

MEMORANDUM

TO: City Council

FROM: David J. Deutsch
City Manager

SUBJECT: ***Status Report***

DATE: June 18, 2015

1. Emerald Ash Borer Update

The City of Bowie currently has 600 right-of-way ash trees, which is down from the approximately 700 ash trees that had been planted over time. Staff recently reviewed existing ash trees in Belair Greens, Longleaf, Saddlebrook, Saddlebrook West and Collington Station. Over 50 of these trees have been identified for treatment and over 200 have been identified for removal and replacement, to begin as soon as this week. Bartlett Tree Experts recently completed treating ash trees in Belair Greens that were in reasonably good condition.

2. FY15 City Tree Rebate Program Update

A total of 27 trees were planted on residents' lots with assistance from the City's FY 2015 Tree Rebate Program, which offered up to \$100 in rebates to residents who planted eligible native trees on their properties. Altogether, the trees planted are estimated to save 2,959 gallons of stormwater runoff, save 172 kilowatt-hours and 10 therms of energy, reduce atmospheric carbon by 506 lbs., and provide \$308 in total benefits per year. Additionally, when these trees mature, they will provide \$1,276 in total benefits per year. There were 50 trees planted last fiscal year with assistance from this program, and the City will continue to offer rebates in the fall of FY16.

3. Streets Division Truck Replacement

The FY16 Budget allocates funds for the replacement of truck #201 utilized by the Streets Division in the Public Works Department. Under a State of Maryland Contract, BPO #001B5400289 with Apple Ford, a 2015 Ford ½ ton pickup truck can be acquired for \$23,171. The budget for this vehicle is \$23,500. As provided by Section 62 of the City Charter, this will serve as the required seven-day notice of intent to issue a purchase order to Apple Ford for a total amount of \$23,171.

4. Zoning Variance for Fences

Please see separate memorandum on this subject.

5. County Zoning Ordinance Rewrite Follow-up

As a follow-up to Monday night's presentation from Derick Berlage, Chief of Countywide Planning, regarding the County Zoning Ordinance Rewrite project, I am

providing the link to the project website: <http://zoningpgc.pgplanning.com/>. I invite and encourage each of you to visit the website to review citizen comments and peruse the “road map” technical document (*Evaluation and Recommendations Report*) and provide your input as individuals. While there is no collective City Council position on the Rewrite at this time, Council should reflect on this effort and communicate with us if you have strong feelings about any aspect of the ongoing review. City Planning staff have already reviewed the technical document and found there were many recommendations with which they could agree. A copy of the Planning Department’s input is attached for Council’s information. Some of their major outstanding concerns include:

- Don’t take the District Council out of the Special Exception process;
- Minor and Major site plans – provide an appellate review: Planning Board for minor site plans; Circuit Court for major site plans;
- Better distinguish the purposes of Conceptual Site Plans and Detailed Site Plans;
- Address an expanded or improved municipal role in land use decisions;
- Schedule Sectional Map Amendment rezonings on a more frequent basis;
- Set up rolling review cycles for Text Amendments, similar to Water and Sewer Plan amendments;
- Continue to allow discretion in site plan review rather than precluding it;
- Variance applications must be fully screened before acceptance; use Hearing Officer to streamline decisions;
- Examine appropriate zoning changes for single-family zones, rather than avoiding them;
- Require Detailed Site Plan review in commercial zones;
- Formulate a process for creating a Neighborhood Conservation Zone that does not require consent of all property owners;
- Establish a Resource Protection Zone.

If necessary, agenda time can be scheduled in the next several months to examine any topics you wish to discuss.

Attachments



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

MEMORANDUM

TO: City Council

FROM: David J. Deutsch  City Manager

RE: FY 2016 Budget Objective Discussion
Zoning Variances for Fences

DATE: June 16, 2015

During review of the Planning Department's budget in May, Councilmember Dufour Woolfley suggested that an additional objective be considered for FY 2016 regarding the processing of variance requests for backyard fences. Of particular concern is the County's zoning regulation that prohibits fences from being constructed higher than four feet on corner lots less than one acre or on any lot backing onto a public street. Councilmember Woolfley proposed a starting point for an objective, written as follows:

"By October 2015, develop a plan or methodology to educate constituents and reduce the time and burden on staff and citizens associated with variance requests for backyard fences that front roadways."

Staff has evaluated Councilmember Woolfley's recommendation and offers the below discussion in response.

1. The time to process a fence variance request through the City is not unusual or unfair, as all types of variance requests must follow the same procedure. The City Code sets forth the time requirements, which reflect the existing rules found in the Prince George's County Zoning Ordinance. The City is not permitted to accelerate the timeframes stated in the Zoning Ordinance. The City's Advisory Planning Board must provide a 15 day notice of their public hearing. The Advisory Planning Board schedule allows for two meetings per month in order to provide regular opportunities for cases to be heard.
2. The recent case mentioned by Councilmember Woolfley on Northview Drive did not take any longer than usual: 25 days from the date of application until the Advisory Planning Board hearing and 45 days, total, until a final decision was made by the City Council.
3. One of the variables in the City's process is how long it takes for a recommendation from the Advisory Planning Board to reach City Council. The timeframe is driven by the Council meeting calendar. Because Council only meets once in August and December, applicants might have to wait longer at those times of the year to receive a final decision from the City. The typical timeframe from application deadline to Advisory Planning Board hearing is about 25 days. Considering the additional time needed for final action by the City Council, total processing time can range from a minimum of 45 days to a maximum of 67 days.

MAYOR G. Frederick Robinson **MAYOR PRO TEM** Isaac C. Trouth
COUNCIL Dennis Brady ♦ Henri Gardner ♦ James L. Marcos ♦ Diane M. Polangin ♦ Todd M. Turner **CITY MANAGER** David J. Deutsch
City Hall (301) 262-6200 FAX (301) 809-2302 TDD (301) 262-5013 WEB www.cityofbowie.org

4. Staff considered numerous actions that could be taken to reduce processing time for variance applicants. Some of these actions are neither desirable nor practical; however, staff has listed them in order to provide Council with a thorough understanding of the range of options:

a. The City could obtain its own zoning. Final decisions could be made directly by the Advisory Planning Board without going through City Council, significantly reducing the amount of time needed to process a variance request.

b. The City Council could hear and decide all cases instead of the Advisory Planning Board. This option would place the burden of conducting the “evidentiary” hearing on City Council. However, it is preferable that legislators not perform quasi-judicial functions normally assigned to an appointed board.

c. Change the fence regulations so that variances for fence height are not required. The City has tried numerous times in the past to persuade the County Council to revise the Zoning Ordinance to address the problems we are experiencing. Council Member Todd Turner has been contacted regarding a legislative solution and we expect some efforts will be made before the end of the year. In addition to trying to obtain relief at the County level, the Land Use Authority bills drafted for this year’s General Assembly session included provisions that would address this issue directly, by ceding all authority to regulate fences to municipalities in Prince George’s County that have comprehensive fence regulations in their municipal codes.

d. Revise the current Zoning Ordinance to set up an expedited hearing process using a Hearing Officer who would make the final decision and notify the Advisory Planning Board and City Council after a decision is rendered. We will discuss this idea with Council Member Turner to see if there are any statutory impediments that would prevent it from being used in this instance.

e. Revise the published schedule for the Advisory Planning Board to meet ANY week, rather than the second and fourth Tuesdays of the month. This option may reduce processing time by about a week, but would result in confusion caused by overlapping review cycles. It would also result in Advisory Planning Board members having to be available for meetings every week. The Advisory Planning Board members are unpaid, resident volunteers.

f. Give the City’s variance authority back to the County. Processing time for all types of variances would decrease if the County handled the variances, because only the County Board of Appeals would be involved in making the decisions.

The first part of Councilmember Woolfley’s proffered objective deals with education of residents about fence regulations. The County’s fence regulations are further complicated by additional requirements of the City’s own Code, such as setback regulations. To assist residents in understanding this complexity, staff will draft and distribute a guidance document that instructs residents on what rules generally apply to corner lots and lots backing up onto roadways. A brief article will also be included in an upcoming version of the City Newsletter. Staff will continue to work with Council Member Turner to examine potential legislative solutions at the County level.



City of Bowie

15901 Excalibur Road
Bowie, Maryland 20716

February 11, 2015

Mr. Derick Berlage, AICP
Chief of Countywide Planning Division
The Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772

RE: Zoning Ordinance Re-Write – Bowie staff comments

Thank you for an opportunity to provide comments on the Evaluation and Recommendations Report for the Zoning Ordinance Re-Write project. We feel strongly that Clarion Associates did a great job analyzing everything and describing an extremely complicated subject in a very concise and understandable way. They did not hold anything back with their criticism, which was honest and straightforward. Our staff-level input is as follows:

p. I-2 Local Centers are focal points of concentrated residential development and limited commercial activity serving established neighborhoods, municipalities, and unincorporated areas outside designated centers. They are places where development regulations should support mixed-use and pedestrian friendly development at varying degrees of intensity.

II-1 Make the structure and format more logical and intuitive = Agree

II-2 Agree with making the new regulations more user-friendly is through the use of graphics, illustrations, photos, flowcharts and tables, provided all terms included in those items are defined in the new Definitions section of the new Zoning Ordinance and Subdivision Regulations.

II-4 The referencing system is not intuitive, making it difficult to understand. –Disagree

II-6 The current regulations have numerous instances where there is general and imprecise language, and conflicting provisions. = Agree (ex. Lot line/yard definitions)

Streamline and simplify development review procedures, change current permitting approach – Agree

II-10 Agree with Ordinance problems listed, especially that the current text does not include a formal procedure to get interpretations of the ordinance.

II-11 Require pre-application neighborhood meetings = Agree
Place application requirements in a Procedures Manual = Agree

II-14 Re-organize rezonings into 4 types – agree

Prohibit incorporation of development type regulations in the Area Master Plans = Yes, Agree.

Eliminate special permits – Agree. Use Performance Standards.

II-15 Special Exceptions decided by ZHE, with appeal to Circuit Court = Disagree. Due process and exhaust administrative level appeals via District Council. As the zoning body and land use authority, the DC should be the ones to make discretionary decisions.

Seems like the appeal process for minor and major site plans should be switched, with the District Council being the immediate appellate body, followed by the Circuit Court for minor site plans, and the Circuit Court being the appellate body for major site plan, by-passing the District Council.

Authorize Planning Director to decide final plats for major subdivisions. – Agree, but what about Court of Appeals distinction between preliminary plat and record plat?

Consolidate CSP and DSP into one procedure? Disagree. They have different purposes. It would be more useful to better distinguish them.

Establish the same development review standards for all site plans – see above. Maybe okay to have the same submittal requirements.

II-16 Adjustments – Disagree. Why change the name, if that's all you are doing? What about the delegated authority given to municipalities?

Agree with many of the relief and flexibility provisions. What is meant by "refine" the municipalities' authority and establishing more precise review standards for departures? The standards are pretty specific now.

II-17 "Contextual development standards" and formal process for making interpretations— not sure why these are under Departures.

Standard Procedural requirements are good.

II-18 Neighborhood Meeting – the City currently does Stakeholders Meetings and mails letters to all properties within 500 feet, posts signs.

Agree with including a section which establishes a consistent set of procedures for the processing of all applications.

II-19 –The most appropriate time to conduct a neighborhood meeting is before the application is submitted—Agree, but we try to do meetings more than once, if possible. Agree with holding the meeting as close to the affected neighborhood as possible. Preparing a written summary and making it part of the application is a good idea.

II-20 Preapplication meetings – Agree

II-21 Typically, staff needs no more than ten working days to review and make a completeness determination. There should be a time limit imposed.

Agree with consolidating all public notification requirements into one subsection, and shown in a table.

II-22 Agree with the approach of establishing a Procedures Manual that is easily amended without formally amending the County Zoning Ordinance or Subdivision Regulations.

II-25 – Sectional Map Amendments – the clear direction and emphasis was that this entire process needs to be simplified and fixed. Agree—there should be more regularly scheduled SMA rezonings.

II-26 – Comprehensive Design Zones – they work in Bowie and we like them. In M-X-T zone, the CSP should be included with the rezoning, not a separate step.

II-28 Text Amendments – put these on specific, rolling cycles, like the County does with Water and Sewer Plan amendments. They are batch processed on an ongoing basis. Agree with no ZHE review needed for rezoning to CDZ or mixed use zones.

II-29 Interpretations—the current process is very ambiguous and flawed. Agree with having a formal process, as described on page II-30. It makes sense to keep a permanent record of all interpretations.

II-30 Special Exceptions – look into permitting uses by right, subject to certain performance standards, rather than Special Exceptions.

Agree with establishing a formal process allowing the Planning Director to make interpretations of the code's text, use tables and uses, with an appeal of an interpretation decided by the Zoning Board of Appeals, with input from the County Legal Department.

II-32 – Agree with reducing the number of Special Exception uses identified. Regarding appeals of the ZHE decision going directly to Circuit Court, I disagree. The District Council as the zoning body should have the discretion to approve or deny rezonings or special exceptions.

II-33 Yes, define the word “subdivision”.

II-35 Agree with addressing the reserving of public facility capacity. This is an issue every time the subject has come up in previous regulation re-writes. Agree with expiration provisions and sunset provisions. Agree with establishing a certification procedure for APF capacity.

II-36 Agree with establishing an APF certification. Agree with addressing refining APF regulations to support the policy direction in Plan 2035, encouraging and supporting walkable urbanism in centers.

II-37 Agree with counting bikeways, transit facilities, and mixed uses as mitigation, leading to a regulatory incentive for the kind of development the County prefers in centers and corridors, provided these mitigation alternatives are clear and non-discretionary.

II-38 Agree that District Council does not have an appropriate role in APF compliance because of its technical nature.

Agree that the Zoning Ordinance rewrite should clarify that a preliminary subdivision plan shall conform to the County's environmental regulations and the guidelines in the Environmental Technical Manual.

Agree that the procedures in the new Subdivision Regulation are streamlined and include a clear definition of "subdivision" that is consistent with the Regional District Act.

II-39 If authorization is given to the Planning Board Chair to sign a final plat without a public hearing, that authority should come after the case is placed on the Planning Board's Consent Agenda.

II-41 Don't agree with the statement that only the larger, more complex proposals need discretion in Site Plan review. The Planning Board should have this discretion on all site plans that go to them. Agree with separating minor site plans and major site plans. For minor site plans, discretion is less important but the Planning Director should still have the ability to make discretionary decisions, in relatively few but unique situations, which should be appealable to the Planning Board.

--Disagree with combining conceptual and detailed site plans into one procedure. They are different. Not sure I agree with building permit plot plans being subsumed into the new site plan structure, unless they are the same thing.

II-43 Agree with allowing professional level staff to make modest modifications, as long as they do not undermine the community development goals. Agree with Planning Director making decisions on some Departures. Agree that departures should not be appealed to or decided by the District Council.

II-44 Flexibility tool – limited delegation of authority to municipalities. Some municipalities would like to have an expanded role. This can benefit everyone, and legislation was proposed in Annapolis to broaden the list of review applications that the District Council may delegate.

--Not sure I comprehend "Contextual compatibility standards". Is this a type of Residential Neighborhood Conservation zone? Agree, if done appropriately.

II-45 Use and occupancy permit must be denied before a variance application is submitted by the applicant. There are a lot of good reasons to do this. Check State law. Doesn't it say "upon appeal" that variances may be taken. In practice, the County does not deny anything now, but they should as there is a need for a defined starting point. For that matter, County staff stops reviewing immediately upon uncovering a problem and sends the applicant to obtain a variance.

The review should be completed, and all deficiencies identified, before an applicant is directed to apply for a variance. There needs to be an effective and thorough pre-screening process at the permit stage. I have a lot to say about this one.

--not sure why the name change to "adjustments" is necessary. What does that do?

II-46 Carry forward and refine the municipalities' authority by establishing more precise standards...Allow a Hearing Officer to handle variances that are automatic or minimal.

III-1 Agree with allowing much more density and a mix of uses around transit stations.

--Agree strongly that numerous substantive footnotes in the Use Tables are a significant problem.

III-2 Agree with reducing number of zones.

III-17 Croom does not seem to be a downtown area, in any case.

--not sure about "placeholder" framework. Need further elaboration

--Agree with Neighborhood Conservation zone, but why does it have to be an overlay?

III-21 Why isn't there a Resource Protection Zone? Also, the current R-A zone is more of a residential zone than agricultural.

III-22 Disagree with the reasoning that "we generally refrain from suggesting substantial changes to single-family zones" This is the very issue we went through with the 1990 Bowie, Collington Mitchellville and Vicinity Area Master Plan and the 2006 Bowie and Vicinity Master Plan. It is frustrating that no one wants to grapple with the issues.

III-23 Agree with alternatives to the M-X-T zone. Restricting it will be major change, the concession was that Prince George's County was going to get better development in exchange for higher density and flexibility. The problem is really that the zone is too liberally applied throughout the County.

III-27 A Campus Center Planned Development Zone may not work for Bowie State/MARC center development, since the land is owned by Prince George's County and is not part of the BSU campus.

III-28 Should Detailed Site Plans be required for development in the two commercial base zones? The City has always advocated for site plan review in the commercial zones.

III-31 In the newly proposed MUPD Zone, what is meant by "discretionary plan review" as part of the rezoning process?

III-32 Agree the current Architectural Conservation Overlay zone might be a good start for a neighborhood conservation zone; the existing process could be improved.

---Agree with the elimination of the DDOZ in Old Town Bowie. It has served as a disincentive to further investment.

---Are there too many or too few specific uses listed? It seems like you are saying both things.

---Agree with the problem of "if it's not listed, it's prohibited".

---Agree with too many footnotes.

---Agree with many Special Exception uses becoming “by right” uses with use-specific standards.

III-37 Agree that accessory uses/structures and temporary uses/structures each be consolidated in a use table separate from the table of principal uses. However, definitions and listings of these uses/structures must be clearly defined and cited in the new Zoning Ordinance.

III-38 Agree that Form Based Codes should be used in the Regional Transit District, Local Transit, Neighborhood Center and Town Center base zones.

---Agree that multiple repetitions of similar materials within the Ordinance is inefficient and confusion.

IV-2 Agree that minimum standards must be created to ensure neighborhood protection and that measureable standards must be created to ensure compatibility with single-family neighborhoods.

---Agree with the three specific tools recommended.

IV-4 Agree with the observation of the A-C-O zone being too detailed and not appropriate for more generalized compatibility issues.

IV-5 Agree that there are only a handful of character-defining features that are regulated; administrative review is a plus.

IV-7 Agree that there is merit to the current Conservation Subdivision process and that they could be strengthened. Agree with mandatory use of conservation subdivision design in the OS and AR zones.

Agree with strengthening the County’s current conservation subdivision standards to better preserve agricultural activities through more tailored standards.

IV-8 Agree with prioritizing open space specifically in the regulations.

---Agree with broadening the list of uses that can occur in agricultural areas.

IV-9 Agree with the lack of green building standards and the need to do much more in this area.

Agree with the approach of revising agricultural supportive uses from special exceptions to being allowed by right, and proposing other such uses as special exception uses.

IV-11 Agree with allowing bioswales, rain gardens and other tools of Low Impact Development counted towards required open space set-asides and landscaped areas.

IV-12 Agree with notion that the Zoning Ordinance and Subdivision Regulations should strongly encourage the use of reasonable, objective and enforceable standards for green development features be included during early phases of site or building design.

IV-13 Agree with site design features, such as ground-mounted solar collectors or bioswales, being addressed in the Zoning Ordinance.

V-3 Agree that the rules should be rewritten to make infill development the preferred and easier form of development. Agree with drafting objective development standards that establish a new, functional and attractive character for areas where development does not exist.

V-4 Agree that standards are often so detailed that they drive away the very developers the County is intending to attract. Agree with deleting Subtitle 27A which is the poster child for this problem.

V-5 Agree with reducing or reversing the practice of providing multiple opportunities to question earlier decisions regarding development approvals.

---Agree with educating and involving residents about the self-defeating effects of going too far in building design standards or required uses and use mixes.

Agree that “the real difficulty in adopting workable standards is political – not technical.”

V-6 Agree with tailored development standards for Regional Transit District, Local Transit Center, Neighborhood Center and Town Center zones and for “areas inside the Beltway”, and that the rewrite process include substantial public outreach as to the advantages of this approach.

V-7 Agree that the quality and functionality of the County’s commercial corridors can be improved through redevelopment that will require a multi-dimensional approach that involves both regulatory changes and non-regulatory actions.

V-9 Market testing standards prior to adoption. How are you going to do this?

--Agree with improved landscaping standards for high visibility sites along commercial corridors.

V-10 Agree with emphasis on good corridor zoning for all the positive reasons stated. Agree with including design and form standards for commercial corridors.

Agree with the approach described to develop better parking and access design standards.

V-12 (Footnote 80) – Agree with adding graphics to improving parking calculation methods regarding peak and off-peak parking demands at different times of the day.

V-14 Agree with three different sets of parking standards based on geographical factors.

V-17 Agree that Landscape Manual has a solid framework but needs some simplification and modification to address Plan 2035.

V-18 Agree with the recommendation to consider bonding only the minimal required landscape plan in order to encourage and/or incentivize a more robust plan.

V-24 Agree with improving the user-friendliness of the Landscape Manual by using visual images of current development that illustrate desired or required streetscapes, open space types, landscape elements, etc.

V-26 Agree that the County's open spaces regulations overlap and are inconsistent, and, therefore, the County should consider revising them to establish three different set of open space set-aside standards that would apply to new multifamily residential, mixed-use and nonresidential development.

V-27 Agree with that new open space standards should ensure that required open space is useable and functional for designated open space purposes, that this may be achieved by adding locational and design rules, and that these new standards include provisions allowing payment of a fee-in-lieu. Further agree that the County should consider revising the current parkland dedication requirements applied to single-family residential subdivisions.

V-28 Agree that the County Roadway Manual needs to be in "synch" with the Zoning Ordinance and Subdivision Regulations to address the specific needs for mixed use development and walkable urbanism.

V-30 Agree that the regulations that can support walkable urbanism require an approval process that is discretionary, lengthy and subject to negotiation without clear standards.

V-32 Agree that one or two pages of objective, measurable standards for exterior lighting can address all of the key issues of concern for most urban and rural areas.

V-33 Agree with including International Dark Sky Association standards in the re-write.

V-35 Agree with prohibiting design standards from being included in sector and master plans but including them in the Zoning Ordinance for the geographically different areas of the County.

V-40 Agree with limiting form and design standards in all other areas of the County except for multifamily standards and mixed use/nonresidential standards and distinguishing between "inside the Beltway" and other areas of the County.

VI-2 In the proposed Zoning Ordinance structure, the Definitions section (Division 27-8) should become Division 27-2, following General Provisions. The Appendix should include Figures, Graphics, etc.

VI-9 Will flow charts or other diagrams, used as aids to understanding the review process, be included in Section 27-200, or in the Appendix?

VI-10 Agree with the establishment of a separate Procedures Manual for the reasons and purposes stated in the Report.

VI-16 Need to further discuss municipal role in variances and departures.

VI-17 What is meant by refining the authority of Bowie, College Park, Greenbelt and New Carrollton?

VI-30 Agree with eliminating the “bedroom percentage” standard that requires a specified percentage of units in a multifamily development to contain a certain number of bedrooms.

VI-31 Agree with the new Zoning Ordinance paying special attention to standards for new accessory uses and structures and new standards for carried-forward accessory uses and structures. Providing a table of temporary uses and structures that has been brought forward and consolidated will be helpful.

VI-34 Agree with the approach to authorizing the Planning Director to require a parking demand study for unusual uses for which there are no reliable parking data. What types of incentives are envisioned for parking lot design that incorporates LID techniques? Agree with including new standards for bicycle parking.

VI-38 Agree with incorporating a new section that consolidates and builds on various form and design standards, currently scattered throughout the Zoning Ordinance, that apply to new multifamily residential development.

VI-39 Agree with incorporating a new section that consolidates and builds on various form and design standards, currently scattered throughout the Zoning Ordinance, that apply to new mixed-use and nonresidential development.

VI-40 Not sure that limiting the hours of operations involving outdoor areas adjacent to residential development can be achieved in a Zoning Ordinance or Procedures Manual.

VI-41 The intent is good to limit the hours of outdoor dining, trash collection, etc., but the Zoning Ordinance or the Procedures Manual may not be the appropriate document to include these types of restrictions. Planning Board action/resolutions may be the more suitable way to deal with these types of issues.

VI-42 Agree that nonconformities must be addressed and improved to be more reasonable. Agree with the commentary regarding how regulations addressing nonconformities have been dealt with over the years, and the resulting consequences.

VI-46 Agree with nonconformity regulations being poorly organized, in need of modernization, procedural streamlining and substantive changes.

--Agree with Planning Director making decisions and removing the District Council.

VI-49 Agree with the approach how a proposed section in the new Zoning Ordinance envisions dealing with bringing specified site features being brought into conformance.

VI-50 Agree with the approach regarding the updating of a new Definitions section, and the utilization and incorporation of graphics.

VI-52 Agree with the concept of an APF certification process.

VI-54 Agree with the concept of exploring the incorporation of Complete Streets in certain areas.

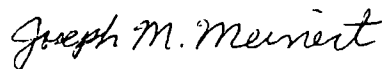
VI-55 Agree with new community form standards for subdivisions that support strong and well-connected street and pedestrian networks.

VI-56 Agree with exploring the idea of including a requirement in the new Zoning Ordinance/Subdivision Regulations for parkland dedication/fees-in-lieu for development not subject to subdivision.

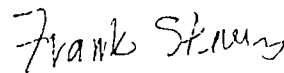
VII-9 Should an agency review meeting, like Subdivision Review Committee, be included in the flow chart for site plan review?

Thank you for the opportunity to provide our thoughts and comments on the Evaluation and Recommendations Report. Please call if you would like to discuss our comments.

Sincerely,



Joseph M. Meinert, AICP
Director of Planning and
Economic Development



Frank Stevens, AICP
Senior Planner

cc: Mr. David Deutsch, City Manager