

FUTURE LAND USE MAP, PLACE TYPES, AND NODES

The Future Land Use Map will help preserve and promote the character and quality of Baldwin County for generations. It describes, in concept, how the County can manage anticipated growth over the next 20 years.


FRAMEWORK COMPONENTS


The Future Land Use Map represents a combination of the development suitability composite and the environmental suitability composite to envision a future development pattern reflective of the priorities of the citizens of Baldwin County. This desired future land use pattern is intended to be a guide for the next 20 years as the county evolves. It directs growth and conservation patterns for the unincorporated areas of the county.


Each color on the Future Land Use Map represents one of several place types, describing and conveying the scale and density of development desired, or the potential for conservation (agricultural, rural, or natural).


Place types are further described in the following pages.


PLACE TYPE CATEGORIES


-  **IDEAL CONSERVATION/
PRESERVATION**
 - Environmental Conservation
 - Protected/Open Space

-  **CONSERVATION DEVELOPMENT
POTENTIAL**
 - Environmental Conservation
 - Protected/Open Space
 - Conservation-based Communities

-  **RURAL/AGRICULTURE/
LOW IMPACT DEVELOPMENT
POTENTIAL**
 - Rural Subdivisions
 - Active Farmland
 - Agri-hoods
 - Rural Crossroad Center/Node
 - Clustered Mobile Home Communities

-  **MODERATE DEVELOPMENT
POTENTIAL**
 - Single Family Neighborhoods (suburban)
 - Amenity-based Communities
 - Neighborhood Center/Node

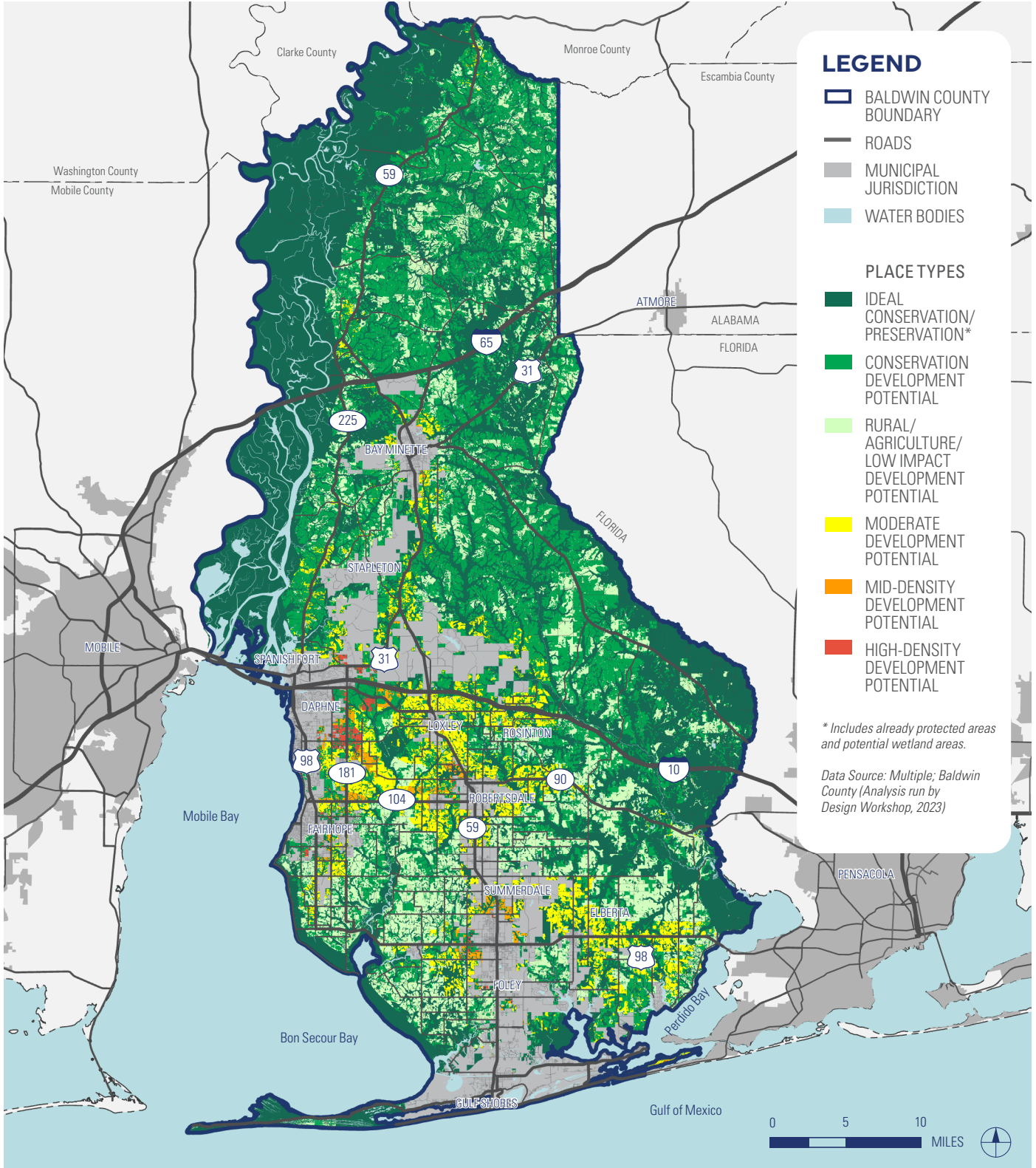
-  **MID-DENSITY DEVELOPMENT
POTENTIAL**
 - New Urban Communities
 - Village Center/Node

-  **HIGH-DENSITY DEVELOPMENT
POTENTIAL**
 - Mixed-Use Communities
 - Apartment Communities
 - Urban Mixed-Use Center/Node

MAP 10: FUTURE LAND USE MAP (FLUM) PLACE TYPES

The following pages describe the place type categories in greater detail.

SEE PAGE 108 FOR ZOOM IN MAPS.



IDEAL CONSERVATION/ PRESERVATION AREAS

Ideal Conservation or Preservation Areas would include land that is undeveloped, or minimally developed, and protected by local, state, and federal agencies or by public, private, and nonprofit organizations. This could include areas conserved for the protection of critical habitat, clean water, open space, or cultural heritage.

PRIMARY LAND USES

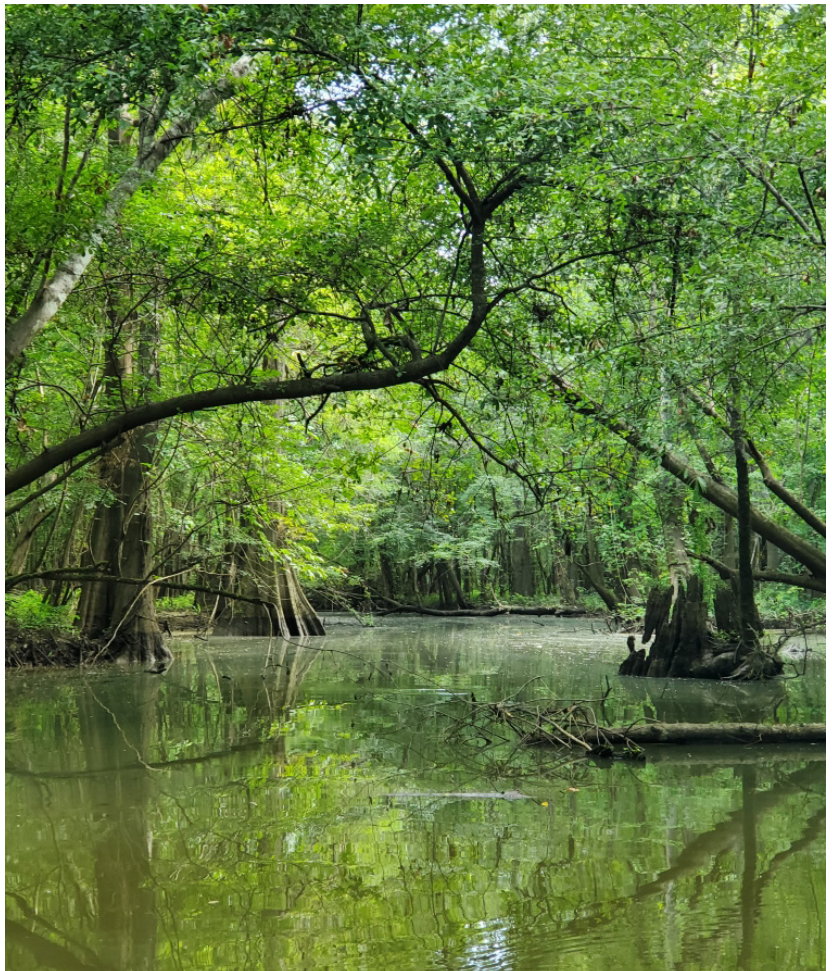
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view corridors

RELATED ZONING DISTRICTS

- Environmental Conservation

CONNECTIVITY NETWORK

- Greenways and trails



CONSERVATION DEVELOPMENT AREAS

Conservation Development Potential Areas are suitable for all of the land uses described in the Ideal Conservation/Preservation Areas place type but would allow for limited development based on low-impact design principles. Allowing conservation-based subdivisions in these areas could help to balance the pressure of residential development with environmental preservation and rural character. Conservation-based subdivisions allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities.

PRIMARY LAND USES

- Conservation-based or cluster development with high levels of Low Impact Design (LID) and sustainable development practices
- Natural areas that are publicly and privately owned and managed
- Permanently protected lands such as conservation easements, parks, cemeteries
- Parks and open spaces devoted primarily to passive recreation and trails
- Lands with important cultural landmarks or assets
- Scenic view protection

RELATED ZONING DISTRICTS

- Environmental Conservation
- CR Conservation Resource District
- OR Outdoor Recreation District

CONNECTIVITY NETWORK

- Rural streets with paved shoulders, bike lanes, or side paths
- Greenways and trails along environmental buffers



RURAL/AGRICULTURE/LOW IMPACT DEVELOPMENT POTENTIAL AREAS

Rural Development Potential Areas include large lots, open space views, and a large buffer distance between buildings. Residential homes may be on large tracts and could include estate homes and working farmland. The development pattern may also include conservation-based subdivisions to allow for the clustering of residential dwellings to protect open space that is valued for natural resource protection—such as stream buffers, mature forest habitat, or wetlands—working farmland, or recreational amenities. Lands within these areas should be developed with additional Low Impact Development (LID) standards and buffers to limit the impact to adjacent critical environments. At key rural cross-roads, Rural centers or nodes could allow for a combination of retail and service uses to meet the needs of the community.

PRIMARY LAND USES

- Single-family detached homes
- Hobby farms
- Agri-hoods
- Cultivated farmland, timber/managed forest, pastureland
- Clustered mobile home communities
- Rural crossroads center/node

RELATED ZONING DISTRICTS

- RR Rural District
- RA Rural Agricultural District
- RSF-E Residential Single Family Estate

CONNECTIVITY NETWORK

- Rural streets with sidewalks, paved shoulders, bike lanes, and/or side paths based on local character and context
- Rural greenways and trails along environmental buffers



MODERATE DEVELOPMENT POTENTIAL AREAS

Moderate Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include a variety of home types from large and medium-lot single-family detached homes to single-family attached homes such as duplexes and townhomes. Subdivisions patterns may be amenity-based communities with small gardens, parks and playgrounds—within private lots or part of a community space. Neighborhood centers or nodes at key intersections would allow for a combination of retail, office, and service uses to meet the needs of the community.

PRIMARY LAND USES

- Single-family neighborhoods (suburban)
- Amenity-based communities
- Neighborhood center/node

RELATED ZONING DISTRICTS

- RSF-1 Single Family District
- RSF-2 Single Family District

CONNECTIVITY NETWORK

- Suburban street networks/ limited use cul-de-sacs
- Open space, parks and amenities provided within neighborhoods
- Streets with sidewalks, bike lanes, and/or side paths based on local character and context
- Suburban greenways and trails



MID-DENSITY DEVELOPMENT POTENTIAL AREAS

Mid-density Development Potential Areas are suitable for all of the land uses described in the previous place types but may also include more traditional neighborhoods with a mix of housing and price points with smaller lot sizes to include patio homes, cottage homes, townhouses and multifamily. Neighborhoods have a connected and grid street network with narrow traffic lanes, sidewalks, and walkable block sizes. Village centers or nodes at key intersections would allow for a combination of retail, office, parks, schools, institution and service uses to meet the needs of the community.



PRIMARY LAND USES

- Traditional neighborhood designs
- Village center/node

RELATED ZONING DISTRICTS

- RSF-3 Single Family District
- RSF-4 Single Family District
- RTF-4 Two Family District
- RSF-6 Single Family District
- RTF-6 Two Family District
- LB Limited Business District
- B-1 Professional Business District
- B-2 Neighborhood Business District

CONNECTIVITY NETWORK

- Suburban and urban block patterns and sizes
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and trails



HIGH-DENSITY DEVELOPMENT POTENTIAL AREAS

High-density Development Potential Areas are suitable for all of the land uses described in the previous place types but have the highest potential for mixed-use communities with a variety of densities including apartment communities, and urban mixed-use centers. Commercial uses are oriented to pedestrian- and bicycle- friendly streets in a connected grid pattern.

PRIMARY LAND USES

- Mixed-use buildings
- Higher density/range of densities
- Townhouses, multifamily apartment communities
- Urban mixed-use center/node
- Allocation of land for employment uses of all types including incubator spaces, entrepreneur's space, office, commercial businesses

RELATED ZONING DISTRICTS

- RMF-6 Residential Multifamily District
- HDR High Density Residential District
- RMH Residential Manufactured Housing Park District
- B-3 General Business District
- B-4 Major Commercial District

CONNECTIVITY NETWORK

- Urban block patterns and sizes—highly pedestrian
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and multi-use paths



ROADS, NODES, AND NEIGHBORHOODS: AN ORGANIZING PRINCIPLE FOR GROWTH

The Future Land Use Guide is organized around the concept that great roadways, community types, and the promotion of walkable nodes at key intersections will create a pattern of growth that will support the goals of the community. This is a first step in articulating the importance of key place-making elements that will contribute to long term sense of place and quality.

ROADS OF HIGH SCENIC CHARACTER

Preserving rural character is a visual experience as well as a lifestyle. We experience the landscape many times from our cars, as we go place to place. We appreciate the feeling of openness, the working landscape, and the natural landscape. Protecting this scenic asset will help Baldwin County remain rural in feel and character.

Protecting the scenic quality of key rural Character Roads will be accomplished by:

- Determining which roads are key to protect and mapping them so that they are known to be important assets to the County.
- Working with ALDOT and County Highway on roadway standards that support the preservation of character.
- Creating access management strategies that limit and organize curb cuts.
- Creating landscape standards, that include fencing, tree planting, and signage that promote rural landscape designs along the frontage of new development.
- Creating setbacks from the road that retain sufficient area for landscape expression.

COMPACT AND WALKABLE NODES

Baldwin County historically grew around crossroads. Places like Silverhill, Robertsdale, Loxley, Magnolia Springs, Summerdale, and Elberta are examples of places that grew as compact nodes that supported gathering places, neighborhoods on a grid of walkable streets, parks, and places to shop or get the mail.

While it is recognized that the actual housing types and density of these places may not fit with our current lifestyles and costs of development, the patterns of streets and having something to walk to in the center can certainly inspire new development patterns. Communities across the country are being patterned after these principles and are offering a quality of life that people are seeking —safe, walkable streets in a connected community.

Principles associated with these patterns include:

- Creating connectivity through the use of a grid pattern of streets.
- Using walking distance criteria to define areas of density and the location of community uses such as parks, shopping, post office, etc. A rule of thumb is a 5 minute walk radius equals 1/4 mile, which is a comfortable distance to organize communities around.
- Planning for parks, schools, churches, and post offices to be located within the node.
- Should the nodes be big enough, with sufficient roof tops, locating neighborhood commercial uses to serve everyday needs.
- The design of complete streets that include sidewalks, street trees, on-street parking, crosswalks and slow design speeds.
- A variety of housing types and affordability.
- Fronting homes and businesses onto streets and open spaces, reducing the visual impact of garages and parking lots, and framing the street with buildings.

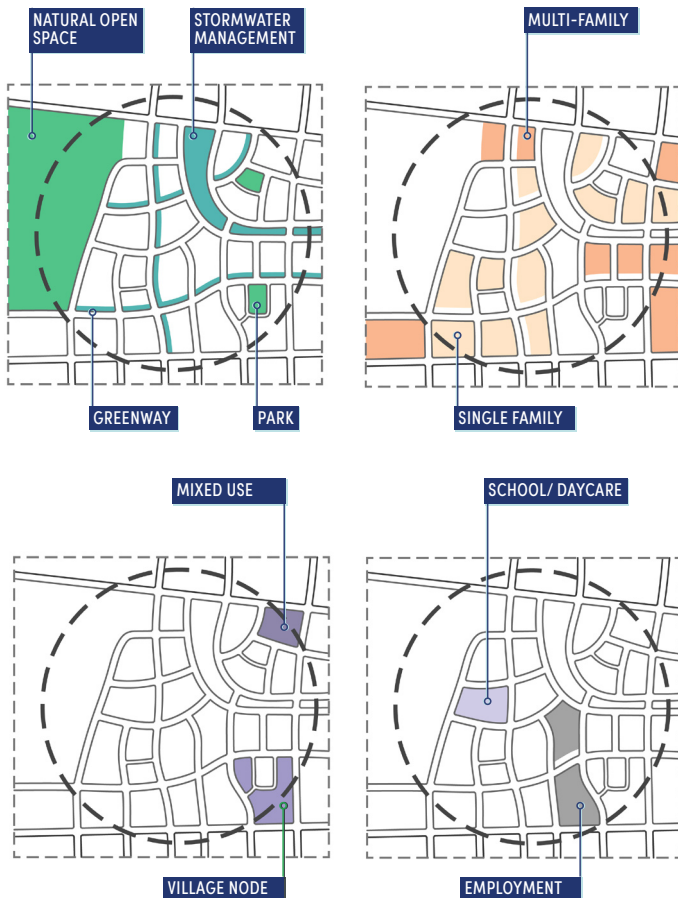


PRINCIPLES OF NODAL GROWTH

Smart growth looks different from place to place, but in essence, it is an overall approach to development that encourages a mix of building types and uses, diverse housing options, and walkable development within existing neighborhoods.

The Smart Growth Network has developed a set of 10 basic principles based on communities around the nation:

1. Mix land uses
2. Take advantage of compact design
3. Create a range of housing opportunities and choices
4. Create walkable neighborhoods
5. Foster distinctive, attractive communities with a strong sense of place
6. Preserve open space, farmland, natural beauty, and critical environmental areas
7. Direct development towards existing communities
8. Provide a variety of transportation choices
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration in development decisions



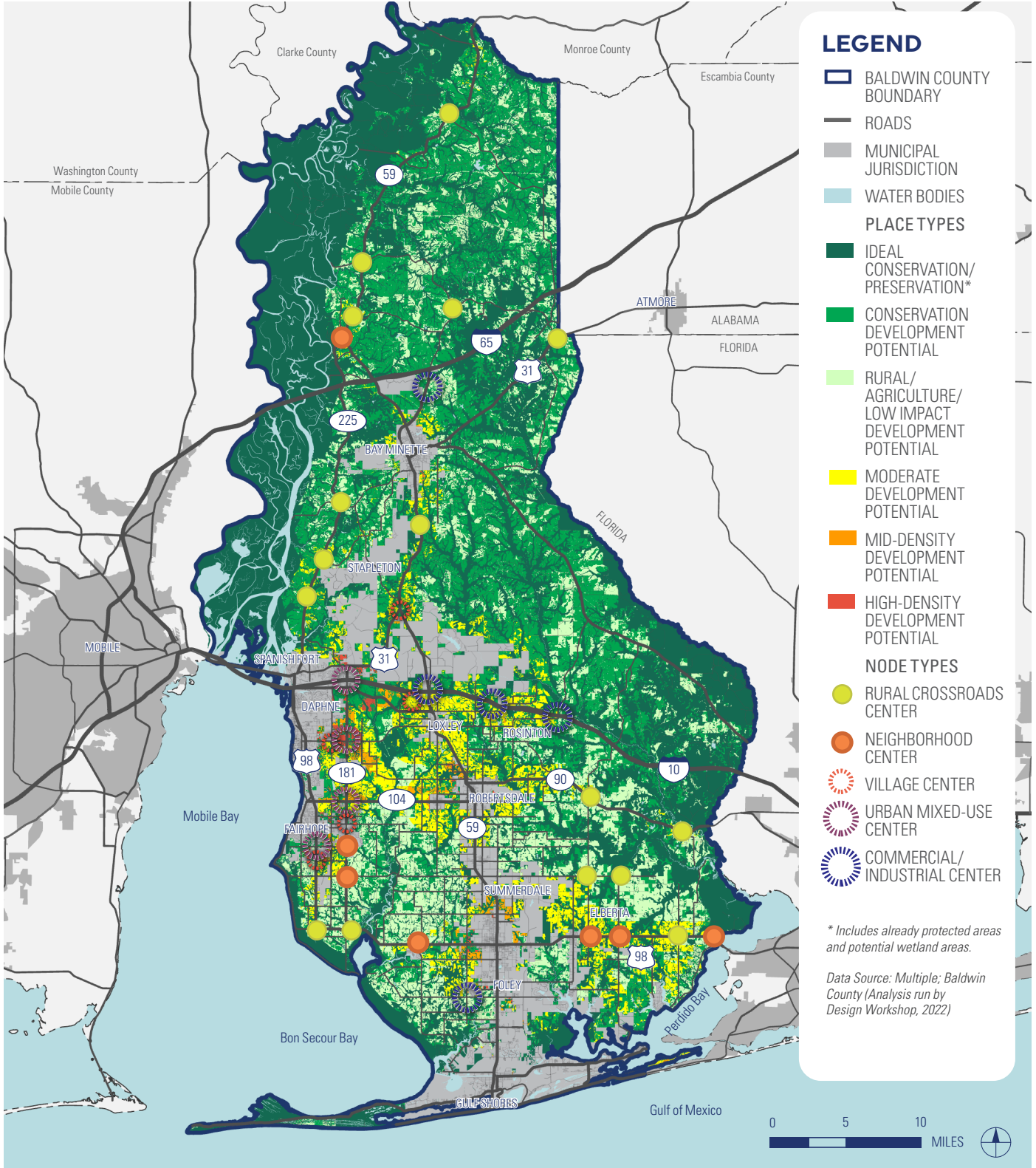
Source: https://www.epa.gov/sites/default/files/2017-06/documents/sm_growth_guide.pdf



MAP 11: FUTURE LAND USE MAP (FLUM) WITH NODES

This map layers recommended node types over the recommended place types. The following pages describe these node types in greater detail.

SEE PAGE 108 FOR ZOOM IN MAPS.



RECOMMENDED NODE TYPES

From rural crossroads to mixed-use commercial centers serving the larger region, nodes can help meet the needs of the community with a mix of retail and service uses scaled to the appropriate context of the place type they are located within. These nodes may allow for a greater density than the surrounding areas, with a more walkable compact design.

RURAL CROSSROADS CENTER

PRIMARY LAND USES

- Small-scale shops, restaurants and local-serving businesses—neighborhood-scaled retail, gas station, convenience grocery, farm stand, hardware store, etc.

RELATED ZONING DISTRICTS

- RR Rural District
- RA Rural Agricultural District

CONNECTIVITY NETWORK

- Gridded walkable streets
- Parking in rear of buildings
- Rural greenway and trail access, small informal open space or gardens



NEIGHBORHOOD CENTER

PRIMARY LAND USES

- Small-scale shops, restaurants and local-serving businesses—neighborhood-scaled retail, gas station, convenience grocery store, farm stand, hardware store.
- Agriculture-support businesses, services
- Public safety and services
- Small parks, playgrounds, and open spaces

RELATED ZONING DISTRICTS

- B-2 Neighborhood Business District

CONNECTIVITY NETWORK

- Gridded walkable streets
- Parking in rear of buildings
- Bus stop locations
- Greenway and trail access



VILLAGE CENTER

PRIMARY LAND USES

- Grocery-anchored retail, including small-scale shops, sit-down restaurants, and local serving businesses—drug stores, dry cleaners, banks, etc.
- Small office and other employment uses
- Civic uses—libraries, schools, etc.
- Churches
- Small traditional neighborhoods, townhomes and duplexes
- Small parks and playgrounds

RELATED ZONING DISTRICTS

- B-2 Neighborhood Business District

CONNECTIVITY NETWORK

- Urban block pattern and sizes
- Parking in rear of buildings
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and trail connections



URBAN MIXED-USE CENTER

PRIMARY LAND USES

- High-density mixed use—Lofts and studio units above commercial space
- Multi-family homes—apartments, condominiums
- Regional and small scaled retail shops and sit-down restaurants
- Commercial centers, office and other employment uses
- Civic uses—government offices, courthouses, libraries, schools, etc.
- Churches
- Hotel
- Small parks and playgrounds



RELATED ZONING DISTRICTS

- B-1 Professional Business District
- B-2 Neighborhood Business District
- B-3 General Business District
- RMF-6 Residential Multifamily District
- HDR High Density Residential District

CONNECTIVITY NETWORK

- Urban block patterns and sizes—highly pedestrian
- Parking management solutions
- Parking in rear of buildings
- Multimodal—supports vehicles, bicycles, and pedestrians—streets with narrow traffic lanes, sidewalks, and bike lanes
- Suburban greenways and multi-use path connections

COMMERCIAL/ INDUSTRIAL CENTER

The mix of uses in this center may include light industrial, office, and/or institutional uses as well as supporting businesses, retail, restaurants, services, and recreation. Some portions may also be suitable for residential uses.

PRIMARY LAND USES

- Corporate office campus
- Research and Development
- Light manufacturing
- Single- and multi-tenant professional office
- Medical office
- Warehouse
- Large-scale shopping center
- Call center

SECONDARY LAND USES

- Multi-family homes-
apartments, condominiums

RELATED ZONING DISTRICTS

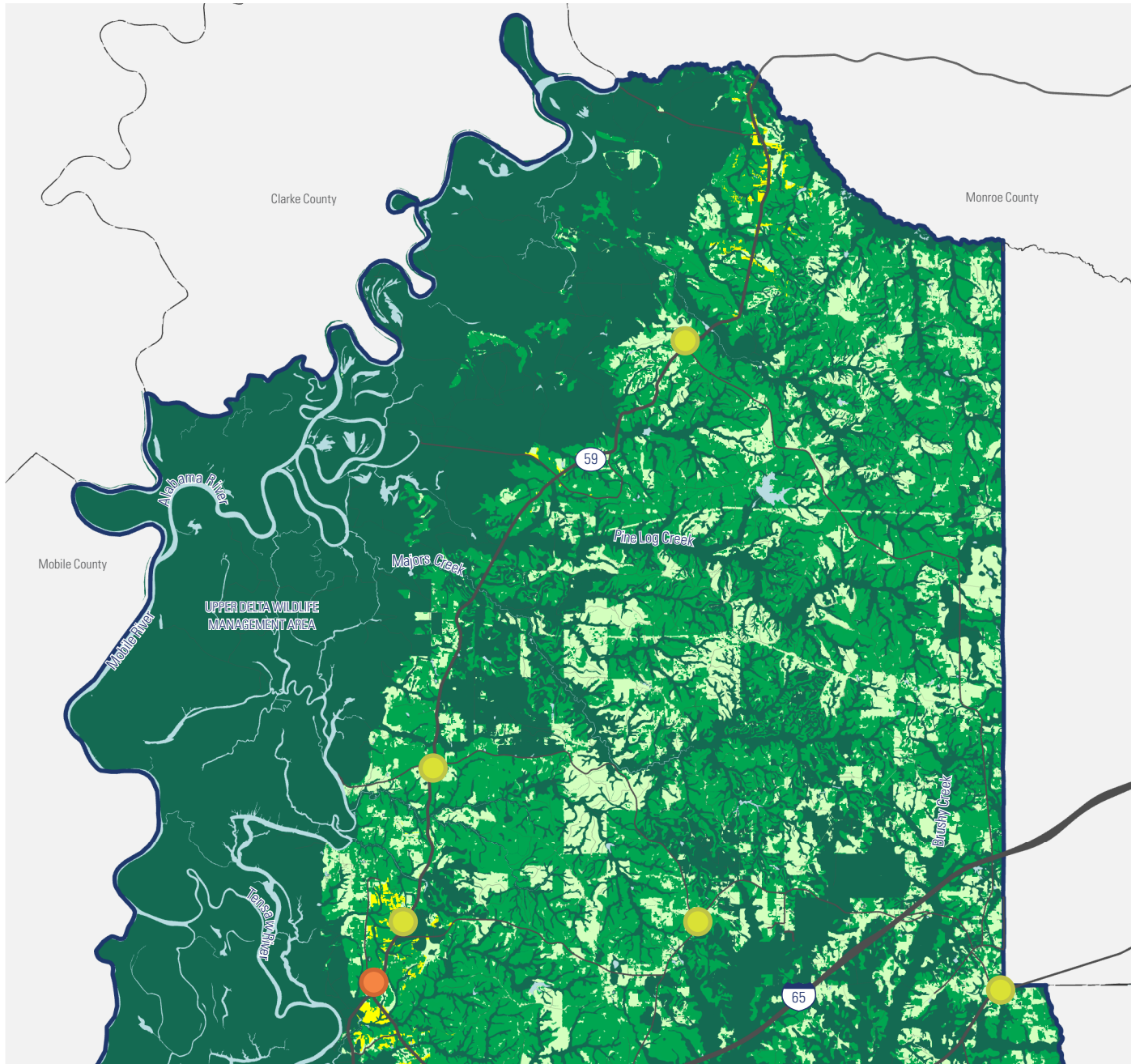
- B-4 Major Commercial District
- M-1 Light Industrial District
- M-2 General Industrial District
- PID Planned Industrial
Development District

CONNECTIVITY NETWORK

- Primarily auto-dependent with
bike and pedestrian travel
by sidewalks and trails



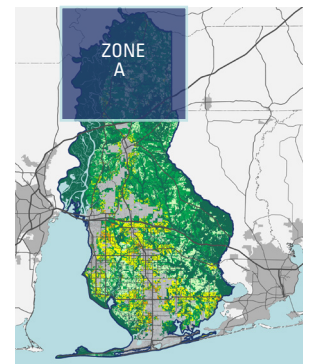
MAP 12: FUTURE LAND USE MAP (FLUM) ZONE A



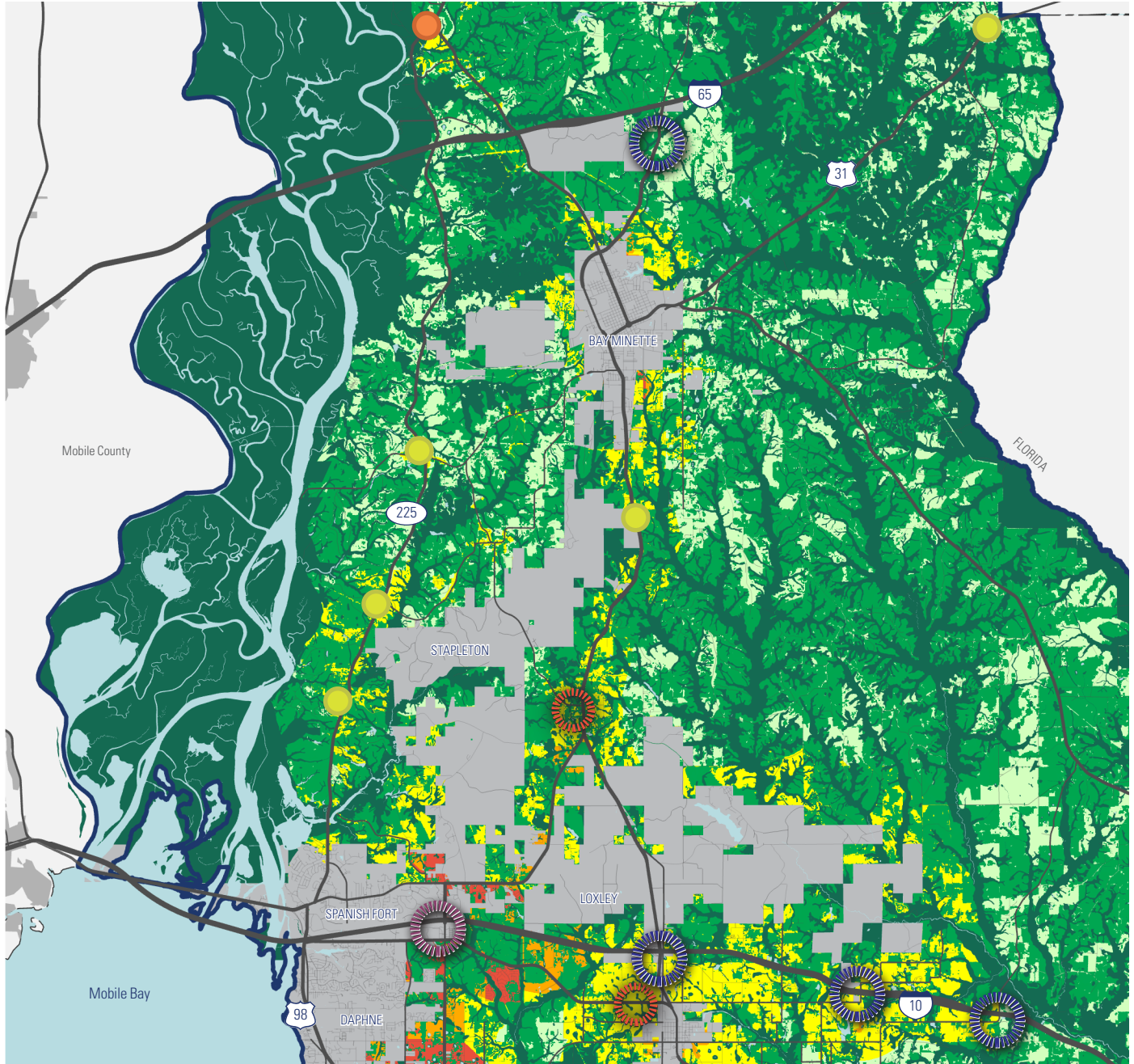
LEGEND

- PLACE TYPES**
- IDEAL CONSERVATION/PRESERVATION
 - CONSERVATION DEVELOPMENT POTENTIAL
 - RURAL/AGRICULTURE/LID POTENTIAL
 - MODERATE DEVELOPMENT POTENTIAL
 - MID-DENSITY DEVELOPMENT POTENTIAL
 - HIGH-DENSITY DEVELOPMENT POTENTIAL
- MUNICIPAL JURISDICTIONS

- NODE TYPES**
- RURAL CROSSROADS CENTER
 - NEIGHBORHOOD CENTER



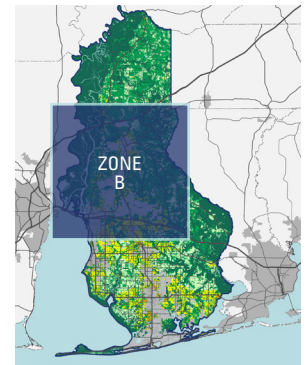
MAP 13: FUTURE LAND USE MAP (FLUM) ZONE B



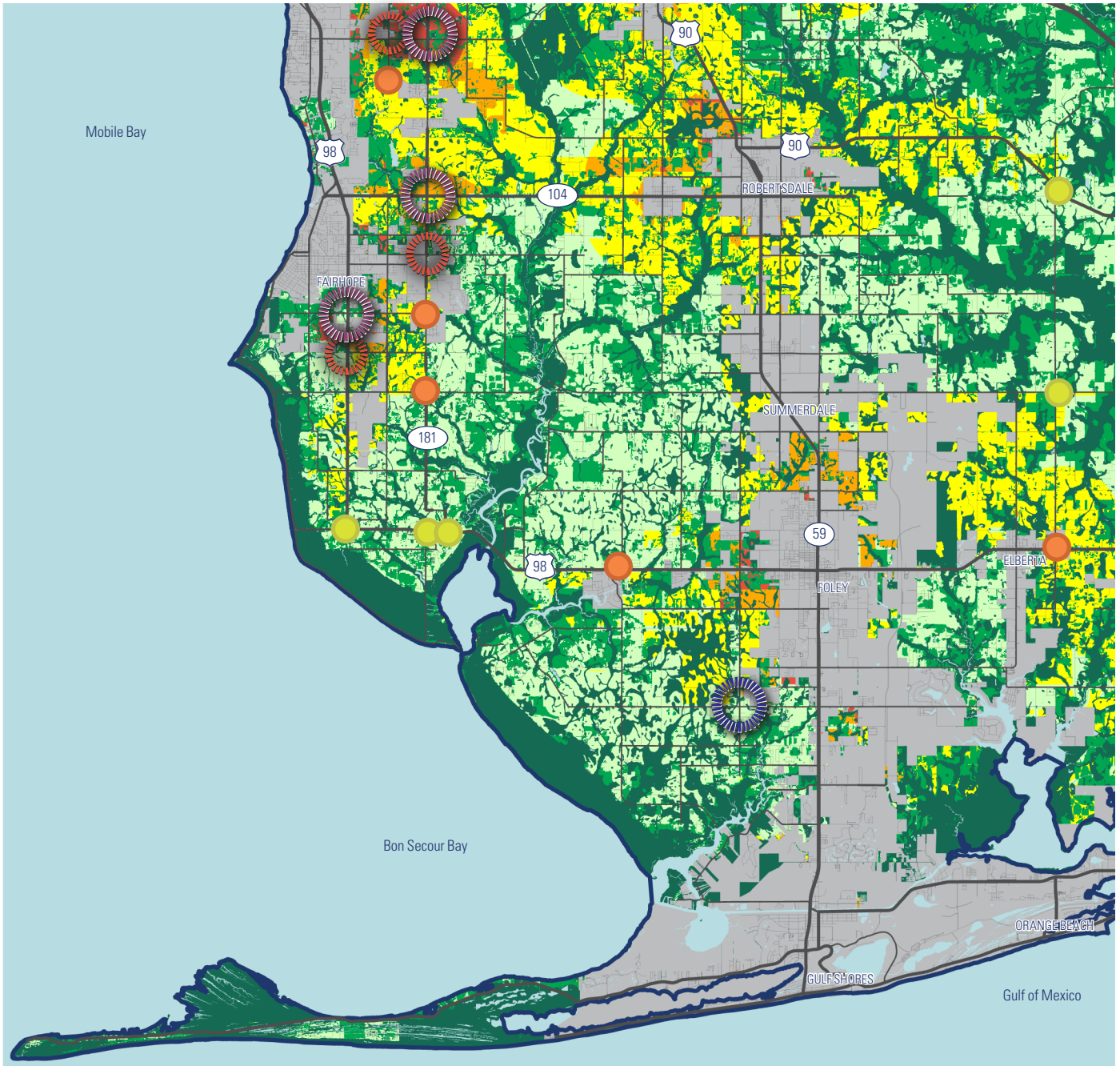
LEGEND

- PLACE TYPES**
- IDEAL CONSERVATION/PRESERVATION
 - CONSERVATION DEVELOPMENT POTENTIAL
 - RURAL/AGRICULTURE/LID POTENTIAL
 - MODERATE DEVELOPMENT POTENTIAL
 - MID-DENSITY DEVELOPMENT POTENTIAL
 - HIGH-DENSITY DEVELOPMENT POTENTIAL
 - MUNICIPAL JURISDICTIONS

- NODE TYPES**
- RURAL CROSSROADS CENTER
 - NEIGHBORHOOD CENTER
 - VILLAGE CENTER
 - URBAN MIXED-USE CENTER
 - COMMERCIAL/INDUSTRIAL CENTER



MAP 14: FUTURE LAND USE MAP (FLUM) ZONE C

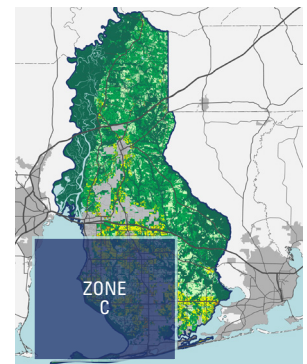


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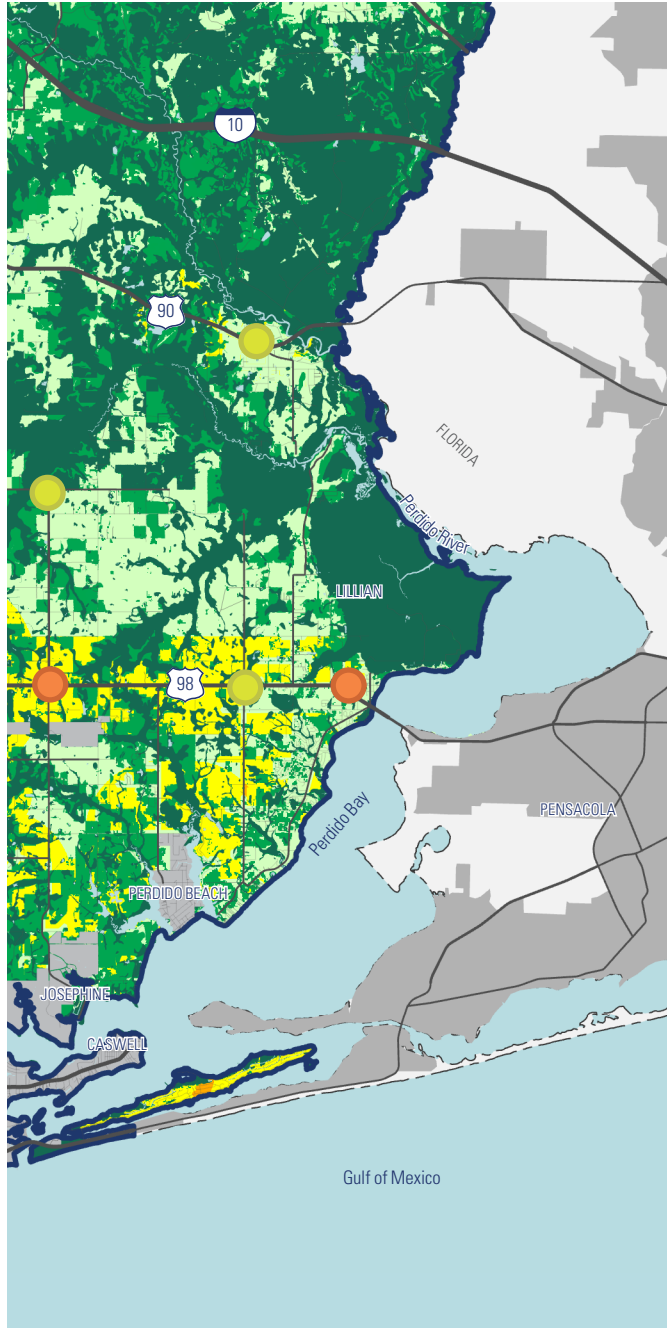
- PLACE TYPES**
- IDEAL CONSERVATION/PRESERVATION
 - CONSERVATION DEVELOPMENT POTENTIAL
 - RURAL/AGRICULTURE/LID POTENTIAL
 - MODERATE DEVELOPMENT POTENTIAL
 - MID-DENSITY DEVELOPMENT POTENTIAL
 - HIGH-DENSITY DEVELOPMENT POTENTIAL

- NODE TYPES**
- RURAL CROSSROADS CENTER
 - NEIGHBORHOOD CENTER
 - VILLAGE CENTER
 - URBAN MIXED-USE CENTER
 - COMMERCIAL/INDUSTRIAL CENTER

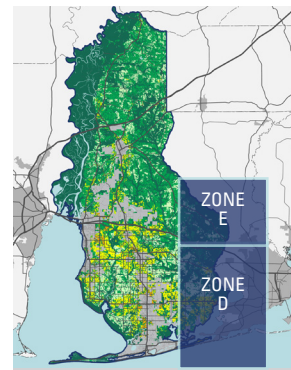
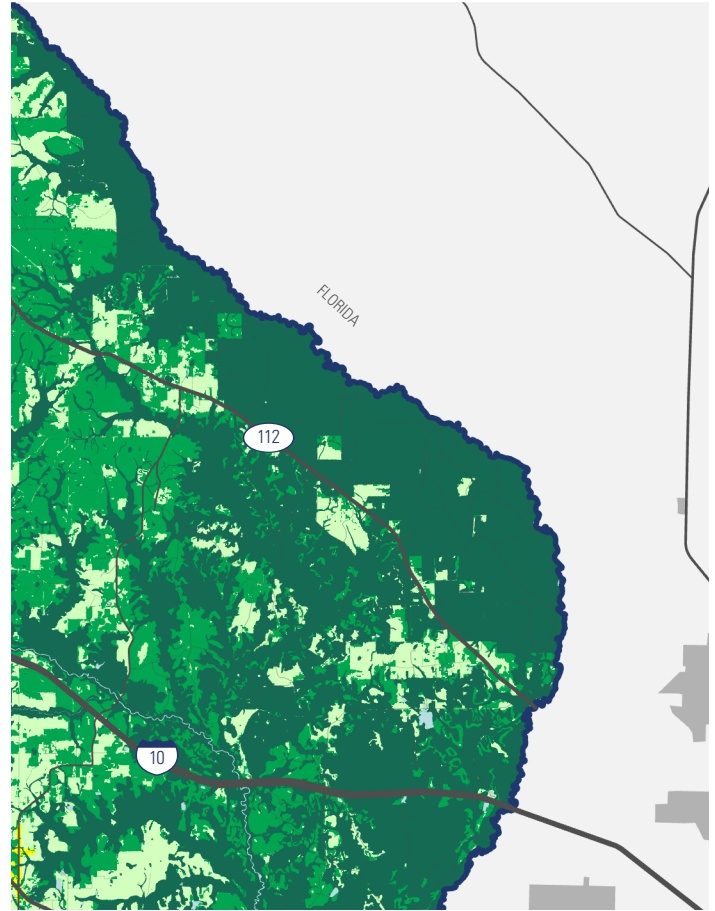
MUNICIPAL JURISDICTIONS



MAP 15: FLUM ZONE D



MAP 16: FLUM ZONE E



LEGEND

- PLACE TYPES**
- IDEAL CONSERVATION/PRESERVATION
 - CONSERVATION DEVELOPMENT POTENTIAL
 - RURAL/AGRICULTURE/LID POTENTIAL
 - MODERATE DEVELOPMENT POTENTIAL
 - MID-DENSITY DEVELOPMENT POTENTIAL
 - HIGH-DENSITY DEVELOPMENT POTENTIAL
- MUNICIPAL JURISDICTIONS

- NODE TYPES**
- RURAL CROSSROADS CENTER
 - NEIGHBORHOOD CENTER