

# **Comprehensive Plan 5-Year Evaluation & Appraisal Report**

City Council Meeting  
September 25, 2025  
Item 9.12





# Directive & Purpose



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## FIVE-YEAR EVALUATION AND APPRAISAL

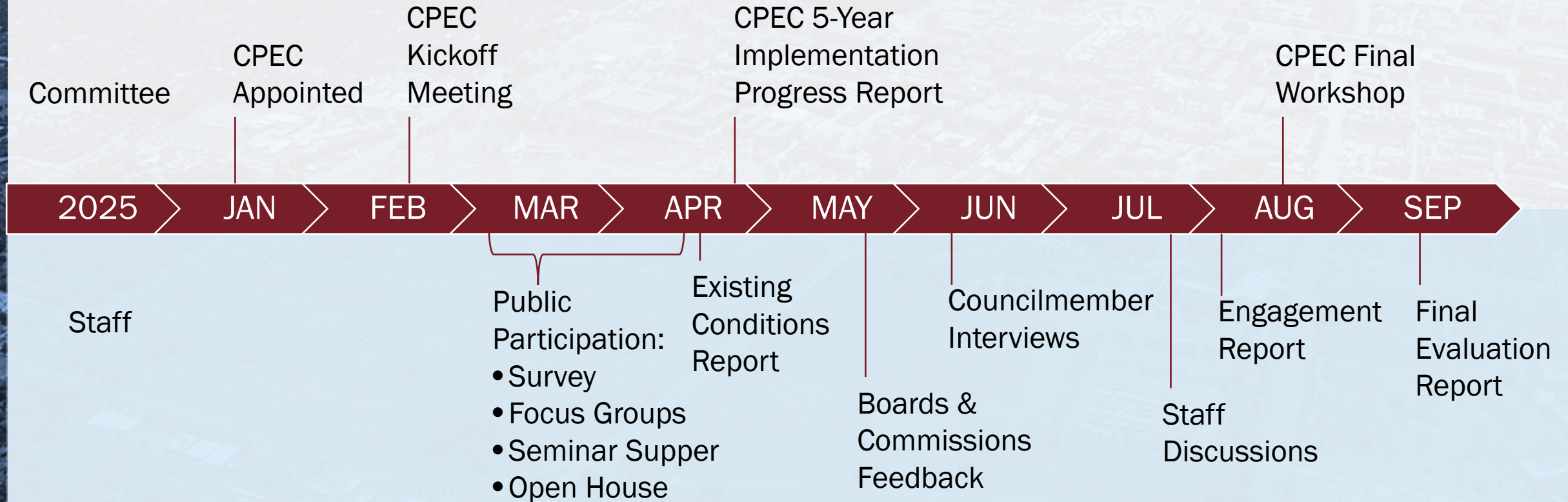
An evaluation and appraisal report should be prepared every five years by City staff with input from various departments, the Planning and Zoning Commission, and any other appropriate boards and commissions.

- 1) Evaluate basic conditions & assumptions about trends and growth indicators
- 2) Summarize major actions & interim plan amendments from last 5 years; Evaluate implementation potential or obstacles related to any unmet goals or action items
- 3) Update goals, actions, or narrative as needed to ensure progress towards achieving the community's goals





# Evaluation Process & Timeline





# Implementation Progress

Action Items – 98 Items

- Achieved – 5%
- On Track – 83%
- Off Track – 0%
- At Risk – 1%
- Not Started – 11%

As of April 2025

MultiPlan View Report							
#	Level	Indented Name	Status	Start Date	Due Date	Last Updated	Last Comment
1	Goals	1. Plan Foundation	On Track	10/14/2021	09/30/2030	06/26/2024	
2	Goals	2. Distinctive Places	On Track	10/14/2021	09/30/2030	09/23/2024	
2.1	Action Items	2.1 Review and undertake amendments to the Unified Development Ordinance's zoning districts.	On Track	10/14/2021	09/30/2030	09/30/2024	In FY 2024, the City modified the UDO to permit Shared Housing uses in the Middle Housing zoning District only when there is also a HOD High Occupancy Overlay.
2.1.1	Project	Unified Development Ordinance Amendment - Creation of Middle Housing Zoning District	Achieved	10/01/2022	12/31/2022	02/03/2023	Ordinance was adopted by the City Council on 10/27/2022.
2.1.2	Project	Unified Development Ordinance Amendment - Mixed Use Zoning District	On Track	10/01/2024	08/31/2025	11/27/2023	Internal discussions are ongoing and are expected to conclude in January 2024. Public engagement will be scheduled in Q2 2024. Anticipated adoption is in Q3 2024.
2.1.3	Project	Unified Development Ordinance Amendment - Planned Development District	On Track	11/01/2023	06/30/2024	09/30/2024	City staff met with the development community and received feedback. City staff made revisions to the proposed ordinance amendment based on feedback. Staff will need to meet to discuss revisions before it is ready for consideration by P&Z Commission and City Council.

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1	Goals	1. Plan Foundation	On Track	10/14/2021	09/30/2030	09/15/2025	
2	Goals	2. Distinctive Places	On Track	10/14/2021	09/30/2030	09/15/2025	
2.1	Action Items	2.1 Review and undertake amendments to the Unified Development Ordinance's zoning districts.	On Track	10/14/2021	09/30/2030	06/30/2025	The City is developing a policy guide and minor updates to UDO language to help residents and developers understand requirements for PDD Planned Development Districts. With the state legislative session complete, staff continue to work on updating the MU Mixed Use Zoning District.
2.1.1	Project	Unified Development Ordinance Amendment - Creation of Middle Housing Zoning District	Achieved	10/01/2022	12/31/2022	02/03/2023	Ordinance was adopted by the City Council on 10/27/2022.

Amendment - Off-Street Parking Requirements							
2.11	Action Items	2.11 Continue to initiate proactive zoning map updates.	On Track	10/14/2021	09/30/2027	09/30/2024	Phase 1 and Phase 2 of City-initiated MH Middle Housing rezonings were completed this fiscal year.
2.11.1	Project	City-initiated Rezoning to MH Middle Housing	On Track	03/01/2023	09/30/2024	09/30/2024	Area SS Approved by City Council. Area K was denied by City Council - Further internal discussion needed to determine if/how to proceed with any modified area.

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# Top Community Themes: What We Heard Most Frequently



**Affordable and diverse housing** is a critical, cross-cutting concern



**Mobility and transportation** gaps, especially in public transit and pedestrian connections



**Growth and neighborhood impacts**, particularly in established areas



**Workforce and economic opportunity**, especially for non-degree occupations



**Infrastructure strain** and concern over potential service gaps associated with rapid growth



**Desire for improved communication** and accessible participation





# Recommendation Highlights

- Investigate adding stronger emphasis on sustainability & environmental resilience in Chapter 2 (Distinctive Places) & Chapter 8 (Managed Growth)
- Investigate incorporating strategies to ensure rapid response to changes in technology
- Incorporate narrative on development & adoption of Housing Action Plan
- Add goal, strategies, and action items of updated Economic Development Master Plan
- Remove Number of Lanes Map 6.1 and evaluate Thoroughfare Plan in vicinity of Pebble Creek Parkway extension
- Update growth strategy to reflect legislative changes; Remove Map 8.1 & Table 8.1

