

## **Schedule 4**

### **Project Description**

Petitioner proposes to terminate the Concept Plan for the Moosehead Lake Region (ZP 707) and its associated Resource Plan Protection (P-RP 014) Subdistrict. This Zoning Petition is submitted to establish the replacement zoning after Concept Plan termination for the approximately 380,000 acres of the land within the existing P-RP 014 Subdistrict.

When the Concept Plan was adopted, a Resource Plan (P-RP) Protection Subdistrict (P-RP 014) was implemented, overlaying or replacing the then-current Commission land use subdistricts. The Concept Plan established ten Development Areas within which all residential, industrial, commercial, and resort development envisioned by the Concept Plan must be located. Under the Concept Plan, land outside the Development Areas is treated differently from land within these Development Areas. Likewise, termination of the Concept Plan's P-RP 014 Subdistrict will have different effects on land outside and inside the Development Areas.

#### ***Outside the Development Areas***

Approximately, 362,933 acres, or approximately 96% of the Concept Plan area land, lies outside of the Development Areas.

Prior to Concept Plan adoption, this land was within the various Protection Subdistricts or within the General Management (M-GN) Subdistrict. Under the Concept Plan, this land is currently zoned in the current Protection Subdistricts and in the Concept Plan's General Management (M-MH-GN) Zone.

Under the Concept Plan, the land within the Protection Subdistricts remains subject to the Commission's most current land use standards. The Plan's P-RP 014 Subdistrict overlay requires that all Commission amendments to the land use standards apply to the land outside the Development Zones within Protection Subdistricts. Therefore, removal of the P-RP 014 overlay following termination of the Concept Plan will have no effect on the applicable land use standards, and those areas will retain the LUPC designations and standards currently in effect.

Under the Concept Plan, the land within the M-GN Subdistrict was placed in the Plan's General Management (M-MH-GN) Zone. Petitioner proposes to remove the M-MH-GN designation and replace it with the currently-existing General Management (M-GN) Subdistrict designation. Because the M-MH-GN Zone and M-GN Subdistrict are so similar, there is no substantive end effect from this change.

Additionally, all of the land outside the Development Areas is subject to the conservation easement granted after adoption of the Concept Plan. This conservation easement encumbers the property with land use controls more restrictive than those of LUPC's zoning. These more restrictive land use controls will remain in place in perpetuity and will not be diminished or altered in any way by termination of the Concept Plan.

#### ***Within the Development Areas***

Approximately, 16,873 acres of land is located within the Development Areas.

Prior to Concept Plan adoption, this land was within the various Protection Subdistricts, the General Management (M-GN) Subdistrict, or the General Development (D-GN) and Residential Development (D-RS) Subdistricts.

Under the Concept Plan, this land is within the then-existing Protection Subdistricts or the Concept Plan Development Zones.

Unlike the Protection Zones outside the Development Areas that have been subject to all of the current amendments to Protection Zones, upon Plan adoption, the land within the Protection Subdistricts within the Development Areas retained the same protection designations, but the land use standards and boundaries were “frozen” for the life of the Plan. Petitioner proposes to release the “freeze” implemented by the P-RP 014 overlay to these Protection Subdistricts and to update the affected land to the applicable existing Protection Subdistrict designations.

All remaining land within the Development Areas is currently designated one of the five Development Zones established by the Concept Plan: (a) Commercial Industrial Development Zone (D-MH-CI), (b) Primitive Resort Development Zone (D-MH-PR), (c) Residential Development Zone (D-MH-RS1), (d) Residential/Resort-Optional Development Zone, and (e) Resort Development Zone (D-MT-RT) (collectively, the Plan’s Development Zones).

Petitioner proposes to rezone the Concept Plan’s Development Zones to the General Management (M-GN) Subdistrict, with the exception of one three-acre sporting camp parcel. The sporting camp parcel was designated as a Residential Development (D-RS) Subdistrict prior to adoption of the Concept Plan, and was leased from Petitioner by the sporting camp owner. The sporting camp has been in continual use and the parcel has been conveyed to the sporting camp owner. Petitioner proposes that this parcel be designated as a Recreation Facility Development (D-RF) Subdistrict to permit the sporting camp to continue to operate as it has for over 100 years.

Table 4.1 depicts the Subdistricts in place prior to adoption of the Concept Plan, the zone designations under the Concept Plan (outside and inside the Development Areas), and the proposed Subdistricts following termination of the Concept Plan.

Pre-Concept Plan	Outside Development Areas Under Concept Plan	Inside Development Areas Under Concept Plan	Proposed Post-Concept Plan
LURC Protection Subdistricts: <a href="#">P-AL</a> , P-FP, P-FW, P-GP, P-MA, P-RR, P-SG, P-SL1, P-SL2, P-UA, P-WL1, P-WL2, P-WL3	LURC Protection Subdistricts updated to LUPC Subdistricts: <a href="#">P-AL</a> , P-FP, P-FW, P-GP, P-MA, P-RR, P-SG, P-SL1, P-SL2, P-UA, P-WL1, P-WL2, P-WL3	“Frozen” LURC Protection Subdistricts P-FP, P-FW, P-GP, P-MA, P-RR, P-SG, P-SL1, P-SL2, P-UA, P-WL1, P-WL2, P-WL3	LUPC Protection Subdistricts: <a href="#">P-AL</a> , P-FP, P-FW, P-GP, P-MA, P-RR, P-SG, P-SL1, P-SL2, P-UA, P-WL1, P-WL2, P-WL3
LURC General Management (M-GN) Subdistrict	Concept Plan General Management (M-MH-GN) Zone	Concept Plan Development Zones: Commercial Industrial Development (D-MH-CI) Zone, Primitive Resort Development (D-MH-PR) Zone, Residential Development (D-MH-RS1) Zone, Residential/Resort-Optional Development (D-MH-RS2) Zone, Resort Development (D-MT-RT) Zone	LUPC General Management (M-GN) Subdistrict

Pre-Concept Plan	Outside Development Areas Under Concept Plan	Inside Development Areas Under Concept Plan	Proposed Post-Concept Plan
LURC Development Subdistricts: D-RS, D-GN, D-CI	Concept Plan General Management (M-MH-GN) Zone	Concept Plan Development Zones: Commercial Industrial Development (D-MH-CI) Zone, Residential Development (D-MH-RS1) Zone, Residential/Resort-Optional Development (D-MH-RS2) Zone; Recreational Facilities Development (D-RF) Subdistrict (sporting camp)	LUPC General Management (M-GN) Subdistrict  *LUPC Recreation Facility Development (D-RF) Subdistrict for 3-acre sporting camp

Table 4.1

In summary, all of the land will either retain the Protection Subdistrict designations, be rezoned to the updated/unfrozen Protection Subdistrict designations, or be rezoned from the Plan's M-MH-GN Zone to the M-GN Subdistrict, with the exception of the sporting camp being designated as a Recreation Facility Subdistrict. By terminating the Concept Plan, Petitioner also is relinquishing the development zone land uses, density allowances, and other subdivision and development zone rights granted under the Concept Plan.