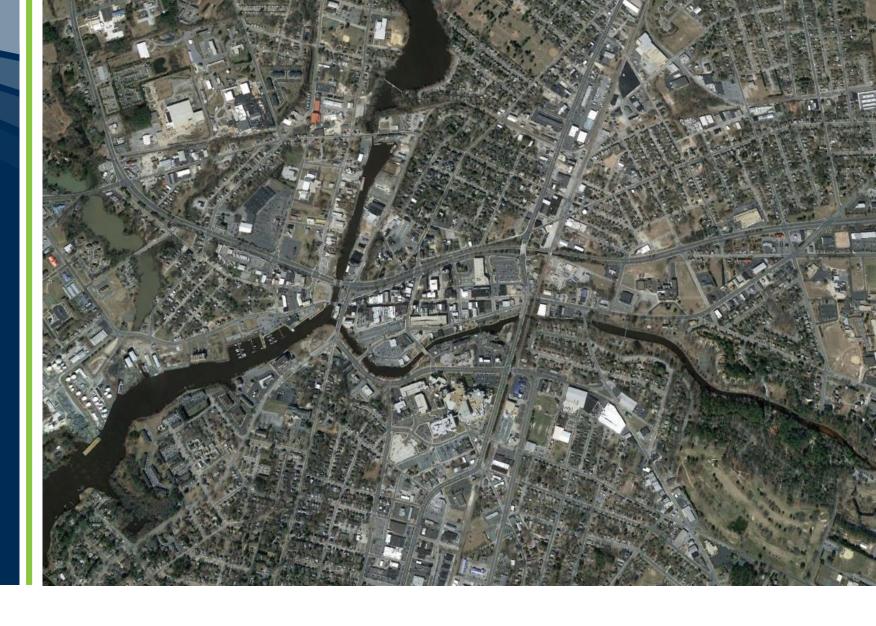
SALISBURY ZONING REWRITE

Phase 1 – Analysis and Recommendations

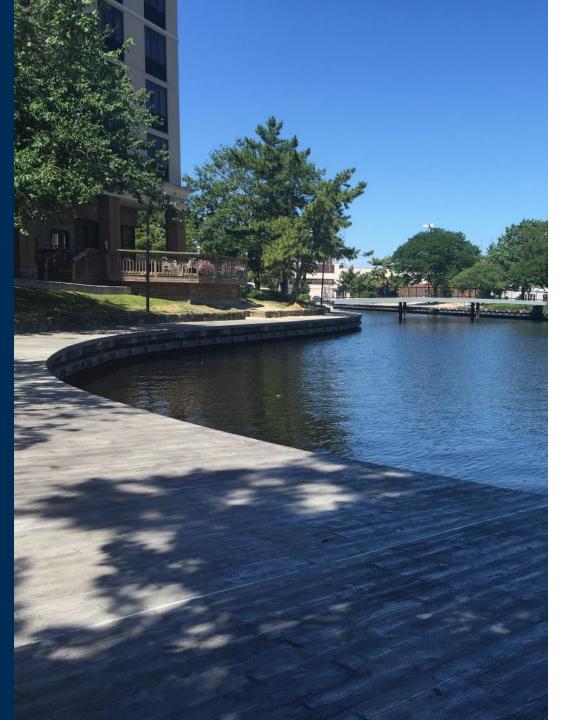


PRESENTED TO:

Salisbury Planning Commission

OCTOBER 17, 2019





Today's Presentation

- Team Introduction
- Purpose and Goals
- Scope of Phase 1
- Schedule
- Advisory Committee
- Next Steps

Meet the Team



Allysha Lorber, PLA, AICP

Project Manger



Chris Jakubiak, AICP

Zoning Expert



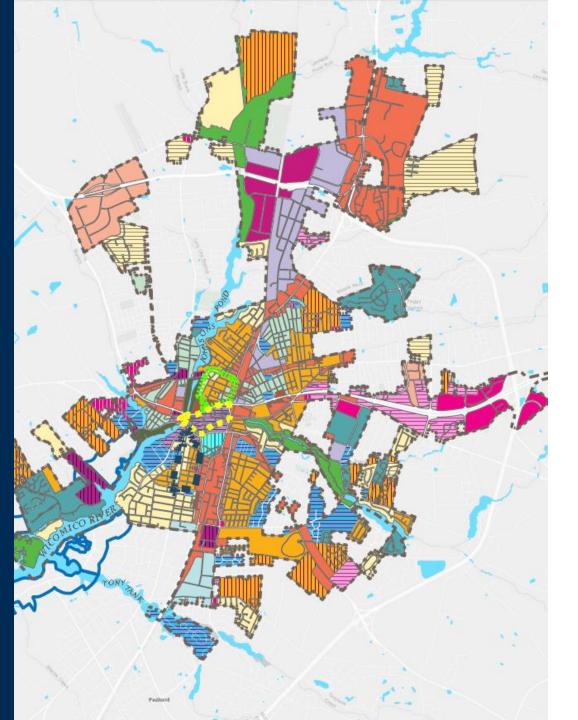
Angie Hernandez, AICP

Urban Planner Researcher Stakeholder Engagement



Sarah Diehl, MCRP

Urban Designer Researcher GIS Mapping



Purpose and Goals

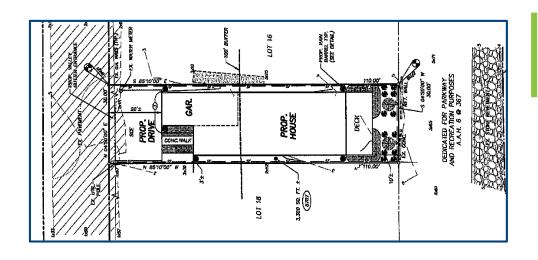
Why do we need new Zoning?

What's wrong with the current zoning?

- Outdated
- Cumbersome
- Lacking the Tools to Achieve the Vision and Higher Quality Development

What can new zoning accomplish?

- Incorporate new area Master Plans
- Increase Flexibility
- Strengthen Environmental Sustainability
- Strengthen Design Standards
- Simplified and More User-Friendly



Some Potential Issues to Address

Procedures and Due Process

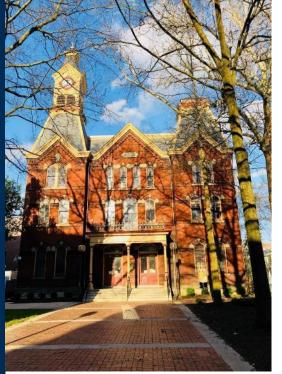
- Plan submittal requirements
- Development review and decision making
- Appeals, variances, and special exception
- Application of design standards
- Transparency, public notice
- Codifying annexation procedures
- Non-conforming uses and structures

Plan / Policy Implementation

- District boundary map changes
- Design standards and form-based approaches
- Updating land use types
- Refining parking and landscaping requirements
- Mixed use development
- Coordination with critical area

Phase 1 – Develop Zoning Recommendations

Draft Identify Recommendations Best Assess Spring 2020 **Practices** Current Winter 2020 Plans & Kick Off Zoning Fall 2019 Fall 2020









Advisory Committee

Appointed by Mayor and City Council

Members <u>may</u> include:

- Residents
- Planning Commission Representatives
- Board of Zoning Appeals Representatives
- Salisbury Historic District Commission
- Salisbury University
- Peninsula Regional Health System
- Developers

Targeting 7-10 Members







Public Engagement

Phase 1 Public Engagement:

- Project Website
- Public Opinion Survey
- Pop Up Events

Phase 2 Public Engagement:

- Project Website
- Public Opinion Survey
- Pop Up Events
- Community Meetings
- Public Hearing

Schedule of Phase 1

Tasks	2019			2020				
	Oct	Nov	Dec	Jan	Feb	March	April	May
Kick OffMeet with Planning CommissionCollect and Review ResourcesEstablish Advisory Committee	*							
 Current Plan and Zoning Assessment Identify Inconsistencies and Conflicts Identify Overlap and Redundancies Advisory Committee Visioning Meeting Create Project Website 			*					
 Best Practices Analysis Comparison to Similar Jurisdictions Identify Innovative Zoning Practices Public Opinion Survey Pop Up Community Meetings 								
 Develop Recommendations Zone Consolidation New Zoning Categories Form Based Codes Environmental Considerations 					*			
 Prepare Phase 1 Report Summarize Recommendations and Next Steps Draft for Advisory Committee Review Draft for Planning Commissioners Review Final for Mayor and City Council Review 							*	*



Planning Commission Meeting



Advisory Committee Meeting



Mayor and City Council Meeting

Next Steps

Phase 2 – Draft New Zoning Phase 4 – Code, Phase 1 – Phase 3 -Adopt New Zoning Ordinance Update City's Comprehensive Development Develop Zoning Recommendations Develop Interactive Online Zoning Map Public Hearing Review Regulations, and Revised Plan Zoning Map

