

# 2020 UNIFIED DEVELOPMENT CODE UPDATE PROCESS



Presented by: Michael Shannon, PE, CBO - Director

**03.04.20**

B-SESSION BRIEFING  
ITEM 2

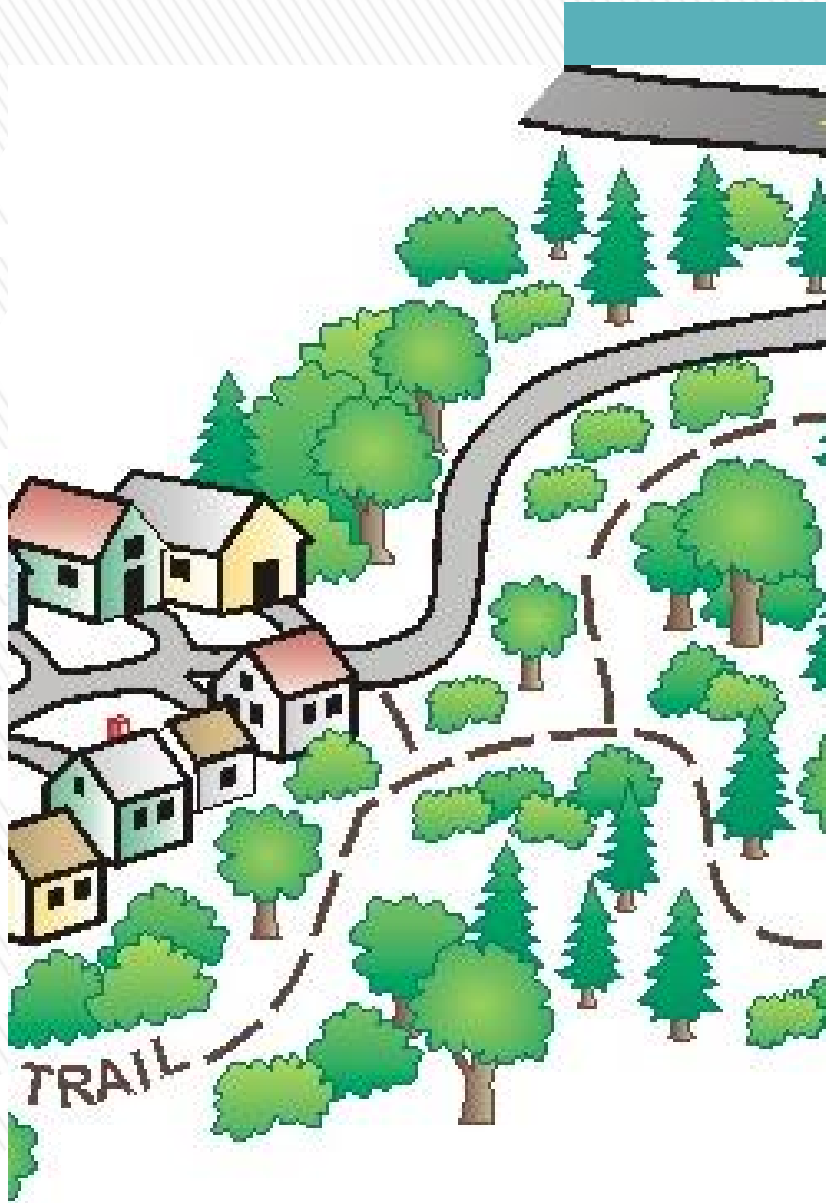
# Unified Development Code

- » Is Ch. 35 of City Code
- » Current adopted in 2001
- » Implements City's policies on:
  - > Comprehensive plan
  - > Master Plan
  - > SA Tomorrow
  - > SA Climate Action Plan
  - > Major Thoroughfare Plan



Drive safe. Bike safe. Walk safe.





# Unified Development Code

- » Includes development regulations for:
  - > Subdivision platting
  - > Zoning (base, overlays, etc.)
    - + Short term rentals
    - + Affordable housing
    - + Accessory dwelling units
    - + Home occupation
  - > Street and storm water design standards
  - > Historic preservation
  - > Protection of natural resources
    - + Trees, aquifer, etc.



# UDC Amendments

- » Every 5 years (per code)
- » Reasons to amend:
  - > Workability and administrative efficiency
  - > Eliminate unnecessary development costs
  - > To reflect changes in:
    - + Law
    - + State of the art standards in land use planning and urban design

- » Amendments can be initiated by:
  - > City staff
  - > Zoning commission
  - > Planning commission
  - > Board of Adjustment
  - > Historic Design & Review Commission
  - > External parties
    - + Neighborhoods, businesses, etc.
  - > City Council



# Cost Impact Analysis

## » Council Consideration Request:

- > Submitted Nov. 14, 2018 by Councilman Manny Peláez (CD 8)
- > Review feasibility of cost impact analysis for each amendment

## » Stakeholder process:

- > Created diverse task force & held 3 meetings to review:
  - + Current process
  - + Best practices from other organizations

## Task Force Recommendations

### » Change UDC to require cost impact statement

- > Justification for each proposed amendment
- > Add language to include cost impacts of proposed amendments:
  - + Increase
  - + Decrease
  - + No impact
- > Require documentation for cost impacts
- > Removal of Jul 1 date from Sec. 35-311(b) for clarification

# UDC Amendments

## *From External Parties*

- » Amendments should fall in one of the following:
  - > **Edits** - no impact to intent of provision
  - > **Clarification** – provide ease of interpretation and understanding
    - + Do not alter intent or meaning of existing provisions
  - > **Rule Interpretation Determinations (RIDs)** – written policies on items not fully covered in UDC
    - + DSD director, Historic Preservation Officer (OHP director), and Planning director

- » Planning Commission may choose to sponsor amendments not meeting 3 criterion







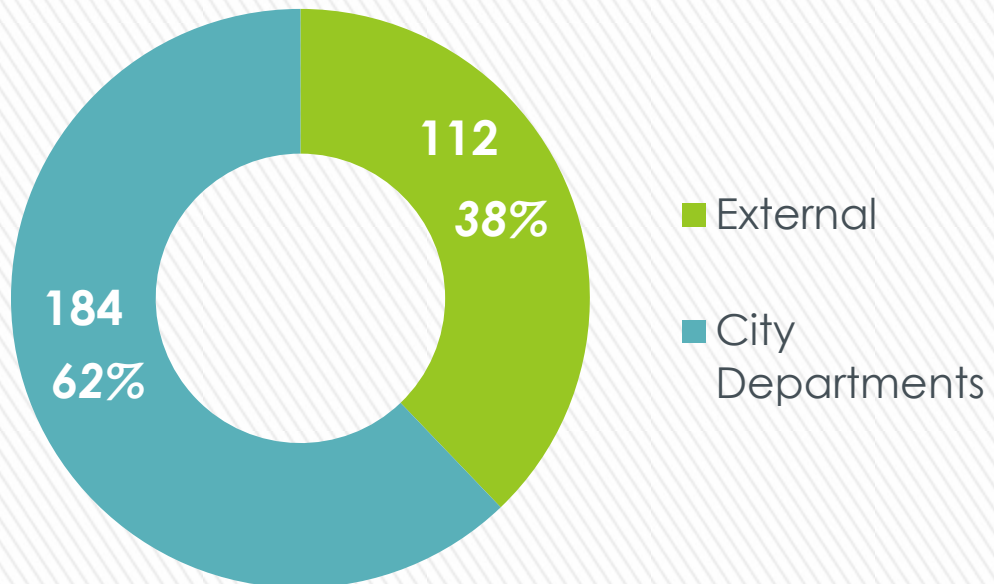
# Planning Commission Technical Advisory Committee

CATEGORIES	SEATS	CURRENT ALTERNATES	NEW ALTERNATES
Planning Commission	3	-	1
Board of Adjustment	1	1	-
Zoning Commission	1	1	-
Parks and Recreation Board	1	-	1
Development / Real Estate professionals	2	-	1
Registered Professional Engineers	3	1	-
Planning professionals	1	1	-
Registered Architects	1	1	-
Environmental / Historic Preservation	1	-	1
Community representatives	4	-	1
Experience ( <i>non-voting</i> )	Up to 2	NA	NA
<b>Total Voting Members</b>	<b>18</b>	<b>5</b>	<b>5</b>

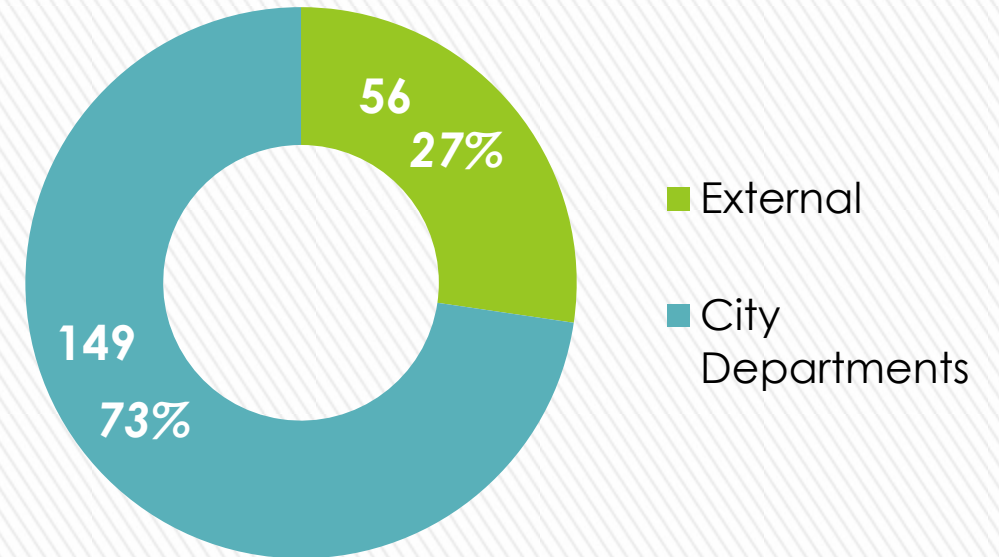
# 2015 UDC

## AMENDMENT PROCESS

296 | Received



205 | Approved





# Process

Ensure submission complete and amendments for only Ch. 35.

Determine if "edits," "clarifications," or neither.

May sponsor amendments that are not "edits" or "clarifications."

Accept amendments

Deadline for amendment proposals

Review by DSD

PCTAC

Planning Commission

JAN.  
1

MAY  
1

MAY

MAY  
–  
JUN.

MAY  
–  
JUN.

# Process

Full analysis. Final recommendations sent to applicable Boards & Commissions.

Final recommendations sent to Committees and City Council.

Briefing to other committees as needed.



JUN.  
-  
OCT.

NOV.  
-  
DEC.

DEC.

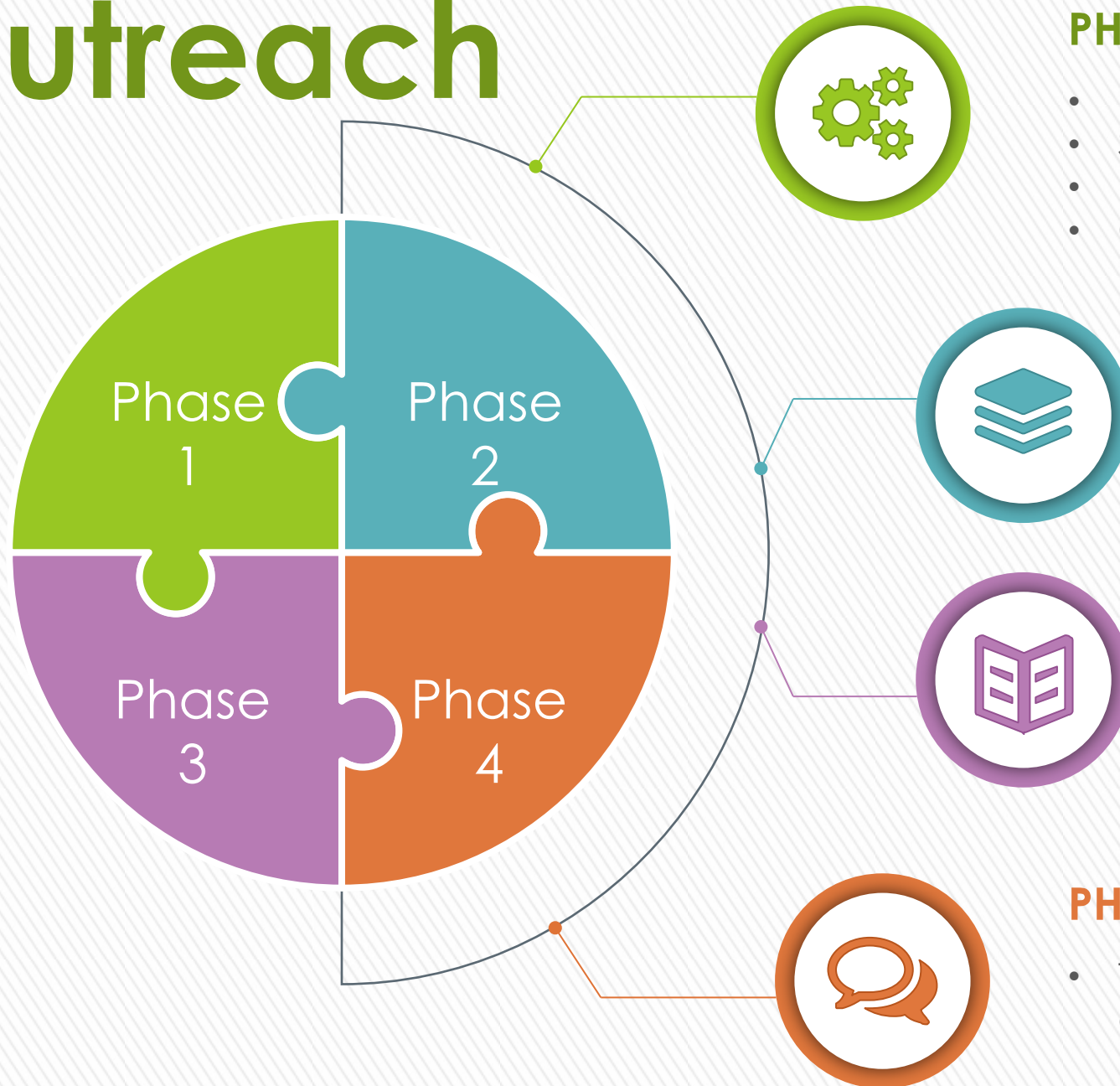
JAN.  
1  
2021

# UDC 2020 Outreach





# Outreach



## PHASE 1 – ABOUT THE PROCESS

- E-blasts, social media, newsletters, website
- SASpeakUp survey
- DSD Academy
- Community meetings

## PHASE 2 – ABOUT PROPOSED AMENDMENTS

- E-blasts, social media, newsletters, website
- PCTAC meetings

## PHASE 3 – UPDATES ON RECOMMENDATIONS

- E-blasts, social media, newsletters, website for updates on Board and Commission meetings

## PHASE 4 - TRAINING

- Training in 2021 on new UDC amendments

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