

# Comprehensive Plan & Implementation

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## Town Council

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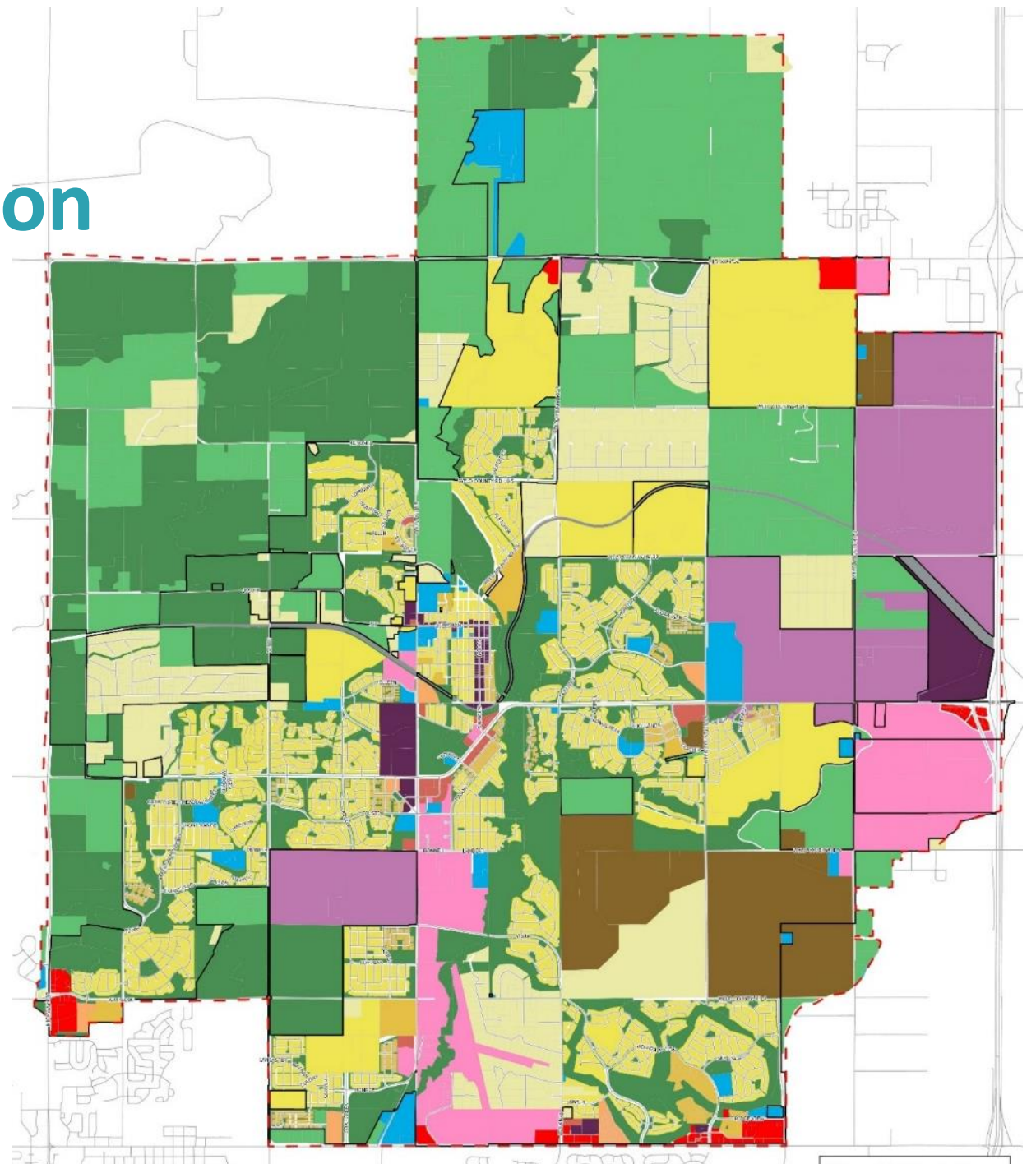
Jan. 6, 2025

# Agenda

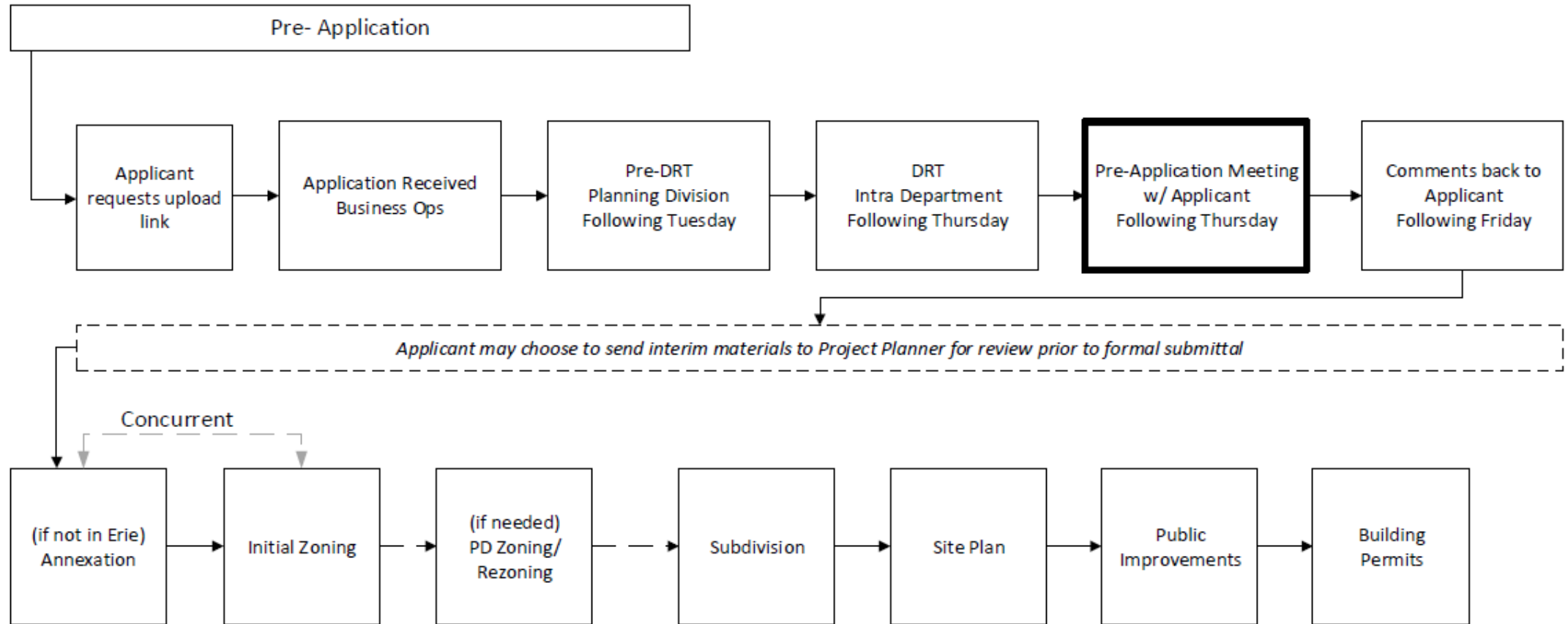
- Context & Purpose
- Residential Land Use & Density Overview
- Affordable Housing Developments
- Implementation
- Next Steps

# Land Use is a Vision

-  Town Boundary
-  Proposed Planning Area Boundary
-  Residential – Rural
-  Residential – Low
-  Residential – Medium
-  Residential – High
-  Mixed Use – Neighborhood
-  Mixed Use – Village
-  Corridor Commercial
-  Neighborhood Commercial
-  Employment
-  Public / Quasi Public
-  Parks, Open Space, & Protected Lands
-  Agriculture
-  RTD Right of Way



# Overall Development Review Process



# Policy Options in Consideration

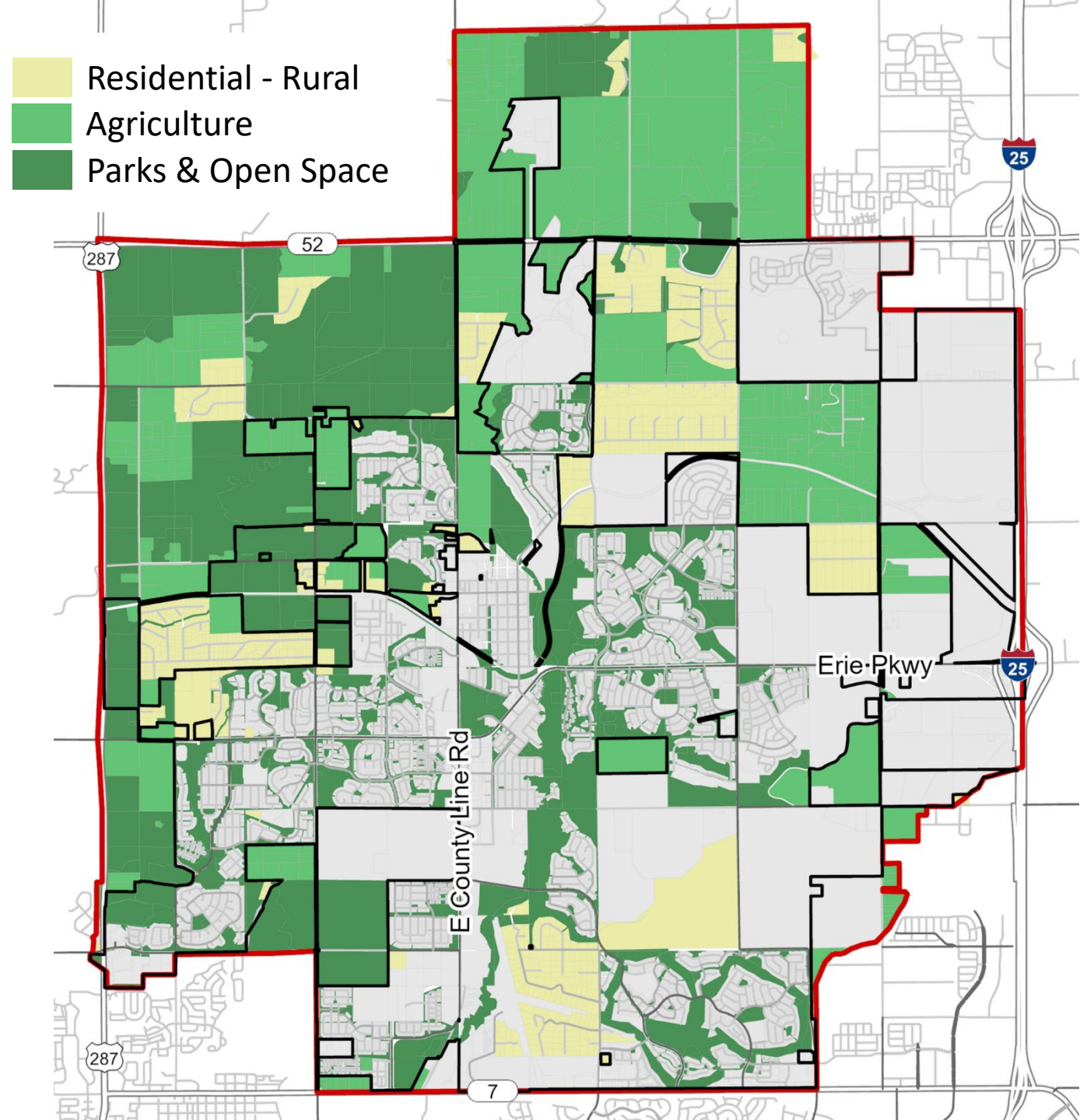
- Modifications to specific parcel designations
- Revision to density ranges

# Residential – Rural

**Description:** Includes larger lot (half acre and up) residential developments

**Dwelling Units per Acre:** 0 - 2

**Secondary Use:** Agriculture

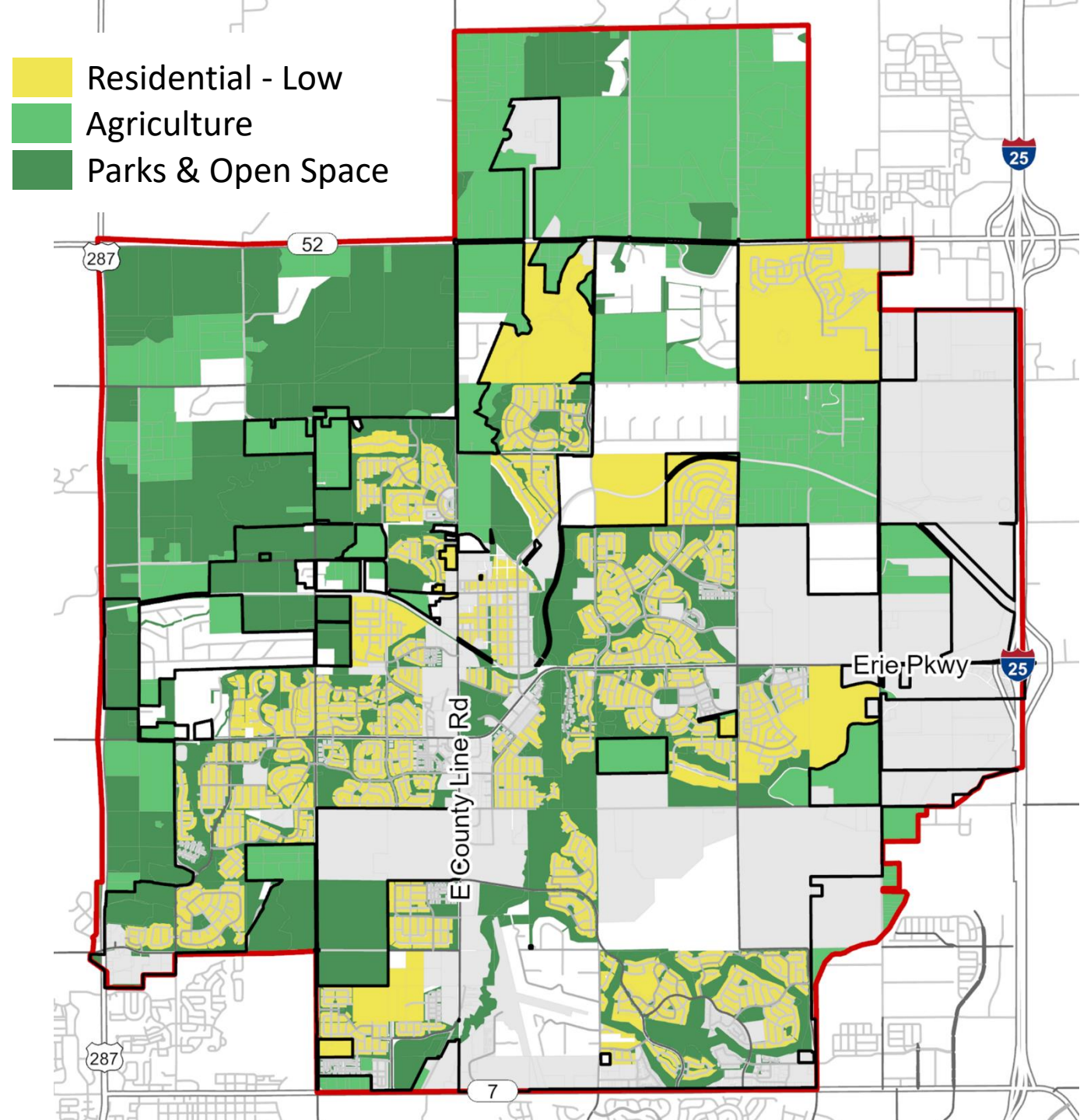


# Residential – Low

**Description:** Many different lot sizes, architectural styles, and housing types are found within this land use category.

**Dwelling Units per Acre:** 2 to 8

**Secondary Use:** Public/Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands

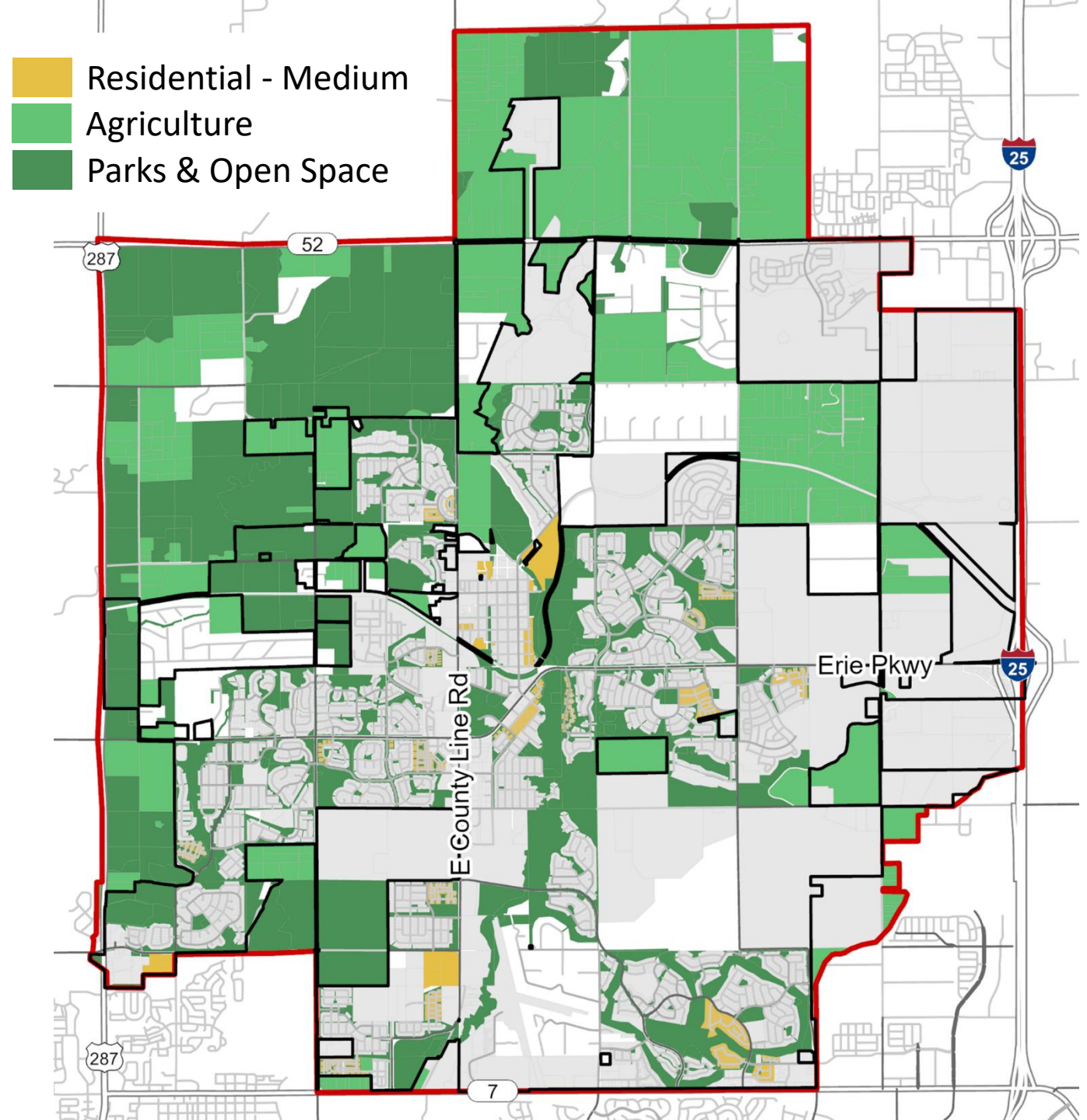


# Residential – Med.

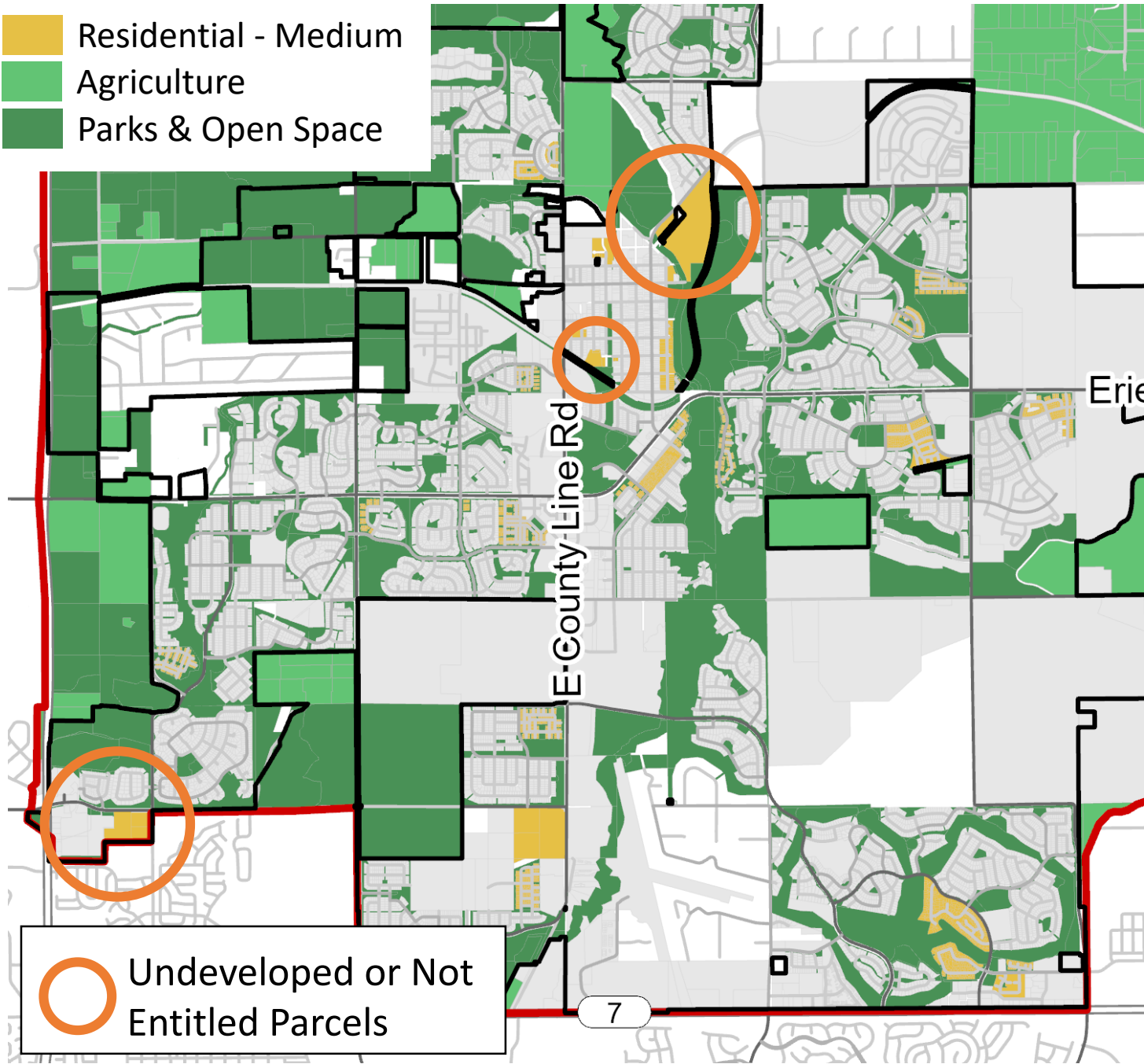
**Description:** Attached and detached housing types

**Dwelling Units per Acre:** 8 to 18

**Secondary Use:** Public/Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands



# Residential – Med.



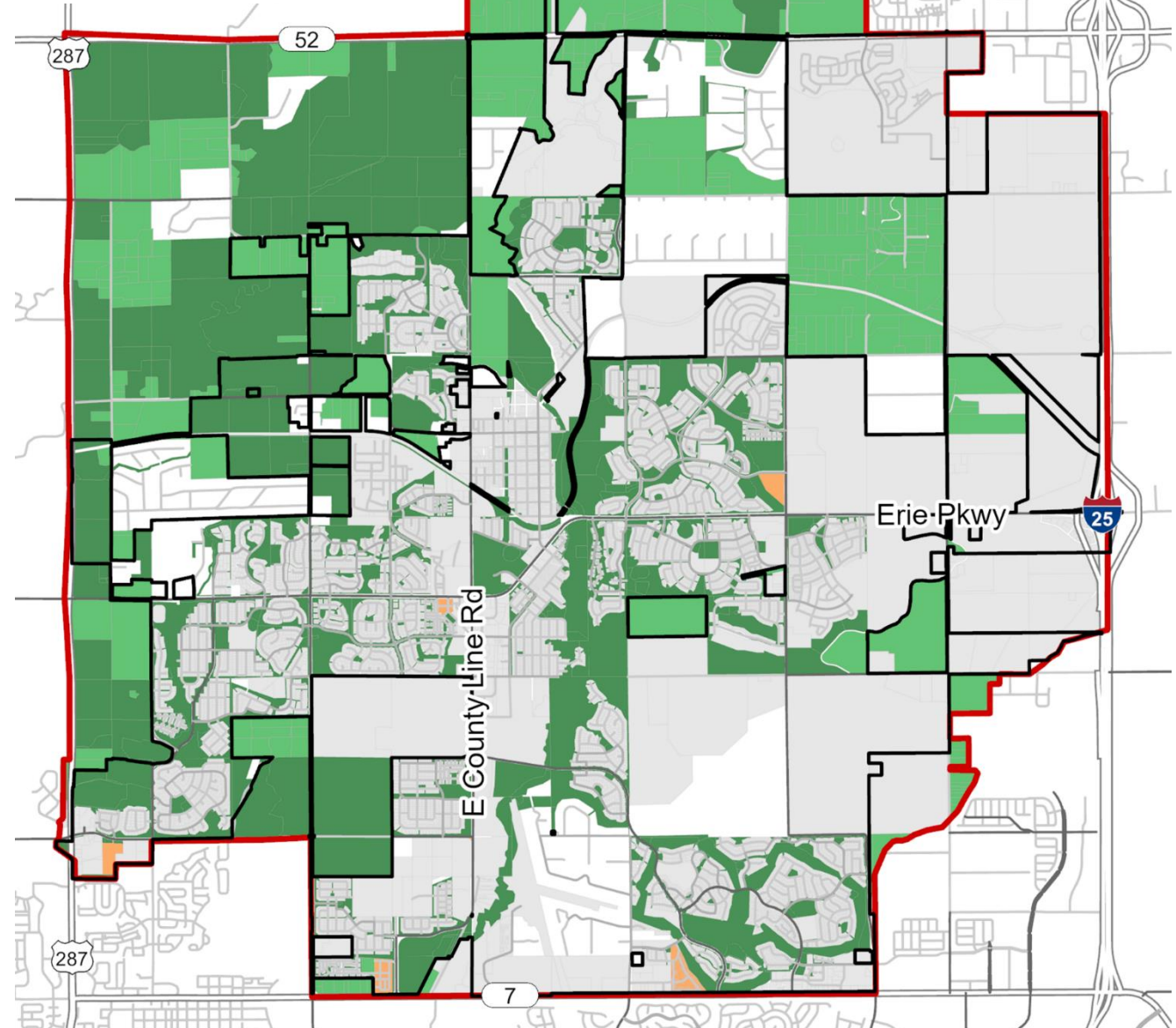
# Residential – High

**Description:** Accommodate 18 to 30 dwellings per acre in the form of townhomes, condominiums, apartments, and stacked flats.

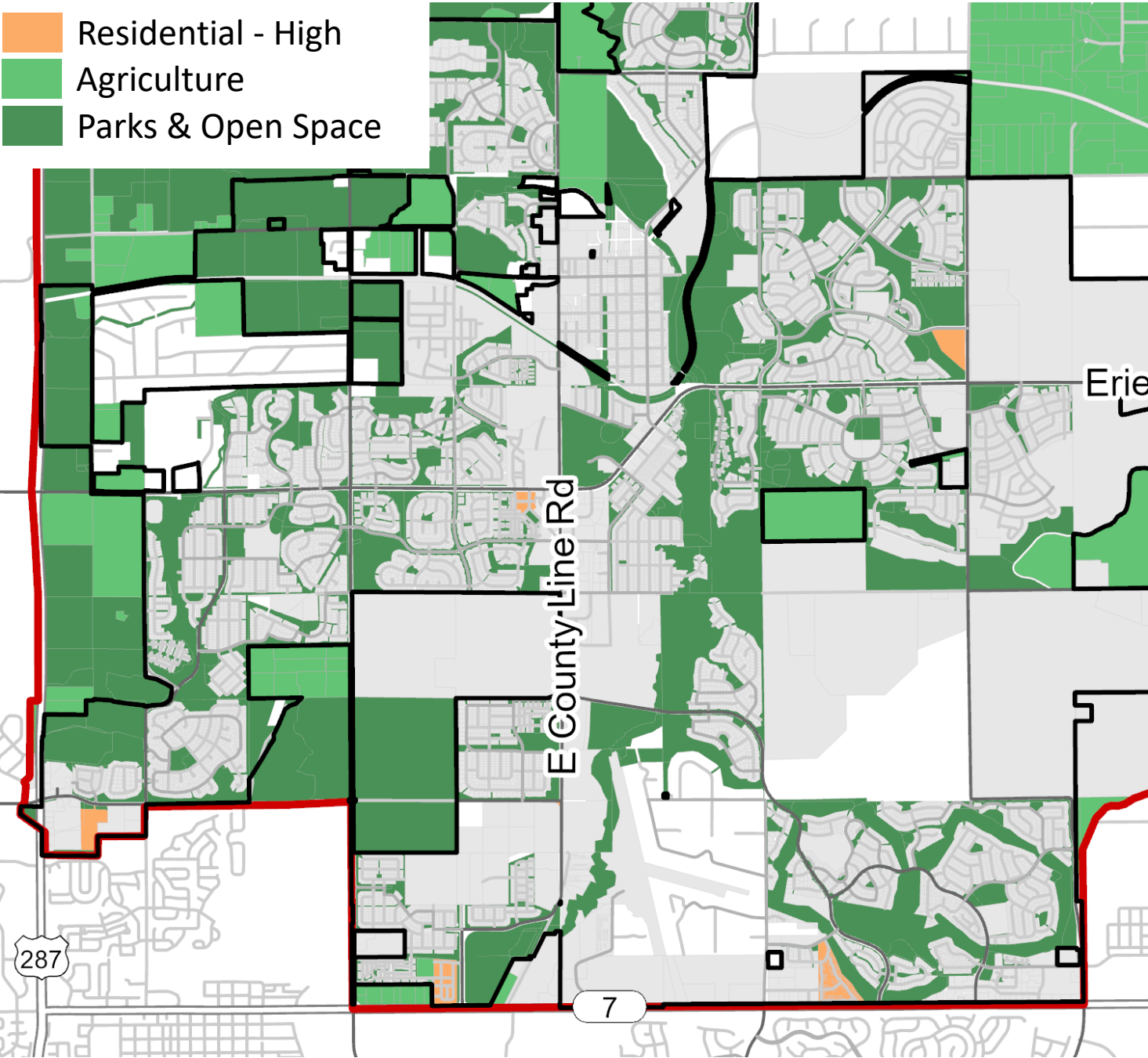
**Dwelling Units per Acre:** 18 to 30

**Secondary Use:** Public/Quasi-Public; Neighborhood Commercial; Parks, Open Space, and Protected Lands

- Residential - High
- Agriculture
- Parks & Open Space



# Residential – High



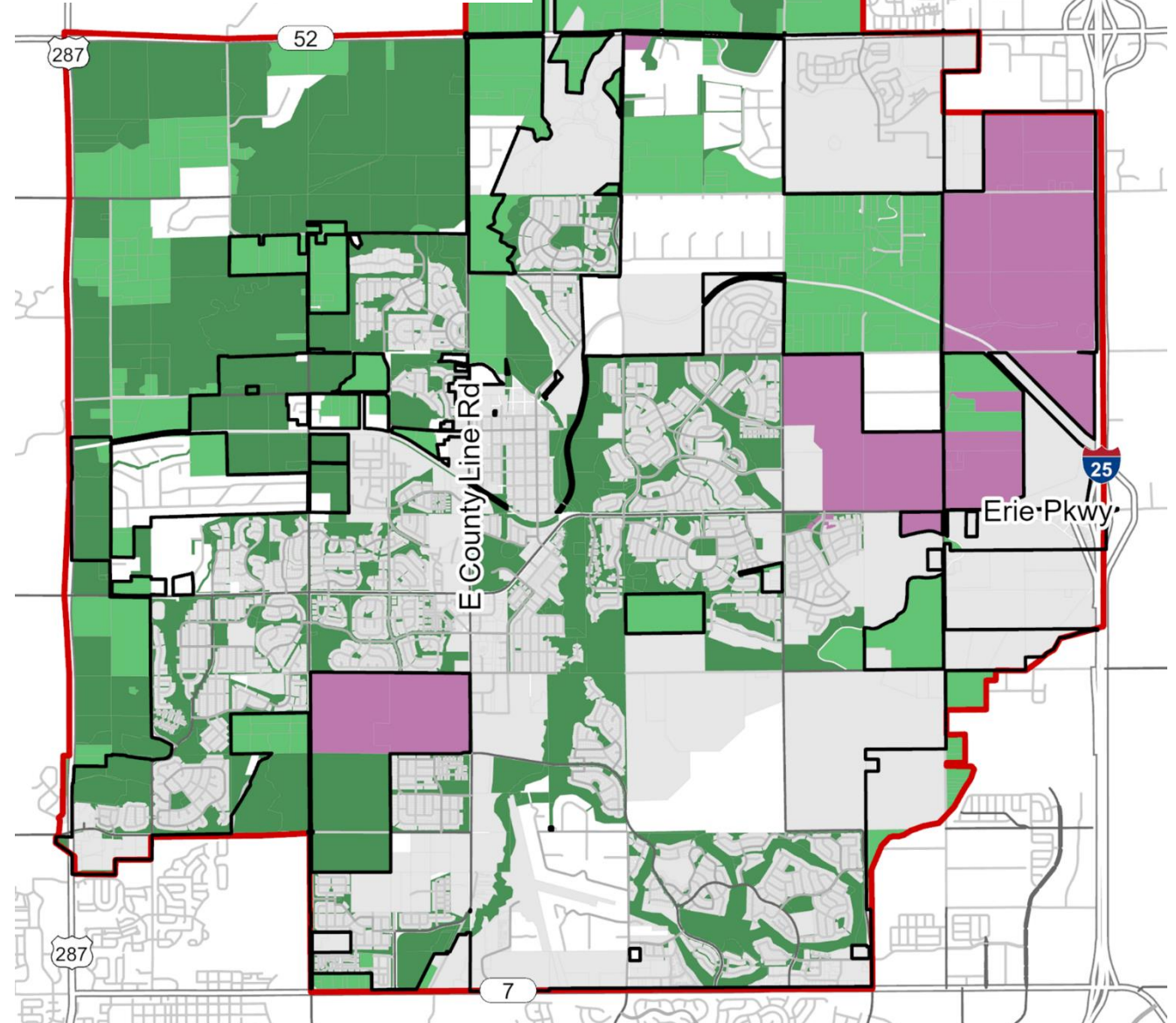
# MU – Neigh.

**Description:** Shopping, residences, entertainment, and services within a walkable block system. Housing can range from single family detached to duplexes, townhomes, and rowhomes

**Dwelling Units per Acre:** 6 to 12

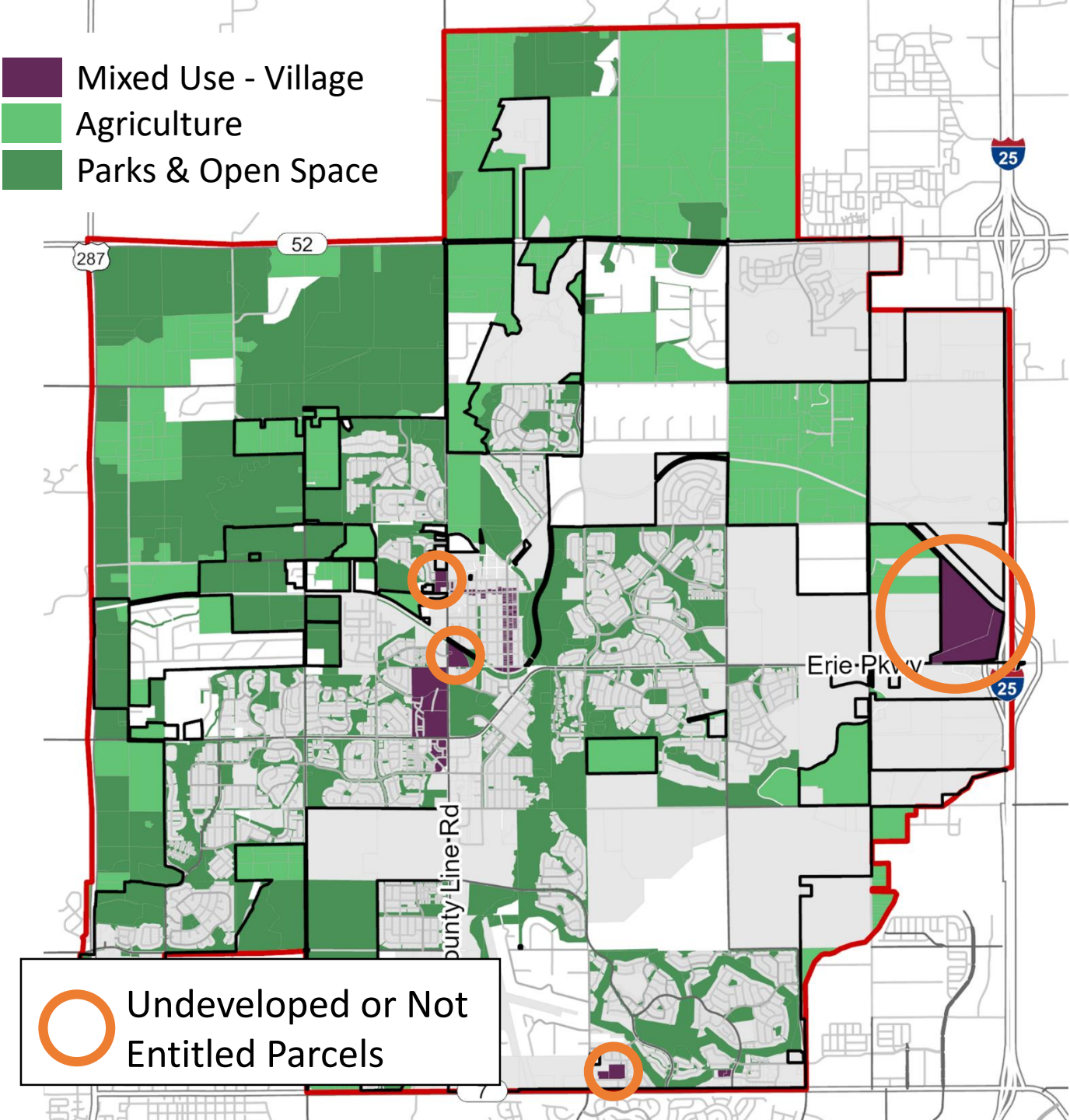
**Secondary Use:** Parks, Open Space, and Protected Lands, Public/Quasi Public

- Mixed Use - Neighborhood
- Agriculture
- Parks & Open Space



# MU – Village

<b>Description:</b> Includes shopping, residents, entertainment, and services.
<b>Dwelling Units per Acre:</b> 12 to 30
<b>Secondary Use:</b> Parks, Open Space, and Protected Lands, Public/Quasi Public

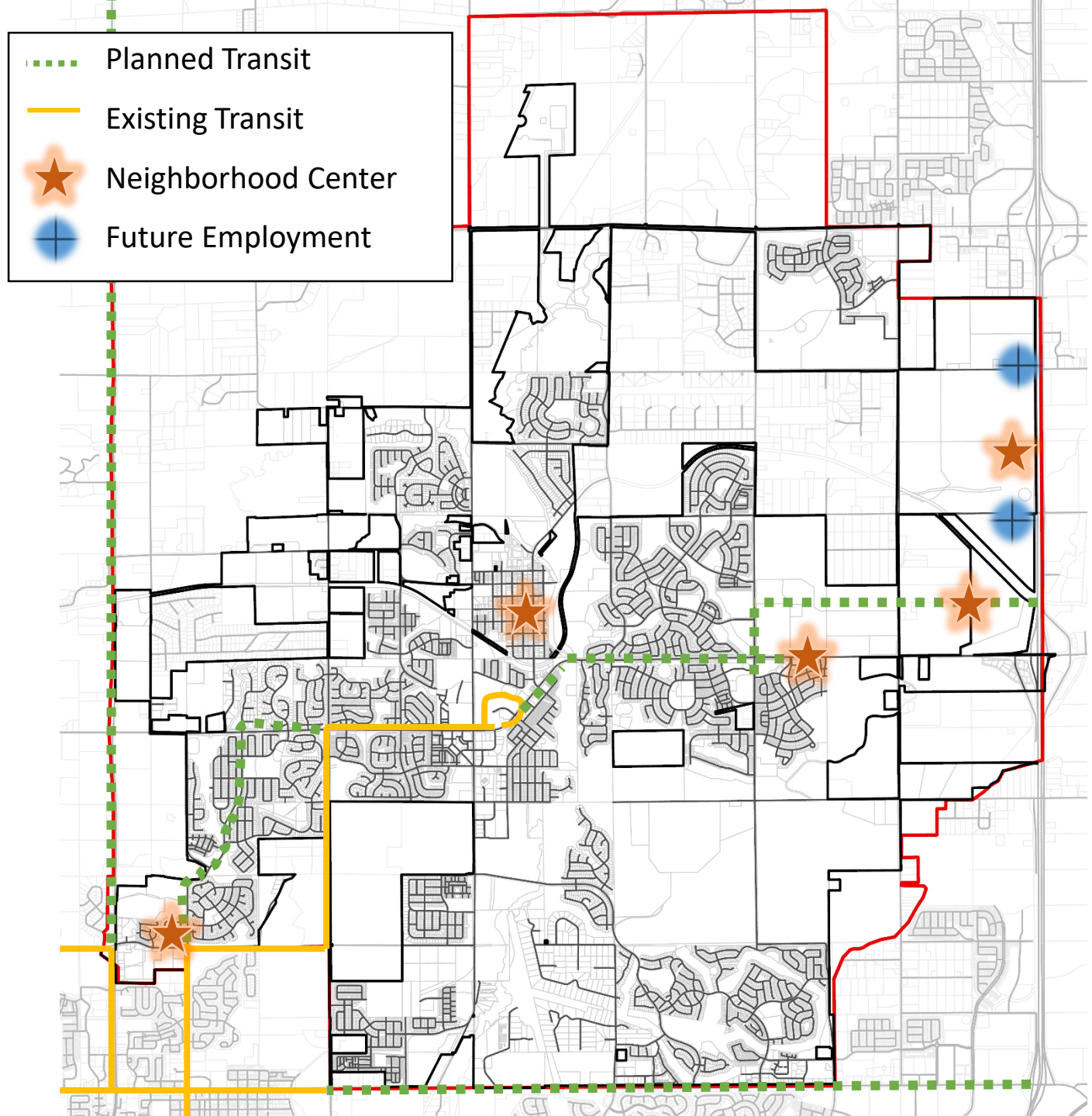


# Affordable Housing

**H.1.1** Locate higher density housing and mixed-use development in areas that are currently served by bus transit and neighborhood centers.

## Best Practices

- Near Transit & Transportation Corridors
- Near Employment Opportunities
- Near Neighborhood Centers
- Mixed with All Housing Types

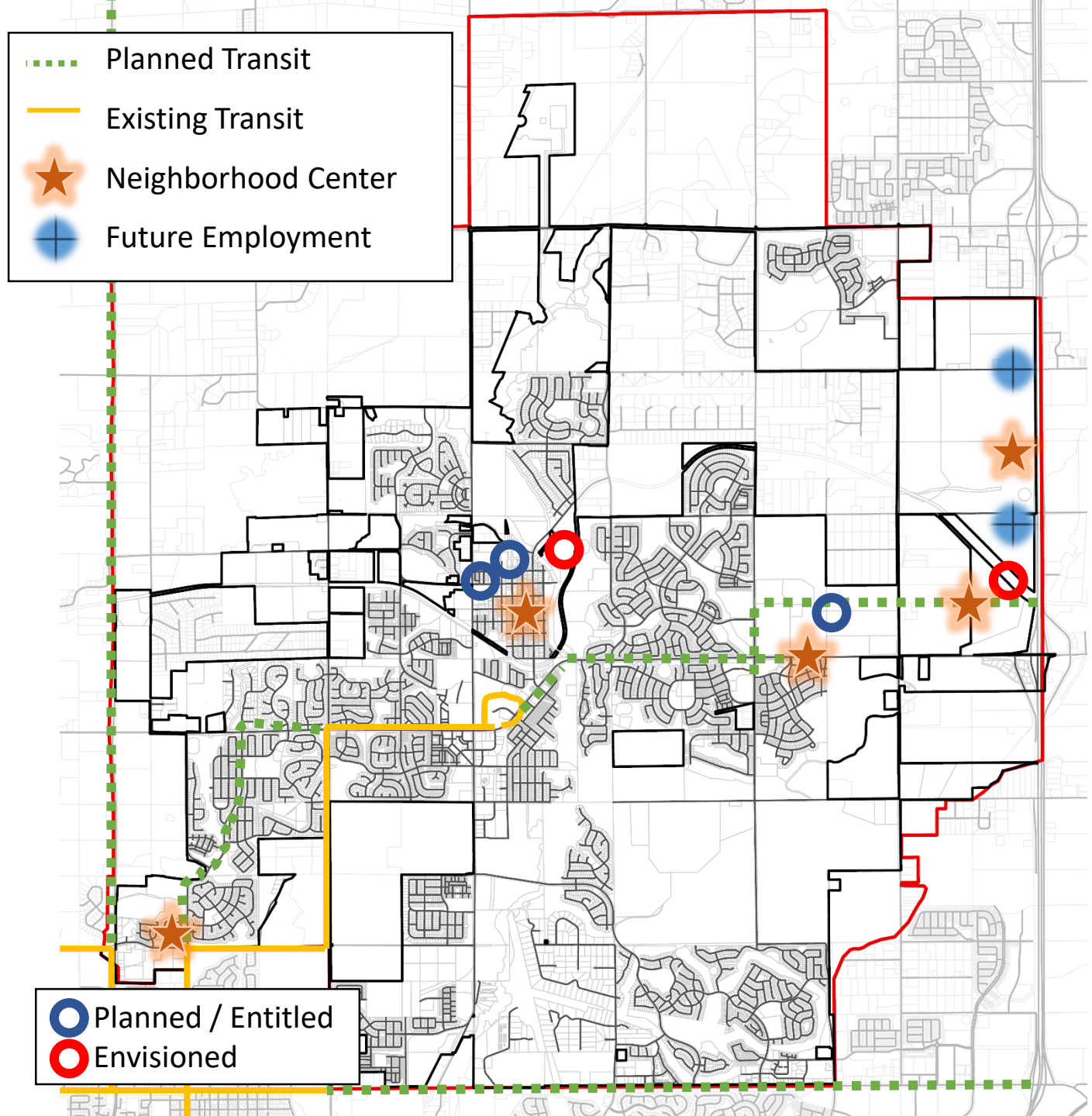


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## Council Direction: Policy Options

- Modifications to specific parcel designations
- Revision to density ranges

# Unified Development Code (UDC)

- Approved in 2025 Budget
- Project Goals
  - Address infill development, water conservation, green infrastructure, and diverse housing options
  - Create a transparent, predictable, and consistent process
  - Respond to feedback and concerns from the community, business owners, developers, and builders
  - Remain consistent with State and federal law
  - Ensure last ~5 years of individual UDC updates are cohesive and technically accurate
  - Increase use of standard zoning districts instead of Planned Development (PD) zone district



# Historic Old Town

## 11 Outreach Opportunities

- 4 Old Town-hosted
- 7 Townwide

“Community is our strength, but individualism is our struggle.”

“There are two Old Towns within Old Town.”



## Potential Action Items

Quick Term	Medium Term	Long Term
Neighborhood Dumpster Day	Branding and Identity Program	Neighborhood Plan
Neighborhood Walk Listening Tours	Curb Appeal Grant Program	Historic Preservation Plan (Update)
Capital Project Awareness and Education	Placemaking Plan	Code Revisions
Neighborhood Volunteer Days		

## Next Steps

- Comprehensive Plan Revisions
  - Community engagement and education
  - Planning Commission and Town Council review and input
- Issue RFP for Unified Development Code Update
- Historic Old Town Action Items

# Questions & Discussion