

CHAPTER 4 – LAND USE

This chapter's purpose is to address the current and future use of land in the City and its Extraterritorial Jurisdiction (ETJ). Through effective land use planning, the City can provide the framework for new development and redevelopment to ensure a vital and attractive community with a strong tax base, quality neighborhoods, and efficient street and utility systems.

True comprehensive planning recognizes the linkages between land use, transportation, utilities, parks, community facilities and the capital improvements. Residences require access to these facilities, but protection from incompatible uses. Different types of residential uses require different types of city services. Commercial and industrial uses should be convenient both for inter-city and intra-city traffic. Topographical constraints and land ownership status must also be considered as impacts that limit development opportunities.

In first approaching land use in the City of Stephenville, key issues were identified. Goals, objectives and actions were developed to address those issues. Current land uses are documented in **Figure 4.1 - Existing Land Use Map**. Then **Figure 4.2 - 2030 Future Land Use Plan** and the associated policies provide the guide for ongoing land development and redevelopment in the City and its ETJ over the next 30 years.

Key Issues

Reviews of current conditions and trends, previous plans and studies, and community input brought to the forefront a set of key land use issues in and around Stephenville. These issues cover several broad categories that provide the basis for Land Use goals, objectives and actions, as well as the Future Land Use Plan.

- ◆ **Construction of quality, affordable new homes** – Stephenville has experienced a steady, but relatively slow growth over the past two decades. With area road improvement, growth in the nearby Metroplex, improved regional shopping, industry expansion, and recognized schools, Stephenville is seeing the demand for new homes of various sizes and types.
- ◆ **Rehabilitation of declining neighborhoods** – Over the years a number of Stephenville's neighborhoods have seen a decline in housing standards as these areas transition to rental homes with absentee owners and multiple tenants.

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- ◆ **Expansion of Tarleton State University (TSU)** – As with other Texas universities, TSU is experiencing increased enrollment, therefore there is the need for both new educational facilities and student housing.
- ◆ **Development of industrial areas** – In order to attract new industries to the areas there is the need for industrially zoned land with appropriately sized city utilities. These areas should be positioned to take advantage of the regional location and transportation routes.
- ◆ **Improvement of the City's airport** – The airport is ripe for expansion and increased usage, but it must also be protected from encroaching residential development.
- ◆ **Revitalization of the Downtown** – Changes to both perception and zoning in the central part of the city could provide new residents and business to the under utilized central business district.
- ◆ **Maintaining existing businesses and attracting new business in appropriate locations** – Zoning, access management, code enforcement and adequate utilities will determine the stability and expansion of retail and office land uses.
- ◆ **Creation of more neighborhood parks** – Even with the outstanding City Park, proposed Riverwalk, golf courses, and sports fields, there is a need for more neighborhood recreation facilities, those within walking distances to residences.

Goals, Objectives and Actions

Goals, with their accompanying objectives and proposed actions for future land use, will point the community toward a more orderly and efficient growth scenario. The desired future arrangement of land use is developed based on physical characteristics in terms of the type, density, and location of residential, commercial, industrial, and other public and private land use types.

The following goals, objectives and action are based on traditional urban planning principles and input from community residents and leaders during the planning process. These principles establish a framework in which land development and redevelopment practices are more likely to result in an economically vital, fiscally responsible, environmentally aware, and more livable community. The desired result is well-managed, orderly growth that enhances residents' quality of life. The goals, objectives and actions appear in no particular priority order.

Residential and Neighborhoods Goal: A variety of safe, high-quality residential areas that meet the needs of Stephenville residents.

Objective L1: *Provide suitable areas for a variety of residential types and densities.*

Action L1.1: Identify appropriate residential development areas on Future Land Use Plan (site suitability, access, utilities).

Action L1.2: Encourage development of low to high-income neighborhoods.

Action L1.3: Include neighborhood conservation provisions in zoning (residential buffering, performance standards, protection against encroaching incompatible uses).

Action L1.4: Establish open space easements and/or linear parks and trails around residential areas.

Action L1.5: Coordinate City, County and school district facilities planning and land acquisition (joint school/park opportunities).

Action L1.6: Take advantage of the conceptual subdivision design phase to encourage effective and creative development planning.

Action L1.7: Extend trail systems and linear park linkages through new development.

Action L1.8: Ensure streets, sidewalks, neighborhood parks, street lighting, drainage, and traffic control, with neighborhood policing and fire protection.

Action L1.9: Screen residential areas from highways and major thoroughfares.

Action L1.10: Consider appropriate locations for TSU student housing in a variety of designs: condominiums, high-rises, townhouses, four-plexes, eight-plexes, and garden apartments with adequate appropriately located parking.

Objective L2: *Revitalize and preserve the character of existing neighborhoods*

Action L2.1: Create a neighborhood revitalization program with qualified staffing.

Action L2.2: Coordinate with TSU regarding development plans and benefits/impacts to surrounding neighborhoods and the need for the appropriate student housing.

Action L2.3: Enforce codes to eliminate health and safety risks (and continued removal of unsafe/substandard structures when necessary).

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Action L2.4: Address any gaps in infrastructure, particularly sidewalks and curbs, and public service standards in existing neighborhoods including the use of bricks.

Retail, Office and Industrial Development Goal: Vibrant and viable retail, office and industrial areas, supported by a quality community offering many assets and opportunities for economic development.

Objective L3: Designate areas that can support industrial development in the Future Land Use Plan and zoning map (transportation access, adequate utilities, protection of residential areas).

Action L3.1: Extend utilities east of the Bosque River for potential development (through CIP, economic development and other city tax funds).

Action L3.2: Upgrade utilities and roadways in prime locations for potential development.

Action L3.3: Rezone key areas designated for growth or preservation.

Objective L4: Expand retail, office and other commercial and development area.

Action L4.1: Appropriately separated or buffered from residential areas.

Action L4.2: Locate major commercial and industrial activities along roadways with the greatest traffic-handling capacity.

Action L4.3: Create a neighborhood commercial zoning district

Action L4.4: Identify locations for future commercial development clusters (versus scattered and/or "strip" development).

Action L4.5: Attract specific desired uses (retail, cinema, entertainment, etc.) through targeted recruiting, incentives and partnerships.

Action L4.6: Provide economic development incentives and expansion/relocation assistance for existing businesses.

Action L4.7: Review zoning and other development ordinances (appropriate regulations and districts to keep older commercial areas viable, encourage redevelopment, ensure quality new development).

Action L4.8: Create a business park zoning district to provide for offices and technology centers in a campus environment.

Objective L5: Preserve and enhance downtown character and economic investment.

Action L5.1: Encourage more mixed-use, live/work development opportunities downtown and in other appropriate areas.

Action L5.2: Review Central Business District (B-3) zone for potential adjustments or enhancements.

Objective L6: Increase commercial vitality of the airport, Clark Field

Action L6.1: Create incentives to market the area around the airport (Clark Field) for commercial development.

Action L6.2: Discourage residential land uses around the airport

Action L6.3: Promote quality development through industrial development standards (outside storage, parking/loading areas, landscaping, lighting).

Action L6.4: Provide for clustering of small businesses around Clark Field.

Development Standards Goal: High-quality development that respects community character and the natural environment and does not overburden public services and infrastructure.

Objective L7: Ensure compatible development when differing land use types or intensities are located in close proximity.

Action L7.1: Establish appropriate zoning or rezone to manage retail and industrial development along highways and major thoroughfares (transportation efficiency and safety, aesthetics).

Action L7.2: Consider the use of corridor overlay districts to promote attractive design and access control.

Action L7.3: Buffer residential areas from commercial and industrial uses.

Action L7.4: Use public projects (schools, libraries, community centers, multi-use centers, etc.) as “anchors” for newly developing or redeveloping areas.

Action L7.5: Develop access management regulations or guidelines/ standards for highways and major thoroughfares.

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Action L7.6: Establish beautification programs for the City's gateways (along transportation routes).

Action L7.7: Establish incentives for joint access, shared parking and coordinated development planning.

Objective L8: *Assure the quality of development in both residential and non-residential areas.*

Action L8.1: Provide incentives/assistance for existing businesses to meet the standards of more recent developments and ordinance requirements.

Action L8.2: Create design guidelines/standards for use in designated residential and non-residential districts.

Action L8.3: Encourage deed restrictions/covenants for residential, commercial, and industrial developments.

Objective L9: *Coordinate future development with the physical environment to preserve and protect natural features.*

Action L9.1: Continue the City's annexation schedule.

Action L9.2: Review and amend the City's development ordinances and zoning map to reflect the Future Land Use Plan.

Action L9.3: Provide for transitions in land use intensity through the Future Land Use Plan and zoning map.

Action L9.4: Consider the purchase and remove structures in flood-prone areas.

Action L9.5: Continue stringent floodplain management regulation and practices.

Action L9.6: Apply effective subdivision regulations in the ETJ to ensure that infrastructure meets City standards.

Objective L10: *Require pedestrian-friendly design in new development and redevelopment.*

Action L10.1: Require additional access points to area creeks and trails, coordinated with nearby development projects.

Action L10.2: Remove regulatory constraints to more compact, clustered, mixed-use development in appropriate areas.

Existing Land Use

In December 2002, an Existing Land Use inventory was conducted for the City. Existing land uses were surveyed by driving each of the City streets

and noting on parceled base maps how land was used. The base maps were obtained from the City. It should be noted that the Existing Land Use Map is not a Zoning Map, and that the categories shown on a Land Use Map indicate how the land is currently used and not necessarily how the land was intended to be used or how it is zoned. Existing land uses were determined for the City and its ETJ.

The categories used on the **Existing Land Use Map** are:

- ◆ **Agricultural and Vacant** (Light Green): This includes farmland, ranches and vacant land.
- ◆ **Residential** (Yellow): This includes single-family houses, duplexes and mobile homes not located within a mobile home park.
- ◆ **Duplex** (Gold): This includes single-family attached houses and townhouses.
- ◆ **Apartments** (Orange): All residential dwellings larger than 2-units. Includes assisted living.
- ◆ **Mobile Home Park** (Brown): All manufactured homes located within a designated mobile home park.
- ◆ **Commercial** (Red): All retail and commercial businesses.
- ◆ **Industrial** (Gray): All manufacturing, warehousing or distribution land uses.
- ◆ **Institutional** (Light Blue): This includes churches, VFW and American Legion.
- ◆ **Community Facilities** (Blue): This includes City owned, Stephenville Independent School District, and Erath County facilities.
- ◆ **Parks** (Green): All dedicated City park facilities.
- ◆ **Tarleton State University** (Magenta). Educational, including administration, classroom, housing, and sports facilities

The resulting map, **Figure 4.1 - Existing Land Use** shows the distribution of land in the City and ETJ based on these land use categories. Both the Fort Worth and Western Railroad and the Bosque River divide the City generally southwest to northeast. The Central Business District (CBD) is located between these two corridors. The majority of the land in Stephenville is residential. There are concentrated areas of commercial uses on West Washington (US 67/377) between the Northwest Loop and Wolfe Nursery Road, in the vicinity of Tarleton State University and strip commercial along the South Loop between the Railroad and Alexander Road and between Graham and the East Loop. Major industries are located on West Washington (US 67/377) and scattered industries are

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adjacent to the railroad near Graham Street. Major public facilities include the City of Stephenville, Tarleton State University, Clark Field and Texas A&M Agricultural Extension Service.

The following, **Table 4.1 - Existing Land Use Map Acreage** shows the acreage for each land use category on the Existing Land Use Plan.

**TABLE 4.1
EXISTING LAND USE MAP ACREAGE ***

CATEGORY	ACRES	PERCENT
Agricultural and Vacant	2,365.8	33.4%
Residential	1,518.0	21.4%
Duplex	28.1	0.4%
Apartments	162.4	2.3%
Mobile Home Parks	60.4	0.8%
Commercial	703.3	9.9%
Industrial	279.0	3.9%
Institutional	76.3	1.1%
Community Facilities	453.1	6.4%
Parks	369.3	5.2%
Tarleton State University	196.1	2.8%
Right-of-Way	878.1	12.4%
SUBTOTAL	7,089.9	100.00%
ETJ (Extraterritorial Jurisdiction)	12,721.6	
TOTAL	19,811.5	100.00%

* Acreages are approximate

Expectations for Ongoing Growth and Development

In advance of preparing a new Future Land Use Plan for Stephenville, the following anticipated trends and features of ongoing urban development in the area were considered:

- ◆ Continued commercial and industrial development east of the Bosque River.
- ◆ Expansion of medical development around Harris Methodist Hospital Erath County.
- ◆ Continued non-residential development adjacent to the Northwest Loop.

- ◆ Increased vitality of downtown (More residential occupancy? More entertainment?).
- ◆ Industrial development focus on the City's east side.
- ◆ Redevelopment of and around Clark Field.
- ◆ Continued residential development activity outside the existing city limits.
- ◆ Increased demand for affordable off-campus student housing with continued enrollment growth at Tarleton State University.
- ◆ Continued challenge for types of housing for middle to high-income households.
- ◆ More aggressive neighborhood park development.
- ◆ A multi-use community center near downtown that draws many residents and visitors to the area.
- ◆ Continued challenge of neighborhood integrity in areas with greater student presence.
- ◆ Potential for larger master-planned developments.

2030 Future Land Use Plan

The **Future Land Use Plan**, as displayed in **Figure 4.2**, is the City's general guide for managing growth in terms of the location, type, scale and density of land development and redevelopment. One purpose of the Future Land Use Plan is to capture and build into City policies and regulations the community's values regarding how, when and where Stephenville should develop in the future. This is significant since the findings and recommendations contained in the City's Comprehensive Plan provide the legal basis for various development ordinances, which are the major tools available for implementing the City's plan and achieving an efficient and desirable land use pattern. The plan also includes considerations related to the City's future annexation policy and planning.

However, the generalized plan map does not constitute zoning regulations nor establish zoning districts. The graphic representation on the Future Land Use Plan map is intended only to help the City's elected and appointed officials and residents visualize the desired future land development pattern in the community. It is not a rigid, parcel-specific mandate for how land shall be developed. When proposed development differs somewhat from the generalized land use pattern depicted for an area, it is the responsibility of the City Council through the

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Planning and Zoning Commission, supported by City staff, to determine whether the development will otherwise be in keeping with the goals and objectives of the City's Comprehensive Plan, as well as the Land Use Policies included later in this chapter.

In considering any changes to the Future Land Use Plan, evaluation factors should include conditions that have changed, the appropriateness of the use for the proposed site in terms of compatibility with surrounding land uses, utilities availability and system impacts, potential drainage concerns and storm water management needs, and traffic and parking impacts. For example, since the location and timing of apartment development is highly market-driven and difficult to reflect on the Future Land Use Plan map, a proposed multi-family residential development could receive a favorable review even if the potential site is not depicted as such on the general plan map. This plan element also highlights the buffering and neighborhood protection measures that should be applied to all such developments to ensure land use compatibility.

Future Land Use Classifications

The follow classifications define the various types of land uses illustrated on the Future Land Use Map and referenced in the Stephenville Comprehensive Plan text.

The land use categories displayed on the Future Land Use Plan differ from the City's Official Zoning District Map. The categories are intentionally different to avoid confusion since the land use map is solely for planning guidance and are not the equivalent of the City's adopted zoning map. The following categories are used in **Figure 4.2**:

- ◆ **Agriculture** (Light Green): Sparsely populated areas with limited development that are still distinct from more urbanized areas. This typically encompasses relatively large tracts of unsubdivided land used for agriculture, forestry, resource extraction, widely scattered homesteads and business establishments, natural open space, or activities not requiring permanent structures or improvements. Also includes areas that are gradually transitioning into urban uses and development.

- ◆ **Single Family Residential** (Yellow): Provides for residential development, including conventional detached homes, as well as patio homes, zero lot-line homes and cluster units.
- ◆ **Duplex/Townhouse** (Gold): Provides for residential development of broader range of housing types, including duplexes, triplexes or quadraplexes and attached townhouses as well as conventional single-family detached, patio or zero lot-line, and cluster homes at densities not exceeding 4 units per acre.
- ◆ **Multi-Family Residential** (Orange): Provides suitable locations for multi-family residential dwellings, typically identified as studio, carriage or garden/flats apartments. Unlike the other residential categories, this classification generates sufficient traffic and utility impacts to be treated as nonresidential uses and is best located at the intersections of major arterials.
- ◆ **Mobile Home Park** (Brown): Factory built, single-family structures on a parcel of land under one ownership for the placement of two or more mobile homes.
- ◆ **Office/Neighborhood Business** (Pink): Includes facilities that provide professional services directly to consumers (legal and medical services), offices that serve general business functions, convenience goods and personal services, small retail centers, and restaurants.
- ◆ **Downtown** (Hatched Red/Pink): Central core of the City, in and around the traditional downtown, where a mix of retail, office, residential and public uses is permitted and encouraged subject to development and compatibility standards.
- ◆ **Commercial** (Red): Includes operations involving sales, repair and/or storage of goods, services and equipment. Examples of these include retail centers, supermarkets, restaurants and entertainment facilities automobile repair, contractor sales and storage, home furnishings, showrooms, truck rentals and self-storage facilities. These uses are best located along major arterials in conjunction with other more intense uses such as industry.
- ◆ **Business Park** (Light Grey): Campus setting for office buildings and light/high technology manufacturing. Includes hotel, motel, and restaurant uses.
- ◆ **Industrial** (Grey): Low-intensity manufacturing and/or assembly/ware-housing/distribution/maintenance of products. Also larger-scale manufacturing and/or processing/distribution activities, often accompanied by outdoor activity areas or storage.
- ◆ **Community Facilities** (Light Blue): Includes both public and semi-public land uses that provide a variety of services to the local population. These include governmental facilities such as public schools, libraries, fire stations, landfills and post offices, as well as utility facilities such as water storage facilities, electrical substations and telephone offices. Private schools and child-care centers as well as churches are also included.

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- ◆ **Parks and Recreation** (Green): Public parks and trails, other public and private recreation areas and facilities, golf courses, and undeveloped reserves and greenways.
- ◆ **Tarleton State University** (Magenta): Includes all property owned and operated by Tarleton State University.

Projected Future Land Use Allocation

With the 2000 population of the City at 14,921 and the most likely projected 2030 population of the City to be 19,966, the following land use requirements were developed. They are based upon the acres per capita for each land use category existing in 2003. The estimated spatial requirements necessary to accommodate Stephenville's projected growth to the year 2030 are identified in the following table.

**TABLE 4.2
PROJECTED LAND USE ACREAGES FOR 2030***

CATEGORY	ACRES	PERCENT
WITHIN CITY LIMITS		
Agriculture	208.1	2.9%
Single Family Residential	2,532.9	35.7%
Duplex/Townhouse	17.3	0.2%
Multi-Family Residential	495.4	7.0%
Mobile Home Park	47.3	0.7%
Office/Neighborhood Business	26.1	0.4%
Downtown	24.7	0.3%
Commercial	1,074.1	15.1%
Business Park	277.2	3.9%
Industrial	367.1	5.2%
Community Facilities	521.4	7.4%
Parks and Recreation	408.1	5.8%
Tarleton State University	212.1	3.0%
ROW	878.1	12.4%
TOTAL	7,089.9	100.00%

* Acreages are approximate

**TABLE 4.2 (CONTINUED)
PROJECTED LAND USE ACREAGES FOR 2030***

CATEGORY	ACRES	PERCENT
OUTSIDE OF CITY LIMITS (ETJ)		
Agriculture	7,824.8	61.5%
Single Family Residential	1,801.1	14.2%
Duplex/Townhouse	0.0	0.0%
Multi-Family Residential	289.7	2.3%
Mobile Home Park	0.0	0.0%
Office/Neighborhood Business	143.1	1.1%
Downtown	0.0	0.0%
Commercial	171.1	1.3%
Business Park	1,270.8	10.0%
Industrial	900.4	7.1%
Community Facilities	2.0	0.0%
Parks and Recreation	0.0	0.0%
Tarleton State University	0.0	0.0%
ROW	318.6	2.5%
TOTAL	12,721.6	100.00%
GRAND TOTAL	19,811.5	

* Acreages are approximate

Key Features of the Future Land Use Plan

The following are the highlights and priorities of the new Future Land Use Plan that:

- ◆ Ensures adequate acreage in appropriate locations for a range of needed housing types, from single-family residential to multi-family developments (including single-family development potential along the Northwest Loop and FM 8 northwest of the Northwest Loop; and between Frey Street and Wolfe Nursery Road for additional higher-density housing; and around existing developed neighborhoods to minimize scattered subdivision development).
- ◆ Reduces the “strip commercial” potential along the City’s major roadway corridors, instead encouraging clusters and nodes of commercial development within convenient distance of residential population concentrations and at major highway interchanges (this will also avoid “dilution” of the City’s existing commercial districts, such as the West Washington (US 67/377) corridor as well as the Central Business District downtown).
- ◆ Encourages a vibrant and walkable Downtown with a mix of compatible retail, office, residential and public uses while preserving the traditional “cowboy” character of downtown and protecting nearby residential neighborhoods from encroachment and adverse impacts.
- ◆ Makes a significant commitment to planned industrial development by designating substantial acreage on the east side of the City, close to major highways and rail access, for industrial park uses and light industrial development.
- ◆ Encourages expansion of the City’s parks system to serve a growing population and newer residential development as outlined in more detail in the Parks and Recreation element (and protecting the 100-year floodplain from further urban encroachment whenever possible).
- ◆ Classifies acreage within the city limits as Rural Development to preserve environmental resources and maintain a reserve of vacant land and green open space within the incorporated city, particularly where development and utility extension constraints are greatest.
- ◆ Retains as much future, urban-scale residential development within or near the collective loops (Northwest Loop, South Loop, East Loop) as possible versus mostly low-density, truly “rural development” in the ETJ.

Neighborhood Revitalization

Of critical concern is the preservation and revitalization of existing neighborhoods, older areas that are not what they used to be.

Neighborhood revitalization should be used to reconstruct portions of the City that have declined over time and are in need of infrastructure and housing repair. In Stephenville, the area bounded by Graham, Lingleville Highway, Lillian and Washington show signs of decaying infrastructure. Improvements to individual houses and lots would help reestablish the neighborhood, but according to the Census Bureau, this area is characterized by elderly and lower-income people, possibly some students. These groups are the least likely to be able to improve their home or lot and move. Any plan to rehabilitate this area and other similar areas could involve the resident-driven creation of neighborhood associations. With assistance from the City in terms of a professionally developed neighborhood program, the needs for this and other areas could be identified to determine what programs and funding may be available to revitalize the area. Any infrastructure needs could then be planned by the City for possible inclusion in the Capital Improvements Program (CIP).

Land Use Policies

Communities across the country are attempting to achieve “Smart Growth.” While the name is somewhat new, this is really nothing more than the fundamentals of sound urban planning. A community can grow sensibly by balancing economic development and environmental protection, focusing new development where public services and utilities are already available, actively supporting redevelopment of older areas and vacant buildings, valuing its traditional downtown and vibrant mixed-use areas, maintaining an efficient street network and infrastructure systems, providing convenient neighborhood shopping and attractive parks, and ensuring pedestrian-friendly commercial districts and walking connections between neighborhoods, parks and schools. Through effective land use planning and urban design, a city fulfills its paramount responsibility to promote the public health, safety and welfare while also providing predictability in the development process.

Policies serve as a daily guide and reference for planning officials and City staff and should be utilized when making decisions regarding future

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development within the City and ETJ. In particular, policies should be utilized in implementing goals, objectives and actions, and in reviewing zoning classification changes or amendments to the land use plan. The following policy statements reflect sound land use planning practices and are intended to supplement the Future Land Use Plan map.

In General

- ◆ Neighboring land uses should not detract from the enjoyment or value of properties.
- ◆ Potential negative land use impacts (noise, odor, pollution, excessive light, traffic, etc.) should be considered and minimized.
- ◆ Transportation access and circulation should be provided for uses that generate large numbers of trips. Pedestrian and bicycle access should be addressed where appropriate.
- ◆ Compatibility with existing uses should be maintained. Well-planned, mixed uses that are compatible are to be encouraged.
- ◆ Floodplain areas should not be encroached upon by future development unless there is compliance with stringent floodplain management practices. These areas should be used for parks or recreational or related purposes, or for agricultural uses.
- ◆ Environmentally sensitive areas should be protected, including wildlife habitat areas and topographically constrained areas within the floodplain.

Residential

- ◆ Schools, parks and community facilities should be located close to or within residential neighborhoods.
- ◆ Residential areas should not be next to industrial areas.
- ◆ Residential and commercial areas may be adjacent if separated by a buffer.
- ◆ Houses should have direct access to residential streets but not to primary streets.
- ◆ Houses should not be adjacent to major highways.
- ◆ Neighborhoods should be buffered from primary streets.
- ◆ Residential developments should include adequate area for parks and recreation facilities, schools and churches.
- ◆ Manufactured homes should be located at appropriate sites within the City where there are similar homes.

Retail/Office

- ◆ Neighborhood retail and service uses should be located at intersections of arterial or collector streets or at the edge of neighborhood areas unless appropriately placed within a planned development.

- ◆ Retail development should be clustered throughout the City and convenient to residential areas.
- ◆ Buffers should separate retail/office uses and residential areas.
- ◆ Downtown should be a major focus of office, retail and service activities, particularly through adaptive reuse of existing structures or redevelopment of vacant or industrial use parcels.
- ◆ Office and professional uses should be compatible with nearby residential areas and other uses through appropriate building height limitations and adequate buffering and landscaping.
- ◆ Low-intensity office and professional uses should provide a transition between more intense uses and residential areas.

Commercial

- ◆ Commercial areas should include a range of development types to serve regional as well as local needs, from large commercial developments to smaller, freestanding commercial sites.
- ◆ Commercial development should be concentrated in nodes at intersections and along major thoroughfares that are designed and constructed to accommodate heavy traffic.
- ◆ Parcels should be large enough to accommodate commercial use.
- ◆ Commercial uses with more intensive operational or traffic service characteristics should be located away from most residential areas.
- ◆ Buffers should separate commercial uses from residential areas, especially where the commercial use involves visible storage or display of merchandise or materials.

Industrial

- ◆ Industrial development should have direct access to truck routes, hazardous material routes and railroads.
- ◆ Industrial uses should be targeted in selected industrial development areas.
- ◆ Industrial development should have good access to primary streets and major highways.
- ◆ Industrial development should be separated from other uses by buffers.
- ◆ Industrial development should not be directly adjacent to residential areas.

Parks and Open Space

- ◆ Parks should be evenly distributed throughout the City and include larger community parks and smaller neighborhood parks.
- ◆ There should be linkages between parks, schools, employment centers and residential areas.
- ◆ Parks are a desirable use for floodplain areas.

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- ◆ Parks and open space may be used to buffer incompatible land uses.
- ◆ Natural features should be used as buffers or open space between or around developed areas.

Community Facilities

- ◆ Combining community facilities to take advantage of location and construction costs.
- ◆ Community facilities should be located adjacent to major streets to accommodate traffic.
- ◆ Community facilities should be centrally located in easily accessible locations.
- ◆ Downtown should be enhanced as a civic and cultural entertainment/tourism center.
- ◆ Community facilities should be well buffered from nearby residential areas.

Role of City Government

The City's role in land use planning is a combination of policy development and implementation. The City Council is responsible for adopting a comprehensive plan that guides both growth and redevelopment and following through on the proposed actions. The Planning and Zoning Commission through approval and oversight of the City Council will use the Comprehensive Plan in conjunction with the implementation tools—the subdivision regulations, zoning ordinance, capital improvements program, construction standards and code enforcement—to evaluate and recommend new developments, redevelopment, and use changes to continue to ensure the health, safety, welfare, orderly growth of the City.