

Land Use Effects Evaluation

OBJECTIVE

Determine the project’s consistency with community plans, including the respective local government comprehensive plan(s), and the physical character of the area.

CONSIDERATIONS

Urban Form

Consider implications of project on the community’s land use vision, land use patterns, etc.

Local Plan Consistency

Review local government comprehensive plan(s) or other special area/master plan(s) to determine if project is consistent with existing and future land use vision, designations, transportation network, etc.

Open Space

Consider potential for changes in recreation/rural/open space acreage.

Sprawl

Consider if project will increase/decrease opportunities for sprawl.

Focal Points

Consider implications of project on features that are unique to the community or contribute to the identity/aesthetics of the community (e.g., historic landmarks/structures, waterbodies, parks, architecture, etc.)

RECOMMENDED EST DATA AND BUFFER WIDTHS

“Special Designations” (e.g., overlays, brownfields, historic districts, etc.) → 100 Feet / 500 Feet

“Existing / Future Land Uses” → 100 Feet / 500 Feet

DOCUMENTATION

Develop commentary on conditions and issues that are relevant to potential direct effects on land use and land use planning in the project area. Enter findings in the appropriate EST comment boxes (input fields) in the SCE module under **“Direct Effects – Land Use.”**

EST Comment Box: “Identify Resources and Level of Importance”

Minimum Content:

- Identify land use-related resources including local government comprehensive plan(s), special area/master plan(s), vision statement, recreational and open space lands, etc.
- Assign a level of importance to identified resources as indicated through public input.

EST Comment Box: “Comment on Effects to Resources”

Minimum Content:

- Review plans to identify existing conditions and the future land use vision of the area
- Discuss the potential effects on existing land uses, land use patterns, and land use plans; indicate the potential for effects on recreational lands or open space
- Provide a comparison of existing and future land use data
- Indicate if the project is referenced on the future transportation map of the local government comprehensive plan(s); if not shown, indicate whether the local government intends to amend the respective comprehensive plan to include the project
- Indicate the basis for the assigned Degree of Effect

EST Comment Box: “Additional Comments (Optional)”

Provide additional comments as needed.

Land Use Effects Evaluation (Continued)

EST Comment Box: “CLC Commitments and Recommendations”

Minimum Content:

As applicable, provide recommended actions for:

- Identifying potential project-related effects on existing land uses or the community vision
- Resolving project-related inconsistencies with the local comprehensive plan(s) and potential project effects including methods to avoid effects

As appropriate, indicate commitments on behalf of the planning agency such as:

- Coordination with local government relative to their intent to amend the comprehensive plan to include the project on the future traffic circulation/network map
- Targeted community outreach (e.g., neighborhoods/associations) to refine understanding of effects and potential methods for addressing effects
- Technical study to help clarify significant issues identified

Tip: Evaluating Land Use Effects

The adopted comprehensive plan applicable to the local government jurisdiction is the primary resource for determining project compatibility with the existing and future land use character of the project area. Special area/neighborhood plans may provide further detail. Identify relevant, applicable plans in the evaluation of land use effects. Interview local government planning staff to gain further insight on the land use vision in the project area and project consistency with local plans.