



**Mayor, Richard C. David**

# Department of Planning, Housing, & Community Development

## Memorandum

**TO:** City Council Members  
**FROM:** Planning, Housing and Community Development  
**DATE:** May 8, 2014  
**RE:** Draft Comprehensive Plan and Main Street and Court Street Corridor Plan

On May 6, 2014 the Planning Commission held a public hearing on the draft Comprehensive Plan and Main and Court Street Corridor Plan. Beverly Rainforth, Diane Cranston, Ed Crumb, Lou Sebesta and Stephen Bard provided public testimony. After the close of the public hearing, the Planning Commission deliberated on the draft Plans for two and half hours. Upon the conclusion of their deliberations **the Commission voted unanimously, 8-0, to recommend that the City Council adopt the Comprehensive Plan**, with the following amendments:

1. Housing – Recommendations related to multifamily housing outside of the Urban Village District, such as downtown, should be strengthened and the creation of development standards should be explored, such as density limitations, limiting number of permits/year for multifamily projects involving dwellings units with more than 4 bedrooms per unit.
2. Transportation – Recommendation 1.4 – clarify that North Shore Drive is not a City asset. Amend to say that this project requires partnering with the DOT and BMTS. Add in the concept of North Shore Drive as a boulevard as an alternative.
3. Hydraulic fracturing – Recommends that a page be added to the Plan that provides a general statement on why hydraulic fracturing was not studied as a part of this project, etc., and recommends that an amendment to the Plan, and ultimately to the Zoning Code, be made in the near future to address it.
4. Economic Development – new recommendation – Facilitate transparency in the development review process by creating a process map and updating webpage.
5. Landscaping/Stormwater Management Bank – new recommendation – the City should explore developing a banking system that can be used for developers that don't have room to provide landscaping or onsite stormwater management.
6. Parking – new recommendation– same concept as #5 but with parking.

**The Commission also voted unanimously, 8-0, to recommend that the City Council adopt the Main Street and Court Street Corridor Plan as drafted.**