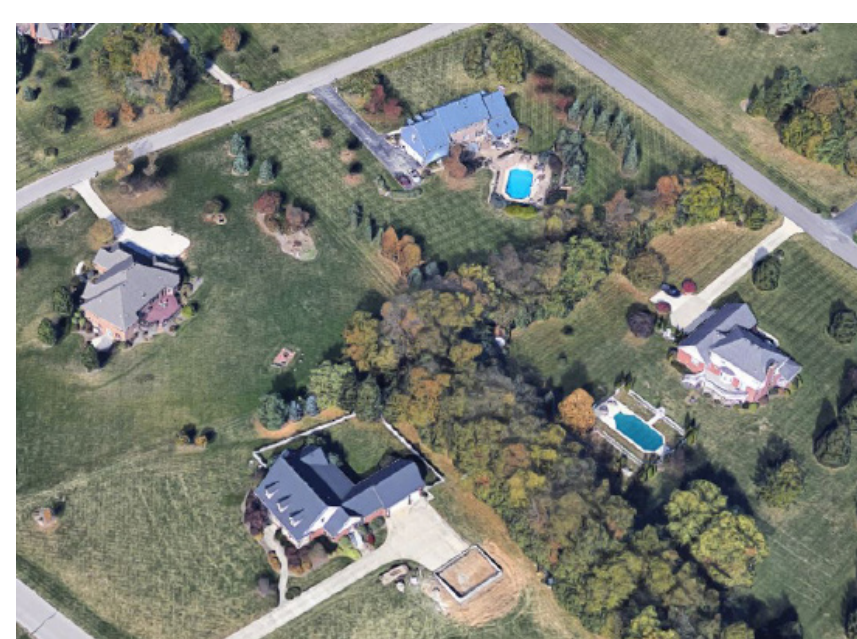
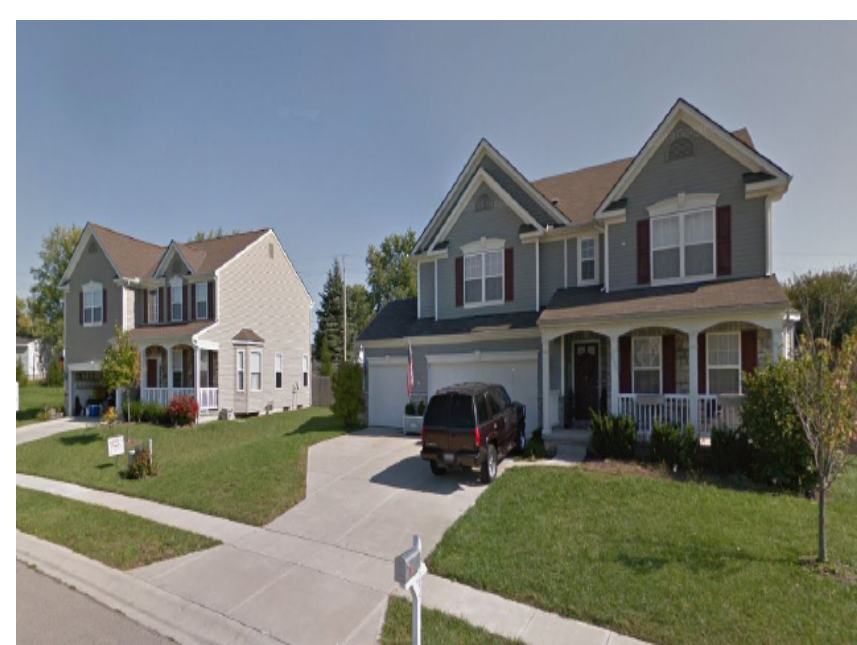


Perspectives 2040 - Greene County Future Land Use Plan Update

Project Information

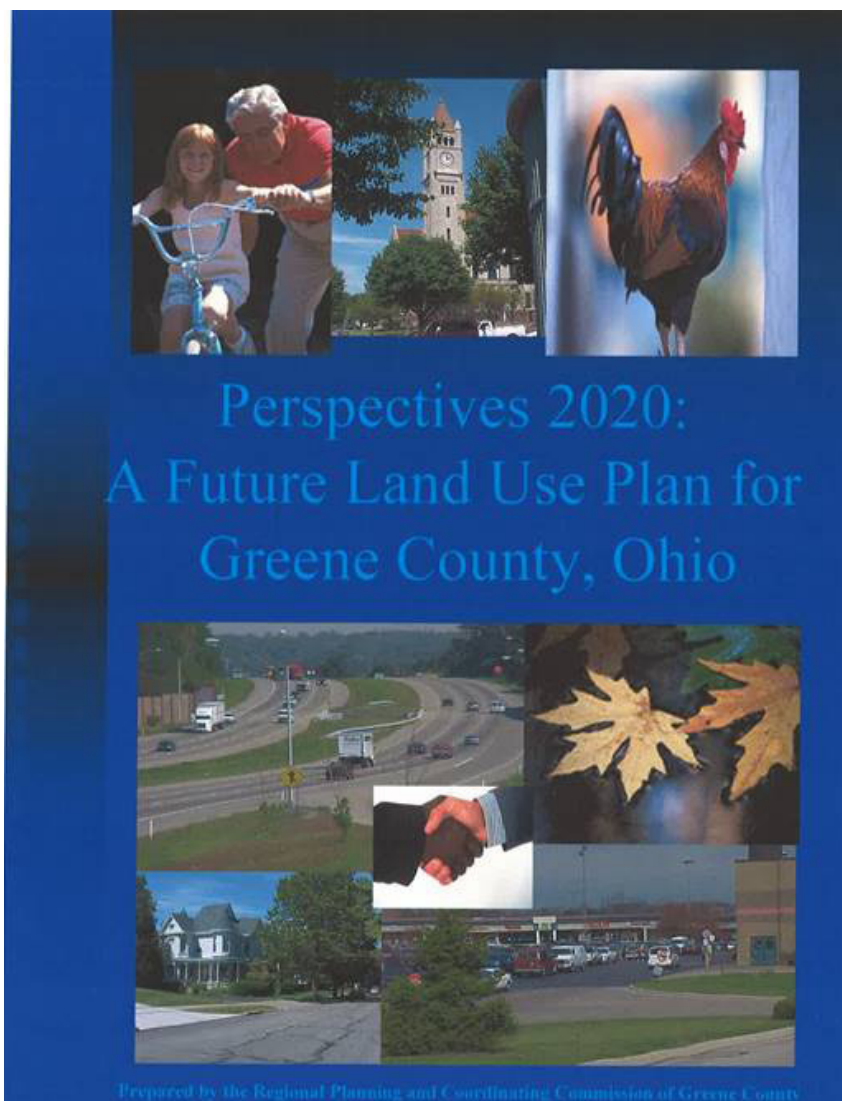


Background

The current future land use plan, Perspectives 2020, was adopted in 2001. It has reached its horizon year.

While Perspectives 2020 has been a good model, there is a need to update it. That's where Perspectives 2040 comes into play.

We will be reviewing exiting conditions and trends, evaluating goals and priorities, and developing place-based strategies to guide development in Greene County for the next 20 years.



Perspectives 2020 Document

Perspectives 2040

Perspectives 2040 will focus on future land use and farmland preservation.

- Perspectives 2040 will:
- Revisit and recommend policies and strategies for land use and farmland preservation
 - Create a cohesive land use strategy that works across the county
 - Guide development across Greene County for the next 20 years.

This plan does not cover zoning. However, it can serve as a foundation for or inform future zoning updates in local jurisdictions.

Challenges

- Future land use planning is not without its challenges and we acknowledge this. Here are some of the issues we have identified:
- Ohio is a "home rule" state, which means land use decisions are made at the local jurisdiction level. Coordinating across multiple jurisdictions can be difficult.
 - Greene County has a unique landscape ranging from dense urban development to very rural areas.

Planning Approach - Conceptual Land Use

Perspectives 2040 will follow a conceptual land use planning approach to address challenges.

The Conceptual Approach:

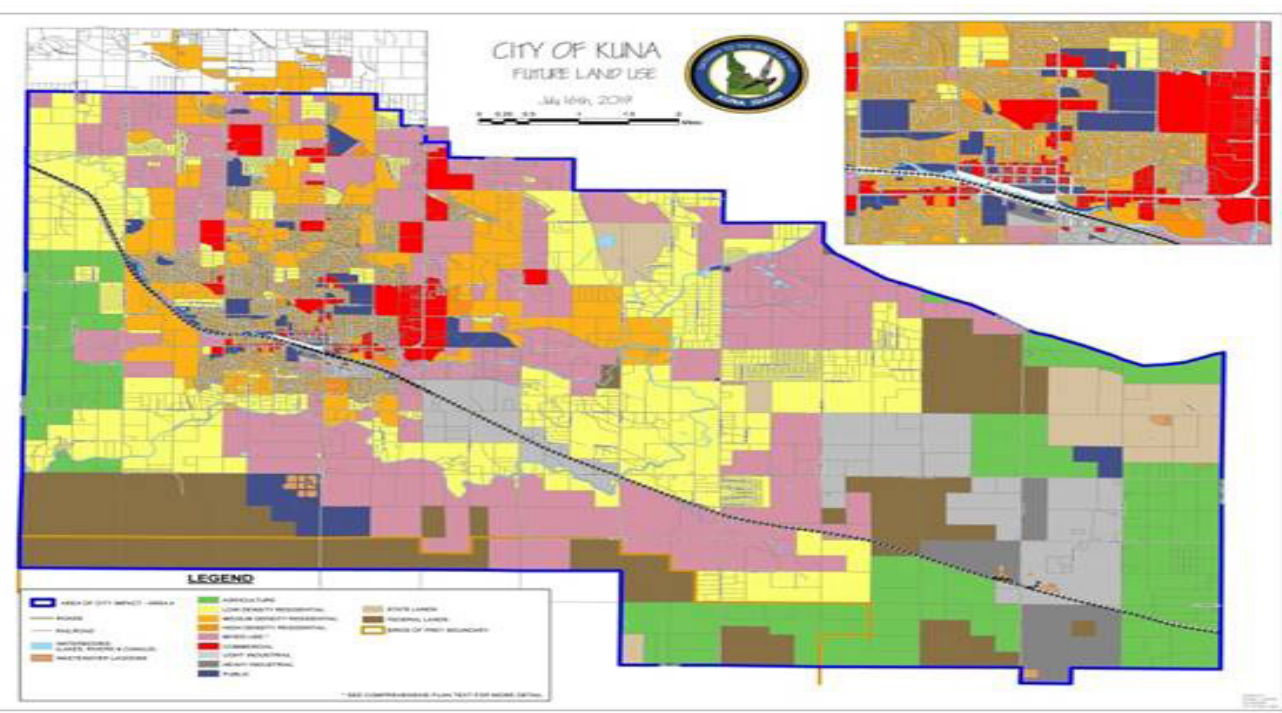
- Focuses on character and intensity of development
- Describes the overall intent for an area
- Directs growth and preservation priorities



Example of Conceptual Approach

The Traditional Approach:

- Separates uses
- Is parcel based
- Leads to inefficient land use outcomes



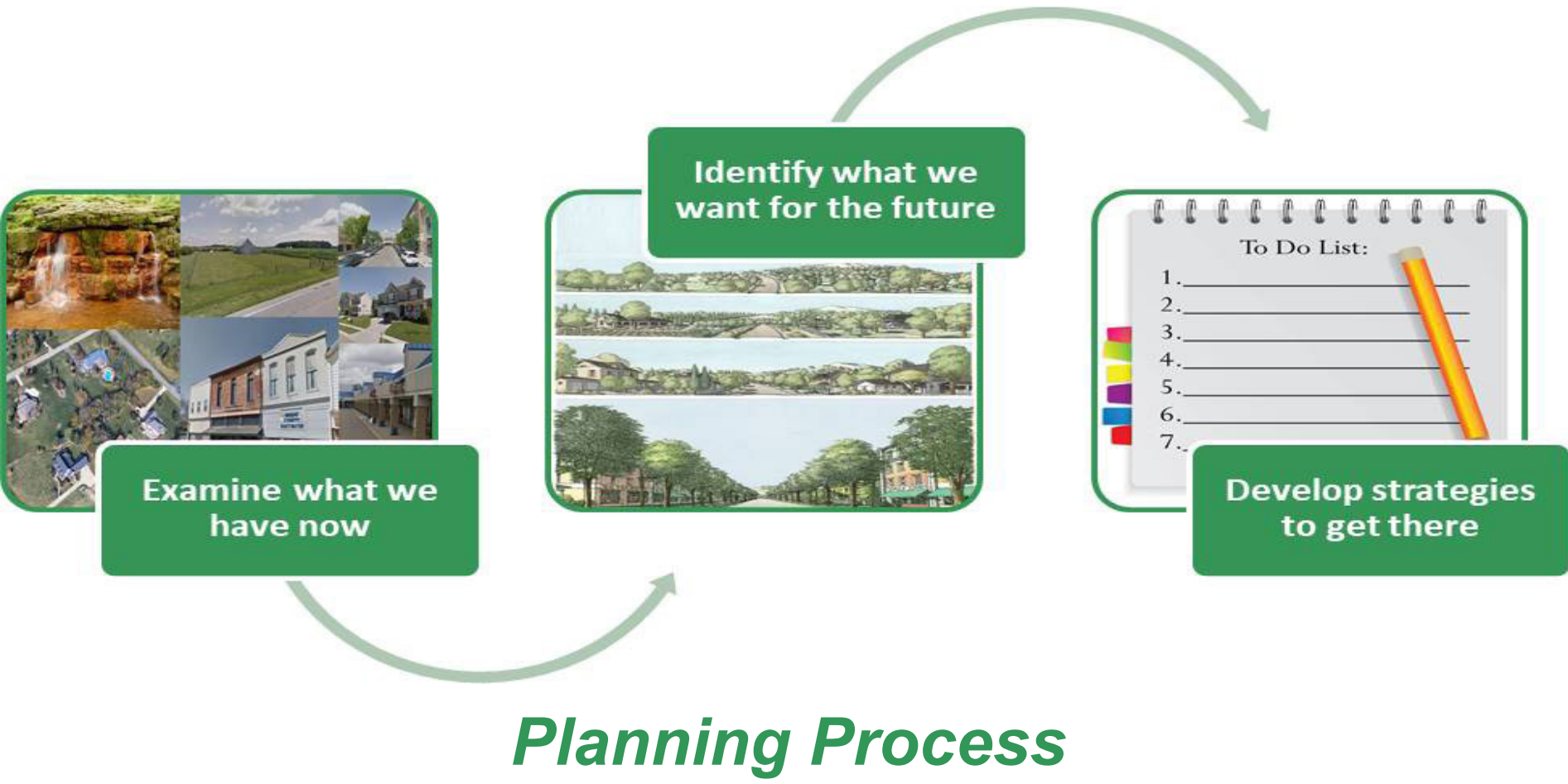
Example of Traditional Approach

Benefits of the Conceptual Land Use Plan

- There are a number of benefits to using a conceptual land use approach:
- Creates a cohesive, shared vision for future land use across multiple jurisdictions without compromising home rule authority
 - Establishes context and compatibility with adjacent jurisdictions
 - Balances scale of planning activity for a more efficient and effective use of resources
 - Provides foundation for individual jurisdiction plans and zoning. Local governments can use the input received from the public during this process to create or update their local plans.

Planning Process

Perspectives 2040 will use the following process to develop its recommendations:



Planning Through Collaboration

Perspectives 2040 will be directed by a Project Steering Committee. The Steering Committee will collaborate with and seek input from the public, community leaders, and technical planning staff. The plan will be approved by the Regional Planning & Coordinating Commission Board (RPCC).



Timeline

Perspectives 2040 was originally expected to take about a year to complete. However, the project kicked-off when the COVID-19 pandemic began which has impact the project schedule. Project updates will be posted regularly at: perspectives-2040-1-mvrpc.hub.arcgis.com/

