



LAND USE REGULATIONS UPDATE



February 14, 2012

Kick-Off Meeting

Land Use Regulations Update

- **This project includes an update of:**
 - ▣ The Zoning Ordinance
 - ▣ The Subdivision Ordinance
 - ▣ The Zoning Map
 - ▣ The Restoration District Design Guidelines

- The core regulations that affect land use and development in Tipp City

Work Program

- **Task 1: Initiation**



- **Task 2: Evaluation**

Completion: March 2012

- **Task 3: Drafting**

Completion: November 2012

- Section 1 – Review Authority and Procedures
- Section 2 – Zoning Districts and Use Regulations
- Section 3 – Design and Development Standards/Guidelines

- **Task 4: Adoption**

Completion: February 2013

Public Participation

- **Staff Review and Feedback**
- **Global Participation** – Website, Newsletter, Articles, Facebook, etc.
- **Steering Committee**
- **Stakeholder Interviews**
- **Joint Board Meetings**
- **Restoration Board Meetings**
- **Public Meetings**



Tonight's Discussion

Overall goals for the update?

Thoughts on initial list of issues?

Other issues or concerns?

Overall Goals

- **What does the city want to accomplish with this update?**
 - Modernization
 - Easier for Business/Economic Development
 - Higher Standards for Development
 - Predictability
 - Sustainability (walkable neighborhoods, solar power, wind power, etc.)
 - Some combination of the above?

Discussion Point: Board vs. Staff Review

- The **Planning Board** reviews almost every nonresidential development for site plan review.
- Any amendment, no matter the size, goes back to the **Planning Board**
- This all takes time, which is money for a business
- What about moving more decision-making authority to **staff** (e.g., staff approval of amendments and small-scale site plans)

Discussion Point: Level of Detail

- Site plans that go to the Planning Board are almost fully engineered
- Not an issue for larger, chain companies but difficult for small companies.
- What about clarifying an option for **concept site plan** approval by the Planning Board with **final site plan** (engineering) approval by staff?

Discussion Point: Historic Preservation

- **The Restoration District is a valued element of Tipp City**
- **Initial issues raised:**
 - ▣ Some feel there is a lack of teeth in current regulations
 - ▣ There is not a lot of built-in flexibility
 - ▣ Most feel that prohibiting demolition is very important as is maintenance of buildings
 - ▣ Does the city have to, or want to, take a hard line approach to every element. For example, do paint colors have to be reviewed by the **Restoration Board** or can there be an approved list of colors?
 - ▣ Too much after-the-fact applications for Certificate of Appropriateness (COA)

Discussion Point: Historic Preservation

- **What are the city's current goals for protection of the Restoration District today related to:**
 - ▣ Demolition
 - ▣ New Development
 - ▣ Restoration/Rehabilitation

- **Is the city's overall goal maintaining the look of the building as it was when original constructed?**

Discussion Point: Planned Developments

- **Planned Developments – Should they stay or should they go?**
 - They do have a purpose: flexibility with negotiation
 - BUT – they create a zoning code within a zoning code...each one has separate standards different from the overall city.
 - **Open space** – is the city really getting quality open space or just the appearance of larger lot?
 - Why planned business and industrial districts?

Discussion Point: Other Issues/Comments

- Are there other “big picture” issues or concerns with the existing regulations?

Next Step

- **Development of the diagnosis document:**
 - ▣ What are the major changes the update should include
 - ▣ How do we address those issues
 - ▣ Section-by-section evaluation of the existing regulations
 - ▣ Proposed outline for the new regulations
- **Draft completed by late March for steering committee and public review**