

## Overview

*The purpose of the Cedar Hills Commercial Master*

*Plan is to provide prospective developers, retailers and builders with a clear statement of the design philosophy, principles and criteria for development within the study area. The Master Plan has been prepared to give direction and to provide a framework by which future development proposals will be reviewed and approved.*

## 1999 Planning Grant Summary

Grant Amount:	\$7,000
Matching Dollars:	\$7,000 (\$0 in-kind)
Match:	\$7,000
Project Cost:	\$14,000

# Cedar Hills Master Plan and Design Guidelines

## Local Responsibility

In September of 1985, the City Council approved SC-1 zoning of the property in the study area. Although there have been numerous requests for the approval of commercial development, the City has been hesitant to grant site approvals without an overall plan and architectural theme for the commercial center. This project will determine and provide the standards required for approval in this area.

## State Leadership

The Quality Growth Commission awarded Cedar Hills with a grant in the amount of \$7,000.

## Economic Development

This plan states that the office/retail development shall be of lower intensity than the neighborhood retail development. The neighborhood retail designation is intended to accommodate the most intense land uses within the Commercial Master Plan. This designation is established to promote retail commercial and services used for the convenience of surrounding residential neighborhoods.

## Infrastructure Development

The Cedar Hills Commercial City Center will develop as an integrated, architecturally harmonious mixed-use development. The City of Cedar Hills has determined that commercial facilities within the City for the following reasons: to reduce automobile dependency and to expand the City's tax base.

## Housing Opportunity

The mixed-use office/residential designation is intended to accommodate the least intense land uses and to provide a buffer to existing or future single-family residential areas through landscaping, setbacks, building heights and land uses.

## Conservation Ethic

This was not a component of this project.

*"The City has benefited through having a standard of quality commercial growth in place to eliminate haphazard and spontaneous development."*

*Konrad Hildebrandt-City Manager*

## Implementation

The plan has been implemented, however, not in an ordinance format. Currently, we are going through the city processes to include the plan as an ordinance. Nonetheless, the plan has been actively used in the initial development of our commercial sector and is seen as policy for the commercial growth.

## Promoting Intelligent Growth

The plan has promoted responsible development and the specific guidelines have greatly assisted in helping keep all development congruent and aesthetically pleasing.

## Accomplishments

To date, we are in the completion stages of three new professional office buildings, with an Assisted Living Center in the preliminary development stages. Further, we have master planned one half of the commercial sector with proposed development and the other half has received substantial interest and discussion.

## Benefits

The City has benefited through having a standard of quality commercial growth in place to eliminate haphazard and spontaneous development. The plan, as assumed, has been and most likely will be changed and tweaked over time, but the standard and foundation of the plan has been extremely beneficial for our small city's commercial growth and meeting our overall community development standards.