

2030 Comprehensive Plan Update



Development Transitions

On June 20, 2017 City Planning staff hosted a public meeting for the 2030 Comprehensive Plan Update on the topic of Development Transitions at the Marsh Creek Community Center from 7:00 to 8:30 p.m. The purpose of the meeting was to engage the public on the proposed changes to the Land Use element of the 2030 Comprehensive Plan and to gather feedback.

Meeting Format

The public meeting and call for input consisted of a presentation from Ken Bowers and Bynum Walter and a subsequent question and answer session. At the meeting there were copies of each previously published draft element of the 2030 Comprehensive Plan including the Land Use element. The participants were invited to review the draft elements and propose changes. There was also information provided at information stations about Commercial Transitions, Residential Transitions, and general land use topics by City Planning and Urban Design Center staff.

Roughly 35 attendees participated in the meeting. City Planning staff in attendance included Ken Bowers, Bynum Walter, Christopher Golden, John Anagnost, Kyle Little, Joe Michael, Sophie Huemer, and Ray Aull.

Summary of Public Input

The questions and comments posed by participants during the question and answer session are summarized below. Ken Bowers and Bynum Walter facilitated the discussion.

- Can infill be done without policy guidance?
- There is a disconnect between what policy says and what regulation does.
- How can developers develop in a way that is in sync with surrounding areas?
- Can we get builders to support the 2030 Comprehensive Plan?
- Neighborhood Conservation and Historic Overlay Districts are expensive and restrictive.

- What can residents expect from recent zoning changes in the area of New Hope Road and Buffalo Road?
- What will change in transition policy guidance (to reduce conflict and improve clarity) mean for very narrow lots?
- What is mandated or required in the buffer zones? Specified landscape requirements? What is required by code?
- How will the city approach affordability in housing?
- Incentivize affordable housing and make developers include affordable housing.
- How are we determining as what qualifies as a transit corridor?
- How will zoning decisions be made in transit corridors before transit routes are finalized?
- Will potential commuter rail stations be included in the plan?
- There should be more regulatory changes to guide infill development.
- Are there requirements that the developer know what they are building on (like rock for example)? Or regulations for hours of operation for construction sites?