



## **AGENDA MEMORANDUM**

Public Hearing/First Reading for the City Council Meeting February 25, 2020  
Second Reading Ordinance for the City Council Meeting March 17, 2020

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**DATE:** February 6, 2020

**TO:** Peter Zaroni, City Manager

**FROM:** Daniel McGinn, AICP, Director of Planning & ESI  
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### London Area Development Plan

#### **CAPTION:**

Ordinance adopting a new London Area Development Plan, an element of the Plan CC Comprehensive Plan; rescinding the former London Area Development Plan adopted on August 17, 1987; and amending the Plan CC Comprehensive Plan

#### **SUMMARY:**

The London Area Development Plan (ADP) is an element of the City's Comprehensive Plan, designed to provide guidance and direction for the future development of this area. This planning effort will replace the previous ADP for the London area of the community, which was adopted in 1987. This document also updates the London District boundaries and future land use map in Plan CC, which was adopted in 2016.

#### **BACKGROUND AND FINDINGS:**

The City engaged the Freese and Nichols consultant team to evaluate current conditions, future opportunities, and identify a path forward that will direct public investment and facilitate future development in the London area.

#### **Summary of Project Timeline:**

The planning process took approximately one year to develop the London ADP:

- Winter of 2018/2019 – Developing Baseline Analysis
  - Community Survey (December 15, 2018 – February 15, 2019)
  - First Advisory Committee Meeting (January 11, 2019)
  - First and Second Student Advisory Committee Meetings (January 16 and February 27, 2019)
  - First Community Meeting (January 28, 2019)
- Spring 2019 – Drafting the Plan
  - Planning Commission Briefing (March 20, 2019)
  - Joint Advisory and Student Advisory Committee Meeting (March 22, 2019)
  - Community Think Tank (April 1-4, 2019)
  - Fourth Student Advisory Meeting (April 24, 2019)
- Summer 2019 – Drafting the Plan

- Third Advisory Committee Meeting (July 12, 2019)
- Fall 2019 – Review of Draft Plan
  - First Draft Plan Released (October 29, 2019)
  - Fourth Advisory Committee Meeting (November 1, 2019)
  - Second Draft Plan Released (November 18, 2019)
  - Community Meeting (December 5, 2019)
- Winter 2019/2020 – Community Review and Plan Adoption
  - Community Survey (November 26, 2019 – January 12, 2020)
  - Planning Commission Briefing (December 18, 2019)
  - Third Draft Plan Released (January 14, 2020)
  - Fifth Advisory Committee Meeting (January 24, 2020)
  - Fourth Draft Plan Released (January 28, 2020)
  - Planning Commission Public Hearing (February 5, 2020)

### **London ADP Content:**

The major goals, policies, and implementation elements of the London ADP address the following:

#### Introduction

- Development of the Plan
- Demographics
- Engagement Process
- Online Survey Results
- Community Open House

#### Future Land Use Map

The London Future Land Use Map serves as a guide to future zoning and development decisions and provides a foundation to support the vision and recommendations of the plan.

#### Vision Themes

- Celebrate Our Community Character
- Promote Sustainable Growth
- Promote the Oso Creek and Bay as a Community Amenity

#### Policy Initiatives and Implementation

- Expand and improve infrastructure and city facilities.
- Promote land development that enhances the character and opportunities in London.
- Provide outdoor recreation amenities
- Utilize Oso Creek and Bay for sustainable recreation and ecotourism.
- Reduce and Improve stormwater runoff.

#### Public Investment Initiatives

- Short-term (next 5 years)
- Mid-term (6-10 years)
- Long-term (More than 10 years)

### **Public Engagement:**

To develop the London ADP, the planning team gathered public input during community meetings and open houses on January 28 and April 1 through 4, 2019, as well as from an online survey instrument. In addition, an Advisory Committee and Student Advisory Committee provided guidance on the process and content of the documents throughout. Staff also briefed Planning Commission on March 20, 2019 and December 18, 2019.

The planning team released a public review draft of the London Area Development Plan and hosted a Community Meeting and Open House on December 5, 2019. In addition, an online survey gathered community feedback on the draft document.

**Document Updates:**

The current London ADP was developed through an iterative process with the Advisory Committee and the public. Previous drafts of the Southside ADP were released on October 29, 2019; November 18, 2019; and January 14, 2020. The current document incorporates Advisory Committee, Planning Commission, and public input provided to the planning team.

**ALTERNATIVES:**

The November 18, 2019 draft of the London ADP reflected lower-density development along the Staples Street / FM 2444 corridor. Feedback from the community was to increase residential density in this area and increase commercial uses along the corridor.

**FINANCIAL IMPACT:**

There is no financial impact associated with this item.

**RECOMMENDATION:**

Staff and Planning Commission recommend adoption of the London Area Development Plan.

**LIST OF SUPPORTING DOCUMENTS**

Ordinance  
January 28, 2020 Draft London Area Development Plan  
January 23, 2020 London MetroQuest Survey Summary  
PowerPoint