

PLANNING COMMISSION 101 TRAINING:

HOW TO USE THE FUTURE LAND USE MAP

APRIL 2024



OUTLINE

- 01 ABOUT THE FUTURE LAND USE MAP AND CHAPTER**
- 02 HOW TO USE THE FUTURE LAND USE MAP FOR EVALUATING PROPOSALS**
- 03 EXAMPLE REZOING REQUEST #1**
- 04 EXAMPLE REZOING REQUEST #2**
- 05 EXAMPLE REZOING REQUEST #3**

ABOUT THE FUTURE LAND USE MAP AND CHAPTER

WHAT IS THE FUTURE LAND USE MAP?

The Future Land Use Map is the primary guide for the desired future physical development and character of the municipality. It illustrates:

- How to grow and where
- What to preserve and where
- What the municipality should look by the horizon year of the associated Comprehensive Plan (approximately 10-15 years)

WHAT IS THE FUTURE LAND USE MAP?

The Future Land Use Map is a long-range tool intended to guide decisions about future zoning, development and infrastructure investments.

It is **NOT** a zoning map.

It does **NOT** change property rights allowed by zoning in place today.

The land use categories shown on the Future Land Use Map recommend a range of appropriate land uses. These are then brought to fruition by the City's Zoning Ordinance, Subdivision Regulations, and any other adopted land use regulations.

Example Future Land Use Map



Parks & Green Space



Agriculture & Rural Residential



Neighborhood Residential



Downtown Mixed Use



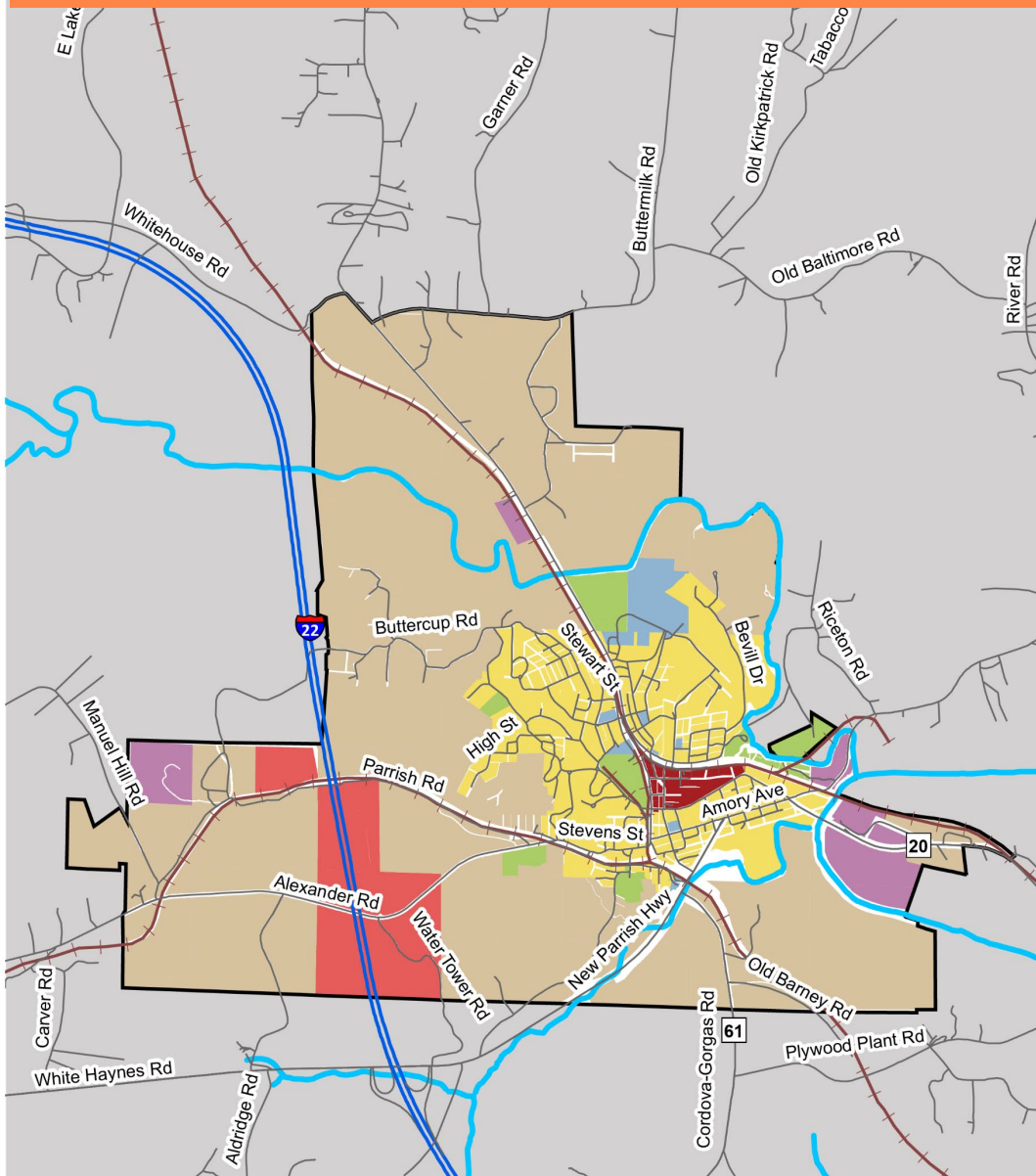
Institutional



**General Commercial
& Light Industrial**



Heavy Industrial



EACH FUTURE LAND USE CATEGORY HAS A DEDICATED DESCRIPTION PAGE

PARKS & GREEN SPACE

This designation applies to existing parks, sports fields, and areas designated for future parks and conservation areas. These areas, whether publicly, semi-publicly or privately owned, are considered important natural resources and recreational amenities. They exist not only to provide sports and recreational outlets to residents, but also to preserve green space and access to waterways. Areas designated for trail expansion, along with appropriate buffers, should be preserved. Accessory structures and supporting uses (e.g., gazebos, pavilions, restrooms, snack bars, etc.) are appropriate in these areas, provided the primary land use remains green space and recreation. New neighborhood parks, or small-scale pocket parks, should be designed with flexibility to accommodate impromptu uses and may include playgrounds for children and picnic areas. These may be integrated into Neighborhood Residential areas.

Primary Land Uses

- Conservation areas
- Multi-use trails
- Parks, active and passive
- Sports fields, public and private

Secondary Land Uses

- Accessory structures
- Commercial Recreation, e.g. camping, rental equipment, etc.
- Parking lots
- Restrooms

General Characteristics

- All park areas should include basic amenities such as pedestrian lights, walkways, seating, garbage receptacles, etc.
- Planned multi-use trails should be constructed to connect parks to residents and activity centers.
- Safe pedestrian connections between parks and residential areas within ½ mile should be prioritized.
- Impervious surfaces near Disney Lake and other waterways should be minimized.

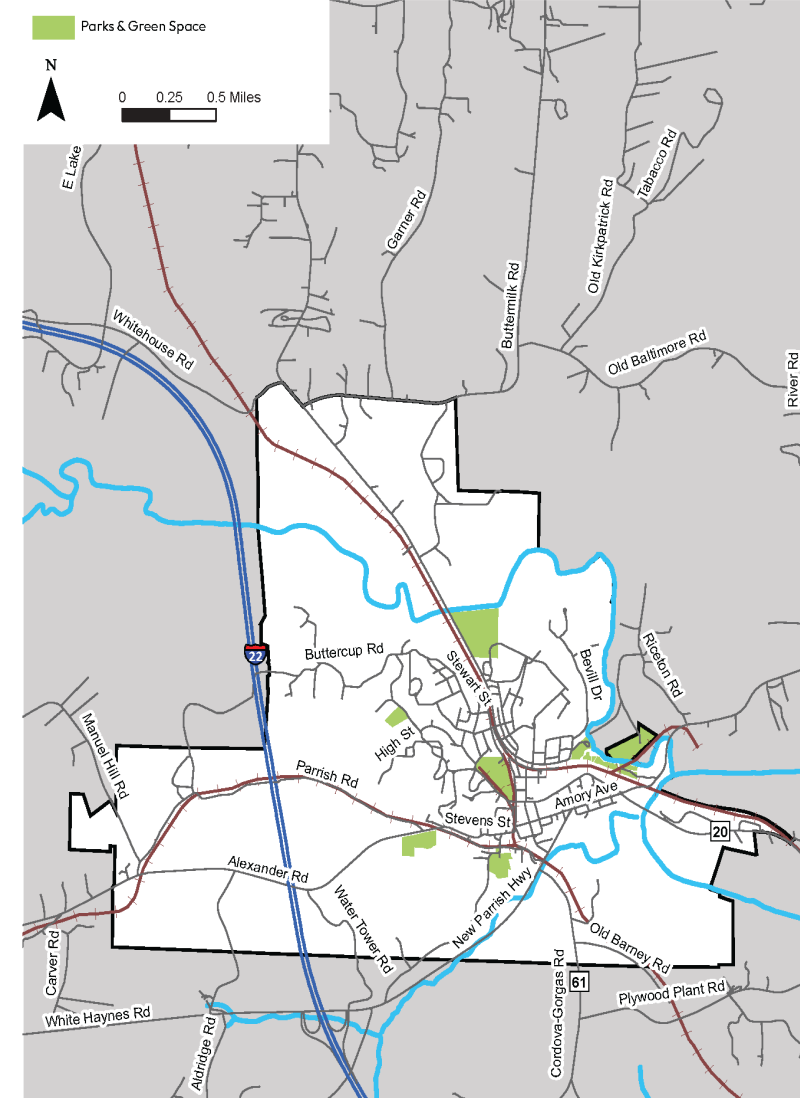


Source: RPCGB



Source: RPCGB

Figure 4.2: Future Land Use Map - Parks & Green Space



Parks & Green Space

Primary Land Uses

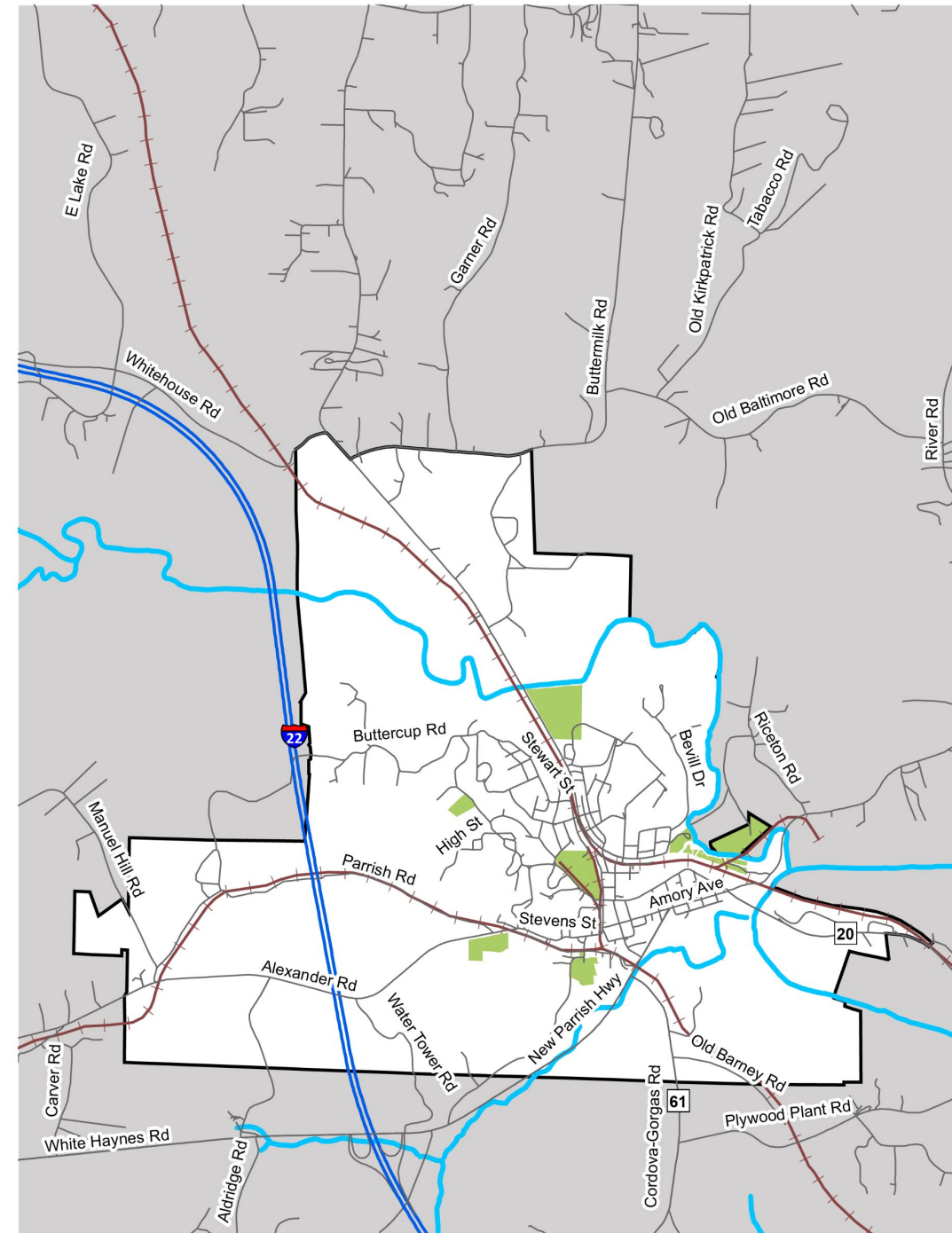
- Conservation areas
- Multi-use trails
- Parks, active and passive
- Sports fields, public and private

Secondary Land Uses

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- Parking lots
- Restrooms

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Parks & Green Space

Primary Land Uses

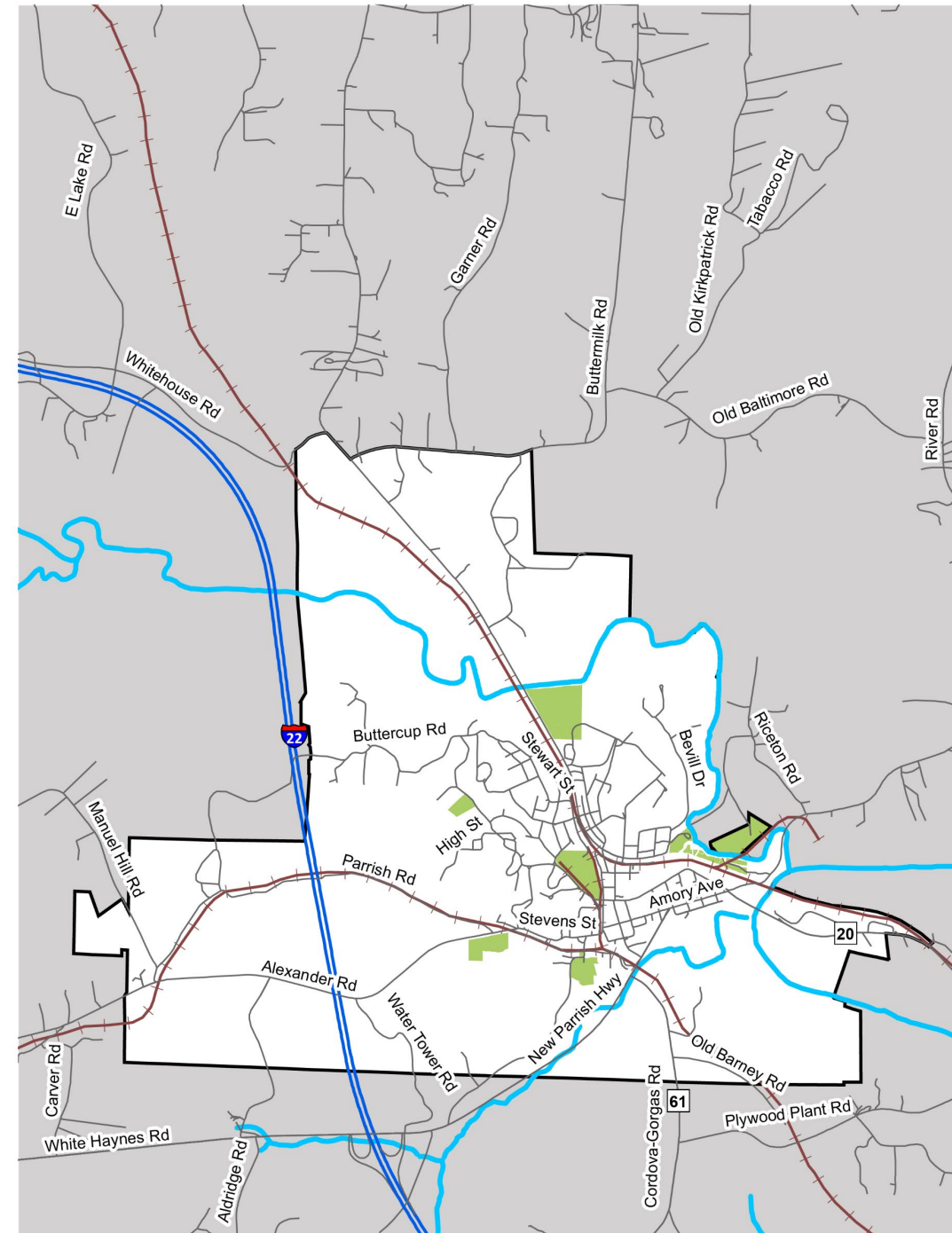
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- Sports fields, public and private

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- Restrooms

General Characteristics

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- Planned multi-use trails should be constructed to connect parks to residents and activity centers.
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Parks & Green Space

Primary Land Uses

- Conservation areas
- Multi-use trails
- Parks, active and passive
- Sports fields, public and private

Secondary Land Uses

- Accessory structures
- Commercial Recreation, e.g. camping, rental equipment, etc.
- Parking lots
- Restrooms

General Characteristics

- All park areas should include basic amenities such as pedestrian lights, walkways, seating, garbage receptacles, etc.
- Planned multi-use trails should be constructed to connect parks to residents and activity centers.
- Safe pedestrian connections between parks and residential areas within $\frac{1}{2}$ mile should be prioritized.
- Impervious surfaces near Disney Lake and other waterways should be minimized.

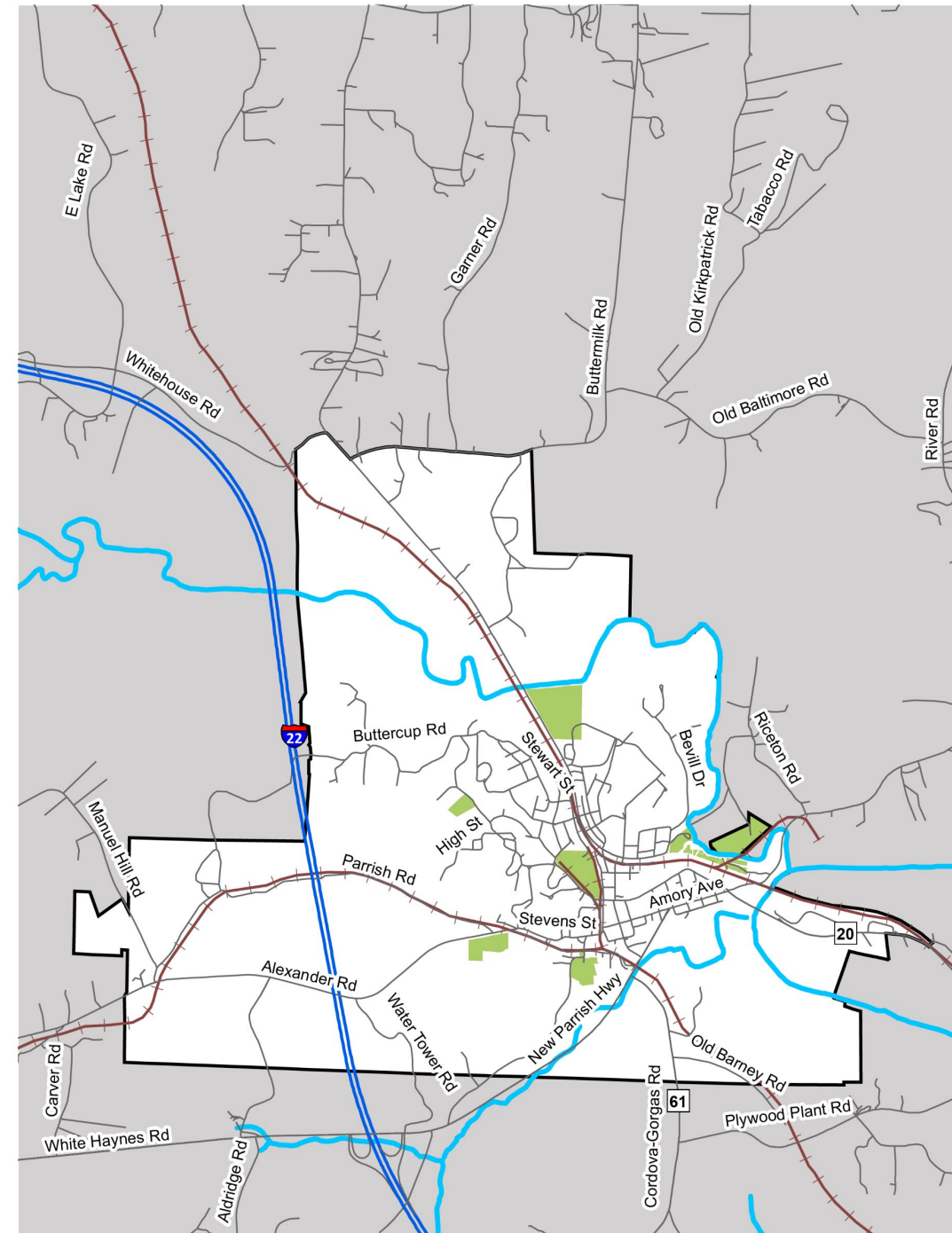


Table: Appropriate Land Uses for each Future Land Use Category		Future Land Use Categories						
		Parks & Green Space	Agriculture & Rural Residential	Neighborhood Residential	Downtown Mixed Use	Institutional	General Commercial & Light Industrial	Heavy Industrial
Applicable Land Uses	Parks, trails, & green space	X	X	X	X			
	Farms & forestry		X					
	Single family detached dwellings		X	X				
	Townhouses, duplexes and multiplexes			X	X			
	Apartments / condos				X			
	Mixed use				X			
	Neighborhood service/retail			X	X			
	Restaurants and small footprint retail				X		X	
	Tourist home			X	X			
	Mid-rise office and industrial parks					X	X	X
	Professional offices				X	X		
	Places of assembly or worship		X	X	X	X		
	Schools & public facilities		X	X	X	X		
	Hotel/motel				X		X	
	Regional commercial						X	
	Light industrial & manufacturing						X	
	Warehousing						X	
	General/heavy industrial & manufacturing							X
Port & bulk material shipping							X	
Resource extraction							X	

HOW TO USE THE FUTURE LAND USE MAP FOR EVALUATING PROPOSALS

THE PLANNING COMMISSION SHOULD ANSWER THE FOLLOWING QUESTIONS:

- 1. Is the rezoning request or development proposal consistent with the Future Land Use Map? Does the proposal align with the suggested land uses within the designated Future Land Use Map category?**
- 2. Is the proposed development compatible with the existing or planned character of the adjacent area? Or will it create substantial adverse impacts to the adjacent area?**
- 3. Is the proposal consistent with the recommendations in the Comprehensive Plan?**



EXAMPLE REZOING REQUEST #1

EXAMPLE REZONING REQUEST #1

- Requested rezoning from **R-2 Medium Density Single-Family** to **R-3 High Density/Multi-Family** to build a multiplex (a four-unit building)

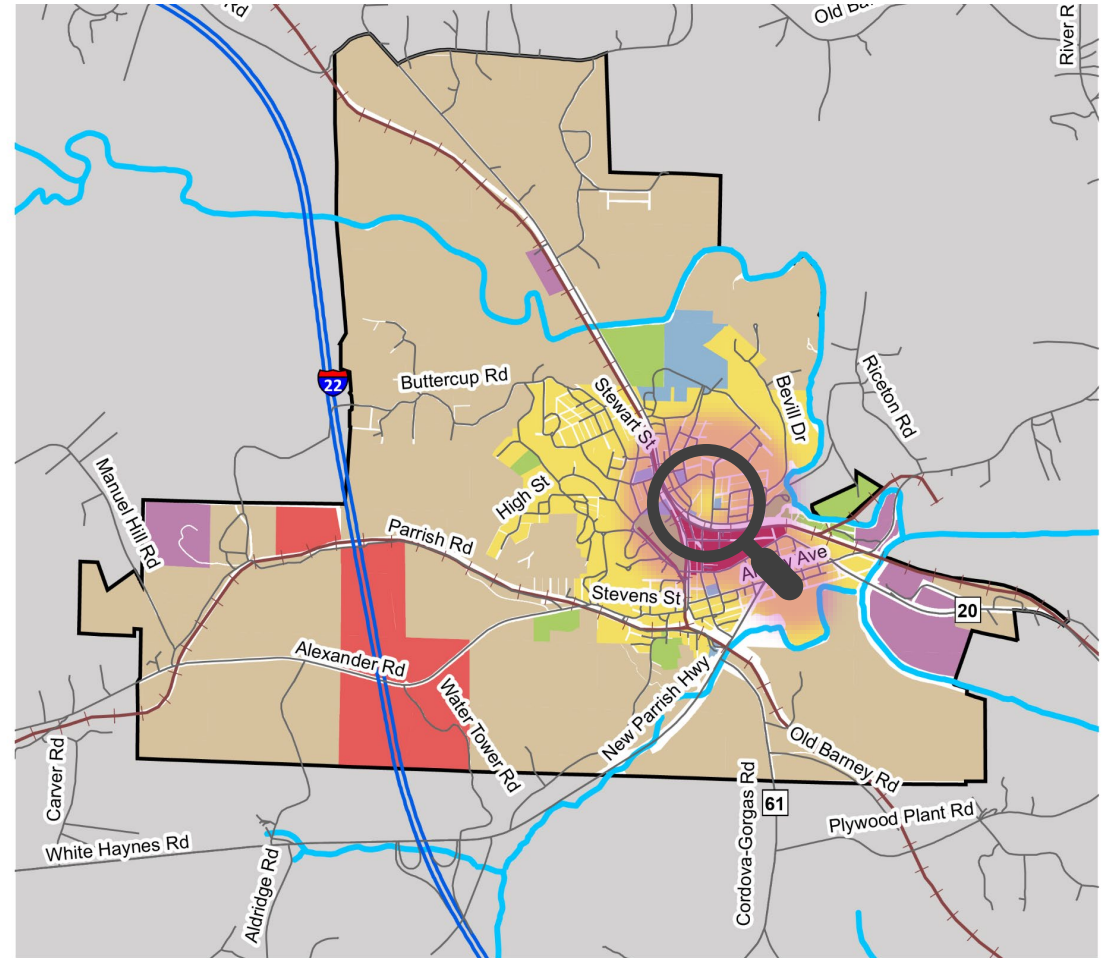


EXAMPLE REZONING REQUEST #1

Question 1: Is the rezoning request or development proposal consistent with the Future Land Use Map - Does the proposal align with the suggested land uses within the designated Future Land Use Map category?

Step 1 to find the answer:

- Locate the site on the Future Land Use Map



EXAMPLE REZONING REQUEST #1

Question 1: Is the rezoning request or development proposal consistent with the Future Land Use Map - Does the proposal align with the suggested land uses within the designated Future Land Use Map category?

Step 1 to find the answer:

- Locate the site on the Future Land Use Map
- **What is the site's future land use category?**



EXAMPLE REZONING REQUEST #1

Question 1: Is the rezoning request or development proposal consistent with the Future Land Use Map - Does the proposal align with the suggested land uses within the designated Future Land Use Map category?

Step 1 to find the answer:

- Locate the site on the Future Land Use Map
- **What is the site's future land use category?**
 - **Neighborhood Residential**



EXAMPLE REZONING REQUEST #1

Question 1: Is the rezoning request or development proposal consistent with the Future Land Use Map - Does the proposal align with the suggested land uses within the designated Future Land Use Map category?

Step 2 to find the answer:

- Does the proposal align with the suggested land uses within the Neighborhood Residential category?

		Future Land Use Categories						
		Parks & Green Space	Agriculture & Rural Residential	Neighborhood Residential	Downtown Mixed Use	Institutional	General Commercial & Light Industrial	Heavy Industrial
Applicable Land Uses	Parks, trails, & green space	X	X	X	X			
	Farms & forestry		X					
	Single family detached dwellings		X	X				
	Townhouses, duplexes, multiplexes			X	X			
	Apartments / condos				X			
	Mixed use				X			
	Neighborhood service/retail			X	X			
	Restaurants and small footprint retail				X		X	
	Tourist home			X	X			
	Mid-rise office and industrial parks					X	X	X
	Professional offices				X	X		
	Places of assembly or worship		X	X	X	X		
	Schools & public facilities		X	X	X	X		
	Hotel/motel				X		X	
	Regional commercial						X	
	Light industrial & manufacturing						X	
	Warehousing						X	
	General/heavy industrial & manufacturing							X
Port & bulk material shipping							X	
Resource extraction							X	

EXAMPLE REZONING REQUEST #1

Step 2 to find the answer:

- Does the proposal align with the suggested land uses within Neighborhood Residential? The category allows for:

- **Combination dwellings/live-work units**
- **Duplexes**
- **Multiplexes**
- **Patio homes**
- **Single-family dwellings**
- **Townhouses**

NEIGHBORHOOD RESIDENTIAL

This category aims to create vibrant neighborhoods with a variety of housing types, including single-family dwellings on small to medium-sized lots, townhouses, duplexes and well-designed multifamily developments, coexisting with small-scale commercial and services uses to foster a strong community. With a focus on walkability, residents can conveniently access essential amenities such as small-scale retail, parks, and community facilities within a safe and interconnected pedestrian network. This land-use classification creates a resilient and secure environment, catering to the diverse needs of residents across different age groups.

Primary Land Uses

- Combination dwellings/ live-work units
- Duplexes
- Multiplexes
- Patio homes
- Single-family dwellings
- Townhouses

Secondary Land Uses

- Accessory structures
- Apartment complexes
- Boarding/rooming houses
- Cafes and restaurants (no drive-throughs)
- Domiciliary care facilities, emergency care facilities, nursing care facilities
- Places of assembly or worship
- Professional office, retail, or service uses (under 5,000 square feet)
- Public facilities, including community centers, parks, and schools
- Upper-story residential dwellings

General Characteristics

- Inherently walkable with a robust network sidewalks, trails, and support for other alternative modes of transportation.
- Residential focus but with some small-footprint retail interspersed.
- Medium degree of separation between buildings.
- Residential developments that utilize the City's Village Subdivision Regulations are appropriate along the edges of already-developed areas.



Source: www.HomeEdit.com



Source: Missing Middle Housing



Source: RPCGB

EXAMPLE REZONING REQUEST #1

Step 2 to find the answer:

- Does the proposal align with the suggested land uses within Neighborhood Residential? The category allows for:

- **Combination dwellings/live-work units**
- **Duplexes**
- **Multiplexes**
- **Patio homes**
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- **Townhouses**

The answer to Question 1 is YES – Multiplexes should be allowed in the Neighborhood Residential category

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EXAMPLE REZONING REQUEST #1

Question 2:

Is the proposed development compatible with the existing or planned character of the adjacent area?

Or will it create substantial adverse impacts to the adjacent area?



EXAMPLE REZONING REQUEST #1

Question 2:

Is the proposed development compatible with the existing or planned character of the adjacent area?

Or will it create substantial adverse impacts to the adjacent area?

The answer to question 2 is YES –
A multiplex is fully consistent with the description and character envisioned in the Neighborhood Residential category



EXAMPLE REZONING REQUEST #1

Question 3:

Is the development proposal consistent with the recommendations contained in the Comprehensive Plan?

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- Goal #1: Support thoughtful growth & development. 90

- Goal #2: Encourage sustainable long-term development patterns.93

- Goal #3: Foster housing equity by encouraging a wide range of housing types.98

- Goal #4: Balance growth and development with protection for Cordova’s unique natural resources. 101

EXAMPLE REZONING REQUEST #1

Question 3:

Is the development proposal consistent with the recommendations contained in the Comprehensive Plan?



The answer to question 3 is YES - according to Future Land Use Goal #3



Action 10

Ensure future developments improve pedestrian and vehicular connectivity.

Poor connectivity – the lack of convenient points of access within and between neighborhoods – makes walking and bicycling inconvenient and even dangerous, forcing Cordova residents to rely on a vehicle for even the most basic trip. With over 15% of Cordova households having zero vehicles available, pedestrian connectivity is a necessity to ensure that residents have an equal opportunity to access future developments.

New development proposals should provide a high degree of both pedestrian and vehicular access within the development itself and between adjoining neighborhoods (and where feasible, bicycle connectivity). Cul-de-sacs and long blocks should be discouraged in favor of sidewalks, intersections, and street stubs that enable connections to future adjacent developments.

Goal #3: Foster housing equity by encouraging a wide range of housing types.



Action 11

Integrate a mix of densities, styles, and price ranges within residential neighborhoods to serve a range of ages, incomes, lifestyles, and housing preferences.

When it comes to housing, one size does not fit all. A healthy community accommodates a variety of people, backgrounds, and lifestyles, including first responders, managers, janitors, teachers, seniors or retirees, young professionals, and those living with disability. Today, homes in Cordova are very affordable, but choices are limited. As of 2021, approximately 76% of the entire housing stock in the City was composed of single-family homes, of which approximately 67% were built between 1940 and 1980. This comparative lack of housing choices is a direct result of past market trends, flexible building practices, and existing zoning regulations.

**THEREFORE,
EXAMPLE REZOING REQUEST #1
SHOULD BE
RECOMMENDED FOR APPROVAL**

EXAMPLE REZOING REQUEST #2

EXAMPLE REZONING REQUEST #2

- Requested rezoning from **R-2 Medium Density Single-Family** to **B-3 Highway Commercial** to build a convenience store and gas station

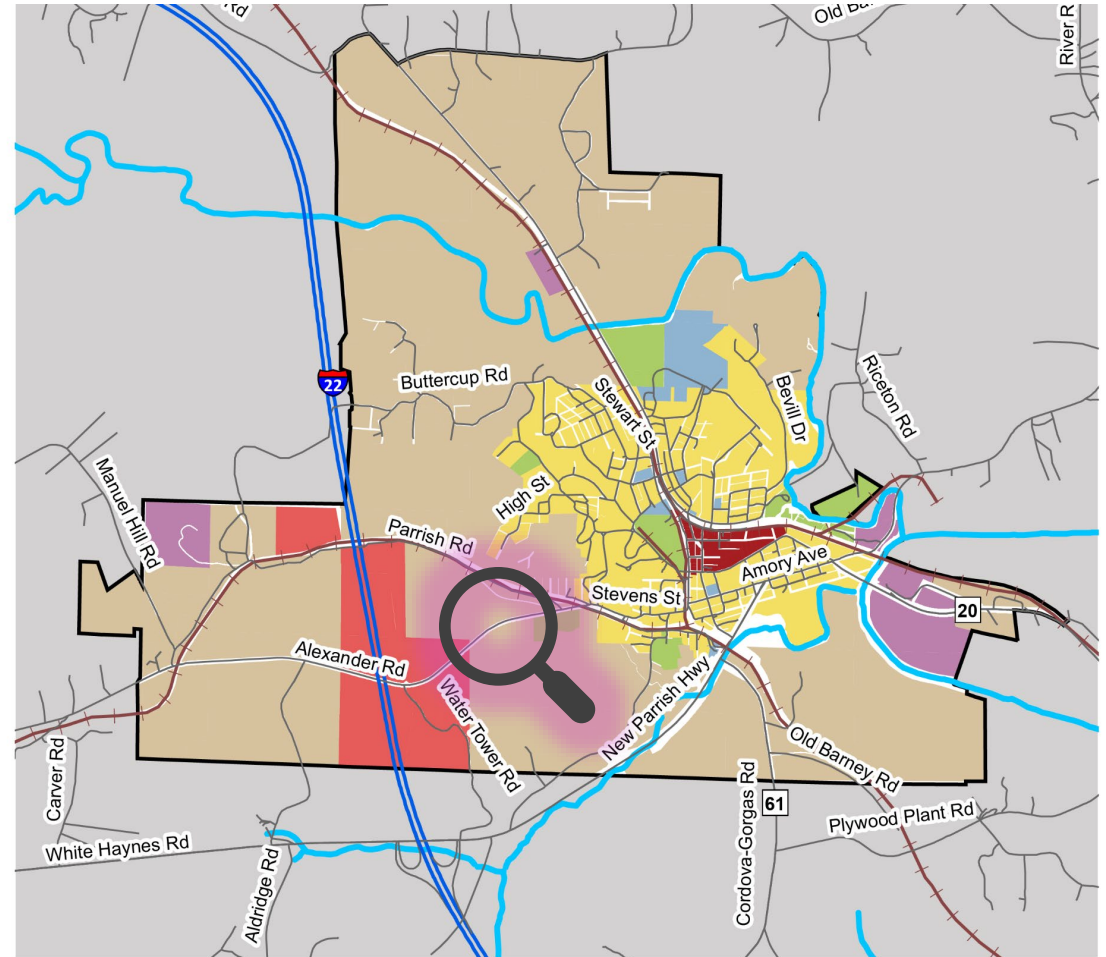


EXAMPLE REZONING REQUEST #2

Question 1: Is the rezoning request or development proposal consistent with the Future Land Use Map - Does the proposal align with the suggested land uses within the designated Future Land Use Map category?

Step 1 to find the answer:

- Locate the site on the Future Land Use Map



EXAMPLE REZONING REQUEST #2

Question 1: Is the rezoning request or development proposal consistent with the Future Land Use Map - Does the proposal align with the suggested land uses within the designated Future Land Use Map category?

Step 1 to find the answer:

- Locate the site on the Future Land Use Map
- **What is the site's future land use category?**
 - **Agriculture & Rural Residential**

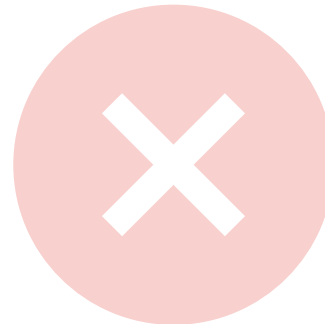
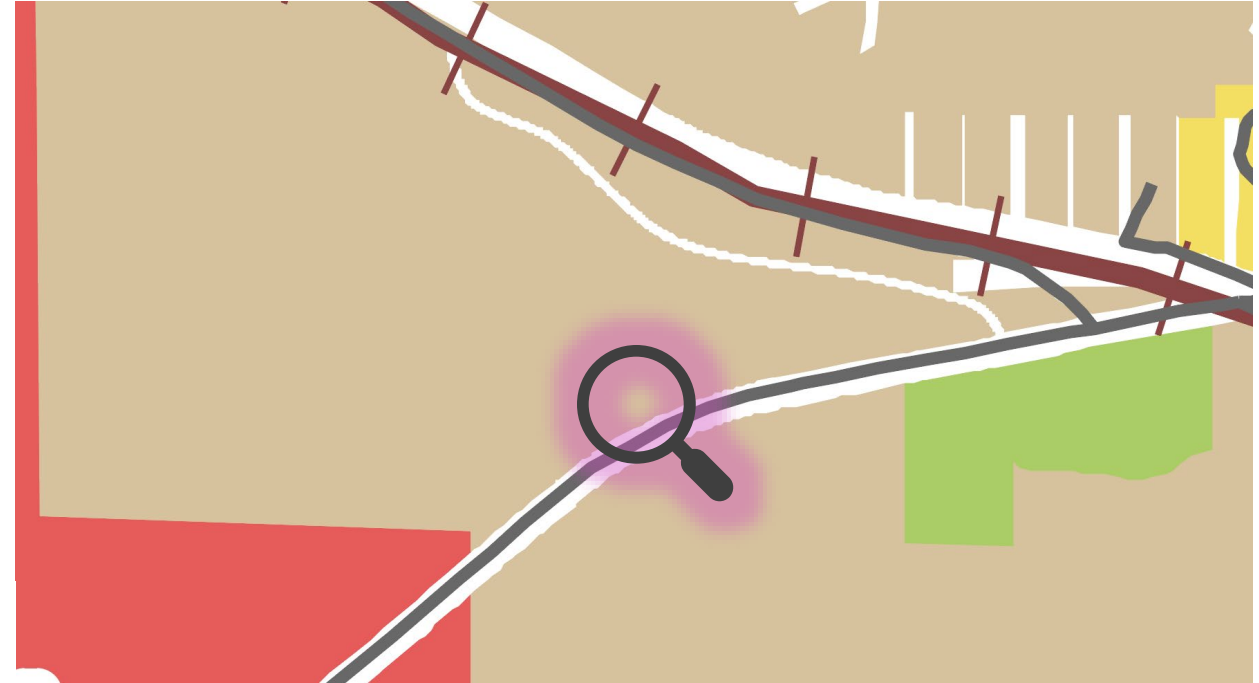


EXAMPLE REZONING REQUEST #2

Question 1: Is the rezoning request or development proposal consistent with the Future Land Use Map - Does the proposal align with the suggested land uses within the designated Future Land Use Map category?

Step 1 to find the answer:

- Locate the site on the Future Land Use Map
- **What is the site's future land use category?**
 - **Agriculture & Rural Residential**



This is **close to**, but **outside**, the General Commercial & Light Industrial area

EXAMPLE REZONING REQUEST #2

Question 1: Is the rezoning request or development proposal consistent with the Future Land Use Map - Does the proposal align with the suggested land uses within the designated Future Land Use Map category?

Step 2 to find the answer:

- Does the proposal align with the suggested land uses within the Agriculture & Rural Residential category?
 - Answer is No**

	Future Land Use Categories						
	Parks & Green Space	Agriculture & Rural Residential	Neighborhood Residential	Downtown Mixed Use	Institutional	General Commercial & Light Industrial	Heavy Industrial
Applicable Land Uses	Parks, trails, & green space	X	X	X	X		
	Farms & forestry		X				
	Single family detached dwellings		X	X			
	Townhouses, duplexes, multiplexes			X	X		
	Apartments / condos				X		
	Mixed use				X		
	Neighborhood service/retail			X	X		
	Restaurants and small footprint retail				X	X	
	Tourist home			X	X		
	Mid-rise office and industrial parks					X	X
	Professional offices				X	X	
	Places of assembly or worship		X	X	X	X	
	Schools & public facilities		X	X	X	X	
	Hotel/motel				X		X
	Regional commercial						X
	Light industrial & manufacturing						X
	Warehousing						X
	General/heavy industrial & manufacturing						
Port & bulk material shipping							X
Resource extraction							X

EXAMPLE REZONING REQUEST #2

Question 2:

Is the proposed development compatible with the existing or planned character of the adjacent area?

Or will it create substantial adverse impacts to the adjacent area?



EXAMPLE REZONING REQUEST #2

Question 2:

Is the proposed development compatible with the existing or planned character of the adjacent area?

Or will it create substantial adverse impacts to the adjacent area?

The answer to question 2 is NO – a gas station is not compatible with agricultural and rural residential uses.



EXAMPLE REZONING REQUEST #2

Question 3:

Is the development proposal consistent with the recommendations contained in the Comprehensive Plan?

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Goal #3: Foster housing equity by encouraging a wide range of housing types.	98
Goal #4: Balance growth and development with protection for Cordova's unique natural resources.	101

EXAMPLE REZONING REQUEST #2

Question 3:

Is the development proposal consistent with the recommendations contained in the Comprehensive Plan?



The answer to question 3 is NO according to Action 8 in the Future Land Use Chapter



Action 8

Encourage the development of general commercial uses on vacant land near I-22.

The geographic location of the I-22 corridor to Cordova is an asset that the City should continue to capitalize on because it provides Cordova with regional connections and with the opportunity to bring more travelers into the City. Thus, Cordova should encourage the development of general commercial uses along and accessible from I-22. This would expand the City's tax base and could draw visitors into the City.

The first step in encouraging these uses is to ensure that the appropriate regulatory framework is in place. While some land may need to be rezoned to allow for these commercial type developments, other regulatory modifications would be minor. The B-3 Highway Business District already contains an appropriate mix of uses designed to cater primarily to travelers.

**THEREFORE,
EXAMPLE REZOING REQUEST #2
SHOULD BE
RECOMMENDED FOR DENIAL**

EXAMPLE REZOING REQUEST #3

EXAMPLE REZONING REQUEST #3

- Requested rezoning from **R-2 Medium Density Single-Family** to **B-3 Highway Business** to build a light industrial business with an associated storefront

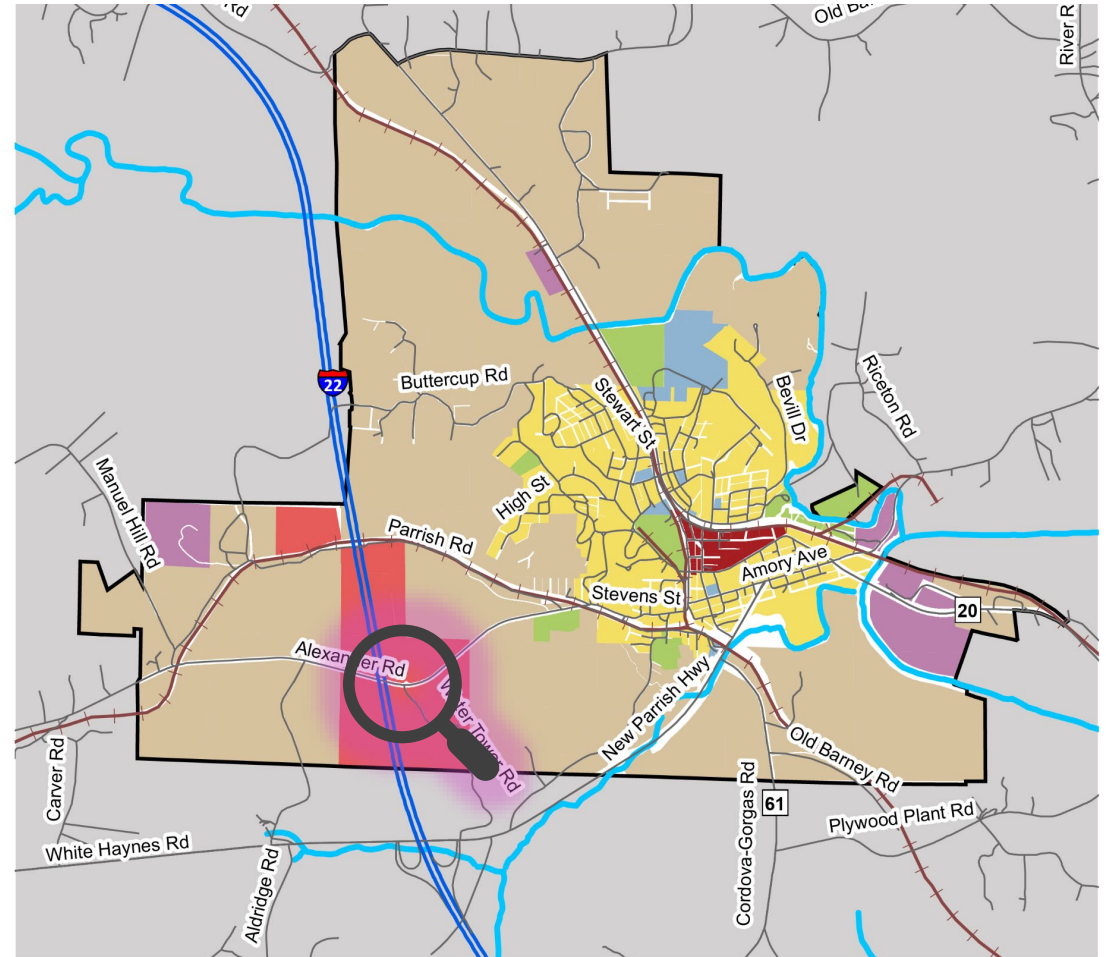


EXAMPLE REZONING REQUEST #3

Question 1: Is the rezoning request or development proposal consistent with the Future Land Use Map? Does the proposal align with the suggested land uses within the designated Future Land Use Map category?

Step 1 to find the answer:

- Locate the site on the Future Land Use Map

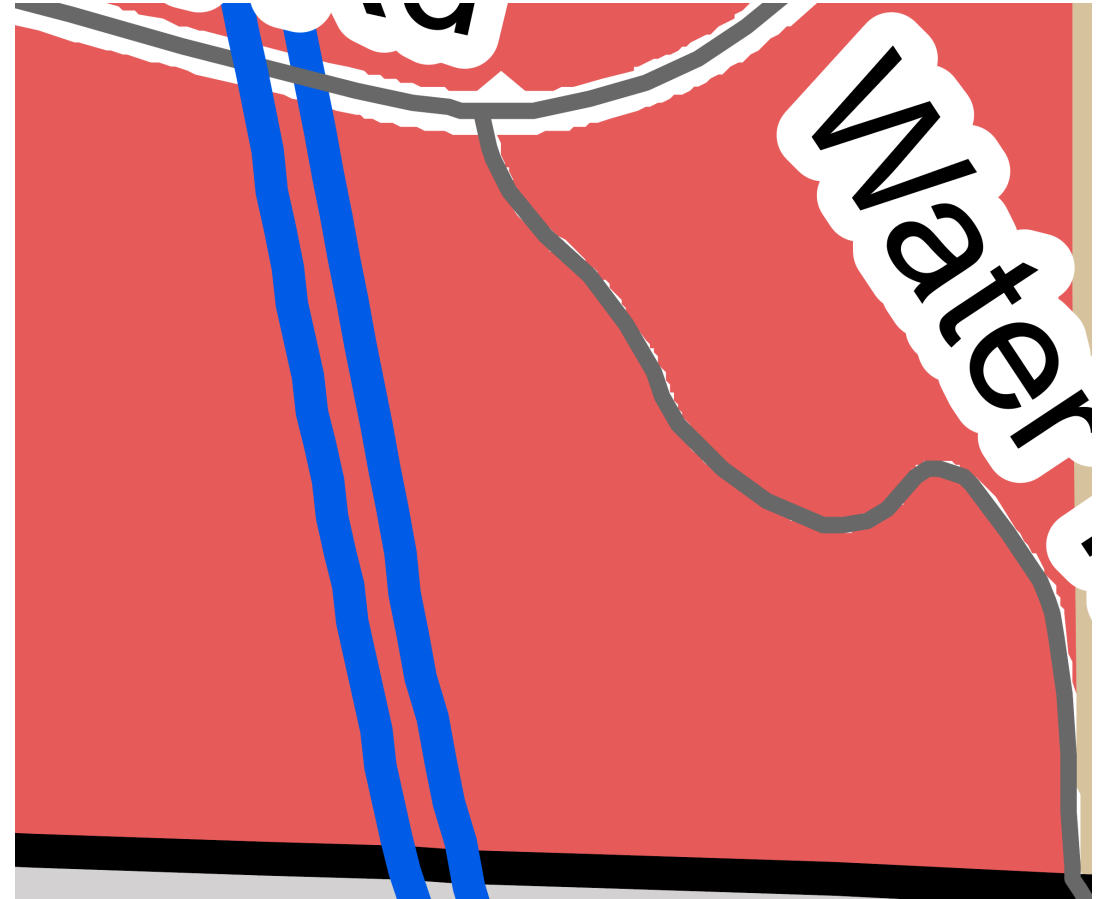


EXAMPLE REZONING REQUEST #3

Question 1: Is the rezoning request or development proposal consistent with the Future Land Use Map - Does the proposal align with the suggested land uses within the designated Future Land Use Map category?

Step 1 to find the answer:

- Locate the site on the Future Land Use Map
- **What is the site's future land use category?**

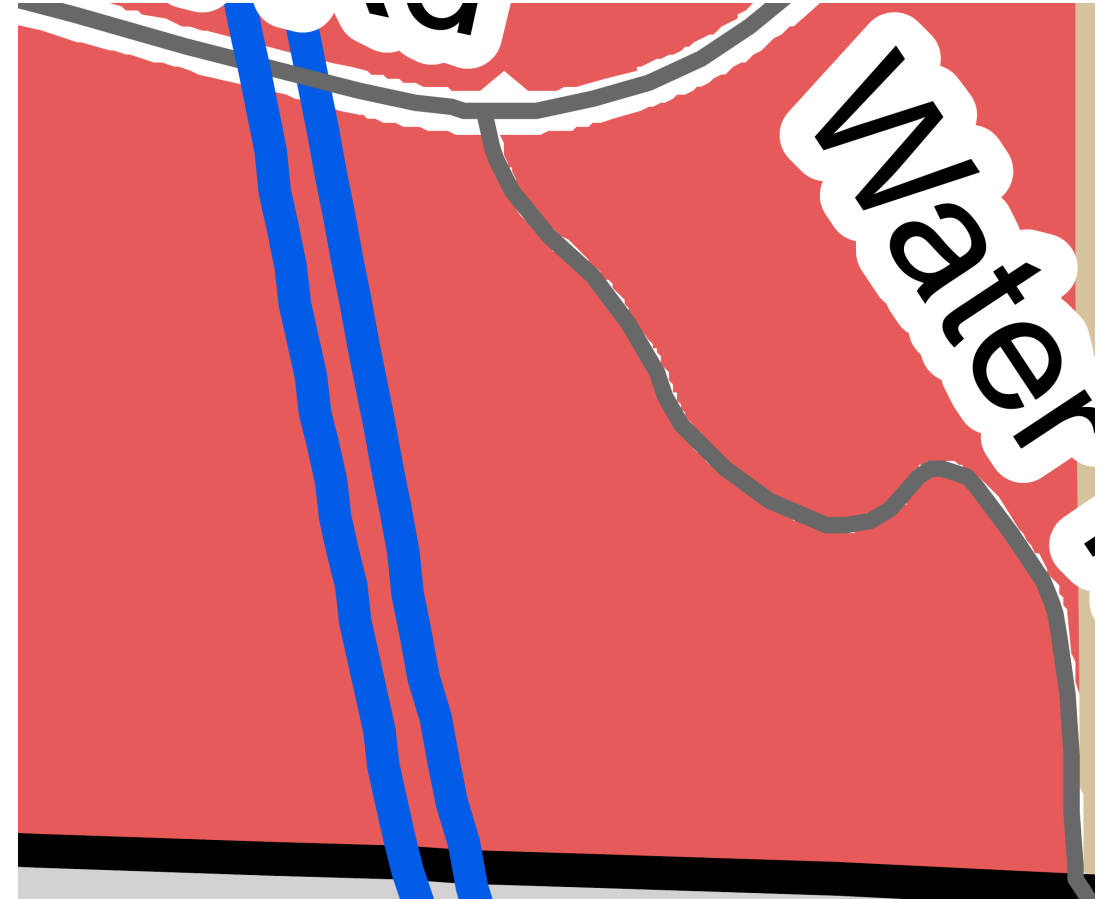


EXAMPLE REZONING REQUEST #3

Question 1: Is the rezoning request or development proposal consistent with the Future Land Use Map - Does the proposal align with the suggested land uses within the designated Future Land Use Map category?

Step 1 to find the answer:

- Locate the site on the Future Land Use Map
- **What is the site's future land use category?**
 - **General Commercial & Light Industrial**



EXAMPLE REZONING REQUEST #3

Question 1: Is the rezoning request or development proposal consistent with the Future Land Use Map? Does the proposal align with the suggested land uses within the designated Future Land Use Map category?

Step 2 to find the answer:

- Does the proposal align with the suggested land uses within the General Commercial & Light Industrial category?
 - Answer is Yes**

	Future Land Use Categories						
	Parks & Green Space	Agriculture & Rural Residential	Neighborhood Residential	Downtown Mixed Use	Institutional	General Commercial & Light Industrial	Heavy Industrial
Parks, trails, & green space	X	X	X	X			
Farms & forestry		X					
Single family detached dwellings		X	X				
Townhouses, duplexes, multiplexes			X	X			
Apartments / condos				X			
Mixed use				X			
Neighborhood service/retail			X	X			
Restaurants and small footprint retail				X		X	
Tourist home			X	X			
Mid-rise office and industrial parks					X	X	X
Professional offices				X	X		
Places of assembly or worship		X	X	X	X		
Schools & public facilities		X	X	X	X		
Hotel/motel				X		X	
Regional commercial						X	
Light industrial & manufacturing						X	
Warehousing						X	
General/heavy industrial & manufacturing							X
Port & bulk material shipping							X
Resource extraction							X

EXAMPLE REZONING REQUEST #3

Question 2:

Is the proposed development compatible with the existing or planned character of the adjacent area?

Or will it create substantial adverse impacts to the adjacent area?



EXAMPLE REZONING REQUEST #3

Question 2:

Is the proposed development compatible with the existing or planned character of the adjacent area?

Or will it create substantial adverse impacts to the adjacent area?

This area is the best-suited for large retail that may generate large volumes of vehicle and truck traffic, and light industrial uses are fully compatible because they do not pose a nuisance, i.e., noise or dust, outside of the facility.



EXAMPLE REZONING REQUEST #3

Question 3:

Is the development proposal consistent with the recommendations contained in the Comprehensive Plan?

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Goal #4: Balance growth and development with protection for Cordova's unique natural resources.	101

EXAMPLE REZONING REQUEST #3

Step 3:

Is the development proposal consistent with the recommendations contained in the Comprehensive Plan?



The answer to question 3 is YES - according to Action 8 and 17 in the Future Land Use Chapter



Action 8

Encourage the development of general commercial uses on vacant land near I-22.

The geographic location of the I-22 corridor to Cordova is an asset that the City should continue to capitalize on because it provides Cordova with regional connections and with the opportunity to bring more travelers into the City. Thus, Cordova should encourage the development of general commercial uses along and accessible from I-22. This would expand the City's tax base and could draw visitors into the City.

The first step in encouraging these uses is to ensure that the appropriate regulatory framework is in place. While some land may need to be rezoned to allow for these commercial type developments, other regulatory modifications would be minor. The B-3 Highway Business District already contains an appropriate mix of uses designed to cater primarily to travelers.



Action 17

Adopt appropriate policies and regulations to protect prime farmlands, steep slopes, waterways, and scenic areas from inadvertent damage due to future development / construction.

Cordova's residents cherish its small-town character and natural beauty. The City should make certain that future development is sensitive to the natural topography, scenic views, drainage patterns, existing vegetation, and agricultural elements that define this character. The City should encourage new developments to be sensitive to the natural landforms and ensure that they maintain scenic vistas and natural drainage patterns. Development proposals involving massive cut and fill alterations that modify the visual character of the area should be avoided in favor of developments that are more compatible with local terrain, such as conservation subdivisions. The City should also ensure that all reasonable efforts have been made to preserve and incorporate existing trees into future development plans.

**THEREFORE,
EXAMPLE REZOING REQUEST #3
SHOULD BE
RECOMMENDED FOR APPROVAL**

THANK YOU!

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