public, boards and commissions requested by October 31 with the goal of releasing Draft 3 on November 28.

The CodeNEXT project team and consultants are reviewing and continue to receive comments about Draft 2. We acknowledge shared concerns expressed by our community, boards, commissions, and Council throughout this process. CodeNEXT is a complex project, and it has always been our goal to present a quality product for Council consideration. To adequately consider the comments and concerns received to date, the CodeNEXT project team needs additional time to prepare Draft 3.

We intend to release Draft 3 by February 12, 2018. As a result, the CodeNEXT timeline will be adjusted in order to:

- Accept and consider the community, board, and commission comments that were received to date;
- Allow for additional community engagement in partnership with Group Solutions RJW, a CodeNEXT subcontractor. Moving forward, public input will be gathered for the purpose of informing the commissions' and Council's discussions;
- Provide review time by PC and ZAP before starting commission public hearings in mid to late March 2018. Staff will coordinate with the land use commissions to confirm actual meeting dates; and
- Appropriately notify the community of the CodeNEXT public hearing schedule.

We anticipate Council review and consideration in late April 2018 and will release a revised schedule once board and commission meeting dates are confirmed.

Community Open House Meeting Summary

During the month of October 2017, the CodeNEXT Team held six (6) community open houses to educate the public about changes to CodeNEXT Draft 2, provide an opportunity to ask questions, and share next steps. Each meeting included a staff presentation followed by a question and answer session, opportunities to review maps and other visuals, and opportunities to interact one-on-one with CodeNEXT staff to learn more about how individual parcels or neighborhoods would be affected by CodeNEXT revisions. The six open houses were attended by nearly 400 residents, with representation from all 10 Council districts. Three of the six meetings offered language access services in Spanish, including one meeting that also offered language access services in Chinese, Vietnamese, and Arabic.

Staff received a total of 193 questions from the community open houses. Due to time constraints, staff could not answer all questions at the meetings. However, questions were documented with the goal of identifying recurring themes and providing responses to those concerns. Of the 193 questions submitted, the top five (5) theme inquiries related to affordable housing, accessory dwelling units (ADUs), parking, neighborhood plans, and flooding. All questions and a summary of the responses to theme concerns can be found on the [CodeNEXT Community Open House Recap blog](#).

CodeNEXT Council Q&A Webpage

In mid-October, we began an intensive effort to respond to all outstanding Council questions submitted via the CodeNEXT Council Q&A webpage. We are pleased to report that all Council questions submitted prior to October 12, 2017, have been answered, and we now are receiving new questions regularly.

Thank you to the Council offices who have been utilizing the Q&A system. Moving forward, please submit all Council questions via the Council Q&A page. Staff is committed to responding in a timely manner. Starting this Friday, November 17, Council offices will receive an email at noon every Friday summarizing all new questions and responses posted the previous week.

If you have any questions, please contact Greg Guernsey, Planning and Zoning Department Director, at 512.974.2387.

CC: Elaine Hart, Interim City Manager
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CodeNEXT Executive Team
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