

Housing Action Plan: Same Day Hearings and Concurrent Processing



PLANNING & DEVELOPMENT

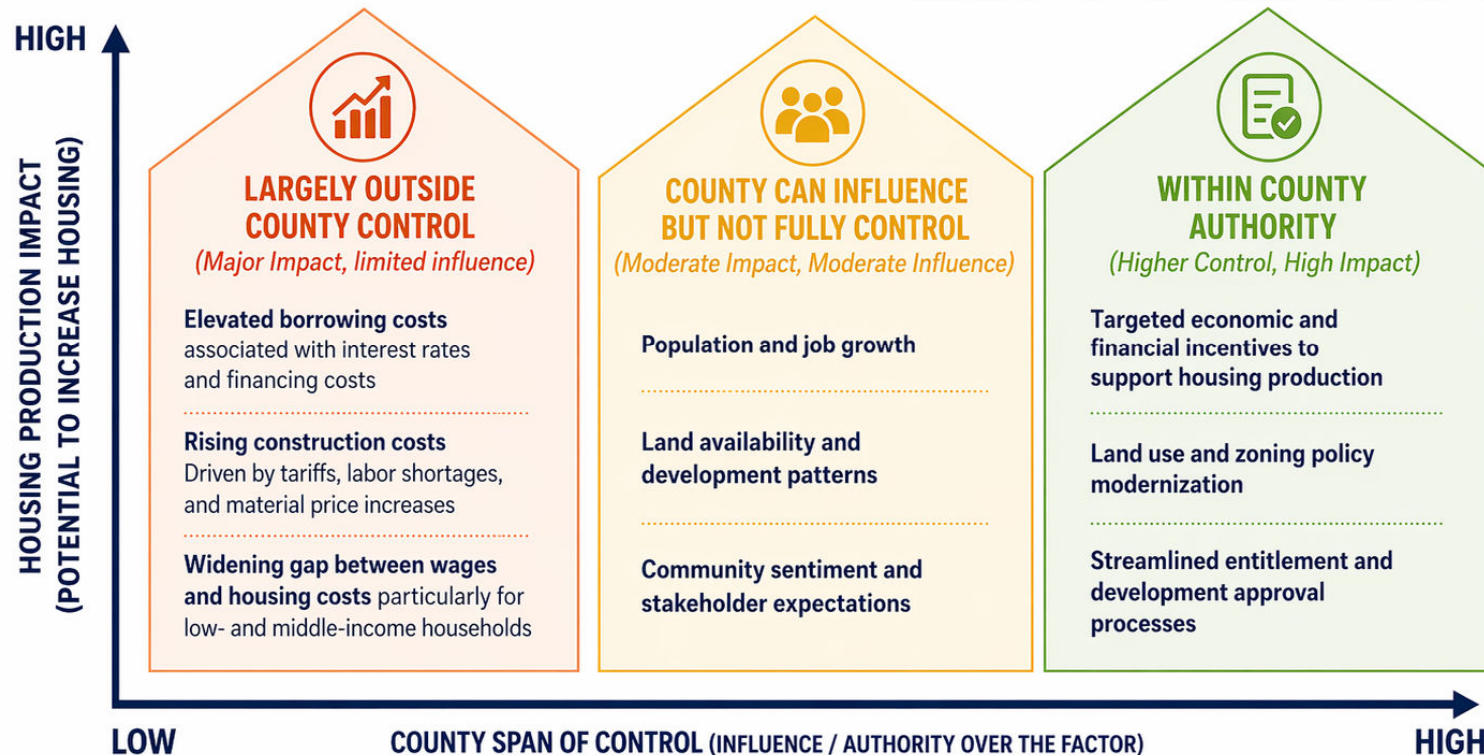


Housing Task Force: Seven Focus Areas

- Encourage new housing development through County policies
- Create policies to defray costs of affordable housing
- Improve coordination in development review
- Simplify requirements and improve transparency
- Expand the suite of tools for affordable housing
- Foster more collaborative all-parties culture
- Build, attract, and retain strong economic partnerships

Housing Task Force: Coordinated Solutions

Solutions require coordinated action across all levels of government and the private sector



Why Now?

- Increased frequency of site-specific Plan amendments
- Areawide Plan guidance not fully updated
- Staff and industry identified challenges around communication, sequencing, timelines, and framework for processing Plan amendments and Rezoning
- Need for a predictable, coordinated process that maintains integrity of long-range planning and preserves community transparency

What Are We Trying To Improve?

Current Challenge	Desired Outcome
Unclear sequencing between Plan amendment and rezoning	A predictable, clearly sequenced process with appropriate flexibility
Zoning-level detail requested at time of Plan amendment	Better alignment between Plan amendment and zoning review
Rezoning proposals may evolve in conflict with adopted Plan guidance	Plan conditions informed by the actual development proposal
Multiple sequential reviews can create avoidable delay	Coordinated review without reducing substantive review
Need to balance efficiency with transparency	Maintain public participation and the integrity of long-range planning

Guiding Principles

Preserve

Long-range planning and the Planning Commission and Board's decision-making role

Protect

Community transparency and meaningful engagement

Coordinate

Plan amendment and rezoning review where appropriate

Improve

Predictability, clarity, and coordination in development review

Two processing paths allow us to apply these principles differently depending on the nature of the Plan amendment.

A Coordinated Approach: Two Processing Paths

The appropriate path depends on the nature and complexity of the proposed Plan amendment.

- Same-Day Hearing Path
 - For limited Plan changes where the Plan-level issues can be fully evaluated as part of the coordinated rezoning review
 - Plan amendment and rezoning are heard and acted on the same day
- Concurrent Processing Path
 - For substantive Plan changes that require the Plan amendment to lead the rezoning
 - Reviews occur concurrently where appropriate, while maintaining separate hearings and actions
 - Allows rezoning review to advance while Plan amendment review is underway

Same Day Hearings for Limited Plan Changes

When it makes sense

- Limited changes to an existing Plan recommendation or condition
- Changes that do not fundamentally alter the site's planned land use, intensity, or character
- Examples: adding/modifying similar uses; clarifying or modifying a site-specific Plan condition

What same day means

- Plan amendment and rezoning are scheduled for the same Planning Commission and Board of Supervisors hearings, even though one staff report may be published
 - The Plan amendment remains a separate action, even though the hearings occur on the same day.
- Planning-level changes are identified and analyzed in the rezoning staff report
- The Planning Commission retains its full opportunity to review, discuss, and act on the Plan amendment and rezoning
- Applicant remains responsible for community engagement

Concurrent Processing: Parallel Review for Substantive Plan Changes

When it makes sense

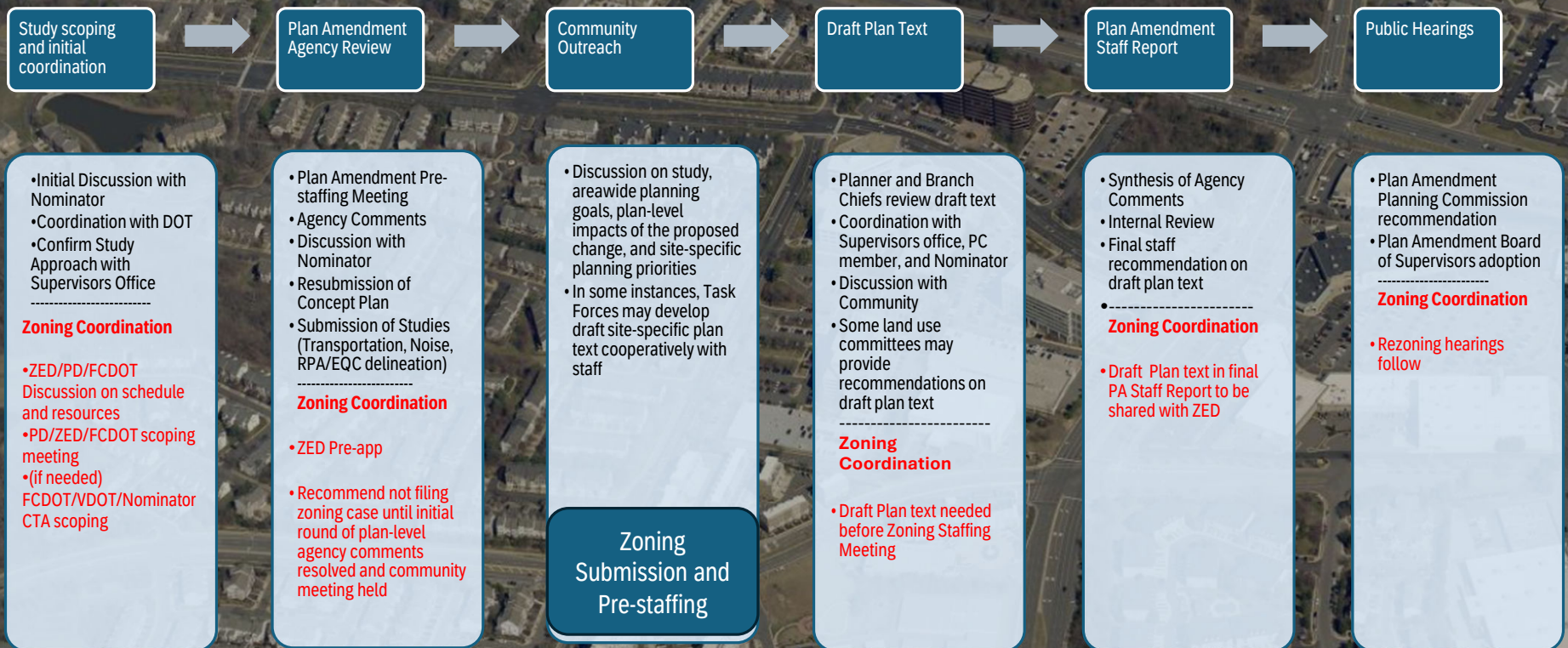
- Changes in land use
- Changes in density or intensity
- New uses with potential transportation implications
- Other cases where the Plan amendment needs to inform the rezoning

What concurrent means

- The Plan amendment remains the lead decision point, while rezoning review proceeds in parallel
- The timing of formal rezoning submission will be coordinated with Plan-level review and staff direction

Concurrent does not mean simultaneous decision-making. It means coordinated preparation.

Plan Amendment (Tier 2) - Typical Concurrent Process



Key Areas Needing Direction from Planning Commission

1. Are the right cases being matched to the right processing path?

- Which Plan changes are appropriate for same-day hearings?
- Which require concurrent processing?

2. What safeguards are needed to maintain transparency and substantive review?

- Community engagement
- Staff analysis
- Clear criteria for determining the appropriate path

3. Anything else?

We are seeking direction on a more coordinated process—not endorsement of a faster process.

Next Steps

- September: DPD to finalize feedback from Planning Commission
- October: DPD to present and solicit feedback from industry (NVBIA/CREDA and Land Use Attorneys)
- November: Housing Task Force 6-month presentation to BoS at LUPC
- Future: Potential NIP to Board with recommendations