

# HOWEY-IN-THE-HILLS PLANNING CONCEPTS

A REVIEW OF THE TOWN'S PLANNING DIRECTION

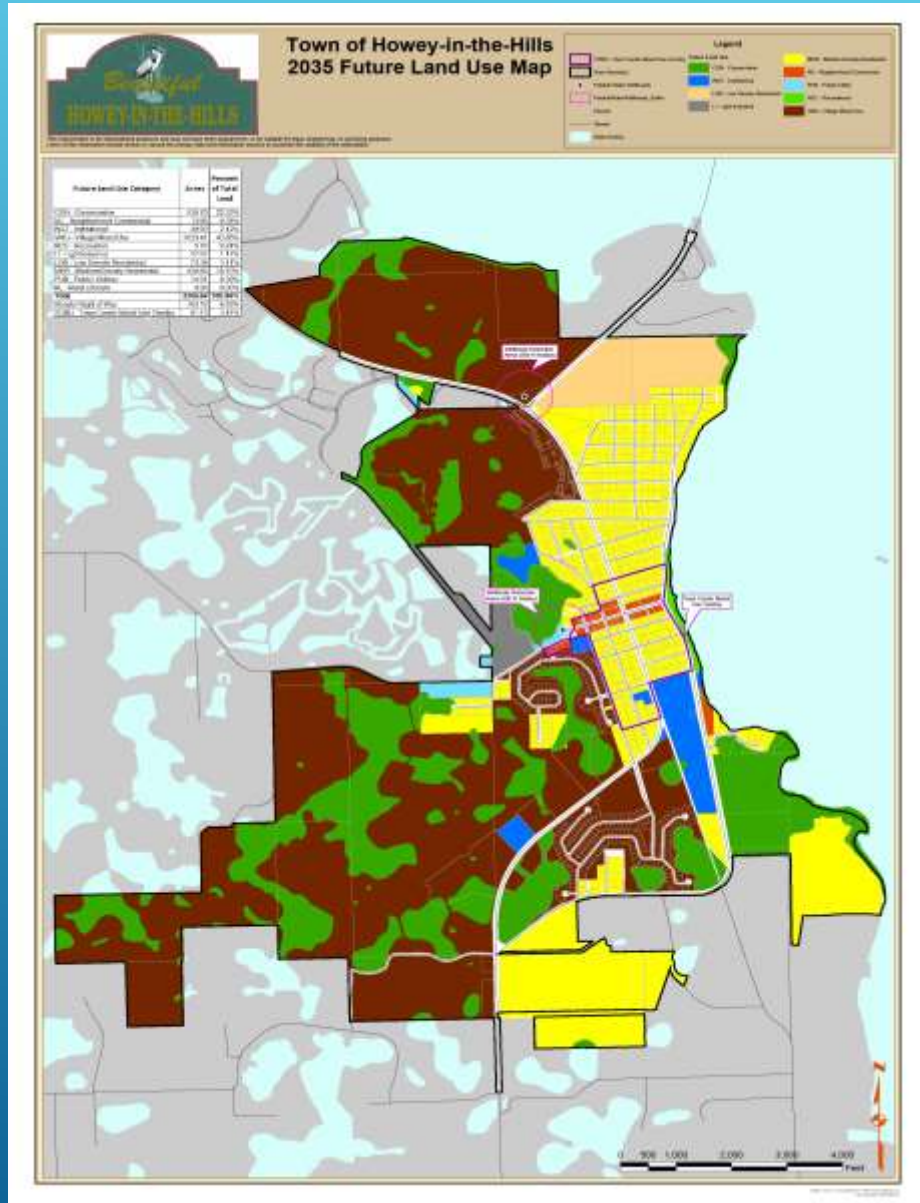
# COMPREHENSIVE PLAN

## MANDATORY ELEMENTS

- ▶ FUTURE LAND USE
- ▶ TRANSPORTATION
- ▶ HOUSING
- ▶ PUBLIC FACILITIES
- ▶ CONSERVATION
- ▶ RECREATION AND OPEN SPACE
- ▶ PROPERTY RIGHTS
- ▶ INTERGOVERNMENTAL COORDINATION
- ▶ CAPITAL IMPROVEMENTS

## OPTIONAL ELEMENTS

- ▶ PUBLIC SCHOOL; FACILITIES
  - ▶ PUBLIC PARTICIPATION
  - ▶ CONCURRENCY MANAGEMENT
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# FUTURE LAND USE MAP

OCTOBER 2021

# FUTURE LAND USE PLAN BASIC CONCEPTS

- ▶ Preserve “Old Howey” with modest options for expansion
  - ▶ Town Center Overlay
    - ▶ Encourage mixed use and commercial development along Central Avenue
    - ▶ Create opportunities for home-based live-work
    - ▶ Modest increase in residential density
  - ▶ Village Mixed Use Developments
    - ▶ Apply to major new projects
    - ▶ Include residential, commercial, recreation, public and institutional use
  - ▶ Preserve open space in Town and within VMU Areas
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# APPROVED DEVELOPMENTS

## CONSTRUCTION IN PROCESS

- ▶ VENEZIA TOWN HOMES
  - ▶ TALICHET PHASE 1
  - ▶ TALICHET PHASE 2
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- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, set against a blue gradient background.

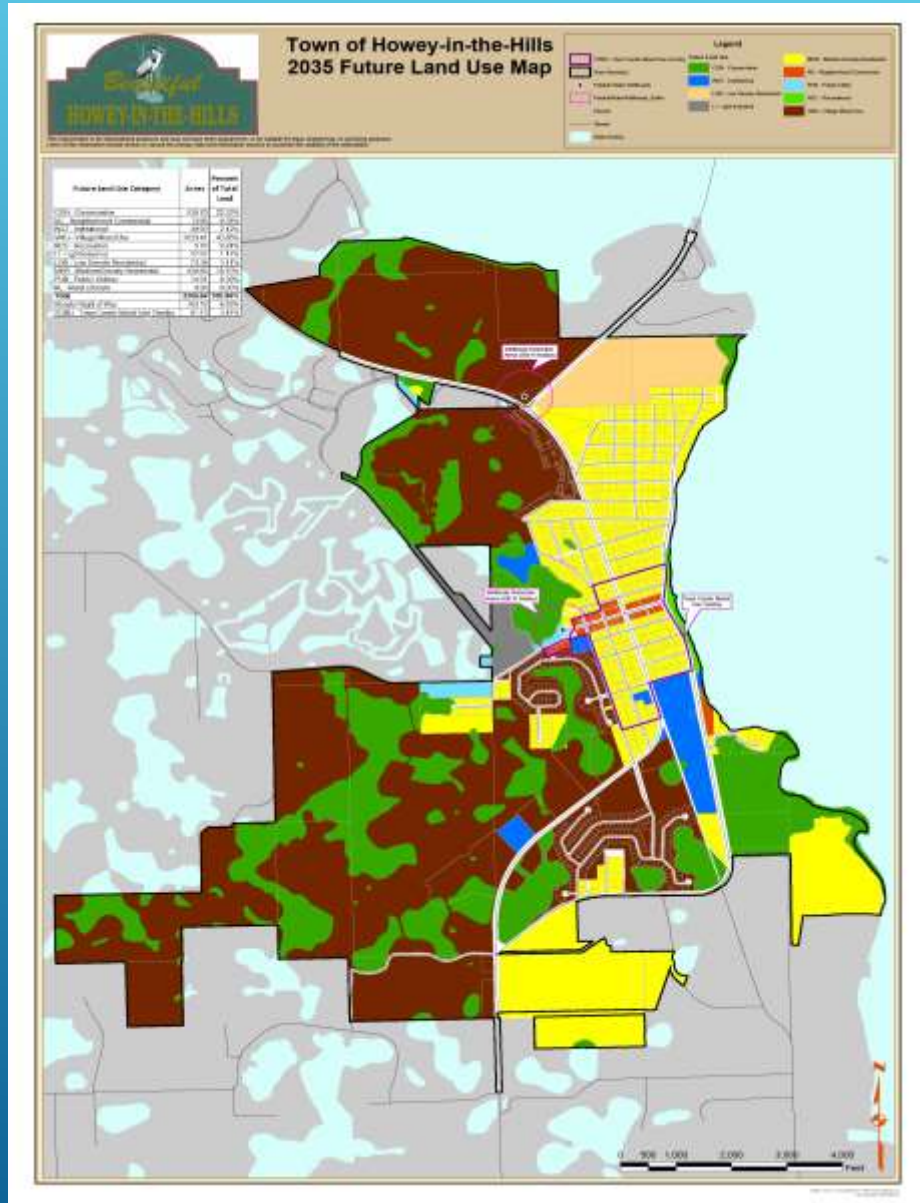
# APPROVED DEVELOPMENTS CONSTRUCTION PENDING

- ▶ WHISPERING HEIGHTS
  - ▶ LAKE HILLS
  - ▶ THE RESERVE
  - ▶ WATERMARK
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- A decorative graphic consisting of several parallel white lines of varying lengths, slanted diagonally from the bottom right towards the top right, located in the lower right quadrant of the slide.

# OTHER DEVELOPMENTS

## NO CURRENT APPROVAL

- ▶ MISSION RISE
  - ▶ CEDAR CREEK
  - ▶ THOMPSON GROVE
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- A decorative graphic consisting of several parallel white lines of varying lengths, slanted upwards from left to right, located in the bottom right corner of the slide.




# FUTURE LAND USE MAP

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# RESIDENTIAL DENSITY

- ▶ MAXIMUM DENSITY SET BY COMPREHENSIVE PLAN
  - ▶ MAXIMUM DENSITY MAY NOT BE ACHIEVABLE FOR ALL PROPERTIES
  - ▶ FINAL UNIT TOTAL FOR PUD BY NEGOTIATION
  - ▶ FINAL UNIT TOTAL FOR STANDARD ZONING BY RULE
- 

# MINIMUM LOT SIZE

- ▶ COMPREHENSIVE PLAN DOES NOT SET LOT SIZE
  - ▶ PUD ZONING SETS LOT SIZE BY NEGOTIATION
  - ▶ STANDARD ZONING SETS LOT SIZE BY RULE
- 

