

Land Development Code Diagnostic

Public Workshop

November 5, 2019



Introduction

Lisa Wise Consulting, Inc.

- **Lisa Wise**, AICP – President / Director-in-Charge
- **Kathryn Slama** – Senior Associate / Project Manager

SRF Consulting

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Consultant Team

City of Fargo

- **Mark Williams** – Assistant Planning Director
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Agenda

- 1 Project Overview
- 2 Public Input Opportunities
- 3 Next Steps

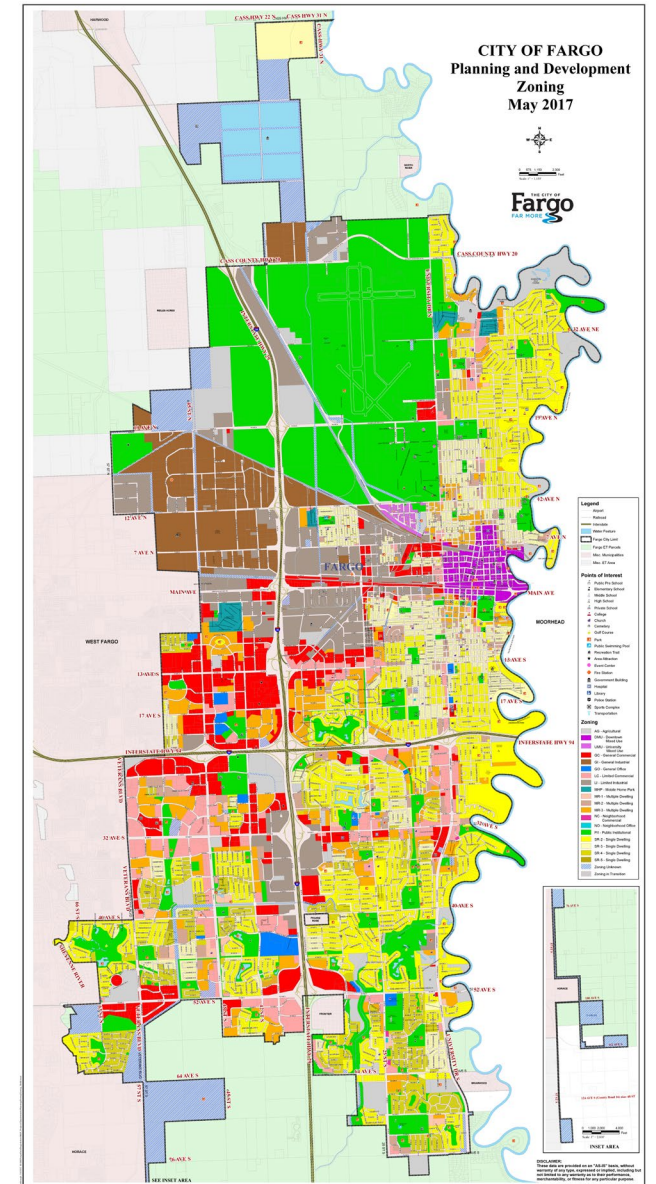
Project Overview

What is the LDC?

The **Land Development Code (LDC)** controls all development within the City of Fargo by establishing:

- Zoning districts
- Subdivision regulations
- Development standards
- Allowed uses and use regulations
- Permit requirements and review procedures

The LDC, Title 20 of the Fargo Municipal Code, has not been comprehensively updated in over 20 years.



Fargo Zoning Map

Comprehensive Plan

The 2012 Fargo Comprehensive Plan *Go2030* represents the official **policy direction** of Fargo with an emphasis on shared community values, ideals, and aspirations to govern growth and development through 2035.

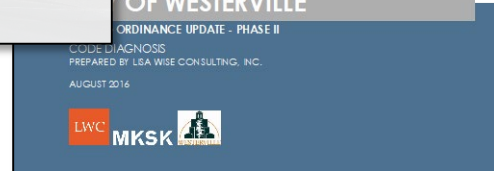
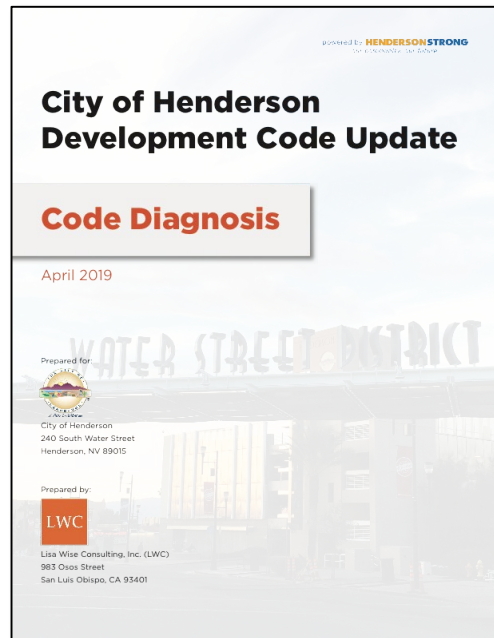
Relevant *Go2030* initiatives include:

- Develop policies to promote infill and density within areas that are already developed... Control sprawl and focus on areas outside of the floodplain.
- Develop a Commercial Design Zone District and continue to follow the Design Guidelines for Growth Areas for infill and new residential development.
- Strengthen historical preservation incentives.
- Develop higher quality affordable housing near NDSU.

The LDC is one tool to implement Fargo's Comprehensive Plan and related land use policies in a manner that protects the health, safety, and general welfare of the Fargo community.

Project Overview

Land Development Code Diagnostic Report



Preferred Alternative & Work Plan

A yellow circular badge with the text 'A "MUST READ" SECTION' and 'Approaches Comparison'.

A photograph of a park area with trees, a path, and a building in the background.

Approach Comparison Table

Elements	Approaches		
	1	2	3
Code Format and Organization			
Format	Revise	Replace	Replace
Reorganization of Content	Limited	Extensive	Extensive
Content Rewriting	Low/Moderate	Moderate	High
Clean up for Consistency	Same Across All Approaches		
Development Review Models			
By-Right Review	Low	Medium	High
Customized Zoning	High	Medium	Low
Discretionary Review	Medium	Low	Low
Development Standards Models			
Euclidean Based	High	Medium	Low
Performance-Based	Same Across All Approaches		
Form-Based	Very Limited*	Medium	High
Hybrid Code	No	Yes	Yes

* Applied only in New Small Area Plans

Approach 2 is the CodeNEXT Team's recommended approach.

September 2014

Code Approach Alternatives and Annotated Outlines | 3-3

Elements of Analysis

- Comprehensive Plan Implementation
- Best Practices
- Development Process
- User Friendliness
- Legal Consistency
- Economic and Fiscal



Project Process



Public Input Opportunities

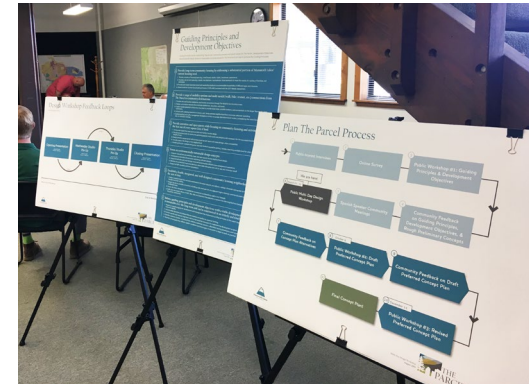
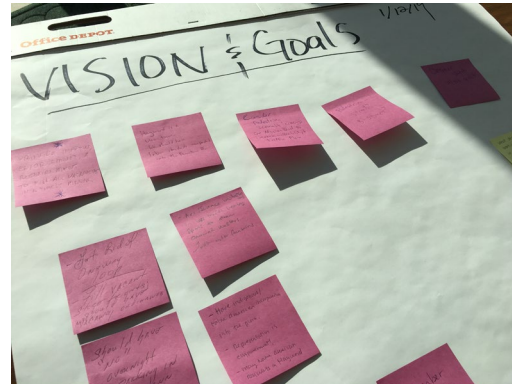
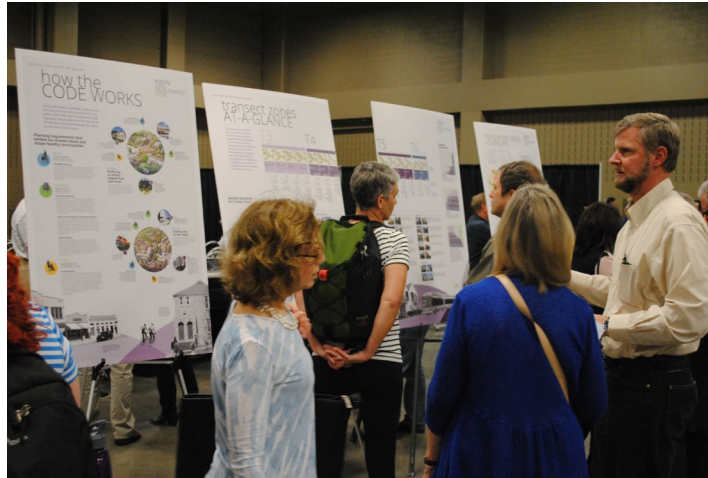
Stakeholder Interviews

Small-group and/or one-on-one interviews with interested stakeholders and community members to gain a better understanding of the benefits and challenges of existing processes and regulations.



Community Workshops (1)

Interactive engagement opportunities to discuss and collaborate on progress, findings, and desired outcomes with community members.



Work Sessions (4)

Public meetings to present and discuss progress and findings with the Planning Commission and City Commission.



Next Steps

Next Steps

- **Winter 2019/2020:** Land Development Code Technical Analysis and Diagnostic Report
- **Spring 2020:** Alternatives and Recommendations

Breakout

Stations

1. Comprehensive Plan and the Land Development Code
2. LDC Diagnostic Project
3. Development Standards
4. Land Use Regulations
5. Administration and Procedures

Thank you!

For More Information:

Contact City of Fargo Project Manager **Aaron Nelson** 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>.

