

Future Land Use

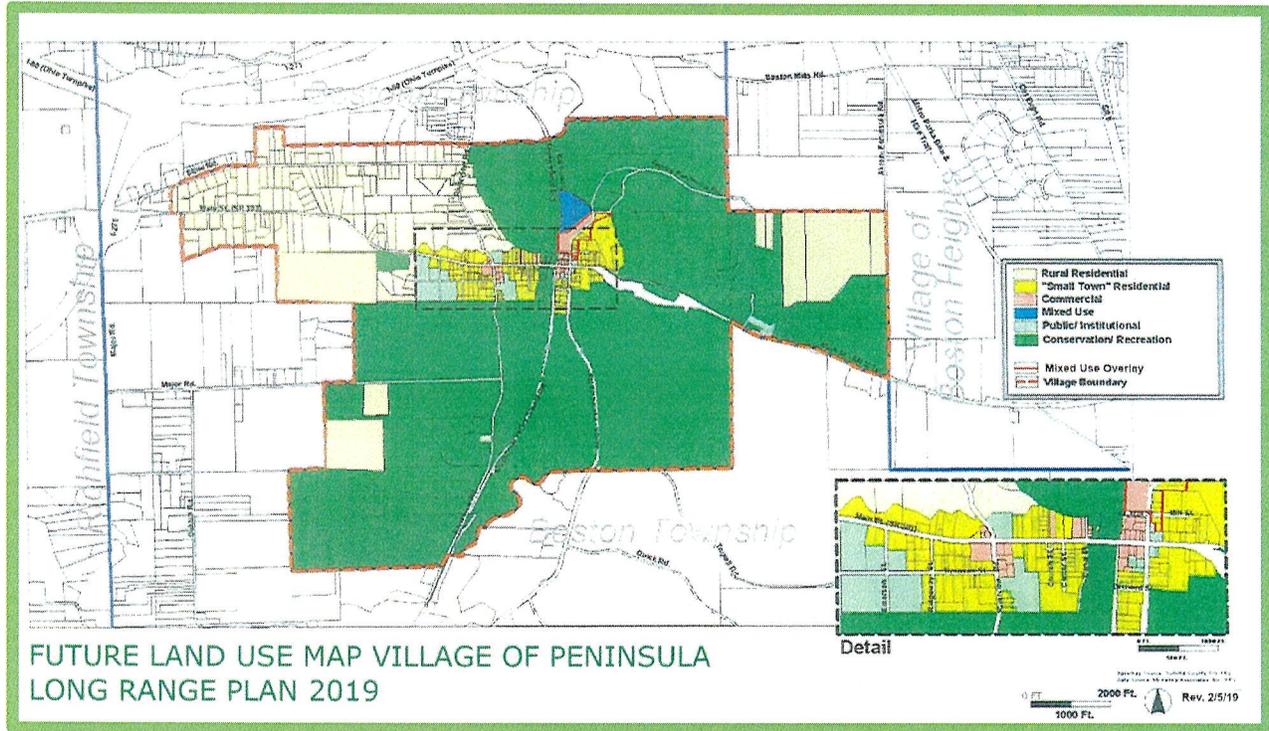
Long Range Plan Update Future Land Use Policies

- Review future rezoning and development requests for consistency with the Future Land Use Map.
- Allow existing industrial uses to continue; and support continuation of such uses however, if any existing industrial use should cease operation, the property should be redeveloped consistent with this Plan's goals.
- Main Street should continue to be a place to accommodate retail commercial and accessory uses that promote a sense of "small town" community.
- Undertake water service and wastewater service feasibility studies consistent with the recommendations of the Lang Range Plan.
- Consider the creation of subdivision regulations in the Zoning Ordinance.
- Consider the creation of Mixed Use Overlay standards in the Zoning Ordinance.

The update of the Long Range Plan reviewed the policies and recommendation of the 2003 Plan. As part of preparation of this Update Plan, the Planning Commission has reviewed the characteristics of, the desired and acceptable outcomes for future development of, and the future land use designations for different areas of the Village. The proposed future land use designations are aspirational. They represent how the community may look in the next 5 to 10 years. The Future Land Use map and the following descriptions are to be a guide to evaluate a future development or redevelopment in the Village.

It is important to note is that, while various areas may have certain future land use designations, the Planning Commission does not want those designations to prevent the Village - or other entities as deemed appropriate by the Village - from implementing goals and policies outlined in this Plan. The Planning Commission recognizes that all goals and policies of the Long Range Plan Update are ambitious and will rely on several factors that are outside of the Village's control. In some instances, achieving the goals, policies and future land use established by the plan will depend on available resources, both public and private, to implement change.

The Future Land Use Map includes six land use categories and one overlay category, as follows and as depicted on the *Future Land Use* map:



LAND USE CATEGORIES:

- ❖ Rural Residential;
- ❖ "Small Town" Residential;
- ❖ Commercial;
- ❖ Mixed Use;
- ❖ Public/Institutional;
- ❖ Conservation/Recreation; and

OVERLAY CATEGORY:

- ❖ Mixed Use Overlay.

Purposes for the preparation of this Plan have been multi-faceted, from protecting the Village from drastic and rapid change and strengthening the Village's tax base, to providing opportunities for and ensuring quality development and redevelopment, and preserving the unique small-town character of the Village. To further protect the Village, it is recommended that subdivision regulations be adopted to control the development of the several large undeveloped properties within the Village. Subdivision regulations may establish controls for the nature and type of infrastructure but also may address the design and open space requirements to further the goals of this Long Range Plan Update. The Future Land Use Map reflects the acknowledgment of development and redevelopment potential in certain

areas of the Village and in adjacent communities. A description of each category follows:

Rural Residential. This area is characterized by residential and related uses. Density of the development in this area does not exceed 0.25 dwelling units per acre or one unit for each four acres. There is to be significant preservation of open space and natural features. New development and redevelopment should be consistent and compatible with existing and surrounding development. Areas in this category have some natural features and abut some existing development and/or land under public ownership and preserved as open space. Land in this category is not intended to be served by central sanitary sewers but may be able to be served by a central water supply. The feasibility of extending water service only to these areas should be evaluated.

On the Future Land Use Map, approximately 25% of the area of the entire Village is designated in this category. It is the second largest land use category.

"Small Town" Residential. The areas identified in this category on the Future Land Use Map are clustered around the Main Street commercial corridor and represent the core of the Old Village. Uses in this category include residential and related uses, at a density not exceeding 4.0 dwelling units per acre, with significant preservation of open space and natural features recommended when possible. Development and redevelopment with this category should be consistent and compatible with existing and surrounding development. The Village should consider permitting compact planned residential developments with smaller lots, as well as infill development including detached dwelling units of various sizes, with the balance of the land respected, conserved, and preserved, not strictly requiring all development to be on ¼ acre lots. Appropriate zoning requirements will need to be drafted to implement this recommendation. Areas in this category have some natural features, are primarily already developed, and are for the most part surrounded by land under public ownership and preserved as open space. Land in this category is preferred to be served by both central sanitary sewers and a central water supply. The feasibility of extending both water and sewer services to these areas should be evaluated.

On the Future-Land Use Map, approximately 2.5% of the area of the entire Village is designated in this category.

Commercial. The preferred uses in these areas on the Future Land Use Map include a mix of neighborhood and downtown commercial uses, developed or redeveloped in

a manner consistent with the Village's goals for strengthening the tax base and preserving and improving the Village's small town character. Small locally owned shops, services, restaurants, as well as galleries and shops of local craftsman are desired uses in this area. The compact nature of the commercial area is ideal for encouraging pedestrian traffic, and actions should be considered to enhance and improve pedestrian circulation. Most areas designated in this category on the Future Land Use Map are already developed and have buildings on them. However, redevelopment of portions of this area is likely to occur at some point. Land in this category is intended to be served by both central sanitary sewers and a central water supply. The feasibility of extending both water and sewer services to these areas should be evaluated.

On the Future Land Use Map, approximately 0.2% of the area of the entire Village is designated in this category.

Mixed Use. Preferred uses in these areas on the Future Land Use Map include a mix of industrial, office, commercial, and possibly residential uses developed or redeveloped in a manner consistent with the Village's goals for strengthening the tax base and protecting existing residential areas. To ensure an expansion of the tax base, the residential uses should be limited to a small percentage of the area, not more than 25%. Most areas designated in this category on the Future Land Use Map are already developed and have buildings with a variety of uses on them. The purpose of the category would be to allow existing uses to continue as long as they are feasible and to encourage opportunities for redevelopment that replace existing uses with a diverse mix of uses that add to the Village's charm, provide needed amenities, offer limited opportunities for additional housing variety, and provide additional employment opportunities. Appropriate zoning requirements will need to be drafted to implement this recommendation. Land in this category is intended to be served by both central sanitary sewers and a central water supply. The feasibility of extending both water and sewer services to these areas should be evaluated.

On the Future Land Use Map, approximately 0.5% of the area of the entire Village is designated in this category.

Public/Institutional. Uses in these areas on the Future Land Use Map include the Village Hall, Township Hall, School, Post Office, Library, Cemetery, Players Barn, as well as both churches. Efforts should be made, however, to provide for appropriate and necessary growth of municipal, and other public facilities. Land in this category (except for the

Players Barn parcels, depending upon future ownership and use decisions) is intended to be served by both central sanitary sewers and a central water supply. Except for the Players Barn parcels, the feasibility of extending both water and sewer services to these areas should be evaluated. In the case of the Players Barn parcels, the feasibility of extending water service only to these areas should be evaluated, but only in the case that the intended water source is from the east along Main Street (SR 303).

On the Future Land Use Map, approximately 33 acres, or 1.2% of the area of the entire Village is designated in this category.

Conservation/Recreation. Preferred uses in these areas on the Future Land Use Map include recreational and conservation activities such as farming and horticultural endeavors, passive or active recreation such as golfing and swimming, and others that are compatible with the National Park designation. Areas included in this category are lands owned or controlled by the National Park (including owned, life estate, retention, and easement parcels), Scenic Railroad, and the County Park properties. Other areas in this category are lands that should be preserved due to their natural features, and without built facilities and other improvements, or in the case of the Scenic Railroad, devoted to permanent recreation use. A portion of the Heritage Farm on Riverview Road and the Brandywine Golf Club are included in this area to preserve their open space and historic value. The limits of land included in this future land use category should in no way be interpreted as an assumption by the Village of acquisition of these parcels for open space conservation and preservation, but rather as a necessary recognition of the value and impact of the National Park on the community. Land in this category is intended to be served by neither central sanitary sewers nor a central water supply.

Approximately 70% of the area of the entire Village is designated in this category on the Future Land Use map. This is the largest land use designation in the Village.

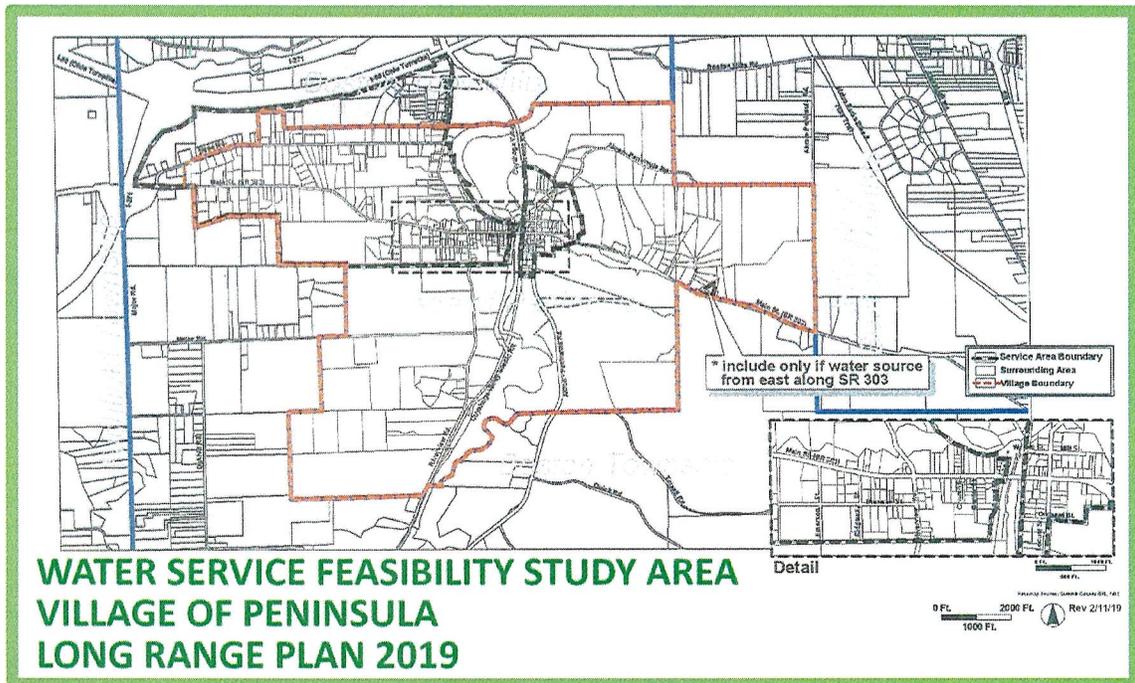
Mixed Use Overlay. This overlay is created to encourage the development of live work spaces within the Village. It is intended to encourage the development of small local entrepreneurs while preserving the integrity of the historical area of the Village. The uses in this area are intended to be residential and small commercial operations such as artist studios, small office, minor retail or the like. The focus is on pedestrian oriented uses and the preservation of historic structures with the overlay areas. The overlay is intended to enhance the tax base and provide transitional opportunities of small entrepreneurs.

Comparison of Existing and Future Land Use. A comparison of the Existing Land Use map

found in Land Use Chapter and the Future Land Use Map described above indicates that there are several locations where the land use is proposed to change. A brief description of the location to be changed is outlined below.

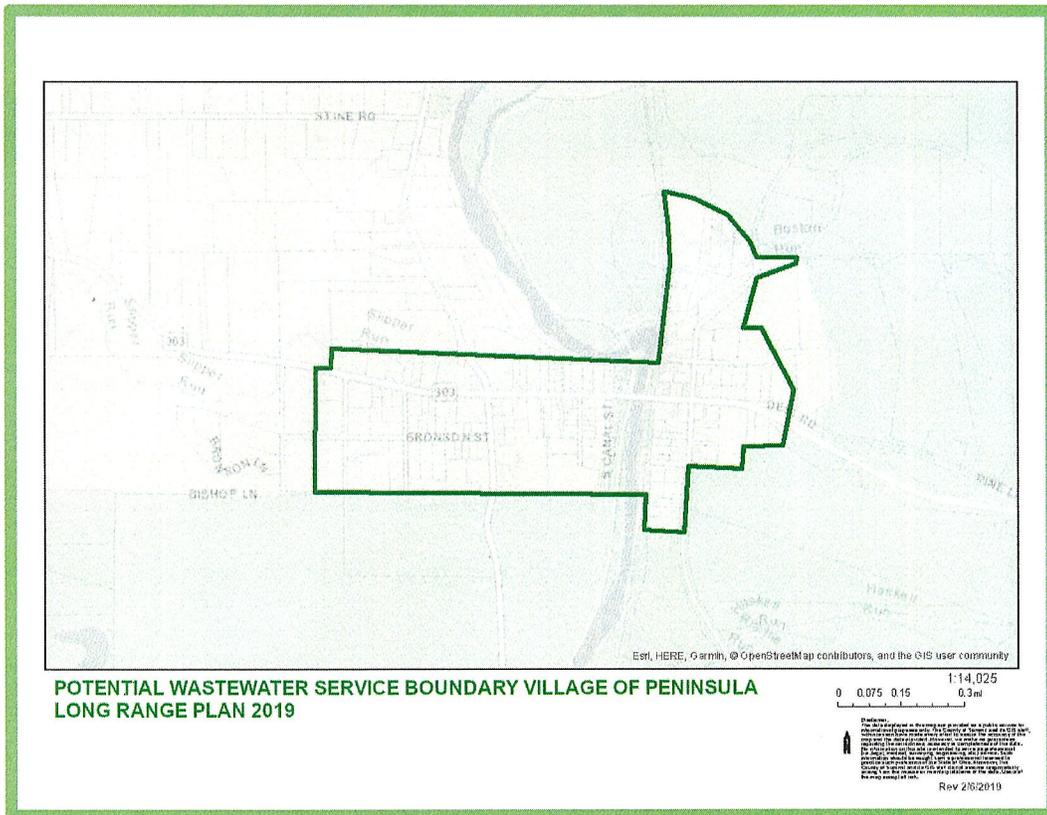
Parcel Location	Existing Land Use	Future Land Use
Isolated parcels of vacant land in residential areas	Agricultural/ vacant	Rural Residential
Haramis Parcel off SR 303	Agricultural/vacant	Rural Residential
Heritage Farm	Agricultural/vacant	Conservation/recreation
The Quarry	Agricultural/vacant	Conservation/recreation
Agnes Gund Saalfield parcel	Agricultural/vacant	Rural Residential
Dogwood parcels	Residential	Conservation/recreation
Peninsula Foundation parcel west of GAR Hall	Agricultural/vacant	Rural Residential
Sneider property on south side of Bronson	Agricultural/vacant	Small Town Residential
Terry Lumber/General Die Caster	Industrial	Mixed Use
Parcels on the west side of N. Locust and N. of Mill Street	Residential	Commercial
Peninsula Foundation Parcel at 1599 Main Street	Residential	Commercial

Water and Sewer Service. The *Water Service Feasibility Study Areas* map is a composite map



reflecting the recommendations of this Long Range Plan Update relative to a feasibility study area for water service. This has not changed since the 2003 Long Range Plan.

Wastewater District. The map depicts the area under consideration to be serviced by a wastewater system. The Village is working through the various issues associated with providing this service, including who is the appropriate provider should the service be implemented. When finalizing their decision, the Village should keep in mind the goals and policies outlined in this Long Range Plan Update.



Summary: Future Land Use Policies.

- ❖ Review future rezoning and development requests for consistency with this Long Range Plan Update’s Future Land Use Map.
- ❖ Allow existing industrial uses to continue; and support continuation of such uses in all ways consistent with this Long Range Plan Update's goals; but amend the Zoning Ordinance, however, to provide that if any existing industrial use should close, sell, relocate, or otherwise cease operation, the property on which such use was formerly located should be redeveloped to accommodate uses consistent with this Long Range Plan Update's goals.

- ❖ Main Street should continue to be both a residential and commercial neighborhood. The commercial section should - consistent with that purpose - accommodate retail commercial and accessory uses that promote a sense of "small town" community that caters to Village residents, people from nearby and surrounding communities, and other pedestrians.
- ❖ Undertake water service and wastewater service feasibility studies consistent with the recommendations of this Long Range Plan Update.
- ❖ Consider the creation of subdivision regulations to protect the Village from the impacts of development of large tracts of land.
- ❖ Consider the creation of a Mixed Use Overlay standards in the Zoning Ordinance to encourage the development of small businesses to expand the Village's tax base.