



Communities in Motion Local Land Use Implications

The Trend growth scenario is simply a matter of continuing development patterns the way we have been going the past 50-60 years. No change is needed. But for the Community Choices growth scenario to happen, the way in which our region grows needs to be altered. What are some of the implications:



- Vacant and redevelopable land inside Areas of Impact should be viewed as valuable assets.
- Areas of impact should be considered as 20-year growth areas for each community. Their boundaries should be based on:
 - Realistic long-range capital improvement plans for water and wastewater facilities that reflects historical or newly available funding levels; and
 - Projected growth, current development trends and land availability, including enclaved properties.
- To protect farm land/open space between communities may require purchasing development rights and a more flexible approach to development—clustering, transferable densities, etc.
- Creation of “transit oriented development” means more complex patterns that consider:
 - Use
 - Density
 - Proximity
 - Bulk / Setback / Area Controls
 - Mixed Uses
 - Grid Street System
 - Urban Design
- Market forces will continue to “drive” development, but communities can implement plans/ordinances that permit and encourage—not mandate—infill, diversity of densities and uses, and improved connectivity.
- Design standards will be critical in ensuring that qualities each community values will be protected. Neighborhood integrity, historic areas, open space and other aspects will require increase attention to “how” a project occurs—not just how large a project is.
- The transportation system becomes more than a conveyor of vehicles in this future. It is an essential part in promoting quality of life within the communities while ensuring access of residents to jobs, services, recreation and other needs.

