

**CITY COUNCIL SPECIAL JOINT STRATEGIC PLANNING MEETING  
WITH PLANNING BOARD  
300 WEST CROWELL STREET  
MONROE, NORTH CAROLINA 28112  
FEBRUARY 26, 2020 -- 4:00 P.M.**

**AGENDA**

**[www.monroenc.org](http://www.monroenc.org)**

1. Transform Monroe-Rewrite to Unified Development Ordinance Update
2. Proposed Standards for Mixed-Use and Traditional Districts and Commercial Design Standards



## **STAFF REPORT**

**TO:** City Council and Planning Board

**VIA:** E.L. Faison, City Manager

**DATE:** February 26, 2020

**FROM:** Brian Borne, Assistant City Manager/Downtown Director

**PREPARED BY:** Lisa Stiwinter, Director of Planning and Development

**SUBJECT:** Transform Monroe-Rewrite to the Unified Development Ordinance Update

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### **SUMMARY STATEMENT**

Planning Board and City Council are requested to consider and provide discussion on the general status update to the rewrite of the Unified Development Ordinance (UDO), and discuss proposed standards for the mixed-use and traditional districts and commercial design standards.

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### **REVIEW**

In December 2018, the City Council voted to approve a Professional Service Agreement with Kimley-Horn and Associates, a national Planning and Engineering firm for the Unified Development Ordinance (UDO) Comprehensive Rewrite and Zoning Map Update. To date, Kimley-Horn and Associates and City of Monroe Planning staff have facilitated two joint Planning Board and City Council workshops where discussion was held on the UDO code analysis, definitions and standards, proposed traditional and mixed-use districts, allowable uses and development standards. The purpose for the upcoming workshop is to discuss the proposed standards for the mixed-use and traditional districts and commercial design standards.

### **RECOMMENDATION**

Planning staff recommends Planning Board and City Council consider and provide discussion on the general status update for the rewrite of the Unified Development Ordinance (UDO), discuss proposed standards for the mixed-use and traditional districts, commercial design standards and take possible action.