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**TO:** Community Development Committee

**FROM:** Erik A. Bredfeldt, Planning and Development Services Director 

**DATE:** February 24, 2010

**SUBJECT:** Pending Referral O80465 – City Commission Strategic Initiative 2.4  
Action Step # 6 - Progress Report  
Planning Works Review of Comprehensive Plan and Code

City Commission Strategic Initiative 2.4 "Ensure Transparent, Efficient and Consistent Regulation of Land Development in Furtherance of the Comprehensive Plan" is being worked on by staff on several fronts and focuses on efforts to refine development review processes and the land development regulatory framework.

Recently, staff provided an update to the Committee on the status of several efforts underway regarding this Strategic Initiative. In April, a City Commission Workshop will be held to review the development review process and code enforcement procedures.

In late September, 2009, Planning Works, the City's consultant, provided an overview of their work program to the Committee following a day of meetings with various community stakeholder groups and individuals.

In subsequent months, staff has worked internally and closely with the Consultant on proposed modifications to the Comprehensive Plan and Land Development Code regarding primarily Activity Centers, Mixed Use districts and Large Scale Retail.

The March 1<sup>st</sup> CDC meeting represents an opportunity for progress to date to be reported to the Committee by staff and the Consultant and for staff to receive input on the direction taken to date. Strategic Initiative 2.4 indicates an estimated completion date of June, 2010 for this Action Step and it is staff's intent to have a referral to the Commission and then a Petition to the Plan Board and back to the Commission in the March – June timeframe.

Staff's recommendation to the CDC is: **1) to hear an overview from the Consultant and staff on progress to date on proposed revisions to the Comprehensive Plan and Land Development Code; 2) review materials provided and suggest any alternative direction; 3) direct staff to meet with stakeholders to further refine the work product; and, 4) if comfortable, move this referral to the City Commission with recommendation to initiate a Petition to the Plan Board.**

I look forward to seeing you on Monday.

cc: Russ Blackburn, City Manager  
Ralph Hilliard, Planning Manager