



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

AGENDA

- 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

DISCOVERY

AUDIT

DRAFTING

ADOPTION

Project Management

Public Input

Project Task Force

Kick Off

Comprehensive Plan Review

Ordinance Review

Issues/Needs Identification

Framework Discussion (Public Input)

Analyze Ordinances

Diagnosis Memorandum

Diagnosis Memorandum Presentation

Table of Contents

Creation of Modules

Review Meetings

UDO Draft

Public Meetings

Revise Draft

APC Hearing

County Commissioners Hearing

Evansville City Council Hearing

Final UDO

March – April '19

March – July '19

July '19 – July '20

Aug. – Nov. '20

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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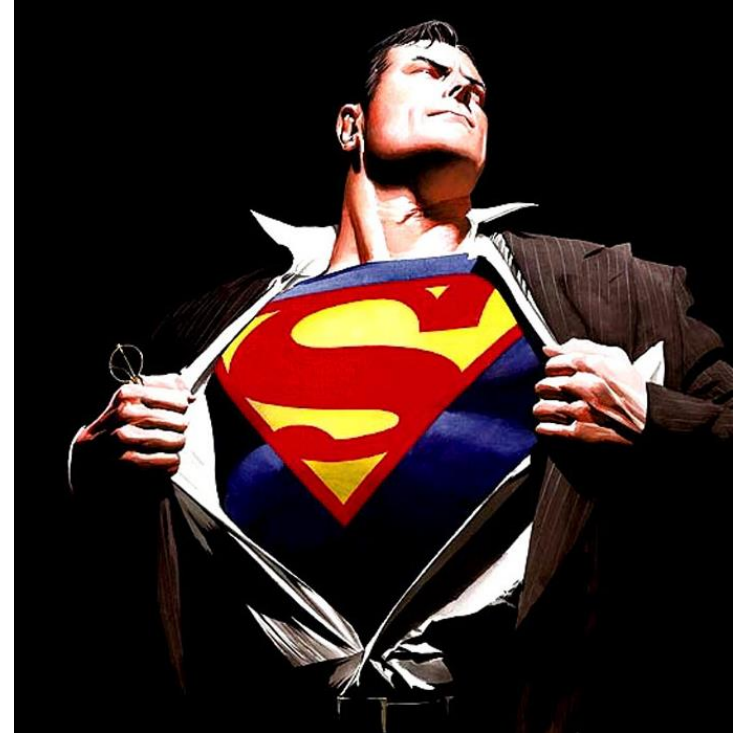
ELEMENTS OF A GOOD UNIFIED DEVELOPMENT ORDINANCE (UDO)



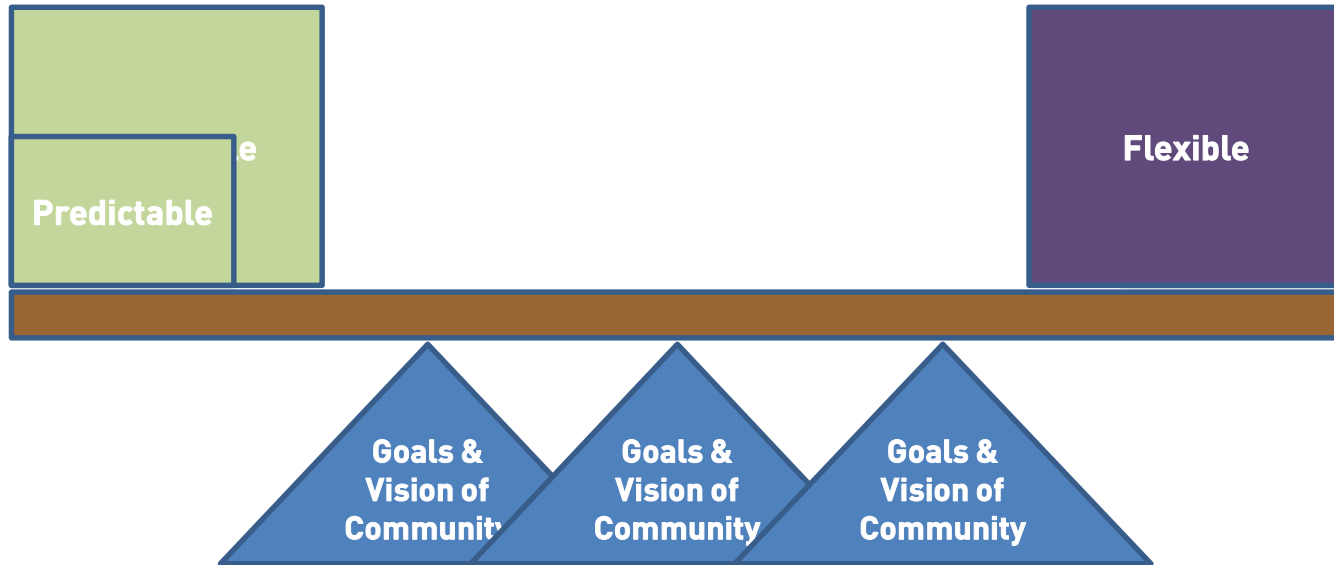
CHARACTERISTICS OF A SUPER CODE

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

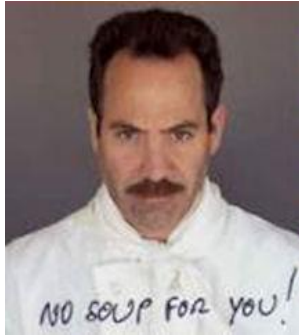
- Predictable
- Consistent
- Clear
- Efficient
- Enforceable
- Flexible (enough)



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?



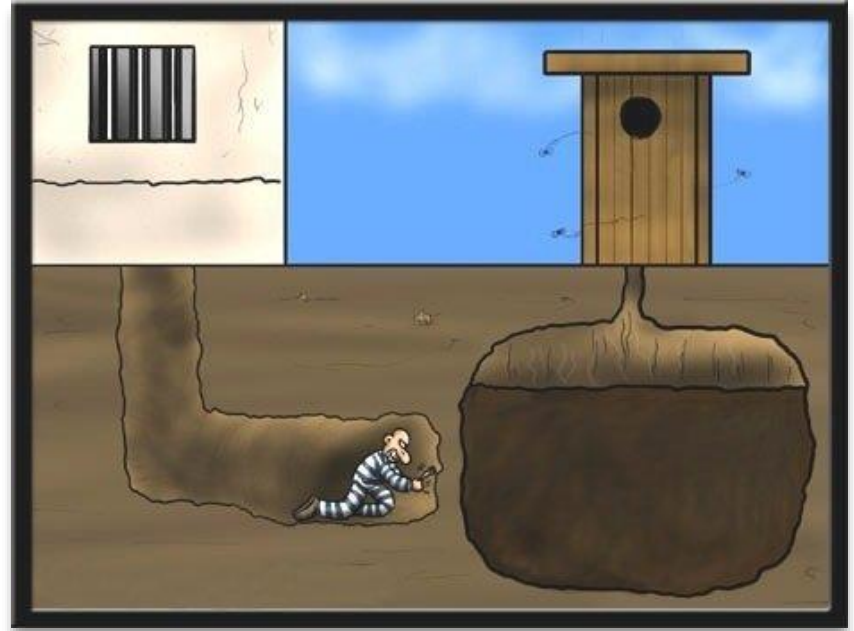
UNCLEAR DIRECTIONS

- 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?



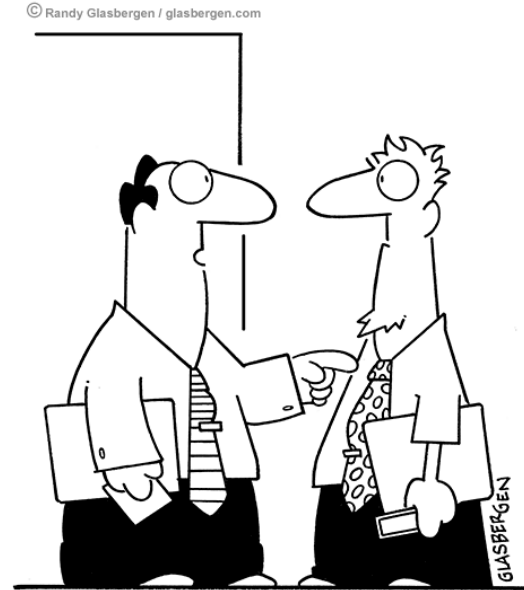
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EXPECTATIONS?



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

NEXT STEPS

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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