

Land Use Sub-Committee

March 17, 2016

5:00-7:00pm

Planning Commission Office
230 East Main Street



What are our
goals for the
future?

Georgetown-Scott County
Comprehensive Plan Update



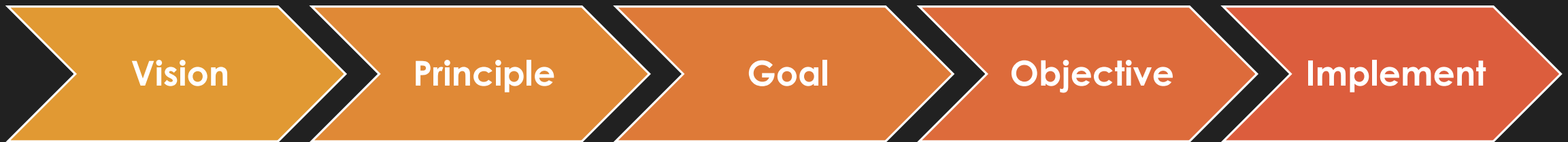
Logistics

- Google Group:
Landuse2016@googlegroups.com
- Comparable Cities
- More info online: www.GreatScottPlan.com



Process

- Start with the BIG PICTURE
- Narrow in gradually



Clusters

Existing goals have been grouped into two major categories, and goal clusters:

1. Growth Management

- a. Regionalism
- b. Sustainable Practices
- c. USB Concept
- d. Annexation Policy
- e. Infill and Redevelopment Strategies districts

2. Future Land Use Strategies

- a. Centers
- b. Corridors & Streetscapes
- c. Districts
- d. Neighborhoods
- e. Civic Buildings/Public Space
- f. Parks and Open Space

Time Line and Work Plan

March: Growth Management Goals

- a. Regionalism**
- b. Sustainable Practices**
- c. USB Concept**
- d. Annexation Policies**
- e. Infill/Redevelopment**

Scenario Planning Exercise

April: FLUMap Goals

- a. Centers**
- b. Corridors and Streetscapes**
- c. Districts**
- d. Neighborhoods**
- e. Civic Buildings**
- f. Parks/Open Space**

May: Objectives

- a. Review the Vision & Principles to our draft Goals & Objectives**
- b. Narrow in on the objectives or categories that appear the most difficult**

Time Line and Work Plan

June: USB Boundary

- a.** Capacity and FLU designation of available land
- b.** Infrastructure capacity and availability
- c.** Changes since 2006
- d.** Consider USB expansion options and procedures

July: FLUMap

- a.** Identify new Centers
- b.** Corridors and entryways
- c.** Districts
- d.** Neighborhoods
- e.** Civic Buildings
- f.** Parks/Open Space

August: FLUMap Text

- a.** Densities and Land Use categories
- b.** Draft Text for plan.

Goals & Objectives

Goals

General outcomes that explain what you want to achieve in your community. Goals are usually long-term and represent global visions such as “protect public health and safety.”

Objectives

Strategies or implementation steps to attain the identified goals. Unlike goals, objectives are specific, measurable, and have a defined completion date.

Goals & Objectives

- Goals – What
- Objectives – How
- Text/Body of the plan - Why



Existing Goals: Growth Management

Comments:

- Pull from other examples
- Be clear and concise in goals
- Generally in good shape, but want to work on length

Growth Management

1. The identity and integrity of the individual communities within Scott County and their respective opportunities for an enhanced quality of life are preserved and retain the “sense of place”.
2. Opportunities for growth are supported in urban areas throughout the county.
3. Decisions regarding sustainable growth are carefully coordinated with necessary expenditures and revenue sources in order to provide for adequate public facilities and services, aid in capital budget planning processes, and ensure prudent and efficient
4. No development within Urban Service Boundaries should be approved except upon condition of annexation.
5. Inclusiveness: Development is used to promote opportunities for a variety of cultures and income levels, resulting in a vibrant and interesting community.
6. Sustainability: The Planning Commission shall develop policies and administer regulations that encourage sustainable development.
7. County and City leaders continue efforts on collaborative planning efforts with other communities in the region.

Existing Goals: Future Land Strategies

Comments:

- Repetitive goals
- Many goals similar to objectives

Land Use: Commercial & Mixed Use

1. The size and scale of business within Commercial Districts varies with new development and redevelopment including a mix of uses and avoiding large, single-use buildings, and dominating parking areas.
2. New Development: New development in Commercial Districts will be encouraged to locate and design buildings such that a percentage of building fronts directly face adjacent streets, provide a mix of types and sizes of businesses, provide pedestrian-oriented site design, and incorporate convenient, safe and attractive parking areas into the block.
3. Commercial District Design: The design of Commercial Districts should provide for convenient access, efficient and cost effective pedestrian and vehicular circulation, and comfortable pedestrian environment in selected nodes.
4. Existing Strip Commercial Corridor Development: Municipalities will should encourage and support the gradual evolution of existing auto-dominated strip commercial areas to compact multi-modal-oriented mixed-use places with enhanced walking connections between destinations.
5. Pedestrian Access: Pedestrian environment within Commercial Districts will be supported by connecting them to adjoining uses. Buildings should be oriented both to public streets and to internal streets, with parking areas located internally on the property, or behind the building when possible.

Existing Goals: Future Land Use

Comments:

- Repetitive goals
- Many goals similar to objectives
- Areas will be reviewed by multiple groups

Land Use: Residential

1. A variety of housing types and densities are encouraged throughout urban areas for all income levels.
2. Municipalities should encourage creation and expansion of affordable housing opportunities and preservation of existing housing stock.
3. Housing Information: Municipalities should collect, maintain, and disseminate information and vital statistics on housing affordability such as cost demand and supply of housing stock.
4. Development Practices: Scott County municipalities will seek opportunities to develop and modify land use regulations and permit processes that make project approval timelines achievable, and densities and mitigation costs more predictable.
5. Preservation of Neighborhoods: Scott County municipalities will work toward retaining existing affordable housing stock through conservation efforts of older residential neighborhoods.
6. Impact of New Policies and Regulations: Municipalities will assess the effects of new policies and regulations, on housing development costs, and overall housing affordability.
7. Historic Residences: Scott County and its cities and towns will explore opportunities to combine development efforts with historic preservation, placing priority on preserving existing residential structures of historic value. A Historical District Ordinance should be adopted to support Preservation efforts.

What happens next?

Homework: Read & Reflect!

- Review goals and objectives
- Send comments to staff

Next Sub-Committee Meeting

- Monday, April 18 from 5:00-7:00pm
- Planning Commission Office,
230 East Main Street

Scenario Planning Meeting

- Monday, March 28 from 5:00-7:00pm
- Scott County Extension Office,
1130 Cincinnati Road