

- 4.3 Identify and pursue opportunities to engage in multi-jurisdictional projects that will maximize the services and amenities provided to the citizens in the most cost-effective manner possible.
- 4.4 Recognizing that most gas lease areas already have pad sites that allow access to the hydrocarbons, efforts should be made to encourage the use of existing pad sites for future drilling requests in order to limit the impact on the topography of the land.

## **PUBLIC SERVICES AND FACILITIES**

### **Provision of Public Services**

**GOAL 5: Ensure that public services and facilities (e.g., police and fire protection, administrative facilities, etc.) will adequately serve present and future residents and businesses.**

#### **Objectives:**

- 5.1 Define standards for adequate response/service levels for public services and facilities:
  - Police protection
  - ~~Open Spaces~~
  - Fire protection and emergency medical services
  - Water supply and storage management
  - Solid waste management
  - Public administrative facilities
- 5.2 Provide public services and facilities for all residents and businesses in the most efficient, equitable and fiscally responsible manner possible.
- 5.3 Use the Land Use Plan and future land use projections to help plan where public service/administrative facilities will be needed.
- 5.4 Develop and implement a program for the maintenance, upgrade, and expansion of the Town's physical infrastructure. This type of program is typically referred to as a Capital Improvements Program (CIP) and should include a prioritized list of projects, a project schedule, cost estimates, and project funding sources/strategies.

6-86.7 Ensure that private/franchise telecommunications facilities and services are coordinated with Town planning efforts.

~~6.9 Investigate and update capital recovery mechanisms to recoup the costs associated with infrastructure needed to serve new developments (e.g., impact and other capital recovery fees, etc.) based upon recommendations contained within the new Comprehensive Plan.~~

6-106.8 Use the development review process to help coordinate development with the provision of essential public infrastructure and utilities.

6-116.9 Develop guidelines and other mechanisms that will help to ensure that storm water runoff, and potential non-point pollution problems, will not adversely affect floodplains, surrounding properties, or other properties. Guidelines should also be complementary to development density objectives with rural drainage sections established for low-density, residential areas.

6-126.10 Limit the amount of impervious surfaces on all developed lots in order to preserve the integrity of natural drainage systems. Guidelines should be developed to provide for functional alternatives to paving like grass-crete, pavers, etc.

6-136.11 Coordinate efforts with other agencies and entities (e.g., applicable water and utility districts, etc.) to ensure the long-term provision of adequate utility commodities and services for Bartonville's residents and businesses.

6-146.12 Infrastructure planning and calculations should be based on the Future Land Use Plan and current zoning.

6-156.13 Preserve the integrity of existing easements.

## **OPEN SPACES NATURAL FEATURES**

### **Conservation of Natural Features Open Spaces**

**GOAL 7: To promote respect, conservation, and enhancement of important natural features and resources within the community.**

## VILLAGE CENTER (BARTONVILLE TOWN CENTER)

*Village Center* – allows for the development of a concentrated, mixed-use focal point. The *Village Center* is intended as a place for local residents to shop and conduct personal business. It is also a place where neighbors meet in pocket parks, eat at a local café, gather in common areas for community events and festivals, and other similar activities.

A public plaza or landscaped park will be encouraged within the *Village Center*. Open storage should be prohibited so as to ensure an attractive appearance to neighboring properties. In addition, a comprehensive streetscape program is recommended to create a welcome, pedestrian friendly environment. Several major issues must be addressed in order to create a viable economic center:

- Install landscaping and signage to create an inviting atmosphere;
- Provide adequate off-street parking to serve daily needs;
- Provide signage and cross-walks to serve pedestrians;
- Require that the front building facades create a lively mixture of architectural and design characteristics that are aesthetically pleasing;
- Establish zoning and subdivision standards that will ensure the appropriate development of this area; and
- Creation of a privately-owned neighborhood park or public plaza.

## FUTURE LAND USE POLICIES

The following statements describe recommended policies that should guide Bartonville's Land Use Planning efforts:

1. Bartonville should use the Land Use Plan and the associated policies in this report to establish the general pattern of development within the community. This pattern of development should be implemented through the Town's development regulations.
2. The Land Use Plan provides the general description of land use categories, and the text in this report provides an explanation of key components of the Plan. Bartonville should maintain the Land Use Plan to provide areas for different types of land uses and intensities, and should plan for public services and facilities appropriate for the planned land uses. The Plan establishes the general pattern of future land use, as appropriate, to achieve the Town's goals and objectives as well as those of the community as a whole.
3. Bartonville should plan areas for a variety of residential housing types and densities.
4. Bartonville should implement improvements to its thoroughfare system to support the land use pattern specified in the Land Use Plan. Specifically, the Town should initiate and implement a 5-year capital improvements program for the orderly and consistent improvement of the system to meet growing demand.
5. Bartonville should use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible activities, or from land uses that may have a negative impact upon a residential living environment.
- ~~6. Residential developments adjacent to park or to public open spaces should be designed to facilitate public access to and use of these amenities, while minimizing potential traffic conflicts between park users and residents of the neighborhood.~~
- 7.6. In reviewing development proposals, the Town should consider issues of community character, compatibility of land use, residents' security and safety, and efficient service provision, since these are important qualities of any community and should be emphasized.
- 8.7. Bartonville should encourage future patterns of development and land use that would reduce infrastructure construction costs and would make efficient use of existing and planned public facilities.

## ADMINISTRATIVE PROCESSES

The usual processes for reviewing and processing zoning amendments, development plans, and subdivision plans provide significant opportunities for implementing the Comprehensive Plan. Each zoning action and subdivision decision should be evaluated and weighed against applicable proposals contained within the Plan. The Plan allows the Town to review proposals and requests in light of an officially prepared document adopted through a sound, thorough planning process. If decisions are made that are inconsistent with Plan recommendations, then they should include actions to modify or amend the Plan accordingly to ensure consistency and fairness in future decision-making.

The act of subdividing land to create building sites is one of the most important and significant activities and will likely have the greatest effect on the overall design and image of the Town. Much of the physical form of the Town is currently created by the layout of streets, easements, alleys, and lots. In the future, the physical form will be further affected by elements such as new developments ~~and the implementation of a parks and open spaces system~~. As mentioned previously, many of the growth and development proposals contained within the community's Comprehensive Plan can be achieved through the exercise of subdivision control and other "reactive" practices. Some elements of the Plan, such as major thoroughfare rights-of-way, ~~and drainage easements, and linear parkways~~, can be influenced, guided and actually achieved during the process of subdividing the land. Once the subdivision has been filed (recorded) and development has begun, the subdivision becomes a permanent, integral part of the community's urban fabric. It can, thereafter, be changed, but only through expending great effort and expense.