

# Land Use Planning Principles

1. Ensure that the decision will not create an arbitrary development pattern;
2. Ensure an adequate and diverse supply of housing for all income levels;
3. Minimize negative effects between incompatible land uses;
4. **Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas;**
5. **Discourage intense uses within or adjacent to residential areas;**
6. Ensure neighborhood businesses are planned to minimize adverse effects to the neighborhood;
7. **Minimize development in floodplains and environmentally sensitive areas;**
8. Promote goals that provide additional environmental protection;
9. Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that

- limit residential development);
- 10. Ensure adequate transition between adjacent land uses and development intensities;**
  - 11. Protect and promote historically and culturally significant areas;**
  12. Recognize current City Council priorities;
  - 13. Avoid creating undesirable precedents;**
  14. Promote expansion of the economic base and create job opportunities;
  15. Ensure similar treatment of land use decisions on similar properties;
  16. Balance individual property rights with community interests and goals;
  - 17. Consider infrastructure when making land use decisions;**
  18. Promote development that serves the needs of a diverse population.

\*\*The principles highlighted were identified as most important at the Land Use Education workshop (May 7, 2008)