



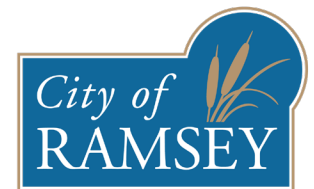
TROTT BROOK NORTH SMALL AREA PLANNING FRAMEWORK

July 9, 2020

DOCUMENT PURPOSE

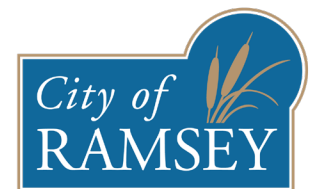
The purpose of this document is to outline high-level land use planning policy for a portion of the area generally known as Trott Brook North between Variolite Street and Nowthen Boulevard, north of Trott Brook, based on recent City Council direction. There is no obligation to change policies and plans. However, at minimum, this document will provide additional detail beyond our Comprehensive Plan and Zoning Code.

This a visionary document to help guide policy discussions. This is not the official land use plan for the area nor carries any legal entitlements. This document would be implemented through amendments to the City's Comprehensive Plan and Zoning Code, if needed.



SUMMARY OF REVIEW

Meeting Date	Meeting Type
May 7, 2020	Planning Commission (Sketch Plan)
May 26, 2020	City Council (Sketch Plan)
July 9, 2020	Planning Commission Work Session and Regular Session (Policy Document)

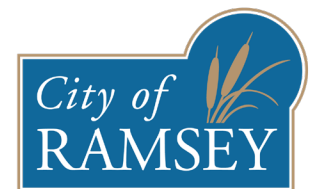


PLANNING AREA



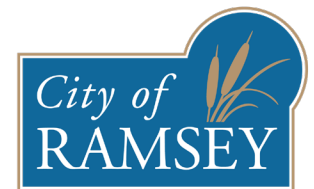
EXISTING CONDITIONS

- Variolite St (West) and Nowthen Blvd (East)
- Allowed Land Use: 80 foot wide lots
- Adjacent Land Uses
 - West, North, East: Rural Residential, Private Well/Septic
 - South: 80 foot wide lots, City Utilities
- Significant Historical Context
 - Barn and homestead
- Significant Ecological Resources
 - Tree Cover
 - Wetland
 - Trott Brook (and adjacent corridor)

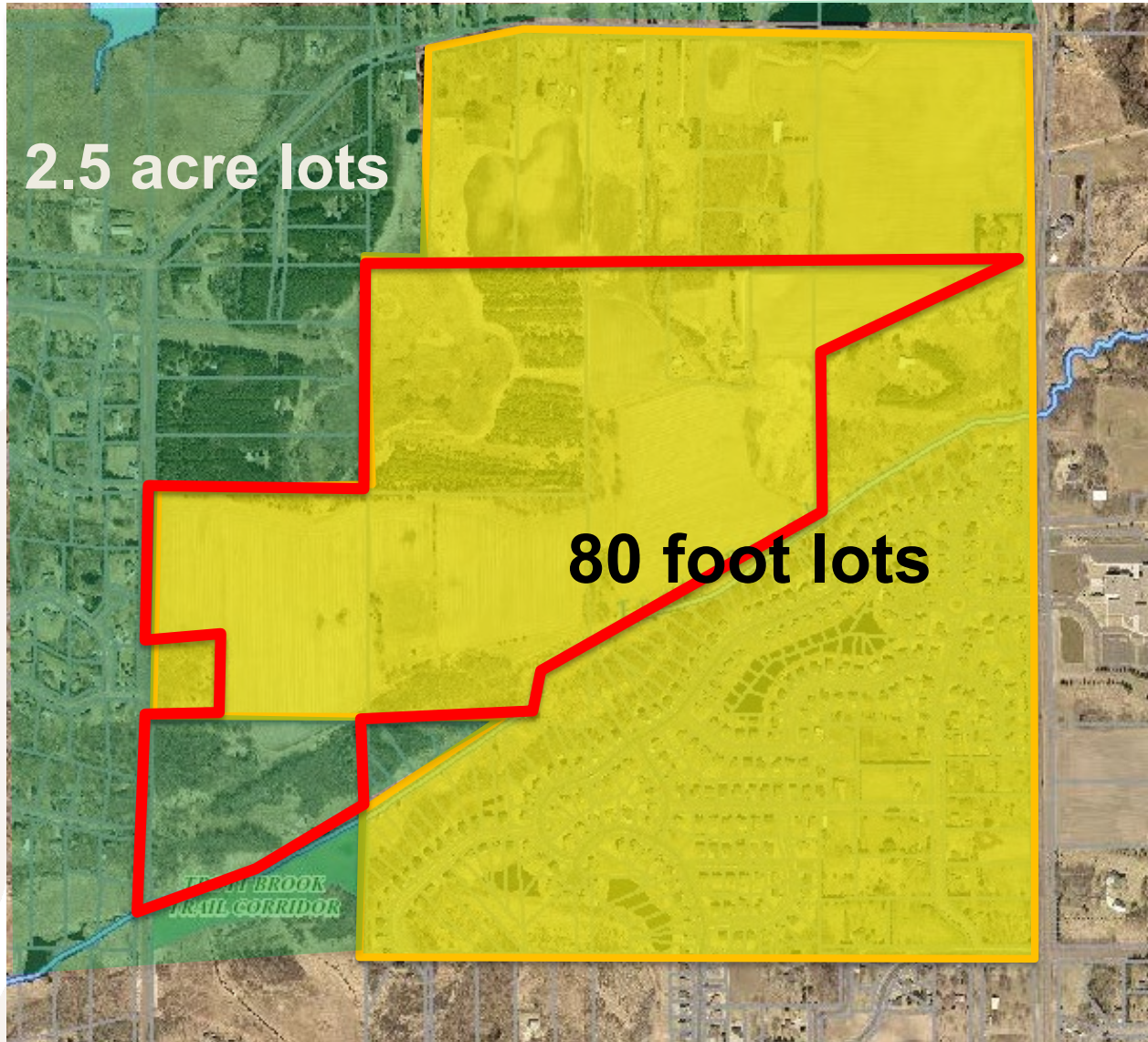


FUTURE CONDITIONS

- Hunt Property
 - Future Development Likely, Zoned for 80 Foot Lots (City Utilities)
- Nowthen Blvd Plan
 - City-Directed Plan
- Tree Preservation Plan
- Public Park
 - Opportunity to Preserve Barn for Public Park Space
- Density Transitioning
 - Adjacent to Existing Residential



FUTURE LAND USE



**Density
transitioning
required**

**No density
transitioning
required but
recommended**



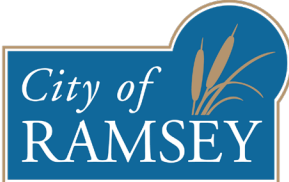
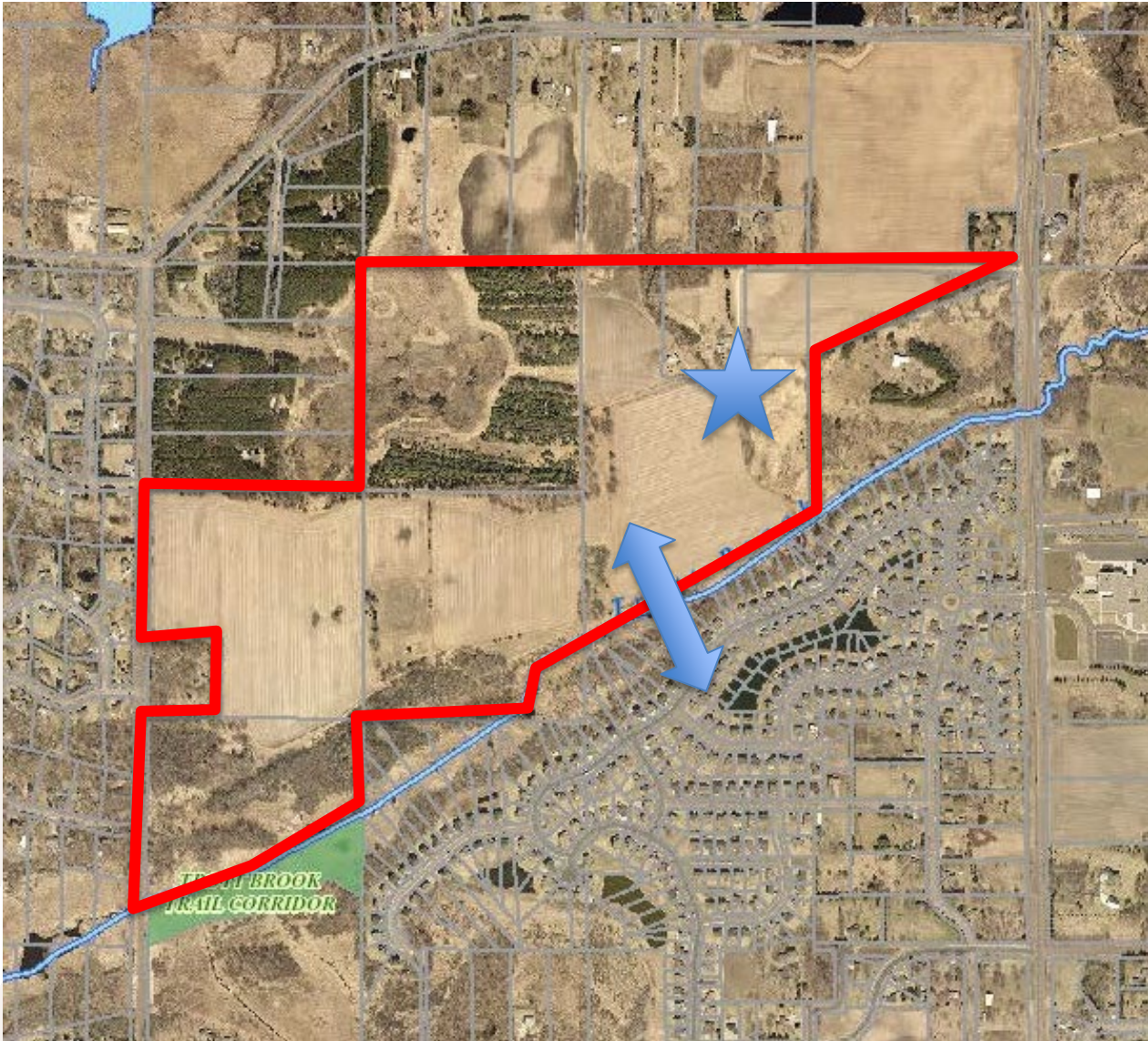
DEVELOPER/OWNER REQUEST TO DISCUSS: POTENTIAL COMPROMISE



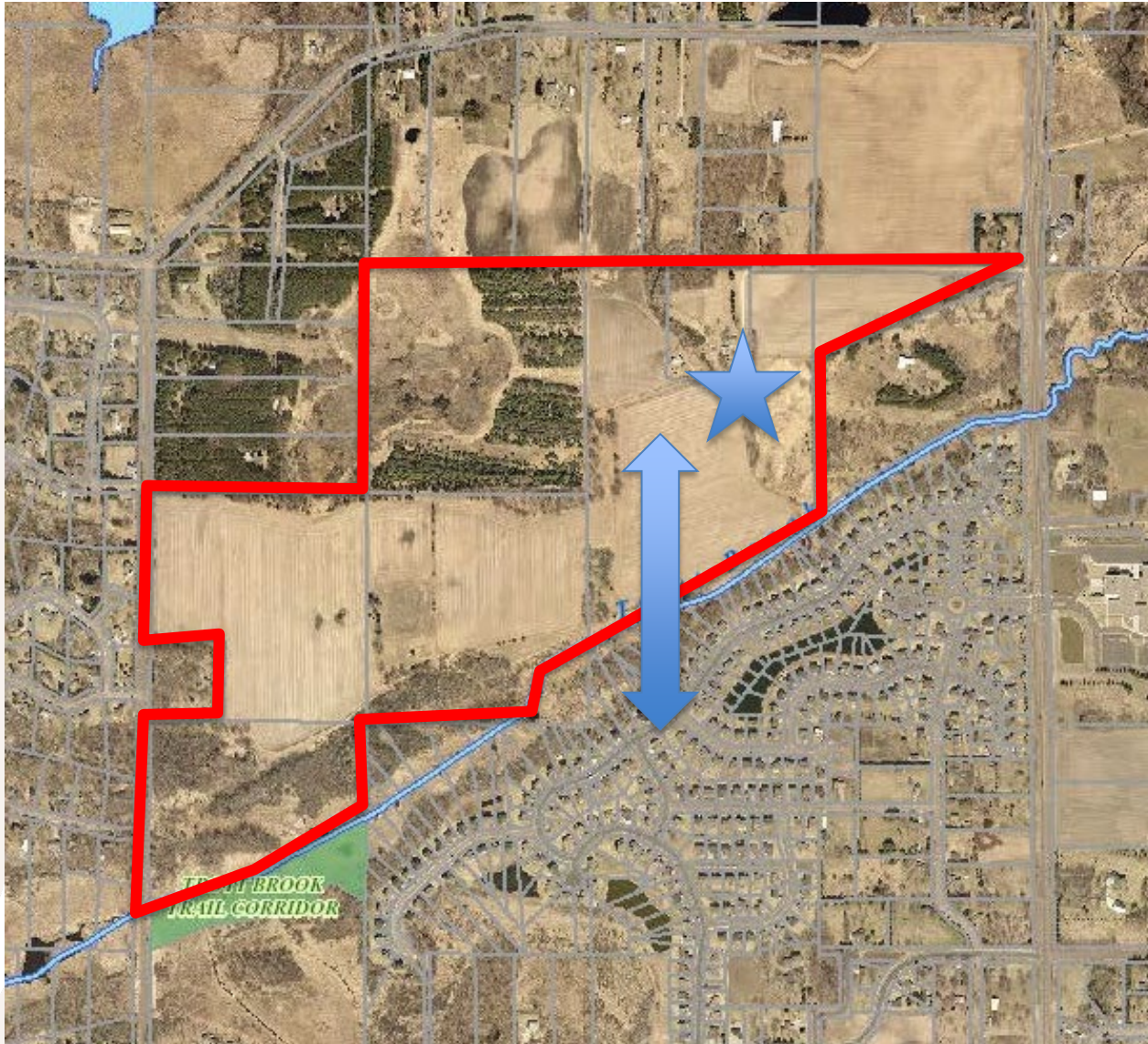
HISTORICAL CONTEXT/PARK PLAN



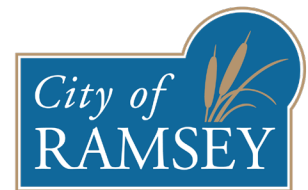
TRAIL CONNECTION



HISTORICAL CONTEXT/PARK PLAN



**Connect
Existing
Brookfield
Neighborhood
with New Park
via Walking
Path**



IMPLEMENTATION PLAN

1. [Park Planning] Create high quality public park onsite utilizing existing historical buildings in NE section of site
 - Trails throughout site and connecting to existing Brookfield neighborhood that is lacking park amenities
2. Land Use Planning
 1. Alternative 1: City Council Direction
 1. All 80 foot wide lots
 2. Alternative 2: Applicant request to allow mix of lot sizes in exchange for the following:
 - 80 foot lots around entirety of site
 - Medium-sized lots only internal to site, not adjacent to any existing residential
 - No lots that don't fall into R-1 regulations – no lots smaller than 65 foot wide (current R-1 minimum)

