



Creation of Unified Development Ordinance for Evansville & Vanderburgh County

Task Force Meeting 1 | 02 April 2019



RUNDELL ERNSTBERGER ASSOCIATES
URBAN DESIGN + LANDSCAPE ARCHITECTURE + PLANNING



John Molitor, Attorney at Law

Advisory Task Force Meeting 1 | Evansville & Vanderburgh County, Indiana Unified Development Code

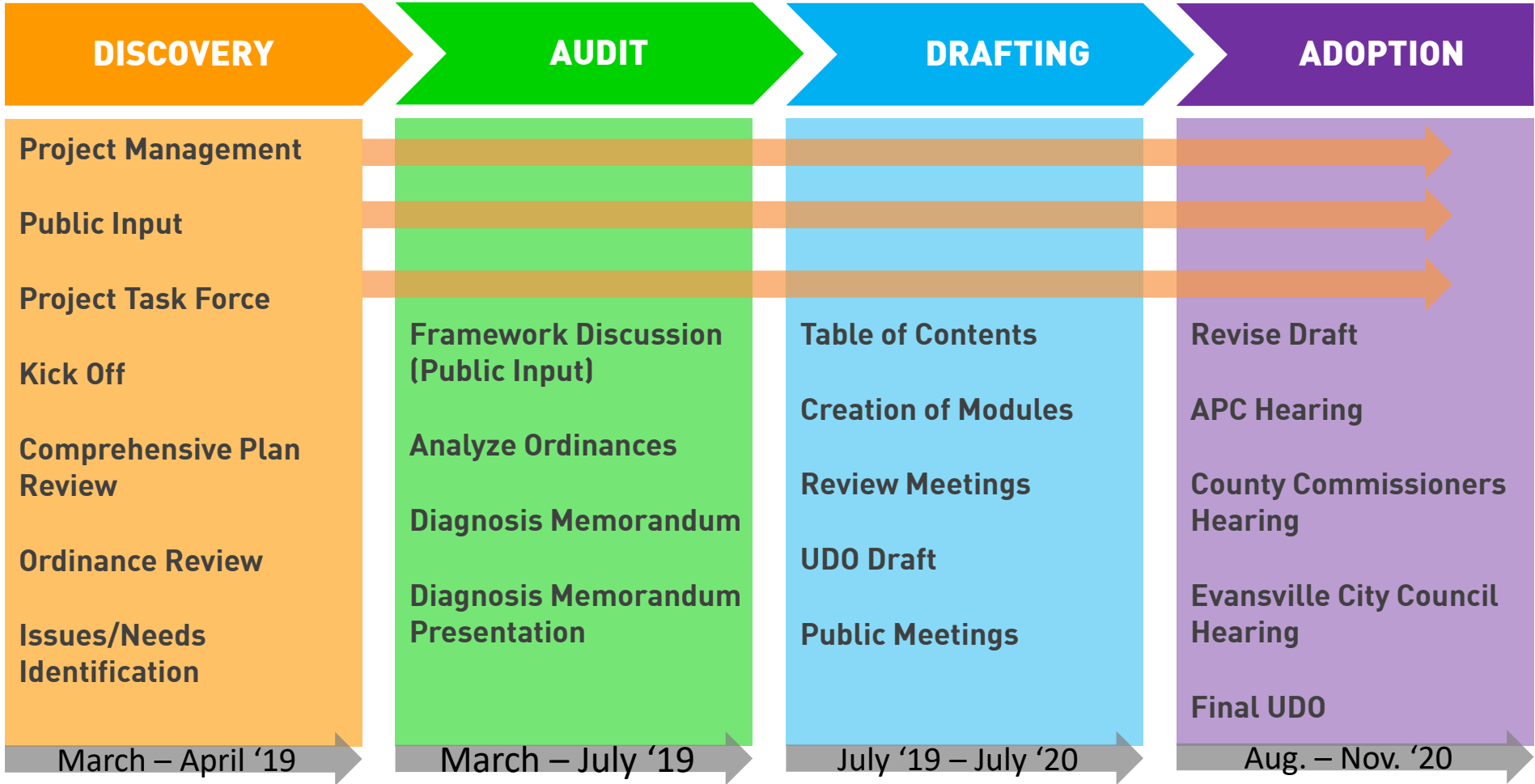
AGENDA

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- Overview of Process
- Schedule
- What Is Driving Changes In Zoning
- Elements Of A Good UDO
- Expectations of Advisory Task Force Participants
- Identification of Issues to be Addressed

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OVERVIEW OF PROCESS



Approach



SAMPLE ORDINANCE MODULES

- Module 1: Purpose & Scope, Applicability & Conformity, Dimensional Standards, Universal Standards
- Module 2: Zoning Districts, Use Standards
- Module 3: Development Standards, Design Standards
- Module 4: Environmental Standards, Parking & Loading, Sexually Oriented Businesses, Signs
- Module 5: Administration, Procedures, Definitions



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SCHEDULE



Key Dates

Trip 1: Kickoff Meeting – Early April 2019

Trip 2: Public Meeting: Early June 2019

Trip 3: Diagnosis Memorandum & Public Meeting: July 2019

Trip 4: Module 1: Early September 2019

Trip 5: Module 2 & Public Meeting: September/Early October 2019

Trip 6: Module 3: Early November 2019

Trip 7: Module 4 & Public Meeting: Mid-January 2020

Trip 8: Module 5: Early February 2020

Trip 9: Open House: Mid-March 2020

Trip 11: Review of Draft UDO with TF: Mid-June 2020

Trip 12: APC Hearing: Early September 2020

Trip 13: APC Hearing: Early October 2020

Trip 14: County Commissioners & Evansville City Council: Mid October 2020

Trip 15: County Commissioners & Evansville City Council: Mid November 2020

Final Document: November 2020

Zoning for the 21st Century: Zoning Audit

WHAT IS DRIVING ZONING CHANGES?

WHAT'S DRIVING CHANGES IN ZONING?

- Change in demographics
- Multi-modal transportation
- Emphasis on design
- Economic development financing and restructuring
- Changes in communications
- Technological advances (energy, internet, autonomous vehicles)
- Need for flexibility and the ability to adapt

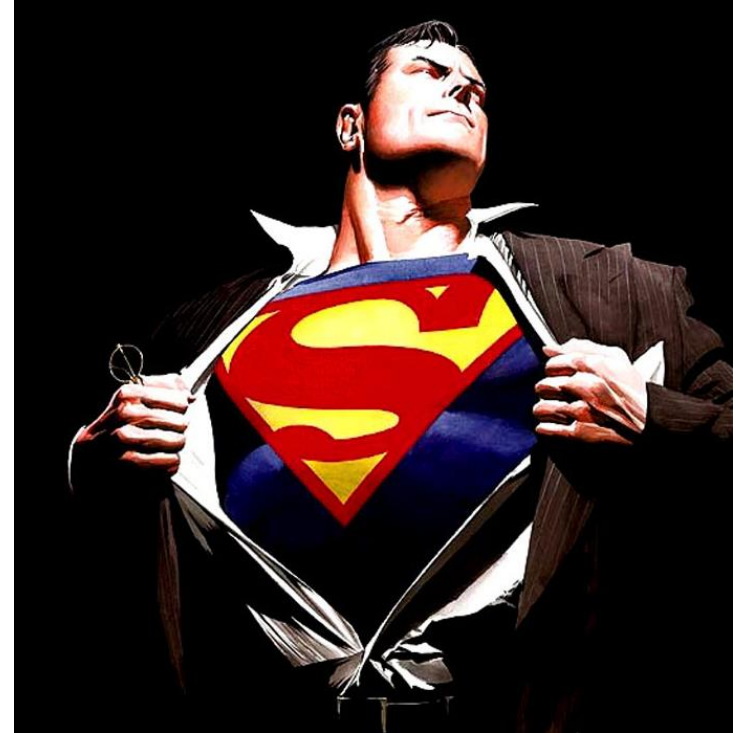
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ELEMENTS OF A GOOD UNIFIED DEVELOPMENT ORDINANCE (UDO)

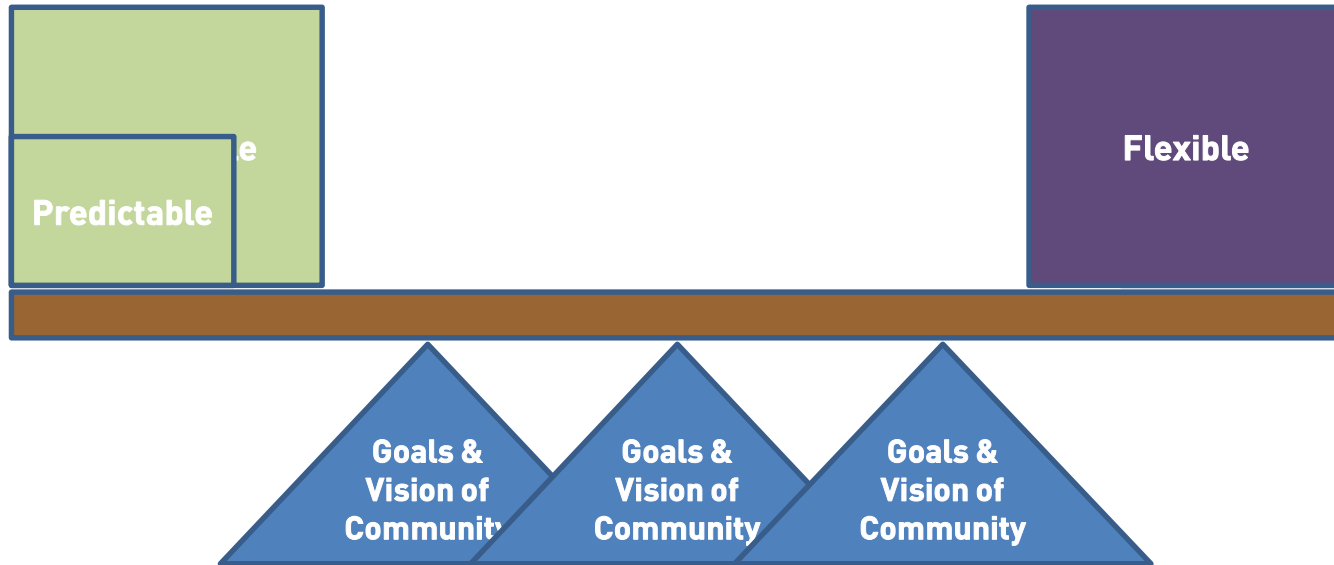
CHARACTERISTICS OF A SUPER CODE

A SUPER code fits the community,
implements community goals and is:

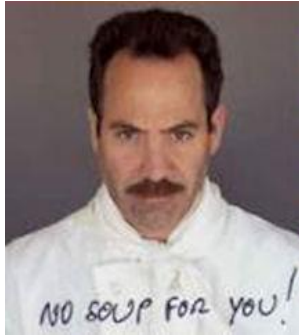
- Predictable
- Consistent
- Clear
- Efficient
- Enforceable
- Flexible (enough)



PREDICTABILITY VERSUS FLEXIBILITY



THE FLEXIBILITY SPECTRUM



TOO LITTLE

TOO MUCH

JUST
RIGHT

WHAT WE LOOK FOR IN OUR REVIEWS



OVER REGULATION

- Is there a public purpose?
- Do regulations go too far?



REGULATIONS DIFFICULT TO ENFORCE

- Are standards reasonable?
- Are they too subjective?
- Do they single out particular uses or areas for no purpose?



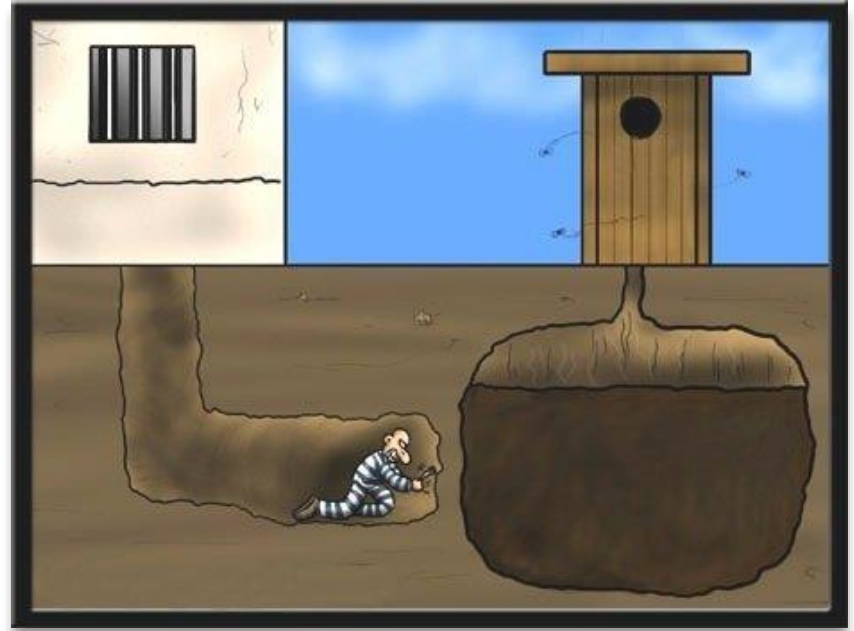
UNCLEAR DIRECTIONS

- Are processes and regulations clear?
- Is the minimum number of steps to achieve the public purpose used?



REGULATIONS THAT DON'T ACHIEVE GOALS

- Is your code grounded in your plan?
- Are you using best practices?
- Are you tracking effectiveness?



NOT USER/BUSINESS FRIENDLY

- Are there enough options for staff and applicants?
- Is the code easy to use and understand?



STANDARDS THAT MAKE NO SENSE

- Are standards up-to-date?
- Do standards give you good results?



NEED MORE TOOLS IN THE TOOLBOX

- Are there a range of enforcement options to get compliance?
- Do the codes reflect best practices?

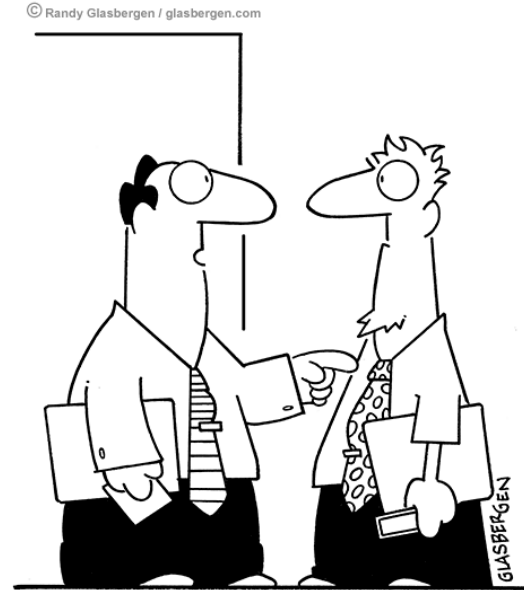


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EXPECTATIONS?

EXPECTATIONS

- Have respect
- Leave agenda's at the door – we need to ensure what is created works for the City and County
- Participate in all Task Force meetings
- Read materials prior to Task Force Meetings
- Ask questions – no question is dumb
- Let us know if we are on the wrong track
- Talk to people about what we are doing and where to get information
- Attend public meetings



“Good meeting. I totally agree with everything you didn't say.”

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IDENTIFICATION OF ISSUES?

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NEXT STEPS

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Week of June 10

- Advisory Task Force Meeting
- Public Meeting (2)
- Focus Group Meetings
- Evansville City Council
- County Commissioners



THANK YOU!!!

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