MEMO

To: Planning and Zoning Commission

Cc: Kim Downs
John Bender

From: Patrick Parsley

Re: Comprehensive Plan: Future Land Use Map Updates: 2019

Background: Comp Plan Goals: 4h, 4k, 9a-d

The Robins Road Study group is recommending revisions to the 2036 Comp Plan's Future Land Use Map. During this process staff has discovered additional issues with the map. The Comp Plan Committee recommendations from the study in 2016 along with updated zoning districts were not correctly implemented in the map.

The specific changes recommended herein may impact future development in Hiawatha and should there for be reviewed by this Planning and Zoning Commission and approved by the Hiawatha City Council. These mapping changes do not incorporate any rezoning of existing districts but may change the rationale for making future zoning adjustments.

Mapping Changes for the Future Land Use Map: Comprehensive Plan 2036

There are two parcels designated on the Comp Plan which should have been changed to reflect their present zoning designation which fit into the Comp Plan for their respective locations.

a. **825 Martha's Way** was previously owned by Kirkwood College and was designated for future civic use. This has been sold to a separate owner and it is situated within a commercial district. This parcel has been changed from civic use to commercial use in the future land use map since it is not expected or desired for future civic use.
b. **1900 North Center Point Road** is the site of the KCRG tower. In the previous Comp Plan (2010) this property was envisioned for mixed commercial use. The land is presently zoned C-4.
During discussions in the 2036 Comp Plan meetings it was agreed to remove "mixed use" since it was undefined for future land use. However, there is no record of the decision by the 2016 committee to change this parcel to multi-family. This parcel should have remained commercial use instead of converting multi-family in the future land use map to reflect the use designation of the surrounding commercial zone. This also coincides with the latest vision encompassing the development along Tower Terrace, the commercial development along NCPR and the completion of the I-380 interchange all noted within the Comp Plan.
The additional dense housing on the future land use map is within the neighborhood centers, village center and along the west side of I-380. The map key has been modified to eliminate mixed use areas in this figure.

Recommendation: Community Development recommends amending the "Comprehensive Plan 2036, Future Land Use Map" as follows:

1. 825 Martha's Way: change from civic use to commercial use.
2. 1900 North Center Point Road: return to commercial use from multi-family use.

Attachments: Future Land Use figure 9 2010
Future Land Use 2036 Changes