

# Pioneer Road Rural Enclave Overlay

**INFORMATIONAL MEETING  
SEPTEMBER 9, 2021, 4 P.M.**

# Agenda

1. Opening Remarks
2. Proposed Policies - Pioneer Road Rural Enclave Overlay
3. Next Steps & Timeline
4. Questions & Answers

# Opening Remarks

1. Purpose of this meeting is to:
  - a. Present proposed policies of the Rural Enclave Overlay
  - b. Provide opportunity for questions, answers & comments
2. Meeting invitations previously sent to property owners, associations, & interested parties
3. Meeting will be recorded & will conclude at 5 p.m.
4. Questions & answers at end of presentation
  - a. Three minutes per person until everyone has a chance to speak
  - b. Please click '**Raise hand**' icon to speak
  - c. A note for Phone participants
5. Planning Staff Introductions

# Proposed Policies – Pioneer Road Rural Enclave Overlay

## Sub-Objective

The purpose of the Pioneer Road Rural Enclave Overlay is to establish policies that provide a framework to preserve the low density rural character within the Neighborhood by limiting residential densities, protecting the natural environment and wildlife, and promoting the use of agriculture.

# Proposed Policies

**Natural Environment.** The retention of native vegetation and canopy trees within the Pioneer Road Rural Enclave Overlay is encouraged.

# Proposed Policies

**Agriculture.** The ability for properties, including residential properties, to incorporate agricultural uses is encouraged within the Pioneer Road Rural Enclave Overlay.

# Proposed Policies

**Residential Density.** The County encourages low residential densities within the Pioneer Road Rural Enclave Overlay. Applications that result in a higher residential density, including but not limited to future land use amendments, residential rezonings, Transfer of Development Rights Program, Workforce Housing Program bonus, and congregate living facilities, that require approval by the Board of County Commissioners (BCC) shall require approval by at least five members of the BCC.

# Next Steps & Timeline

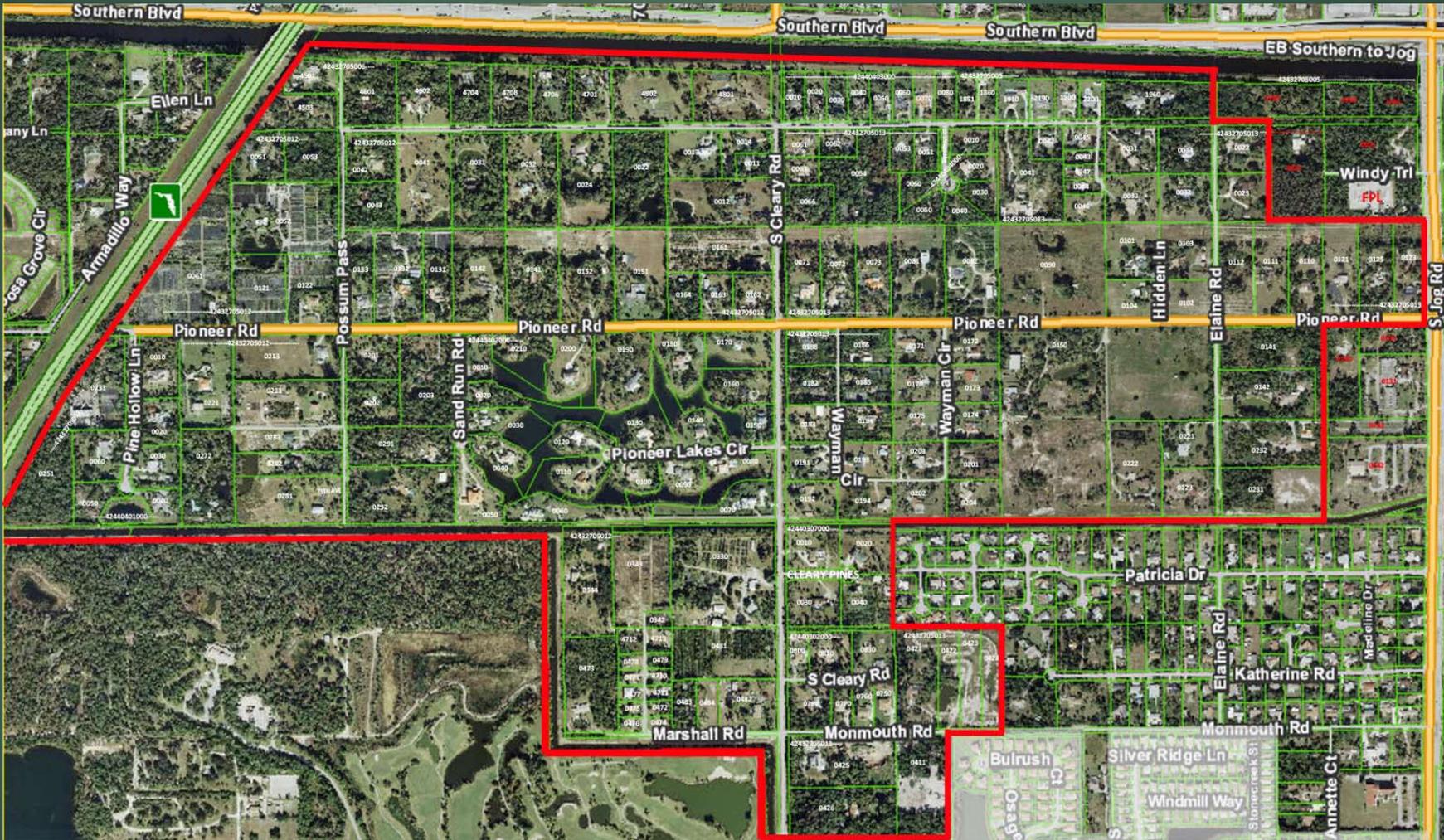
# Next Steps & Timeline

1. Planning Commission Hearing
  - Friday, October 1, 2021
  - Staff report with recommendation published 1 week prior
2. Board of County Commissioners Transmittal Hearing
  - Wednesday, November 3, 2021
3. Board of County Commissioners Adoption Hearing (if transmitted)
  - February 2022 (date to be determined)

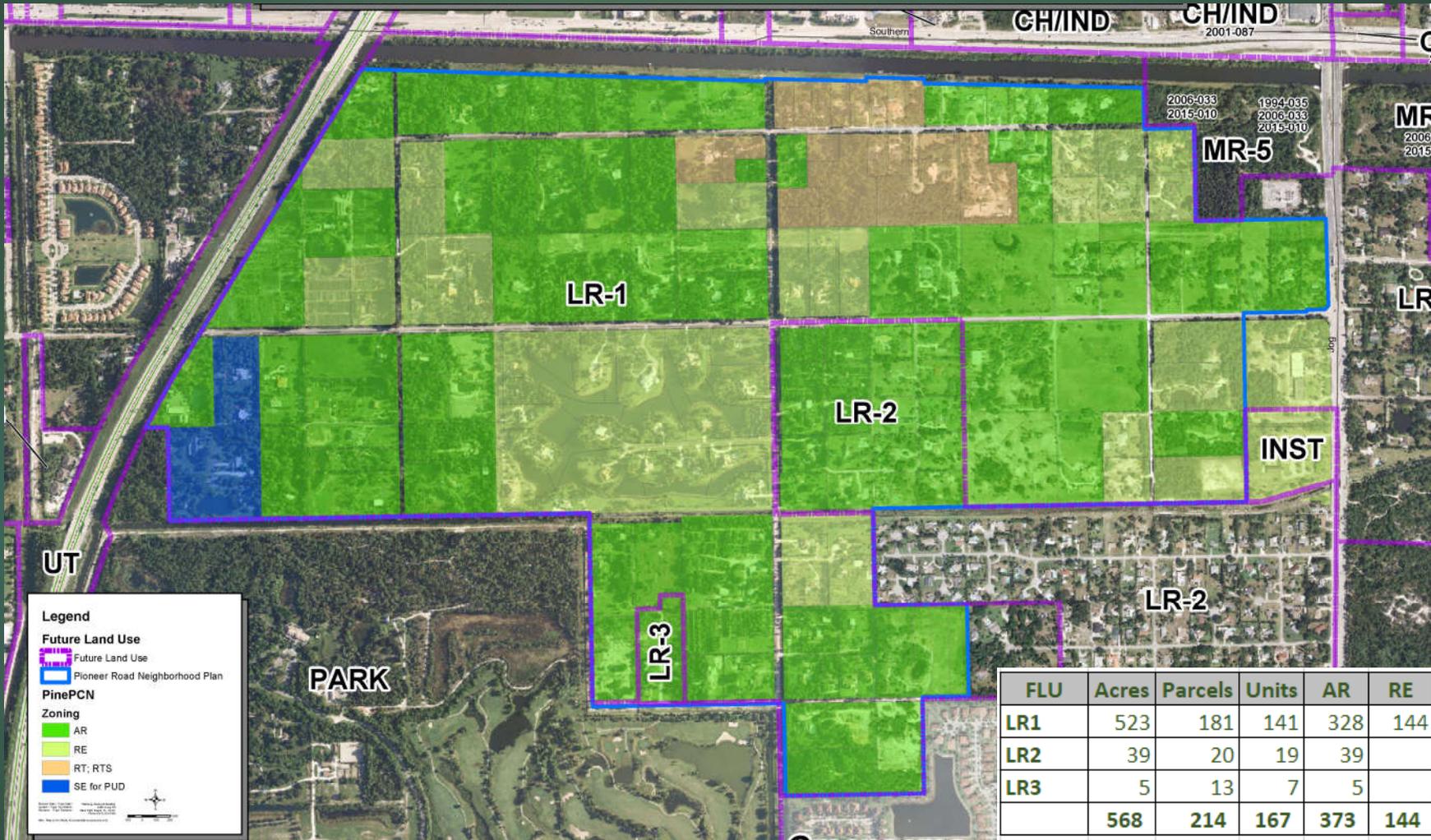
# Questions, Answers, & Comments



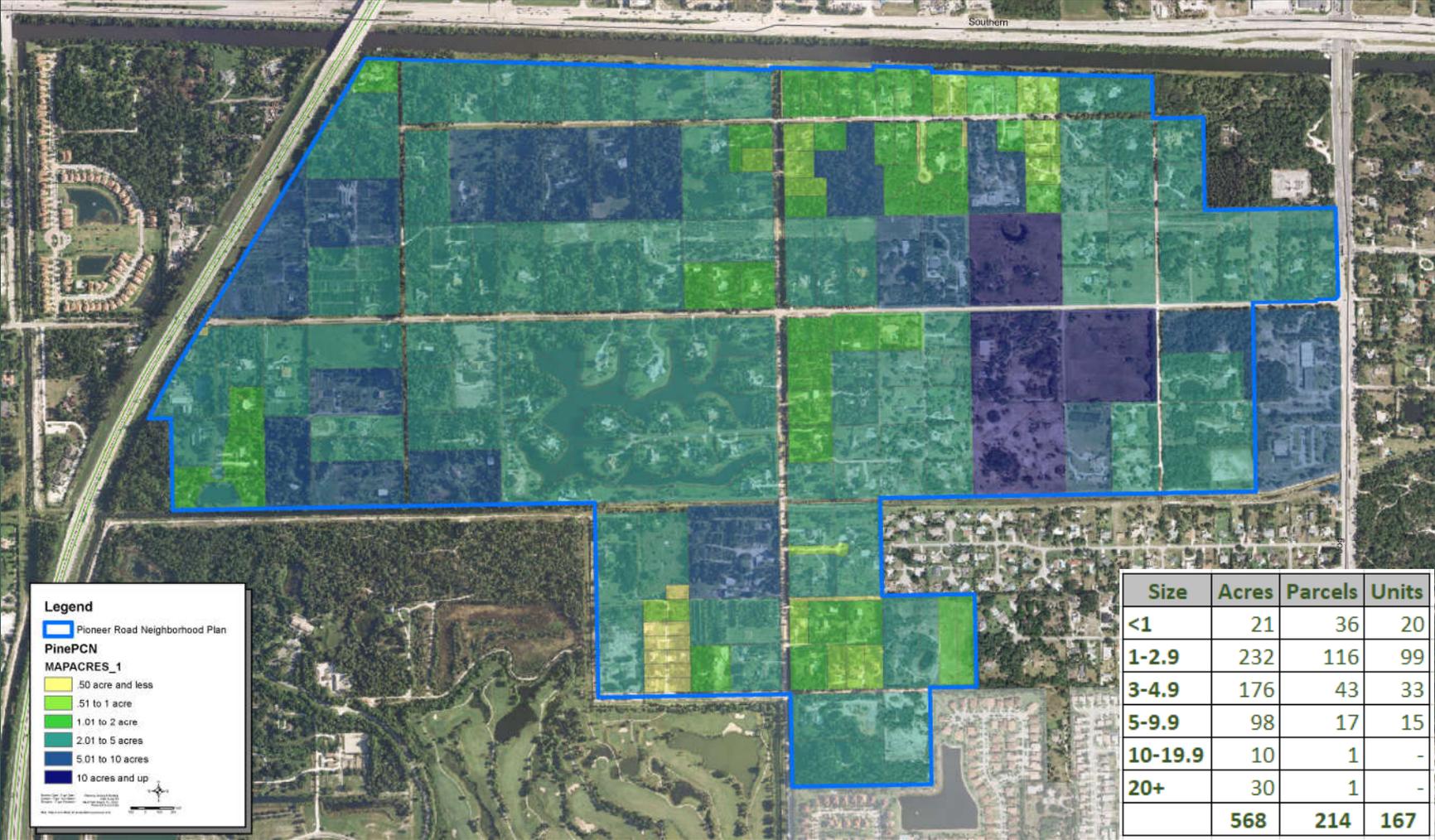
# Pioneer Road Neighborhood Plan Boundaries



# Future Land Use & Zoning



# Lot Sizes



# Comprehensive Plan Structure

## **Goals**

- ▶ Long-term end toward which effort is directed

## **Objectives**

- ▶ Specific & measurable end that is achievable, and marks progress toward a goal

## **Policies**

- ▶ Guide action on current and future decision making to achieve identified Goals & Objectives