

RAP IMPLEMENTATION SUMMARY – OVERVIEW

TOPICS COVERED

1. Updated Schedule
2. DPO Text Modifications
3. DPO Map Modifications
4. Implementation



College Town. Lake Town. *Your Town.*

Rural Area Plan – Implementation Summary
Board of Commissioners Pre-Meeting
Jason Burdette, Planning Director
Trey Akers, RAP Project Manager
February 27, 2017

RAP IMPLEMENTATION – UPDATED SCHEDULE

EVENTS

- **Public Hearing 1/10**
- **Individual Citizen Meetings [Ongoing]**
- **Coffee Chat 1/23 [Citizen Q&A]**
- **BOC Work Session 1/24 [FAQ Update]**
- **Three FAQ videos 1/25**
- **Planning Board Review 1/30 [Recommendation]**
- **Public Open House, Hopewell Baptist Church 2/4 [Citizen Q&A]**
- **DPO Text and Map Modifications Update 2/27**
- **Consider Adoption at 3/28 Meeting**



DPO TEXT MODIFICATIONS

HIGHLIGHTS

- **Modify open space requirements in Neighborhood Edge & RPA**

	NG	NE	RPA
CURRENT	20%	40%	40%
PROPOSED	20%	45%	50-70%

- *This more accurately reflects the transect-based feathering from village center to rural.*
- *Increases collective targeted open space from 57% to 63%.*



DPO TEXT MODIFICATIONS

HIGHLIGHTS

- **Modify farm credit for open space requirement**
 - *Add 75% prime soils option*
 - *Add 10-year minimum requirement*
 - *Decrease maximum open space reduction from 50% to 25%*

- **Clarify open space provisions**
 - *Open space management plan consistent with LTA best practices*
 - *Conservation easements consistent with LTA best practices*
 - *Add definitions for prime farmland/soils & wildlife habitat*



DPO MAP MODIFICATIONS

HIGHLIGHTS

- **Neighborhood Services at Barger reduced by 5 acres**
- **Ballard parcel to remain RPA**
- **Addition of 500' RPA transitional buffer adjacent to Abersham/Fisher Farm**

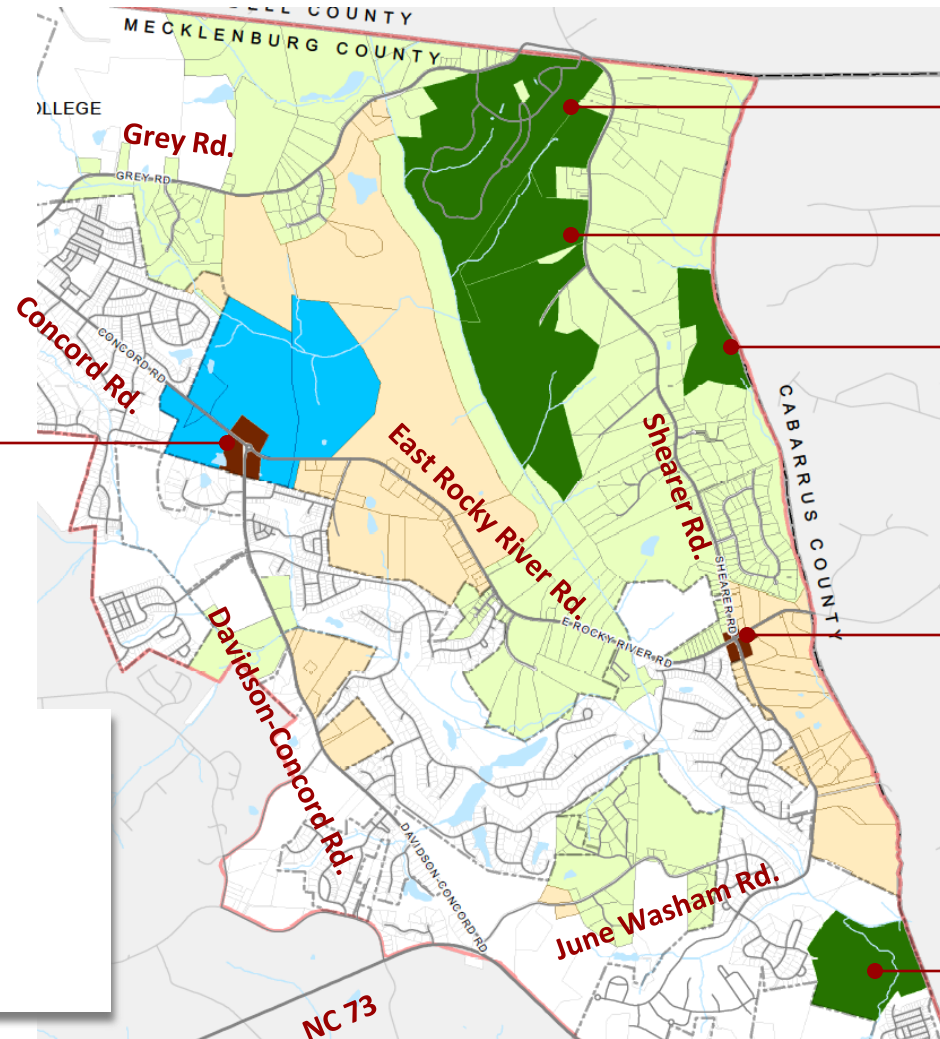
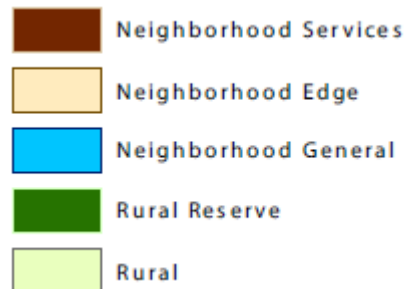


RAP AMENDMENTS: OVERVIEW

HIGHLIGHTS

- 30+ Year Vision
- Context-Based
- Consistent
- 2,048 ac. (1,362 ac. – Once Parks Removed)

Intersection:
E. Rocky River Rd.
Dav.-Concord Rd.
Concord Rd.



Allison Farm

Fisher Farm

Rocky River Bluff
NP

Intersection:
E. Rocky River Rd.
Shearer Rd.

West Branch NP



College Town. Lake Town. *Your Town.*





Rural Area Plan – Implementation Summary
Board of Commissioners Pre-Meeting
Jason Burdette, Planning Director
Trey Akers, RAP Project Manager
February 27, 2017

RAP AMENDMENTS: NEIGHBORHOOD SERVICES

HIGHLIGHTS

- Mixed-Use
- Small-Scale
- Placemaking
- 24 ac.
 - Barger: 18 ac.
(reduced by 5 ac.)
 - ERR/Shearer: 6 ac.

Intersection:
E. Rocky River Rd.
Dav.-Concord Rd.
Concord Rd.

	Neighborhood Services
	Neighborhood Edge
	Neighborhood General
	Rural Reserve



South Main St.

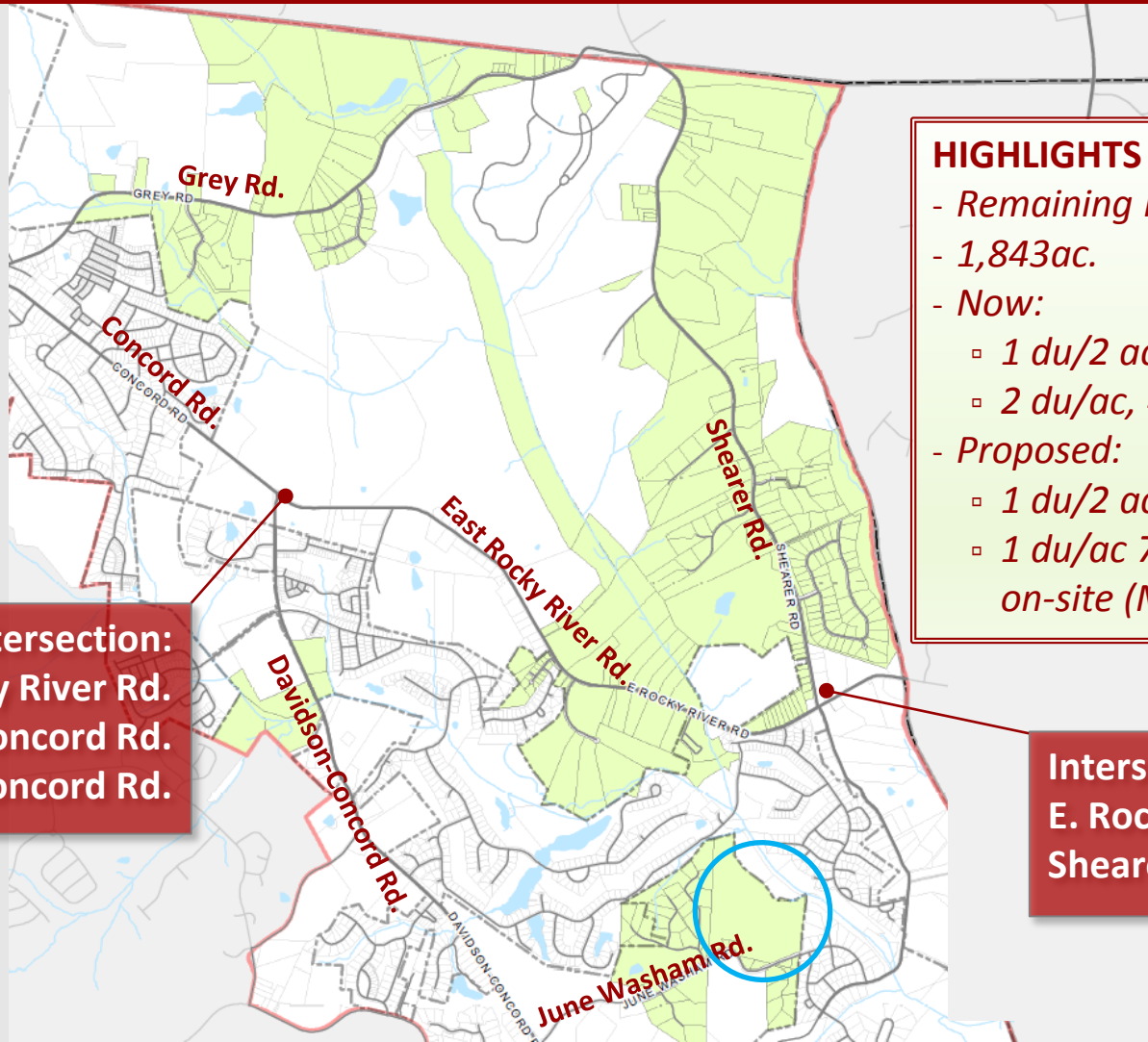
Intersection:
E. Rocky River Rd.
Shearer Rd.



College Town. Lake Town. Your Town.

Rural Area Plan – Implementation Summary
Board of Commissioners Pre-Meeting
Jason Burdette, Planning Director
Trey Akers, RAP Project Manager
February 27, 2017

RAP AMENDMENTS: FUTURE RURAL PLANNING AREA



HIGHLIGHTS

- Remaining Rural Planning Area
- 1,843ac.
- Now:
 - 1 du/2 ac (6 max.) 40% OS, or
 - 2 du/ac, 40% OS
- Proposed:
 - 1 du/2 ac (16 max.) 50% OS, or
 - 1 du/ac 70% OS, with 50% OS on-site (Max. 20% off-site)

Intersection:
E. Rocky River Rd.
Dav.-Concord Rd.
Concord Rd.

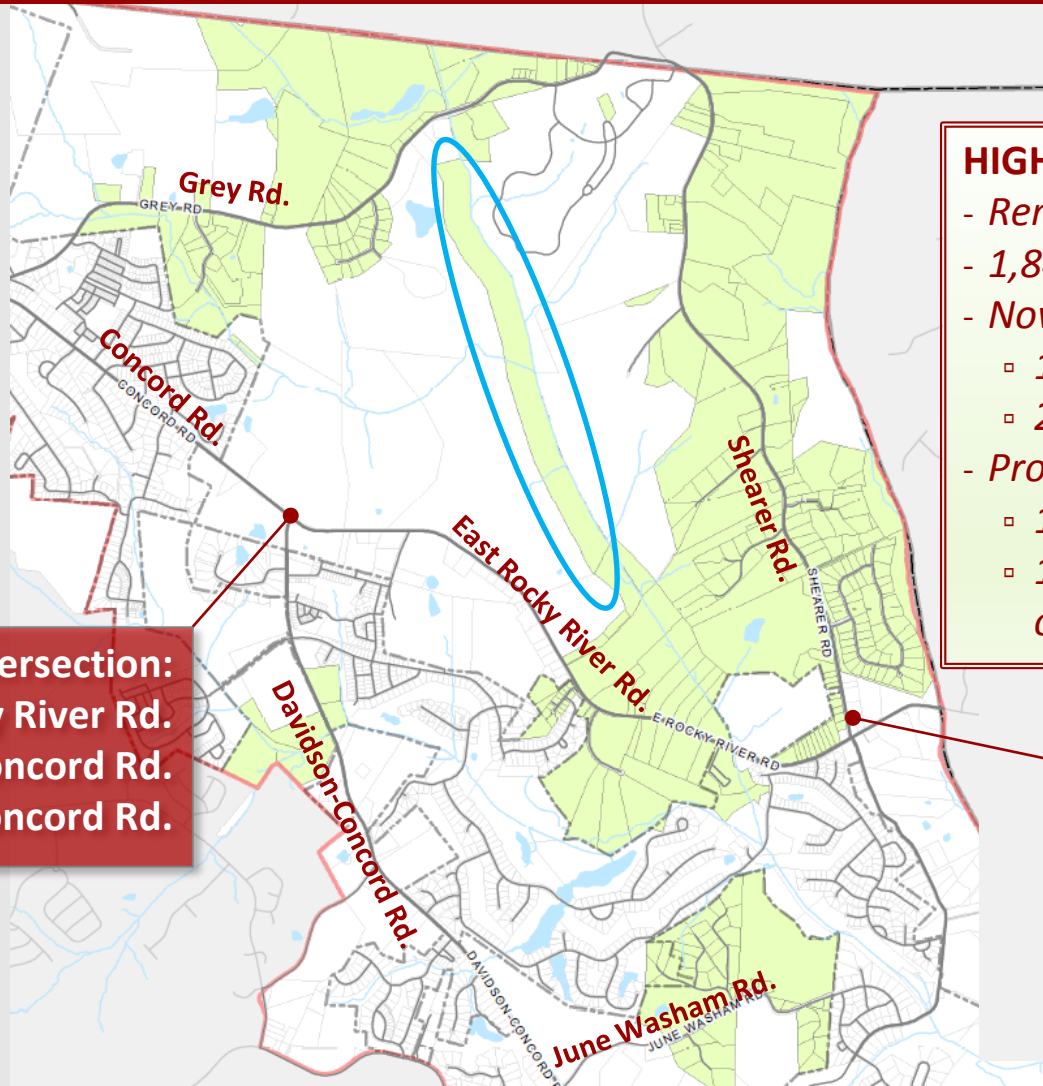
Intersection:
E. Rocky River Rd.
Shearer Rd.



College Town. Lake Town. *Your Town.*

Rural Area Plan – Implementation Summary
Board of Commissioners Pre-Meeting
Jason Burdette, Planning Director
Trey Akers, RAP Project Manager
February 27, 2017

RAP AMENDMENTS: FUTURE RURAL PLANNING AREA



HIGHLIGHTS

- Remaining Rural Planning Area
- 1,843ac.
- Now:
 - 1 du/2 ac (6 max.) 40% OS, or
 - 2 du/ac, 40% OS
- Proposed:
 - 1 du/2 ac (16 max.) 50% OS, or
 - 1 du/ac 70% OS, with 50% OS on-site (Max. 20% off-site)

Intersection:
E. Rocky River Rd.
Dav.-Concord Rd.
Concord Rd.

Intersection:
E. Rocky River Rd.
Shearer Rd.



College Town. Lake Town. *Your Town.*

Rural Area Plan – Implementation Summary
Board of Commissioners Pre-Meeting
Jason Burdette, Planning Director
Trey Akers, RAP Project Manager
February 27, 2017

DPO TEXT & MAP IMPLEMENTATION

HIGHLIGHTS

- **Consider approval at March 28 meeting**
- **Delay taking effect until July 12**
 - *Address concerns about Transportation Impact Analysis update*
 - *Staff working to update TIA standards by July*



BOARD OF COMMISSIONERS QUESTIONS



College Town. Lake Town. *Your Town.*

Rural Area Plan – Implementation Summary
Board of Commissioners Pre-Meeting
Jason Burdette, Planning Director
Trey Akers, RAP Project Manager
February 27, 2017