

## Overview

The recommendations of each of the preceding chapters can be combined to present an overall Future Land-use Plan for Greenwich.

The Future Land-use plan is a reflection of the stated goals, objectives and recommendations of the Plan, as well as an integration of the preceding elements of the Plan of Conservation and Development.

In essence the Future Land-use Plan is a statement of what Greenwich of tomorrow should look like.

While the Future Land-use Plan looks very similar in appearance to a zoning map, it should not be understood as such.

The Future Land-use Plan will serve to guide the Planning and Zoning Commission as it makes changes to the official Zoning Map.



## Descriptions of Future Land-use Categories

For Greenwich, there is both a Residential Future Land-use Plan and a Commercial Future Land-use Plan which identify the overall strategies.

These Future Land-use Plans contain the following categories:

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<b>Residential Areas</b>	Developed areas used or intended for residential uses. <u>Map Legend</u> Very Low Density Residential Low Density Residential Moderate Density Residential Multi-family Residential
<b>Business Areas</b>	Developed areas used or intended for mixed-use residential, business or industrial uses. <u>Map Legend</u> Potential Traditional Neighborhood Residential (TNR) General Business Executive Office Business
<b>Open Space</b>	Areas with existing open space and greenway trails. <u>Map Legend</u> Existing Open Space (The Open Space Plan shall be the controlling document)
<b>Community / Institutional</b>	Existing uses that will help meet community needs. <u>Map Legend</u> Existing Town-owned Land / Institutional Facilities
<b>Natural Resource Constraints</b>	Areas with natural resource protection are a priority of the Plan of Conservation and Development. These resources are depicted in earlier maps. <u>Map Legend</u> 100-Year Coastal Flood zone Natural Resource Constraints Water Resources Coastal Zone

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## Consistency with State and Regional Plans

In accordance with CGS 8-23, the Future Land-use Plan was compared to State and regional plans and was found to be generally consistent with both the State Conservation and Development Policies Plan and the South Western Regional Planning Agency (SWRPA) Regional Plan of Conservation and Development (note that the Regional Plan has the same map and classifications as the State Plan).

On February 2, 2009, SWRPA issued a finding that the Plan is not inconsistent with the Regional Plan.

All three plans:

- identify natural resource, open space, aquifer and historic areas for conservation and preservation , and
- identify desirable development densities based on the existing zoning designations of these areas.

Any inconsistencies can be generally attributed to:

- Difference in definitions of desirable uses or development densities, local (as opposed to State or regional) desires about how Greenwich should grow and change in the coming years, or
- The fact that the State and Regional Plans make policy recommendations for relative intensity and environmental sensitivity while this plan suggests specific land-use types.

### Consistency With Growth Principles of the State Plan of Conservation and Development

In accordance with Connecticut General Statutes Section 8-23, the Plan of Conservation and Development has been evaluated for consistency with Statewide growth management principles.

#### Principle 1

**Redevelop and revitalize regional centers and areas of mixed land-uses with existing or planned physical infrastructure.**

Greenwich does not have any area designated as a regional center nor does it desire to have one. The Plan does promote areas of mixed land-uses in Downtown, in various village centers and along Route 1.

Each of these areas contains existing physical infrastructure that has adequate capacity for the types of development encouraged by the Plan.

Overall the concept of encouraging mixed-use centers that have adequate infrastructure is a key element of the Plan.

#### Principle 2

**Expand housing opportunities and design choices to accommodate a variety of household types and needs.**

The Plan recommends a number of strategies to expand housing opportunities and types to accommodate a variety of households.

In particular the Plan recommends that Greenwich:

- diversify the range of housing types available in the community to address the housing needs of an aging population and a trend towards smaller households, and
- implement a variety of strategies to promote housing.

#### Principle 3

**Concentrate development around transportation nodes and along major transportation corridors to support the viability of transportation options and land reuse.**

The Plan promotes the integration of land-uses in Greenwich with the transportation nodes and transit corridors in the community. Greenwich is very fortunate to have train stations on the Metro-North rail corridor, in addition to local bus service.

The Plan promotes development in Downtown, around the train stations and along Route 1 in accordance with the availability of transit in these areas.

## Principle 4

**Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.**

The Plan of Conservation and Development contains a chapter which identifies strategies to:

- enhance the health of the environment, and
- enhance community character.

These strategies will help conserve and restore the natural environment, cultural and historical resources.

## Principle 5

**Protect environmental assets critical to public health and safety.**

The Plan of Conservation and Development also contains recommendations to protect environmental assets critical to public health and safety.

These include goals, policies and objectives to protect water quality and quantity, preserve floodplain areas, renovate storm water discharges, minimize runoff, and other similar strategies.

## Principle 6

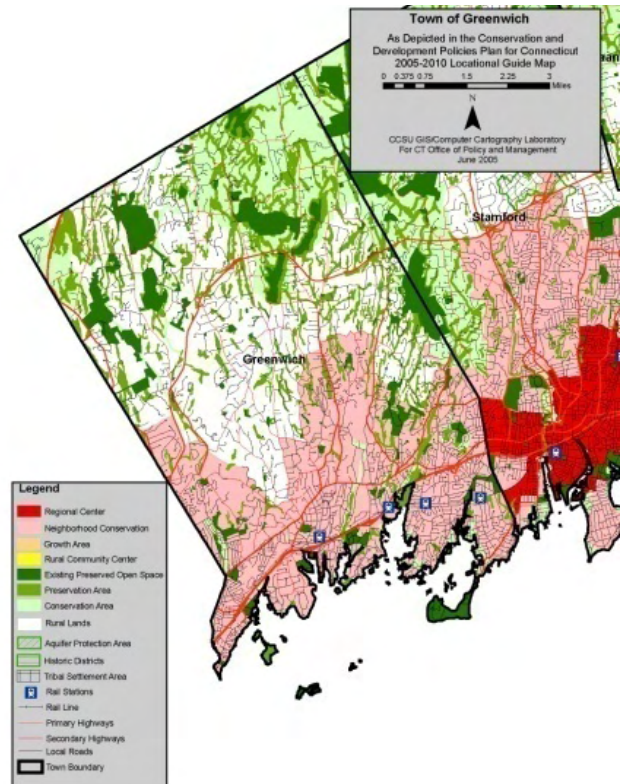
**Integrate planning across all levels of government to address issues on a local, regional, and Statewide basis.**

The Plan of Conservation and Development is part of the process of integrating planning with other levels of government and with other agencies.

The Plan will be used to coordinate efforts with:

- adjacent communities,
- regional organizations, and
- State agencies.

## State of Connecticut Conservation and Development Policies Plan



## South Western Regional Planning Agency Plan of Conservation and Development

