



# Comprehensive Plan Implementation

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## Town Council

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# Agenda

- Amendment Research & Proposals
- Unified Development Code Update
- Historic Old Town
- Next Steps

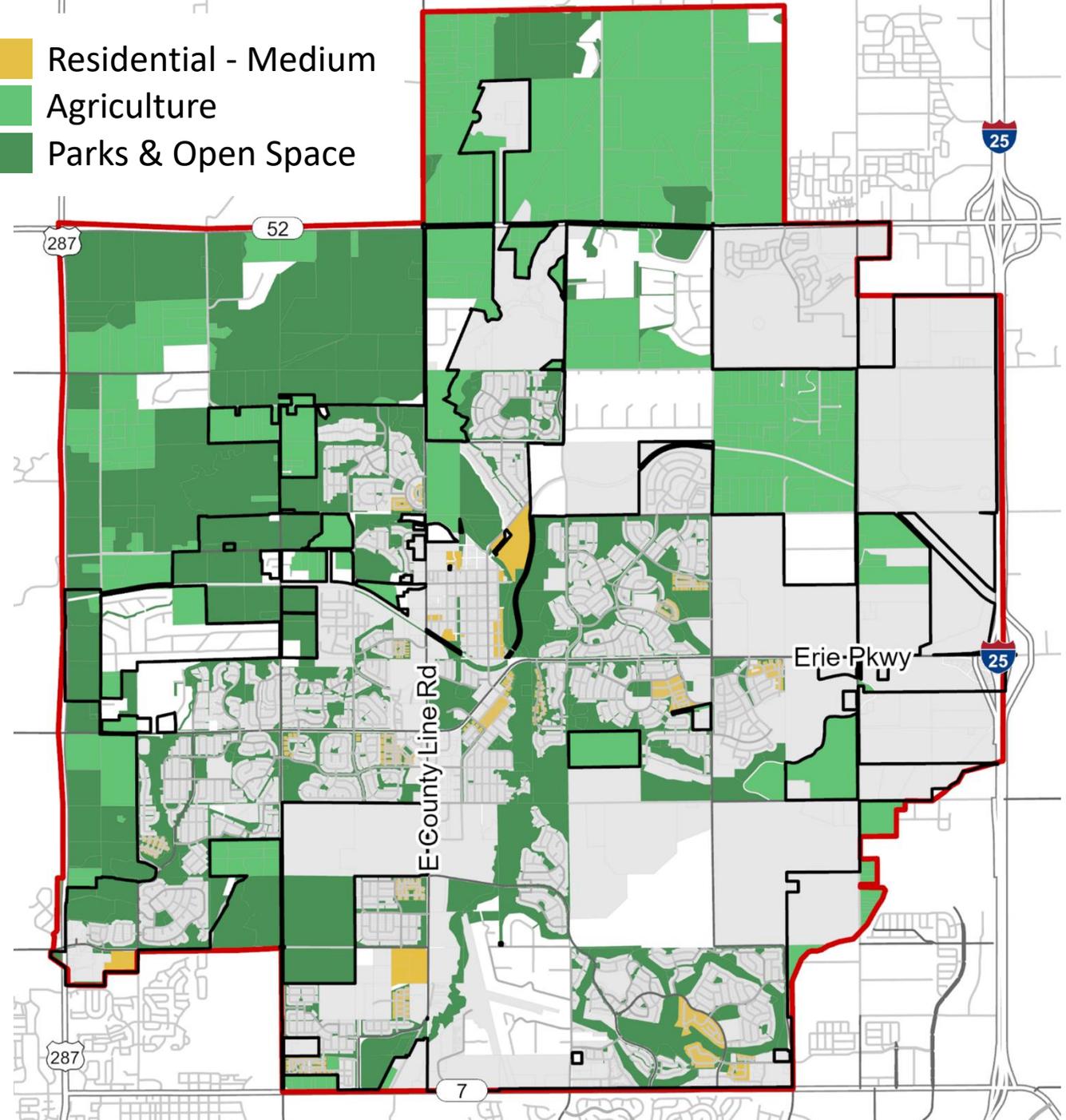
# Residential – Med.

**Description:** Attached and detached housing types

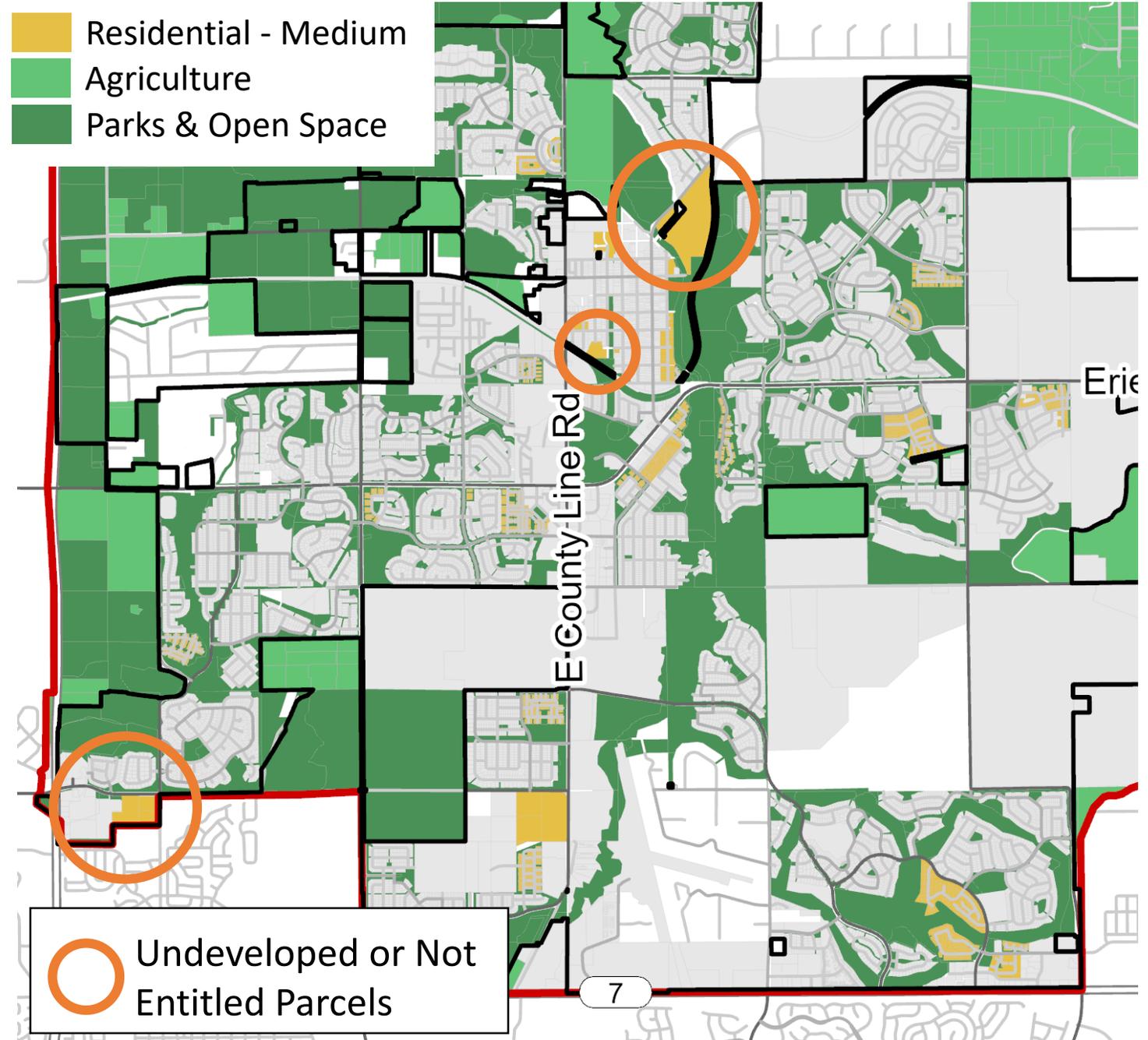
**Dwelling Units per Acre:** 8 to 18

**Secondary Use:** Public/Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands

- Residential - Medium
- Agriculture
- Parks & Open Space



# Residential – Med.



# Community Building Blocks

- Additional or enhanced policies addressing context sensitive design

**C1 Design connected neighborhoods.**  
Encourage diverse housing types, open space, amenities, connected street grids and distinct identities.

**C2 Cultivate unique destinations.**  
Foster destinations that serve as commercial activity centers and community gathering spaces.

**C3 Create a high-quality, visually engaging environment.**  
Design gateways, corridors, public spaces, and parks that emphasize Erie's identity and high quality of life.

**C4 Preserve areas of rural & agricultural character.**  
Protect natural and environmentally sensitive areas.

**C5 Promote a sustainable development pattern.**  
Ensure a fair share approach to the cost of growth and consider annexation, development phasing and form thoughtfully and in concert with available resources and services.



# Unified Development Code (UDC)

- Approved in 2026 Budget
- Project Goals
  - Address infill development, water conservation, green infrastructure, and diverse housing options
  - Create a transparent, predictable, and consistent process
  - Respond to feedback and concerns from the community, business owners, developers, and builders
  - Remain consistent with State and federal law
  - Ensure last ~5 years of individual UDC updates are cohesive and technically accurate
  - Increase use of standard zoning districts instead of Planned Development (PD) zone district



# Timeline

- RFP issued Q2 2026
- Onboarding and kick-off summer 2026
- Engagement and feedback through the end of 2026
- Drafting and review early 2027
- Completion and adoption expected 2027



# Historic Old Town

## 11 Outreach Opportunities

- 4 Old Town-hosted
- 7 Townwide

“Community is our strength, but individualism is our struggle.”

“There are two Old Towns within Old Town.”





# Potential Action Items

Quick Term	Medium Term	Long Term
Neighborhood Dumpster Day	Branding and Identity Program	Neighborhood Plan
Neighborhood Walk Listening Tours	Curb Appeal Grant Program	Historic Preservation Plan (Update)
Capital Project Awareness and Education	Placemaking Plan	Code Revisions
Neighborhood Volunteer Days	Social History Collection	



## Next Steps

- Comprehensive Plan Revision
  - Community Engagement & Education
  - Planning Commission & Town Council Review and Input
- Issue RFP for Unified Development Code Update
- Historic Old Town Action Items



# Questions & Discussion