

Frequently Asked Questions

- Is this proposal changing the Single Family Neighborhoods land use?

Answer: No, the proposal does not change any currently designated single-family home area, the proposal seeks to reinstate lowered densities making the Village vulnerable to non-conforming existing sites.

- Will a building be next to my single family home?

Answer: the proposal provides for buffers between the corridor and the neighborhood mixed uses and the downtown mixed use, through the zoning code, is expected to provide proper design elements to protect single family home areas.

- Will this amendment allow for a gas station at NE 105 St?

Answer: No, this proposal seeks to designate that site as multi-family.

- Will this amendment reopen local closed streets?

Answer: No

- Will this increase heights in the downtown area?

Answer: the current height of existing building is inclusive of 3 stories. The height limitations will be addressed as part of the Zoning code.

- Will the land use or zoning on the golf course change?

Answer: No

- When will all those units be developed?

Answer: The market will dictate the pace of redevelopment; it is possible for the proposal to be implemented in the next 20 years or more.

- Will this depreciate “my property” values?

Answer: No

Benefits of the Future Land Use Element and Future Land Use Map Amendments (FLUE & FLUM)

- Correct past regulatory errors
- The Village will have a consistent and integrated Comprehensive Plan (statutorily and visioning)
- Seek to activate dormant sites and support sustainability efforts

- Fiscal and tax benefits – raise and diversify tax revenue - lower millage (lower tax bill)
- Potential for more housing options
- Expand multi-mobility options

Myth and Facts about density, ULI Report 2005

https://uli.org/wp-content/uploads/ULI-Documents/HigherDensity_MythFact.ashx .pdf

MYTH: Higher-density developments lower property values in surrounding areas.

FACT: No discernible difference exists in the appreciation rate of properties located near higher-density development and those that are not. Some research even shows that higher-density development can increase property values.

MYTH: Higher-density development overburdens public schools and other public services and requires more infrastructure support systems.

FACT: The nature of who lives in higher-density housing—fewer families with children—puts less demand on schools and other public services than low-density housing. Moreover, the compact nature of higher-density development requires less extensive infrastructure to support it.

MYTH: Higher-density development creates more regional traffic congestion and parking problems than low-density development.

FACT: Higher-density development generates less traffic than low-density development per unit; it makes walking and public transit more feasible and creates opportunities for shared parking.

MYTH: Higher-density development leads to higher crime rates.

FACT: The crime rates at higher-density developments are not significantly different from those at lower-density developments.

MYTH: Higher-density development is environmentally more destructive than lower-density development.

FACT: Low-density development increases air and water pollution and destroys natural areas by paving and urbanizing greater swaths of land.

MYTH: Higher-density development is unattractive and does not fit in a low-density community.

FACT: Attractive, well-designed, and well-maintained higher-density development attracts good residents and tenants and fits into existing communities.

MYTH: No one in suburban areas wants higher-density development.

FACT: Our population is changing and becoming increasingly diverse. Many of these households now prefer higher-density housing, even in suburban locations.

MYTH: Higher-density housing is only for lower-income households.

FACT: People of all income groups choose higher-density housing.