

# JOINT PLAN DOCUMENT OUTLINE

April 15, 2010

## 1. Executive Summary

## 2. Introduction and Plan Vision

- a. Plan Introduction and Purpose
- b. Overall Plan Vision
- c. Guiding Principles, Goals, or Objectives
- d. Planning Process
- e. The Plan's Standing and Legal Status: How Is The Plan Applied?
- f. County and Municipal Roles, Coordination, Functions, Interactions
- g. Plan Amendment Procedures
- h. Timetable and Process for Periodic Reviews and Updates

## 3. Land Use

- a. The Plan's Land Use Vision, Philosophy
- b. The Rural Buffer
- c. Definitions of Land Use Categories
  - Typical uses for each category
  - Lot sizes, density, intensity
  - Gross vs. Net Density
  - Impervious Surface and Utilities
  - Conservation/Cluster Subdivisions
  - Principles of Interpretation

## 4. Public Utilities

- a. The Rural Buffer/Urban Services Boundary
- b. Utility Extension Policies
- c. Utility Rescue Policies

## 5. Transportation

- a. Roads (incl. rural vs. urban cross-sections, lighting, laneage, identification of any needed new thoroughfares or collectors, road classifications)
- b. Transit
- c. Bicycle and Pedestrian (on-street, off-street)

## 6. Schools

- a. School recommendations (location, type, size, timing)

## 7. Parks and Greenways

- a. Public Park and Recreational Facilities recommendations (location, type, size, timing)
- b. Greenway, trail system (location, definitions; typ. width, surfaces)

## 8. Open Space and Natural Resources

- a. Public Open Space (goals, strategies, programs, policies)
- b. Private Open Space (goals, strategies, programs, policies)

- c. Conservation/Cluster Subdivisions
- d. Riparian Buffers (hierarchy, dimensions, definitions)
- e. Impervious Surface recommendations
- f. Tree Preservation and clearing recommendations
- g. Stormwater (LID? Other? Ref. to Jordan Lake Rules?)
- h. Etc.

## 9. Design Principles

- a. Vision for Preserving Rural Character
- b. Public Realm vs. Private Realm?
- c. Architecture and Site Design (building placement, access points, height, setbacks, bldg. size, etc.)
- d. Conservation Subdivisions (clustering)?
- e. Buffers and Views (from streets?)
- f. Landscaping (tree planting? Standards for development on field vs. forest?)
- g. Parking (location? Paving? Buffering? Size?)
- h. Lighting (on-site; on-building; on-street; parking; hours; intensity)
- i. Noise
- j. Etc.

## 10. Implementation Steps

- a. Organized by Topic? Time Frame or Priority?
- b. For each implementation task:
  - Identify Lead or Responsible Party
  - Identify Cost or Resources Needed
  - Identify Level of Effort, Amt. of Time Needed