



The Role of Planners – Who Do We Work For?

Friday October 5th @ 9:15 AM

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The Situation - 1

- SGI owns 20 acres on **the fringe** of Happy Village
- Wooded – generally developable
- No significant constraints
- On a residential street off major road
- Served by public water
- Sewerable with moderate density



The Situation -2

- Currently zoned Low Density Residential
 - 40,000 SF lots with 150' of frontage
 - Limited to SF residential
- Adjacent to SF subdivisions – 10,000/15,000 SF lots
- Neighborhood kids use the SGI parcel
- Parcel has well-established trails



Situation - 3

- Comp Plan adopted 2008
- SGI parcel in Growth Area
- Land Use Plan shows it as Village Expansion:
 - Medium-density mixed use
 - 4 to 6 units/acre
 - Village character
 - Allow single, duplex and townhome housing
- Town has an Open Space Fund with \$100,000



The Proposal

- SGI proposes that parcel be rezoned to Medium Density Residential
- Develop an affordable condo townhouse development
- Shows sketches of what might be built - TNDy
- MDR is an older existing zone – no real design standards
 - Allows up to 4 units per acre
 - Allows single, duplex and small multifamily
- Multifamily subject to Site Plan Review



PB Public Hearing

- Lots of concern/opposition to rezoning:
 - Keep open space
 - Too much traffic
 - Drainage problems
 - Reduce property values
 - And so on – you’ve heard them all
- PB Subcommittee prepares 4 options for PB



Option 1

- Recommend Rezoning
- Consistent with adopted Comp Plan
- Can address concerns about traffic, drainage, etc. during review



Option 2

- Six month moratorium in Village Expansion area
- Establish inclusive process with consultant to review future land use and zoning
- Possibly design standards or Form Based Code



Option 3

- Deny to rezoning request and leave as LDR



Option 4

- Use the Open Space Fund
- Cooperate with local land trust
- Try to negotiate purchase/protection of the property as open space
- Use eminent domain if necessary



Your Task

- Advise your “boss” as to which of the possible motions is best for him/her
- But do it based upon your **ROLE**
- See the page in your packet that defines your role
- Remember – this is role playing – put yourself in that role and think about what is best for your “boss”