



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

REPORT TO THE MAYOR AND CITY COUNCIL

FROM: Heather R. Shank, City Planner

DATE: July 30, 2018

SUBJECT: Concord NEXT Zoning Code Update – Zoning Code Assessment & Next Steps

The City's planning consultants, Code Studio, submitted the attached Zoning Code Assessment as part of Phase 1 of the Concord NEXT Zoning Code Update.

The Assessment restates the goals and purposes of the project and summarizes specific recommendations and improvements that should be addressed in the update. The Assessment is based on the consultant's review of the City's planning and regulatory documents, interviews with stakeholders, and several days of touring the City. The attached document represents the second iteration of the Assessment, produced after one round of revisions in response to Planning staff comments. The Assessment has been shared with the Planning Board, posted on the project website, and shared with other City staff, with minimal comments received so far. The general response has been positive.

The consultant has also submitted a Community Character Analysis and Strategy Report for review. The Character Analysis demonstrates the degree of nonconformity resulting from existing dimensional standards through graphics and tables, and proposes new standards to reduce nonconformities. The Strategy Report proposes a new framework for the code and serves as a skeleton for drafting the code.

Staff is in the process of reviewing the Community Character Analysis and the Strategy Report. Feedback has been submitted to the consultants for revisions. Staff anticipates holding a public meeting to get additional feedback on the documents from Council, the Board, and the general public before the consultant's next visit. The date of the meeting will depend on submission of a second draft of the documents.

After completing revisions, Code Studio will return to Concord for the second public presentation. Staff anticipates this visit occurring in early October. The purpose of the visit is to verify that the City supports the consultant's recommendations and direction for proposed changes. The consultants will then begin drafting the code.