

To: Amsterdam/Churchill Community Planning Group
From: Warren Vaughan, County Planning
Date: February 8, 2010
Subject: Standards in the Southeast Corner of the Planning Area

4.4.3 Allow greater density in certain areas in Rural Amsterdam/Churchill.

This plan recognizes that certain areas within Rural Amsterdam/Churchill have unique conditions and may warrant a higher residential density. In particular, the far southeast corner of the Planning Area is in close proximity to the Four Corners intersection, has direct access to Norris Road and major county and state transportation networks, and hosts a golf course. The regulations drafted to implement this community plan will contain mechanisms, such as a Planned Unit development provision, to allow developments generally meeting the circumstances described here to develop at a higher density in return for a design which protects and preserves the Guiding Principles of this Plan. Specifically, developments qualifying for a higher residential development density will be required to provide open space buffering adjacent to existing agricultural operations to offset the increased development potential.

We have two questions to answer:

- 1) What should the “higher residential density” be in this area?

Things to consider:

- a. Other density in the AC area is 1 unit per 160 acres, with clustering allowed for each 80 acres owned;
 - b. The Belgrade jurisdiction to the NE is 1 lot per 40 acres.
 - c. The Four Corners density to the east is 1.75 units/acre;
 - d. Norris Road is a state highway;
 - e. River Road is a county road, paved with millings.
 - f. There are no other paved roads in the immediate vicinity.
- 2) How we should address this:
 - a. We can draw a boundary around the SE corner of the planning area and create separate standards for this area; or
 - b. We can create a set of “floating” standards describing the circumstances under which they apply. The standards will allow for greater density. Example standards could be:
 - i. Must be located within 1 mile of a state highway;
 - ii. Must be located within 1 mile of a paved county road;
 - iii. Must be located within 1 mile of a golf course;
 - iv. Development should be clustered/preserve significant open space;
 1. Development must provide a buffer for adjacent agricultural land;
 2. Watercourses, wetlands, and canals/ditches must be included in open space;
 3. New infrastructure, such as roads, must be minimized;
 4. Open space should be contiguous rather than dispersed;
 5. Development should not exceed X% of the entire project;
 6. Development must be dispersed in “nodes”; no more than X lots per node;
 7. All lots must be close to existing public road (2500 feet?).