

2007 Land Use Master Plan Update

“It’s about Context”



The Committee

- Kirt Schuman*, Chair
- Marcia Colbath*
- Norm Fracassa
- Samual Lingman
- Linda Merullo*
- Elizabeth Thompson
- Britt Ulinski

Activities

- Meetings & Public Input- January through July 2007
- Speak Out Dover! - 7 Sessions in the summer 2006
- City Wide Tour - April 2007
- Visual Preference Survey - May 2007
- Telephone Survey - June 2007

Where we are today

29,068

Residents

8%

Population Growth since 2000
Census

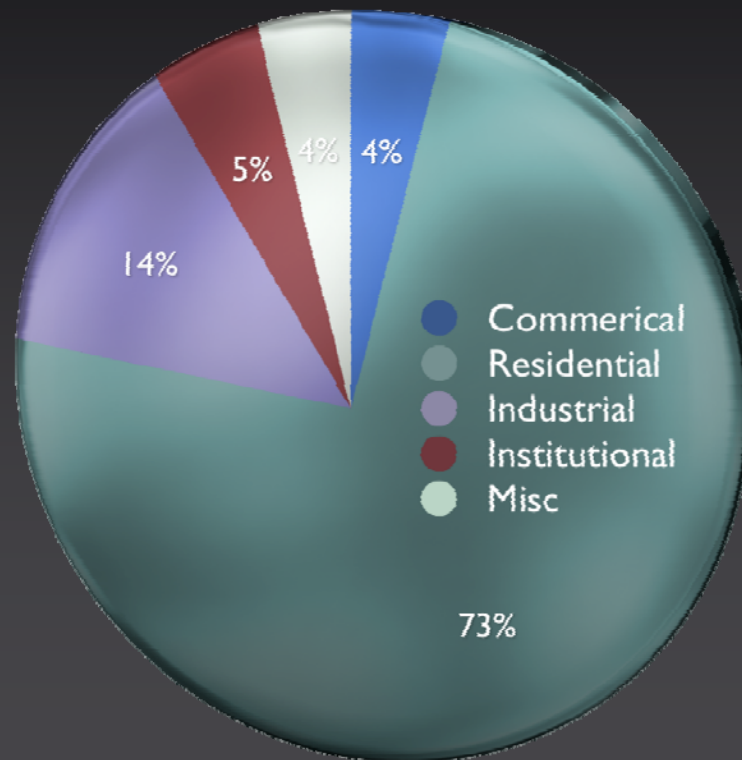
12,259

Total Dwelling Units

7%

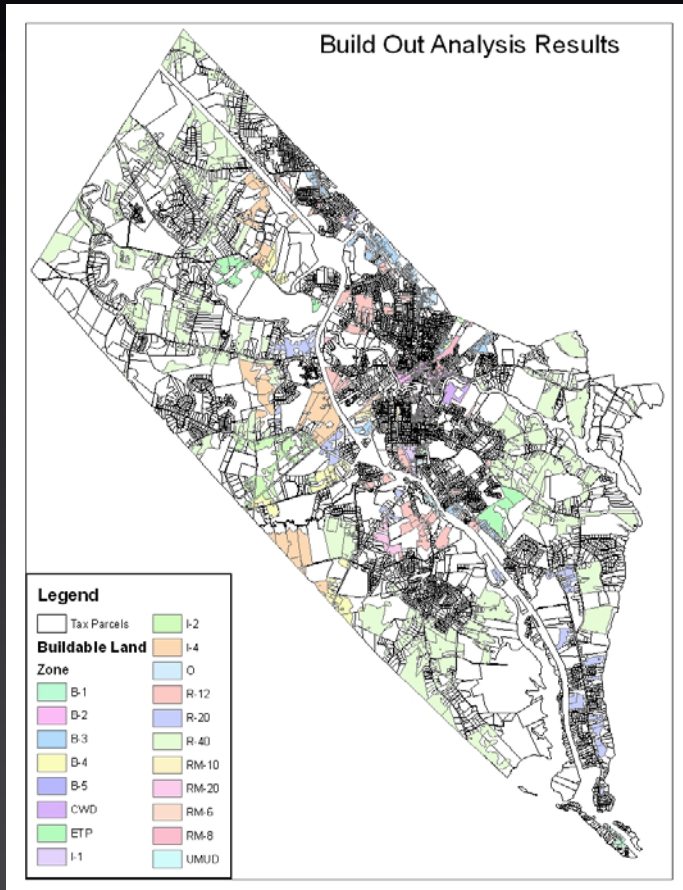
Increase since 2000

Existing Land Uses



What's Left?

Build Out Analysis



Zone	Acres	Units
R-12	237	704
R-20	190	334
R-40	2080	1857
RM-8	27	13
RM-10	27	67
RM-20	31	42
B-1	11	25
B-2	36	102
B-3	113	231
O	48	109
CWD	31	608
UMUD	8	330

What is Next?

Vision Statement

- A City with an emerging urban vibrancy guided by a small town sense of community.

Goals and Objectives

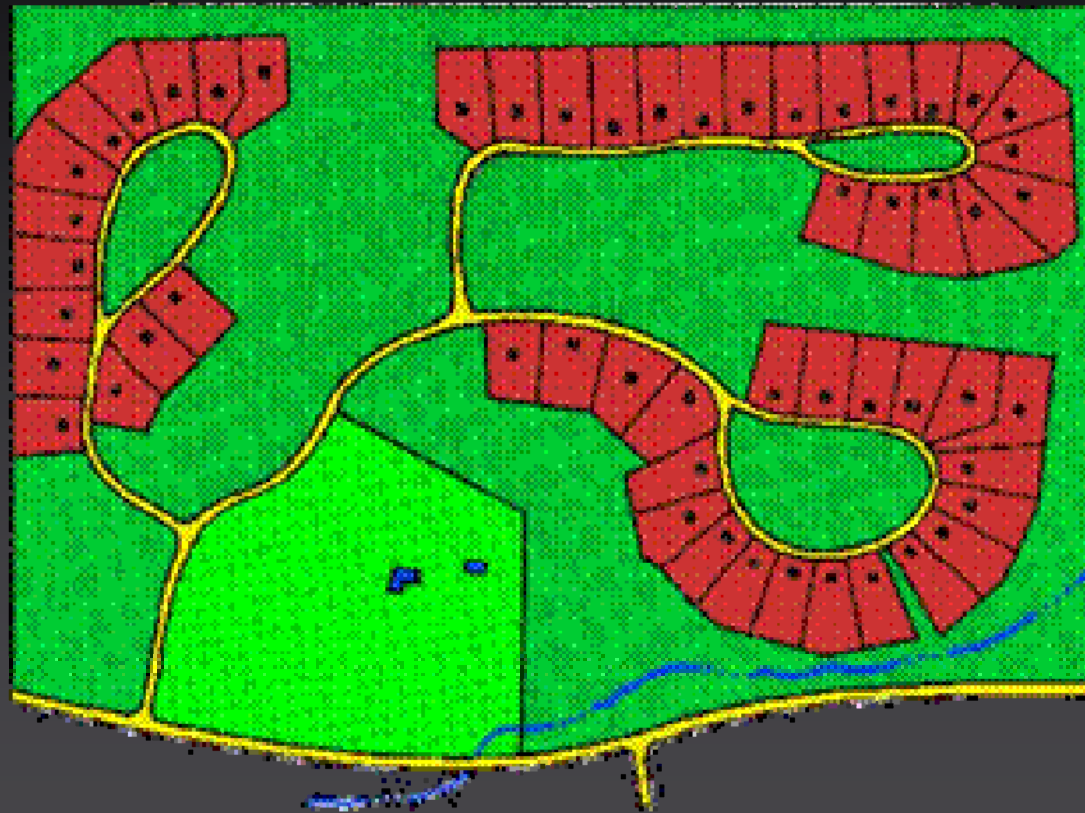
- To be an attractive place where people live, work and recreate.
- To encourage neighborhoods to build a sense of community.
- To preserve and respect the rural elements of the city.
- To be a city that offers diversity of housing types and price ranges.
- To create and maintain a safe, clean and aesthetically pleasing natural and man-made environment.
- To achieve economic viability by attracting quality job and investment opportunities to promote economic development throughout the city.
- To develop and redevelop land respecting the surrounding context and the environment.
- To encourage sustainable growth that is sensitive to environmental issues and minimizes energy consumption.
- To investigate contract zoning for commercial development to ensure contextually and high quality developments.

Areas of Focus

Traditional Neighborhoods



Open Space Subdivisions



Mixed Use Development



Urban Infill



Contract Zoning



Recommendations

Residential

Eliminate the existing “density bonus”
in the Open Space Subdivision
regulations.

Residential

Consider incentives based on
Landscaping, Architecture, Building
Materials and Environmental
Standards.

Residential

Adopt Traditional Neighborhood Development and Transit Oriented Development principles for urban infill and new development projects.

Residential

Amend Residential Transfer of Development Rights to consider a “land bank” to preserve quality conservation land.

Commercial

Strengthen site and building design
by adopting Architectural Design
Standards.

Commercial

Require tax positive development on properties that transect municipal boundaries.

Commercial

Designate areas of downtown as Business Improvement Districts to promote infrastructure and streetscape improvements.

Industrial

Rezone to increase continuity with surrounding development.

- Sixth Street, between B-4 and I-4
- Route 155, between B-4 and I-2

Mixed Use

Encourage Mixed Use as an incentive to Commercial Development. Institute *Contract Zoning* to ensure projects are high quality and remain in context with their surroundings.

Mixed Use

Restrict allowed residential to the second floor in non-residential zones.

Energy

Adopt mandatory LEEDS certification for projects over a specified size.

Natural & Open Land

Protect and retain wetlands, ponds, rivers and other significant resources.

Natural & Open Land

Connect Open Space with continuous corridors, through neighborhoods or narrow “green belts.”

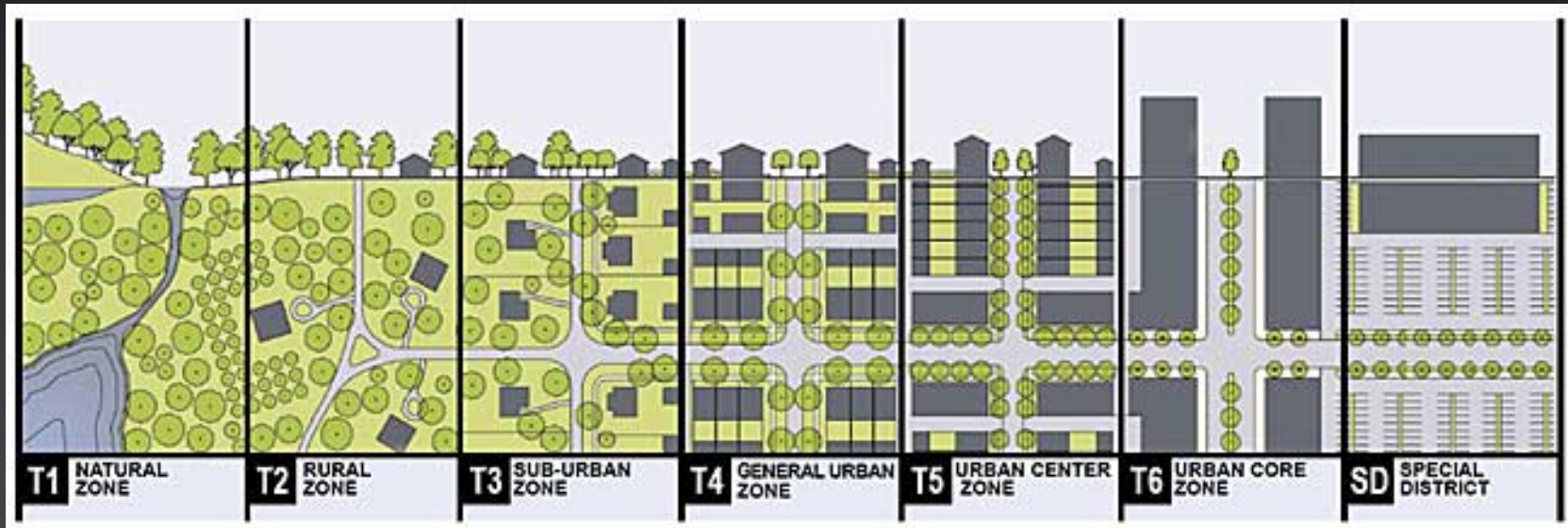
Other

Review dimension requirements and update to promote more environmentally sensitive design and proportional development.

Other

Create committees and Action Plans
for neighborhoods, beginning with the
Downtown.

Transition to a SmartCode



Questions?