

Community Uses

CENTRAL PLAINS PLAN	COMMENTS	CMP COMPARISION
Land Use: Community Use		
<p>I. Goal Protect the community by adhering to the following land use recommendations: Area 1: Schools If an existing school closes, the site should be redeveloped with other community uses. Area 2: Cemetery This area should remain a cemetery (burial ground). Area 3: Existing Conservation Easement The existing conservation easements should remain in place. Area 4: Existing Open Space, Park or Recreation Facility These areas should be left in their natural form or provide passive or active recreational opportunities for people. Area 5: Proposed Open Space and Parks a. The slopes and top of South Table Mountain should be preserved as open space and left in its natural form. b. The property between Orchard Road and Meadow Sweet Road, south of West Colfax Avenue, should be developed as a passive park. c. The Camp George West Park property (the vacant property north of the existing Camp George West) should be developed as a park. If it is not possible to develop this area as a park, the area should be developed as Research and Development use.</p>	<p>Keep - These are specific to the Area Plan.</p>	<p>Not addressed in CMP.</p> <p>Modify the Central Plains Plan Areas 1 and 5: Area 1: If an existing school closes, the preferred reuse of the site is should be redeveloped with other community uses. However, if that is not feasible, the site should be redeveloped with uses that are compatible with the surrounding area.</p> <p>a. If Irwin Pre-school closes or if a portion of the property is disposed of, it should be redeveloped with residential uses with a density up to 3 du/ac.</p> <p>Delete Area 5:c. This has been acquired for Pleasant View Metro District as a park.</p>
Development Review Policies		
<p>1. Rezoning should be processed as a straight zone districts except in those cases where a planned development district is needed to ensure compliance with the recommendations in all sections of this Plan.</p>	<p>Add to CMP</p>	<p>Modify to say: Rezoning should be processed as a planned development except in those cases where a straight zone district can ensure substantial conformance with the Plan.</p> <p>Add as Policy 5 under the General Land Use chapter, Future Growth, Objective A.</p>

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2. Churches on property 4 acres or less may be located in residential areas along an arterial road, if impacts can be mitigated.	Modify CMP	<p>Modify existing Objective E under the Services, Special Districts, Facilities, & Utilities chapter, Facilities to say: Ensure community uses, private clubs, and religious assemblies are appropriately located.</p> <p>Modify existing Policy 1 under objective E to read: Evaluate Community uses, private clubs, and religious assemblies based upon their impacts, consistent with the evaluation of other non-residential uses. may be located throughout the county where the following criteria are met:</p> <ul style="list-style-type: none"> - The size and scale of the use is compatible with surrounding uses. - Traffic during peak hours for the use will not cause the surrounding roads to exceed their capacity. Road improvements may be required to increase the capacity of surrounding roads. - Impacts to the surrounding neighborhood are mitigated, such as impacts associated with air, light, odor, noise, water, visual resources, historic resources, wildlife, and hazards. - Services to the property are adequate for the use, including adequate provision of water and sanitation. - The reuse of existing structures or the use of existing tax exempt properties has been evaluated prior to proposing a new facility or site, if applicable. <p>These uses are discouraged in areas that provide primary employment opportunities, such as areas recommended for office and light industrial uses. An exception to this is where a community use, religious assembly, or private club already exists. In those cases, adaptive reuse or additions to the facility may be preferable to the creation of a new community use at a new location, provided any expansion is compatible with the area.</p>
3. Churches on properties larger than 4 acres should not locate in residential areas or in areas 15, 16, 17, 18, 22, 24, or 25.	Modify CMP	See changes above.
Implementation Strategies		
1. The Planning and Zoning Division should use the recommendations (other than land use recommendations) in this Plan to evaluate proposals in any land development application process, including zoning, platting, exemption from platting, site development plan, special use, and site approval.	Move to CMP	Add as Policy 9 under the General Land Use chapter, Sustainability, Objective A.
2. The county should develop a regulation that sets a time limit between approval/recording of zoning and approval/recording a plat and between approval/recording of a plat and dedication of, or completion of, public improvements.	Delete	<p>The County does have regulations that sets time frames between approval of a rezoning or plat and recordation of necessary rezoning or plat documents.</p> <p>The County has a regulation that requires that development improvements be installed within one (1) year of the occupancy of the building.</p>