

## 1. LONG TERM STRATEGIES

### 1.1. COMPREHENSIVE PLAN

- 1.1.1. Adjust FLUM density for townhouses in R districts as follows:
  - a. 18 du/acre for R-1A and R-1B (permitting 24-foot wide townhouses)
  - b. 24 du/acre in R-NC and R-NCB (permitting 18-foot wide townhouses)

### 1.2. ZONING CODE

- 1.2.1. Make edits to Zoning Code as provided in Appendix A.

### 1.3. LANDSCAPE, OPEN SPACE & STORMWATER MANAGEMENT STRATEGIES

- 1.3.1. A CRA tree fund should be established, with assistance available to homeowners to plant trees in their R.O.W. or front yards where none currently exist, per Sec. 12-6-3 (D).
- 1.3.2. The City should acquire additional park/open space properties within the ¼ mile, 5-minute walk radius to serve those neighborhoods identified as underserved by parks.
- 1.3.3. Required open space should be designed as a central square, plaza or green to provide a community focal point and gathering space for residents. Leftover strips at edges should be avoided except where trail connections are made, or buffers are required. Trees, seating and pervious paving should be included, at a minimum.
- 1.3.4. Streets and parking lots shall be designed to temporarily detain stormwater with aesthetically-planted, curb-less drainage swales within parking lots and buffer areas.
- 1.3.5. The City should acquire additional stormwater management sites to manage runoff from small parcels where on-site storage is impractical. Provide incentives to developers for reduction of pervious surfaces and installation of stormwater detention facilities.
- 1.3.6. The City should implement and maintain aesthetically-planted low-impact stormwater mitigation test sites, such as rain gardens, at existing and proposed *drainage rights-of-way* with a minimum width of 15 feet, on residential and commercial properties.

### 1.4. ENFORCEMENT

- 1.4.1. Enforcement the current regulation prohibiting parking on greenways along local streets

### 1.5. SMALL SCALE SUBDIVISIONS

- 1.5.1. Consider revising small scale subdivision requirements from 3 lots or more to 4 or 5 lots or more.
- 1.5.2. Discuss equity factor, benefits and disadvantages of lot history on subdivision requirements.