

Attachment B
Proposed Comprehensive Plan Amendment

CARLTON AND COLLEGE ROAD PROPERTY
PROPOSED AMENDMENTS TO THE
2004 TOWN OF RAMAPO COMPREHENSIVE PLAN

The following text is proposed to be added as a new bullet (fourth bullet) to the existing list on Page D-7:

- **Carlton/College Road Property** – This area includes the property located on the northwest corner of the intersection of Carlton Road and College Road and expressly excludes the western parcel that may contain environmentally sensitive protected areas. The Carlton/College Road Property is proposed for the highest density multifamily district (8-16 units per acre), responding to the housing crisis and need for increased supply and diversity of housing types. The surrounding area, which is primarily residential with some institutional uses, has a particularly homogenous housing stock, lacking options for residents with diverse housing needs. In addition, and particularly due to the lack of nearby commercial/retail options, the Carlton/College Road Property is well-suited for mixed-use development that integrates commercial spaces into high-density residential use. Integrating commercial uses onsite would improve walkable access to daily needs, reduce reliance on distant retail centers, and help alleviate traffic bound for the congested Route 59 corridor. The property has frontage on both Carlton Road and College Road to accommodate anticipated local traffic, and it is near multiple bus routes stopping at Rockland Community College. Utility connections are available from both roads. To support the objectives of this chapter and the Comprehensive Plan—including ensuring appropriate scale, combating urban sprawl, and meeting housing demand—the Town may consider applying the Planned Unit Development (PUD) zoning mechanism to this property, which may allow, at the Town Board’s discretion, a mix of residential, commercial, or other uses. The PUD is a flexible zoning tool that allows for site-specific review and the use of tailored conditions to ensure compatibility with local context.

The following text on Page A-9 is proposed to be modified by adding the text in double-underline:

The underdeveloped properties on the north side of Carlton Road west of its intersection with College Road, excluding the Carlton/College Road Property described in the Future Land Use chapter;

The following text on Page D-10 is proposed to be modified by adding the text in double-underline:

The underdeveloped properties on the north side of Carlton Road west of its intersection with College Road, excluding the Carlton/College Road Property described in this chapter;

The following text on Page D-15 is proposed to be modified by adding the text in double-underline and removing the text in ~~strike-through~~:

Several related approaches have been proposed in response to suburban sprawl including the provision of mixed-use zoning districts that would permit or even encourage a well-designed mixture of commercial and residential development in a planned development. The Land Use Plan identifies ~~three~~ four areas of the Town where mixed-use development (consisting of a mixture of commercial and residential uses) would be appropriate. These areas differ significantly from one another, thus different approaches should be applied.

Carlton/College Road Property

This vacant property is located on the northwest corner of the intersection of Carlton Road and College Road and excludes the western parcel that may contain environmentally sensitive protected areas. The property is well-suited for mixed-use development that integrates commercial with high-density residential uses, including through the Planned Use Development (PUD) zoning mechanism. See further description of the Carlton/College Road Property in the Multi-Family Residential subsection in this chapter.

The following text is proposed to be added to Page B-6, as the concluding sentence of subsection 1.b.

In addition to properties that meet the above criteria, properties identified in the Comprehensive Plan as appropriate for flexible zoning mechanisms, such as Planned Unit Development (PUD), may also be considered for multifamily development.

The 2004 Plan's "Land Use Plan" map is proposed to be amended as follows:

- Redraw the parcel boundaries at the northwest corner of Carlton Road and College Road to reflect current tax lot configurations, separating the Carlton/College Road Property (the Project Site) from the parcel to the west.
- Change the designation of the Carlton/College Road Property from "Low Density Residential (1 to 2 dwelling units per acre)" and "Conservation Development" to "Multi-Family Residential (8 to 16 dwelling units per acre)."