

167th Avenue/TH 47 Commercial Node Master Planning

Proposed Process Steps

- 1) Authorization from EDA, Planning Commission, and City Council (City Staff)
- 2) Background Report (City Staff)
 - a. Existing Land Use
 - b. Current Future Land Use designation
 - c. Current Forecasts (households, population, and employment)
 - d. Current utilities (private or public)
 - e. Noise level standards for TH 47 (especially residential uses)
 - i. Current and projected
 - f. Previous McComb Group Retail Market Analysis (2003)
 - g. Previous HKGi Master Plan Concepts (2004)
 - h. Previous Comprehensive Plan Amendment (Not Adopted) (2004)
 - i. Buxton Study (2008) and Buxton Study Refresh (2011)
- 3) Public Input
 - a. 1 on 1 Stakeholder Analysis (City Staff)
 - b. Kick-off meeting (City Staff)
 - i. Background report
 - ii. Stakeholder analysis
 - iii. Identify issues and opportunities
 - iv. OST
 - c. Design meeting/Map exercise (City Staff)
 - i. Land uses (similar to Comp Plan process)
 - d. Visual Preference Survey (Stantec)
- 4) Develop Master Plan Concepts (Stantec)
 - a. Present to Planning Commission, EDA, and City Council
- 5) Comprehensive Plan Amendment (City Staff/Stantec [for technical data support])
 - a. Mixed Use or Mixed Use/Planned Unit Development
 - b. Flexibility for adjustments within boundary of land use designation
 - c. Range of household, population, and employment forecasts
 - d. Transportation Analysis Zones (TAZ) Numbers
- 6) TIF District Creation (City Staff)
 - a. Extension of water and sewer
 - b. Quicksilver Street realignment
- 7) Livable Communities Act (LCA) (City Staff)
 - a. Tax Base Revitalization Account (TBRA)
 - i. Clean-up \$
 - b. Livable Communities Demonstration Account (LCDA)
 - i. Planning \$