


Unified Land Development and Zoning


Memphis-Shelby County, Tennessee

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August 17, 2004




Presentation Team



James B. Duncan, FAICP

- 43 Years zoning and land use planning experience
- President, Duncan Associates
- Director, Austin, Hollywood and Broward County
- Co-Author, "Growth Management Principles and Practices"
- Past President, American Planning Association

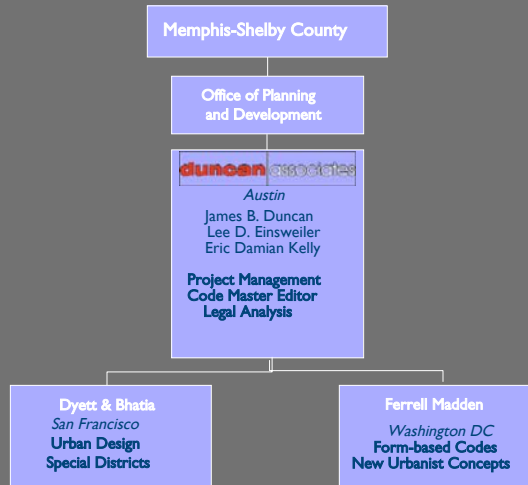


Lee D. Einsweiler, AICP

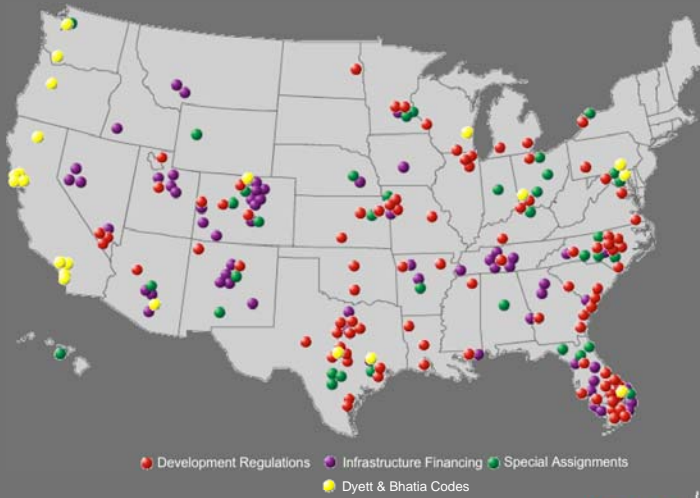
- 19 Years zoning and land use planning experience
- Development Codes Director, Duncan Associates
- Manager, Sarasota County and Durham County Codes
- Adjunct Professor, UT Graduate Planning School
- Specialist, hybrid development regulations

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Our Roles



Our Experience



Major City and County Clients

MAJOR CITIES

- Chicago
- Seattle
- Kansas City
- Pittsburgh
- Detroit
- Cincinnati
- Minneapolis
- Milwaukee
- Las Vegas
- Austin
- Fort Worth
- Houston
- Corpus Christi
- Atlanta

- San Francisco
- San Diego
- Oakland
- Tacoma

MAJOR COUNTIES

- Salt Lake County
- Sarasota County
- Palm Beach County
- Santa Fe County
- Lake County (Chicago)
- Seminole County (Orlando)
- Wake County (Raleigh)
- Clay County (Kansas City)

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City-County and Metro Clients

CITY-COUNTY AGENCIES

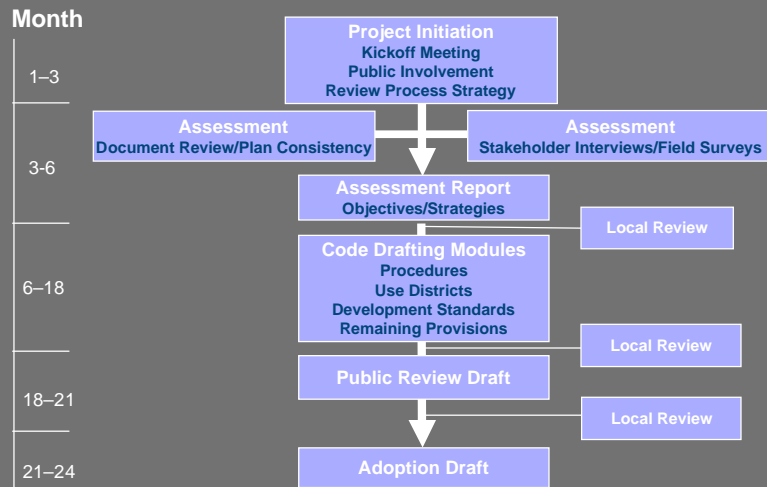
- Durham/Durham County
- Savannah/Chatham County
- Lawrence/Douglas County
- Wichita/Sedgwick County
- Winston-Salem/Forsyth County
- Greensboro/Guilford County
- Wilmington/New Hanover County
- Columbus/Muscogee County
- Bowling Green/Warren County
- Lafayette/Lafayette Parish
- Bossier/Bossier Parish
- Nashville/Davidson County
- Jacksonville/Duval County

METROPOLITAN AGENCIES

- **PSCOG**
Seattle/King County
- **CIRCL**
Indianapolis/Marion County
- **SA MPO**
San Antonio/Bexar County
- **METRO**
Minneapolis/St. Paul
- **MORPC**
Columbus/Franklin County
- **TRI-MET**
Portland Metro Area

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Typical Work Plan



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User-Friendly Drafting

- Be orderly
- Be clear
- Be brief
- Be visual
- Be positive
and
- Use plain English



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Organize

Chapter & Section Name

Indented Format

White Space

Variable Fonts

Page Number

Section 3.1 Applications and Permits
3.1.7 Site Plan Review

3.1.1 Applicability

A. The site plan review process... shall be subject to the site plan review process...

3.1.2 Types of Site Plans

A. **General Site Plans**

Projects shall be reviewed... shall be considered minor site plans if:

- They do not involve the development of more than 10 residential units or other uses...
- They do not involve a T&E...
- They conform to the specifications of any of the standards established in the Ordinance...
- They do not involve the development of any use that requires the issuance of a permit...

B. **Accessory Activities**

The Planning Director or designee shall be the approving authority for accessory activities.

C. **Minor Site Plans**

Projects shall be considered minor site plans if:

- They conform to the specifications of any of the standards established in the Ordinance...
- They do not involve the development of more than 10 residential units or other uses...

Graphics

Subtitles

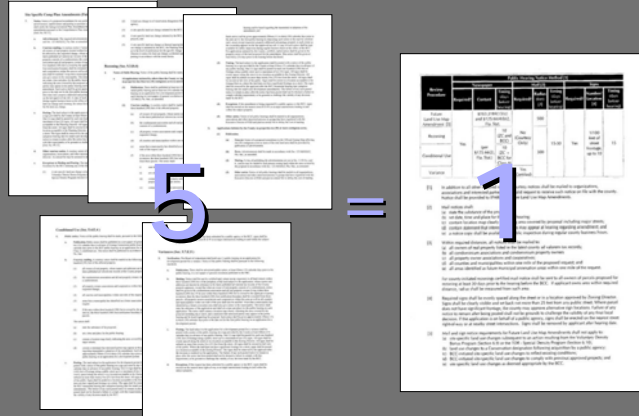
Document Title

Clarify

5.1.2. Use Table

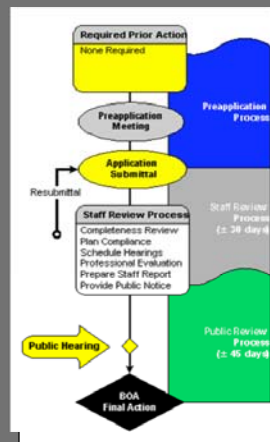
USE CATEGORY	SPECIFIC USE	OPEN USE			RESIDENTIAL										COMMERCIAL AND INDUSTRIAL										Handbook	
		OUA	OUA-C	OUA-D	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
OPEN USES	All agriculture, except as listed below	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.1.4	
	Animal boarding	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	L/IE	5.3.1.4
	Animal shelter	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	IE	5.3.1.4
	Autery	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.1.4
	Keeping of ponies or horses	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.1.4
	Travels services, feeding pens, with processing, packing, drying, and export	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.1.4
	Plant nursery	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.1.4
	Plant nursery with landscape supplies	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.1.4
	Retail or wholesale sales of agriculturally-related supplies and equipment	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.1.4
	Rearrow pit	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.1.4
RESIDENTIAL USES	Single-family detached	P	L	L	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	5.3.2.1
	Lot line, traditional, patio, villa or estate house				L	P																				5.3.2.4
	Two-family house				L	P																				5.3.2.4
	Triplex (semi-attached, roof-deck, stacked)				L	P																				5.3.2.4
	Subfamily (multifamily, apartment)					P																				5.3.2.4
	Manufactured home						P																			5.3.2.4
	Manufactured home park/subdivisions							P																		5.3.2.4
	Accessory dwelling unit								L	L																5.3.2.4
	Guest house	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.2.4
	Short term rental								L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.2.4
Live-work unit								L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	5.3.2.4	

Simplify



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Illustrate



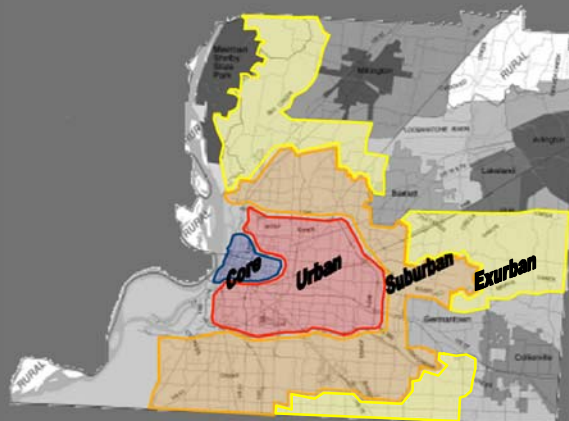
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Special Challenges

- Multiple communities
 - Core, urban, suburban and exurban
- Balancing community values
 - Growth v. stability, flexibility v. certainty, congestion v. mobility
- Neighborhood resistance to urban infill
- Retail overbuilding and abandonment
- Uncoordinated infrastructure extensions
- Nonconforming uses and structures
- Administration and enforcement

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Memphis-Shelby County



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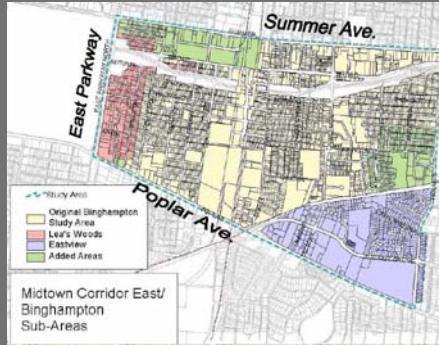
Plan Implementation



Midtown Corridor East/ Binghamton Plan

New Zoning Ideas

- Summer gateway treatment
- Broad Avenue mixed use
- Residential infill district
- Lea's Wood historic overlay
- CN residential amendment



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Plan Implementation



South Central Business Improvement District

New Zoning Ideas

- South main extended
- South downtown residential
- Sports and entertainment
- Neighborhood commercial
- Gateway commercial
- South downtown business park



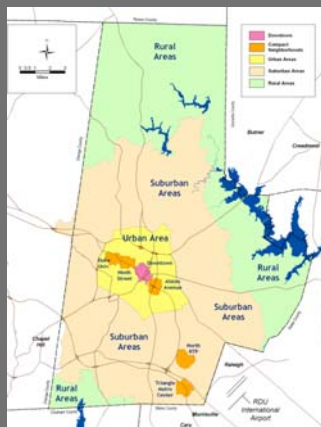
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Differential Standards

Development Characteristics by Community Character Type						
CLASS	RURAL	SUBURBAN		URBAN		
Character Type	Countryside/ Agriculture	Estate	Suburban	Auto-Urban	Urban	Urban Core
SITE						
Function	Ex-Urban, Agriculture	Residential Retreat	Residential Retreat	Activity Center	Activity Center	Intense Activity
Spatial Description	Landscape	Borrowed Space	Borrowed Space	Architectural Space	Architectural Space	Architectural Space
Spatial Quality	Pastoral, Natural	Garden/Natural	Garden	Partially Enclosed	Enclosed	Highly Enclosed
Land Use	Agriculture, Residential	Residential	Residential/ Commercial	Commercial/ Residential	Commercial/ Residential	Commercial/ Residential
Service and Utilities	Rural Services, Private	Rural Services, Private	Full Public Service	Full Public Service	Full Public Service	Full Public Service
Arterial Road Spacing	2-Lane Every 5-10 Miles	2-Lane Every 2 Miles	2-Lane Every 2/3-Mile	4-Lane Every 1/4-Mile	4-Lane Every 1/4-Mile	4-Lane Every 1/5-Mile
Connectivity	--	Low	Low	Moderate	High	High

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Differential Standards



Symbol	District	Development Tier			
		Rural	Suburban	Urban	Down town
Residential Districts					
RR	Rural Residential	✓			
RS-20	Suburban Residential - 20		✓		
RS-10	Suburban Residential - 10		✓		
RS-8	Suburban Residential - 8		✓		
RU	Urban Residential			✓	
RC	Compact Residential				✓
Nonresidential Districts					
CN	Neighborhood Commercial	✓	✓	✓	
OI	Office and Institutional		✓	✓	✓
CG	General Commercial	✓	✓	✓	✓
CC	Commercial Center		✓	✓	
BRP	Business/Research Park		✓		
BL	Limited Business		✓	✓	
I	Industrial	✓	✓	✓	

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Open Space and Greenery



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Pedestrian Neighborhoods



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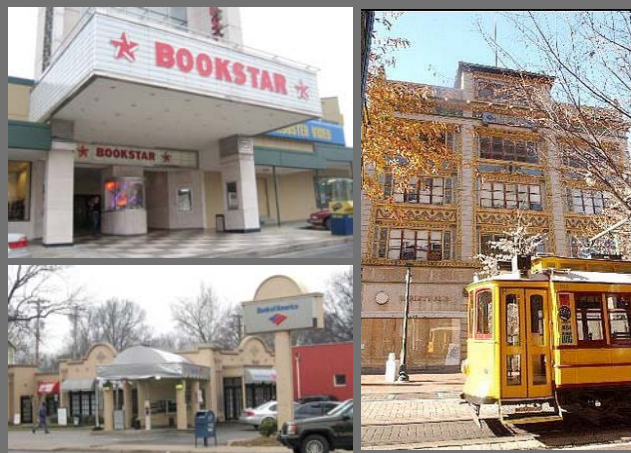
Infill, Refill and Reuse

- Flexible standards
 - Off-street parking
 - Stormwater detention
 - Buffering and screening
- Bonuses and Incentives
- Expedited approvals
- Differential fee structure



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Infill, Refill and Reuse



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Residential Infill



Klondike Neighborhood



Waring Road Neighborhood

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Neighborhood Retail

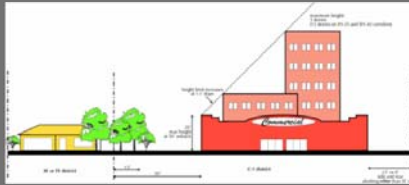


- Pedestrian-oriented
 - Easily accessible
 - Scale
 - Transparency
- Architecturally similar
- Residential protection
 - Hours of operation
 - Screening and buffering
 - Loading and waste



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Compatibility Standards



MAJOR DIFFERENCE-LARGE BUFFER



SMALL DIFFERENCE-SMALL BUFFER

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Retail Reclamation



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Streetscape Reclamation

- Curb cut controls
- Shared driveways
- Cross-access
- Sidewalks
- Bikeway lanes
- Street trees



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Innovative Design



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Sensitive Areas

- Watershed Protection
- Wetland preservation
- Riparian buffers
- Steep slopes
- Tree protection



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Team Strengths

- Unified code specialists
- User-friendly, plain-English style
- Public practitioner perspective
- Extensive National experience
- Expertise in innovative approaches
- Strong record of adopted codes
- Public participation skills
- Commitment to project success

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Ten Signs Your Codes Need Help

10. Out-of-town consultants open local offices
9. Code is thicker than the federal register
8. Code is in library's foreign language section
7. City gives more variances than parking tickets
6. Zoning approvals cost more than entire project
5. Every new development project is a PUD
4. Home occupation next door has valet parking
3. Zoning hearings are on the comedy channel
2. Memphis starts to look a lot like Houston
1. Local zoning attorneys swear code is great