

The North Lamar Combined Neighborhood Planning Area

Land Use Workshop 4

April 27, 2009



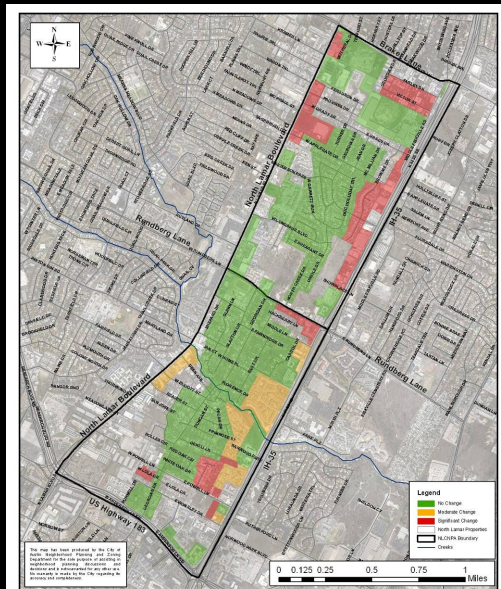
Tonight's Presentation

- Overview of Previous Workshops
- Introduction to Land Use
 - What is "Land Use"?
 - What does Land Use look like?
 - Land Use Planning
- Group Discussion
 - Future Land Use Map Recommendations



Overview of Previous Workshops

Areas of Change Exercise

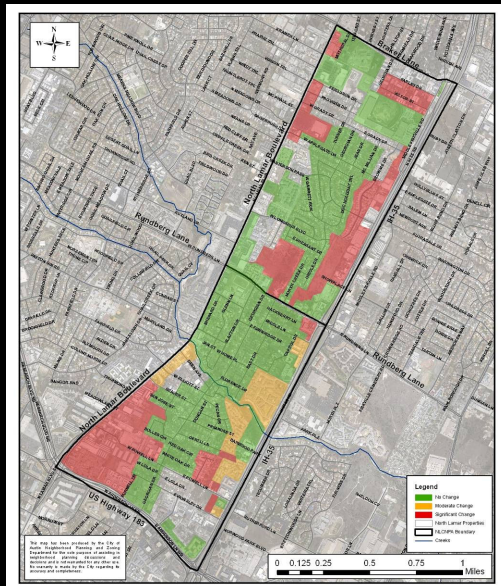


North Lamar Combined Neighborhood Planning Area
Consent Areas of Change
From February 3, 2009

February 3

Overview of Previous Workshops

Areas of Change Exercise



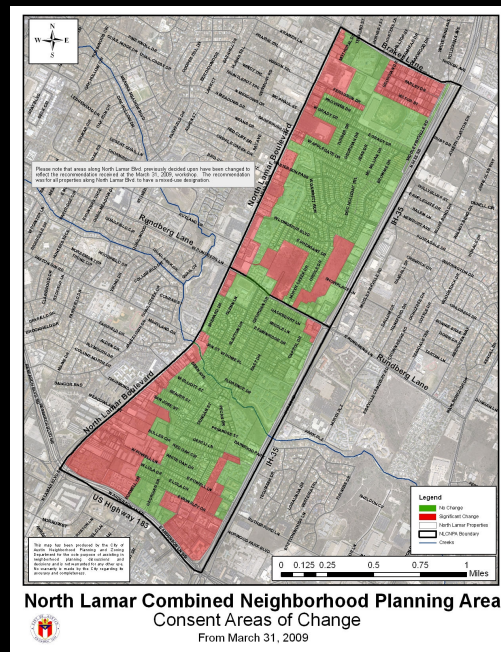
North Lamar Combined Neighborhood Planning Area
Consent Areas of Change
From March 3, 2009

February 3

March 3

Overview of Previous Workshops

Areas of
Change
Exercise



February 3

March 3

March 31

Introduction to Land Use

What is "land use"?

- Broad description of how property is used
- Categorization
 - Residential, Commercial, Civic, Open Space, Etc.



Introduction to Land Use

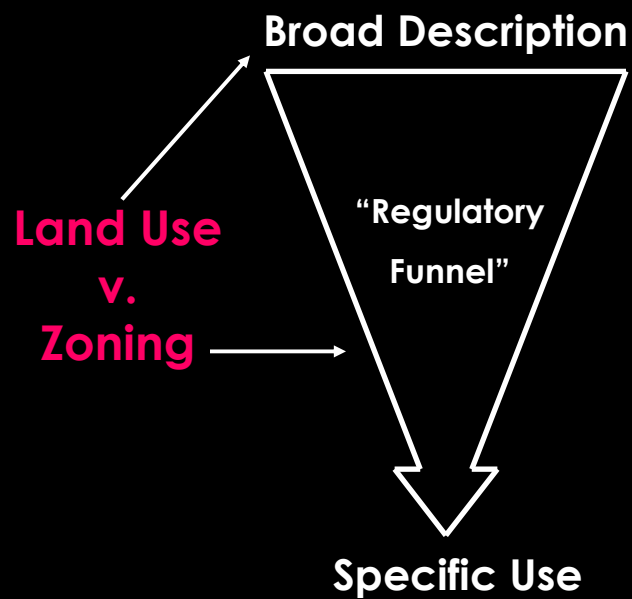
What is “future land use”?

- Vision of how property *should be* used in the future



- Categorization

Introduction to Land Use



Introduction to Land Use

Land Use v. Zoning



Introduction to Land Use

What does "land use"
look like?

SINGLE-FAMILY — Houses and Duplexes



HIGHER-DENSITY SINGLE-FAMILY — Small-Lot Homes & Townhouses



MULTI-FAMILY — Triplexes, 4-Plexes, Apartments



OFFICES



NEIGHBORHOOD COMMERCIAL — Small-Scale Retail or Offices, Convenience Retail, Professional Services



COMMERCIAL — Shops, Restaurants, Boutiques, Car Lots, Etc.



MIXED-USE — Residential Units Mixed With Retail



CIVIC — Public Institutions including Schools, Hospitals, Government Buildings, Houses of Worship, Cemeteries, Etc.

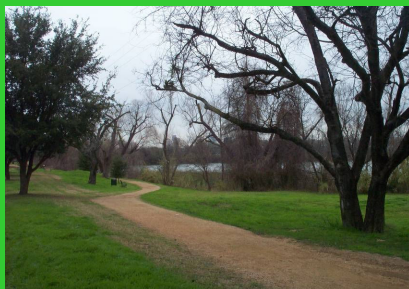


http://www.seton.net/locations/img/hospital_brackenridge.jpg

INDUSTRIAL — Warehouses, Manufacturing and Fabrication Facilities, Factories, Etc.



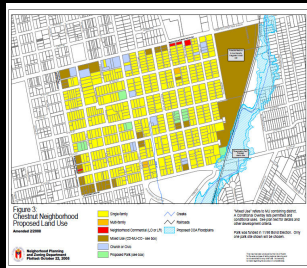
PARKS and OPEN SPACE



Introduction to Land Use

What is a land use map?

- Tool to depict the relationship between land use categories



- Current Land Use Map
- Future Land Use Map (FLUM)
 - sets forward a community vision for the future of the neighborhood

Introduction to Land Use

What is land use planning?

- Developing a logical, complementary land use pattern
- Providing a well-balanced and livable community
- Accommodating the future changes of the neighborhood



Introduction to Land Use

Land Use Planning

When developing a land use plan, think about...

- how the area currently “feels”
- how it should “feel” in the future
- the option(s) most appropriate for a given location
- how those options relate to surrounding uses

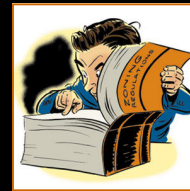


Introduction to Land Use

Land Use Planning

Things to consider:

- Stakeholders' input
- Current zoning and/or uses
- City, state, federal policies
- Property rights



Introduction to Land Use

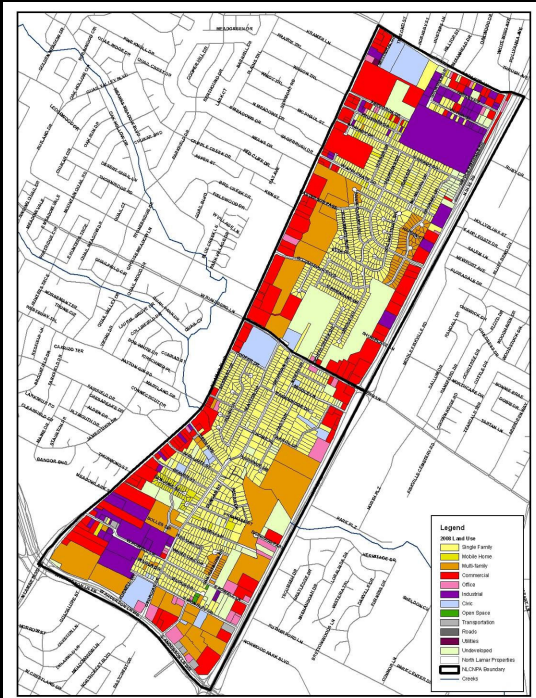
Land Use Planning

Land Use Planning **CANNOT**:

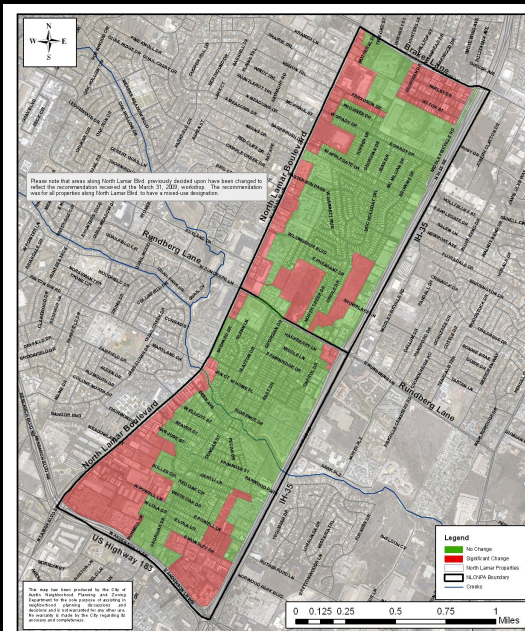
- do site planning
- predict what a future development will look like
- determine the user of the property
- determine when the use will change or develop
- make land use categories conditional

Land Use in the North Lamar Combined Neighborhood Planning Area

**Current
Land Use
2008**



**Areas of
Change,
03/31/09**



**North Lamar Combined Neighborhood Planning Area
Consent Areas of Change**
From March 31, 2009

Future
Land Use



Single-Family

Future
Land Use



Higher-Density
Single-Family

Future
Land Use



Multifamily

Future
Land Use



Neighborhood
Commercial

Future
Land Use



Commercial

Future
Land Use



Mixed-Use

Future
Land Use



Office

Future
Land Use



Civic

Future
Land Use

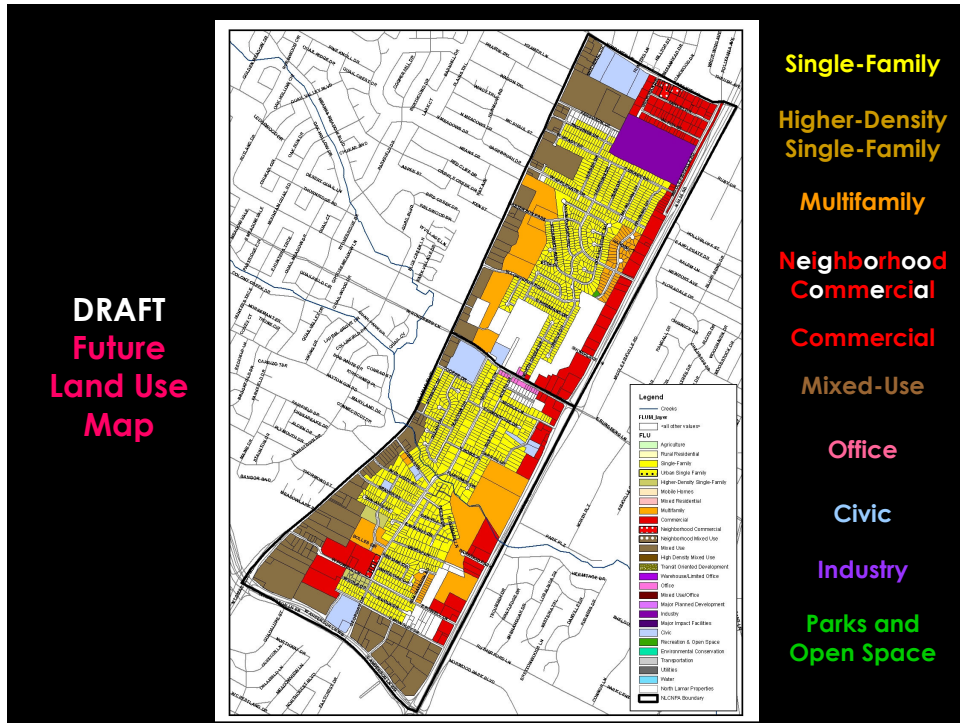


Industry

Future
Land Use



Parks and
Open Space



Introduction to Land Use

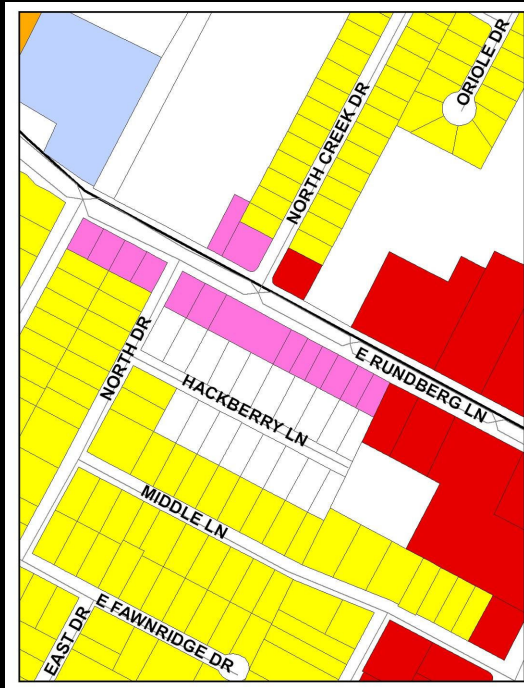
Why is the FLUM important?

- Sets a shared community vision for the future of the neighborhood
- Tool used for neighborhood plan amendment recommendations
- Tool used for zoning recommendations

Hackberry Lane

Previous Recommendations:

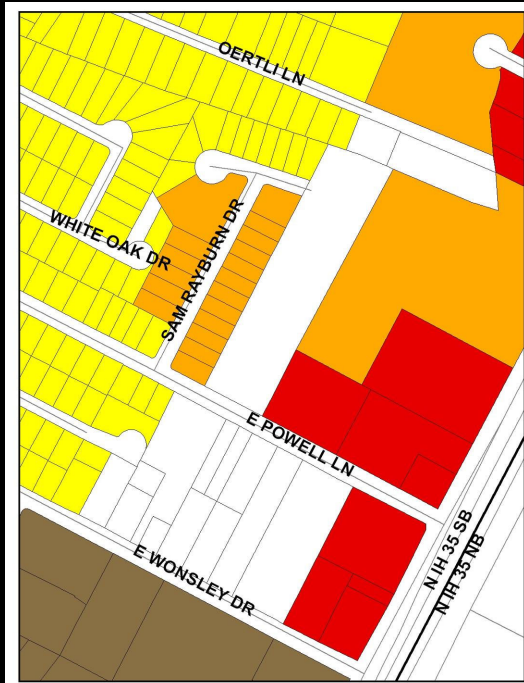
- single-family
- higher-density single-family



Oertil Lane, E. Powell Lane & E. Wonsley Drive

Previous Recommendations:

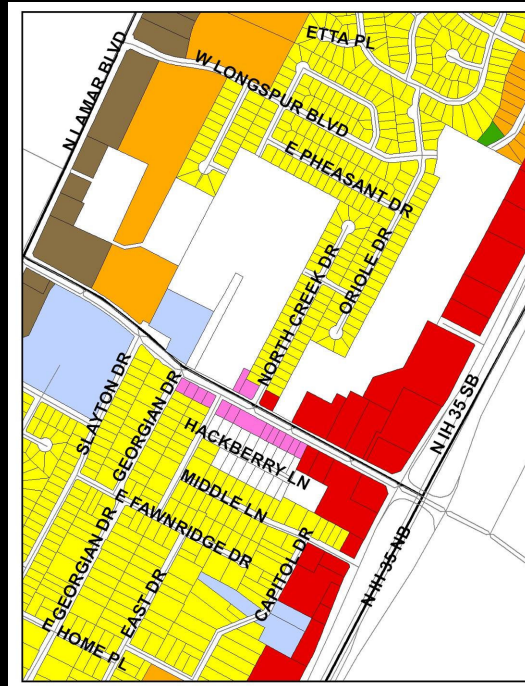
- single-family
- higher-density single-family



Rundberg Lane

Previous Recommendations:

- single-family
- park / open space
- warehousing
- commercial
- offices



Next Meeting

Land Use / Zoning Workshop (TBD)

Monday, May 18, 2009

Little Walnut Creek Library

6:30 p.m. to 8:45 p.m.