

MEMORANDUM

TO: Roger Fraser, City Administrator
Sumedh Bahl, Community Services Administrator

FROM: Wendy Rampson, Planning Manager

SUBJECT: **Status of Master Plan Update Initiatives**

DATE: August 31, 2010

As part of the FY10/11 budget discussions in Spring 2009, Planning & Development Services provided City Council with a multi-phased timeline for updating the City's Master Plan and development-related codes.

Phase I of this initiative involved consolidating all of the existing geographic area plans (South, West, Central and Northeast Areas) into a single document. The intent of this effort was to improve cohesion, remove or update outdated information and allow for easier updates. It is important to note that no substantive changes were made to the recommendations. City Council adopted this consolidated Land Use Element as part of the Master Plan in November 2009.

Phase I also called for reorganizing all development-related ordinances into a single code and clarifying the language to remove inconsistencies. The Zoning Ordinance Reorganization Project (ZORO) kicked off in December 2009 and is targeted for completion in early 2011.

As originally presented, Phase II anticipated three initiatives: 1) a comprehensive, citywide update of the City Master Plan, followed by 2) development of site and building design standards for key corridors and 3) zoning amendments to implement the revised master plan recommendations. Council allocated funding for these three initiatives in the FY2010/2011 budget.

Earlier this year, Planning staff drafted a scope of work for the Phase II comprehensive Master Plan update. Staff concluded such an update would first require a substantial public outreach effort to engage the community and collect public feedback. A similar effort in Grand Rapids devoted over two years to this stage of the planning effort before moving forward with drafting a revised master plan.

The City Planning Commission (CPC) and Planning staff considered the draft scope of work and the Planning work program at a March 2010 retreat. Commission members expressed concern about the length of time and potential benefit of embarking on a comprehensive Master Plan update at this time. Commission members also noted that recommendations for the residential areas in the recently consolidated Land Use Element are still relevant, with the exception of those for the R4C district, which are currently under review by a Council-appointed advisory committee. Commission members also identified a desire to add to the Master Plan specific goals for sustainable land use and economic development practices.

Commission members concluded it would be beneficial to shift the focus in the near term to comprehensive corridor plans as a first step in the Phase II Master Plan update

process. They pointed out that targeted corridor planning could better engage the public, be completed in a shorter timeframe, and incorporate economic development, transportation and sustainability recommendations into the Master Plan. They also concluded that, if grant funds become available, the CPC should begin work on sustainability planning issues, in coordination with other city initiatives.

Based on the retreat discussion and a follow-up working session, the CPC adopted its annual work program (see attached). The CPC identified comprehensive corridor plans as its highest priority master planning effort. To this end, the CPC has directed Planning staff and the Master Plan Review Committee to 1) move forward the recommendations of the Washtenaw Avenue Joint Technical Committee and 2) develop project scopes for corridor plans addressing South State Street, Plymouth Road and North Main Street (north of downtown).

At an upcoming City Council meeting, the Community Services Area will request carryover of funds set aside in FY 2010 for the Phase II Master Plan update and corridor design projects. Based on the CPC's adopted work program, Planning staff proposes to use these funds for data gathering, outreach and consulting activities for comprehensive corridor plans as the first step to updating the City Master Plan and zoning ordinances. As plans and zoning amendments for these corridors are completed and an overall city sustainability framework is established, the need for a comprehensive update of the Master Plan's land use element can be re-evaluated.

Attachments: Planning Commission FY2011Work Program (Adopted June 2010)

c: City Planning Commission

City Planning Commission FY 2011 Work Program

	Objective	Timeframe	CPC Lead	Staff Lead
Master Plans	Corridor Plans(s) (1-Washtenaw, 2-State, 3-Plymouth, 4- N. Main)	May 2010 to May 2012	Master Plan Review Committee	Kahan, Thacher
	Master Plan-Land Use Update	May 2010 to May 2012	Master Plan Review Committee	Kahan
	Master Plan-PROS Update	January 2010 to December 2010	Briggs	Parks (Kuras), Kahan
	Capital Improvements Plan	October 2010 to December 2010	Pratt, Carlberg, Westphal	Systems Planning (Slotten), Rampson
	Connector Feasibility Study-State, Plymouth	January 2010 to December 2010	Master Plan Review Committee	Systems Planning (Cooper), Kahan, Rampson
	Sustainability Study (pending funding)	January 2011 to December 2011	TBD	Rampson
	Allen Creek Greenway Plan (pending funding)	January 2011 to December 2011	TBD	Systems Planning
	Huron River Impoundment Plan (land use recommendation followup)	October 2010 to January 2011	Master Plan Review Committee	Systems Planning
Ordinance Revisions	Minor Zoning Text Revisions (per Staff & CPC)	Ongoing	Ordinance Revisions Committee	DiLeo
	Downtown Zoning A2D2-EVALUATION	January 2011 to March 2011	Ordinance Revisions Committee	Rampson
	Downtown Design Guidelines A2D2	January 2010 to December 2010	Westphal	DiLeo
	Floodplain Ordinance	June 2010 to September 2010	Pratt, Westphal	Systems Planning (Hancock)
	Area, Height & Placement	December 2009 to October 2010	Ordinance Revisions Committee	Kahan
	R4C/R2A Study	October 2009 to December 2010	Carlberg	Kowalski
	Citizen Participation Ordinance-EVALUATION	July 2010 to September 2010	Briggs	Rampson
	Sign Ordinance Amendments	June 2010 to September 2010	Ordinance Revisions Committee	Cheng
	Zoning Ordinance Re-Organization (ZORO)	December 2009 to April 2011	Ordinance Revisions Committee	DiLeo
Executive Committee	Retreat Planning	July-10	Executive Committee	Rampson
	City Council relations	Ongoing	Executive Committee	Rampson
	Planning Topics	Ongoing	Executive Committee	Rampson
	Bylaws Revisions	July-10	Executive Committee	Rampson
	Citizen Outreach	Ongoing	Derezinski, Giannola, Briggs	Thacher
	Energy, Environmental Commission Coordination	June-10	Bona	Rampson