



COMPREHENSIVE PLANNING

CRP 2110 Innovative Cities and Regions

2/9/2017

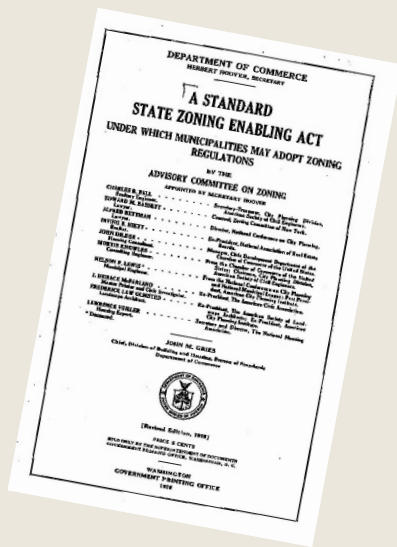
The Standard State Enabling Act

1924 The Standard State Zoning Enabling Act (SSZEA)

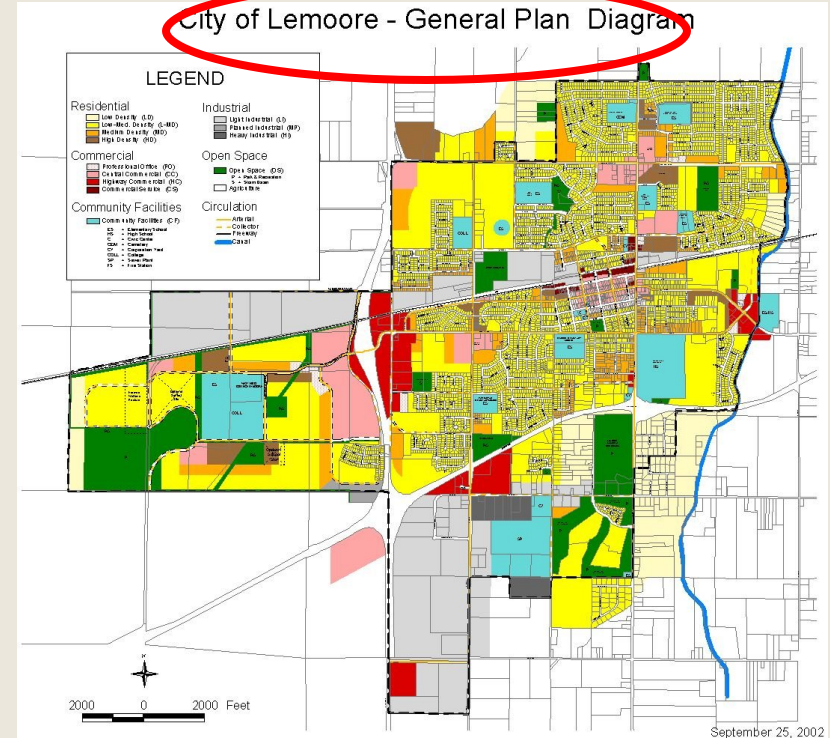
- A grant of power for zoning
- A template

1928 The Standard City Planning Enabling Act (SCPEA)

- State legislatures



Synonyms of Comprehensive Plan



Source: <http://www.city-data.com/forum/huntsville-madison-decatur-area/314287-billion-dollar-development-madison-3.html>

Source: <http://www.lemoore.com/graphics/genplan.jpg>

Comprehensive Plan

- ...describes *a vision* for the future of a community
- ... is the basic plan prepared to *guide* the development of the community
- ...*anticipates* the future and *guide* the growth and physical development of an area
- ... *provides direction* through specific statements of actions to achieve the desired results

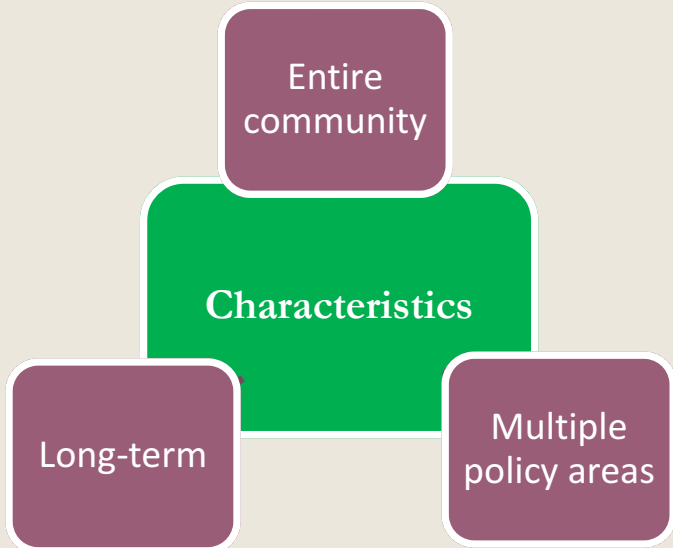
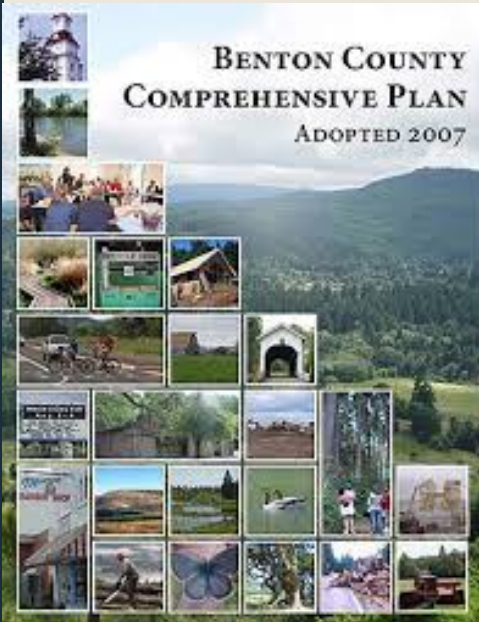
(Ohio Planning and Zoning Law)

Video:

https://www.youtube.com/watch?v=OkbDYp_ezQ8



Comprehensive Plan



Comprehensive Plan

PLAN CINCINNATI

a comprehensive plan for the future



Master Plans

YEAR	NEIGHBORHOOD/ AREA	TITLE
2012	City of Cincinnati	Plan Cincinnati
1986	CBD/ Central Riverfront	Cincinnati 2000 Urban Renewal Plan
1980	City of Cincinnati	Coordinated City Plan: Volume I & II
1948	City of Cincinnati	Cincinnati Metropolitan Master Plan
1925	City of Cincinnati	Official Plan of the City of Cincinnati

The 1st modern comprehensive plan interrelated future private land use patterns, transportation facilities, and related public works in a long-range (50 yrs) (by Alfred Bettman)

The 'Rational' Planning Method: Problems-Plans-Actions-Results

The Foundation

- What's the problem?
- How do you know?
- What are our goals?
- Where are we now?
- What are our limits?
- What are our resources?
- Where are we going?
 - Projection/Prediction

Plan Creation

- Creating Solutions
- Testing Solutions

Going Forward

- Evaluation and Selection
- Implementation

Looking Back

- Review

Comprehensive Planning Goals



Elements of Comprehensive Plan

B. Organization of the Document

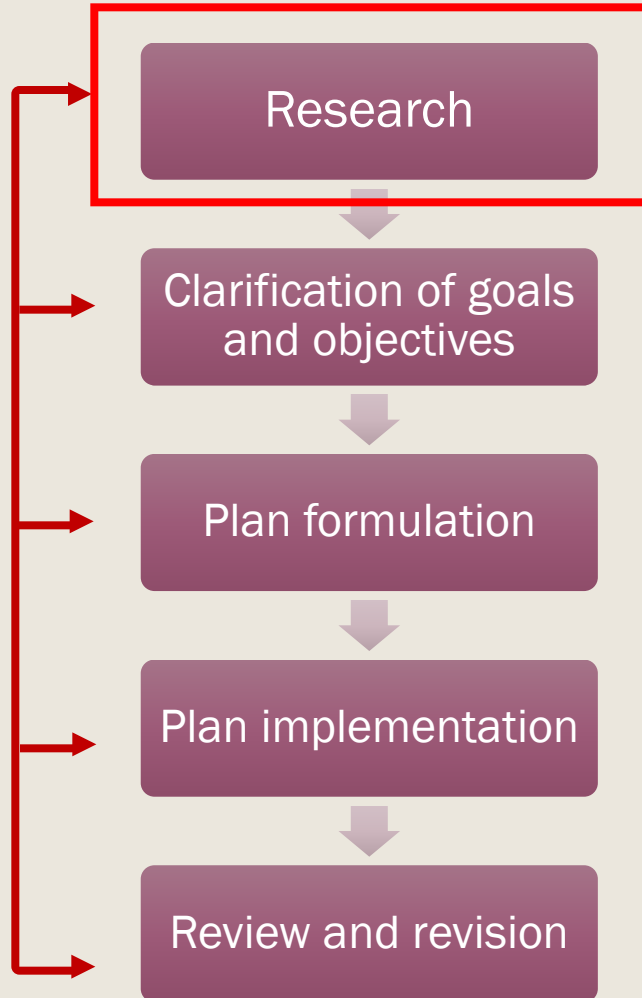
The Plan is organized into the following 10 chapters:

1. Introduction
2. Land Use
3. Housing
4. Economic Development
5. Infrastructure
6. Mobility Circulation-Transportation
7. Community Services Utilities & community facilities
8. Historic and Cultural Resources + Natural resources
9. Urban Form Open space & conservation
10. Implementation

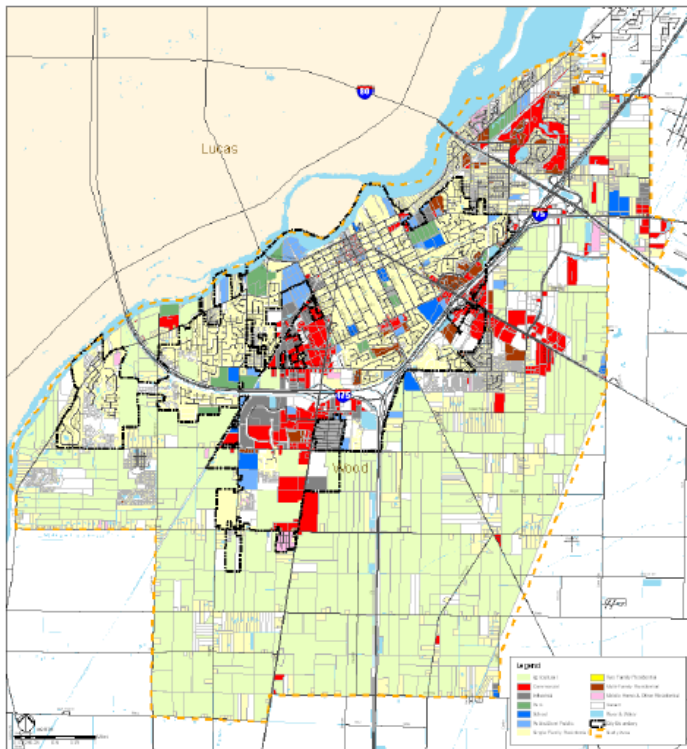


City of Perrysburg Comprehensive Plan

Comprehensive Planning Process



- **Identify issues and options**
- **Data gathering and forecasting:** Current situations, limitations, problems, and possibilities
 - ✓ Population estimation/projection
 - ✓ Housing stocks
 - ✓ Land-use inventory
 - ✓ Economic analysis
 - ✓ Transportation circulation
 - ✓ Infrastructure
 - ✓ Soil characteristics
 - ✓ Public services and facilities



City

- The dominant land use in the City is residential use (38% of the city)
 - Agricultural, commercial and industrial uses make up 7%, 10%, and 4% of the City, respectively
- Study Area**
- The dominant land use in the study area is agricultural (57% of the study area)
 - Residential areas make up 19% of the study area

TABLE 2.2 – PERCENT POPULATION CHANGE 1970-2005

Percent Population Change	Population			
	1970-1980	1980-1990	1990-2000	2000-2005
City of Perrysburg	32.78%	22.87%	35.01%	14.79%
Wood County	16.44%	5.49%	7.26%	2.67%
Toledo MSA	12.61%	-0.42%	0.76%	0.20%
State of Ohio	1.35%	0.46%	4.69%	1.03%

Source: 2000 U.S. Census

C. Key Findings

Steady population growth has occurred over the past several decades within a region that has experienced little or no population increase: The City experienced a growth rate of 20 to 30 percent for each

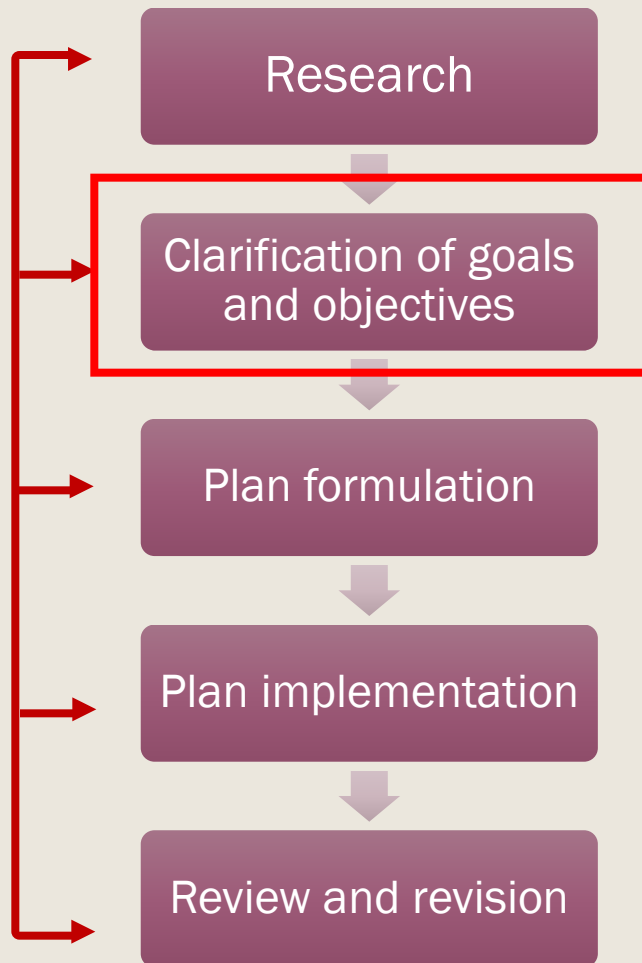
The Community has a well defined and thriving historic core surrounded by a compact, stable neighborhoods: Perrysburg’s historic

Perrysburg has a large number of households with young families, combined with an aging population: Perrysburg is largely comprised of

A Significant amount of undeveloped land remains within the City and study area boundary: The City of Perrysburg contains approximately

Perrysburg has a sufficient amount of land to accommodate future growth beyond planning horizon: How much land the City needs to

Comprehensive Planning Process



➤ Formulating a limited number of goals

- ✓ The gap between existing situation and the desired image
- ✓ Public participation
- ✓ Providing a forum (open forum) for discussion
- ✓ Finding out what they want
- ✓ Incorporating their political power



B. Land Use Goal

The land use goal is provided below. The goal was developed by the Steering Committee based on citizen input.

An efficient use of land resources with strategic development and redevelopment, preserved natural areas, and strengthened downtown and waterfront areas.

B. Housing Goal

The goal for Housing is provided below. The goal was developed by the Steering Committee based on citizen input.

Encourage flexibility in design and development of multiple housing options for single-family, senior housing and multi-family.

B. Economy Goal

The goal for Economy is provided below. The goal was developed by the Steering Committee based on citizen's input.

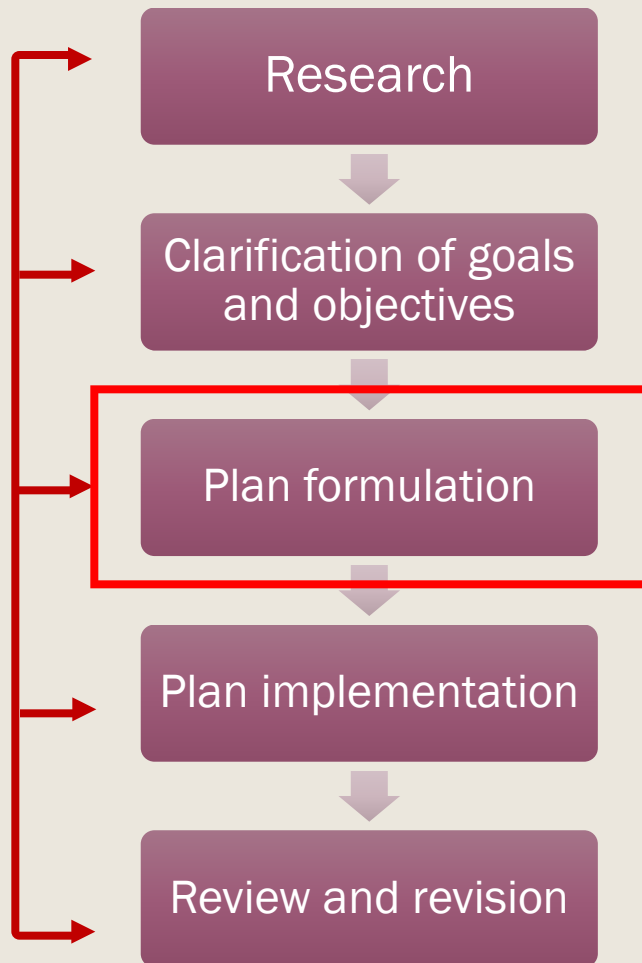
A sustainable local economy supported by local businesses, encouraging and retaining new quality businesses, a vital Downtown, clean high-tech industry.

B. Infrastructure Goal

The goal for Infrastructure is provided below. It was developed by the Steering Committee based on citizen input.

Improve utility and service delivery in a cost effective manner with a focus on new technology, improved energy efficiency, innovative management and delivery in an environmentally friendly way.

Comprehensive Planning Process



- **Lay out a variety of options (Alternatives)**
- **Impact Analysis**
 - ✓ Considering their respective costs and merits
 - ✓ Bring affected parties into the impact assessment and option choosing process
- **Select the best option**
 - ✓ EX: Alleviate traffic congestion

Objective 1

Design and develop a land use plan that encourages orderly development and the strategic and efficient use of land.

The City has over 1,053 acres of developable land within its corporate boundaries. Developing underutilized land resources is a priority when considering where future development occurs. Taking advantage of underutilized land resources is an important step in fiscally responsible development; it will help to strengthen the core and older neighborhoods and will improve the image of Perrysburg. This does not discount accommodating growth and development in areas that are suitable for growth on the edges of the community or outside city limits, but it does give direction to the City to pay special attention to how undeveloped and underutilized land resources are planned for in the future.

Land Use

Strategies

LU 1.1 New development should be encouraged to locate adjacent to compatible existing development.

New development that occurs should be compatible with the surrounding land uses, in particular existing residential neighborhoods. As development takes shape in the Controlled Growth/Traditional Neighborhood Areas there should be a strategy in place that informs future residents what types of uses may be permitted in the area.

LU 1.2 Encourage new residential development to locate adjacent to existing residential developments, where utilities are available.

Facilitate compatible new residential development adjacent to existing neighborhoods throughout the City. These neighborhoods offer existing roads and utilities, as well as access to resources for infrastructure improvements. New residential developments should connect with existing neighborhoods through roads, sidewalks, and bike path connections to ensure orderly growth.

Objective 1

Capitalize on Perrysburg's competitive advantages and continue to attract new businesses to diversify the City's economic base.

Perrysburg has developed a strong economic base and has become highly attractive in the regional market. The City should use its attractive position to diversify and increase its economic base. The following strategies below identify ways in which Perrysburg can strengthen its status as a regional employment center.

Strategies

E 1.1 Enhance the City's competitive position as a regional corporate and technology center.

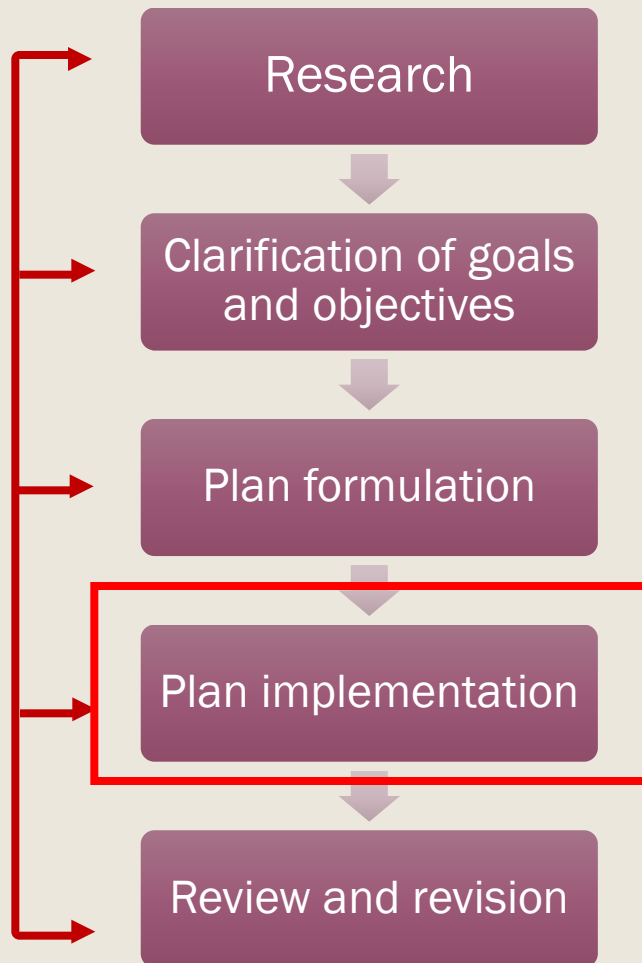
Office uses provide positive fiscal benefits to the City. The City should continue to enhance Perrysburg's position in the regional office market. New office uses should be integrated into mixed-use development to enhance attractiveness. Appropriate sites for "drop-in" office uses such as corporate headquarters should be designated either in mixed-use nodes or near interstate locations. Office should also be encouraged in downtown Perrysburg to the extent that it helps strengthen downtown as the heart of the community.

E 1.2 Utilize tax incentives to attract new businesses and support the expansion of existing businesses.

Many tax incentive programs exist to attract new businesses to Perrysburg. The City should consider the expanded use of existing tax incentive programs including the Enterprise Zone, Revolving Loan Fund, and Community Reinvestment Area programs. In addition, the State of Ohio has many incentive programs that can be used to attract new businesses. A comprehensive incentive package should be created to increase new

Economic Development

Comprehensive Planning Process



- **Based on political consent**
- **Coordinating capital investments and land-use controls**

Objective 3

Provide and recruit resources for implementing the Plan.

The Comprehensive Plan identifies the resources needed to implement certain strategies. For some strategies new resources will be required and for others, existing resources may need to be reallocated.

Strategies

13.1 Prepare and regularly update a Capital Improvement Plans (CIP).

Capital Improvement Plans are management documents that outline projected capital needs, funding estimates and sources, and timeframes for completion. A capital improvement plan should be prepared and updated in accordance with the Comprehensive Plan.

13.2 Prepare annual departmental work programs and budgets with awareness of the Comprehensive Plan.

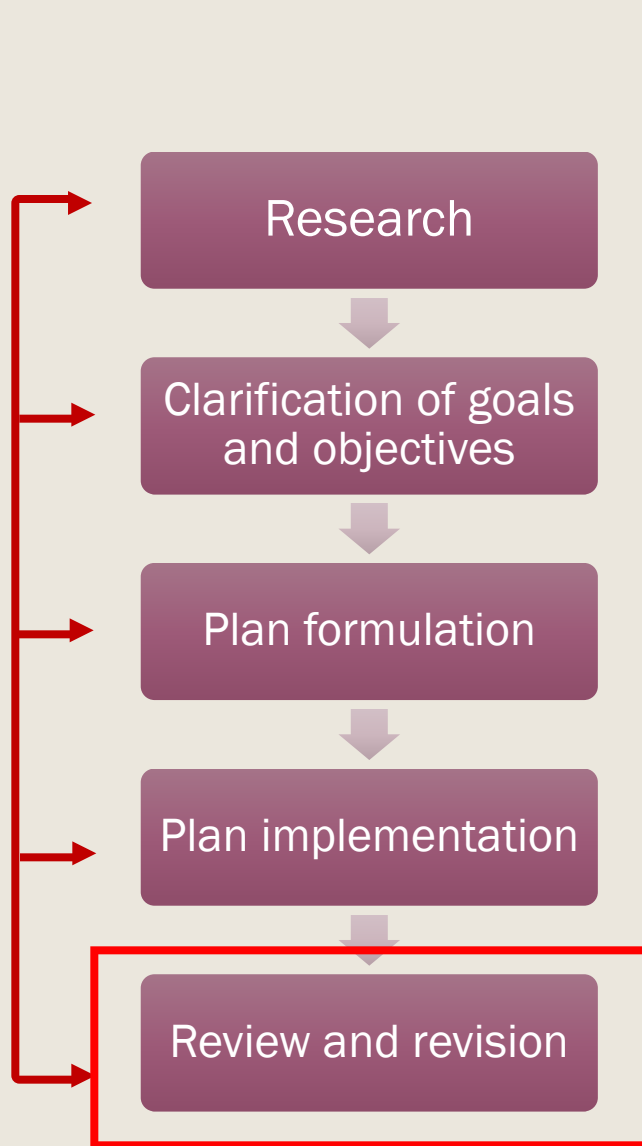
Departmental work programs and budgets should demonstrate consistency with the Comprehensive Plan's recommendations.

13.3 Identify and secure funds for prioritized initiatives (This could include grants, tax measures, bonds, private investments, etc.).

Priority strategies should be the focus of raising funds. This may include City funds, other governmental sources, tax measures, private sector investment or a combination thereof. The Community should maximize other non-municipal governmental resources to help with implementing the strategies in the Plan. This strategy should occur in line with the City's annual budget cycle.

Implementation

Comprehensive Planning Process



- **Periodic review and updating**
 - ✓ The patterns of development are shaped by numerous forces
 - ✓ Applies to all stages of the planning process
 - ➔ Keep the plan relevant and the political body committed to it

C. Updating the Plan

The Comprehensive Plan may be considered for updates - in whole or in part under the following circumstances:

1. Basis for Updating the Plan

A major update of the Comprehensive Plan should be scheduled by City Council following a formal recommendation from the Planning Commission and Administration.

In the interim, key milestones may be reached which necessitate an update. Those milestones may include expansion of the wastewater treatment plant, for instance.

2. Minor Review and Revisions

On an annual basis the Comprehensive Plan should be reviewed for minor revisions. Examples of minor revisions include revisions to strategies to reflect changes in departmental work programs. Such revisions should be proposed by the planning staff, reviewed by the Planning Commission, and approved by City Council as an amendment to the Plan.

3. Major Review and Revisions

Major review and revisions should occur every three to four years, or as needed based upon significant changing conditions. An example is the approval of a significant rezoning which influences the Plan's land use recommendations. Such revisions should be proposed by the planning staff, reviewed by the Planning Commission, and approved by City Council as an amendment to the Plan.

In Review

GOOD PLANNING SHOULD:

- Establish a long-term vision that guides short-term decisions in a consistent way.
- Provide a vision based on open discussion and consensus.
- Result from open discussion and debate
- Establish basic parameters for future decision making
- Provide information on the logic and parameters of a recommendation
- Be flexible in the face of changing circumstances
- Be a continuous, iterative process where implementation leads to new goals

NO PLANNING MAY:

- Result in decisions that are inconsistent, inefficient, or conflict with other goals
- Result in conflicts over the future direction of the community
- Result in intuitive decision-making
- Establish precedents that constrain solutions to future needs
- Complicate future decisions due to the lac of understanding of previous efforts
- Foreclose or constrain the consideration of future options
- Result in a series of “one shot” efforts that are never implemented

Questions

- What is the difference between the Comprehensive Plan and the Zoning Ordinances that we talked about on Tuesday?

- For Blog 3
 - As a group, select a city (not Columbus or Newark), go to the city's website, and download the city's comprehensive plan. Your job is to read and summarize the key points of the comprehensive plan. What are the major goals? Do you think the city is planning in the right direction? If any, what changes would you make? What did you find interesting? This should be around 300 words.

 - Take this time to select a city and work through it as a group