



Date: March 5, 2010

To: University Heights Mayor and Council

From: John Yapp, Director, JCCOG
Kent Ralston, Asst. Transportation Planner, JCCOG

Re: Proposed University Heights Comprehensive Plan amendments

Recommendations for a set of University Heights Comprehensive Plan amendments are attached. These amendments are based on City Council discussion/direction at the February 9 Council meeting. The February 9 Council discussion was informed by three forms of citizen input: A public workshop/input meeting was held on January 26, attended by 60 people; 15 emails/letters were received; and an on-line survey was taken by 52 people.

How the Comprehensive Plan language is proposed to be used

The proposed text for the University Heights Comprehensive Plan provides a set of criteria by which to review any planned unit developments or rezoning proposals in University Heights. In essence the rezoning or planned unit development applicant would address each of the criteria in the Comprehensive Plan, and explain how their proposed development addresses these criteria.

Whether or not the proposed development adequately meets these criteria would be judged by the Planning and Zoning Commission (who will make a recommendation to the City Council) and ultimately the City Council. This should provide more objectivity and structure in discussions of a development proposal. These criteria are not meant to be exhaustive, but they do provide a fairly comprehensive starting point by enumerating many of the factors developers should be concerned with.

Point system and zoning regulations

We researched point systems, and could not find any examples of a point system within a comprehensive plan. By their nature, comprehensive plans are more policy-oriented, and are not intended to provide a strict point system or minimum regulations. If University Heights wishes to pursue a point system to aid in reviewing development proposals, it would be appropriate to include it in the zoning code.

Similarly, if University Heights wishes to adopt minimum, regulatory standards for any of the criteria summarized in the attached pages, it would be appropriate to include those in the zoning code. For example, if University Heights wishes to set a maximum threshold for the amount of measurable light (measured in foot-candles) at the perimeter of a property, that standard should be included in the zoning code. It is important to keep in mind that the

regulatory standard would then apply to *all* properties, or at least all properties with that particular zoning designation.

Budget issues

Finally, we were asked to prepare some language related to the budget. We found that on a *per-capita* basis, the University Heights budget is similar to the surrounding communities. However, if University Heights is faced with replacing any major pieces of infrastructure in the future, alternative funding sources will need to be identified. University Heights is currently dependent on outside grant funding for large infrastructure expenditures, and while University Heights has recently been successful in obtaining grant funds for sidewalk and street improvements, it is speculative whether or not this type of funding will be available in the future.

We will be available at your March 9 meeting to address any questions.