

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

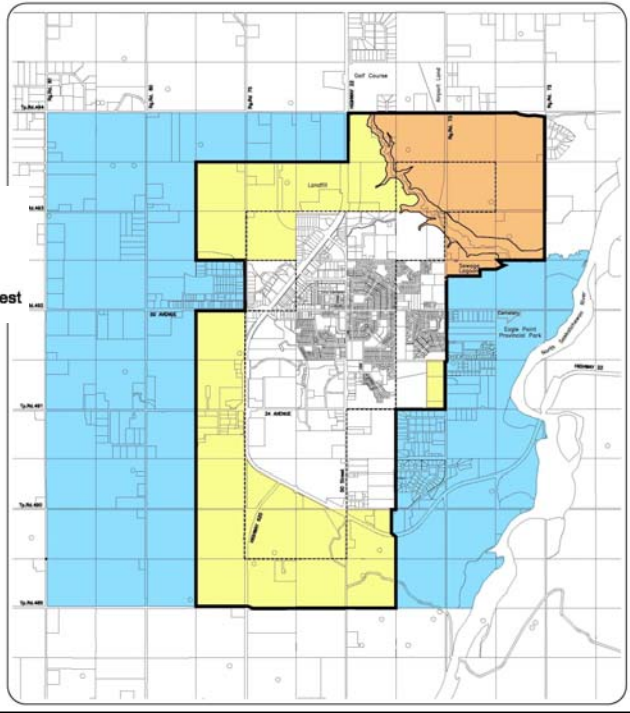


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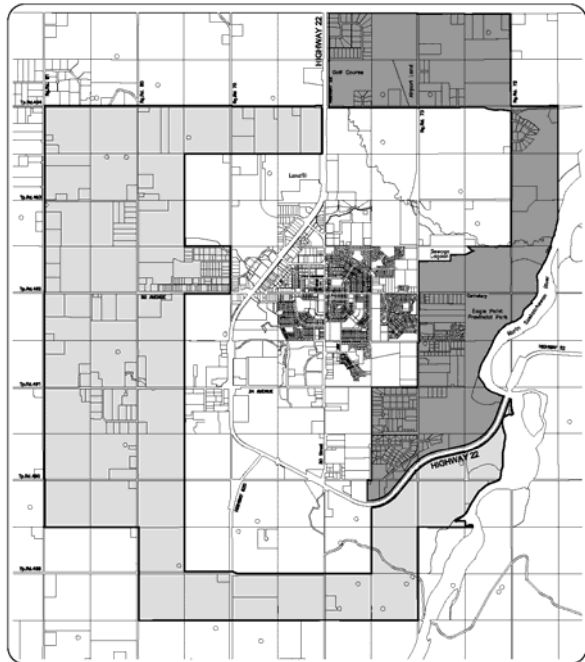


Annexation Settlement

- 2010 Annexation
- 2011 Annexation
- 2007 Annexation Request



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

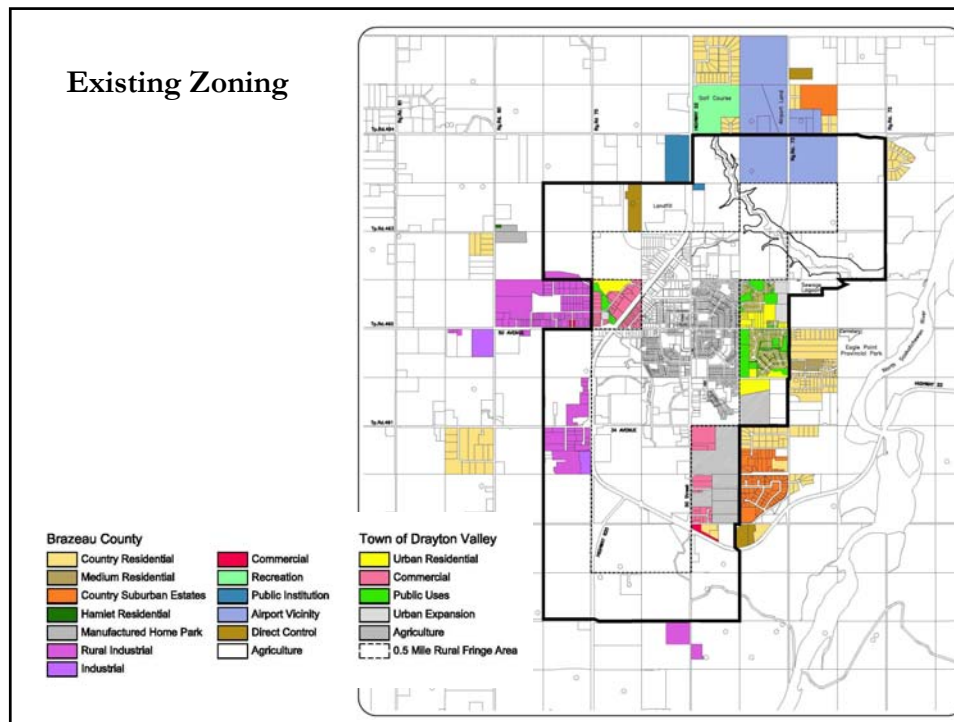


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**Air Photo
Existing Land Uses**

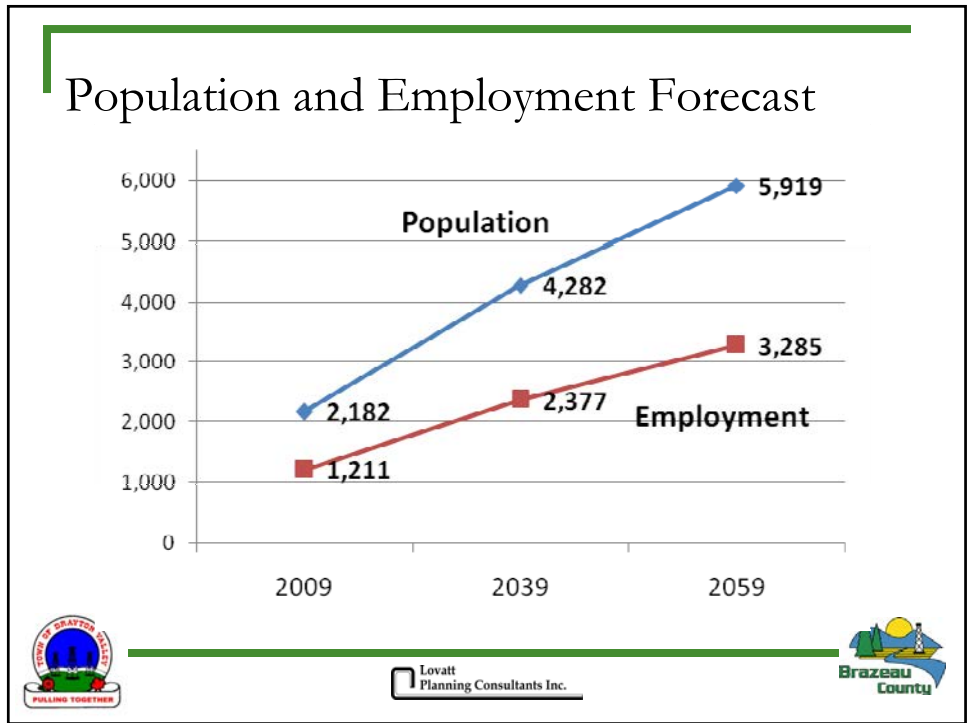
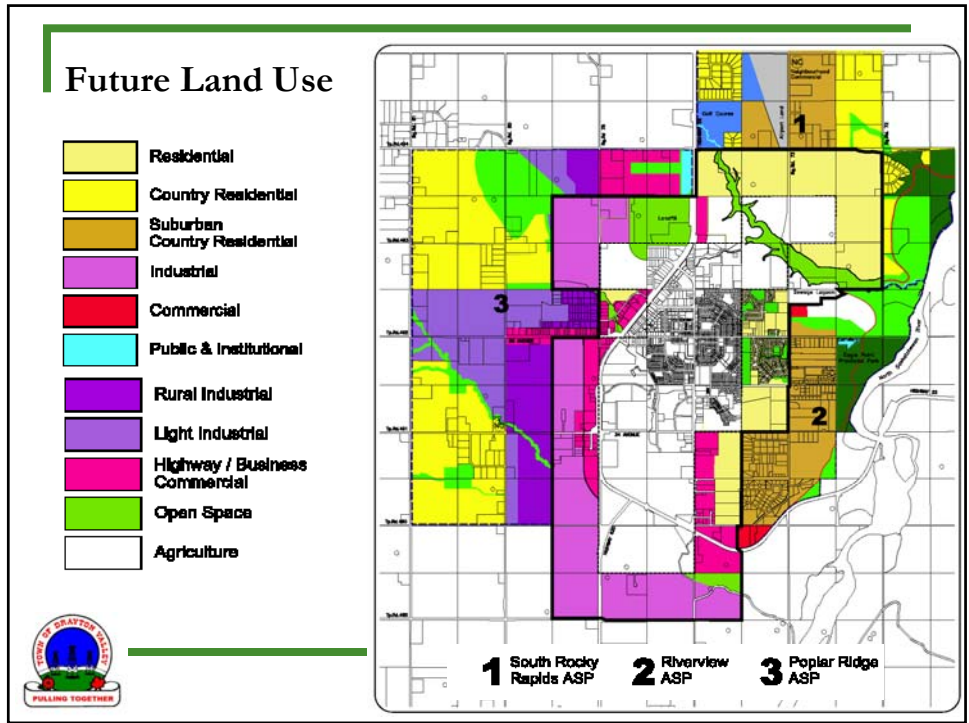




Land Use Districts (Zoning)

- Residential Districts
 - Country Residential – 4.0 ac lot
 - County Residential Suburban Estates – 0.5 ac lot
 - Medium Residential – 7,000 ft² – 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





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

Year	Status Quo			Sustainable		
	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

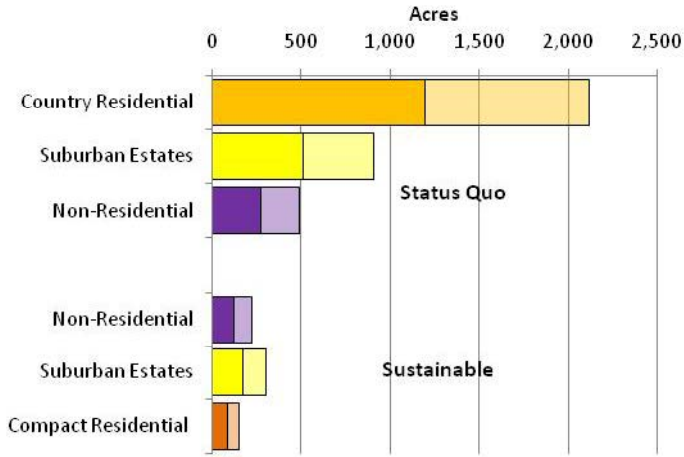
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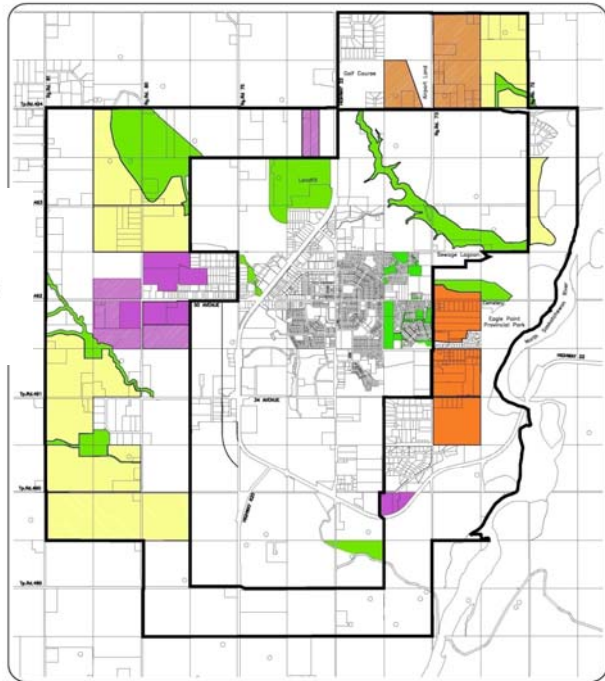
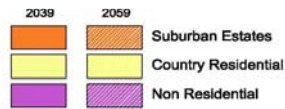
Land Demand

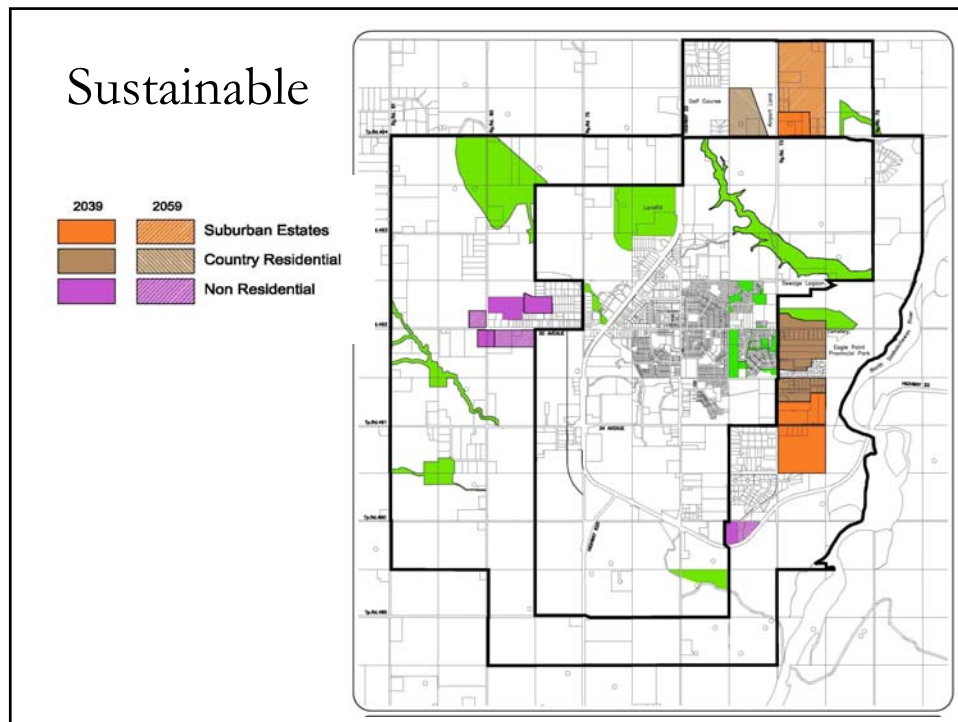


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Status Quo





What do You Think?

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



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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