Town Council – Work Session

Prescriptive Nature of the Draft Future Land Use Map

November 18, 2019

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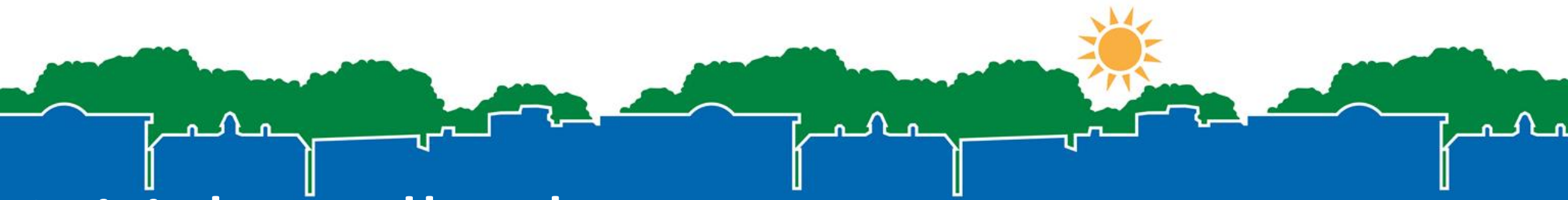
Initial Feedback

Character Types &
Focus Area Maps are too specific

Certainty vs Flexibility

Striking a Balance

What We Have Heard Community Members Value:
1. Some degree of certainty – Tired of "Whack a Mole"
2. Easy to understand maps
3. The importance of transitions
4. Show us the Green Space

Striking a Balance

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CERTAINTY

flexibility,

Predictable, Functional & Intentional

3 Central Questions

- Should Character Types be mapped in specific locations?
- Should Character Types and height be mapped separately?
- Utilize revised nomenclature and descriptions for Character Types or retain existing Character Types?

Should Character Types be mapped in specific locations?

Depicting Character Types in Specific Locations		
Pros	Cons	Other Considerations
Provides certainty to community regarding future land uses	May be too restrictive given time frame of FLUM	Community Members have expressed concern that showing land uses in specific locations without detailed site evaluations is shortsighted
Communicates to development community exactly what the Town expects to be developed	Could force numerous changes to the FLUM over time that can't be evaluated comprehensively	
	Seems to depict that every parcel will develop or redevelop over the next 30 years	

Should Character Types be mapped in specific locations?

North Martin Luther King Jr. Boulevard
(Example of Most Flexible Option)

A gateway corridor with mixed-use nodes.
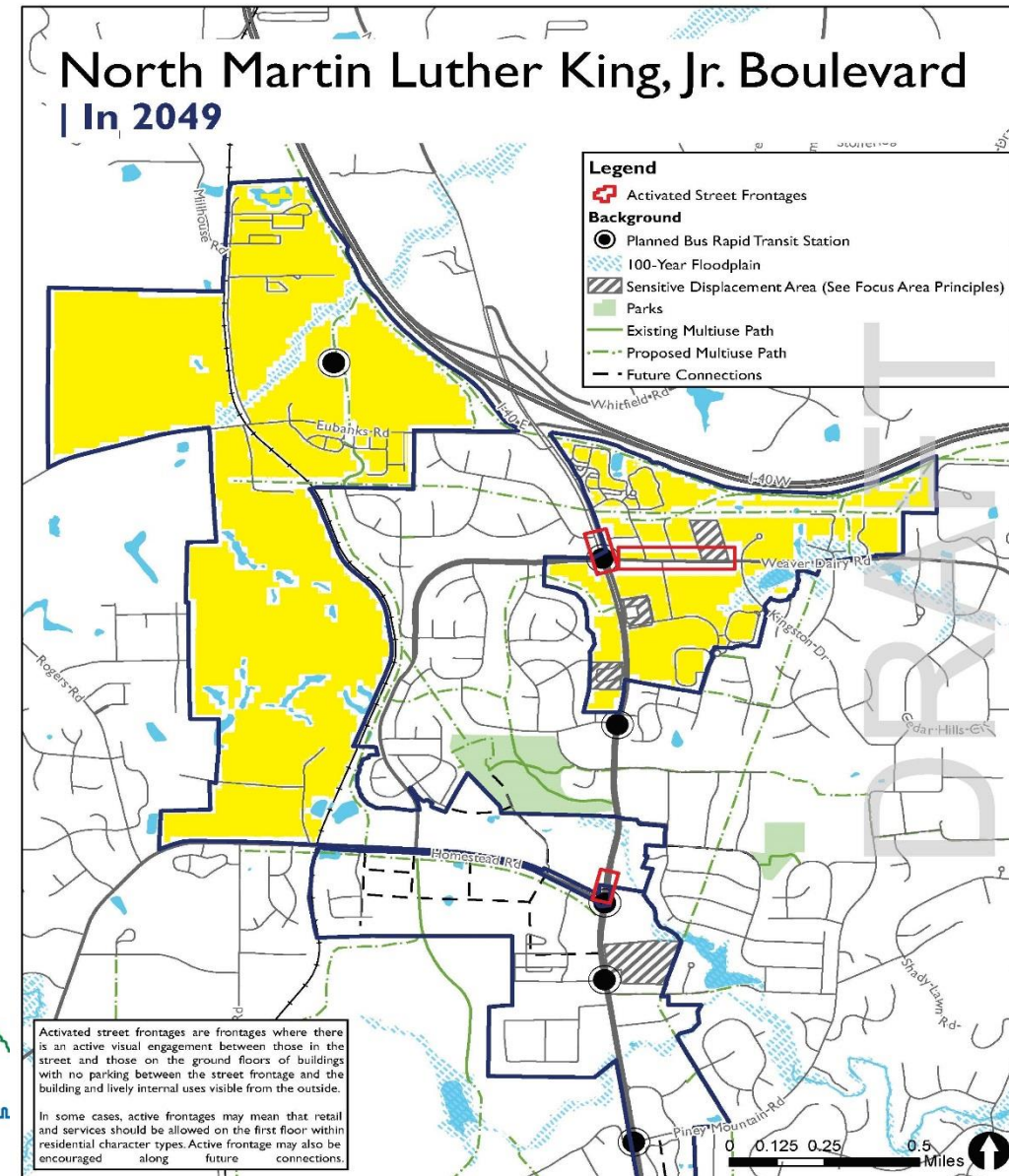
Predominant Character Types:
Townhouses, etc.; Shops & Offices; Multifamily, Shops, and Office;
Parks and Open Space
Other Character Types:
Apartments; Light Industrial; Institutional
Excluded Character Types
None

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North 15-501 (Example of Some Flexibility)

A destination with a mix of higher intensity uses.

Sub-Area A

Predominant Character Types:

Shops & Offices; Multifamily, Shops, and Office;

Other Character Types:
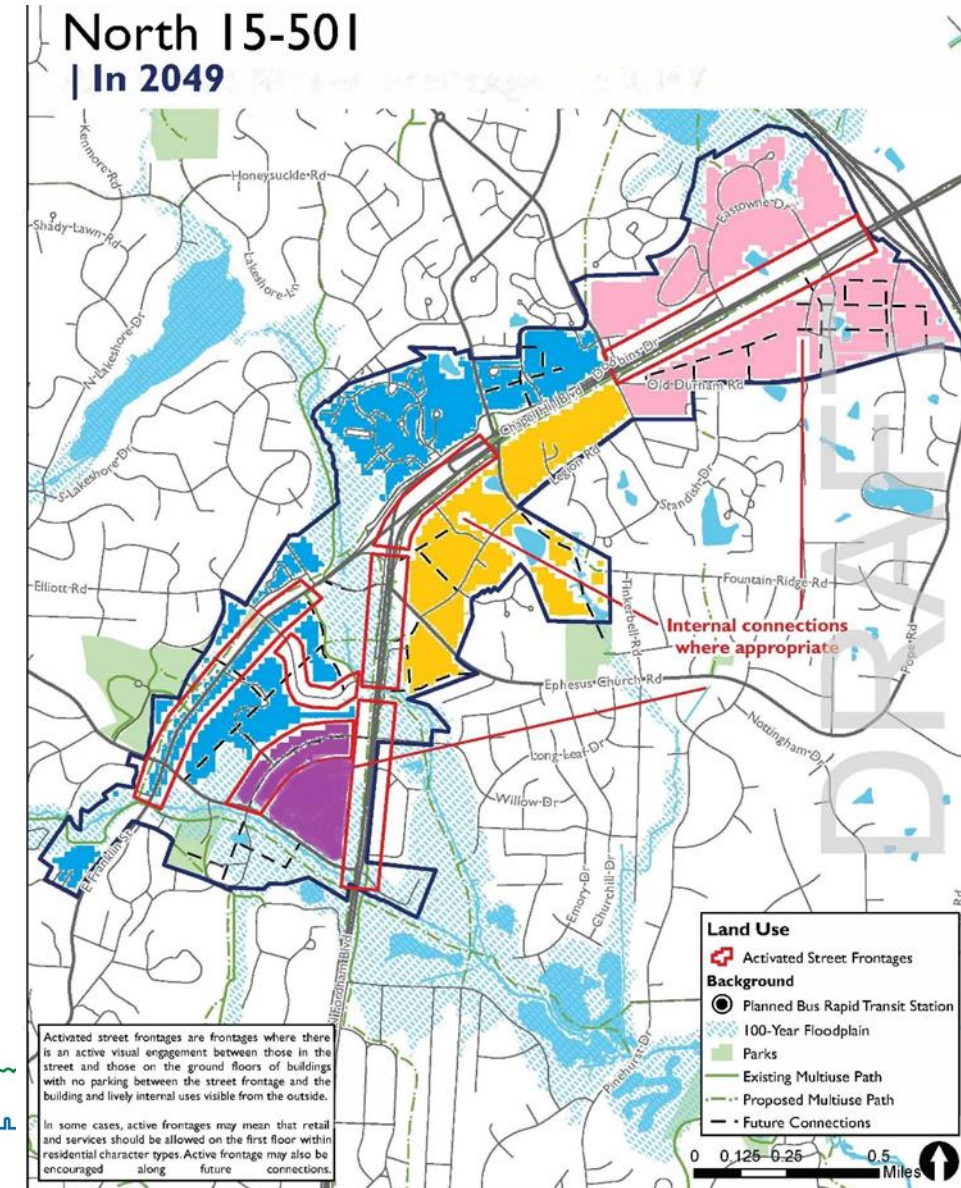
Townhouses, etc.; Parks and Open Space; Apartments

Excluded Character Types:

Light Industrial

Sub-Area B

Sub-Area C

Sub-Area D

North 15-501 | In 2049

Internal connections where appropriate

Land Use
Activated Street Frontages
Background
Planned Bus Rapid Transit Station
100-Year Floodplain
Parks
Existing Multiuse Path
Proposed Multiuse Path
Future Connections

Activated street frontages are frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings with no parking between the street frontage and the building and lively internal uses visible from the outside.

In some cases, active frontages may mean that retail and services should be allowed on the first floor within residential character types. Active frontage may also be encouraged along future connections.

0   0.125 0.25   0.5
                              Miles
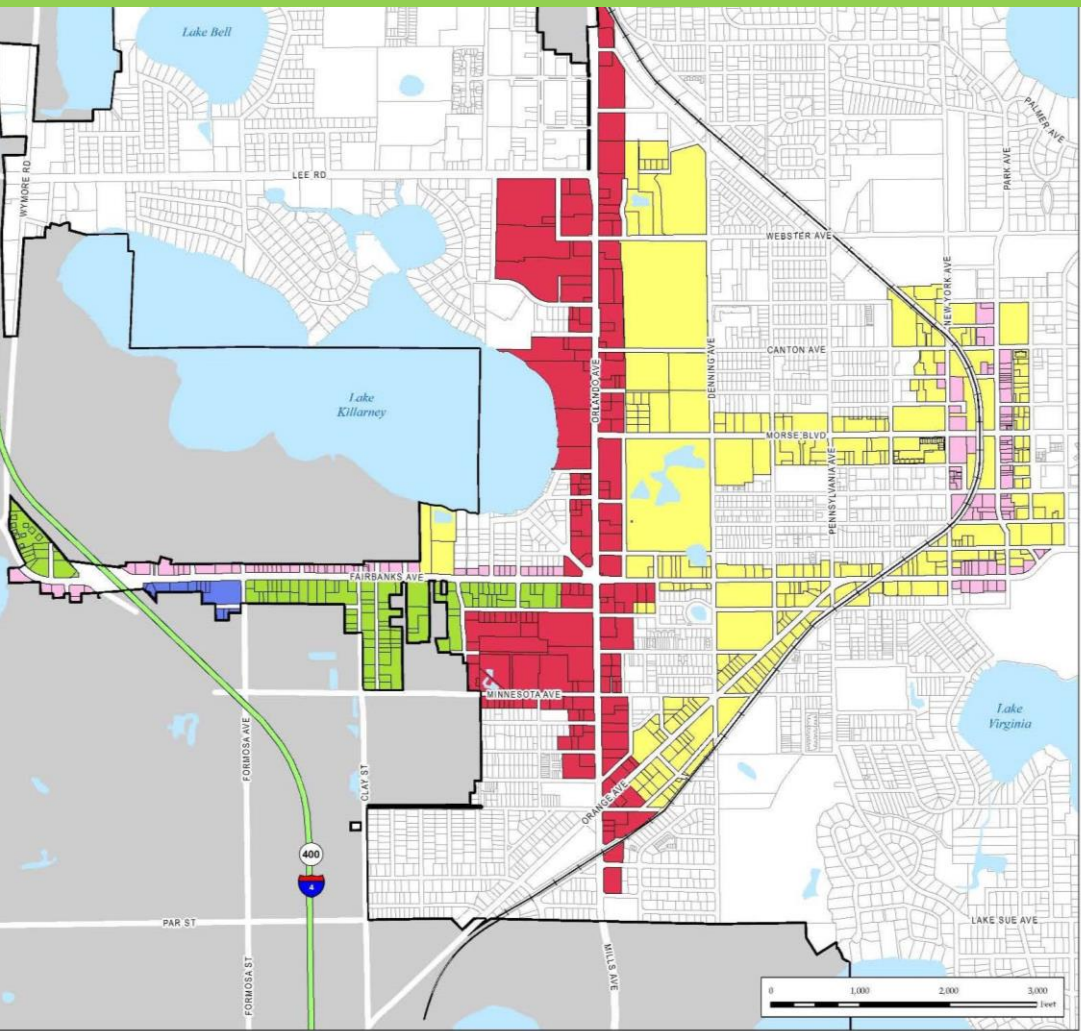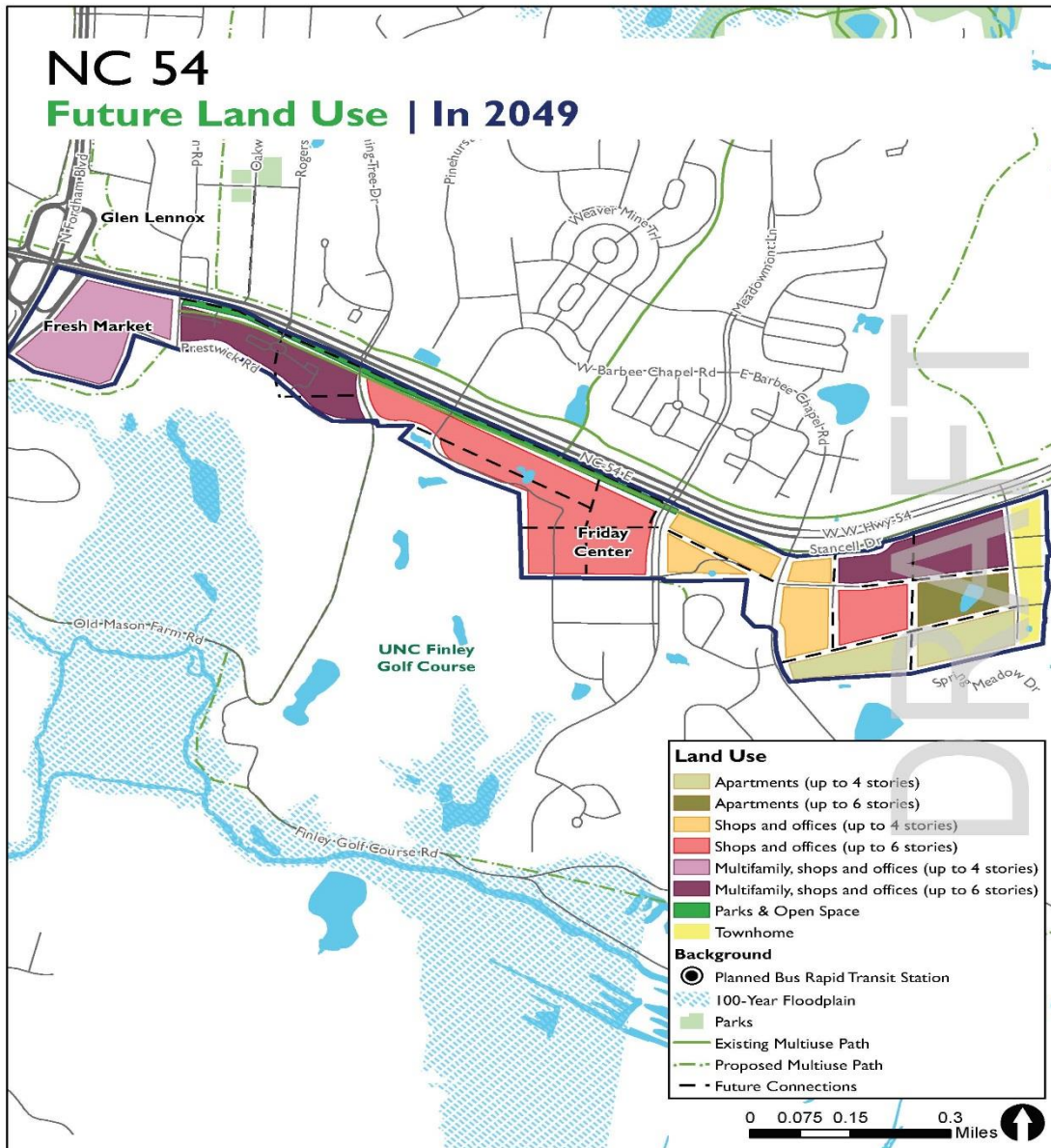
Should Character Types be mapped in specific locations?

Should Character Type & Height be mapped separately?

VS

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MAXIMUM HEIGHT MAP
City of Winter Park
Florida

Legend
- 6 to 8 Stories
- 5 Stories
- 4 Stories
- 2 to 3 Stories
- 2 Stories

MAP
FLUM-1-03
December 2016

NC 54
Future Land Use | In 2049

Glen Lennox
Fresh Market
Friday Center
UNC Finley Golf Course

Land Use
- Apartments (up to 4 stories)
- Apartments (up to 6 stories)
- Shops and offices (up to 4 stories)
- Shops and offices (up to 6 stories)
- Multifamily, shops and offices (up to 4 stories)
- Multifamily, shops and offices (up to 6 stories)
- Parks & Open Space
- Townhome

Background
- Planned Bus Rapid Transit Station
- 100-Year Floodplain
- Parks
- Existing Multiuse Path
- Proposed Multiuse Path
- Future Connections

0   0.075 0.15   0.3
Miles

Should Character Type & Height be mapped separately?

Combining Character Type and Height	
Pros	Cons
One map depicts most pertinent site information	Makes map too confusing & hard to understand with so many colors
	Clouds underlying land use priorities
	Community members hone in on height rather than future land use

Should Character Type & Height be mapped separately?

Utilize revised nomenclature and descriptions for Character Types or retain existing Character Types?

Revised Character Types
- Multi-family Residential
- Mixed Use
- Commercial/Office
- Institutional/Civic
- Parks & Open space
- Light Industrial
- Transitional

OR

Existing Character Types
- Apartments
- Multi-family, Shops & Offices
- Shops and Offices
- Institutional
- Parks & Open space
- Light Industrial
- Townhouses, etc.

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Utilize revised nomenclature and descriptions for Character Types or retain existing Character Types?

Existing Character Types		
Pros	**Cons**	**Other Considerations**
Names are easy to understand	Both too specific and too vague	Community members expressed that they really couldn't determine what specific uses, beyond those listed in the name, would be allowable
Somewhat tailored to each Focus Area	Specificity might exclude some appropriate uses	

Utilize revised nomenclature and descriptions for Character Types or retain existing Character Types?

Striking a Balance

Some Flexibility Option with:

- Mapped Transitional & Park/Open Space Character Types
- Separate Height Map
- Revised Character Types
- Precedent Images

Why?

- ❑ Provides some certainty while building in flexibility
- ❑ Demonstrates a commitment to meaningful transitions
- ❑ Shows the importance of Parks/Open Space
- ❑ Maps easier to understand

Striking a Balance

Discussion

1. Should Character Types be mapped in specific locations?

2. Should Character Types and height be mapped separately?

3. Utilize revised nomenclature and descriptions for Character Types or retain existing Character Types?