

Introduction to Planning Studies

Department of Planning and Economic
Development

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What Are the Types of Planning Studies?

Zoning Studies: Study resulting in changes to the Zoning Code or Zoning Map

- 40-Acre studies
- Based on specific geography
- Text amendments
- Property owner-initiated

Small Area Plans: Any geography smaller than a neighborhood

- Neighborhood plans
- Station area plans

Citywide Plans: Plans that affect the entire City

- Comprehensive Plan
- HUD Consolidated Plan
- Climate Action and Resilience Plan

Master Plans: Detailed plans of large redevelopment sites

- United Village
- Highland Bridge
- Hillcrest



Who Initiates Planning Studies?

Planning Commission

- Initiates studies to implement Comprehensive Plan OR address timely planning issue.
- Examples: 1-4 Unit Zoning Study, Drive Through Zoning Study

State Mandated

- State Law requires Comprehensive Plan to be updated every 10 years OR Changes to State Law that require zoning changes.
- Examples: Comprehensive Plan, Cannabis Zoning Study

City Council

- Requests that Planning Commission initiate a study through resolution or moratorium.
- Examples: East Grand Avenue Overlay Study

Community Led

- Request City Council or Planning Commission initiate a study OR may lead a study and submit to City.
- Examples: Neighborhood plans, ReConnect Rondo Small Area Plan



How are Planning Studies Initiated?

Initiation Resolution

Typically includes:

- A statement of the policy/zoning question or problem
- Scope of study
- Request to Planning Commission

May include:

- Backing statistics
- Key events
- Community support or partners
- Geography of area to be studied
- Timeline to report back to City Council

Coordinate with Planning Director

Planning Director can help with:

- Drafting resolution
- Providing research support
- Refining timeline for study
- Coordinating with Planning Commission
- Outreach with other city departments



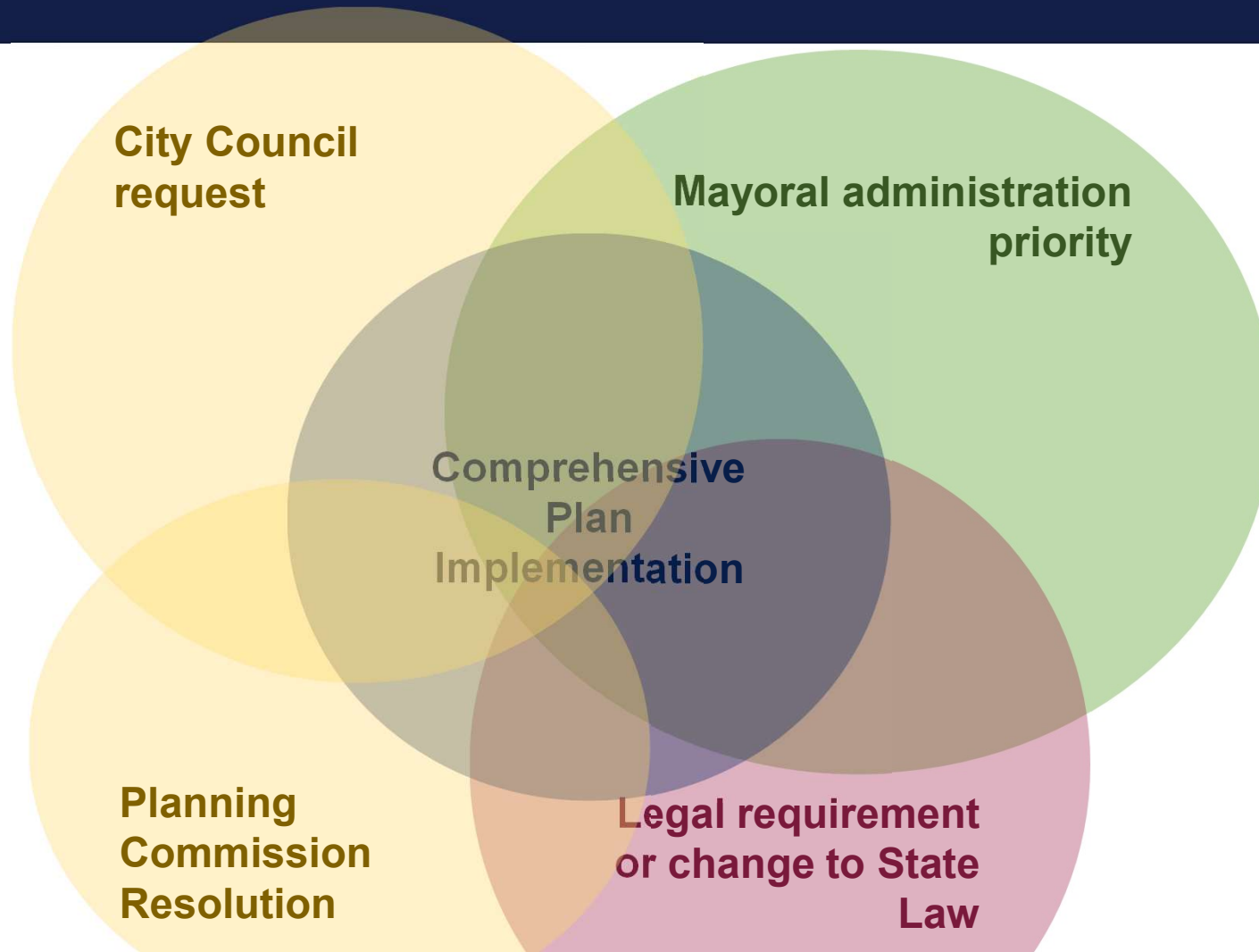
How Do Requests fit into Annual Work Program?

Annual Planning Division Work Program (The super quick version)

- **Regulatory review** – zoning case review, environmental review
- **Zoning studies** – Zoning ordinance text and map amendments
- **Comprehensive planning**– Comp Plan 2040 implementation
- **Neighborhood planning** – Rondo land bridge support and District Plan support
- **Large redevelopment sites** – Highland Bridge, Hillcrest, etc.
- **Transportation planning** – Supporting transit corridor planning
- **Research & mapping**



How Are New Planning Studies Prioritized?



Is the study:

1. Legally-mandated or required?
2. A priority of the Administration?
3. Specifically listed in the Comprehensive Plan?
4. Requested by Planning Commission or City Council?

Additional criteria used to evaluate in prioritization:

1. Potential to advance equity, innovation, resilience?
2. City and Community wealth building?
3. Systems-level impacts over the long term?
4. Other general consistency with Comp Plan?

Thank you! Questions?



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