

Edge Redevelopment Handout

Community leaders should know the following about each property in their civic association:

- The General Land Use Plan category—as this may represent how the property will be developed in the future;
- The Zoning—keeping in mind that you can't tell the Zoning by looking at what's there now, as a single-family house may be on a site with apartment or commercial zoning;
- Property ownership—so you can see if properties have been consolidated;
- Any special plans that apply, such as Sector Plans and Neighborhood Conservation Plans;
- Any areas that staff considers to be unplanned;
- Where the GLUP and Zoning conflict — which may or may not be important;
- Historic property designations;
- Approved but un-built Site Plans; and
- Areas designated as transfer of density receiving sites.

When a project is proposed, it may be helpful to understand property encumbrances such as:

- Sidewalk and road easements; and
- Conservation or water easements. (These are hard to determine except on a property-by-property basis by researching Circuit Court records.)

The civic association materials described in the presentation are available in the Public Folder at the link below.

<http://public.me.com/mooretraining>