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Comprehensive Plan Justification - No. 2 Road Justification (Comprehensive Plan Policies)

In response to the Urban Sprawl policies provided by staff. The applicant has provided responses to these policies as justification for the project.

Urban Sprawl Policy Responses (in blue)

The Town does not and will continue not to promote the approval of development that will contribute to "urban sprawl." An analysis corresponding to measures the Town implements to discourage a proliferation of urban sprawl is featured in this section

1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.
 - a. The applicant is requesting MDR land use and MDR-2 Zoning which is allowable on a site of this acreage and density. The mixed use requirement is intended for larger scale projects with more units and land area. In contrast to the initial submittal, the applicant has reduced the allowable density by almost 50%.

The Town has adopted a Planned Unit Development ordinance and Village Mixed Use and Town Center Mixed Use land uses. There has not been any significant development of low intensity single family subdivisions. The Town's Concurrency Management System, subdivision regulations, and zoning regulations discourages this type of development. This type of development is discouraged where adequate public services are available.

2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development. The applicant is not proposing urban development, but transitional, large lot, residential development.

All new development must prove that it will be served by adequate public facilities prior to the issuance of a development order. The new development must also demonstrate that it will not degrade the level of service beyond the adopted standard. Noted.

3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments. The development provides parallel roadways within the project to allow for access and alternative routes. Stub out streets are not compatible with land uses to the west. The applicant would be willing to provide reasonable street stub-outs where (1) they do not impact wetlands, (2) construction is not physically constrained or (3) where the City would not approve development.



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The Town's Village Mixed Use and Town Center Overlay Mixed Use categories preclude strip commercial-type development and isolated single uses. [N/A](#).

4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems. [Our project protects a significant amount of upland and wetland lands.](#)

The Town protects and conserves all natural resources by enforcing the requirements of this Comprehensive Plan and the Town's Land Development Regulations. The Town delineates wetlands and other environmentally sensitive lands as Conservation on the Town's Existing and Future Land Use Maps. No buildings are permitted on Conservation lots in Town except for boardwalks, docks, observation decks, and similar facilities as allowed by the Town and all regulatory agencies. [Our project protects a significant amount of upland and wetland lands.](#)

5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils. [Project does not impact surrounding agricultural uses.](#)

6. Fails to maximize use of existing public facilities and services. [N/A](#)

The Town annually updates and adopts a Concurrency Management System Report to ensure that existing public facilities and services have enough capacity to support the population demand. All deficiencies are identified along with capital plans to address those deficiencies. Any deficiencies are incorporated in the Capital Improvements Element. [Improvement required by the applicant will be included in this process.](#)

7. Fails to maximize use of future public facilities and services. [N/A](#)

The Town annually updates and adopts a Concurrency Management System Report to ensure that future public facilities and services are adequately signed to address future needs. [Applicant is tracking future improvements and coordinating with staff on such items.](#)

8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government. [No comment from staff indicates this is an issue.](#)



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The Town has concurrency requirements for potable water, sewer, solid waste, drainage, parks and recreation, roads, and public schools. [Noted.](#)

9. Fails to provide a clear separation between rural and urban uses. [The project is sub-urban and provides a rational transition from the medium density land uses to the east and the agricultural uses to the west. The applicant is also preserving a large portion of the site for conservation purposes, with a limited amount of stormwater ponds.](#)

The Town feels that the adopted open space, and minimum development intensity and density standards are sufficient to ensure a clear separation between rural and urban uses. [Noted.](#)

10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities. [N/A](#)

The Town promotes infill development or redevelopment of existing neighborhoods and communities and has created a Town Center Overlay to address infill and redevelopment in the historic Town Center. [Noted.](#)

11. Fails to encourage an attractive and functional mix of uses.

The Town has adopted a Planned Unit Development Ordinance which would permit an attractive and functional mix of uses in appropriate areas of the Town. There are about 855 acres of land designated as Village Mixed Use on the Town's Future Land Use Map and majority of this land is vacant. [This project is not within the 855 acres of land designated on the Town's Future Land Use Map.](#)

12. Results in poor accessibility among linked or related land uses. [N/A](#)

Solutions to better manage traffic within the historic downtown area and to discourage additional traffic have been implemented. Uses have also been linked with bicycle paths and sidewalks. The Town requires new subdivisions or developments to address circulation, access control, off-street parking and landscaping of median strips and rights-of-way.

13. Results in the loss of significant amounts of functional open space. [The project has ample Open Space.](#)

The Town requires that levels of service be met for park land and open space. Each new development will include open space and recreational components. [Noted.](#)

The Town shall continue to discourage the approval of any development or redevelopment projects that will promote urban sprawl. [Noted, project is a transitional development proposal.](#)



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Below are updated numbers on the projects estimated impacts as further justification, given their limited increase from a land use perspective.

Current Land Use Density =

Lake County Rural Transition 1DU/AC * 80.5 Net Acres = 80.5 units

Lake County Rural Land Use 1DU/5AC * 19.5 Net Acres = 4 Units

Allowable Density in Lake County = 84.5 Units

Proposed: 180 Units

Impact to Utilities and Infrastructure. This Land Use change is estimated to increase the maximum allowable residential units from +/- 84.5 to 180, which is an increase of 100 units. Demand assumptions are 300 gallons per day (GPD) for each unit for both potable water and sewer. The anticipated utility demand based on land use for water/sewer is as follows:

Type	Current Demand	Proposed Demand	Change in Demand
Single Family	25,350 GPD	54,000 GPD	28,650 GPD

Student Generation Estimates.

The student generation for these additional units is estimated below:

180 units * .405 (students per home) = 73 students

This change represents an increase of +/- 39 students.

In conclusion, the applicant asserts that the changes requested here-in are consistent with the Comprehensive Plan and further: (1) provide transition from urban to rural lands, (2) make services/ utilities viable in this area and (3) provide an amenitized development for the City. The applicant anticipates to coordinate and continue the public process for the Preliminary Plat at a later date.

Sincerely,

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