

# THE COMPREHENSIVE PLAN PROCESS



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**EAR Determination**

- Comprehensive Plan Review Committee made determination to make Evaluation and Appraisal Review (EAR) based amendments to the Comp. Plan.
- Notification letter was sent to DEO on September 10<sup>th</sup>.
- DEO acknowledged receipt of city letter on September 23<sup>rd</sup> and set a transmittal due date for September 23<sup>rd</sup> 2015.

**Workshop 2**

- Workshop 2 held at the Joe Gwen Margolis Center to provide an overview of the plan update process; highlight the priority of the amendments; and solicit input from all stakeholders, more specifically the residents from the eastern neighborhoods who could not attend the first workshop.

**Draft 1**

- Consultant and staff prepared a first draft of the EAR based amendments to the Comp. Plan, which incorporated the required statutory changes and input from the workshops.
- These amendments were presented to the Planning Commission on June 10<sup>th</sup>.

**Draft 2**

- A second draft that incorporated the substantial changes proposed at the joint forum draft was heard and approved by the Planning Commission on August 4<sup>th</sup> 2015.
- The item was then heard by the City Council on August 25<sup>th</sup>, 2015, but failed to obtain the concurrence of a supermajority of the City Council to be transmitted to DEO.
- Following that vote, the City Council directed the consultants to prepare a Feasibility Study, which would help guide the character of redevelopment along the major corridors of the City.

**DEO Transmittal**

- The City transmitted the proposed amendments to DEO on October 19<sup>th</sup>, 2015.
- DEO acknowledged receipt of amendments on October 23<sup>rd</sup>, 2015, and is to issue Objection, Recommendation, and Comments (ORC) report to City on or before December 21<sup>st</sup>, 2015.

SEPT 2014

FEB 2015

April 2015

June 2015

Aug 2015

Sept 2015

Oct 2015

Nov 2015

Dec 2015

Jan – June 2016

**Workshop 1**

- Workshop 1 held at the Joe Celestin Center to provide an overview of the plan update process; highlight the priority of the amendments; and solicit input from all stakeholders.

**Joint Forum**

- Upon the unanimous rejection of the first draft by the Planning Commission, a joint forum was held with both the City Council and the Planning Commission.
- The purpose of the forum was to ascertain a collective vision as it relates to the City's perspective on increasing heights and densities.

**Draft 3**

- On September 21<sup>st</sup>, the same August 25 draft amendment was reconsidered by the City Council along with the requested Feasibility Study; and again, the item failed to obtain the concurrence of a supermajority of the City Council to be transmitted to DEO.

**Draft 4**

- A final draft incorporating the findings of the Feasibility Study was heard by the City Council on October 13<sup>th</sup>, 2015 and was approved for transmittal to DEO.

**DEO ORC Report**

- DEO is to issue Objection, Recommendation, and Comments (ORC) report to City on or before December 21<sup>st</sup>, 2015.

**Final DEO Transmittal**

- Within 10 days of second public hearing, City to submit adopted amendment to DEO and review agencies.

**Adoption Hearing**

- Within 180 days of receiving the ORC, City Council to hold a second public hearing to adopt amendments as may be revised to address comments from DEO.