



Legislation Details (With Text)

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Date	Ver.	Action By	Action	Result
8/17/2020	1	Council Work Session		

SUBJECT/RECOMMENDATION:

Provide Direction on Planning and Development Department Program Priorities (WSO)

SUMMARY:

Several significant projects are scheduled to start over the next few months. At the September 3, 2020 city council meeting the Department will be seeking approval of a consulting contract to assist in a major update of the Comprehensive Plan. The Department was also planning to issue an RFP the week of August 17 for a business process study to evaluate current development review, permitting and inspections processes and provide recommendations for improvements. The goal is to have these two projects proceeding concurrently so upon their completion there will be policy direction and recommended process improvements to provide the basis for a major re-write or new Community Development Code. Both projects are significant in terms of staff and management resources, scope and importance to the community.

The Department also has quite a few other projects/studies/reports currently underway or programmed to start within the next months which are listed below. Two projects that are not included in the list but could impact the Department's resources are the development of a redevelopment plan for N. Greenwood if a CRA is established and a major land use plan amendment and rezoning application if The Landings referendum passes. Also not included in this list is the customer-driven daily work of processing planning applications, building permits and conducting daily inspections and code compliance work. All are depicted on the information provided by staff, including the potential planning efforts.

- Ft. Harrison Ave. Complete Streets
- Community Dashboard
- City Hall
- Food Truck Code Amendments to Address HB 1193
- Lien Amnesty Program
- One-Stop Guide to Development Review
- Development of Standardized Reporting of Departmental Metrics
- Private Plan Review Fee Evaluation and Potential Code Amendment

- State Required Building Permit and Inspection Fee Report
- IVR Enhancement - Text Service
- Citizens Guide to Quasi-Judicial Hearings
- Evaluation of Private Provider Fee Reduction
- Placemaking Initiatives
- Code Enforcement Sweeps

At a previous work session several Council members expressed their interest in studies/projects not included in the Department's current work program. They included an amendment to the Downtown Plan and an evaluation of issues that arise when abutting zoning districts with different levels of development potential or uses cause compatibility issues. There may also be interest in other use related issues that could result in amendments to the Community Development Code.

To determine how to best support any new Council priorities, a more detailed review of projects and project timings has been completed. Time to absorb new projects could be carved out by delaying the planned start of the Business Process Study for six months and rescheduling the work needed to address a recent State preemption for mobile food dispensing vehicles (food trucks).

The scale of the Comprehensive Plan update work is significant, which impacts what additional work could be absorbed even with the potential shifting of the two items suggested above. An amendment to the Downtown Plan would require approximately one year to complete and would also require Downtown zoning district amendments which could be developed and processed concurrently. Due to the extent of this work and time involved, if this project is added to the work program and the North Greenwood CRA is approved, the Department could not absorb both of these projects. It is less clear what work might be generated out of a discussion relating to zoning district compatibility concerns so providing any definitive project timeline is difficult. Staff would be stretched beyond its capacity to undertake both the Downtown Plan amendments and any zoning district study at the same time.

Staff is seeking Council direction on any changes to the Planning and Development Department work program priorities.