

## **Unified Development Ordinance (UDO) and Zoning Map Timeline and Costs**

- **In July 2015**, CodeWright Planners was selected as the consulting firm in the amount of **\$196,000** to assist with the rewrite to the Unified Development Ordinance (UDO) and Zoning Map update.
- **In September 2015**, CodeWright Planners conducted stakeholder interviews.
- **In February 2016**, Planning Staff and CodeWright Planners provided a project introduction presentation to City Council on the new Unified Development Ordinance and Zoning Map.
- **In December 2018**, the City ended its professional service agreement with CodeWright Planners, in order to engage a new partner to ensure the rewrite of the UDO would get back on track.
- **In January 2019**, the City hired Kimley-Horn and Associates, a national planning and engineering firm to assist with completing the rewrite to the Unified Development Ordinance (UDO) and Zoning Map Update with the remaining project funds of \$183,000.
- **In June 2019 Joint Planning Board and City Council Workshop #1**, Planning staff and Kimley-Horn and Associates presented the following:
  - General status update to the rewrite of the UDO;
  - Review the existing UDO code analysis and current zoning districts
  - Introduce proposed new zoning districts and draft code sections such as the Traditional Districts, Parking Requirements, Landscaping and Buffering and Signage, and Definitions and Standards.
- **In September 2019 Joint Planning Board and City Council Workshop #2**, Planning staff and Kimley-Horn and Associates presented the following:
  - A detailed overview of the new Mixed-Use Districts and development standards (6 new mixed-use district) being introduced in the UDO.
- **In January 2020**, Planning staff hired Poyner Spruill, LLP Attorneys at Law to assist with contract legal review services for the rewrite to the Unified Development Ordinance (UDO) in the amount of **\$36,000**.

- **In February 2020, Joint Planning Board and City Council Workshop #3**, Planning staff and Kimley-Horn and Associates to review the following:
  - Permissible uses within the Traditional and Mixed-Use Zoning Districts and
  - Draft Design Standards for the UDO.
- **In March 2021, Joint Planning Board and City Council Workshop #4**, Planning staff and Kimley-Horn and Associates to review and discuss the following:
  - Specific draft ordinance sections such as fences and walls, subdivisions, open space requirements and review again design standards, landscaping and buffering sections.
  - The meeting also served to initiate the public review of the UDO and kick-off the update to the Zoning Map.
- **In June 2021**, Planning staff and Kimley-Horn and Associates held four (4) open house drop-in community workshops (June 11th, June 12<sup>th</sup>, June 16<sup>th</sup> and June 17<sup>th</sup>) in various locations throughout the City over a two-week span. Each property owner within the City-limits and Extra-Territorial Jurisdiction (ETJ) was mailed a post card that stated the project, workshop dates, locations and provided a link to the project website and contact information for questions. A ½ page block ad was also placed in the Enquirer Journal.
- **In August 2021, Joint Meeting with Planning Board and City Council #5**, to present the zoning map and text amendment request to rezoning properties located within the City Limits of Monroe and Extra-Territorial Jurisdiction (ETJ) and establish the new Unified Development Ordinance (UDO).
  - **Planning Board provided a unanimous recommendation to City Council to approve the new Unified Development Ordinance (UDO) and Zoning Map Update.**
- A public hearing was scheduled for **September 14, 2021 (meeting canceled)** City Council meeting for the new Unified Development Ordinance (UDO) and Zoning Map Update.
- A public hearing was scheduled for **October 12, 2021** City Council meeting for the new Unified Development Ordinance (UDO) and Zoning Map Update. The new Unified Development Ordinance and Zoning Map update was tabled until March 8<sup>th</sup> City Council meeting in order to provide additional modifications to the UDO. Planning staff requested tabling the item with further advertising to the April 12<sup>th</sup> meeting to allow additional time.

- A public hearing was scheduled for **April 12th, 2022** City Council meeting for the new Unified Development Ordinance (UDO) and Zoning Map Update.
- Legal public notifications were required for all three (3) public hearings that with a total cost of **\$25,413.25**.
  - Included letters being mailed to all properties within the City Limits of Monroe and Extra-Territorial Jurisdiction (ETJ) and adjoining properties within a 150 feet distance for all three (3) public hearings.
- **The rewrite to the Unified Development Ordinance (UDO) and Zoning Map Update project began in April 2015 and total project cost to include planning consulting services, legal review services and public advertisement is \$257,413.25.**