

Central Connecticut State University
Department of Geography
Rural Land Planning

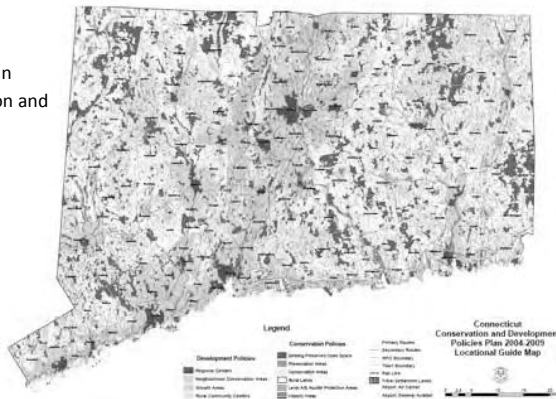
Lecture 4. Plan of Conservation and Development

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Plans of Conservation and Development

Rural Land Planning
Many names for plans

- City Plan
- Development Plan
- Master Plan
- Comprehensive Plan
- Plan of Conservation and Development



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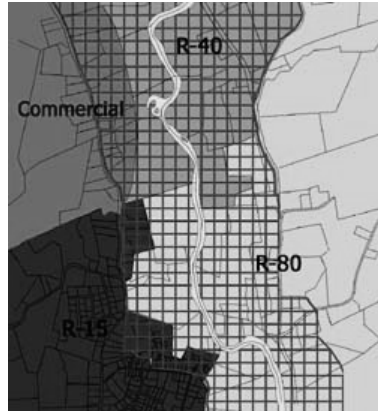
What is a Plan of Conservation and Development?

1. A physical plan of the community
 - Some social and economic aspects, but focus is to guide physical development
2. A long range plan
 - Covering a time period of 10 or more years
3. It is comprehensive
 - Covers more than one neighborhood—the community
4. It is a statement of policy
5. It is a guide to decision making by the planning commission and other board and agencies

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Comprehensive Plans Lead to Other Planning

- If you have a comprehensive plan then you have empowered...
 - Site Planning
 - Departmental Planning
 - Capital Improvements Planning
 - Zoning
 - Subdivision Regulations
 - Historic District Regulations
 - Etc. Etc. Etc.
- These can be used to put the plan into effect



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The Land Component of Comprehensive Plans

- Goals
 - Avoid adversarial uses
 - Promote complementary uses
 - Improve the 'look' of a community
 - Promote efficient use of land
 - Minimize public costs
 - Increase public revenues
 - Promote social equity
 - Protect the public health, safety, and welfare



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The Plan of Conservation and Development

What is a Plan of Conservation and Development?

- A tool for guiding the growth of a community.
- It's purpose is to establish a vision for the future and determine policies that will help attain that vision.
- It is a statement of recommendations addressing the physical development of our community.
- Section 8-23 states (Plan of Conservation and Development):
 - "Such plan shall show the commission's recommendations for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population in the several parts of the municipality."
- The Plan should be viewed as outlining the future physical layout of the community as well as the means of arriving at that future layout.

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The Plan of Conservation and Development

C.G.S. 8-23 – Plan of Conservation and Development

- The Commission shall:
 - prepare, adopt and amend a plan of conservation and development...
 - review the plan of conservation and development at least once every ten years...
 - adopt such amendments to the plan or parts of the plan...
 - as the commission deems necessary to update the plan.

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The Plan of Conservation and Development

C.G.S. 8-23 – Plan of Conservation and Development

- The Plan shall:
 - be a statement of policies, goals and standards for the physical and economic development of the municipality...
 - show the commission's recommendation for the most desirable use of land within the municipality for residential, recreational, commercial, industrial and other purposes and for the most desirable density of population...
 - be designed to promote...the coordinated development of the municipality and the general welfare and prosperity...
 - make provision for the development of housing opportunities, including opportunities for multifamily dwellings consistent with soil types, terrain and infrastructure capacity, for all residents of the municipality and the planning region...
 - promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and encourage the development of housing which will meet the housing needs...
 - Consider...the use of cluster development to the extent consistent with soil types, terrain, and infrastructure capacity.

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The Plan of Conservation and Development

C.G.S. 8-23 – Plan of Conservation and Development

- The Plan may:
 - show the commission's recommendation for a system of principal thoroughfares, parkways, bridges, streets and other public ways; for airports, parks, playgrounds and other public grounds; for general location, relocation and improvement of public buildings; for the general location and extent of public utilities and terminals...water, sewerage, light, power, transit and other purposes; and for the extent and location of public housing projects.
 - include recommended programs for the implementation of the plan...
 - (include) such other recommendations...in the plan as will...be beneficial to the municipality.

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The Plan of Conservation and Development

Typical Plan organization:

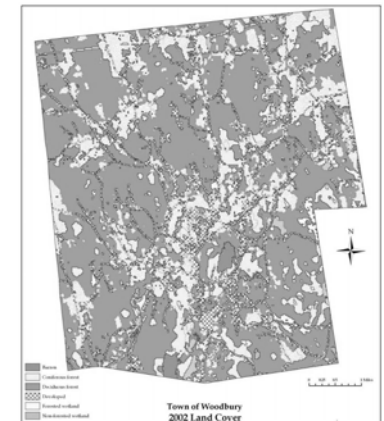
- Introduction
 - An introduction to town, Plans of C & D, and the recommendations.
- Overall Conditions and Trends
 - Information on issues that affect town residents as they prepare for the future.
- Natural Resource Conservation
 - Overview, assessment, and program for natural resource conservation.
- Open Space
 - Overview, assessment and program for open space protection and preservation.
- Housing and Residential Areas
 - Overview, assessment and program for housing and residential development.
- Economic Development
 - Overview, assessment and program for business and economic development.
- Community Facilities
 - Overview, assessment and program for town facilities and programs.
- Transportation
 - Overview, assessment and program for transportation and circulation.
- Future Land Use Plan
 - A compilation of the recommendations into an overall Plan for Roxbury.
- Implementation
 - An overview of how the Plan is to be implemented during the planning period.
- Conclusion
 - A summary of the plan and the planning process.

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The Plan of Conservation and Development

• Natural Resources—Land Cover

- Types of cover:
 - Water
 - Farm
 - Forest
 - Grass
 - Urban/developed
 - Locations
- What does it tell us?
 - Use
 - Change over time



Source: Woodbury Plan of Conservation and Development

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The Plan of Conservation and Development

- Natural Resources—Water Resources
 - Locations
 - Type—streams, rivers, ponds, lakes, etc.
 - Water Quality—surface, groundwater
 - Aquifer protection
 - Use—Drinking, recreation, fire?

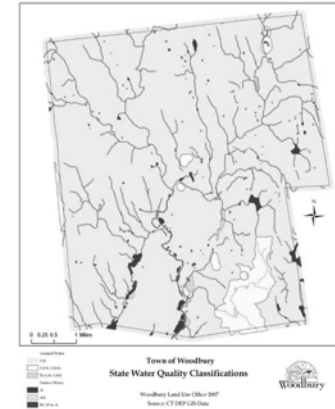


Source: Woodbury Plan of Conservation and Development

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The Plan of Conservation and Development

- Natural Resources—Water Resources
 - State Water Quality Classifications



Source: Woodbury Plan of Conservation and Development

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The Plan of Conservation and Development

- Open Space
 - Location
 - Types of Open Space:
 - Managed Open Space
 - Preserved or Protected Open Space
 - Perceived Open Space



Source: Woodbury Plan of Conservation and Development

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The Plan of Conservation and Development

- Natural Resources—Open Space
 - Protected and “Temporary” or Perceived Open Space
 - Why do care about the location of both?
 - Plan for future open space acquisition to create larger areas and connections.



Source: Woodbury Plan of Conservation and Development

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The Plan of Conservation and Development

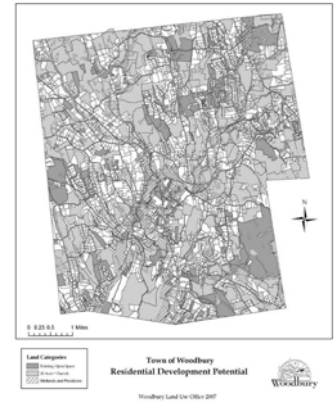
- Natural Resources—Open Space
 - Analysis
 - Where we are?
 - Where we want to go?
 - How we get there?



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The Plan of Conservation and Development

- Evaluation of Residential Development
 - Pattern of Development
 - Developed Land
 - Undeveloped Land
- Residential Build-out Analysis
 - Intent and Purpose
 - Mathematical Calculation
 - GIS Analysis
 - Benefits
 - Issues



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The Plan of Conservation and Development

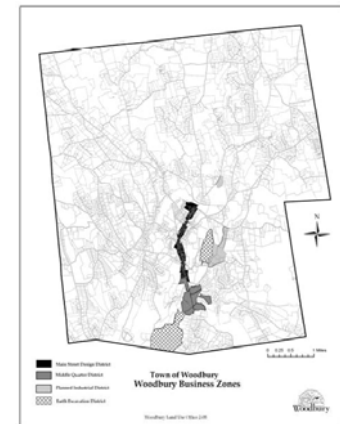
- Pattern of Residential Development
 - Subdivisions
 - Existing open space
 - Open Space acquired as a result of subdivisions



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The Plan of Conservation and Development

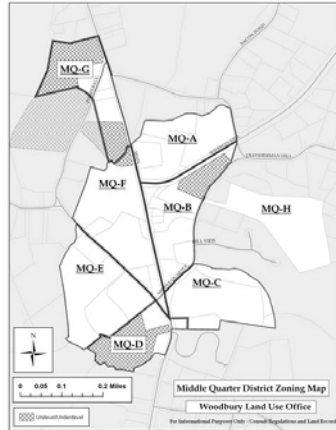
- Evaluation of Commercial Development
 - Pattern of Development
 - Developed Land
 - Undeveloped Land



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The Plan of Conservation and Development

- Evaluation of Specific Interest or Concern
 - Pattern of Development
 - Developed Land
 - Undeveloped Land
 - Concerns or issues?



Source: Woodbury Plan of Conservation and Development

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The Plan of Conservation and Development

- Community Facilities Planning
 - Location of existing facilities
 - Parks/Recreation
 - Government Administration
 - Public Safety
 - Sewer/water facilities
 - Need for expansion?
 - Potential for expansion?
 - Available land?
 - Town owned
 - Other

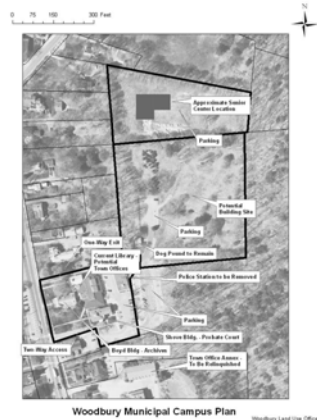


Source: Woodbury Plan of Conservation and Development

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- Community Facilities – Case Study of Specific Facility and Area
 - Location of facilities
 - Need for expansion
 - Potential for expansion
 - Available land
 - Site development

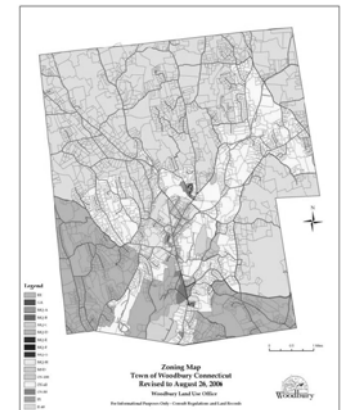


Source: Woodbury Plan of Conservation and Development

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- Existing Zoning Designations
 - Total land by zone/district
 - Residential, commercial, industrial
 - Potential needs?
 - Opportunities?
 - Available land?
 - Developable land?

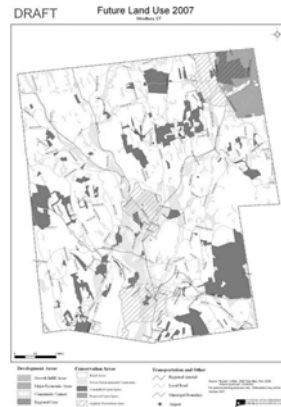


Source: Woodbury Plan of Conservation and Development

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The Plan of Conservation and Development

- Future Land Use Plan (FLUP)
 - A geographic display of desired policy outcomes?
 - Land to be developed for residential, commercial, and industrial use
 - Land to be protected and preserved—open space
 - Recreation
 - Areas for historic preservation



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The Plan of Conservation and Development

GOOD PLANNING SHOULD:

- Establish a long-term vision that guides short-term decisions in a consistent way.
- Produce a vision based on open discussion and consensus.
- Result from open discussion and debate.
- Establish basic parameters for future decision making.
- Provide information on the logic and parameters of a recommendation.
- Be flexible in the face of changing circumstances.
- Be a continuous, iterative process where implementation leads to new goals.

NO PLANNING MAY:

- Result in decisions that are inconsistent, inefficient, or conflict with other goals.
- Result in conflicts over the future direction of the community.
- Result in intuitive decision-making.
- Establish precedents that constrain solutions to future needs.
- Complicate future decisions due to the lack of understanding of previous efforts.
- Foreclose or constrain the consideration of future options.
- Result in a series of “one shot” efforts that are never implemented.