



MEMORANDUM

TO: Will Wynn, Mayor
City Council Members

FROM: Adrienne Domas, Neighborhood Planning and Zoning Department *AD*
974-6355

DATE: July 18, 2007

RE: University Hills/Windsor Park Neighborhood Plan
Case Nos. NP-07-023, C14-2007-0006, C14-2007-0007

Description of Backup Information

Attached you will find back-up information for the University Hills/Windsor Park (UHWP) Neighborhood Plan. This information includes:

- List of public meetings conducted during the UHWP planning process
- NHCD Affordability Impact Statement
- Current Land Use Map
- Future Land Use Map
- Infill Options Map
- University Hills/Windsor Park Neighborhood Plan
- Tracking Chart of Recommendations in the UHWP Plan
- University Hills Map of Zoning Tracts
- University Hills Tract Table of Zoning Recommendations
- University Hills Infill Options/Design Tool Recommendations
- University Hills list of Contested Tracts (with Planning Commission Recommendations)
- University Hills Conditional Overlays
- Windsor Park Map of Zoning Tracts
- Windsor Park Tract Table of Zoning Recommendations
- Windsor Park Infill Options/Design Tool Recommendations
- Category List of Windsor Park Contested Tracts
- Windsor Park list of Contested Tracts (with Planning Commission Recommendations)
- Windsor Park Conditional Overlays

UHWP Planning Process: Overview and Timeline

The University Hills/Windsor Park (UHWP) Neighborhood Plan was initiated by City Council resolution (#20051020-012) in October 2005, and the first planning workshop was held on November 5, 2005. Since that workshop, NPZD staff worked with community members to conduct approximately 34 public meetings (see attached list of meetings). These meetings addressed planning issue areas such as: land use and zoning along major corridors in the planning area, parks and open space, transportation, code enforcement, etc. Notes from all meetings were posted on the UHWP website and the information gathered from these meetings became the foundation for the recommendations in the UHWP plan. After the land use workshops, NPZD staff worked with a group of University Hills and Windsor Park community members (“zoning committee”) to formulate the zoning recommendations for specific sites in the UHWP planning area. At the October 2006 process update workshop, staff presented the draft plan recommendations and a draft Future Land Use Map (FLUM). Zoning recommendations were also presented at this meeting. Staff presented the final draft to the community at the final workshop on February 22, 2007. After this workshop, some community members came forward expressed concerns about the plan recommendations. Staff held three meetings with these community members to hear their concerns, which are outlined in a later paragraph in this memo. Below is a timeline of important dates in the UHWP planning process:

November 5, 2005: First Workshop

November 2005 – October 2006: Topic Meetings (e.g., parks, transportation, land use, etc.)

October 14, 2006: Process Update Workshop

- Presentation of draft plan recommendations, FLUM, & zoning recommendations

February 22, 2007: Final Workshop

- Presentation of final draft of plan & FLUM

April 28, 2007, May 30, 2007 & June 6, 2007: Additional meetings

- Discussion of proposed planning process, specific zoning recommendations, infill options, Core Transit Corridor recommendations

Plan Summary

Land Use & Development

Many of the recommendations in the UHWP neighborhood plan relate to land use and zoning changes in the planning area. As the zoning tract maps demonstrate, most zoning changes occur along the major corridors (Cameron Road, E. 51st Street, Berkman Drive, and Manor Road) in the planning area, as well as the highways (IH-35 and Highways 290 & 183). At the land use workshops, participants expressed support for more mixed use, pedestrian-oriented development in the planning area. The zoning recommendations reflect this support for mixed use.

This chapter also includes recommendations for improving the business and retail environment in the planning area to attract more neighborhood-oriented services. It also includes recommendations to ensure a high quality of residential and commercial design in the planning area. These recommendations reference the recently-adopted Residential Design Standards and the provisions of the Design Standards & Mixed Use subchapter of the Land Development Code.

Housing

This chapter is primarily organized according to the criteria that the Neighborhood Housing & Community Development Department uses to write the Affordability Impact Statement for the plan (attached). This chapter also discusses group homes and code enforcement, two issues that community stakeholders raised at many planning meetings.

Parks, Open Space, the Environment

This chapter includes recommendations for improving the facilities and maintenance of the two parks in the planning area, Bartholomew Park and Dottie Jordan Park. Additionally, it includes recommendations regarding additional parkland acquisition and the creeks in the planning area (Tannehill Creek, Fort Branch Creek, and Little Walnut Creek).

Transportation Network & Infrastructure

This chapter describes recommendations for improving and expanding public transportation in the planning area. Additionally, it describes proposed locations for new sidewalks, bike lanes, and traffic calming.

Mueller Connections

The planning area's proximity to the redevelopment of the former Robert Mueller Municipal Airport and how this redevelopment would affect the UHWP neighborhoods was a major theme during the planning process. This chapter includes recommendations for establishing and maintaining coordination between the various entities working on the Mueller redevelopment and representatives from the UHWP planning area.

Community Life

This chapter includes recommendations to address crime in the planning area, improve coordination between area schools and neighborhoods, and to plan more neighborhood events. The University Hills and Windsor Park Contact Teams and other neighborhood organizations would implement these recommendations.

Issues of Concern Expressed by Neighborhood Stakeholders

Since the final draft of the plan was released on February 7, some community members in Windsor Park have expressed concern about the potential for additional density in the planning area (primarily due to the recommendations for the Mixed Use Combining District on currently commercially-zoned sites). These stakeholders have formed the organization "Responsible Growth for Windsor Park" (RG4WP). They have also

expressed concerns about increased traffic due to the additional density, and the impacts to infrastructure capacity (e.g., water, sewer, etc.) of greater population in the planning area. They would prefer that zoning in the planning area remain the same, or under more restrictive zoning categories, so that new projects requiring a rezone can be reviewed on a case-by-case basis. The University Hills Neighborhood Association has also expressed similar concerns regarding additional mixed use in the planning area.

Staff postponed the April 10, 2007 Planning Commission (PC) hearing on this plan in order to hold a meeting with the community on April 28 to discuss these concerns. The PC granted community members' request for a one-month postponement at the May 8, 2007 hearing. To allow an additional opportunity for public comment prior to the June 12 hearing, staff conducted meetings on May 30 and June 7 regarding the proposed infill options, zoning changes, and the recommendation for Core Transit Corridor designations in the planning area.

Additionally, in response to requests from interested community members, staff has provided these stakeholders with more detailed information about the acreage proposed for zoning changes, potential additional traffic generated from proposed zoning changes, as well as estimates for population and housing units in the planning area that could result from the proposed zoning changes.

Included with this backup information is a list of tracts for which RG4WP and the University Hills Neighborhood Association have a differing zoning recommendation ("contested tracts").

Planning Commission Recommendation

After two postponements, the UHWP Neighborhood Plan was presented before the Planning Commission on June 10 and June 26. On June 10, the PC recommended approval of the "uncontested" portions of the plan. On June 26, the PC made recommendations for the contested tracts in both the University Hills and Windsor Park planning areas. Their recommendations are listed in this staff report.

Survey Results

The Neighborhood Planning & Zoning Department sends a survey to planning area residents at the end of the planning process. The survey intends to assess stakeholders' satisfaction with the plan and their agreement with its recommendations. Below are the results of responses to the question, "Rate your level of support for the University Hills/Windsor Park Neighborhood Plan" (out of 115 total responses):

Fully Supportive	34%
Generally Supportive	57%
Generally Unsupportive	8%
Not Supportive	1%