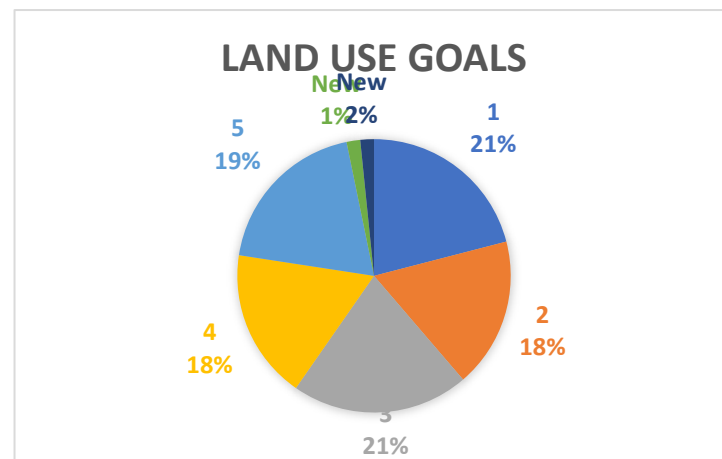


## SECTION 2: LAND USE

### Survey Results

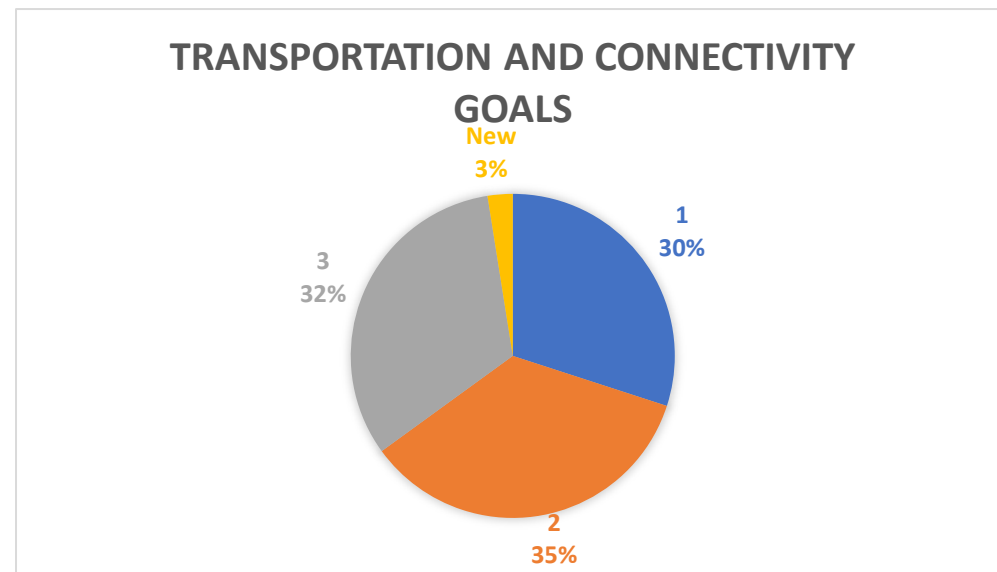
13	<b>Goal 1: Preserve large lot residential as the predominant land use within Town and Country.</b>	
11	<b>Goal 2: New non-residential development shall be in harmony with existing residential development.</b>	
13	<b>Goal 3: Ensure that the future development of large open parcels and campus type developments are in keeping with the character and vision of Town and Country.</b>	
11	<b>Goal 4: Support the Zoning Code as tool to regulate land uses.</b>	
12	<b>Goal 5: Develop greenspace standards that adhere to the community's priorities relating to protection of the natural environment.</b>	
1	<b>New Goal: Ensure that our built and natural environments manifest and further the mission of the City of Town and Country.</b>	
1	<b>New Goal: Keep retail spaces at the edge of Town and Country so that traffic so that traffic through the City is minimized.</b>	
	<b>Goal 1: Preserve large lot residential as the predominant land use within Town and Country.</b>	
11	Objective 2.1.1	Retain one acre as the primary minimum residential lot size.
12	Objective 2.1.2	Ensure that the current requirements for greenspace dedication be maintained.
6	Objective 2.1.3	Evaluate whether the community wants smaller residential lot development, such as townhomes/zero lot line, in targeted areas if extensive greenspace/landscaping and natural resource dedications are made.
1	New Objective	Provide for strategic incorporation of other-size lot development.
1	New Objective	Ensure the sustainment and enforcement of greenspace requirements are keeping with the City's mission/vision.
	<b>Goal 2: New non-residential development shall be in harmony with existing residential development.</b>	
14	Objective 2.2.1	Continue to utilize landscape buffers to promote appropriate screening between non-residential and residential land uses.
14	Objective 2.2.2	Enforce lighting and noise regulations to mitigate land uses.
11	Objective 2.2.3	Encourage new non-residential development to complement the scale and character of community.
	<b>Goal 3: Ensure that the future development of large open parcels and campus type developments are in keeping with the character and vision of Town and Country.</b>	
12	Objective 2.3.1	Work with Principia to develop a strategic plan for future development.
11	Objective 2.3.2	Work with Principia to establish design standards for development to guide scale, appearance, orientation and character of new development.
10	Objective 2.3.3	Embrace the I-64/Highway 40 Corridor as an important office and medical destination and work with healthcare sector for future development.
1	New Objective/Comment	I'm not in favor of naming any one entity as a partner in comprehensive planning. Could you please take Principia out? And, I think objectives should focus on outcome, not process.
	<b>Goal 4: Support the Zoning Code as tool to regulate land uses.</b>	
11	Objective 2.4.1	Review the formatting of the zoning code to ensure that it is an informative and easy-to-use document.
12	Objective 2.4.2	Review and update existing zoning regulations to ensure that they are current and relevant.
12	Objective 2.4.3	Continue to utilize special districts as a means to promote site specific zoning that protects the interests of property owners and the community at large.
1	New Objective/Comment	Something about proactive communication with developers.
	<b>Goal 5: Develop greenspace standards that adhere to the community's priorities relating to protection of the natural environment.</b>	
13	Objective 2.5.1	Review local, state and national best practices for greenspace regulations in order to evaluate potential amendments.
1	New Objective/Comment	Ensure that greenspace standards are in keeping with best practices as found in regional, state, and national standards.



## SECTION 3: TRANSPORTATION & CONNECTIVITY

### Survey Results

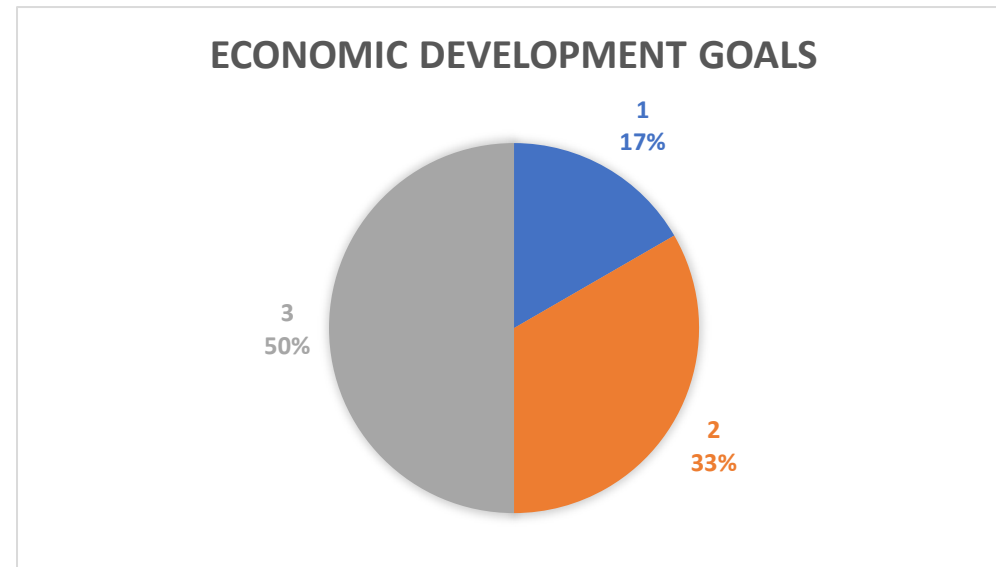
12	<b>Goal 1: Promote a safe and efficient transportation network that balances the character of existing roadways.</b>	
14	<b>Goal 2: Continue the development of a community-wide pedestrian trail network.</b>	
13	<b>Goal 3: Continue to address existing infrastructure with highest level of maintenance feasible.</b>	
1	<b>New Goal: Promote a safe transportation network that furthers community character.</b>	
	<b>Goal 1: Promote a safe and efficient transportation network that balances the character of existing roadways.</b>	
13	Objective 3.1.1	Identify and correct traffic circulation issues.
7	Objective 3.1.2	Create delineated pedestrian crossings at all major intersections.
11	Objective 3.1.3	Identify and implement a comprehensive streetscape design that adheres to the countryside character of existing roadways.
1	<b>New Objective/Comment</b>	<b>Create delineated pedestrian crossings where the need and value is clear.</b>
	<b>Goal 2: Continue the development of a community-wide pedestrian trail network.</b>	
14	Objective 3.2.1	Implement the major recommendations of the adopted Trails and Parks Master Plan (2010).
6	Objective 3.2.2	Partner with the County and State to create a safe and accessible pedestrian crossing over I-64.
12	Objective 3.2.3	Identify sidewalk gaps and eliminate where possible.
1	<b>New Objective/Comment</b>	<b>Change building regulations to require sidewalks for new construction (homes).</b>
	<b>Goal 3: Continue to address existing infrastructure with highest level of maintenance feasible.</b>	
4	Objective 3.3.1	Update and continue to utilize a Pavement Condition Index for all city-maintained roadways.



## SECTION 4: ECONOMIC DEVELOPMENT

### Survey Results

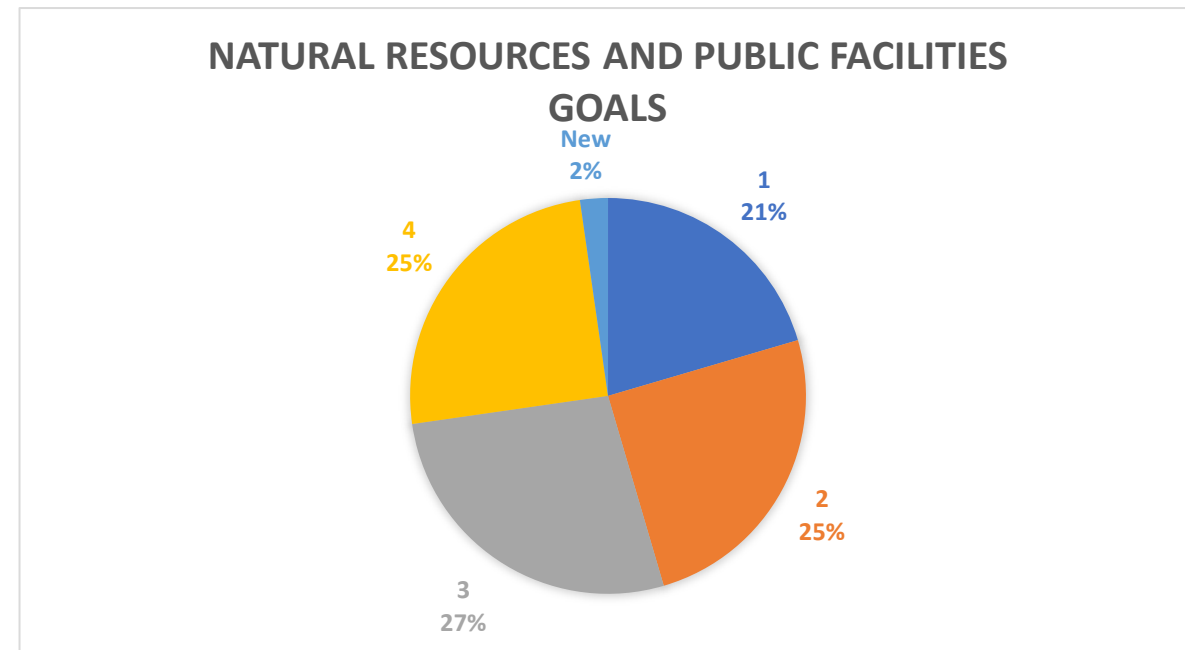
14	<b>Goal 1: Foster an environment that attracts new businesses and helps existing businesses thrive.</b>	
11	<b>Goal 2: Create an economic development strategy or master plan for Town and Country.</b>	
14	<b>Goal 3: Ensure that existing commercial centers are sustainable and responsive to a changing economy.</b>	
	<b>Goal 1: Foster an environment that attracts new businesses and helps existing businesses thrive.</b>	
8	Objective 4.1.1	Identify appropriate incentives that may be available to attract desirable businesses.
14	Objective 4.1.2	Evaluate the planning and development process so that it is transparent and predictable to developers, business owners and residents.
11	Objective 4.1.3	Review existing zoning regulations to ensure that they are current and relevant.
1	New Objective/Comment	It seems that incentives would be a function of city government not the comp. plan.
	<b>Goal 2: Create an economic development strategy or master plan for Town and Country.</b>	
11	Objective 4.2.1	Set policies to enable strategic and sustainable development.
9	Objective 4.2.2	Work with Principia to create a long-term economic plan mutually beneficial to the City and Principia.
10	Objective 4.2.3	Work with healthcare communities to create a long-term economic plan mutually beneficial to the City and the healthcare communities.
1	New Objective/Comment	I hope we can eliminate Principia here as well. Perhaps "Educational Institutions" and educational plan instead.
	<b>Goal 3: Ensure that existing commercial centers are sustainable and responsive to a changing economy.</b>	
10	Objective 4.3.1	Address parking regulations by encouraging shared parking and parking maximums in order to increase greenspace and buildable areas.
8	Objective 4.3.2	Encourage the utilization of planned development zoning to promote a more site-specific set of zoning regulations.
10	Objective 4.3.3	Partner with outside agencies to address current or potential traffic access and circulation issues.
11	Objective 4.3.4	Modernize and simplify the existing sign code in balance with individual business needs and overall community character.
1	New Objective/Comment	4.3.3 doesn't need to address process...just "address current or potential..."
1	New Objective/Comment	4.3.1 Suggest removing from "in order to" to the end. What the freed-up space is used for is covered under other sections.



## SECTION 5: NATURAL RESOURCES AND PUBLIC FACILITIES

### Survey Results

9	<b>Goal 1: Maintain and improve the natural resources and amenities of our community.</b>	
11	<b>Goal 2: Maintain existing recreational facilities and develop plans for improvements and upgrades.</b>	
12	<b>Goal 3: Expand recreational opportunities for all residents that supports active lifestyle and sense of community.</b>	
11	<b>Goal 4: Continue to provide high quality services and infrastructure.</b>	
1	New Goal/Comment: I want all of these things, but I don't want to constrain us or those who follow us..so instead of "maintain existing" I'd have something about recreation being a high priority. Instead of "expand" I'd have something about ongoing assessment of what's needed, etc.	
<b>Goal 1: Maintain and improve the natural resources and amenities of our community.</b>		
13	Objective 5.1.1	Review and modify, if necessary, the zoning regulations to ensure that natural features, such as streams and woodlands, continue to be protected.
9	Objective 5.1.2	Develop habit management policies to manage wildlife and other natural features within the community.
<b>Goal 2: Maintain existing recreational facilities and develop plans for improvements and upgrades.</b>		
14	Objective 5.2.1	Support the implementation of the trail plan.
11	Objective 5.2.2	Work with the Parks department to develop a strategic plan on park maintenance and improvements.
1	New Objective/Comment	I would like to take out the process part of 5.2.2. We just need to ensure that the plan reflects the Parks part of the City vision.
<b>Goal 3: Expand recreational opportunities for all residents that supports active lifestyle and sense of community.</b>		
5	Objective 5.3.1	Develop a city park for the area of Town and County north of I-64 in lieu of Preservation Park.
10	Objective 5.3.2	Investigate opportunities for partnering with adjacent munici expand available recreational facilities and programs.
10	Objective 5.3.3	Engage community to determine additional recreation opportunities.
<b>Goal 4: Continue to provide high quality services and infrastructure.</b>		
13	Objective 5.4.1	Maintain adequate sites for City Hall, Police Station, Public Works, Fire Station, and other City facilities; constructing, renovating, expanding and relocating services when necessary.



## SECTION 6: COMMUNITY CHARACTER

### Survey Results

9	<b>Goal 1: Understand and record the Community's perception of itself and what image it wants to project to the region.</b>	
12	<b>Goal 2: Create physical standards for streetscapes and community gateways that reflect the Community of Town and Country's vision and "Sense of Place".</b>	
11	<b>Goal 3: Develop policies that regulate residential and non-residential development.</b>	
14	<b>Goal 4: Enhance and develop the Town Square and its surrounding environment into a central gathering place for the community.</b>	
10	<b>Goal 5: Identify and preserve structures and properties that promote or contribute to the history of Town and Country.</b>	
11	<b>Goal 6: Explore connection opportunities and types to minimize the division created by highway 40/64.</b>	
	<b>Goal 1: Understand and record the Community's perception of itself and what image it wants to project to the region.</b>	
3	Objective 6.1.1	TBD
	<b>Goal 2: Create physical standards for streetscapes and community gateways that reflect the Community of Town and Country's vision and "Sense of Place".</b>	
10	Objective 6.2.1	Identify specific lighting, gateway design and streetscape design standards that reflect the community and establish an identity for Town and Country.
12	Objective 6.2.2	Identify gateway locations, corridors and districts that would be ideal for applying community design standards.
1	New Objective/Comment	Major landscaping at key locations, Mason and 40, 141 and 40, Clayton and 141
	<b>Goal 3: Develop policies that regulate residential and non-residential development</b>	
11	Objective 6.3.1	Evaluate the current architectural review standards to determine if they are compatible with the community's long-term vision.
7	Objective 6.3.2	Continue to utilize the Architectural Review process.
5	Objective 6.3.3	Encourage the use of LEED practices with respect to new non-residential development.
	<b>Goal 4: Enhance and develop the Town Square and its surrounding environment into a central gathering place for the community.</b>	
7	Objective 6.4.1	Develop a small area plan for the intersection of Mason and Clayton roads in order to help refine and guide municipal identify.
11	Objective 6.4.2	Identify ways to connect Town Square to adjacent neighborhoods to enhance community.
	<b>Goal 5: Identify and preserve structures and properties that promote or contribute to the history of Town and Country.</b>	
5	Objective 6.5.1	Develop a listing of potential historic properties.
8	Objective 6.5.2	Determine if a Historic Preservation Plan is needed.
	<b>Goal 6: Explore connection opportunities and types to minimize the division created by highway 40/64.</b>	
9	Objective 6.6.1	Identify opportunities to expand community character over highway 64/40 and into north Town and Country.

