



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Heather Shank, City Planner
DATE: January 31, 2022
SUBJECT: Update on the Proposed Zoning Code – Phases 1& 2

Background

In FY2018, Council approved \$200,000 for a two-phase update of the City Zoning Code, which was geared towards a “form” or “character” based zoning model. The City contracted with Code Studio, from Austin, Texas to draft and produce the code. A series of public stakeholder meetings were held in February 2018, after which the consultants produced a number of documents including a “Code Assessment” and a “Character Analysis & Strategy Report”. These documents can be found on the project website at www.concordnext.info.

The consultants worked throughout 2019 on the draft of Phase 1, which included a new format, structure, and organization of districts and standards. Phase 1 also coded the majority of districts in the City, including areas that had been master planned but never coded for, such as the Opportunity Corridor District. Several districts were identified in need of public outreach and visioning to serve as the basis for coding for redevelopment, which will be conducted in Phase 2.

Planning staff worked throughout 2020 with the consultants and staff from Code, Engineering, Fire, and General Services in reviewing Phase 1. A legal review of the document was conducted in 2021.

Update

Staff is in the final process of the legal review and anticipates the Phase 1 draft becoming available for public review in the next month. Phase 2 is also underway, with dates for visioning and public outreach sessions tentatively set for the end of March. Phase 2 will be a very targeted process, with anticipated completion in the fall.

Public meetings will be held during the coding for Phase 2 to present Phase 1 to the community, solicit feedback, and make any revisions necessary. Phase 1 and Phase 2 will be combined for proposed adoption at the completion of both.

Staff plans to present a short summary of significant changes proposed in the Phase 1 draft to City Council at the March meeting, along with details about the scope and meeting dates for Phase 2 visioning sessions.