



Bureau of Planning and Sustainability

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Procedural options worksheet for properties included in Campus Institution Zoning Update Project (CIZUP)

As documented in the [Dispersed Campus Institution Regulatory Matrix](#) distributed at Meeting 2, colleges, universities and hospitals are located in a mix of underlying zoning districts. Across these zones the city remains interested in regulating the perimeter and off-site impacts created by such institutions. A range of options for updating the zoning process and standards for these institutions are outlined below. **How well does each of these procedural options meet the Process Review Criteria distributed to the advisory group and as may be revised at our meeting on the 10th?**

1. Leave base zones “as is” and Update CUMP/IMP Process & Standards

- Extend expiration timeframes beyond 10 year limit
- Increase thresholds that trigger subsequent development reviews (Type I, II and/or III)
- Amend review criteria to focus on off-site impacts and edge treatment
- Institutions can apply to add new properties to CUMP/IMP at their initiative

Process and standards will be updated as part of Comprehensive Plan update and applied to individual Institutions as their existing land use approvals expire.

Comment:

2. Add development standards for hospitals and higher education institutions within 200s Section Additional Use and Development Regulations

- Conditional use and/or impact mitigation plan requirements would be amended to coordinate with new section according to same objectives as outlined above
- Specific healthcare and higher education development standards reside in the 200’s section.

Process and standards will be updated as part of Comprehensive Plan update and applied to individual Institutions as their existing land use approvals expire.

Comment:



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3. Add new Campus Institution Overlay Zone(s).

- Applied in conjunction with, and modifies the regulations of a base zone
- Applicable to specific circumstances that are present in a variety of areas across town
- Overlay zone(s) prepared as part of Comprehensive Plan Update
- Overlay zone can be applied to institutions through legislative action or individual institutions can apply for overlay zone at their initiative

Comment:

4. Apply Plan District(s) to Campus Institutions

- Modifies the regulations of the base zone within a specific geographic location involving multiple ownerships
- Plan District developed and applied through legislative action
- Subsequent development required to meet base zone process and standards as modified by Plan District
- Addition of new property to a plan district requires legislative action

Comment:

5. Create new Campus Institution (CI) base zones

- Develop new process and development standards applicable to campuses
- Apply IC Institutional Campus Comprehensive Plan designation to all 15 dispersed campuses as part of the Comprehensive Plan Update
- Allow for individual rezoning requests at institutions initiative
- Addition of new properties to a campus zone will require a comprehensive plan amendment - zone change application but can be done at institutions initiative

Comment:

