



May 16, 2023

Comprehensive Plan

- Vision
- Guideline
- Flexible



Comp Plan

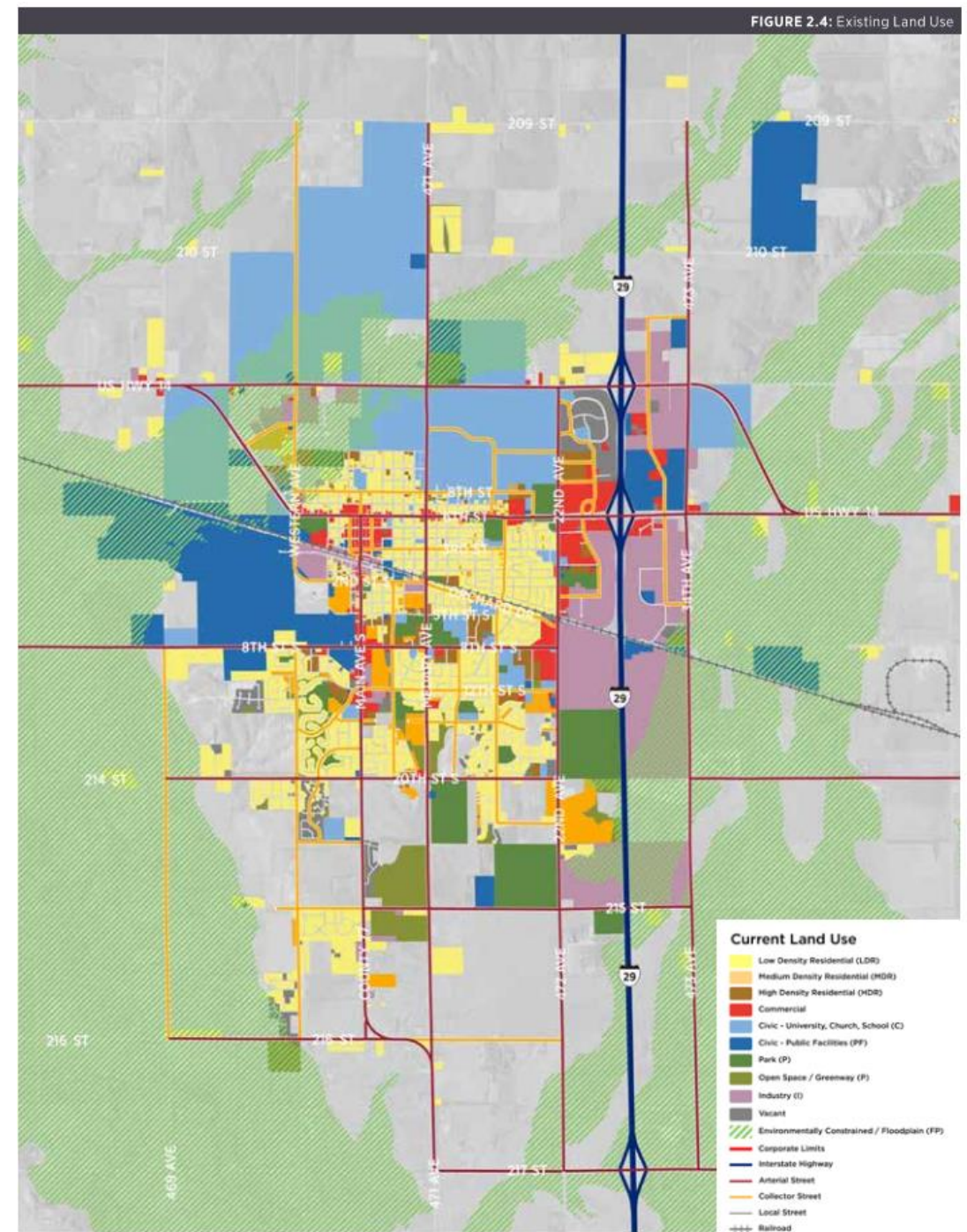
Zoning

Preliminary Plat

Site Plan

Current Land Use

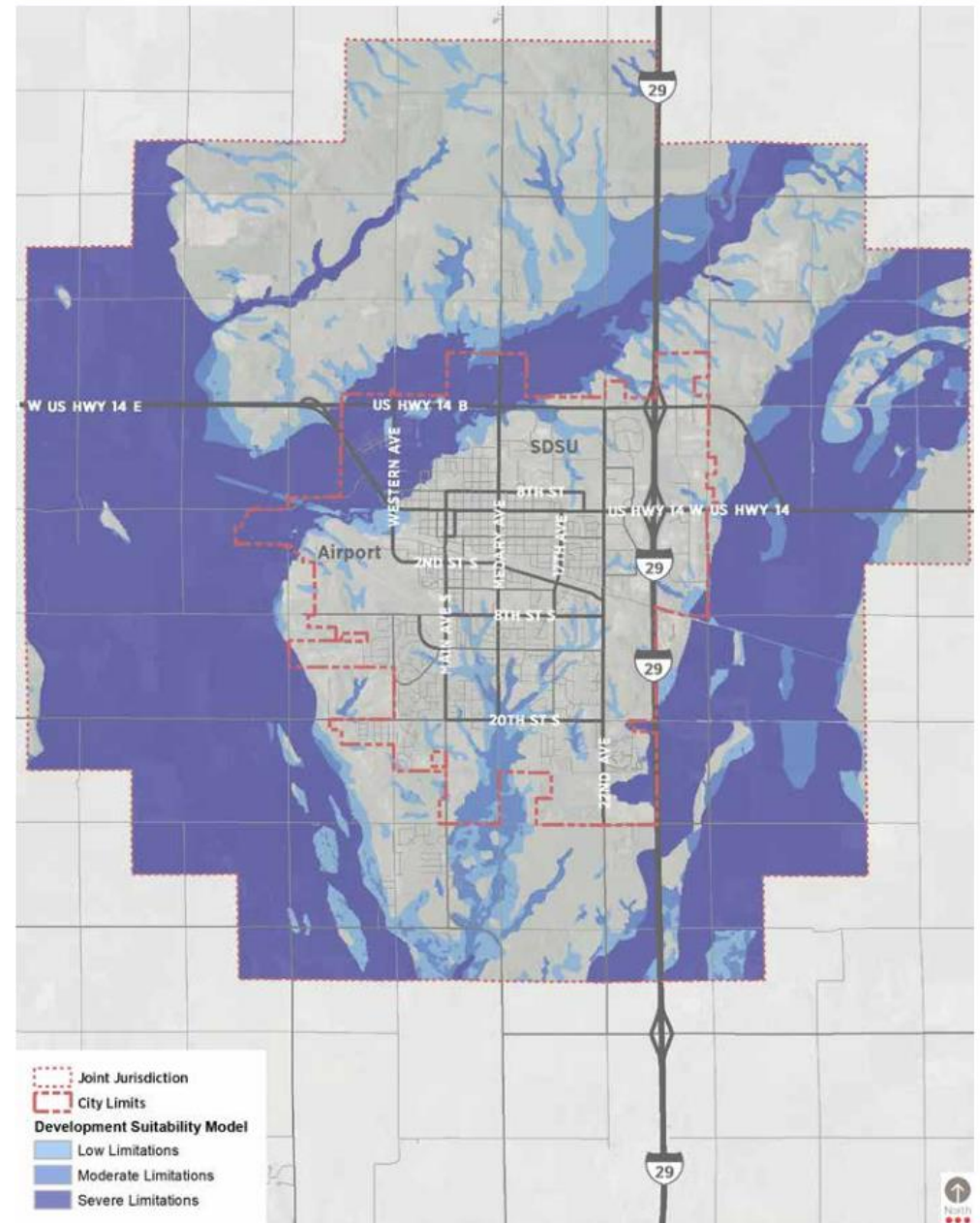
- Existing Conditions
- Density
- Floodplain
- Street Network



Development Suitability

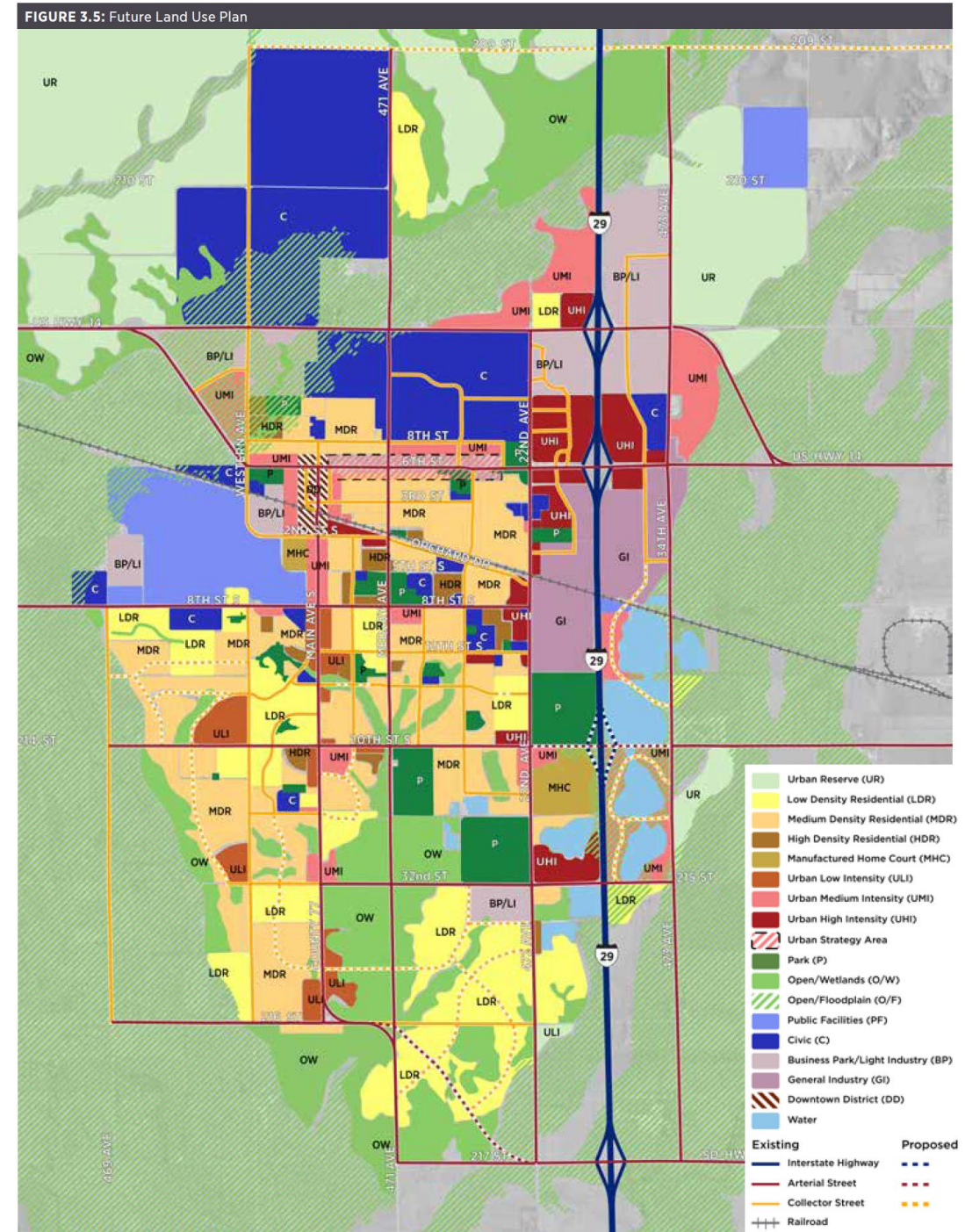
- Floodplain
- Depth to Water
- Hydrologic Group
- Drainage Class
- Wetlands

FIGURE 3.1: Environmental Limitations / Development Suitability Model



Future Land Use

- Population Projections
- Economic Trends
- Compatibility
- Environmental
- Public Input



Change is Inevitable

- FLU amendments
 - Approval Process
 - Support Development Request

CAVEATS TO THE FUTURE LAND USE MAP

The development concepts and future land use map are based on population projections, economic trends, environmental analysis, and public input. The amount of land that is planned for is greater than the projected need, in order to provide market flexibility, avoid creating a false land shortage, and provide long-term planning. This means that many areas shown in the maps are unlikely to develop in the 20-year time frame. Three important points about the Development Concept and Future Land Use Map

1. PROPERTY OWNERS DECIDE

The Future Land Use map depicts new land uses for privately owned properties. The transition of these properties from their current use to the depicted use is expected to occur slowly over time, in response to market demands, as property owners voluntarily sell, develop, or change the use of their land.

2. GENERALIZED MAP

The Future Land Use map should be interpreted generally and is not intended to provide the specificity or the rigidity of a zoning map or engineering document. The map should provide guidance for the zoning map and is meant to show:

- » Generalized land use locations and transitions:
The boundaries between land uses on the map are "fuzzy" lines and are meant to show approximate areas for transition, rather than rigid boundaries. The exception to this are those areas that preserve floodplains and wetlands.
- » Collector and Arterial Street connections:
Critical arterial and collector street connections are specified on this map, though the exact routes will depend on detailed engineering studies. Local streets will be determined as development occurs.

3. BASIS FOR LAND USE DECISIONS

The Future Land Use map should provide the basis for decisions of the Planning Commission, the City Council, and private developers. The map is a critical part of the approval process for development proposals and zoning decisions.