Agenda

• Refresh
  • What is a Comprehensive Plan/Planning Process
  • Role of Steering Committee

• Land Use Plan (Land Use Chapter)
  • What is a Land Use Plan
  • Previous/current land use map
  • Existing land use patterns
  • Land development needs
  • Proposed Land Use – map & categories
  • Proposed Goals, strategies & policies
What is a Comprehensive Plan?

Comprehensive plan - A collection of policy statements, goals, standards, and maps for guiding the physical, social and economic development, both private and public, of the municipality and its environs... and may include:

- Policies, goals, standards
- Land use plan
- Facilities plan
- Transportation plan
- Recommendations for plan implementation and execution

A comprehensive plan represents City recommendations for the future development of the community.
What is a Comprehensive Plan?

Vision – Broad and related to the City as a whole.

Goals - Aspirations, define the direction, conceptual.

Objectives - More specific and measurable, often have an associated timeline,
Measure success and progress toward the goals.

Strategies and Tactics - Steps to take to reach your goals and objectives.

Steering Committee – Your Role

• Local Expertise

• Unique & Varied Knowledge

• Realistic Strategies
Public’s Role

• Public Participation Spectrum

Inform
• Provide information to the public
• Web site, Public Meetings, Newsletter

Consult
• Obtain feedback from the public
• Public comment at meetings, Surveys

Involve
• Work directly with the public to understand concerns and aspirations
• Pop-up engagements

Collaborate
• Partner with the public in decision making
• Citizen Advisory Committee

Empower
• Place the final decision-making in the hands of the public
• Delegated decision-making
Purpose of the Comprehensive Plan

• Coordination between
  • Different City systems (departments/commissions)
  • Different jurisdictions – different governments and sectors
• Staging and timing of development
• Communication to Development Partners (public & private)
• Implementation/Strategies
• Public Health, Safety & Welfare
Planning Process

What are the existing conditions?
- Demographics
- SWOT Analysis
- Issues, Assets & Ideas

Where do we want to go?
- Goals
- Objectives

What do we want to look like?
- Vision of the Community

How do we get there?
- Strategies
- Tasks
- Maps
Planning Process
Planning Process
Planning Process

2nd Public Engagement

Public Hearing

City Council
What is a Land Use Plan?

"Land use plan" a compilation of policy statements, goals, standards, and maps, and action programs …..

- Guiding future development (private public)
- Designating types of uses for land areas
- Densities for development
- Broad guidelines for the timing and sequence of development
Land Use is NOT Zoning

Lane Use Plan
- *Guides* future development
- Designates types of uses
- Proposed densities for development.
- Guidelines for the timing and sequence of development

Zoning Ordinance
- *Regulates* development
- Regulates uses,
- Regulates development patterns
  - Bulk
  - Density
What is a Land Use Plan?

Sandstone Comprehensive Plan Chapter 4: Land Use

Goals & Strategies

The Land Use Plan represents a strategy for future development of the City in its physical form. It is based on the goals which were provided through community input in the early stages of the planning process and refined by the Planning Commission with input from other goals such as infrastructure and economic development.

Survey results indicate that maintaining and improving the downtown area is a very important goal for the community. Another high-ranking priority is managing the growth and new development of the four quadrants of the H3 interchange. A great deal of contemplation went into defining and developing strategic actions for the Downtown and Prospectway Gateway Districts, with the aim of reflecting the community’s desire to see careful planning and intentional action taken in these areas of Sandstone.

Land Use Goals

- Maintain the "downtown district as the historic commercial heart of the City.
- Downtown & surrounding neighborhood revitalization & establishment should be the focus for one new high-density development.
- Focus growth on business/business park.
- Grow & new development of the four quadrants of the H3 interchange (Hawthorne).
- Growth focused on where existing services (such as warehouses, etc.) are located or in areas that are best suited.
- Create parks that foster a cultural and social connection.
- Promote development that is in a way that utilizes local and sustainable building techniques and preserves the natural environment (with added costs which will be incurred by developers)
- Encourage private property owners (residents, businesses, and developers) to utilize sustainable building and development practices.
- Growth in high schools.
- Growth & new development surrounding the golf course (residential).
- Develop an "East Industrial Park" where businesses collaborate to reduce environmental impacts.

Overall, the survey feedback reflects a dual goal; the community would like to place a premium on maintaining and renewing the spaces and places in the community that have already been built and developed, while carefully planning for and integrating new prospective development areas like the H3 interchange and the nearby business and medical parks.

Sustainable Comprehensive Plan Chapter 4: Land Use

Use Plan is a need to determine the requirements that the Zoning Ordinance will ultimately contain.

The Land Use Plan was developed iteratively with the input of staff and through the identified community goals with Planning Commission oversight. The Plan reflects a significant update from the last Plan version, expressing a much greater diversity of residential land use within the City and more detail provided in each district description regarding specific design and policy guidance. The Land Use Plan includes a number of new districts which add more depth to the guidance that the map and the plan provide.

Land Use Districts

The following will be utilized to make modifications to the current zoning code and also when requests for rezoning are made in the future by property owners and developers. The land use designations do not assign any timeframe for development or in the case of those properties outside of the City limit's annexation, these only assign planned land use based on eventual market demand and individual property owner's desire for development.

Open Space & Conservation

These areas within the City are dominated by large lot properties that are generally agricultural uses, commercial cultivation or aggregate resource extraction. Many of these areas also have very low density residential, rural and open lands not held as part or public land. Because these areas do not have good direct access or are removed from central roadway corridors and town centers, they are not targeted for greater development intensity or any time in the foreseeable future. Low-density and natural-resource-based land uses should be allowed to continue, issuing densities of 1 dwelling unit per 5 acres or lower (larger lots) are appropriate for this rural district. Commercial sand and gravel extraction, timber production and agricultural operations are also appropriate in this land use district.

Traditional Residential

The Land Use Plan more strongly reflects the current pattern of residential use in the City. The district primarily includes single family detached units but also allows for single family attached dwellings and multi-family housing. This
2008 Future Land Use Map

LAND USE LEGEND

RESIDENTIAL
- R-1 Residential-Single
- R-2 Residential-Two Family
- R-20 Residential-1 to 4 Family
- R-3 Multiple Family
- R-4 Mobile Home

BUSINESS
- B-1 Neighborhood Business
- B-2 Central Business
- B-3 General Business

INDUSTRIAL
- I-1 Light Industrial
- I-2 Heavy Industrial

PUBLIC ENTITIES
- Parks, Golf Course, Airport, Flood Plain, Recreational Areas, and Schools
- Cemeteries

MIXED USE
- Mixed Use

BIKE TRAIL
- Existing Paved Trail
- Existing Non-Paved Trail
- Existing Street Trail
Existing Land Use

- Current Total # Dwelling Units (d.u.’s) – 4,717
- Acreage devoted to Housing -
- Average Residential Density – 3.7 d.u./acre

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<th>Category</th>
<th>Acres</th>
<th>Gross Density</th>
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<td>Residential Medium - High Density</td>
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<td>14 d.u./acre</td>
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<td>Residential Mobile Homes</td>
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Future Land Use Needs

Population Trends

Population (City of Fairmont)

- 2000 – 10,889
- 2010 - 10,666
- 2018 - 10,430 (estimate)
- 2030 - 10,104 (projection)
Future Land Use Needs
Household Trends

Household Sizes - 2016

- 1-person household: 41%
- 2-person household: 15%
- 3-person household: 36%
- 4-or-more-person household: 36%

Legend:
- 1-person household
- 2-person household
- 3-person household
- 4-or-more-person household
Future Land Use Needs
Household Trends

Average Household Size
Persons per Household

- 2000: 2.25
- 2010: 2.17
- 2018 est.: 2.17

2.25 2.20 2.15 2.10 2.05 2.00 1.95
Future Land Use Needs

Housing Trends

Housing Type 2016

- Single Family Detached: 72.8%
- Single Family Attached: 15.5%
- Duplex, triplex and Quad: 4.1%
- Multi-Family (5 or more): 6.2%
- Manufactured Home or Other: 1.5%
Future Land Use Needs

Housing Trends

New Housing Permits - by Type

- SF
- Duplex
- Townhome
- Apartments 3&4
- Apartments 5+ units

![Housing Trends Chart]

Years: 2010 to 2018
Future Land Use Needs

Housing Trends

Residential Units – Year Structure Built

- 2000 to 2018*: 1,100
- 1980 to 1999: 1,293
- 1960 to 1979: 1,215
- 1940 to 1959: 308
- 1939 or earlier: 801

* 2000 to 2018 = 1980 to 1999
Future Land Use Needs

Commercial Trends

New Commercial/Industrial Building Permits

- Industrial buildings
- Service & repair garages
- Office, bank & professional buildings
- Public works & utility
- Stores & mercantile
- Other nonresidential
Future Land Use Needs

Building Trends

Building Permits - New Construction

- Residential Units
- Commercial Buildings

Year:
- 2010
- 2011
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017
- 2018
Future Land Use Needs

Building Trends

Permit Valuations - All Building Permits
2008 Future Land Use Map

Residential Low Density
Residential Medium - General
Commercial/Residential Mix
Business
Industrial
Open Space & Parks
Public/Semi-public

LAND USE LEGEND
RESIDENTIAL
- R1 Residential Single
- R2 Residential Two Family
- R3 Residential Three to Five Family
- R4 Residential Six or More Family
- R5 Residential Ten or More Family
- R6 Residential Ten or More Family

PUBLIC ENTITIES
- Parks, Golf Course, Airport, Flood Plain, Recreational Areas, and Schools
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MIXED USE
- Mixed Use

BIKE TRAIL
- Existing Paved Trail
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Land Use Plan - Goals

• Redevelop vacant or underutilized sites or areas of town including:
  • Downtown revitalization
  • Mall redevelopment or revitalization
  • Specify sites (“Harsco Rail” and “Iron Grill”)

• Utilize lakeshore land as a community asset (in a sustainable manner).

• Preserve and enhance natural features and existing resources, as development and redevelopment occurs throughout the City.

• Continue contiguous growth of developed areas of the City as opposed to “leapfrog” or non-contiguous development.

• Maintain densities and development patterns similar to existing patterns which give Fairmont its unique sense of place and small-town atmosphere.
Land Use Plan – Strategies

• Utilize small area studies and/or a master planning process for areas of the City where there are unique features, development constraints or public ownership/interest of land under development consideration.

• Create a strategic plan for downtown revitalization, one that will consider both physical and economic development issues as well as the cultural assets present in the area.

• Identify and map areas that are ripe for redevelopment (consider crossover for Economic Development – use of map for marketing space in town); include land near the airport.

• Continue to consider Land use/Transportation/Economic Development as integrated issues when reviewing new development opportunities.
Future Land Use Map
Proposed
Future Land Use Categories

Open Space & Parks

A designation for public parks, private outdoor recreational uses (e.g. golf courses) and protected resources. Development is primarily limited to structures that are accessory to the outdoor use. Cemeteries and public infrastructure needs (e.g. water towers, storm water ponds) that are compatible with the open space use are also within this district.
Future Land Use Categories

Residential – Low Density

This land use designation is intended to provide for the lowest residential density available in the city. Densities will range up to 5 dwelling units per acre net, with lot sizes from 5 acre lots to 8,500 square feet in area. Typical housing styles for these areas will be single family detached, but some duplexes and townhomes may also be appropriate. Parks and open space type uses will also be present but commercial will be very limited. Agricultural-transition and R-1 are typical zoning for these areas.
Future Land Use Categories

Residential - General

These areas of the City will provide for a wide range of housing styles and densities. Parks and open spaces as well as institutional uses including schools and places of worship will be present but commercial uses are very limited. Densities for these areas will range from 4 dwelling units per acre net and upwards.
Future Land Use Categories

General Commercial

Located at gateways and along corridors into the city, these areas are reserved for commercial use only. General commercial, retail, business services and automobile oriented commercial uses are typical here. Light manufacturing and offices development may also be present.
Future Land Use Categories

Industrial

The Industrial districts will include both light and heavy industry. This includes manufacturing, processing and warehouses.

Some general commercial and office use may also be appropriate here. Residential and public spaces are discouraged from these areas.
Future Land Use Categories

Public/Institutional

Public and quasi-public uses including government facilities and utilities, and the airport are included in this district. Larger public and private schools, churches and similar “campus” type of establishments are in these districts.
Future Land Use Categories

Study Areas

• Change of land use is being considered

• Unique existing features,

• Public ownership or development constraints are present.

• Underlying land use designation provides guidance (as in the rest of the City)

• Master planning or small area studies may be appropriate in these areas before making development decisions
Future Land Use Categories

Residential/Commercial Mix

- Includes the historic downtown and adjacent neighborhood
- Other mixed-use areas of the City
- Intended to provide for a mix of uses for an “urban village” concept which includes
  - small commercial, residential and institutional uses all within a walking distance
- Horizontal and vertical mix
Land Use Plan - Goals

• Redevelop vacant or underutilized sites or areas of town including:
  • Downtown revitalization
  • Mall redevelopment or revitalization
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- Continue to consider Land use/Transportation/Economic Development as integrated issues when reviewing new development opportunities.
Land Use Plan - Policy

• The City will support new development of the type described in this plan and in areas shown on the Land Use Map when:
  • Necessary facilities including drinking water, sanitary sewer, storm water management and transportation elements are present or proposed as part of the development.
  • Development plans provide for the protection of natural or other community resources present on or near the site. Protection of the lakes and water quality in general as significant community resources will especially be considered.
  • A full range of transportation elements is provided including sidewalks and trails.
• Development plans that lack such provisions will be reason for the City to consider denial of development proposals.
Future Land Use Map
Proposed