

**City of Fargo**

# **Land Development Code Diagnostic**

**City Commission & Planning Commission Brown Bag**

**November 30, 2020**



# Introduction

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## Consultant Team

### **Lisa Wise Consulting, Inc.**

- **Lisa Wise, AICP** – President/Director
- **Kathryn Slama** – Senior Associate/Project Manager
- **Adam Pisarkiewicz, AICP** – Associate Planner

### **City of Fargo**

- **Nicole Crutchfield** – Planning Director
- **Mark Williams** – Assistant Planning Director
- **Aaron Nelson, AICP** – Planning Coordinator/Long Range Planning/Project Manager

# Purpose of the Meeting

- Review Land Development Code Diagnostic Report Key Findings
- Review and Discuss Alternatives Analysis Memo
- Provide Staff Direction on Next Steps and Preferred Alternative

# Agenda

## 1. Project Background

## 2. Alternatives Analysis Overview

## 3. Discussion

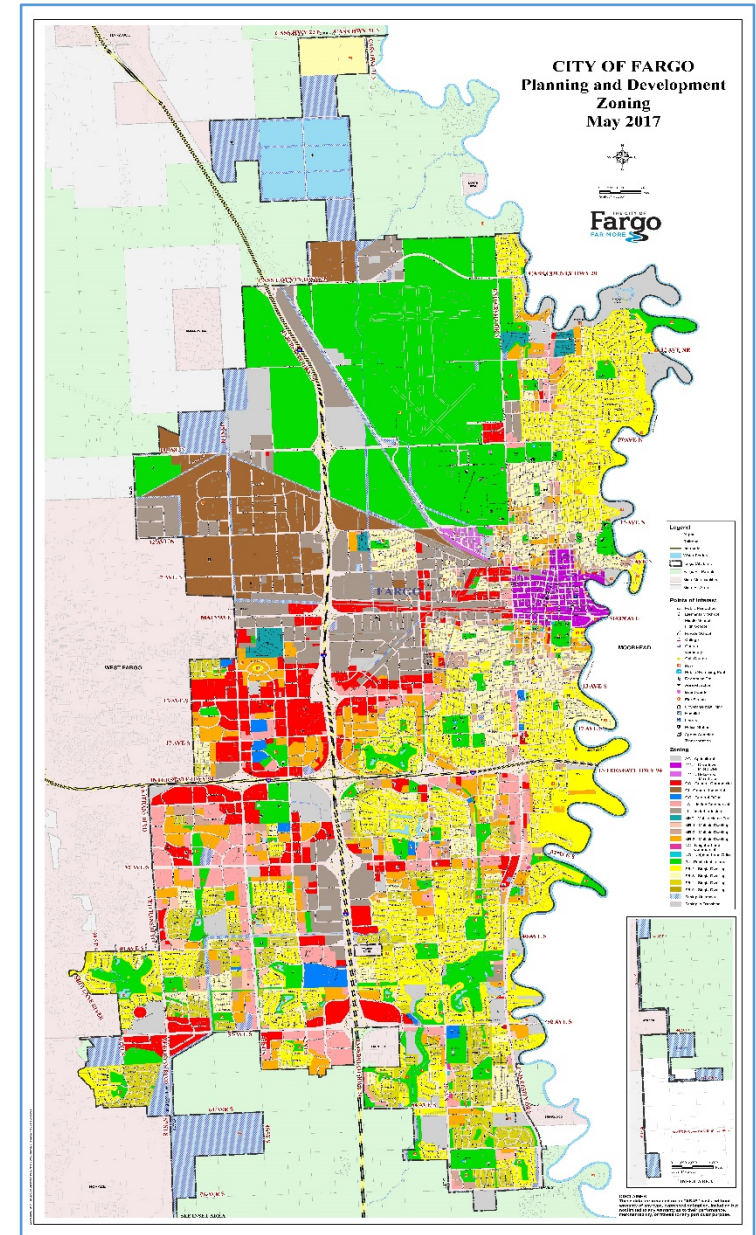
- Key Findings of the LDC Diagnostic Report
- Objectives of an LDC Update
- How to Move Forward

## 4. Next Steps

# Project Background

# What is the LDC?

- Title 20 of the Fargo Municipal Code
- LDC controls all development within the City by establishing:
  - Zoning districts
  - Subdivision regulations
  - Development standards
  - Allowed uses and use regulations
  - Permit requirements and review procedures
- One tool to implement Comprehensive Plan- Go2030
- Not been comprehensively updated in 20+ years.

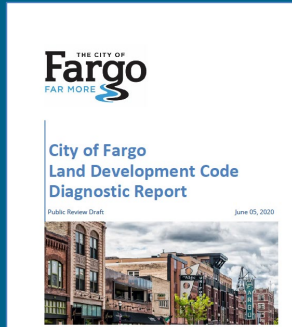


Fargo Zoning Map

# Project Process

**Listen,  
Analyze,  
and  
Understand  
Issues  
(Fall 2019)**

**Diagnostic  
Report  
(Spring 2020)**



**Present and  
Discuss the  
Diagnostic  
Report  
(Summer 2020)**

**Alternatives  
(Fall/Winter  
2020)**



**Prepare  
Preferred  
Alternative  
(Winter  
2020/2021)**

**Present and  
Discuss  
Preferred  
Alternative  
and Work  
Plan  
(January 2021)**

- City Tour
- Stakeholder Interviews
- 2 Planning Commission Study Sessions
- Community Workshop

# LDC Diagnostic Report

## Key Findings

- Does not implement *Go2030*
- Inadequate Base Zoning Districts
- Over-reliance on negotiated approval processes
- Lack of Best Practices



### City of Fargo Land Development Code Diagnostic Report

Public Review Draft

June 05, 2020



# Elements of Success

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1. Understanding the degree of change relative to the level of readiness to implement.
2. A clear, actionable work plan to attain desired goals.
3. Champion(s) to lead and support the project.

# Alternatives Analysis Memo

# Purpose & Objectives

- Create 3 approaches (“Alternatives”) to address LDC Diagnostic findings.



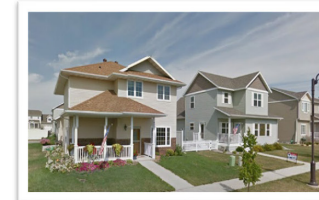
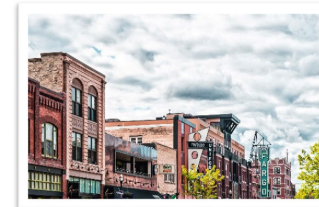
- Develop Alternatives using the same base **Elements** (what it does) for simple comparison



- Create **Metrics** (how well it does) for an objective evaluation



- Recommend an Alternative



## ALTERNATIVES ANALYSIS AND RECOMMENDATIONS MEMO

PUBLIC DRAFT - 10/28/2020

# Elements of Alternatives

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1. Development Standards
2. Code Format and Organization
3. Development Review
4. Degree of Change
5. Sections Revised
6. Staff Resources
7. Planning Effort
8. Education

*The “Elements” describe **what** the Alternative does and **how** it does it*

*For more information, see pages 2 – 6 of the memo.*

# Evaluation Metrics

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1. Estimated Cost
2. Administrative Burden
3. Timeline to Complete
4. Effectiveness
5. Predictability
6. Simplicity/User-Friendliness
7. Education Needed
8. Planning Needed

*The “Metrics” evaluate **performance** of the Alternative in several categories.*

*Score: Low, Medium, High*

*Qualitative Review to determine recommendation*

*For more information, see pages 7 – 8 of the memo.*

# Alternatives

*Alternative #1-  
Targeted  
Amendments*

*Alternative #2-  
Focus on the Core  
and Corridors*

*Alternative #3-  
Comprehensive  
Overhaul*

Cost

Low

Medium

High

Timeline

Medium

Medium/high

High

Effectiveness

Low

Medium

High

*For more information, see pages 11 & 12 of the memo.*

# Recommended Alternative

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## Alternative #2 – Core & Corridors

- Hybrid Code (Form-based and Use-based)
- Focus on Commercial Corridors, Downtown, and Core Neighborhoods
- Addresses issues with Mixed-Use, Multi-Family, and Commercial Development
- Additional Graphics, Minor Reorganizing within Same LDC Structure
- Simplify and Streamline Approvals when Consistent with Code Standards
- Likely Requires More Staff Resources and/or Outside Consultant
- Additional Commission and Public Educational Component

***For more information, see pages 12 & 14 of the memo.***

# Discussion

# Goal

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Provide staff feedback in order to develop a preferred alternative and work plan for future work

# Review & Discussion

## Do you agree with the findings of the LDC Diagnostic Report?

- **If “Yes”** – Does the LDC need to be updated to address the identified issues?
- **If “No”** – What do you disagree with?

## *Findings of LDC Diagnostic Report*

- *Does not implement Go2030*
- *Inadequate Base Zoning Districts*
- *Over-reliance on negotiated approval processes*
- *Lack of Best Practices*

# Review & Discussion

## Are these the main objectives of any LDC revisions?

- **If “Yes”** – Are some more of a priority than others?
- **If “No”** – What is missing?

### *Objectives*

- *Implement Go2030*
- *Incorporate best practices*
- *LDC is simple, effective, user-friendly*
- *Clear review process*
- *Streamline approvals (when appropriate)*

# Review & Discussion

## Do you agree with the metrics used to determine the preferred alternative?

- **If “Yes”** – Are some more of a priority? Should all metrics be weighed equally?
- **If “No”** – What else should be considered?

### ***Metrics***

- *Estimated Cost*
- *Administrative Burden*
- *Timeline to Complete*
- *Effectiveness*
- *Predictability*
- *Simplicity/User-Friendliness*
- *Education Needed*
- *Planning Needed*

*For more information, see pages 7 – 8 of the memo.*

# Review & Discussion

## Does the Recommended Alternative meet the objectives and contain the elements of a successful project?

- **If “Yes”** – Should the City move forward with this Alternative?
- **If “No”** – Is another alternative, or element or another alternative, more successful?

### ***Elements of a successful project***

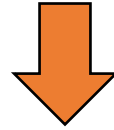
- 1. Level of Readiness*
- 2. Clear Work Plan*
- 3. Project Support/Champion*

*For more information, see pages 9 & 10 of the memo.*

# Next Steps

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**Prepare Preferred Alternative and Work Plan**



**Present to City Commission & Planning Commission  
in early 2021**

# Thank you!

## For More Information:

Project Manager **Aaron Nelson, AICP** at (701) 241-1474

or

Visit the Project Website

<http://fargond.gov/city-government/departments/planning-development/land-use-zoning/land-development-code/land-development-code-ldc-diagnostic>.

