

How was my input used to update the 2017 Comprehensive Plan?

To address the community's input, the following revisions were made to the 2008 Comprehensive Plan. Please note that the latest version of the document at this time is dated November 9, 2017.

Following the second Community Open House, 160 emails and one transcribed phone call were collected and reviewed by the planning consultants and provided in-full to the Review Committee and Planning & Zoning Commission for consideration. Revisions were made based on direction from the Review Committee and Planning & Zoning Commission. This sheet is a generalized overview of many of the recurring ideas/comments that were submitted by the community and the corresponding revisions.

What are the differences between the Zoning, Existing Land Use, and Future Land Use Maps?

Generally

- Zoning Map: Indicates the existing zoning on each parcel. Enforceable by law.
- Existing Land Use Map: Indicates how every parcel of land is currently used, regardless of its zoning.
- Future Land Use Map: Visual recommendation of how land should be used in the future. Not enforceable, but should be used when considering future rezoning requests.

We want to keep Heath rural with low density residential development.

Rural Character and Density

- Retained and emphasized the desire for residential lots of at least one acre. (Pages 17, 19, 22, 40, 60)
- Removed multi-family from the Mixed Use descriptions. The only residential type recommended in Mixed Use area is single-family homes, primarily those that already exist. (Page 31)
- Added recommendation for a new zoning district for 3 to 5 acre lots. (Pages 40, 60)
- Areas labeled as Townhomes or Medium Density represent existing development or zoned parcels. There are no new instances of these land uses recommended in the Plan or on the Future Land Use Map.

What is clustering and why is it in the Plan?

- "Clustering" refers to a type of subdivision design that preserves open space by increasing density (i.e., decreasing lot size) in the other areas of the subdivision. This method results in the same number of lots while conserving open space to preserve the rural character. (Page 40)
- The cluster concept was introduced in the 2008 Plan. In this 2017 update, the recommendation to allow clustering by-right was removed. Any proposed cluster development will require a PD following a public hearing by the Planning & Zoning Commission and City Council.

Nonresidential Development

- Revised the Future Land Use map to indicate nonresidential development only where it exists today or has already been zoned for nonresidential use.

We don't want more nonresidential development.

Town Center

- Removed the two Town Center overlay sites from the Future Land Use map.
- Added text to state that the existing Town Center Overlay zoning district (surrounding City Hall) should be the Town Center. (Pages 23, 31, 37, 38, 59)
- "Mixed Use" describes areas where two or more land uses could be appropriate. In Heath, these uses would be small-scale, neighborhood-oriented office and retail uses. The Plan does not recommend higher density residential uses as part of Mixed Use development. The only proposed residential element is to accommodate the existing homes in the area. (Page 31)

We think the Town Center is already at the City Hall area; we don't need another one.

Why is Mixed Use recommended in the Town Center?