



CAC Meeting #2 - May 9, 2022

# ST. ALBANS TOWNSHIP



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# EXISTING CONDITIONS OVERVIEW

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# CURRENT LAND USE

1,426  
Parcels

16,927  
Acres

	# OF PARCELS	% OF PARCELS	# OF ACRES	% OF ACRES
Agriculture	217	15.22%	11,952	70.61%
Residential	1,072	75.18%	3,800	22.45%
Commercial	39	2.73%	421	2.49%
Industrial	5	0.35%	15	0.09%
Exempt	40	2.81%	320	1.89%
Null	53	3.72%	5	0.03%
Right of Way	-	-	414	2.45%

# CURRENT LAND USE



# ROLE OF FUTURE LAND USE MAP

Future land use map (FLUM) does not change zoning map.

FLUM is policy document to utilize during rezoning or major development process.

Zoning is law.  
Comprehensive plan is policy.

When existing zoning and future land use conflict, existing zoning wins.

Rezoning Application  
Submitted

Planning Commission  
Review and  
Recommendation

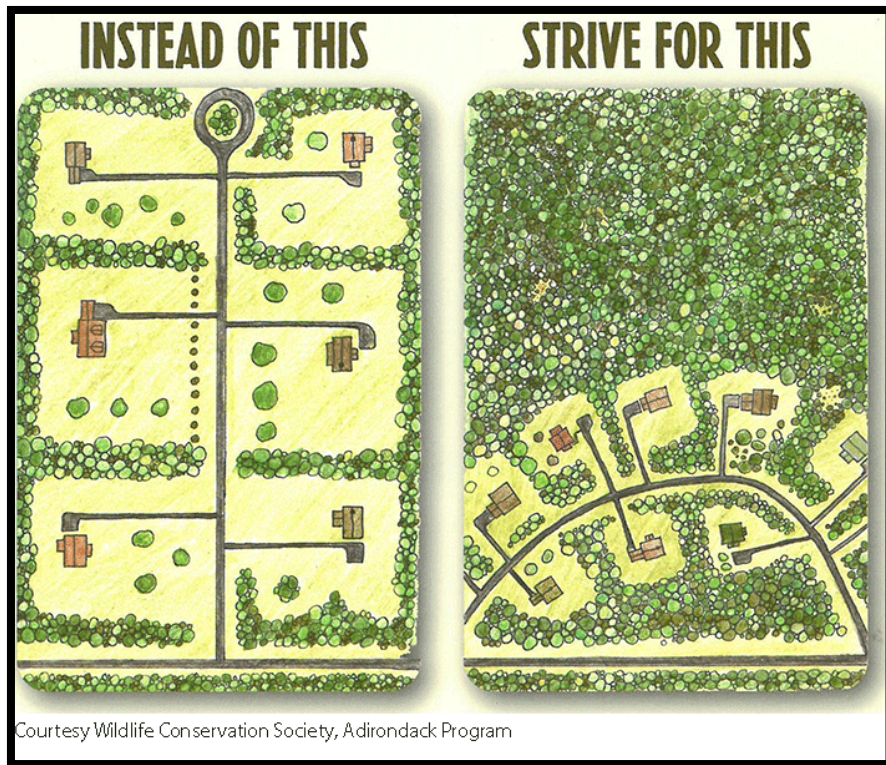
Township Trustee  
Approval, Approval  
with Modifications or  
Denial



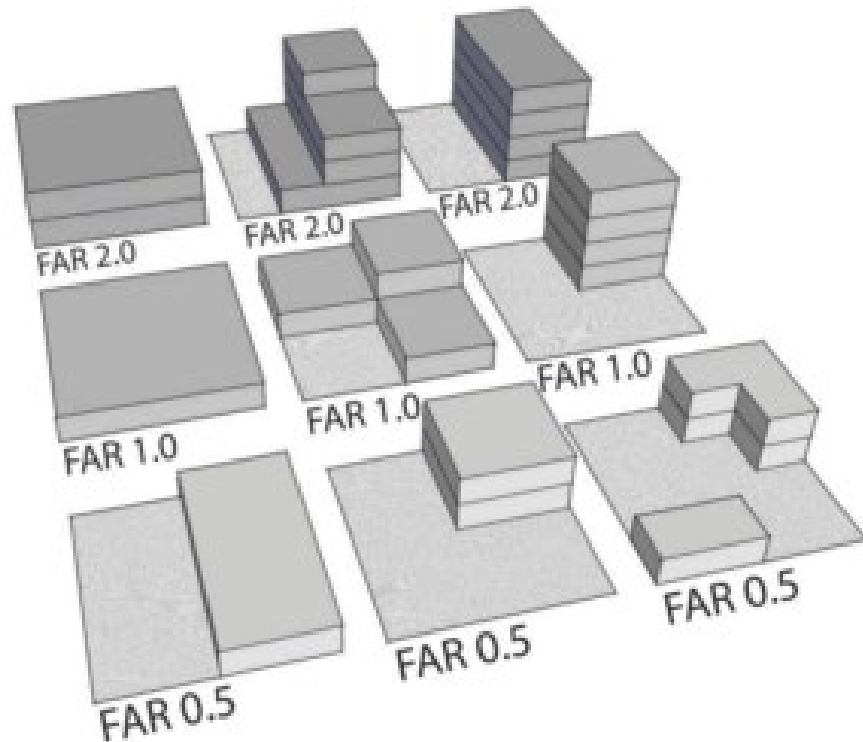


# LAND USE DENSITY COMPARISON

- **AGRICULTURAL**
  - 1 dwelling unit per 10 acres.
  - 10 acre minimum lot size.
- **RESIDENTIAL**
  - 1 dwelling unit per 5 acres.
  - Require conservation design



# LAND USE DENSITY COMPARISON



- **COMMERCIAL**
  - Mixed use allowed
  - 30% Floor Area Ratio (0.3 FAR)
  - Water/sewer required if available
- **HIGHWAY COMMERCIAL**
  - 50% Floor Area Ratio (0.5 FAR)
  - Water/sewer required if available



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# LAND USE DENSITY COMPARISON

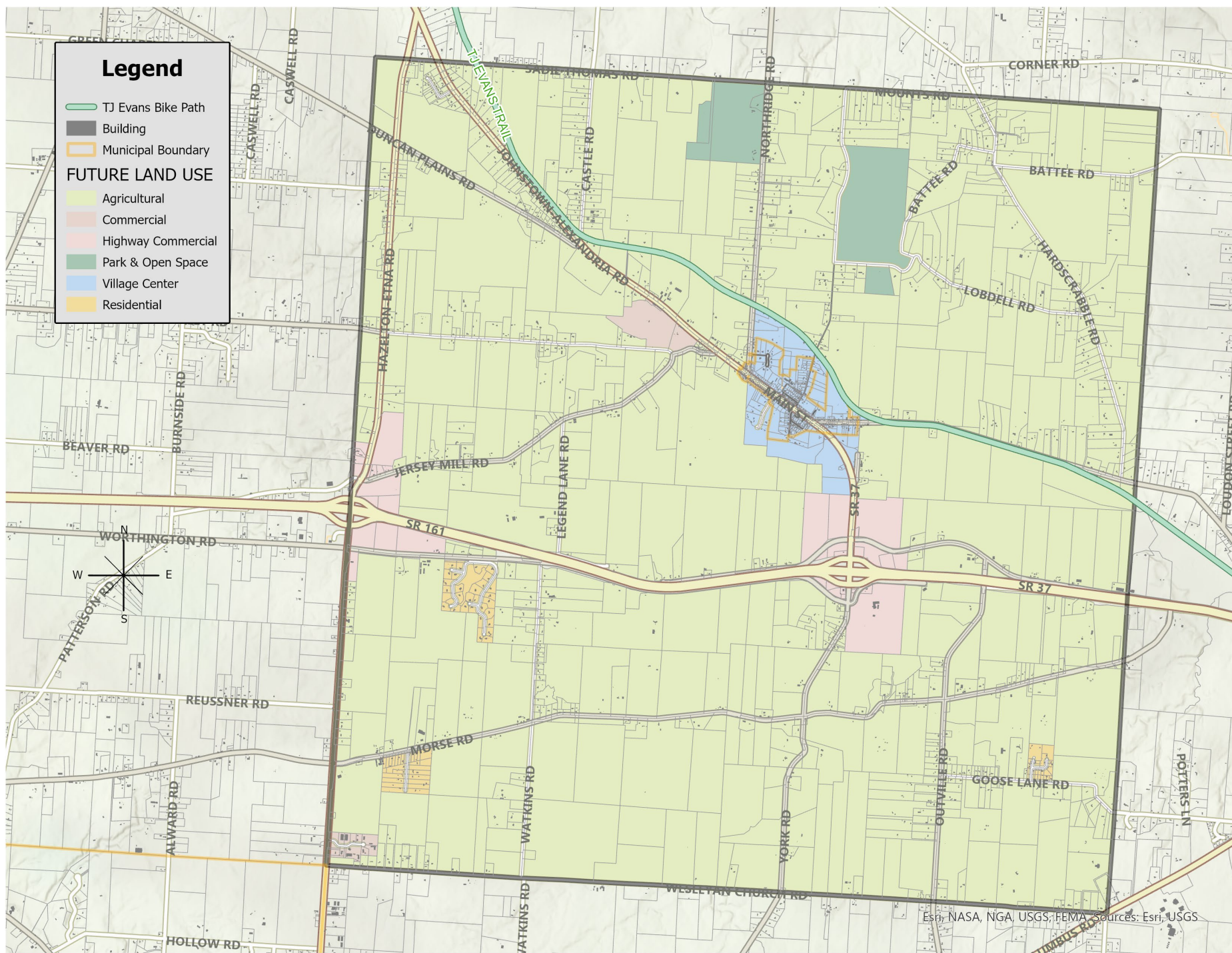
- VILLAGE CENTER

- Mixed use
- Combination of housing, office, retail, medical, recreational, commercial or manufacturing components.





# FUTURE LAND USE



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# FUTURE LAND USE MAP RECOMMENDATIONS

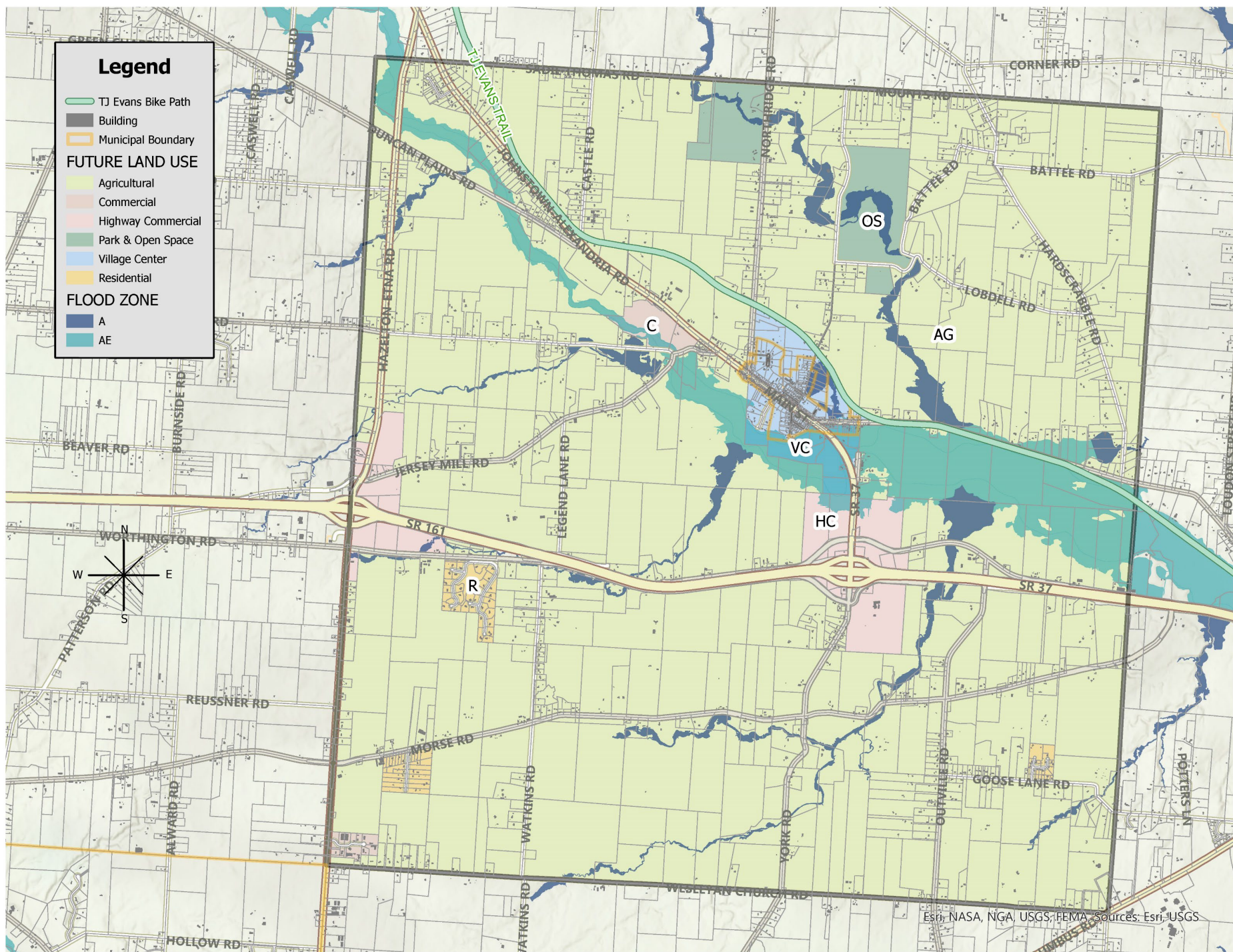
Agreeable to map as presented

OR

Agreeable to map with changes

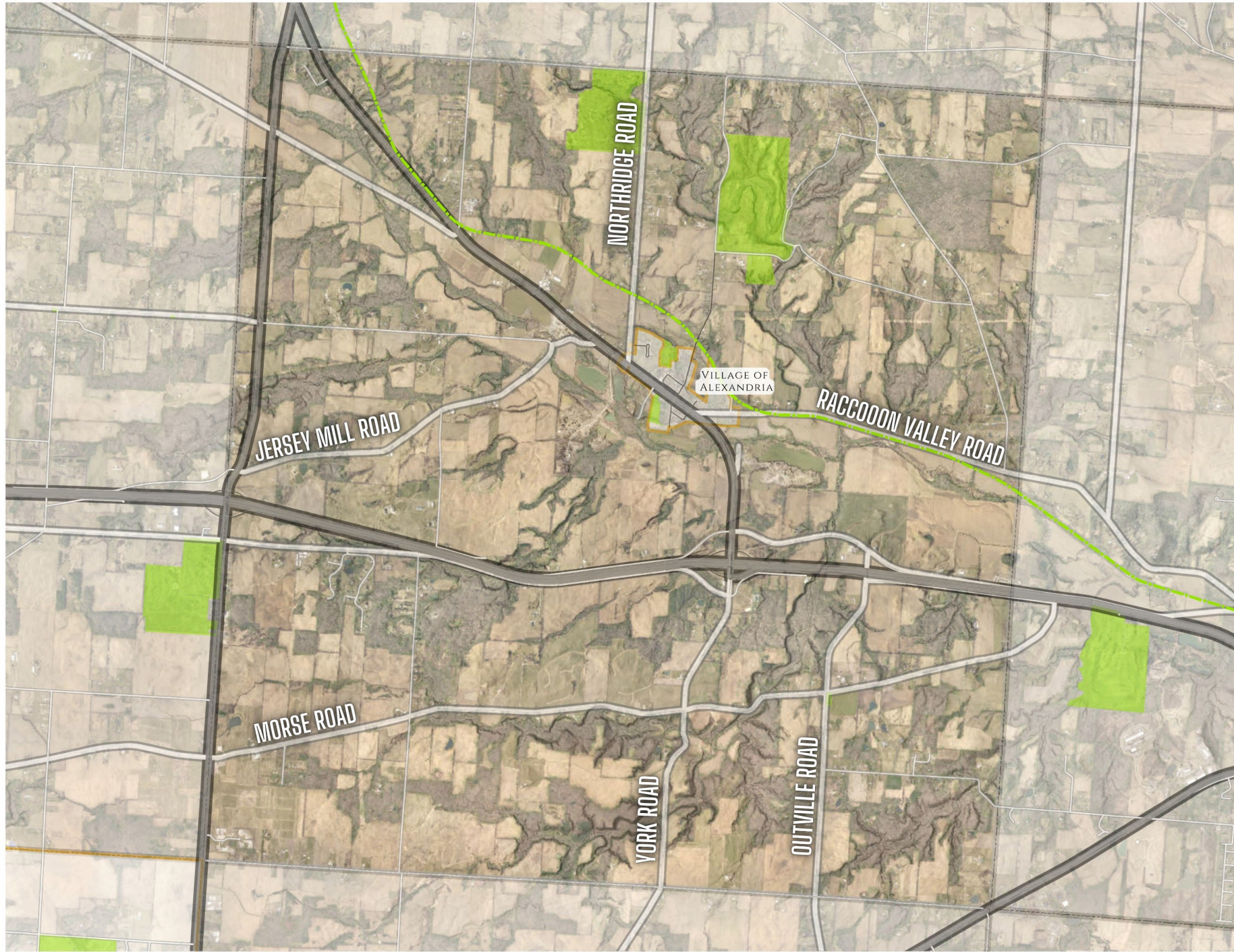


# FLOOD PLAIN





# PARKS & OPEN SPACE



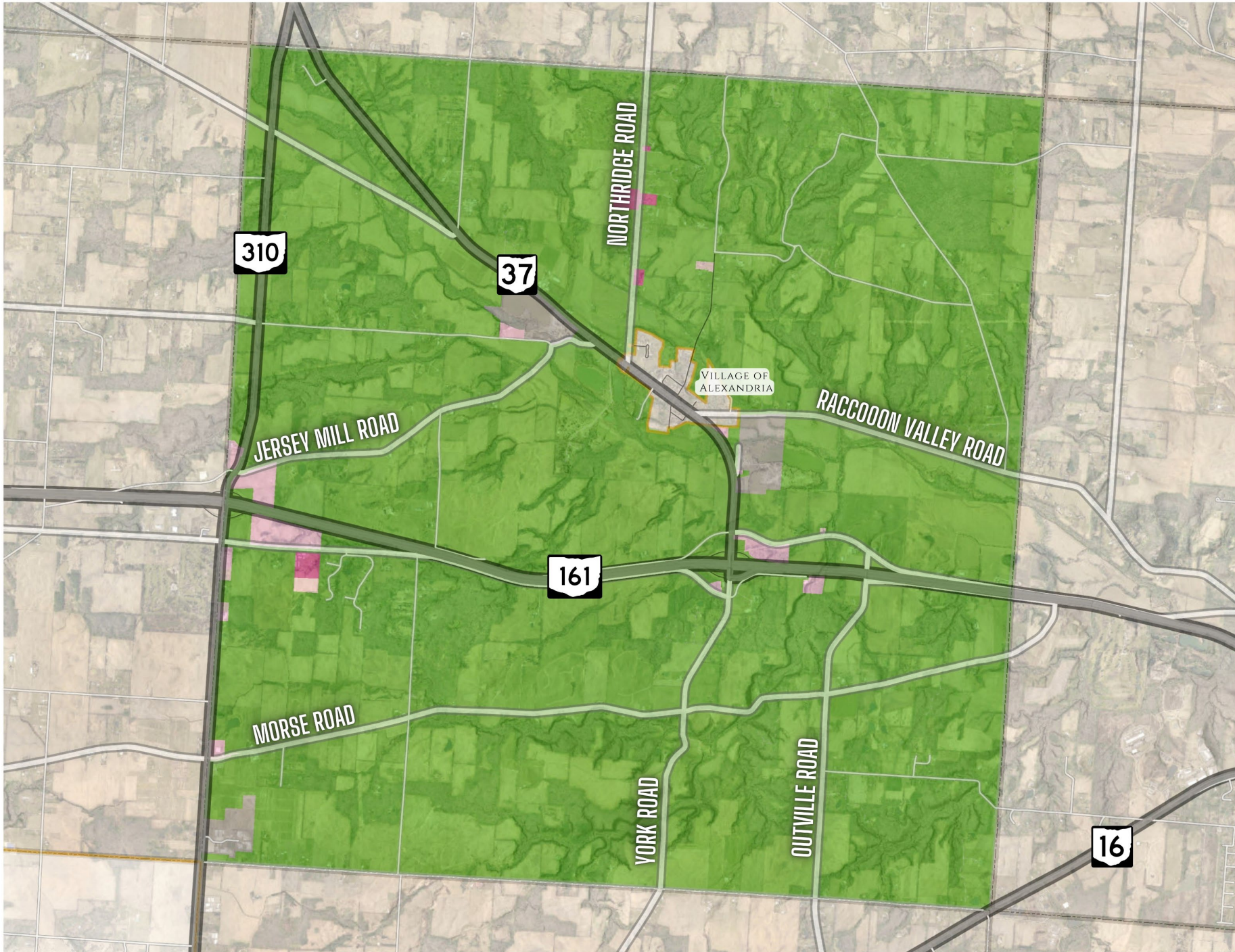


# SOUTHWEST LICKING COMMUNITY WATER AND SEWER DISTRICT





# ZONING DISTRICTS





# WATERSHED

