Chapter
5

DEVELOPMENT REVIEW GUIDELINES

A. CONTENT and ORGANIZATION:

This Chapter suggests review guidelines. The guidelines can be used to review development proposals and to review growth concepts that have been initiated by the Planning Commission and that are being considered for recommendation to the City Council and/or County Commissioners.

Section D organizes the review criteria into the eight Goal Groups as presented in Chapter 3. Each of the eight groups is broken into several goals, the purpose of which is to accomplish the Vision as recorded in Chapter 3. Each Goal is then refined by several Objectives whose purpose is to achieve the particular goal. For the purposes of this Chapter these objectives have been summarized. *See Appendix D for the complete text of the Objectives.* The eight goal groups are as follows:

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Several suggested guidelines are presented to accomplish each objective.

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- Goal 4C: Community Facilities Shall Be Easy To Find, Accessible, Efficiently Used, Safe And Well Maintained, And Should Be Located And Sized To Meet The Needs Of The Citizens Of The Region
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5. Culture, Recreation and Entertainment **5.28** **C.40**

- Goal 5A: The Planning Area Shall Identify And Maximize Existing Cultural Resource
- Goal 5B: The Planning Area Shall Provide And Promote A Wide Range Of Cultural Opportunities In The Future
- Goal 5C: Opportunity Shall Be Provided Throughout The Region For Active And Passive Recreational Opportunities For Persons OF A Wide Range Of Interests, Income Ranges And Ages
- Goal 5D: The Planning Area Shall Identify And Attract A Range Of Entertainment Types For Persons With A Variety Of Interests, Income Ranges, And Ages, Consistent With The Regional Lifestyle

6. Education **5.33** **C.50**

- Goal 6A: Quality Education Shall Be Available To And Accessible By Residents Of A Wide Range Of Age Groups And Income Levels
- Goal 6B: The Education System Shall Be An Important Element Of Employee / Employer Attraction And Retention

- Goal 6C: Education Shall Be A Primary Component In Establishing And Maintaining The Regional Lifestyle And The Quality Of Life
- Goal 6D: Education In The Planning Area Shall Be Broad In Scope, Moving Beyond Formalized training To A Knowledge And Appreciation Of The History And Goals For The Area, For All Residents

7. Healthcare **5.37** **C.59**

- Goal 7A: Quality, Affordable Health Care Shall Be Available And Accessible For All Residents Of The Planning Area
- Goal 7B: Healthcare Facilities And The Healthcare System Shall Be A Primary Component In Establishing And Maintaining The Regional Lifestyle And The Quality Of Life
- Goal 7C: Healthcare Shall Be An Important Factor In Employer / Employee Attraction and Retention
- Goal 7D: Quality, Affordable and Available Veterinary Care Shall Be A Defining Characteristic Of The Planning Area

8. Community Values **5.40** **C.65**

- Goal 8A: Quality Growth Shall Be Encouraged And Responsibly Managed In The Planning Area
- Goal 8B: The Planning Area Shall Honor The Past And Welcome The Future
- Goal 8C: Values Common To Residents Of The Planning Area Including Hard Work and Self-Sufficiency Through Employment; Education, Cultural and Religious Understanding and Diversity, Health, And Family Values Shall Be Emphasized In Community Building Efforts

B. OVERVIEW AND PURPOSE:

This Chapter recommends development review guidelines that can be used as an aid to implement the Vision that is the basis for each Goal Group. *See Chapter 3, Pages 3.6 to 3.8.* Chapter 3 describes the basis for the plan, Chapter 4 presents the Land Use Plan and Chapter 5 suggests review guidelines to ensure that projects implement it.

Please refer to Appendix C for the complete and comprehensive version of the Goals, Objectives and Policies. The primary purpose of that Appendix is to provide a whole range of measures that can be implemented over time to achieve the long term (to 2025) goals of the Region.

C. USING THIS CHAPTER:

This Chapter is the companion document to Chapter 4 and should be used together with it to:

- Review proposals for development
- Make the decisions that guide the growth of the region

When a development proposal is received or when the Commission is *contemplating* guidelines for growth The Land Use Plan of Chapter 4 should be consulted to review the recommended intensity of use for that area and the recommended land use per the descriptions of that portion of the City or County. Then, the matrices of Chapter 4 should be consulted to determine if the proposed land use falls within the appropriate level of intensity.

In the case where the proposed land use complies with the recommended intensity, this Chapter should be consulted for items that should be considered as part of the project review.

In the case where the proposed land use does not comply with the recommended intensity this Chapter should be consulted to determine whether or not the proposed project implements the stated goals for the region. If it is determined that the project will implement the goals, the recommended intensity and/or land uses for that area should be amended using the amendment processes described in Appendix B.

Example. If a proposal for a particular type of commercial development is received the Staff and Commission should:

- Review Chapter 3 for beliefs and goals. Review Section F page 3.12 to review related policies.

- Review the Plan map to determine whether the intensity of use is appropriate in that particular location.

- Review The Plan text (Section D page 4.10) to determine the recommended character for that area.

- Review Chapter 5 for clearly related physical issues such as Infrastructure (Group 4), Community Beautification (Group 1) and Housing (Group 3)

- Review Chapter 5 for other related issues such as Economic Development and Employment (Group 2)

- Review Chapter 5 for potentially related issues such as Culture / Entertainment (Group 5) and Community Values (Group 8)

In summary, Chapter 4, *Land Use Plan and Special Districts* provides the recommended Intensity of Use, Land Use and the growth concept for an area. Chapter 5 gives guidelines for the types of items and issues that should be analyzed and discussed.

Please refer to Chapter 2, Section D: How to Use the Comprehensive Plan for a discussion of the roles of the Planning Commission in making growth decisions.

D: GOALS AND REVIEW GUIDELINES

Group One: Community Beautification

GOAL A: THE PLANNING AREA SHALL BE PHYSICALLY INVITING.

1A1: Maintain Property

- Proposals for new development should include a workable plan for their maintenance.
- Proposals that require the City or County to participate in their maintenance should include comments from the appropriate City or County Departments.

1A2: Protect and Enhance Landscaping

- Durable, low maintenance plant materials should be encouraged in each new development.
- Maintenance Associations should be established where appropriate to care for the ongoing maintenance of landscaping and open space.

1A3: Consider Visual Impacts

- All four sides of a development proposal (both property and structures) should be reviewed to assess their impact to existing and potential future uses on adjacent properties.
- New development should be oriented to shield views of operations such as maintenance, loading, manufacturing or storage from the street.
- Structures, landscaping and signage should relate in scale and style to adjacent development.

1A4: Use Landscaping to Create Character and Minimize Visual Impact

- Landscaping, fencing and setbacks should directly relate in size, scale and quality to their potential for negative impact.
- Natural screens that emphasize landscaping and setbacks are preferred.

1A5: Signs Should Be Consistent

- New development proposals should clearly indicate the way or ways that they conform to sign standards from the Zoning Code and /or other approved design standards.

- Proposals for new signs should identify the ways that the sign or signs relate to the historical character, country feel and / or quality lifestyle of the region.

GOAL B: THE PLANNING AREA SHALL DEMONSTRATE A BALANCE BETWEEN NATURE AND THE BUILT ENVIRONMENT.

1B1: Consider the Impacts

- Development proposals should identify potential impacts such as congested streets and intersections, drainage and tree removal, noise and dust. They should indicate the measures taken to minimize the impacts.

- The potential of a project to encourage additional development should be considered. Each development approval should consider the potential cumulative impacts in the area around that project. Positive and Negative Impacts should be considered.

1B2: Preserve and Enhance Open Space and Parks

- New development proposals should identify their potential impacts to adjacent parks and open spaces. Negative impacts should be minimized.

- New development proposals be reviewed in relationship to applicable Park and Recreation Plans.

- Development incentives should be considered for projects that propose methods of supporting and enhancing parks and open space.

1B3: Minimize Impacts to Usable Agricultural Land

- A discussion of existing and historic agricultural uses of the project site should be included for each development proposed in the AG district

- "Leapfrog" development should be avoided, particularly in areas of viable agriculture production.

- Viable agricultural land should be maintained in sizes and forms that are consistent with efficient production.

1B4: Integrate Natural Features and Landscaping

- Encourage development that identifies significant natural features (or views) and integrates them into its design concept.
- Encourage development that identifies and preserves sensitive resources.
- Encourage developments that benefit the general public with areas of significant landscaping. Concepts should identify and include plant materials that relate to and complement existing materials in the area.

GOAL C: NEW CONSTRUCTION IN THE PLANNING AREA SHALL BE CONSISTENT WITH THE "CHARACTER" AND "LIFESTYLE" OF THE AREA.

1C1: Relate Structures to Historic Context and/or Future Vision

- Development proposals should identify ways that the proposed structures enhance historic character and / or implement the vision for a quality future.
- New structures should include or relate to architectural elements from local history. Roof and second story treatments, façade openings and treatments and the structure's relationship to the pedestrian should be considered.

1C2: Be Consistent With Surroundings

- New development should be appropriate to its location in intensity and style. It should complement existing development.
- Uses and development types should complement existing business and industry and support their growth.
- New development should implement the goals of both compact urban form and / or "country living" character.

1C3: Provide Safe and Efficient Infrastructure

- Development should facilitate and integrate with the planned and funded improvements programs within the Region.
- Encourage development that supports and /or helps to fund a region wide infrastructure system.
- Development should comply with minimum service and construction standards.

- New development should participate in its fair share of services and in the infrastructure required to serve it.

1C4: A Landscape, Sign and Land Use Program for Regional Entries, Major Transportation Routes and Major Intersections.

- Development proposals along major transportation routes and at major intersections are primary character builders. They should conform to the requirements of Special Districts *See Section D, Chapter 4*

GOAL D: METHODS OTHER THAN SIGNAGE SHALL BE USED TO HELP VISITORS AND RESIDENTS UNDERSTAND THE PATTERN AND ARRANGEMENT OF LAND USES IN THE PLANNING AREA.

1D1: Landscaping and Setbacks at Intersections and Arterials

- New development should include landscaping that is appropriate in density and scale for the type of streets / intersections and uses that it abuts. It should create appropriate visual impacts and minimize the negative impacts of adjoining uses.

- New development should include setbacks that are of sufficient width to create the appropriate visual impacts for type of streets that it abuts.

- New development that are located at major and secondary intersections should provide landscaping and setbacks that create the impression of a "gateway".

- Construction materials should be appropriate to and indicative of the type of land use. They should be appropriate to the type of adjacent street.

- New development proposals should include provisions landscape maintenance.

1D2: Group and Mix Land Uses

- The need for access and the ability to provide it should be considered when locating a use or group of uses.

- The need for visibility and the ability to provide it should be considered when locating a use or group of uses.

- Land use groups should encourage and create the benefits or "synergy" that typically occurs from clusters of complementary uses and users.

- Mixed-use development (primarily residential / commercial mixes) is most suitable and should be encouraged in the Downtown and University / Arts areas. *See Chapter 4, Section D.*

1D3: Vary Design Elements In Urban, Suburban, Rural Conditions.

- Density and intensity of development projects should decrease with distance from community centers.
- Design elements and materials in structures, lot coverage and heights should complement the local and adjacent historic urban, residential or agricultural patterns.
- Natural landscaping and open space should increase with distance from community centers.
- All development standards should promote visual quality and safety.

Group Two: Economic Development, Employment and Tourism

GOAL A: THE PLANNING AREA SHALL PROVIDE A GROWING AND STABLE ECONOMY, BALANCING ECONOMIC GROWTH WITH A QUALITY LIFESTYLE.

2A1: Consider Economic Growth From a Regional Perspective.

- Proposals for locating new economic generators such as commercial centers or manufacturers should be reviewed in the context of the whole Region. Examples of the types information that should be considered include:
    - The locations of other similar uses or use groups in the region
    - Existing and proposed access
    - Other infrastructure capability or needs
    - Available housing
    - Any known plans to attract that particular type of use group.
- Isolated, leapfrog or one of a kind development should be discouraged, particularly if plans for attracting that use group exist at one or more other locations in the Region.
- Development approvals should be documented on a Region – wide basis by land use type and location.

2A2: Consider Impacts of Industrial and Commercial Growth

- The impacts to existing infrastructure (streets, sewer, water, and storm drain) and the need for new improvements should be considered.
- The impacts to the "character" or "personality" of nearby communities should be considered.
- The impacts to housing, to existing patterns of commercial development and to community services should be considered.

2A3: Diversify and Increase Self Sufficiency

- Encourage development proposals that provide goods and services that are desired but not currently available in the Region.
- Existing goods and service providers should be encouraged to expand.
- Development approvals should group goods and service providers by similar type and near other types of uses that support and interact with them.

2A4: Balance Capital Improvement Spending

- Review development proposals with the intent to create and maintain a defined balance between new improvements and system maintenance.
- Development approvals should be implemented and be coordinated with Capital Improvement Planning efforts throughout the Region.
- Review development projects for the potential and willingness to work with and augment nearby Capital Improvement efforts.
- Encourage development proposals to participate in a needed upgrade or extension when they require upgrades to or extension of infrastructure that is beyond the scope of the current Capital Improvement Program.

2A5: Screen and Buffer Adjoining Uses and Roadways

- Industrial and commercial uses are important economic generators. However, they should not present an unsightly impact to the motoring public or negative impacts to adjacent uses, particularly those that are residential, educational or health related.
- The impacts to adjoining uses should be considered, quantified and addressed by development proposals. Impacts include noise, light, dust, odor, view and safety.

- Use landscaping, berms, fencing, setbacks and building orientation to shield unsightly areas. These measures should allow needed visibility for access and advertising.

- Compare development proposals to acceptable and unacceptable impacts. These impacts should clearly be defined by the Zoning Code and / or Special Districts.

2A6: Consider the Impacts to the Environment, Transportation, Services, and Infrastructure

- Communicate policy statements and previous development approvals that clarify and define the acceptable balance between economic growth and development impacts at pre-application meetings with potential developers.

- Review and consider the impacts of each new development as a part of the cumulative impact to the region.

- Consider and address impacts to water courses or sensitive species in areas that are near to or who drain into creeks. Impacts to significant trees or natural topographic features should also be considered.

- Consider and address impacts to streets, particularly those that are currently congested, in need of maintenance or improvements or heavily impacted by train traffic.

- Consider and address impacts to sewer and water plants and distribution systems.

- Consider and address impacts to fire, police, health, education and public service systems (i.e. libraries, refuse collection).

2A7: Consider Impacts to the Historical Core of a Nearby Community

- Projects should conform with any existing special district or historical overlay zones.

- Development should be consistent with the historical context and future vision for the community.

- Consider and address impacts to the ability to maintain core area infrastructure.

- Consider and balance impacts to the existing customer base with the creation of a new base. Also, consider changes in demand for new goods and services.

GOAL B: THE PLANNING AREA SHALL RETAIN AND ATTRACT A BROAD RANGE OF EMPLOYERS AND EMPLOYMENT WHILE TARGETING SPECIFIC EMPLOYMENT GROUPS

2B1: Implement a Coordinated Academic and Vocational Training System

- Encourage new development proposals that include space for education.
- Encourage new development proposals (particularly by potential employers) for uses that complement or are coordinated with the training goals of the academic / vocational system.

2B2: Develop Research Capabilities

- Encourage research and technology uses, particularly in existing areas that are designated for industrial use and /or those that are near to the University or other training centers.
- Encourage partnerships between the Educational system, a project proponent and the City's Capital Improvement program.

2B3: Expand and Maintain Infrastructure, Technology and Transportation Systems.

- Encourage development proposals by members of targeted industry groups. Users in those groups should cluster to maximize the efficiency of the infrastructure that is required to support those groups.
- Review all development proposals to determine their potential impact to the systems that are required to support the specifically targeted industries. Consider positive impacts such as potential partnerships and negative impacts such as a non-proportionate drain on infrastructure funding.
- New development should implement defined and specific strategies to develop the infrastructure capacities that are required to serve the target industries.

2B4: Streamline the Review, Approval and Construction Processes for Appropriate Land Uses

- Appropriate land uses in appropriate areas should be sufficiently addressed by existing codes and ordinances. Few, if any, additional conditions should be required.
- Staff and the Commission should coordinate as early as possible with City and /or County officials to inform them of any upcoming cases where

pending Capital Improvement Projects are a significant element of the success of the proposed development.

2B5: Assess Regional Strengths and Market Trends

- Development approvals should be tracked in a format that makes them usable as a part of an early assessment program.

2B6: Establish a Coordinated Regional Marketing Program to Attract New Employers

2B7: Actively Pursue Work Force Housing

- Encourage development proposals that include affordable components.
- Work Force Housing is appropriate in locations that are within easy access of employment centers, particularly those served by public transit or by non-vehicular alternatives.
- Encourage mixed use, emphasizing a residential component, particularly in the Downtown Core and the University / Arts District.
- A variety of higher density, more affordable housing choices should be located throughout the Region. Work Force housing should be integrated, not segregated.
- Housing may be an appropriate part of a high-tech or clean industry related development application.

2B8: Pursue Annexation to Provide Land and Infrastructure

- Encourage development proposals for commercial or industrial projects that include an annexation component.
- Discourage development proposals that are to be initiated and processed in the County and annexed to the City after approval. The City and County should coordinate to minimize such proposals.
- The Planning Commission should recommend new areas for annexation, based on growth trends, project approvals and Capital Improvement Planning.
- Discourage annexation requests for areas that will require significant infrastructure improvements and that are not proposed for near term Capital Improvement Funding.

2B9: Pursue Opportunities for Incubator Development

- Encourage development proposals that include an incubator element.
- Encourage home occupations that comply with the standards of the Zoning Code.
- Encourage incubator development near existing industrial and manufacturing use. It is appropriate in and around research uses.

2B10: Make a Range of Housing Choices Available

- Proposals for residential development should be efficient in their use of the land. They should be located adjacent to or near existing infrastructure.
- Densities should range toward the higher end of the appropriate zoning category. Affordable housing for the residents who work locally is an important goal and is helped by creating more housing.
- Residential development approvals should be tracked. The proportion of homes within particular price ranges should generally correspond to the proportion of families within the related income ranges.
- New housing approvals should seek to provide housing for underserved portions of the projected demographic make-up. This make-up should include the employees the target industry groups.

GOAL C: THE PLANNING AREA SHALL ESTABLISH ITS OWN IDENTITY AS A REGIONAL DESTINATION.

2C1: Identify and Promote Cultural, Recreational and Entertainment Opportunities.

2C2: Encourage Visitor Serving Facilities

- Encourage proposals that include cultural, recreational, entertainment, overnight stay and similar components. Appropriate locations are areas of high visibility and those that are near similar or higher intensity uses.
- Large scale visitor serving facilities should be located along high volume transportation routes and will be a significant element in the creation of Regional character. Quality and design should be addressed accordingly.
- Smaller scale visitor serving uses such as galleries, boutiques and jewelry stores should be grouped in districts to create the synergy that allows them to be successful.

2C4: The Claremore/Rogers County Region as a Commercial and Employment Center.

- Review commercial and employment related development proposals for their relationship to existing commercial and employment concentrations. New proposals should add to the perception of "critical mass", that is, sustainable and growing areas of commerce and employment.

- Discourage leap frog or stand alone proposals unless the project has enough size to generate significant commercial or other employment related growth in that area.

- High quality commercial and business development should be located at visible locations, creating energy through vibrant and growing business and commercial centers.

- Encourage development proposals that help concentrate new use types. Existing sub-regional characteristics and concentrations of existing uses should be supported and protected.

- Proposed development should complement regional infrastructure improvement efforts.

GOAL D: THE CLAREMORE/ROGERS COUNTY REGION SHALL CONTINUE TO DEVELOP ITS RELATIONSHIP WITH THE TULSA METROPOLITAN AREA IN THE AREAS OF ECONOMICS, EMPLOYMENT, AND TOURISM.

2D1: Identify and Assess Strengths and Weaknesses, Relate Them to Tulsa

- Proposals for new development should improve upon the strengths of the Region.

- Proposals for new development that address the weaknesses of the Region should be located in areas of similar or related uses to ensure success.

- New development that fills a need of the Tulsa Metropolitan Area should be located in an area that is easily accessible from the Tulsa Metropolitan Area.

2D2: Cooperate with Tulsa Employer Attraction and Tourism Efforts

- New employment or tourism related developments should be located in areas that are easily accessible from the Tulsa Metropolitan Area.

- Review development for its ability to relate to, support and complement the use groups that are being targeted by the attraction efforts of both Regions.

2D3: Coordinate Transportation and Trail Infrastructure and Systems

- Review proposed development for its relationship to proposed Regional Transportation improvements. Discourage developments that require improvements not anticipated to occur in the short term. Encourage developments that partner with the proposed transportation and trail improvements.

- Encourage development that has the potential to attract State or Federal transportation funds.

- Encourage development that utilizes existing underutilized transportation resources, such as the Port of Catoosa.

Group Three: Housing

GOAL A: ALL HOUSING SHALL BE CONSTRUCTED TO ENHANCE THE IMMEDIATE NEIGHBORHOOD AND CONTRIBUTE TO A POSITIVE COMMUNITY ENVIRONMENT.

3A1: Construct With Durable, Quality Materials.

- Materials should be consistent in quality and appearance with the existing construction

- Architectural style, mass, height and lot coverage should respect and complement existing structures

3A2: Maintain and Protect the Value Property

- Inspections should ensure quality workmanship, materials and rapid progress to completion.

- Styles, sizes and /or colors of new construction should be similar to the existing adjacent structures.

- Yards and views of adjacent properties should be respected

- Orient unit and parking in new additions, multi-family developments and / or mobile home parks to minimize impacts.

- Utilize setbacks and landscaping liberally to separate single family housing from other higher density residential types.

- New residential development projects (not including a new phase of a previous approval) should not take primary access through an existing neighborhood.

3A3: Multi-family Residences Should Relate to Surrounding Residential Structures

- Multi-family residences should relate to and complement existing development in architectural style, roof lines, colors, features and quality.
- Review and approve colors and materials prior to issuing building permits.
- Encourage "Four sided" architecture, particularly where existing development views a particular façade.

3A4: Promote Opportunities to Revitalize Existing Houses

GOAL B: QUALITY, AFFORDABLE (WORK FORCE, ELDERLY) HOUSING SHALL BE MADE AVAILABLE FOR RESIDENTS FROM A WIDE RANGE OF INCOME AND AGE CATEGORIES

3B1: Integrate Affordable Housing throughout the Region

- Encourage new development proposals that include an affordable component.
- Affordable housing is appropriate in all areas when it includes proper measures to ensure compatibility with existing development. These measures may include screening, setbacks and / or color, materials and features.
- Higher density residential components may be appropriate in commercial areas or business parks

3B2: Streamline Approvals to Encourage Construction of Affordable Housing

- Staff and the Commission should prioritize review of projects that include a workforce element

3B3: Use Population Forecasts to Identify Changes in Needs

- Development proposals that include affordable components should provide a discussion, with demographic data, of the particular population segment that will benefit from the project.

- Staff should also provide the Commission information on housing needs within that particular population group.

3B4: Identify Current and Potential Barriers

- Clearly state City and County policies regarding affordable housing during each public hearing of a development proposal that includes affordable housing.

- Each proposal should clearly define the use of the term "affordable". The proposed sales price or rental rates should be discussed.

- Illustration materials should be provided that clearly define the project. These can include color and materials boards, colored plan views of the project, photos of previous projects, etc. All information should be easily seen by the public.

GOAL C: ACCESS SHALL BE EASILY AVAILABLE BETWEEN HOUSING AND EDUCATION, EMPLOYMENT, RECREATION, SHOPPING, WORSHIP, HEALTH AND RECREATION CENTERS.

3C1: Create a Variety of Access and Transport Types

- New residential development should implement the Claremore Trails Plan and the Trails Plan for the Transportation Management Area.

- New residential development should include an internal pedestrian and bicycle system that connects to the Claremore and Regional systems.

- New development proposals should address the potential for future transit stops.

3C2: Identify Transportation Linkages and Improvements

- Proposals should identify the opportunities for bike lanes, pedestrian trails, new turning lanes, street widening and adjacent streets.

- Review proposals to define their place in the overall transportation network and to identify the primary transportation links that their residents might utilize. This information should be compared with existing infrastructure and

proposed plans for improvement. Opportunities for public transit should be noted.

3C3: Minimize Traffic Congestion

- New residential development should consider and facilitate access to employment, and should minimize congestion. New development should define its anticipated traffic impacts and any methods to minimize them, particularly the impacts to intersections and undersized arterial streets.

- Compare development proposals with the existing transportation system and with anticipated transportation system improvements. Encourage public / private partnerships to implement system improvements.

- New development should be located with an understanding of peak loads and their impacts to the existing system. Significant negative impacts should be avoided.

- Consider new development not only in terms of local impacts but in terms of the regional transportation system.

3C4: Consider Multiple Methods of Transportation

- Encourage new development that considers and facilitates multiple transportation modes. .

GOAL D: NEW CONSTRUCTION TO MEET HOUSING NEEDS SHALL BE BALANCED WITH THE ABILITY TO PROVIDE FACILITIES AND SERVICES AND WITH ITS IMPACT TO THE NATURAL ENVIRONMENT.

3D1: Disperse Housing Densities Throughout the Region.

- Encourage a general pattern of mixed use and mixed density throughout the City. Patterns in the County will tend to be more homogenous with commercial uses at major intersections.

- Higher density housing should buffer lower density housing from commercial or employment areas.

- Encourage mixed use should be encouraged in the downtown area and in the University / Arts district.

- Encourage new residential development that locates near existing infrastructure.

3D2: Coordinate with Planned Service and Facility Improvements.

- Consider impacts to services such as school, fire, police libraries and parks when reviewing residential development proposals. Significant overcrowding or degradation of service should be avoided.

- Encourage new development proposals that coordinate with programmed service and facility upgrades and expansion. City County, education and health care representatives should be consulted during the review process.

3D3: Discourage inefficient infrastructure and Services

- New development proposals should coordinate with planned infrastructure improvements.

- New development that requires significant sewer, water or street improvements should partner in those improvements.

- Discourage new development that is the primary beneficiary of new improvements for the foreseeable future.

- Encourage infill development and / or reuse of existing infrastructure.

3D4: Allow a Range of Housing and Land Use Densities to Efficiently Use Resources

- A "country feel" with larger lot sizes is important in the Region, as is efficient use of infrastructure and services. A range of lot sizes and densities should be encouraged. Visibility and visual impacts are important criteria in new development review as is the impact that the new development will have on the public's perception of the area.

- Include the cumulative and long term impacts of septic systems in development review. Review new development in light of recent actions in the surrounding area. Discourage septic systems as an alternative to accelerate the development of an area planned for sanitary sewer.

- In general, the maximum lot size should be the minimum size required for percolation. In general, a density of three or four to the acre should be the minimum preferred in areas served by sanitary sewer.

- Attached housing and apartments should be encouraged in infill situations, particularly near commercial or higher intensity uses.

GOAL E: ALL FORMS OF HOUSING SHALL BE PROTECTED FROM IMPACTS OF MORE INTENSE LAND USE CATEGORIES

3E1: Buffer Residences from Negative Impacts

- Encourage new development that fits with existing uses in terms of scale, design and privacy.
- New development should identify the measures taken to protect the character of adjacent existing neighborhoods.
- New development should comply with all existing standards as outlined in the Zoning Code and any applicable special districts. These standards include fencing, landscaping, setback height and orientation standards. Design standards for lighting, facades and roofs should be included.

3E2: Mix Land Uses Appropriately

- Encourage development of small scale, neighborhood centers that serve local residents.
- Encourage new development that includes plazas, parks and other community meeting places.
- Encourage development that creates infill and mixed use, particularly as a redevelopment effort.
- Appropriate densities of residential uses can be located adjacent to commercial uses, arts, culture, recreation, health, education or Business Park / light manufacturing or government uses. Manufacturing and industrial uses should not be located adjacent to a residential use.

3E3: Transition Land Use to Prevent Significant Incompatibilities.

- Consider the intensity of use when mixing land uses. Higher intensity uses should be located toward the City core or major intersection with intensity lessening with distance from the core or intersection.
- Intensity of use is based on elements such as the floor area to lot area ratio, overall traffic generation, peak hour usage, light and noise impacts.

Group Four: Infrastructure, Facilities and Services

GOAL A: THE CLAREMORE/ROGERS COUNTY TRANSPORTATION SYSTEM SHALL BE MULTI-FACETED, ACCESSIBLE, EFFICIENT, MODERN, FRIENDLY TO THE ENVIRONMENT, AND WELL MAINTAINED.

4A1: Consider All Appropriate Modes of Transportation

- Encourage projects that integrate or support multi-modal transportation within the region or as connections to other regions. Projects that utilize or support the port or the airport are examples.
- Encourage projects that include links between different personal transportation modes such as personal vehicles, transit and trails.

4A2: Review System Conditions and Capacities

- Review street system conditions with each new development proposal. The information provided should include remaining capacity, condition, scheduled maintenance and any proposed improvements.
- New projects should partner in nearby Capital Improvement Projects.
- New project information should be accurately recorded for use in future CIP efforts.

4A3: Identify and Obtain Stable Revenue Sources

- New projects should identify ways in which they can be part of transportation funding solutions. Examples include economic development funds, ODOT paving for industrial users, Transportation Management Area funds by virtue of increased use on particular arterials or highways.

4A4: Coordinate Local and Regional Funding Sources and Improvements

- City, County and private transportation project funds should be coordinated and focused into specified areas of anticipated growth.
- Street improvements inside and outside a project should be coordinated to minimize mobilization costs and limit duplication.

4A5: Coordinate with the Transportation Management System

- Large development projects should coordinate with INCOG to identify their potential to attract state and federal funds and to ensure that impacts to the existing street system is accurately recorded.

GOAL B: UTILITY AND INFRASTRUCTURE SYSTEMS SHALL BE MODERN, EFFICIENT, COST-EFFECTIVE, AND WELL MAINTAINED, WITH SUFFICIENT CAPACITY FOR THE FUTURE.

4B1: Review Systems Conditions and Capacities

- Review water and sewer system conditions with each new development proposal. The information provided should include remaining capacity, condition, scheduled maintenance and any proposed improvements to transmission lines and plants.

- New projects should partner in nearby Capital Improvement Projects.

- New project information should be accurately recorded for use in future CIP efforts.

4B2: Coordinate Local and Regional Capital Improvement Programs

- City, Rural District and private project funds should be coordinated and focused into specified areas of anticipated growth.

- Utility improvements inside and outside a project should be coordinated to minimize mobilization costs and to limit duplication.

- Improvements should be performed to an agreed to set of standards.

4B3: Identify and Obtain Stable Revenue Sources

- New projects should identify ways in which they can be a partner in finding funding solutions for area utilities. Examples include economic development funds; REAP funds for infrastructure, CDBG funds.

4B4: Identify and Utilize Additional Intermittent Funding Sources

- Consider potential impact fees for large projects, particularly those that require significant infrastructure support such as large water or sewer users. Disproportionate use of the limited sanitary sewer capacity is an example of impacts to be avoided.

GOAL C: COMMUNITY FACILITIES SHALL BE EASY TO FIND, ACCESSIBLE, EFFICIENTLY USED, SAFE, AND WELL MAINTAINED, AND SHOULD BE LOCATED AND SIZED TO MEET THE NEEDS OF THE CITIZENS OF THE REGION.

4C1: Identify Community Facilities through Visual and Non-Visual Cues.

- Community facilities should be easy to identify by using tools such as signage, landscaping, building materials and visible locations throughout the region.
- Review new development proposals for their impact to the community facilities system.
- New development should participate in creating / expanding community facilities where appropriate. New development should ensure that community facilities are easily visible and identifiable.

4C2: Locate Visitor Serving Community Facilities near Primary Transportation Routes

- Review proposals for new development in high traffic corridors for their potential to partner with the public to build new community facilities. Some of these potential partnerships include a sale or donation of land, reduced construction costs or special financing and the joint use of structures.
- New development should explore fair and equitable ways to create appropriate public / private partnerships that enhance or maintain existing facilities.
- Review new development proposals in high visibility corridors adjacent to publicly owned sites for any efficiency in simultaneous construction. Mobilization of equipment is a primary construction cost.

4C3: Security Measures

- Community facilities should be sited and located so that they encourage and facilitate surveillance by the public and by security personnel.
- Parking lots and entrances and outdoor halls should be well lit.

4C4: Conduct Needs Assessment to Size Facilities

- Housing and commercial / industrial construction permits should be tracked.
- Entitlement approvals should be tracked.

- Compare new development proposals to a prioritized list of future improvements and proposed additions to community facilities in the region.

4C5: Identify and Obtain Stable Revenue Sources

- New projects should identify ways in which they can partner in funding and construction solutions for community facilities.

4C6: Pursue Joint Use Options

- New project proposals should identify the location and use of nearby existing facilities and should explore their joint use potential. Facilities that should be evaluated include those that are owned and operated by a single jurisdiction, by public / private partnerships and those that are used by more than one jurisdiction.

- New projects should consider their potential role in acquiring and developing new sites and facilities with the potential for joint use

GOAL D: COMMUNITY SERVICES SHALL BE EASY TO CONTACT, RESPONSIVE AND COMPREHENSIVE, AND SHOULD BE SUFFICIENT TO MEET THE NEEDS OF THE REGION.

4D1: Communicate Contact information for Community Services Departments

4D2: Conduct Needs Assessments

- New projects should identify potential opportunities to facilitate regional discussions among service providers, helping them to more accurately identify regional equipment and staffing needs.

- New projects should identify possible ways to work with providers in the region. They should identify opportunities for increased efficiency and should explore redistribution strategies for placing equipment and personnel.

4D3: Identify Stable Revenue Sources for Staffing and Equipment

Group Five: Culture, Recreation and Entertainment

GOAL A: THE PLANNING AREA SHALL IDENTIFY AND MAXIMIZE EXISTING CULTURAL RESOURCES.

5A1: Identify and Promote Unique Culture and History

- Development proposals should demonstrate the ways in which the project complements and promotes the Region's unique identity
- Sites of culture and history should be identified, preserved and promoted
- New development should not preclude the development of previously planned cultural or historic projects.

5A2: Preserve and Enhance Existing Cultural Resources

- Development proposals should preserve any known American Indian or early settler sites, structures or artifacts.
- Development approvals should identify the actions to be taken if cultural sites or artifacts are encountered during construction.
- Development projects should identify opportunities for the City and /or County to partner with the project, particularly where new infrastructure or improvements could benefit both a cultural site and the proposed project

5A3: Support and Encourage Performing and Visual Arts Groups

- Encourage proposals that showcase visual or performance art or that allow artists to participate in their design, development and decoration.

5A4: Develop and Promote Opportunities for Artists of All Ages

- Review commercial and industrial development proposals for the potential to partner with the City / County and Arts groups to provide rehearsal / performance space.

5A5: Enhance and Support Existing Performance Facilities

- New development or redevelopment projects should identify, preserve and / or suitably replace existing on-site spaces that are currently being used for performance.

- Examine new development proposals for "economies of scale". These are the potential for a public / private partnership to extend or improve infrastructure that serves both the project and any nearby performance centers.

GOAL B: THE PLANNING AREA SHALL PROVIDE AND PROMOTE A WIDE RANGE OF CULTURAL OPPORTUNITIES IN THE FUTURE.

5B1: Encourage Activities that Respect History and Respond to the Future

- Encourage development proposals that provide physical space for cultural activities in all commercial, core urban areas and in the Arts District.

- Encourage cultural facilities with significant impacts such as noise, odor, light, dust or long hours to locate in areas that minimize the impact. These can be in commercial or industrial areas or on large parcels in less populated areas.

- Development proposals that provide space for cultural activities in residential areas should balance the importance of cultural preservation with respect for the residential character of the neighborhood. In a question of priority the neighborhood character, even if varied, should predominate.

5B2: Encourage and Promote National and International Culture

- Facilities that provide space for large scale exhibits are an important part of the Region's identity.

5B3: Develop New Facilities for Artists and Art

- Encourage proposals for development of education or studio space in commercial areas, in the downtown core, and in the University / Arts district. The synergy between arts and entertainment should be utilized.

- Encourage development proposals that include joint, mixed use or public / private uses space. Reuse of unused public space should be encouraged.

- Encourage arts facilities with significant impacts such as noise, odor, light or long hours to locate in areas that minimize the impact. Appropriate locations include commercial or industrial areas or large parcels in less populated areas.

- Development proposals that provide space for arts activities in residential areas should balance the importance of art with a respect for the residential character of the neighborhood. In question of priority the neighborhood character, though varied, should predominate.

5B4: Develop New Gallery and Performance Space

- Encourage proposals for development of gallery and performance space in commercial areas, in the Downtown Core, and in the University / Arts district. The synergy between arts, entertainment and commercial growth should be utilized.

- Consider gallery and performance space as a strategic part of economic development and growth in quality of life

- Use of church and educational facilities as gallery or performance space in residential neighborhoods may be appropriate when balanced with the right to privacy of the surrounding homeowners.

- Agriculture buildings or industrial space may be appropriate for performance space.

5B5: Programs that support the growth of artists and art should be developed.

5B6: Identify Stable Revenue Sources

- New for-profit development in districts that contain groups of arts and education facilities should participate in their fair share support of infrastructure maintenance and improvement.

- Space that is used for public or non-profit arts education should participate in infrastructure maintenance and improvement at a rate that is appropriate for the amount of revenue they produce.

GOAL C. OPPORTUNITY SHALL BE PROVIDED THROUGHOUT THE REGION FOR ACTIVE AND PASSIVE RECREATIONAL OPPORTUNITIES FOR PERSONS OF A WIDE VARIETY OF INTERESTS, INCOME RANGES, AND AGES.

5C1: Enhance Maintain and Promote Recreational Facilities

- Protect existing recreational facilities from encroachment by other land uses.

- In a question of use conflict the previously existing use should enjoy the priority.

- In areas that include existing recreational facilities, proposals for new development should be reviewed for their impact on the facility and for the facility's impact on the proposed use.

- Entertainment facilities, particularly eating establishments, are appropriate and expected uses in areas near recreation facilities

- Streets in the area of recreation facilities should be improved to levels that are sufficient to support the anticipated levels of traffic to the recreation use.

5C2: Identify, Develop and Promote Recreational Opportunities

- New development should identify opportunities to enhance existing recreational opportunities and to create new ones

- Encourage new development that demonstrates awareness for the potential for public / private partnership. This partnership might include items such as infrastructure or access improvements or the improvement of an adjacent publicly owned parcel.

- Dedication for park land or fees-in-lieu should be explored with each new development proposal.

5C3: Address the Needs of Underserved User Groups

- Encourage new development that identifies underserved groups and participates in providing recreational opportunities for them. These groups may be defined by factors such as age, income levels and physical abilities.

- New development should identify and partner with existing City and County efforts aimed at serving the underserved.

- Encourage development that provides recreational facilities in unserved portions of the City or County.

5C4: Access Recreational Facilities by Vehicular and Non-Vehicular Routes.

- Encourage new development that recognizes and acts on its potential for trails connections to recreational facilities, to the trail system as defined in the Claremore Trails Plan and to the metro area system as defined by the Regional Trails Plan.

- New development should identify and act on opportunities to maintain and improve vehicular access to nearby recreational facilities.

- New development should not create traffic impacts that impair access to existing or proposed recreational facilities.

- Proposals for recreational facilities should consider traffic impacts and should clearly identify the impacts to surrounding uses. They should clearly identify site access routes and access points.

GOAL D: THE PLANNING AREA SHALL IDENTIFY AND ATTRACT A RANGE OF ENTERTAINMENT TYPES FOR PERSONS WITH A VARIETY OF INTERESTS, INCOME RANGES, AND AGES; CONSISTENT WITH THE REGIONAL LIFESTYLE.

5D1: Identify Entertainment Needs, Location Criteria, and Potential Sites

- Decisions regarding approval of entertainment uses should consider quality of life, the economic needs of the community and the impacts to the immediately surrounding area.

- Proposals for entertainment related uses should clearly identify the uses, the hours of operation, the parking requirements and the potential impacts to surrounding uses. Integrating entertainment into the community is important. Ways to mitigate negative impacts should be included.

- Entertainment uses should be clustered in higher intensity areas such as the University / Arts District, downtown or along highways and major arterials. Entertainment uses may be appropriate near higher density residential areas.

- Remote sites such as sites in agricultural areas can be appropriate with the appropriate safety provisions for traffic, fire and security.

5D2: Promote Regional Character with Location and Type of Use

- Proposals for entertainment use should clearly identify the factors that make the proposed location the appropriate location. This is particularly true in cases where the use may impact existing development.

- Review proposed uses for their impact to the character of the region. This can include the cumulative impact of the use as well as the visual / aesthetic impact of the use at the proposed location.

5D3: Attract and Encourage Entertainment

- Entertainment is recognized as a quality of life and character builder and as an economic generator. These factors should be balanced with the need to minimize impacts to adjacent uses.

- Growth and change are important elements of the future of the region. Entertainment is an important element of growth.

Group Six: Education

GOAL A: QUALITY EDUCATION SHALL BE AVAILABLE TO AND ACCESSIBLE BY RESIDENTS OF A WIDE RANGE OF AGE GROUPS AND INCOME LEVELS.

6A1: Provide Advanced and Specialized Educational Curriculums and Facilities Throughout the Planning Area.

- Encourage new development proposals that include multiple use facilities.
- Encourage proposals that coordinate or partner between government, business, and schools.

6A2: Affordable and Available Curriculums and Facilities

- Encourage new development proposals that reduce costs to education. Examples of potential cost reducing measures include sharing or partnering in traditional infrastructure such as sewer, water, streets or in hi tech infrastructure such as fiber.
- Encourage new development proposals that provide space for distance learning. These minimize the need for and cost of travel.
- Encourage development proposals that allow educational use of under-utilized facilities.

6A3: Compare Favorably with Statewide Opportunities

6A4: Identify and Maintain Stable Revenue Sources.

- Encourage land uses that increase tax base while using few, if any, educational resources in appropriate locations. These include commercial and manufacturing uses.

GOAL B: THE EDUCATIONAL SYSTEM SHALL BE AN IMPORTANT ELEMENT OF EMPLOYER / EMPLOYEE ATTRACTION AND RETENTION.

6B1: Strengthen and Emphasize Math, Science, and Technical-Related Curriculums

6B2: Refine Skills through Vocational Training

- Encourage development proposals for manufacturing and business park uses that include education space for Vocational, work study or similar opportunities.

6B3: Make Professional Development Opportunities Available and Affordable

- Encourage development that coordinates with proposed transportation networks to provide access to career development locations.

6B4: Promote Education Opportunities to Employers

- Development proposals that include educational components should be tracked so that the cumulative results are available to potential employers and workers.

GOAL C: EDUCATION SHALL BE A PRIMARY COMPONENT IN ESTABLISHING AND MAINTAINING THE REGIONAL LIFESTYLE AND THE QUALITY OF LIFE

6C1: Recognize Local and Regional Schools for Contributions to Personal and Professional Development

6C2: Achieve Social, Civic, Economic, and Environmental Objectives of the Region through Education

- New development should identify any ways that it promotes shared learning opportunities among businesses, universities, government, special interest, civic groups, and other community organizations.

- New development should identify any ways that it integrates education into the surrounding area. The purpose of the integration is to create and encourage a community culture that acknowledges, appreciates, encourages and supports an atmosphere of learning.

6C3: Emphasize Community-Oriented Activities

- Educational facilities are compatible with and should be located near other community and / or religious institutions to provide interface walking connections and potential interface.

- Educational facilities may be compatible with and might be located near seniors housing to provide walking connections and intergenerational interface.

6C4: Promote the Value and Importance of Health and a Sound Education

- Encourage education and physical fitness / sports / recreation facilities that create joint use facilities.
- Integrate fully operational, full service educational facilities into the land use fabric of the Region.

GOAL D: EDUCATION IN THE PLANNING AREA SHALL BE BROAD IN SCOPE, MOVING BEYOND FORMALIZED TRAINING TO A KNOWLEDGE AND APPRECIATION OF THE HISTORY AND GOALS OF THE AREA, FOR ALL RESIDENTS.

6D1: Expand Cultural and Historical Programs

- Encourage joint use between education, cultural events / facilities and non academic education such as regional and natural history.

6D2: Focus on Local History and Community-Based Programs

- Encourage shared facility cooperation between schools and community based programs of interest. These facilities should be on and off campus and the use should be reciprocal.

6D3: Promote Public Awareness of Local and Regional History and Goals and Opportunities for Civic Service

6D4: Promote Awareness of Local and Regional Events

- Encourage integration of employment, education and cultural land uses.

6D5: Introduce and Encourage Alternative Education Programs

- Encourage proposals for manufacturing, office or business park development to include facilities for evening classes and distance learning facilities.

GOAL E: EDUCATION IN THE PLANNING AREA SHALL INCLUDE PERSONAL ENRICHMENT OR "FUN LEARNING" OPPORTUNITIES, AVAILABLE TO ALL RESIDENTS

6E1: Locate Affordable Personal Interest Classes Throughout the Planning Area.

- Encourage development proposals that include a classroom element. These may include multi use or dedicated space in commercial, business, office or similar uses. They may also include available space in community centers in higher density residential developments. A proposal may also include an agreement with a nearby public or quasi–public (such as utility company) facility.

- Proposals for new development should integrate with and implement plans for trails and access to public and educational facilities.

6E2: Value Nontraditional Opportunities for Personal Enrichment

- Encourage development proposals to include outdoor education space and facilities and indoor / outdoor performance space. Example uses include nature trails and facilities.

6E3: Encourage Personal Development Activities and Classes

Group Seven: Health Care

GOAL A: QUALITY, AFFORDABLE HEALTHCARE SHALL BE AVAILABLE AND ACCESSIBLE FOR ALL RESIDENTS OF THE PLANNING AREA.

7A1: Make Local and Regional Healthcare Services and Facilities Visible and Known

- Health care facilities should be located in areas of high visibility and easy access
- Street and access improvements in the area of health care facilities should be a priority
- Community information signage should provide clear direction to health care facilities

7A2: Coordinate Low-cost, Quality Healthcare Programs with Effective Outreach Campaigns to Reach the Needy

7A3: Promote Preventative Healthcare Programs Healthy Lifestyles

- Park and recreation facilities and pedestrian and bicycle trails should be integrated throughout the region to create and encourage an active lifestyle character

7A4: Provide Disadvantaged Members the Community with Competent Low Cost Healthcare.

- Health care facilities should be eligible for a reduction in "fair share" costs of infrastructure improvements and maintenance, based on the cost and provision of their services to the disadvantaged

GOAL B: HEALTHCARE FACILITIES AND THE HEALTHCARE SYSTEM SHALL BE A PRIMARY COMPONENT IN ESTABLISHING AND MAINTAINING THE REGIONAL LIFESTYLE AND THE QUALITY OF LIFE.

7B1: Integrate Development and the Regional Healthcare System

- Consider the potential impacts of development on the health of the community and on the health of individuals.
- Review development proposals adjacent to and near health care facilities to determine their potential impact on patients.

- Consider potential surrounding land uses when locating new healthcare facilities. Noise, odor or dust generating impacts should be minimized.

7B2: Educate Patients about the Diverse Factors that may Impair Individual and Community Health

7B3: Healthy lifestyles and Quality, Available Healthcare, Are a Key to Quality of Life

- The location of health care facilities should be considered as a primary factor in the preparation of updates to the Major Street and Highway Plan.

- New Health Care facilities should be linked to the Regional Transportation system. Locate them near the travel ways identified in the Major Street and Highway Plan.

GOAL C: HEALTHCARE SHALL BE AN IMPORTANT FACTOR IN EMPLOYER / EMPLOYEE ATTRACTION AND RETENTION.

7C1: Make Quality Healthcare Visible to Employers and Workers.

- Healthcare facilities should be easily accessed from employment centers

- Health care facilities should be in visible, identifiable locations

7 C2: Emphasize and Enhance Healthy Lifestyles

- Encourage non-motorized connections that facilitate walking and bicycling between neighborhoods, communities, important facilities and sites.

- Encourage trails, playgrounds, fields, and parks to be included in new development.

- Encourage development that funds or implements a regional network of recreation opportunities.

7C3: Use Development to Help Meet the Overall Healthcare Needs

- Grouping healthcare services is one way to create visibility, identity and efficiency. Methods of transit and infrastructure can be efficiently "focused" on" the grouped health related uses.

GOAL D: QUALITY, AFFORDABLE AND AVAILABLE VETERINARY CARE SHALL BE A DEFINING CHARACTERISTIC OF THE PLANNING AREA.

7D1: Streamline Approval Requirements for Facilities in Appropriate Locations.

- Relate noise and odor abatement requirements to the size of the parcel and the distance to non-residential land uses.
- Encourage and support veterinary care projects that are proposed in appropriate land use and zoning categories

7D2: Encourage Preventative Health Care Programs; Pursue Animal Health Care Subsidies

7D3: Review Potential Impacts to Animals

- Review development plans to determine the potential impacts or conflicts created by introducing domestic animals (such as dogs) into areas that are populated by animals that are raised or used for agricultural purposes.
- Review development plans to determine the impacts of commercial and industrial use on land that is adjacent to animals that are raised or used for agricultural purpose.

7D4: Emphasize Animal Healthcare Services

- Encourage proposals for animal healthcare services that are visible (near significant travel corridors) and that create a positive "country" image.

Group Eight: Community Values and Character

GOAL A: QUALITY GROWTH SHALL BE ENCOURAGED AND RESPONSIBLY MANAGED IN THE PLANNING AREA.

8A1: Emphasize Coordinated Growth Patterns to Build Community

- Coordinate regional planning policies and development location priorities with Capital Improvements Programs.
- Review development proposals from a comprehensive perspective to ensure that the cost of maintaining existing infrastructure and services and the cost of providing for new development is balanced.
- Encourage development in and / or near existing neighborhoods and communities. Minimize haphazard development patterns.

8A2: Encourage High Quality Development with Streamlined Review

- Encourage development that addresses visual and aesthetic elements, access to transportation alternatives, safety, convenience, and conservation of natural resources.
- Encourage development that incorporates energy conserving building criteria.

8A3: Collaborate to Create High Quality Development to Meet Resident's Expectations

- Encourage development that creates partnerships between the City, the County, the Developer and other public organizations.
- Encourage development that implements stated design or character objectives.
- New development should be of equal or superior design and functional quality to that of the adjacent and surrounding development. It should have positive visual and operational impacts on the area.

8A4: Incorporate Culturally Distinctive or Historically Significant Structures

- New development should incorporate demolition control and design compatibility standards in areas that are adjacent to important historic and cultural resources.

- Encourage new development that includes the reuse of historic buildings to provide a sense of connection with the past.

- New development should identify ways in which it emphasizes and preserves heritage resources of the Region.

GOAL B: THE PLANNING AREA SHALL HONOR THE PAST AND WELCOME THE FUTURE.

8B1: Respect the Culture and Historic Context and Innovate

- New development should identify the specific characteristics of the historical and cultural elements in architecture, site planning, and materials that it seeks to be compatible with.

- New development should identify any techniques used to integrate old and new architecture in its site planning. Design innovation that respects the past and leads into the future should be encouraged in new construction.

8B2: Evolve Regional and Community-Based Groups and Agencies with the Region's Changing Needs.

8B3: Reinforce the Vision for the Region.

- Assess new development proposals to determine the effectiveness of policies and programs in achieving the regional vision.

- Review new development to identify deficiencies or barriers that result in development projects or patterns that are inconsistent with the regional vision.

- New development should support and implement the aesthetic, economic, transportation, safety and quality of life goals and vision for the Region

GOAL C: VALUES COMMON TO RESIDENTS OF THE PLANNING AREA, INCLUDING HARD WORK AND SELF-SUFFICIENCY THROUGH EMPLOYMENT, EDUCATION, CULTURAL AND RELIGIOUS UNDERSTANDING, AND DIVERSITY, HEALTH AND FAMILY VALUES SHALL BE EMPHASIZED IN COMMUNITY-BUILDING EFFORTS.

8C1: Increase Personal Connections among Residents to Strengthen Community Cohesion.

- New development should provide the space for events where diverse types of community partnerships can interact and flourish.

- New residential development should provide spaces and be oriented to encourage individual families and residents of individual neighborhoods to hold and participate in neighborhood and community wide events.

- New commercial, public and quasi – public and employment uses should provide space for and be oriented toward public gathering. The uses should provide opportunity for easy visibility and access to these spaces.

8C2: Reinforce community values within the region

- Proposals for the development of public, recreational, service and religious facilities should demonstrate the role that the physical plant will play in furthering community values, interaction and understanding.

- Proposals for the development of public, recreational, service and religious facilities should demonstrate the ways that their physical plant and activities will impact and benefit their immediate neighbors, particularly residential uses.

8C3: Create Involvement in Community Affairs

- New development should demonstrate the ways in which its proposed uses, physical form and circulation pattern add to and benefit from the surrounding area and the community and Region as a whole.

- New development should demonstrate the ways that it encourages interaction between individuals and participation at a community scale.