

## Staff Report Exhibit D

### Wellington's Comprehensive Plan (Goals/Objectives/Policies)

#### **GOAL LU&CD 1 LAND USES**

Enhance the quality and character of the Wellington's neighborhoods, commercial districts and corridors, and equestrian community to continue to maintain a Great Hometown!

#### **Objective LU&CD 1.1 Land Uses**

Establish compatible land use arrangements using land use categories appropriate for the neighborhoods, districts, commercial corridors, and equestrian areas.

#### **Policy LU&CD 1.2.1**

##### **Low Density Residential Land Use**

Apply the most restrictive Residential land use designation (Residential Land Use A, B, or C) that is appropriate for the neighborhood based on existing development patterns and lot sizes in the surrounding neighborhoods, unless another land use designation better supports the implementation of an adopted neighborhood plan. The Low Density Residential land use designations are designed for gross densities ranging from 0.1 to 3 units per acre.

#### **GOAL LU&CD 2 - NEIGHBORHOODS & DISTRICTS**

Maintain a high quality of life through community design and appearance within Wellington's neighborhoods and districts.

#### **Policy LU&CD 2.1.1**

##### **Preserve & Protect Neighborhood Characteristics**

Establish regulations that are sensitive to the distinct characteristics of the individual communities that comprise Wellington, including but not limited to: drainage and storm water management, open space provision, on-site traffic circulation, vehicle parking, loading, setbacks, floor area, recreation requirements, density and intensity, building height, landscaping, signs and vegetation preservation.

#### **Policy LU&CD 2.2.1**

##### **Preserve & Protect Character**

Preserve and protect the character of Wellington's diverse single-family neighborhoods by establishing a set of regulations and standards that maintain the existing development pattern such as lot sizes, setbacks, landscaping, and design.

#### **GOAL H&N 1 NEIGHBORHOOD PROTECTION & PRESERVATION**

Protect, preserve, and enhance the character, quality, and value of existing neighborhoods.

#### **Objective H&N 1.1 Neighborhood Character**

Continue to protect the character and quality of neighborhoods through the enforcement of setbacks, height, density, and intensity regulations, and adopted residential appearance standards.

#### **Policy H&N 2.2.4**

##### **New Housing Compatibility**

Assure that all new housing is compatible with adjacent development by utilizing sufficient buffers and feathering densities, intensities, and dwelling types.

#### **Policy PR 1.1.7**

##### **Open Space & Recreation Requirements**

Enforce open space and recreation requirements for development, such as:

1. Amount of open space and recreation land and facilities required on a per unit basis.
2. Types of land eligible to be counted toward open space and recreation calculations.
3. Types of facilities eligible to be counted to offset open space and recreation requirements.
4. Options for cash in lieu of land dedication.
5. Design alternatives that will allow the clustering of development to avoid negative impacts to environmentally sensitive lands and to encourage the preservation of open space.

#### **Policy PR 1.1.8**

##### **Open Space Area Uses**

Limit uses in open space areas to rest areas, picnic areas, and nature trails, and equestrian trails. All amenities shall be compatible with the environmental resources existing on site.