

FUTURE LAND USE PLAN DESIGNATIONS 4/7/11 DRAFT

These land use designations identify areas in La Plata County that are suitable for future growth (receiving areas) and areas that are sensitive to development (donor areas) within a new development project application. A development project application under the County's present process includes Class I and II land use permits, subdivision applications, and map amendments. Future land use designations are only applicable when a new project application for development is submitted to the County. These designations do not affect the underlying existing or approved uses. **The maximum allowable density transferred into a receiving area will be approximately 50% above the maximum density for the designation; the specific base and maximum densities for each designation will be defined in the forthcoming Land Use Code revision.**

Resource Conservation/Development (RC/D): up to 1 DU/35 ac (donor): areas of high sensitivity to development such as critical wildlife habitat, riparian areas, major drainageways, floodplains/wetlands, and slopes 30% or greater. Density within the RC/D area may be transferred at 1 du/10 ac to areas outside of a RC/D area within a project application.

Agricultural/Rural (A/R): up to 1 DU/35 ac; or 1 DU /20 ac with 50% set-aside, or 1 DU/10 ac with 70 % set-aside (donor except when receiving density from RC/D): areas that historically or are presently agricultural lands that are to be maintained for this use. The densities within the A/R area may also be transferred to a receiving area within a project application. Permitted uses that support agriculture in the A/R areas may include but are not limited to: agricultural production, small-scale renewable energy production, home-based businesses, bed and breakfasts, agro-tourism, equestrian and boarding facilities, farmers market and produce stands.

Rural Residential (RR): up to 1 DU/3 ac (receiving): generally existing low to medium density residential development in established neighborhoods-i.e., lands that are already committed to residential uses and have been subdivided for a specific development.

Rurban (R): up to 1 DU/ac; or up to 5 DU/ac when utilizing three of the five community benefit criteria (receiving): an area with a moderate to high development suitability. These areas should be developed in a manner that encourages sustainable community practices such as (a) clustered housing with min 50% open space set-aside, (b) connected bike/equestrian/pedestrian pathways, (c) renewable community infrastructure (renewable energy, water harvesting, and reclaimed wastewater systems), (d) community facilities such as schools, parks, community centers, (e) multi-modal transportation (bicycling, equestrian, ride-share, park and ride and transit provisions). Rurban areas could be adjacent, or within a 1/2 mile, to a designated Rural Center, Mixed Use or Commercial/Employment area.

Rural Center (RC): up to 8 DU/ac (receiving): these can be existing rural centers, or new centers, which typically have public gathering places or community facilities with a mix of land uses associated with them, such as residential and neighborhood-scale retail, small businesses, small-scale renewable energy production and local commercial. Community facilities include schools, post office, community center, recreation facilities, etc., and include two or more multi-modal transportation provisions (bicycling, equestrian, ride-share, park and ride, and transit). Typically this designation will range in size from 5 to 20 acres.

Mixed Use/Commercial (MU/C): up to 24 DU/ac; 30-40% lot coverage on non-residential uses (receiving): Tech centers, Research parks, commercial, small businesses, small-scale renewable energy production and institutional/civic uses that serve the region and include two or more multi-modal transportation provisions (bicycling, equestrian, ride-share, park and ride, and transit). Maximum single family residential lot size is 5,000 sf. Typically this designation will range in size from 10 to 40 acres.

Industrial/Employment (I/E): 30-50% lot coverage (receiving): commercial, industrial, small businesses, business park, renewable energy production and institutional/civic uses that serve the region and include two or more multi-modal transportation provisions (bicycling, equestrian, ride-share, park and ride, and transit). Typically this designation will range in size from 20 to 100 acres.

Commercial Recreation (CR): up to 5 du/ac (receiving): commercial facility offering leisure or recreational opportunities with lodging and overnight accommodations, and uses such as retail, restaurants, pubs, campground and cabins. May include condominiums and single family residential as secondary uses to support the primary resort/recreation use.

Scenic Corridor Overlay (SCO): (donor): these are corridors with high scenic values and high sensitivity to strip commercial development. These corridors would allow retail and/or residential development that may include standards on building heights, parking areas, landscaped buffers along street setbacks, monument signage, and no billboards.

Vallecito Area Special Planning Policy: On the private lands north of the Vallecito Reservoir dam, the Rurban2 (R2) designation (receiving) will allow up to 1 DU/ac; or up to 2 DU/ac when utilizing two of the five community benefit criteria as per the Rurban (R) designation. All transfers of densities will only occur between the lands within this area.

UPDATING AND AMENDING THE PLAN

The La Plata County Comprehensive Community Plan (the Plan) is intended to be a dynamic document that should be implemented and reviewed on a continuous basis. As priorities and conditions change, so should these changes be reflected in the Plan. There should be a formal update of the Plan every five years, using updated information from the Census and other sources of socio-economic and geographic data.

The process to amend the Plan is intended to be simple and inexpensive, but be rigorous enough so that the community is informed and encouraged to participate, and that the amendments are evaluated comprehensively in context of the entire county. There are two types of processes for amending the Plan; one is a Plan Update, and the other is a Plan Amendment. The Update and Amendment processes will be similar to the process used to approve the Plan.

PLAN UPDATES

It is intended that the County will conduct a Comprehensive Community Plan Update of the entire County every five (5) years unless otherwise directed by the Board. In making a determination of when an Update should be initiated, a prime consideration is the magnitude of the changes that have occurred since the Plan was last updated. For instance, unexpected changes in the economy, the environment, housing affordability, traffic congestion, other local priorities or issues, or projected growth may drive a plan update to occur in less than five years.

When conducting a Comprehensive Plan Update, the County will review the guiding principles, vision, goals, and strategies of the Plan, noting those that should be revised, deleted or added, so the plan continues to be effective. An Update will also include a thorough review of the validity of all information contained within the Plan and will include opportunities for involvement by the public, elected and appointed officials, and other local governments and affected interests.

PLAN AMENDMENTS

Amendments are initiated by a property owner through a Plan Amendment application. Applications will be accepted for review by the County on a **quarterly/bi-annual/annual** basis. The County will review the application within a defined timeframe, typically over a two to three month period. This allows the County, the public and other agencies to review the amendments in a comprehensive manner and to evaluate them cumulatively. If a plan amendment is needed for a major employment-based development, the Board of County Commissioners and Planning Commission may initiate an expedited Plan Amendment request at any time.

The following findings will need to be made by the Planning Commission and Board of County Commissioners prior to approving a Plan Amendment:

- It fulfills the purpose of creating a coordinated and sustainable development of the subject area and of the County as a whole;
- It promotes the health, safety, prosperity and general welfare of the County's residents, as well as efficiency and economy in the use of land and its natural resources;
- It encourages well-balanced economic vitality for the County;
- It preserves and enhances the County's unique character, and protects its natural environment; and,
- It is consistent with the Plan's guiding principles, goals and strategies.

The following is a suggested general criterion for submitting a request for a FLUP map amendment. Applicants requesting amendments to the FLUP may provide further justification for the proposed amendment by demonstrating the amendment is in alignment with specific goals and vision statements found within the Plan.

- Establish a need for the requested increased intensity of use. (i.e. x number of residences within x number of miles, or x number of ADT's on specific proposed road and no other services within x number of miles.
- Availability of adequate roadway level of service is mandatory for increase in land use intensity. If sufficient LOS does not exist an amendment can still be considered based upon the applicants plan to improve level of service.
- All map amendments should demonstrate the ability to obtain the required level of infrastructure needed to achieve the level of density proposed. The applicant does not need to design infrastructure at the map amendment process, but does need to demonstrate that sufficient services can be made reasonably available.

Suggested criterion for specific Land Use Designation requests:

- Industrial/Employment- Excludes residential development unless temporary workforce housing. Should be located no more than 1 mile from state or US highway. Should not be located in a designated scenic corridor or RCO unless appropriate mitigation techniques are possible
- Mixed Use/Commercial- Similar to a business park but may include some permanent residential housing. Should be located within 1 mile of state or US HWY or alternately a county road of appropriate existing capacity.
- Commercial Recreation- Similar density to mixed use however specifically focused on services including hotels, ski areas, lakes, camp grounds...Locations are usually amenity driven.
- Rural Center- Variety of uses both business and residential resembling a neighborhood hub. Should be located at a crossroads or other major destination. Boundaries should not extend more than $\frac{1}{2}$ mile in any direction from a traffic route of sufficient volume. *Three* mile area surrounding a rural center should comprise 500 residences. Rural Center's exterior periphery should be at least *three* miles from the exterior periphery of any other rural center or municipality.
- Rurban- Generally Rurban areas will be adjacent to or surrounding any of the classifications above. This density should exist no further than 3 miles from a US, State, or county road of sufficient capacity. This classification should generally be located within 3 miles from an established or designated higher tier density area.
- Rural Residential- This is intended to be an existing subdivision of lots sizes of 10 acres or less, approved at the time of the Plan adoption. Unless this can be demonstrated, the map amendment should be for a Rurban designation.

Agricultural/Rural- Generally these are areas that can demonstrate there are no major constraints to the property, such as steep slopes, floodplains, geologic hazards or critical wildlife habitat. If it can be demonstrated that the property is presently irrigated farmland, it should be designated A/R by default