

ZONING ORDINANCE MODERNIZATION

CPC July 2020



OVERALL GOALS

- ▶ Modernize land use categories
- ▶ Increase flexibility + transparency
- ▶ Improve speed, consistency + predictability
- ▶ Make user friendly
- ▶ Utilize figures, graphics + tables more frequently
- ▶ Minimize reliance on current Conditional Use Plan of Development (CUPD) process
- ▶ Modernize + align with Comprehensive Plan
- ▶ Address changing conditions + demographics
- ▶ Create unique document specific to the needs of Chesterfield

SPECIFIC EXAMPLES TO ADDRESS

- ▶ Address new Retail and Retail Service trends
- ▶ Provide flexibility for economic development
 - ▶ Address Advanced Manufacturing trends
- ▶ Adaptive Reuse of Commercial and Industrial property
 - ▶ Shopping Centers / Big Box Stores
- ▶ Promote Urban Village opportunities
- ▶ Consider Form Based Code option

SPECIFIC EXAMPLES TO ADDRESS

- ▶ Address emerging housing issues:
 - ▶ Senior Housing
 - ▶ Short term rentals
 - ▶ Accessory Dwelling Units (ADUs)
 - ▶ Affordable housing
 - ▶ Mixed-Use housing – urban/activity centers



WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP

CHESTERFIELD'S CHOICE

- ▶ Project Lead - Mark White, Esq. AICP (Planner-Attorney), White & Smith, LLC
- ▶ National firms with over 100 successful code updates
- ▶ Experience in over 40 states
- ▶ Projects in Virginia (Loudoun, Roanoke, Suffolk, Fairfax, Washington DC, Winchester)

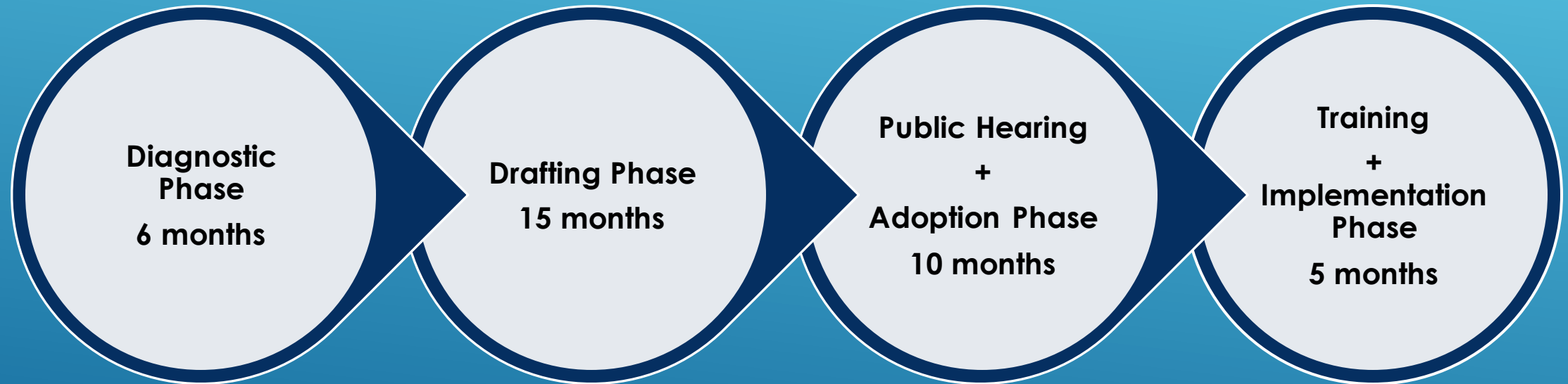


KENDIG KEAST
COLLABORATIVE

DOVER, KOHL & PARTNERS
town planning



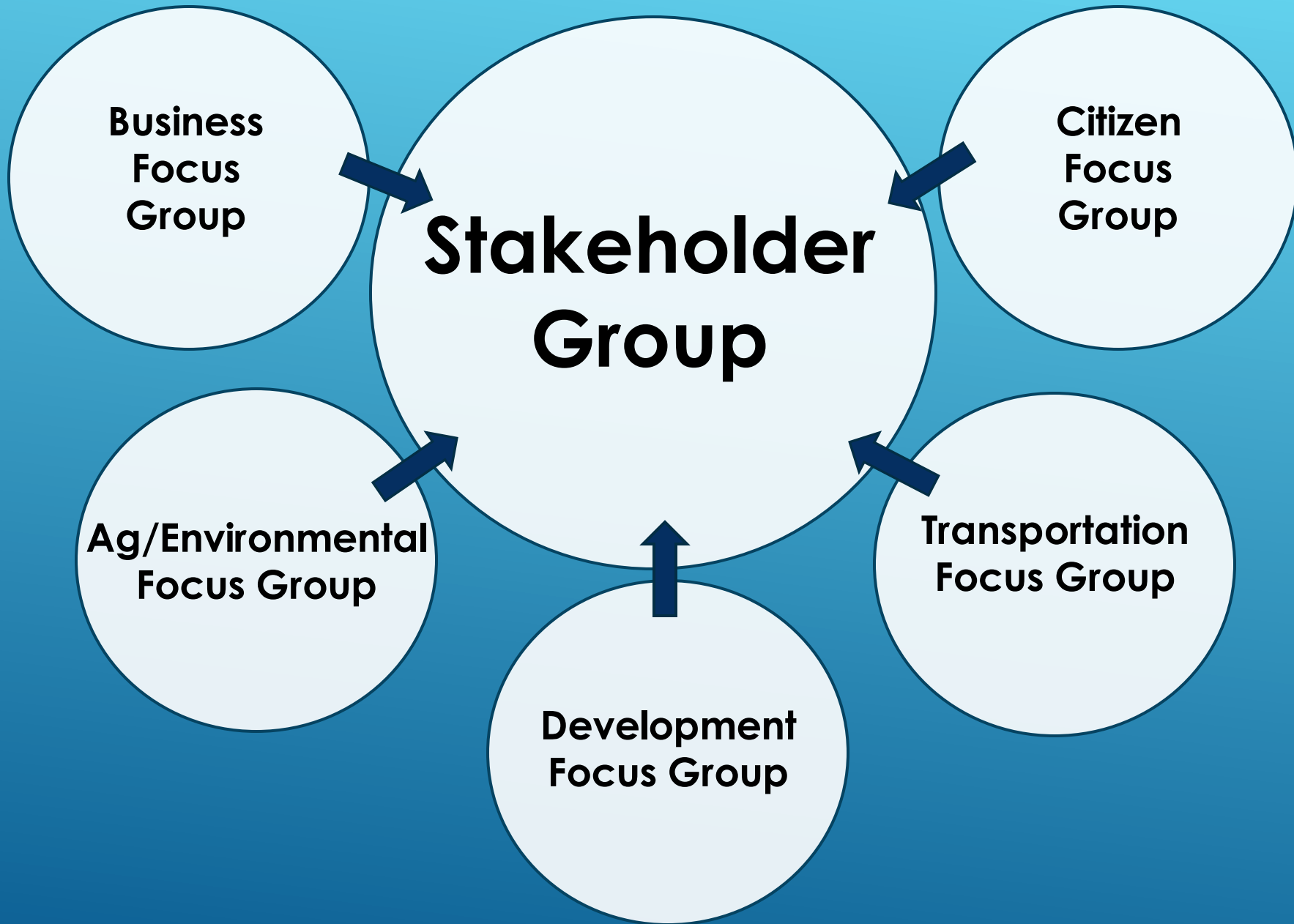
SCOPE OF WORK = 24 - 36 MONTHS





Begins January 2021

- ▶ Review current Zoning Ordinance
- ▶ Initial Public Outreach
 - ▶ Focus groups, interviews, workshops, etc.
- ▶ Analysis Report
- ▶ Annotated Outline
- ▶ Refined Public Engagement Strategy Developed
 - ▶ Website/Project Page Developed





Begins Summer 2021

- ▶ Continued public input
- ▶ 4 Modules
 - ▶ Zoning
 - ▶ Development Standards
 - ▶ Procedures
 - ▶ Definitions + Technical/Legal
- ▶ Testing
- ▶ Preliminary Draft
- ▶ Technical Discussion Draft



Begins Fall 2022
Concludes Spring 2023

- ▶ Continued public input (public meetings, etc.)
- ▶ Initial Complete Draft
 - ▶ Text, revised zoning map + design pattern book
- ▶ BOS/CPC Work Sessions
- ▶ Final Draft
- ▶ Public Notice + Adoption Hearings



- ▶ Training
 - ▶ Materials for staff + public
 - ▶ Presentations for staff
- ▶ Forms

Begins Spring 2023
Project Complete Fall 2023

NOW UNTIL JANUARY 2021

- ▶ Listening Sessions – Gather Input
 - ▶ Various interest groups/residents invited to share ideas with staff
- ▶ Online Surveys
 - ▶ Utilize listening sessions to determine which topics need further input
 - ▶ Potential Questions Relative to:
 - ▶ Housing Types
 - ▶ Shopping Center Re-use
 - ▶ Accessory Dwelling Units
 - ▶ Short Term Rentals
- ▶ Refine Public Engagement Strategy
 - ▶ Develop Project Webpage

QUESTIONS/COMMENTS