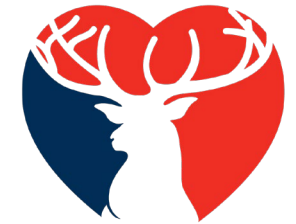


UDO UPDATE

THE RE-ENVISIONED DISTRICT PALETTE
AN INTRODUCTION



City of Elkhart
Planning & Zoning

AGENDA

- Process & Goals Overview
- Plan / Code Alignment
- District Pallet Update
- Elements to Be Regulated in District
- Next Steps
- Questions / Answers



PROCESS & GOALS OVERVIEW

UDO UPDATE / PLAN COMMISSION MEETING



UDO UPDATE PROCESS

Fall/Winter 2022



PHASE 1:

SCOPE
DEVELOPMENT &
UDO PROCESS
GOALS

Jan – Sept 2023



PHASE 2:

DRAFTING OF
SUBDIVISION
ORDINANCE &
OTHER LANGUAGE
&
BROAD OUTREACH
& EDUCATION

Jun – Aug 2023



PHASE 3:

TARGETED
OUTREACH &
PUBLIC INPUT

Aug 23 – Mar 24



PHASE 4:

DRAFTING OF
REMAINING UDO &
OUTREACH &
PUBLIC INPUT

Jan - Mar 2024



PHASE 5:

PRELIMINARY
DRAFT REVISIONS
AND OUTREACH

Mar – April 24



PHASE 6:

REVISED DRAFT
AND OUTREACH

May – June 2024



PHASE 7:

FORMAL ADOPTION
PROCESS

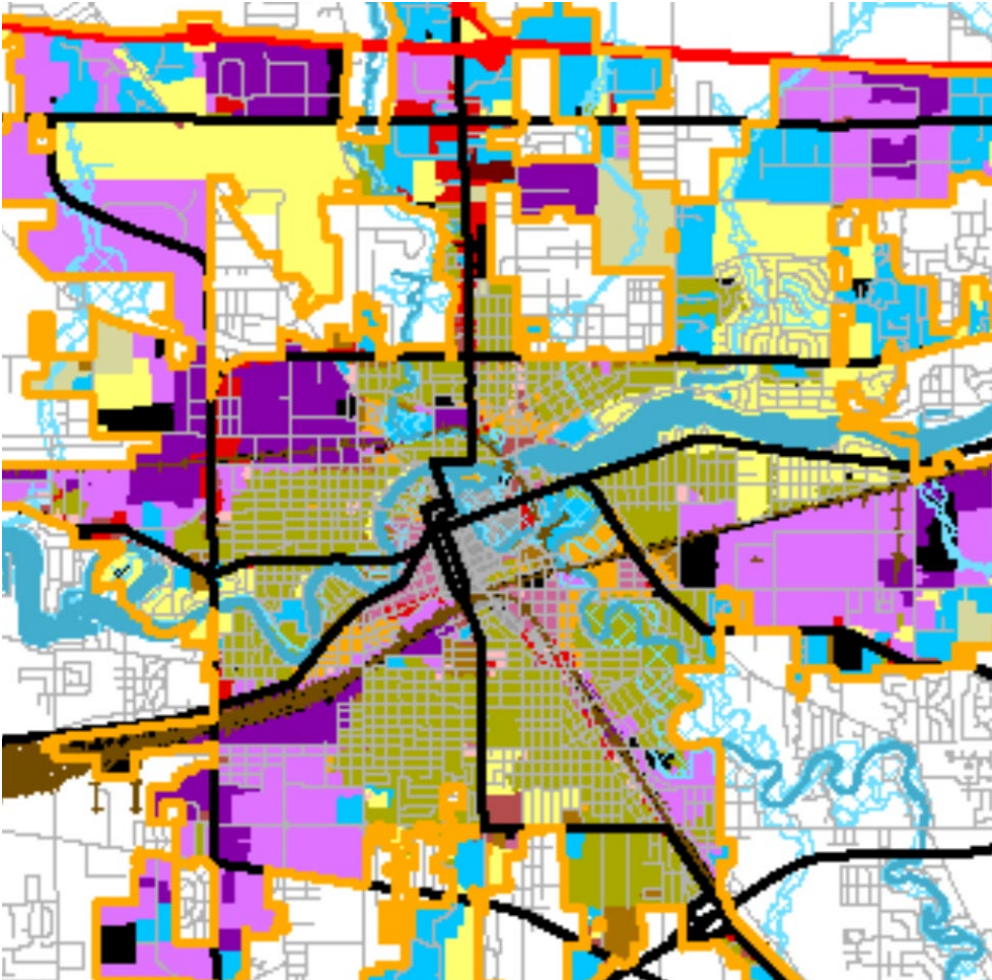
July 2024



PHASE 8:

USER'S GUIDE AND
STAFF AND
STAKEHOLDER
TRAINING

GOALS FOR THIS PROJECT PHASE



- Deep dive into the purpose and intent of each district
- Create clearer connection between the district purposes, Comprehensive Plan, Elkhart 2040 Plan, subarea plans, and future land use map
- Consolidate districts with duplicative purpose, standards, and uses
- Add district or evolve those existing to better reflect stated goals of the future land use map and subarea plans
- Create greater distinction between districts through incorporation of additional lot, building, and street type standards



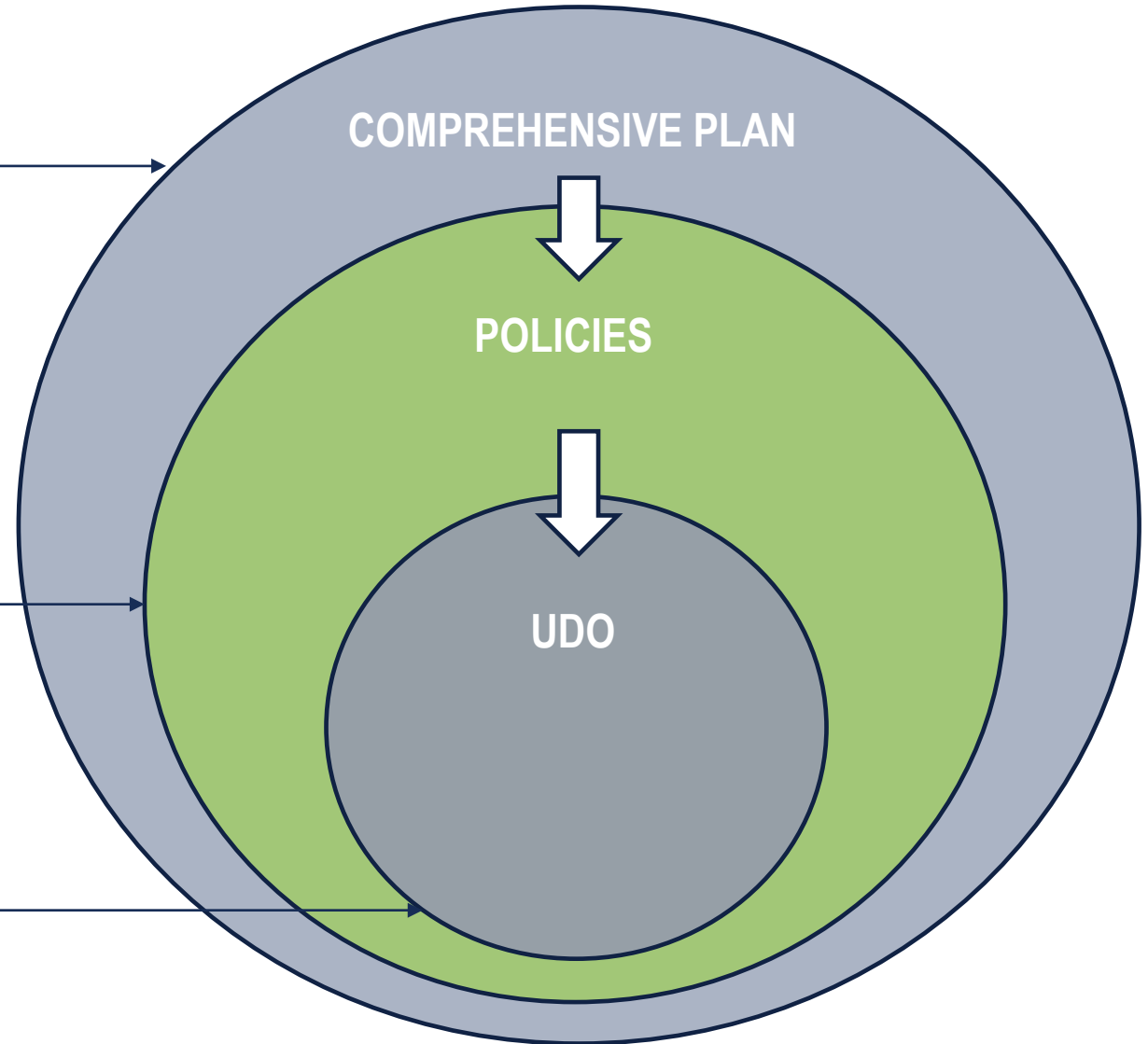
PLAN / CODE ALIGNMENT

UDO UPDATE / PLAN COMMISSION MEETING

The Elkhart comprehensive plan reflects the values, aspirations, and ideas of the community.

Policies provide a **point of reference, or a framework**, for making future decisions, particularly where the need for a decision type will be repeated repeatedly, regularly, or multiple times

Codes, regulations, standards, and requirements contributing to a desirable, predictable built environment.



COMPREHENSIVE PLAN THEMES



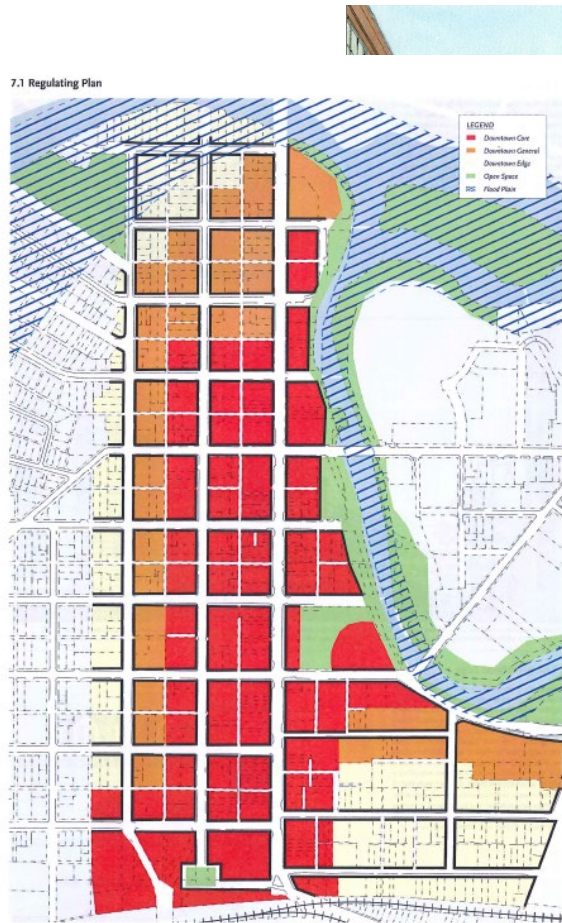
- **Assets:** Protection of both the City's built and natural environment, maintenance of open space and greenways, and respect for its heritage. Coordinated public services and amenities with land use decisions to protect well-being and quality of life of Elkhart's citizen's and environment.
- **Design Attributes:** Qualities of the physical environment that Elkhart has and desires to provide more of to the people who live, work, and visit the community. Creating connected, attractive, human-scaled places that supports downtown goals and established residential areas.
- **Programs & Amenities:** Strategies to attract, support, and provide the programs and amenities that people in the community need and desire on an everyday basis supports an active, complete, and vibrant place.
- **Economic Drivers:** Grow, expand, and diversify Elkhart's economy through business retention, expansion, and recruitment initiatives. Continue revitalization of downtown to re-establish itself as a center of commercial, civic, cultural, and social activity.

ELKHART 2040 PLAN THEMES



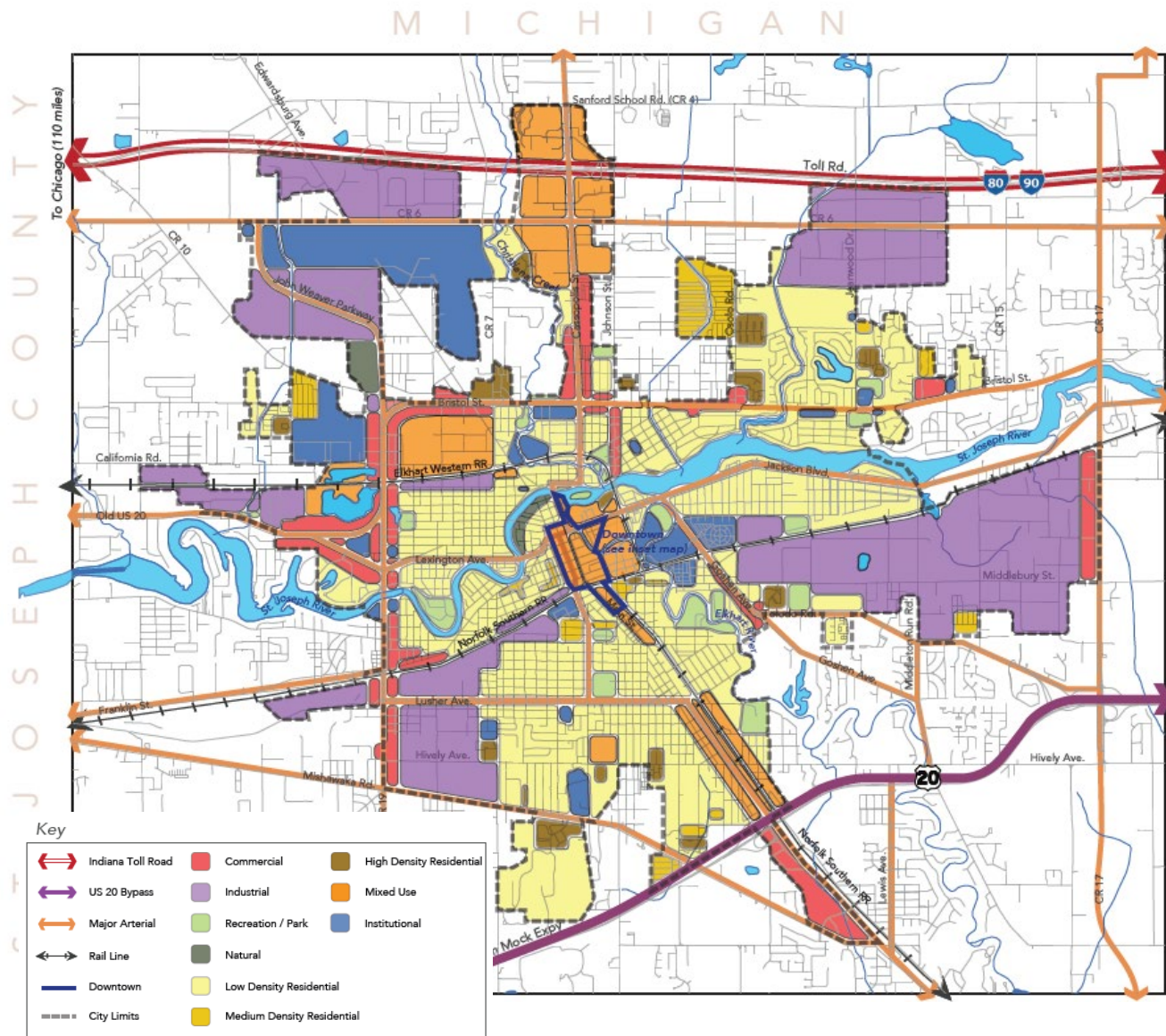
- **Assets:** Celebrate natural resources of river, trails, gardens, and parts that support community pride, music, art, health, wellness, recreation, and beauty.
- **Design Attributes:** Move people by intentionally designing and building the places where people want to live – urban, walkable, downtown neighborhoods surrounded by inclusive cultural experiences and amenities.
- **Programs & Amenities:** Smart infrastructure to attract and grow and engage skilled workforce including public transportation, diversified housing, inspiring educational opportunities, and family support systems.
- **Economic Drivers:** Expand “motion” economy to launch innovations in wellness, fitness, information technology, advanced manufacturing and logistics, hospitality and other transferrable and mid-skilled industries that will improve the quality of life.

PLAN/CODE ALIGNMENT: SUBAREA PLANS

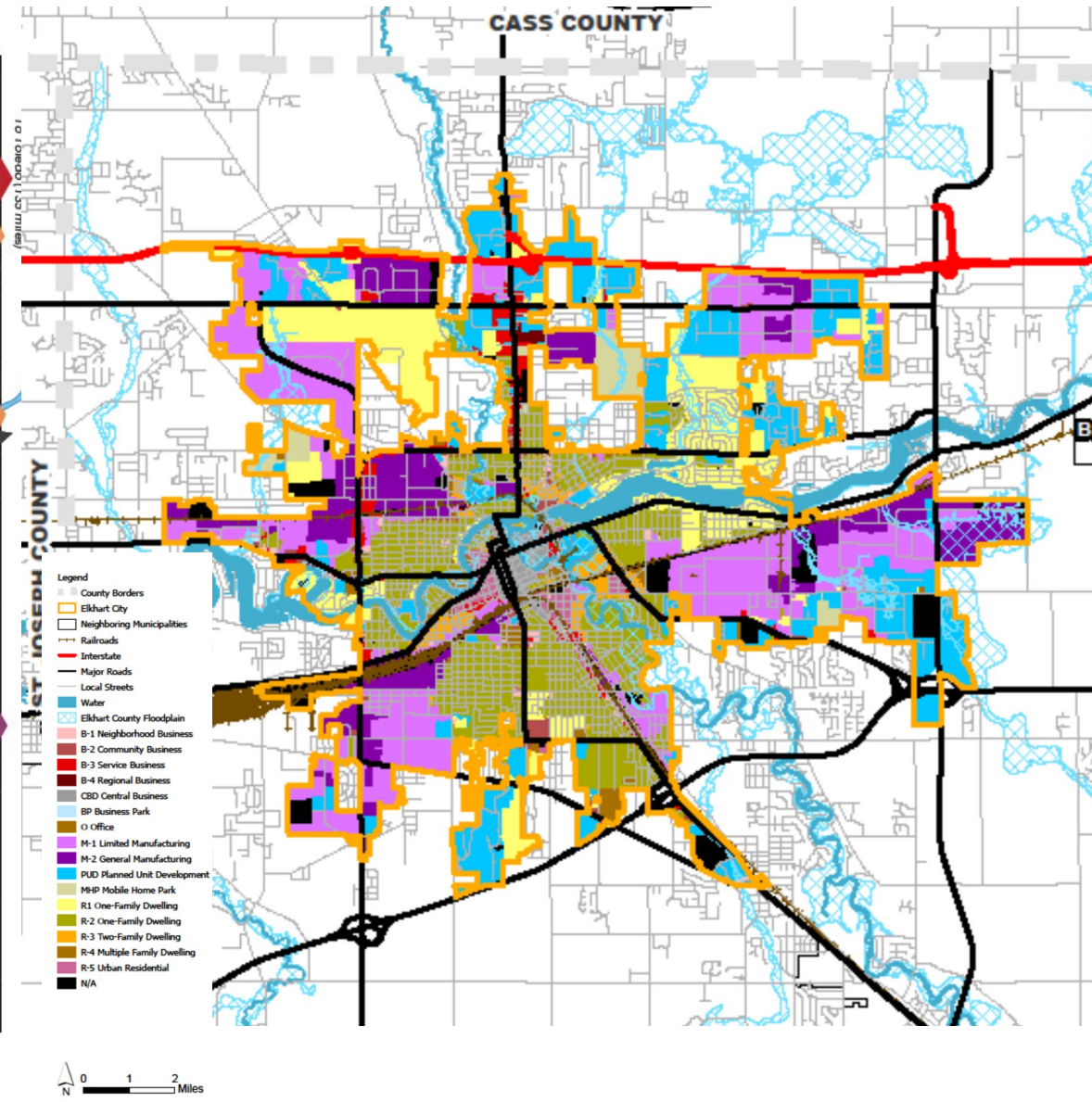


- Subarea Plans
 - River District Plan
 - Downtown Plan
 - Benham Neighborhood Master Plan
- Addressing District Plan Specific Issues
 - Use overlay districts to specifically address design issues
 - Craft “use standards” to manage uses by location
 - Adjust parking ratio’s, landscape, signage by district

COMPREHENISVE PLAN FUTURE LAND USE MAP



ZONING ORDINANCE MAP



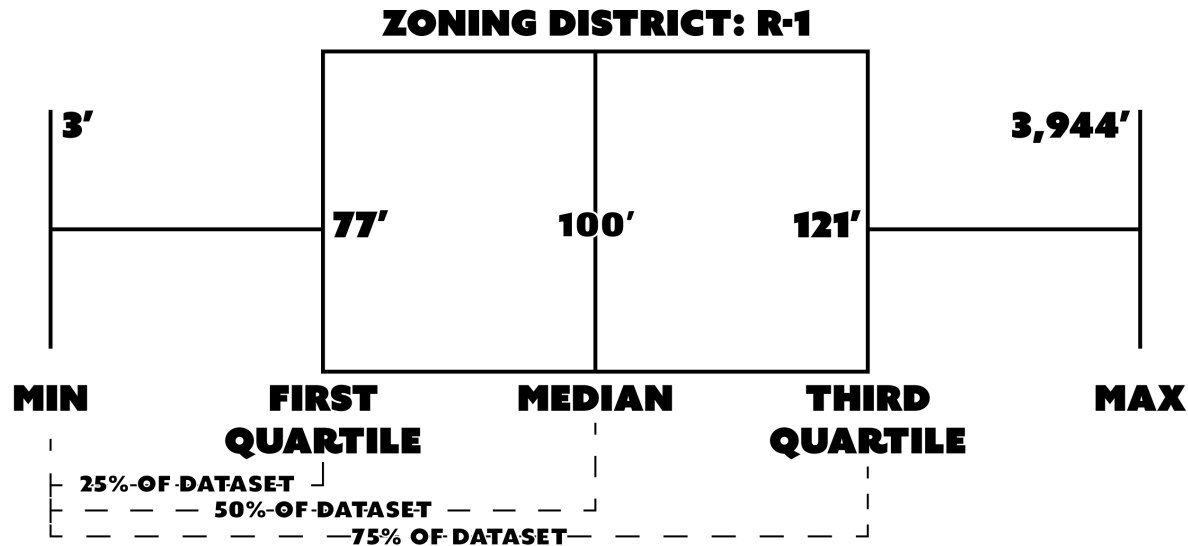


DISTRICT PALLET UPDATE

UDO UPDATE / PLAN COMMISSION MEETING

OUR METHODOLOGY

Lot Width



- Evaluate existing district purpose against future land use map designations and Comprehensive Plan & Subarea Plans intent
- Analyzed existing parcels
 - Understand existing dimensional standards
 - Determine % of existing nonconforming lots by district
 - Determine how to reduce nonconformity by changing dimensional standards
- Workshop with staff to discuss district purposes and dimensional standards and retooled
- Ground-truth district purpose and dimensional standards to evolve site design and building typologies

RE-ENVISIONED UDO DISTRICT PALETTE

Residential Districts

- Compact Residential
- Urban Residential
- Mixed Neighborhood
- Mobile Home Parks

Non-Residential Districts

- Professional Services
- Neighborhood Businesses
- Community Businesses
- Central Business District
- Central Business District – Core
- Institutional
- Research & Development
- Manufacturing
- Planned Unit Development

RE-ENVISIONED UDO DISTRICT PALETTE

Overlay Districts

- Air Space Control
- Riverfront Overlay
- Historic Preservation

Legacy Districts

- Flood Plain
- Office Park
- Business Park



ELEMENTS TO BE REGULATED IN DISTRICTS

UDO UPDATE / PLAN COMMISSION MEETING

DISTRICT ELEMENTS TO GUIDE INTENT

Uses



Building Types & Standards



Lot Standards



Street Types



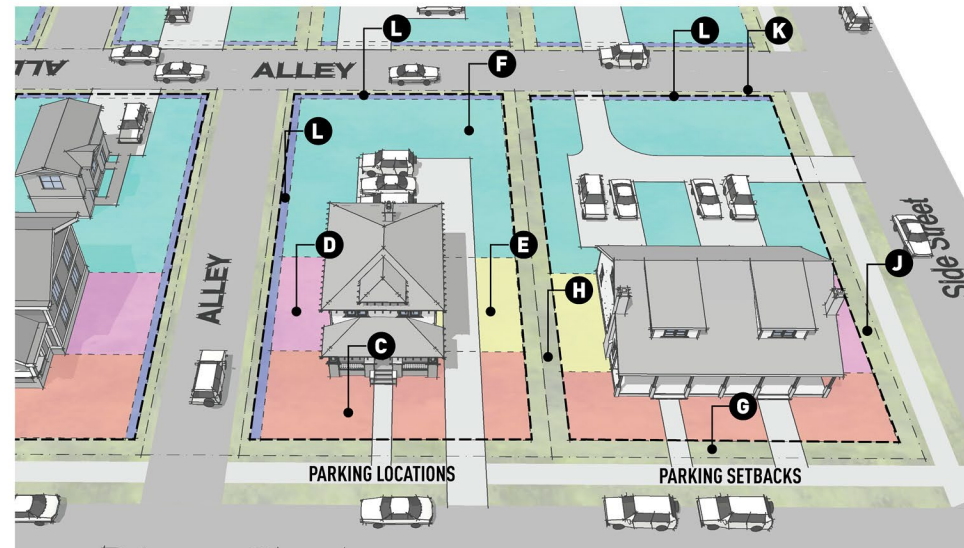
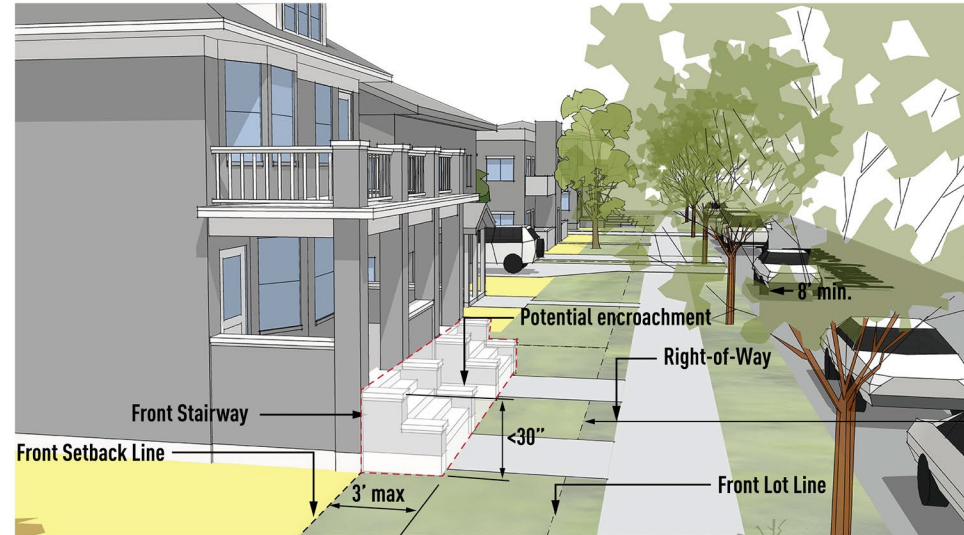
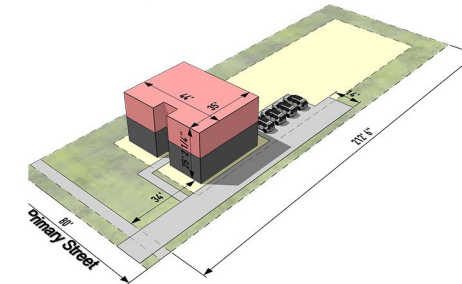
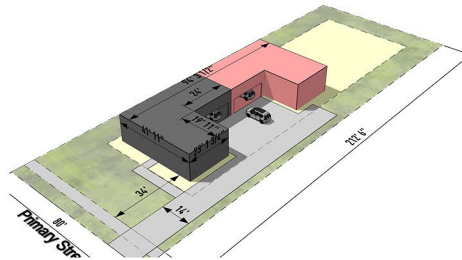
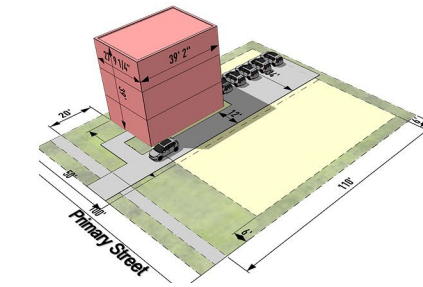
USES

- Consolidate use categories that combine activities with comparable impact
- Meaningful integration of residential and commercial by district, by site, and by building
- Greater emphasis on character
- Inclusion of pedestrian orientation



LOT DESIGN

- Height
- Width to depth ratios
- Impervious surface coverage
- Landscaped areas
- Parking location
- Access standards
- Pedestrian amenities/quality of life assets



BUILDING TYPES

- House
- Cottage
- Apartment
- Duplex
- Townhome
- Quad Court
- Apartment Building
- Live/Work Dwelling
- Mixed Use
- Single Use Stand-alone
- Office
- Drive-through
- Civic
- Institutional
- Distribution and storage
- General

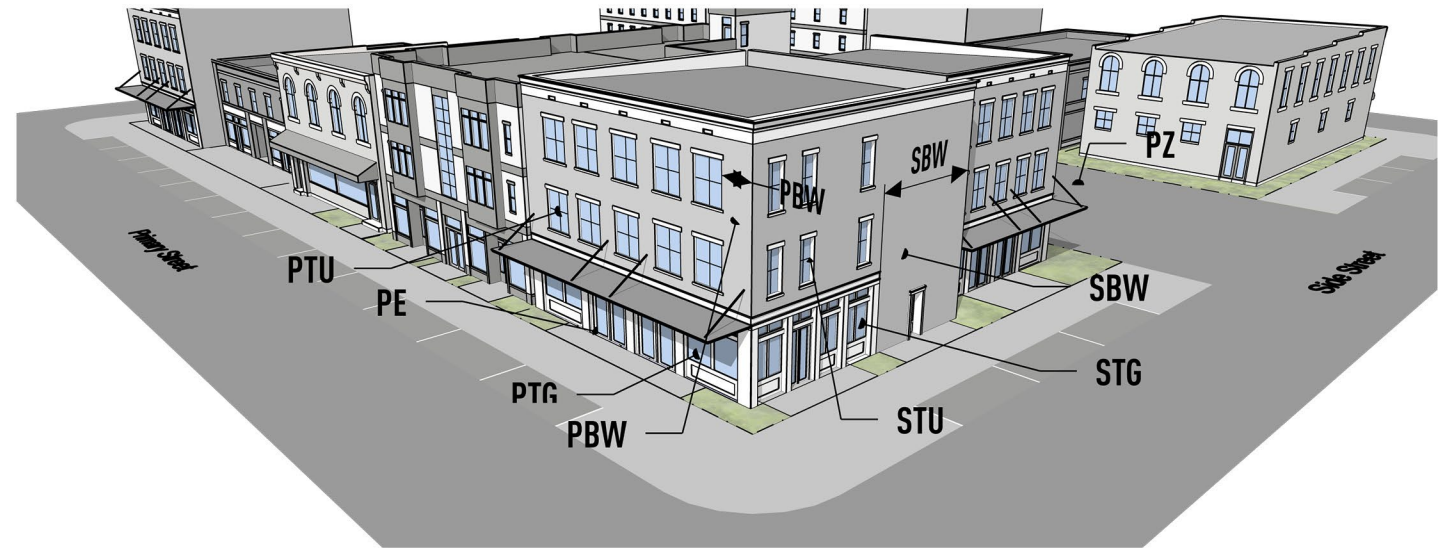


BUILDING CHARACTERISTICS

There will be some graduated application of these standards to development depending on location with emphasis on corridors and gateways

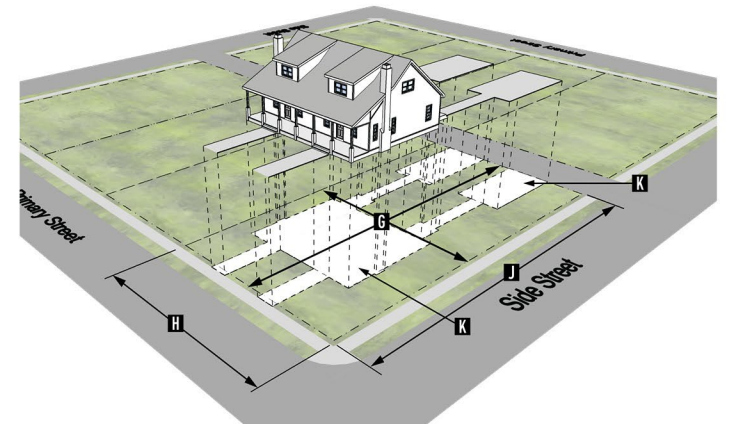
- Height (by building and by story)
- Wall length
- Roof pitch
- Articulation
- Orientation
- Façade characteristics

- Transparency
- Articulation
- Materials



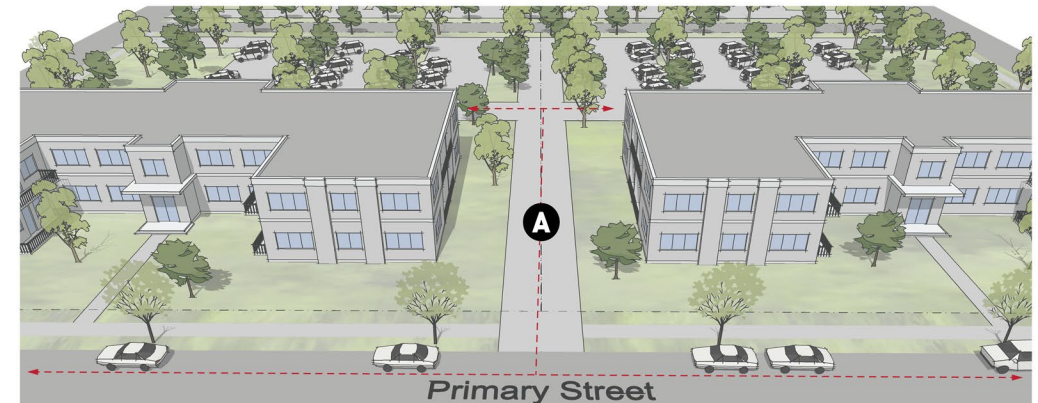
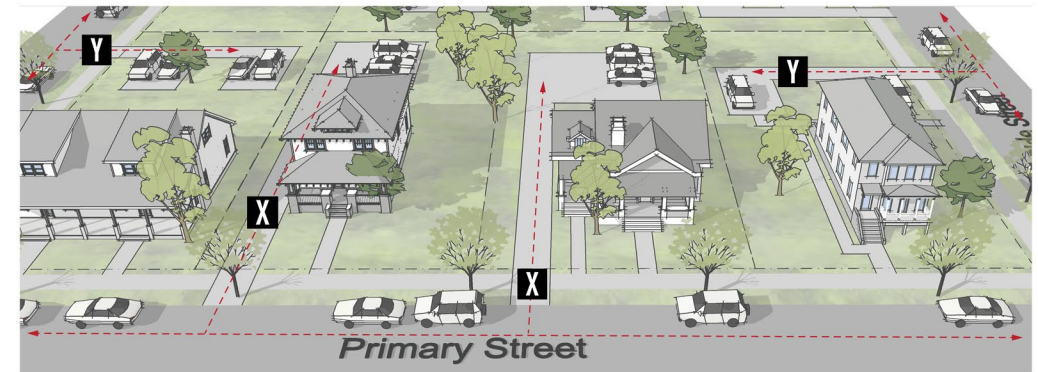
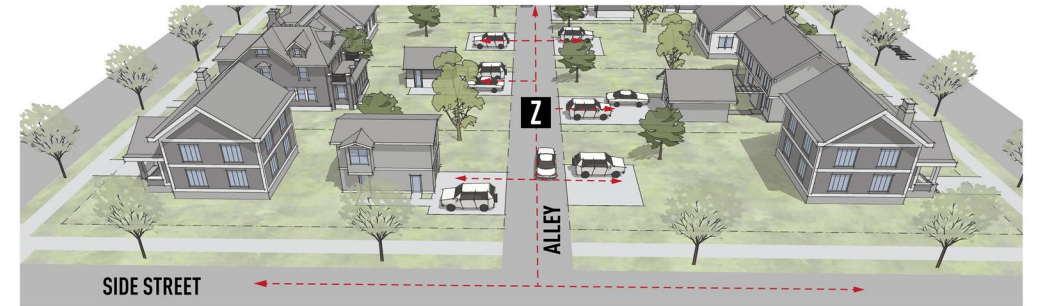
Building Standards Options

- A. Building Orientation
- B. Building Length
- C. Building Roofs
- D. Entrances
- E. Transparency
- F. Building Materials



STREET TYPE CHARACTERISTICS

- Lot widths and build-to zones
- Landscaping or verge zone
- Street trees
- Multi-modal infrastructure
- Sidewalk widths and amenity space requirements
- Access and curb cuts
- Right of way width and requirements (public vs. private realm)





NEXT STEPS

UDO UPDATE / PLAN COMMISSION MEETING

NEXT STEPS

- Finish drafting district standards
- Finish updates to landscape, signage, and parking
- Update document
- Joint Meeting with Plan Commission & Council



QUESTIONS / ANSWERS

UDO UPDATE / PLAN COMMISSION MEETING