QUESTION 1
QUESTION 2
Community Open House #2
November 5, 2020

Residential Planned-2 (RP-2) LAND USE STUDY
Outline

• Purpose
• Land Analysis
• What We’ve Heard
• Recommendations
• Next Steps

Describes the comments received that guided the recommendations

On several slides look for the yellow box
Purpose

- Evaluate and recommend changes to current RP-2 policies and regulations
- Balancing:
  - Maintaining rural character
  - Efficient development and infrastructure
  - Existing entitlements and property rights
Introduction: What is meant by policies and regulations anyway?

BROAD VISION
Comprehensive Plan/(RP-2) Future Land Use Category,
Community Plan

IMPLEMENTING TOOLS
Planned Villages Land Development Code,
PD Zoning,

Guide for use of the land for the future

Regulates the use of the land (how many homes, how far apart, etc.)
How do we balance growth and maintain rural character?

Source: Balm Civic Association Facebook Page (Buddy Harwell)
Vacant Developable

- 26% of the RP-2 Balm Village Area
Land Analysis

Vacant Developable
• 9% of the RP-2 North Village Area
What We’ve Heard – Community Outreach
Public Outreach

- Stakeholder interviews  
  March – July 2020
- Community Open House #1  
  March 11, 2020
- Online Survey # 1  
  March 11 – April 2, 2020
- Community Work Session (Virtual)  
  April 7th, 2020
- Online Survey # 2  
  April 7th, 2020
- Stakeholder Work Session  
  June 18th, 2020
- Stakeholder Presentations (BCA, TBBA)  
  August 2020
- Community Open House # 2 (Virtual)  
  Today
- Community Open House (in-person)  
  November 7, 2020
Key Stakeholders

• Development Community
• Balm Civic Association
• General Public
• Land owners
• Business owners
• Various County departments (schools, utilities, transportation, development services, etc.)
Community Open House # 1

- Area Today
  - Traffic
  - Quiet
  - Overcrowded
  - Rural
  - Perfect
  - More-traffic-lights
  - Congested
  - Poorly-planned
  - Loss-of-habitats
  - Growing
  - Open-space
  - Traffic-problems
  - Poor-infrastructure
  - Congestion
  - Paradise-Lost
  - 1st/ac-max
  - Roadway-maintenance-issues
  - Reduce-subdivisions
  - Less-houses
  - Reduce-speed-bumps

- Vision for the Area
  - Less-housing
  - Fishhawk
  - Improved-open
  - Less-traffic
  - Managed-roads
  - Lakewood-Ranch
  - No-subdivisions
  - forestry-interests
  - No-speed-bumps
  - Shopping
  - Major
  - Schools
  - Agriculture
  - Less-developments
  - Preserve-nature
  - Recreational
  - Reduced-commute
  - Shopping
  - Stop-growing
  - Urban-regions
  - More-agriculture
  - Modern-infrastructure
Development Community

• Current commercial requirements don’t work
• Little developable land left in the RP-2 areas
  • Existing land entitlements in the North Village Area
• Increased mobility standards
• Allow for flexible design guidelines
• Developments that are visually aesthetic
• Ensure policy recommendations are quantitative based
Balm Civic Association

- Supporting infrastructure before development
- Density – no more than 2 dwelling units per acre (on ½ acre lots)
- Preserve green and natural spaces
- Maintain 250’ setbacks/drainage concerns
- Minimize light pollution
- Include local commercial opportunities
- Increased housing types/styles
- Dislike repetitive 40’ lots
- Not in favor of clustering
- No urban development standards in rural areas
General Public

- Updated infrastructure
  - Improved roads, Trails, sidewalks
  - Public utilities
- Additional commercial options
- Additional recreation options
Recommendations

Look for this on upcoming slides

Describes the comments received that guided the recommendations
ESTABLISH 2 PLAN AREAS

• ALIGN (RP-2) BALM VILLAGE PLAN AREA WITH BALM COMMUNITY PLAN

• INTENT IS NOT TO DIVIDE

Community, Balm Community Association: Maintain character
Density (TBD based on discussions with community)

<table>
<thead>
<tr>
<th>DENSITY</th>
<th>NORTH VILLAGE PLAN AREA</th>
<th>BALM VILLAGE PLAN AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Base Density</td>
<td>1 du/5 gross acres (unless more intense zoning district present)</td>
<td>1 du/5 gross acres (unless more intense zoning district present)</td>
</tr>
<tr>
<td>Max Density</td>
<td>5 Acres or Greater</td>
<td>Parcels with 160 acres or greater:</td>
</tr>
<tr>
<td></td>
<td>2 du/gross acre</td>
<td>2 du/gross acre</td>
</tr>
<tr>
<td></td>
<td>• Have to follow design rules</td>
<td>• Have to follow design rules</td>
</tr>
<tr>
<td></td>
<td>• Up to 3 du/gross acre provide community benefits</td>
<td>• AND provide community benefits</td>
</tr>
<tr>
<td></td>
<td>• Up to 4 du/gross acre for TDRs (TBD)</td>
<td>• 40% or more open space</td>
</tr>
<tr>
<td></td>
<td>• 40% or more open space</td>
<td>Parcels less than 160 acres</td>
</tr>
<tr>
<td></td>
<td></td>
<td>(aggregation can occur per Policy 33.3)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>1 du/5 gross acres</td>
</tr>
</tbody>
</table>

Du = dwelling unit

County Staff & Community Feedback: Maintain existing density; density bonuses allowed for reciprocal community benefits
Community Benefits Options

Density bonuses for providing community benefits:

- Different housing types and sizes
- Additional open space and preservation
- Additional buffering/screening
- Additional optional infrastructure improvements
- Commercial development
- Land dedication: daycares, civic or community uses etc.
- Green/sustainable building patterns
- Sidewalk, trail and other mobility connections
Different Housing Types

• Existing Code:
  • No related requirements

• New Requirement:
  • Minimum 3 different housing types
  • No more than 70% per housing type, no less than 10%

• Community Benefits:
  • Minimum 4 different housing types
  • No more than 40% per housing type
Varying Lots Sizes

• **Existing Code**
  • No requirements

• **Proposed Code:**
  • Perimeter Lot/Estate House
    • Minimum lot size of 1 acre
  • Front loaded option
  • Rear or alley loaded garage option
  • Single-family attached residential (townhome or duplex/villa)
Varying Lots Sizes

Larger Perimeter Lots

Smaller Interior Lots
QUESTION 3
Buffering & Screening:

~100 ACRES

Existing Code:

- Minimum 250 ft. buffer around 70% of perimeter
- Simplified buffer example
- Around 45% of acreage is in buffer
- Would not include other impacts with geography

Approx. 1,476'
Buffering & Screening: (subject to County Staff review)

Proposed Code: 3 options “sliding scale”

1. 250 ft buffer around 70% perimeter (required if adjacent to ELAPP)
2. Perimeter/Estate Lots
3. Alternative buffer widths, have to do more screening

• Community Benefit: 1 acre or greater lots along 70% perimeter

Balm Civic Association & Developer Feedback: Maintain 250’ setbacks; Buffers or screening for aesthetically pleasing developments
Buffering & Screening: Sliding Scale

Base off of opacity and create sliding scale
Example is 50’
QUESTION 4
Open Space

**Existing Code:** Determined after clustering ratio

**Proposed Code:**
- 40% minimum of gross acreage
- Configured to create a large contiguous off-site network
- Community benefits: Land dedications

**Community Feedback:**
*Preserve open space & create new public use space*
Update Commercial Policies

**Existing Code:** On-site commercial requirements (depends on type of project)

**Proposed Code:** New developments not required to provide commercial. Encouraged to do so, added flexibility

- Large developments encouraged to provide services
- Intent to concentrate commercial in several nodes
- Required multimodal connections to surrounding commercial

Community & Market Feedback:
Keep local commercial opportunities; Potential for future off-site commercial options
Update Commercial Policies

• Replace requirements with optional community benefits:
  • On-site or adjacent neighborhood, commercial or agricultural businesses.
  • Off-site regional commercial
  • Multimodal connections to existing commercial development
  • Dedicate on-site land for town center, office uses or other residential support uses

Market Study & Developer Feedback: Onsite commercial requirements outdated; minimal market for future commercial development
Transportation

Proposed Code:

• Interconnected streets
• Sidewalks connections to schools
• Right-of-way for future improvements
• Plan for the area
• Community benefit options:
  • Mobility Fee Alternative Satisfaction Agreement
  • Multimodal connections to existing commercial (vehicular, bicycle, pedestrian)
  • Construct trail connections (per County trail system)

At least two multimodal connections to neighborhoods and surrounding commercial

Community, Balm Community Association, & Developer
Feedback: Update infrastructure and include mobility standards; Street grid essential to a successful Village
Development Example

**Existing Code:**

- Base and Bonus density: Up to 2 du/ga (planned villages) can do 4 du/ga with TDR
- Clustering: Minimum of 3.5 units per acre
- Open Space: remainder
- Buffer: 250 ft. around 70% of site
- Commercial: on-site commercial required; person per household metric

Example only; not a proposed development

Not drawn to scale
Development Example

Proposed Changes:
- Base density: Up to 1 du/5ga
- Bonus density: Up to 2 du/ga
  - Community benefits required
- Clustering: No specific requirement
- Open space: 40% preserved open space
- Buffer: Includes screening, sliding scale
- Commercial: Removed, flexibility with Community Benefit

Example only; not a proposed development

Not drawn to scale
Development Example

Existing Code:

- Base and Bonus density: Up to 2 du/ga (following planned villages), can do 4 du/ga with TDR
- Clustering: Minimum of 3.5 units per acre
- Open Space: remainder
- Buffer: 250 ft. around 70% of site
- Commercial: on-site commercial required; person per household metric
Development Example

Proposed Changes:

• Base density: Up to 1 du/5ga
• Bonus density: 2 du/ga design standards, **Up to 3du/ga with community benefits** (4du/ga with TDR)
• Clustering: No specific requirement
• Open space: **40% preserved open space**
• Buffering: **Includes screening**, sliding scale
• Commercial: Removed, **flexibility with Community Benefit**
<table>
<thead>
<tr>
<th>Date</th>
<th>Event Description</th>
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<tbody>
<tr>
<td>November 5th</td>
<td>Virtual Open House &amp; 7th In-Person Open House</td>
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<tr>
<td>November</td>
<td>Policy Recommendations from Consultants</td>
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<td>December 14/19</td>
<td>PC Workshop &amp; Land Use Meeting</td>
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<tr>
<td>January/February 2021</td>
<td>PC &amp; BOCC Public Hearings</td>
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<tr>
<td>March/April 2021</td>
<td>BOCC Adoption Hearing</td>
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<tr>
<td>May 31, 2021</td>
<td>Moratorium Deadline</td>
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Questions and Answers
QUESTION 5
THANK YOU!

Project Webpage: bit.ly/ResidentialPlanned
Backup Slides