

Wylie Comprehensive Plan Advisory Committee Regular Meeting - Amended

November 11, 2021 – 6:00 PM

Library Multi-Purpose Room - 300 Country Club Road, Building #300, Wylie, Texas 75098



CALL TO ORDER

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Committee regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Committee requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Committee is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Committee and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

A. Consider, and act upon, the approval of the August 19, 2021 meeting.

WORK SESSION

WS1. Process Reminder

WS2. Review Housing and Land Use Goals Edits

WS3. Review and Discuss Housing and Special Planning Area Strategies

WS4. Review and Discuss Future Land Use Categories

RECONVENE INTO REGULAR SESSION

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on November 8, 2021 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.

§ 551.073 – Discussing prospective gift or donation to the City.



Comprehensive Plan Advisory Committee

Minutes **Regular Meeting** **August 19, 2021 – 6:00 p.m.** **Smith Public Library - Multi-purpose Room** **300 Country Club Road, Bldg. 300** **Wylie, TX 75098**

CALL TO ORDER

Announce the presence of a Quorum.

Mr. Haskins called the meeting to order at 6:01PM and announced a quorum was present.

Committee Members present: Todd Pickens, Jack Loraine, Eugene Hauptmann, Joe Chandler, Ken Kocon, Jared Larew, James Byrne, Kim Mullis, Matt Atkins, Jon Bailey, Jason Greiner, Sandra Stone, and Jeremy Meier.

Staff present: Jasen Haskins, Planning Manager, and Kevin Molina, Senior Planner.

Consultant Team from Freese and Nichols present: Daniel Harrison, Project Manager, and Colton Wayman, Project Planner.

NOMINATE CHAIR AND VICE CHAIR

A motion was made by Committee Member Hauptmann, and seconded by Committee Member Larew, to nominate Committee Member Stone as Chair. A vote was taken and carried unanimously.

A motion was made by Committee Member Larew, and seconded by Chair Stone, to nominate Committee Member Hauptman for Vice Chair.. A vote was taken and carried unanimously.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Committee Members regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Committee Members request that comments be limited to three (3) minutes. In addition, Committee Members not allowed to converse, deliberate or take action on any matter presented during citizen participation

No one was present to approach the Committee.

WORK SESSION

- A. Purpose and Process for Committee**
- B. Comprehensive Plan Presentation**
- C. SWOT exercise**
- D. Comprehensive Plan Title**
- E. Date and Time of future Committee Meetings**

Staff Presentation

The Consultant Team gave a presentation on the roles and responsibilities of the Committee Members, encouraged the Committee Members to spread the word of the meetings and to receive input on recommendations for revisions to the comprehensive plan. To make a quorum to hold the meeting, seven Committee Members would need to be present.

The Consultant team gave the Committee Members a Strength, Weakness, Opportunity, Threat (SWOT) exercise. The results were as following:

Strengths:

- | | |
|--|---|
| <ul style="list-style-type: none">• The school district• small community• diverse community,• Pace of life is slower• Having a downtown• Space• Wylie Way - Good to your neighbor• Access to major employers and amenities in DFW• Family town• Feeling safe/low crime rate | <ul style="list-style-type: none">• EMS• Youth opportunities/Family-oriented activities• Collin College• Vacant land• Business opportunities for small/family businesses• Great reputation• Small town feel - hail storm• Community spirit• Community gatherings and events |
|--|---|

Weakness:

- | | |
|--|---|
| <ul style="list-style-type: none">• Affordable office space• Downtown is hard to get in/out of• Parking is issue downtown• Lack of sit down dining opportunities• Higher taxes relative to neighboring communities• Lack of commercial manufacturing uses• Infrastructure in the eastern part of the community• Can't annex additional property• No opportunity for aging population to downsize | <ul style="list-style-type: none">• No entry-level housing opportunities for first-time homebuyers• Railroad worsens traffic• Don't have an elevated highway in town• Traffic generated from neighboring communities• Lake blocks traffic• Lake is underutilized• Lack of housing for single individuals and the retirement community• Land prices• Access to 190 |
|--|---|

Opportunities:

- Maximize revenue from outside growth
- Undeveloped land in major corridors
- Increase daytime traffic for restaurants and other businesses
- More remote working due to COVID
- Taxable value of automation uses
- More disposable income for soon-to-be empty nesters
- Downtown revitalization
- Lake Lavon

Threats:

- Building without thinking/planning
- Lack of business diversification
- Existing roads/infrastructure
- Water and power grid - utilities
- Decreasing quality of school system
- Lack of quality housing
- Overdevelopment
- Future transportation issues/needs

The Consultant team also requested the Committee Members to determine the title of the Comprehensive Plan. It was determined that the Plan title will be “Envision Wylie.”

The Consultant Team stated that an Open House meeting will be September 13, 2021 and the location will be in the Library.

RECONVENE INTO REGULAR SESSION

Chair Stone reconvened the meeting into Regular Session

ADJOURNMENT

A motion was made by Chair Stone, and seconded by Committee Member Mullis, to adjourn the meeting at 7:40 PM. A vote was taken and carried unanimously.

Sandra Stone, Chair

ATTEST:

Mary Bradley, Administrative Assistant II

ENVISION WYLLIE



2022 Comprehensive Plan

NOVEMBER 11, 2021 | CPAC MEETING

Your Team



Daniel Harrison
Project Manager



Erica Craycraft
Assistant Project
Manager



Colton Wayman
Project Planner

Today's Agenda

- Process Reminder
- Review of Housing and Land Use Goal Edits
- Discussion and Activities:
 - Housing and Special Planning Areas Strategies
 - Future Land Use Categories
- Next Steps





Process Reminder

Schedule

Date	Meeting/Event
➤ Monday, August 19, 2021	CPAC Kickoff
➤ Monday, September 13, 2021	Community Open House #1 (Virtual Option – Sept. 3 rd through Sept. 19 th)
➤ Tuesday, October 12, 2021	Joint Workshop: Input Review and Goals
Thursday, November 11, 2021	CPAC: Housing, Special Planning Areas, Land Use Categories
Thursday, January 13, 2021	CPAC: Future Land Use, Transportation
Thursday, February 10, 2022	Community Open House #2
Thursday, April 14, 2022	CPAC: Input Review, Finalize Plan
Tuesday, May 24, 2022	Joint Workshop
Tuesday, June 28, 2022	Joint Public Hearing

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Land Use and Housing Goals

Land Use & Design Goals

Goal LU-1. Use the FLU map and strategies contained within this comprehensive plan when making development decisions.

Tentative Strategies:

- Develop a policy for approving plans or rezonings that are inconsistent with specific parts of the plan, but meet overall vision for the community.
- [Continue to evaluate the FLU map and categories to reflect Wylie's desired land use pattern](#)

Goal LU-2. Promote Wylie's sense of community identity and small-town charm.

Tentative Strategies:

- Placemaking ([e.g., sidewalks, benches, landscaping](#))
- Native plants [and shade](#)
- Gathering places
- ~~Art projects as part of development (e.g., murals)~~

Goal LU-3. Strengthen Downtown Wylie as a vibrant and welcoming destination.

Tentative Strategies:

- Parking wayfinding
- Shared parking for events
- Mid-block crosswalk and bulb-outs
- Lighting
- Review setbacks and design standards
- Green space/gathering place
- Activities and festivals, stage like Plano
- [Local history museum](#)
- Wider sidewalks
- More trees
- More restaurants, shops, nightlife
- Food trucks
- Outdoor dining
- Food hall or food hall incubator in Downtown to promote new dining and business opportunities

Goal LU-4. Support a resilient local economy and plan for well-designed commercial ~~centers and corridors~~ development.

Tentative Strategies:

- Bulk requirements
- Limit parking/encourage alternative parking types
- Limit fast food/drive thrus and add requirements for these uses
- LID and architectural standards
- Preserve prime land for commercial areas
- Review parking requirements
- Consider effects of advancing technology on site design
- Higher end retail
- Desire for lower property taxes
- Local jobs
- Activities/things to do for Wylie residents
- Tools like TIRZs
- Complement and expand existing businesses
- Opportunities to expand the City's daytime population to support existing businesses
- Evaluate opportunities for more industrial development

Merged into previous goal

~~Goal LU-6. Support economic development efforts to ensure that Wylie is an economically resilient community.~~

~~Tentative Strategies:~~

- ~~• Higher end retail~~
- ~~• Desire for lower property taxes~~
- ~~• Local jobs~~
- ~~• Activities/things to do for Wylie residents~~
- ~~• Tools like TIRZs~~

Goal LU-5. Leverage the lakefront as a unique and desirable destination.

Tentative Strategies:

- Coordination with US Army Corp
- Evaluate potential for waterfront shops, restaurants, or general development (~~floating/on-water? Galveston's Pleasure Pier or Rockwall type development~~)
- Parks and trails

Goal LU-6. Protect and conserve environmentally sensitive areas.

Tentative Strategies:

- Review the existing hazard mitigation policy
- Review floodplain development policies and overall conservation practices
- [Preserve green space through City ownership of land](#)
- [Review tree preservation, planting, and species and overall landscape requirements](#)

Housing & Neighborhood Goals

Goal H-1. Preserve Wylie's existing neighborhoods that are currently thriving.

Tentative Strategies:

- Code enforcement
- Neighborhood and community revitalization programs
- [Identity and branding in existing neighborhoods \(e.g., signs and entryways\) to foster sense of community](#)
- [Investigate street improvements \(e.g., curbs\) for eastside streets](#)

Goal H-2. Encourage compatible infill and redevelopment in aging neighborhoods.

Tentative Strategies:

- Average bulk requirements
- Building scale
- Land banking and demo fund
- Senior living

Goal H-3. ~~Ensure that Wylie's housing stock includes~~
Support various affordable housing options within
Wylie.

Tentative Strategies:

- Grants (e.g., CDBG, HOME, HUD) and partnerships (e.g., Habitat for Humanity)
- Adaptive reuse (e.g., allowing conversion of nonresidential buildings for residential purposes, converting single-family homes into duplexes)
- Incentives (e.g., density bonus) for providing affordable units within new developments
- Encourage mixed use, walkable developments as a key method to provide affordable housing

Goal H-4. Allow a variety of housing types and choices.

Tentative Strategies:

- Review zoning for “Missing middle” housing options ([e.g., duplex, quadplex, cottage court](#))
- Identify appropriate infill locations for different housing types
- Expand housing choices in or near downtown by encouraging living units above shopping/stores
- ~~Select best MF~~ [Identify higher density housing](#) locations where the impact on existing neighborhoods and traffic patterns are least affected, [and where amenities are accessible to residents](#)
- [Develop standards and requirements for true mixed use \(i.e., residential above shops\), not apartments next to a retail strip center](#)

Goal H-5. Incorporate amenities and design features in future developments to ~~ensure~~ encourage high-quality neighborhoods.

Tentative Strategies:

- Open spaces with shade areas (e.g., pavilions for families or gatherings in parks)
- Review park dedication and amenities (dog parks)
- No cars hanging over sidewalks
- Roadway, trail, and sidewalk connectivity
- Street trees
- Pocket neighborhoods/bungalow courts
- ~~Median landscaping and HOA partnership and/or education and landscaping HOA areas; City can serve as a clearing house or coordination center for community volunteers~~
- Focus on overall density rather than lot size

Draft Strategies Review and Refinement

ROUND #1

Round #1

1. Separate into small groups
2. Review and discuss the assigned goal's drafted strategies with your group
 - Would you modify any of the strategies?
 - Are any additional strategies needed to achieve the goal?
3. Share your findings with the CPAC, and add comments on other presented findings

Goal H-1. Preserve Wylie's existing neighborhoods that are currently thriving.

Tentative Strategies:

- a. Prepare informational materials regarding potential housing assistance programs (e.g., City grants/resources or volunteer groups) that may be able to assist in resolving violations to be provided with code citations in lieu of an initial fine.
- b. Develop and implement neighborhood enhancement programs and initiatives to help facilitate and improve neighborhood quality.
- c. Promote aesthetic improvements (e.g., signs, entryways, and landscaping) for existing neighborhoods to create visual appeal and foster a sense of community.
- d. Investigate the feasibility of roadway improvements in the eastern portion of the City that do not presently have curbs, gutters, or other desired street elements.

Goal H-2. Encourage compatible infill and redevelopment in aging neighborhoods.

Tentative Strategies:

- a. Review the Zoning Regulations to implement average bulk and building scale requirements to ensure compatible infill in existing neighborhoods
- b. Investigate methods for the improvement or demolition of dilapidated structures, such as acquiring properties and selling at a reduced rate to encourage private investment
- c. Evaluate the minimum dwelling size and consider allowing single-family homes smaller than 2,400 sq. ft. to increase housing options

Goal H-3. Support various affordable housing options.

Tentative Strategies:

- a. Review federal, state, and private grant programs (e.g., CDBG, HOME, HUD) and partnerships (e.g., Habitat for Humanity) to promote a greater variety of housing for households of all ages and income levels.
- b. Encourage adaptive reuse of structures, such as converting a single-family home into a duplex or a commercial building into a residential dwelling, to promote a greater variety of housing options.
- c. Consider developer incentives, such as a density bonus, for providing affordable units within new residential developments.
- d. Encourage mixed-use, walkable developments to increase housing choice and affordability.

Goal H-4. Allow a variety of housing types and choices.

Tentative Strategies:

- a. Review zoning to better accommodate “Missing Middle” housing options (e.g., garage apartments, duplex, triplex, quadplex, cottage court) in certain areas.
- b. Identify appropriate neighborhood locations for alternative housing types (e.g., duplex) as redevelopment occurs.
- c. Expand housing choices in or near downtown by encouraging living units above shopping/stores (i.e., vertical mixed-use).
- d. Identify higher density housing locations where the impact on existing neighborhoods and traffic patterns are least affected, and where amenities are accessible to residents.
- e. Develop design standards vertical mixed-use (i.e., residential above shops).

Draft Strategies Review and Refinement

ROUND #2

Round #2

1. Switch groups!
2. Review and discuss the assigned goal's drafted strategies with your group
 - Would you modify any of the strategies?
 - Are any additional strategies needed to achieve the goal?
3. Share your findings with the CPAC, and add comments on other presented findings

Goal H-5. Incorporate amenities and design features in future developments to encourage high-quality neighborhoods.

Tentative Strategies:

- a. Encourage the programming of open space with shaded areas and trail connections in future development (e.g., pavilions for families or gatherings in parks).
- b. Review the park and trail dedication ordinance for opportunities to encourage or require new open space amenities such as dog parks and splash pads.
- c. Evaluate whether regulatory changes are needed to ensure cars are not permitted to block sidewalk access, increasing connectivity and pedestrian safety.
- d. Encourage sidewalks and trail connections across developments to increase connectivity throughout the City.
- e. Identify corridors with high pedestrian traffic and provide street trees in high-priority areas to increase pedestrian comfort.
- f. Incorporate pocket neighborhoods and bungalow courts in appropriate locations to encourage communal open space elements for an increased sense of community.
- g. When reviewing potential developments, prioritize overall density over lot size to fully realize the character and impact of developments.

Goal LU-3. Strengthen Downtown Wylie as a vibrant and welcoming destination.

Tentative Strategies:

- a. Focus on placemaking initiatives within Downtown, such as branded wayfinding signs and cross-street string lighting.
- b. Address parking issues, particularly during events, by continuing to encourage shared parking partnerships, increasing navigational signage to available parking, and considering long-term solutions as Downtown continues to become more active.
- c. Plan for interim and long-term pedestrian enhancements in Downtown, such as sidewalk enhancement, crosswalks, pedestrian connectivity, shade, and accessibility.
- d. Establish standards for new development in Downtown to preserve and expand the character of the current Downtown core.
- e. Evaluate opportunities to generate additional activity in Downtown, such as the development of a food hall incubator, improved accommodations for food trucks, temporary conversion of parking spaces into outdoor dining areas, and extended hours of operation.
- f. Prioritize the programming of a stage in Olde City Park for additional downtown activities and festivals.
- g. Embrace Wylie's unique history by working to identify an appropriate location downtown for a local history museum.

Goal LU-4. Support a resilient local economy and plan for well-designed commercial development.

Tentative Strategies:

- a. Preserve prime land fronting State Highway 78 for sales tax-generating uses.
- b. Prioritize low-impact development (LID) design elements in site plan review such as rain gardens, bioswales, permeable pavement, and green roofs.
- c. Re-evaluate existing parking requirements and consider removing minimum parking standards to encourage reduced parking lot size for commercial uses.
- d. Encourage additional entertainment uses in major corridors to increase family-friendly entertainment for Wylie residents.
- e. Consider implementing additional financing tools to help spur and finance high quality development along Wylie's major corridors.
- f. Explore opportunities to expand the City's daytime population through targeted local job generation, with the Wylie Economic Development Corporation (WEDC) taking the prime lead.
- g. Evaluate opportunities to include industrial uses in targeted locations to increase high quality local employment opportunities in Wylie.

Goal LU-5. Leverage the lakefront as a unique and desirable destination.

Tentative Strategies:

- a. Coordinate with the U.S. Army Corps of Engineers to determine the feasibility of developing portions of Lavon Lake.
- b. Evaluate the potential for waterfront shops, restaurants, and residential development along identified locations on Lavon Lake. Support the 2019 parks plan recommendations and 2021 concept plans for East Fork Park & Avalon Park.
- c. Provide hike and bike trails along Lavon Lake and incorporate the design of East Fork Park & Avalon Park, and expand amenities at Lavon Lake such as fishing piers, picnic amenities, and a swim beach.

Future Land Use Categories

Future Land Use Map

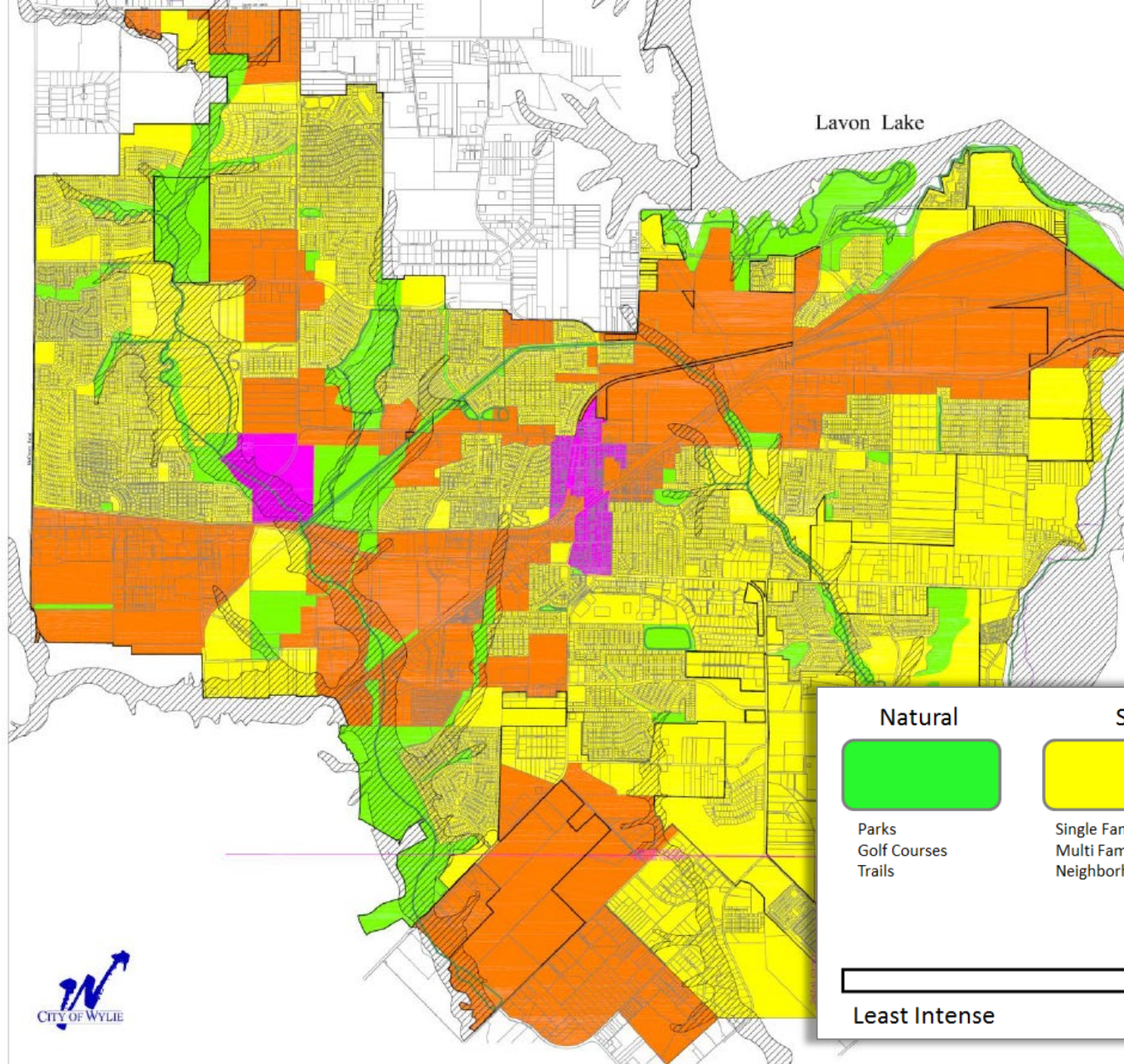
Recommendation for future land uses

Helps guide decisions, such as:

- Infrastructure investments
- Capital improvement planning
- Rezoning - but it is not the zoning map

Intended to be flexible and kept up-to-date





Natural



Parks
Golf Courses
Trails

Sub-Urban



Single Family Residential
Multi Family Residential
Neighborhood Services

Urban



Multi Family Residential
Commercial Corridor
Light Industrial

Urban Core



SF Residential
MF Residential
NS
CC

Least Intense

Most Intense

Proposed FLU Categories



Low-Density Residential

Main Purpose: Provide areas for agriculture, detached single-family homes on lots typically larger than a traditionally sized lot in Wylie.

Secondary Purpose: Provide limited areas and locations for nonresidential development that directly serves adjacent neighborhoods (e.g., convenience stores, dry cleaners).

Characteristics: Home developments intended to serve a range of housing needs, from affordable to higher-end housing options. Nonresidential uses are limited to arterial roadways.



Medium-Density Residential

Main Purpose: Provide areas for detached single-family homes on traditionally sized lots in Wylie.

Secondary Purpose: Provide limited areas and locations for duplex, townhouses, and nonresidential development that directly serves adjacent neighborhoods (e.g., convenience stores, dry cleaners).

Characteristics: New construction of traditional single-family neighborhoods. Nonresidential uses are limited to arterial roadways.



Mixed-Use

Main Purpose: Provide areas for coordinated residential and nonresidential uses within a single development or planning area. Multi-family and high-density residential may be appropriate in the context of mixed uses.

Secondary Purpose: Provide unique destinations for people to visit, shop, dine, work, and live.

Characteristics: Horizontal or vertical mixture of residential and nonresidential uses. Standalone residential (e.g., multi-family developments) located at mid-block and not major street intersections.



Downtown

Main Purpose: Build upon the existing Downtown development pattern by encouraging appropriate infill and redevelopment of similar uses.

Secondary Purpose: Preserve and promote Downtown as the cultural center and key economic driver for Wylie.

Characteristics: Mixed-Use development aligned around historic Downtown Wylie and North Ballard Avenue. Development in this area should improve pedestrian spaces and pedestrian connectivity to surrounding neighborhoods to sustain and enhance an enjoyable and vibrant Downtown.



Local Commercial

Main Purpose: Provide small-scale commercial, retail, and offices uses that are compatible with and serve adjacent neighborhoods.

Secondary Purpose: None.

Characteristics: Single-story nonresidential uses that often serve as a buffer between neighborhoods and more intense uses



Regional Commercial

Main Purpose: Provide areas to allow for a broad range of commercial, retail, and office uses oriented toward major roadways.

Secondary Purpose: None.

Characteristics: Single- or multi-story nonresidential uses that maximize major roadway frontage and intersection traffic and visibility.



Industrial

Main Purpose: Provide areas for light industrial, heavy commercial, office, and flex-space development and related uses.

Secondary Purpose: None.

Characteristics: These areas contain nonresidential uses of high intensity, typically involving industrial processes, and often located along rail lines and major thoroughfares.





Next Steps

Next Steps

1. Make any final revisions to the draft goals
2. Post goals and tentative strategies on the website
3. Draft Housing & Neighborhoods strategies and Land Use categories for discussion at next CPAC meeting

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Questions or Comments?



Thank You!
