

Land Development Regulations and Design Guidelines

In the past several issues, we've reported on the progress of the regulations rewrite project. This month, I am pleased to report that more sections have become available for public review and comment!

The Advisory Committee has been busy reviewing draft documents provided by the consultants. The following sections are currently available for public review, as drafts, still under revision:

1. Administration (released April, 2008)
2. Subdivision Types (released April, 2008)
3. Zoning Districts (**recently released!**)
4. Land Uses (**recently released!**)
5. Building Types (**recently released!**)

The most recent releases (Zoning Districts, Land Uses, and Building Types) give detailed standards on how land could be developed. *Zoning Districts* define and describe each district that is permitted within each subdivision type; *Land Uses* determine the specific uses that are permitted within each zoning district; and *Building Types* generally define the appearance of structures for each land use.

With the recent release of the Zoning Districts, Land Uses, and Building Type sections, it is becoming easier to see the complete picture – what future development in Lakeland would look like throughout the City if these codes are adopted.

Your Input is Needed!

It is impossible to overstate how important this project is to the future of Lakeland - **All future land use decisions will be based on these codes.** Therefore, it is extremely important that Lakeland citizens take an interest in this project – your opinion matters!

Planning staff will be facilitating public meetings over the next several months in order to solicit input and receive comments regarding the draft documents. Another way to 'plug in' to this process is by visiting a Planner Q&A session. You've probably heard of these sessions before, but may not understand how they work. These sessions are an opportunity for you to meet **1 on 1** with a member of the planning staff. These are not meetings where you'll hear a presentation with a roomful of people. You may ask questions about the regulations, or if you're unfamiliar with the project, staff can give an overview of the process and focus in on specific areas that interest you. Some common questions we've heard at previous sessions:

- How will these new regulations affect my property?
- My property is currently zoned (*fill in the blank*) – will I still have the same development rights once the new regulations are adopted?

- What could be built near my house and what will it look like?

What questions do you have? Please use these opportunities to plug into the process and give us your opinion – by doing this, **YOU** can have an impact on the future of Lakeland! Planner Q&A sessions are generally held every Thursday afternoon (and one evening per month). You may contact City Hall at 867-2717 (dial '0' for the operator) for the upcoming Q&A schedule and to make an appointment.

Accessing Available Documents

All documents that have been released to date can be found on the City's website (www.lakelandtn.gov) under the 'Planning' pages. We also announce the release of documents through Qnet and other sources.