Growth Management Plan Landowner Meetings

April 11, 2011

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Why a Growth Management Plan (GMP)

- To provide a land use strategy for managing growth in the urban fringe over the next 50 years
- Stems from Annexation Settlement Agreement
- The GMP will consider:
  - Population and employment forecasts
  - Residential and non-residential land demand
  - Location for accommodating land demand
  - Implications on a joint approach to providing piped water/sewer and other services to the fringe area

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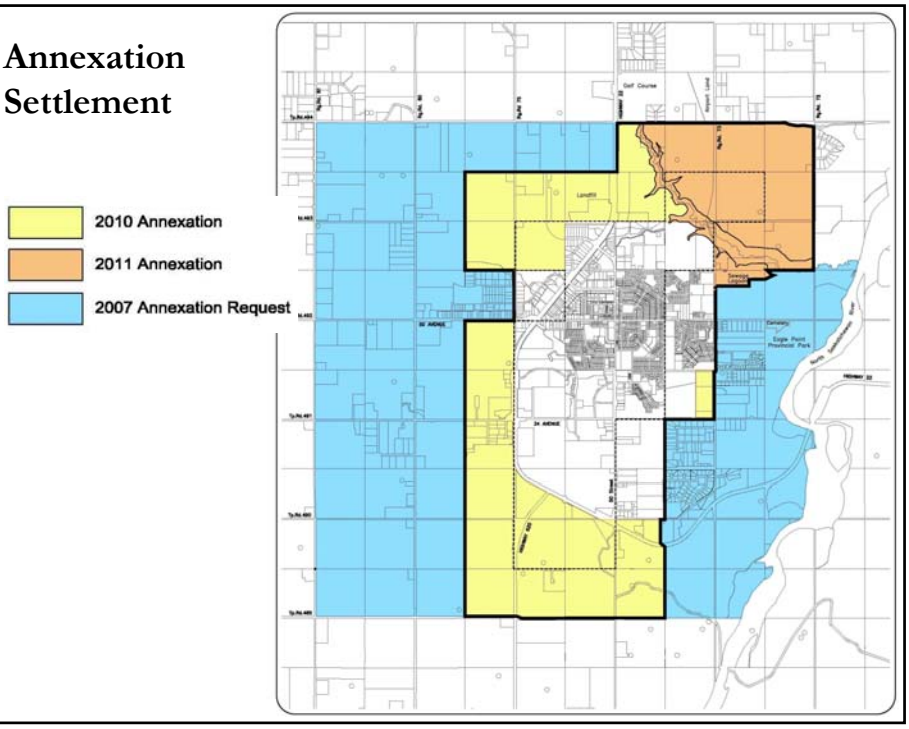
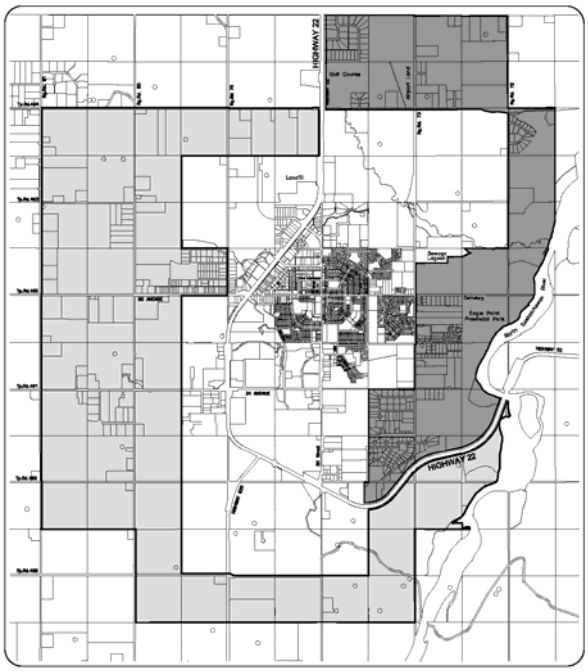
Annexation Settlement



Fringe Area



Factors to Consider

- Existing land use
- Existing zoning
- Location of existing water and sewer lines
- Potential extension of water and sewer lines
- Road access
- Approved future land use pattern
- Population and employment forecasts
- Projected land demand
- Scenarios for accommodating land

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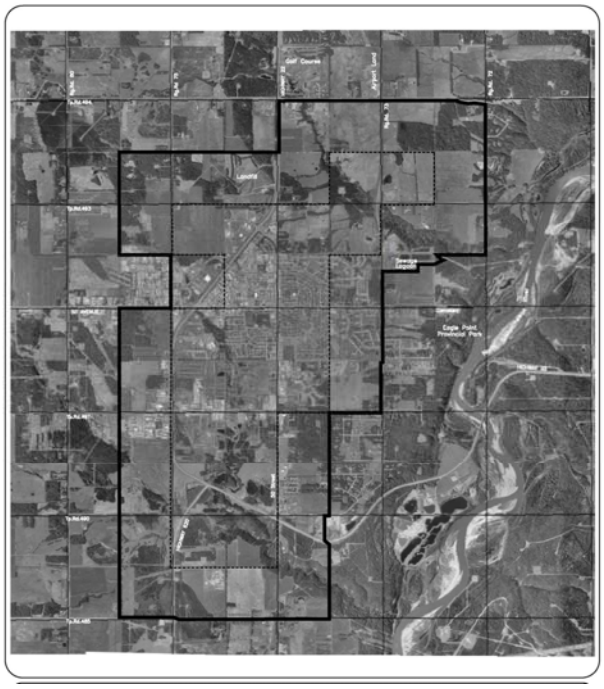
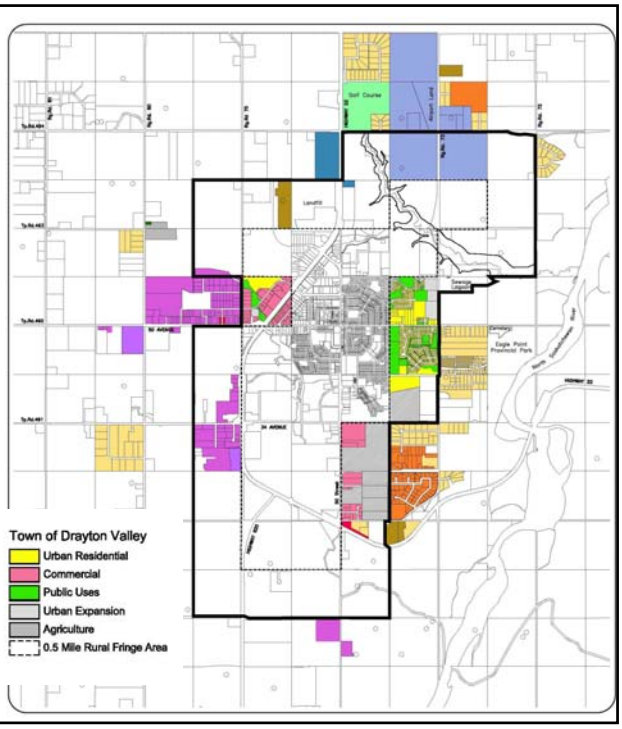
Air Photo
Existing Land Uses



Existing Zoning



Land Use Districts (Zoning)

- Residential Districts
  - Country Residential – 4.0 ac lot
  - County Residential Suburban Estates – 0.5 ac lot
  - Medium Residential – 7,000 ft^2 – must be serviced
- Non-Residential Districts
  - Rural Industrial – larger industrial lots
  - Industrial – smaller industrial and/or commercial lots
- Other Districts
  - Public Institution – new County Office
  - Airport Vicinity – protects integrity of airport
  - Recreation – golf course

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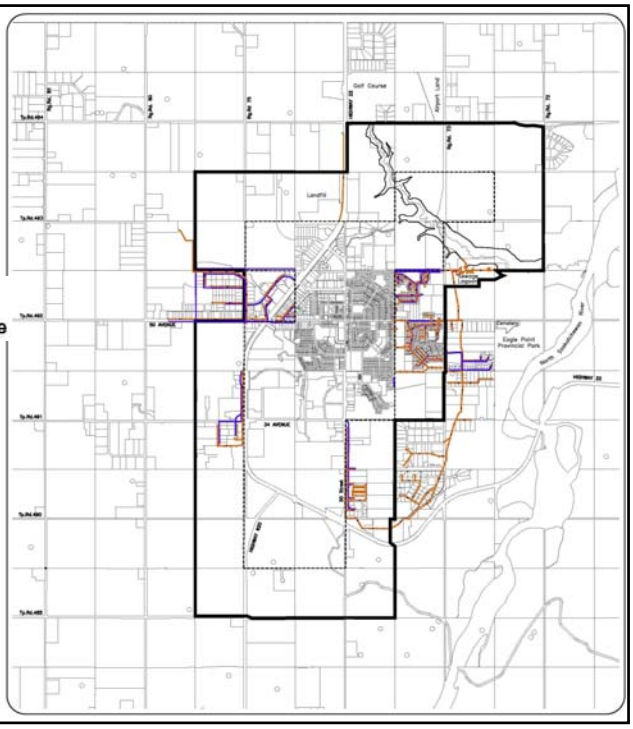
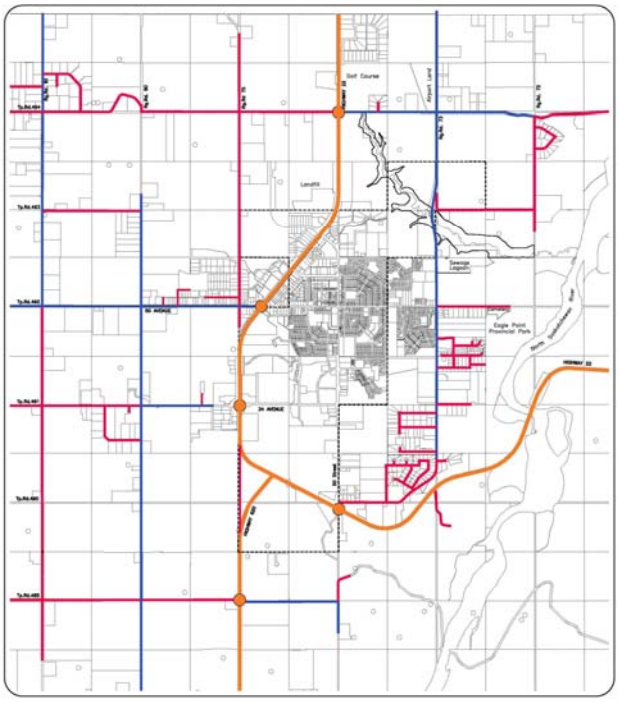
Water and Sewer Lines

Existing Water Line
Existing Waste Water Line



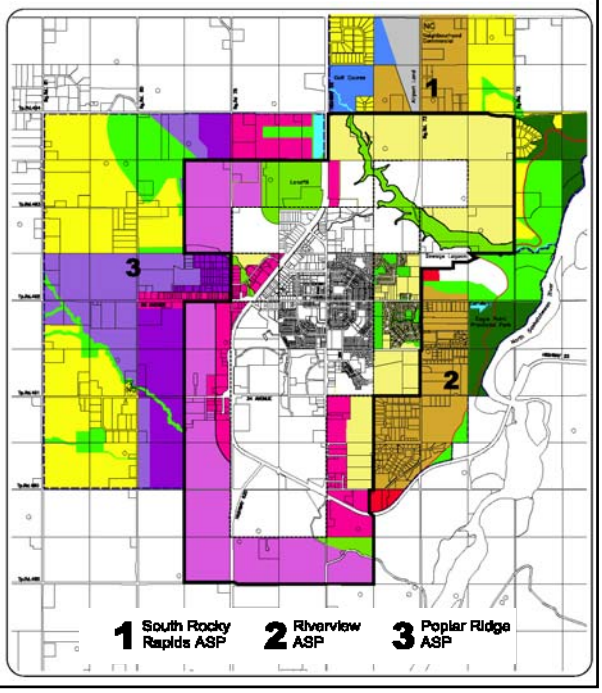
Road System

Highway
Collector Road - Paved
All Weather Road - Gravel
Highway Intersection

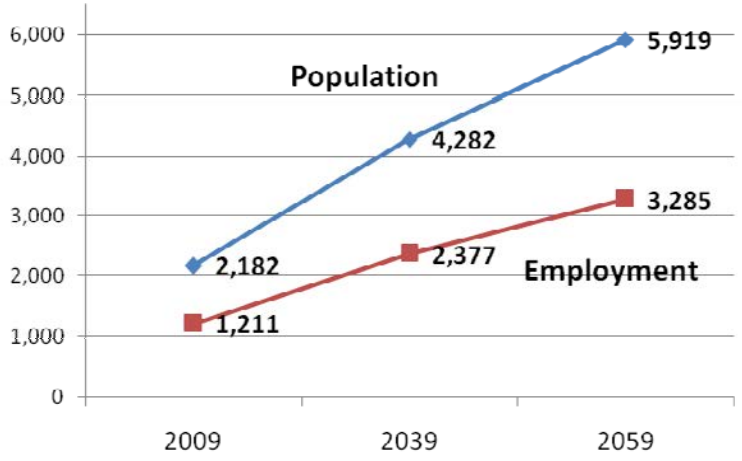


Future Land Use

- Residential
- Country Residential
- Suburban Country Residential
- Industrial
- Commercial
- Public & Institutional
- Rural Industrial
- Light Industrial
- Highway / Business Commercial
- Open Space
- Agriculture



Population and Employment Forecast



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GMP Land Use Scenario

- Two extremes for developing preferred scenario
  - Status Quo
  - Sustainable
- Preferred Scenario
  - Hybrid of both

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Status Quo Development Scenario

- Continuation of past trends
- Dispersed growth (larger lots)
  - Higher road maintenance cost
- On-site sewer and water servicing
  - Lower initial cost – higher operating costs to lot owner

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Status Quo Non-Residential Land Demand

Year	2009	2039	2059	Total
Jobs	1,211	2,377	3,285	
Job Growth		1,166	908	2,074
Infill Jobs (25% of Job Growth)		292	227	519
New Jobs (75% of Job Growth)		875	681	1,556
Net Acres (0.252 Jobs/Net Acre)		221	172	393
Gross Acres (Net Acres X 1.25)		**276**	**215**	**491**

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Status Quo Residential Land Demand

Year	2009	2039	2059	Total
Population	2,182	4,282	5,919	
Population Growth		2,100	1637	3,737
Dwelling Units (2.2 persons/DU)		955	744	1,699
Country Residential Dwellings (25% of Dwelling Units)		239	186	425
Country Residential Net Acres (0.25 units/acre)		955	744	1,699
Country Residential Gross Acres (Net Acres X 1.25)		**1,193**	**930**	**2,123**
Suburban Estates Dwellings (75% of Dwelling Units)		716	558	1,274
Suburban Estates Net Acres (2.0 units/acre)		358	279	399
Suburban Estates Gross Acres (Net Acres X 1.43)		**512**	**399**	**911**

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Sustainable Development Scenario

- Compact growth (smaller lots)
- Communal Water and Sewer Services
  - Higher initial cost – lower operating cost to lot owner
- Less road length to maintain
- Higher levels of intensification
- More Infill
- More efficient use of land – compact footprint

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Sustainable Non-Residential Land Demand

Year	2009	2039	2059	Total
Jobs	1,211	2,377	3,285	
Job Growth		1,166	908	2,074
Infill Jobs (50% of Job Growth)		583	454	1,037
New Jobs (50% of Job Growth)		583	454	1,037
Net Acres (0.169 Jobs/Net Acre)		99	77	176
Gross Acres (Net Acres X 1.25)		**124**	**96**	**220**

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Sustainable Residential Land Demand

Year	2009	2039	2059	Total
Population	2,182	4,282	5,919	
Population Growth		2,100	1637	3,737
Dwelling Units (2.2 persons/DU)		955	744	1,699
Infill (50% of New DUs)		477	372	849
Suburban Estates Dwellings (50% of New DUs)		239	186	425
Suburban Estates Net Acres (2.0 units/acre)		120	93	213
Suburban Estates Gross Acres (Net Acres X 1.43)		**172**	**133**	**305**
Compact Residential Dwellings (50% of New DUs)		239	186	425
Compact Residential Net Acres (4.0 units/acre)		60	47	107
Compact Residential Gross Acres (Net Acres X 1.43)		**86**	**67**	**153**

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Summary of Land Demand

	Status Quo				Sustainable		
Year	Country Residential	Suburban Estates	Non-Residential		Non-Residential	Suburban Estates	Compact Residential
2039	1,193	512	276		**124**	171	86
2059	930	399	215		**96**	133	66
Total	2,123	911	491		**220**	304	152
		3,034	**491**		**220**	**456**	

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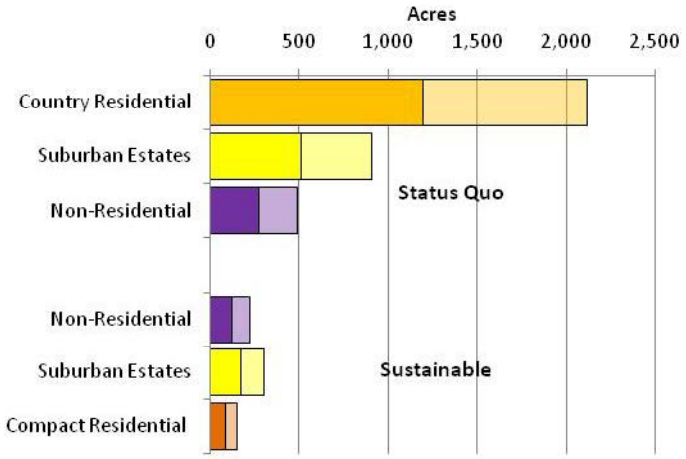
Land Demand



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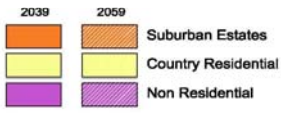
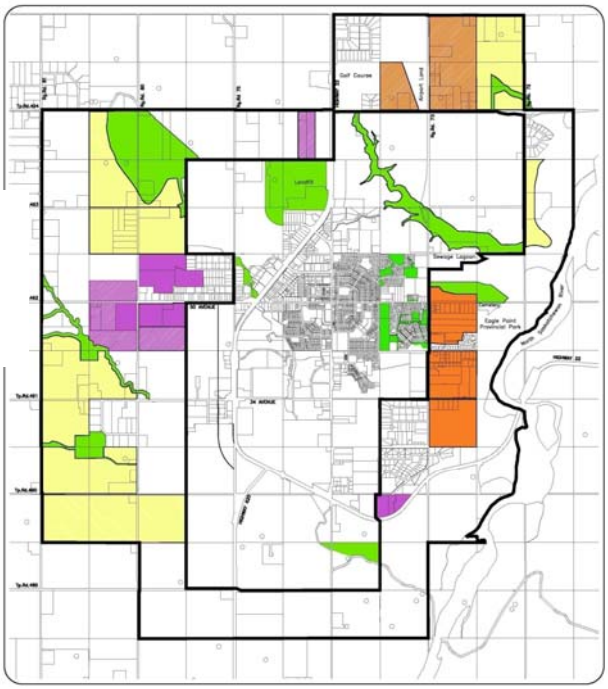
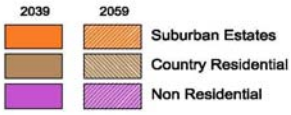
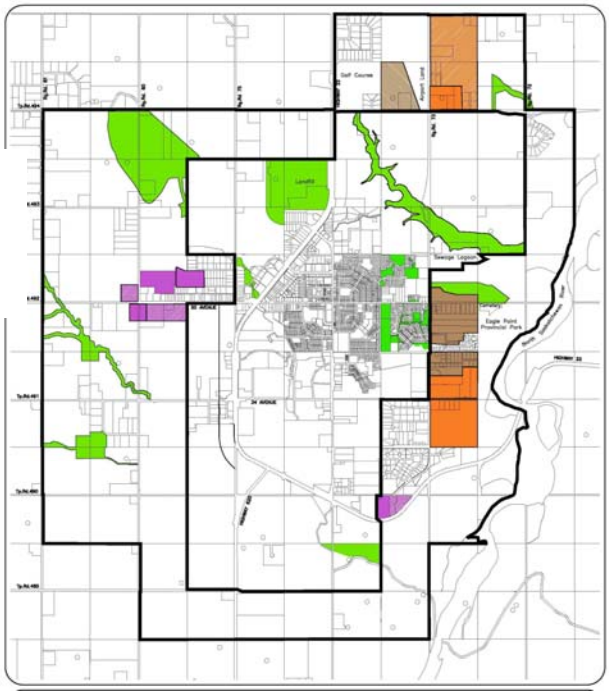
Status Quo





Sustainable





What do You Think?

- Status Quo Scenario?
- Sustainable Scenario?
- A Hybrid Scenario?
- What works best for you?
- What works best for the community

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Next Steps

- Consider your input
- Consider implications for providing services
- Consider input of Implementation Team
- Consider response from both Councils
- Propose GMP Land Use Concept
- 2nd Landowner Meeting
  - May 18 and 19

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Questions?

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Thank you & Good Night

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