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Comprehensive Plan Update & Comprehensive Plan Policy Bridge

Development Services/Planning Division

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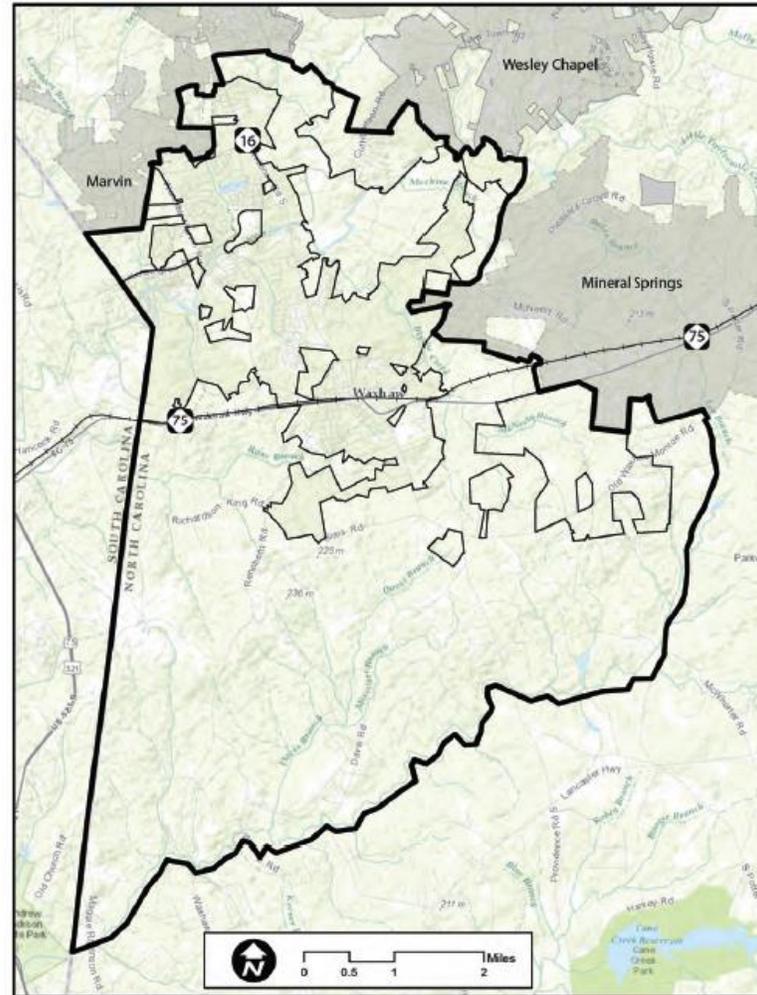
September 19, 2016

Comprehensive Plan Update & Comprehensive Plan Policy Bridge

- What is a Comprehensive Plan?
- Background
- About the Waxhaw Comprehensive Plan Draft
- Current Status
- Relationship of Comprehensive Plan & Unified Development Ordinance
- Comprehensive Plan Policy Bridge
- Staff Recommendation

What is a Comprehensive Plan?

- A comprehensive plan is:
 - A master plan for all of Waxhaw and the potential areas we could annex and grow
 - A guide for future development and annexations



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What is a Comprehensive Plan?

- It sets goals, policies, and guidelines intended to direct present and future physical, social, and economic development
- A long-range guide, setting out community goals and objectives

What is a Comprehensive Plan?

- A foundation for the creation of the new Unified Development Ordinance
- A comprehensive plan is not:
 - Regulations



Background

This is My Waxhaw!



I want my Waxhaw to...

This is your chance to tell us what you want for your town.

Attend the Comprehensive Land Use Plan Public Input Meetings

May 4th & 5th

10am-12pm & 6:30pm-8:30pm
Waxhaw Woman's Club
200 E. South Main Street

May 7th

Wrap-up Session
6:30pm
Waxhaw Police Department
Community Meeting Room
3620 Providence Road South



www.waxhaw.com/thisismywaxhaw

Can't make the meetings?

• Join the online conversation at
www.waxhaw.com/thisismywaxhaw

• Download the comment form



• Post a selfie of your
comments using
#thisismywaxhaw



• email comments to
thisismywaxhaw
@waxhaw.com

• Bring a hard copy to Town Hall



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About the Waxhaw Comprehensive Plan Draft

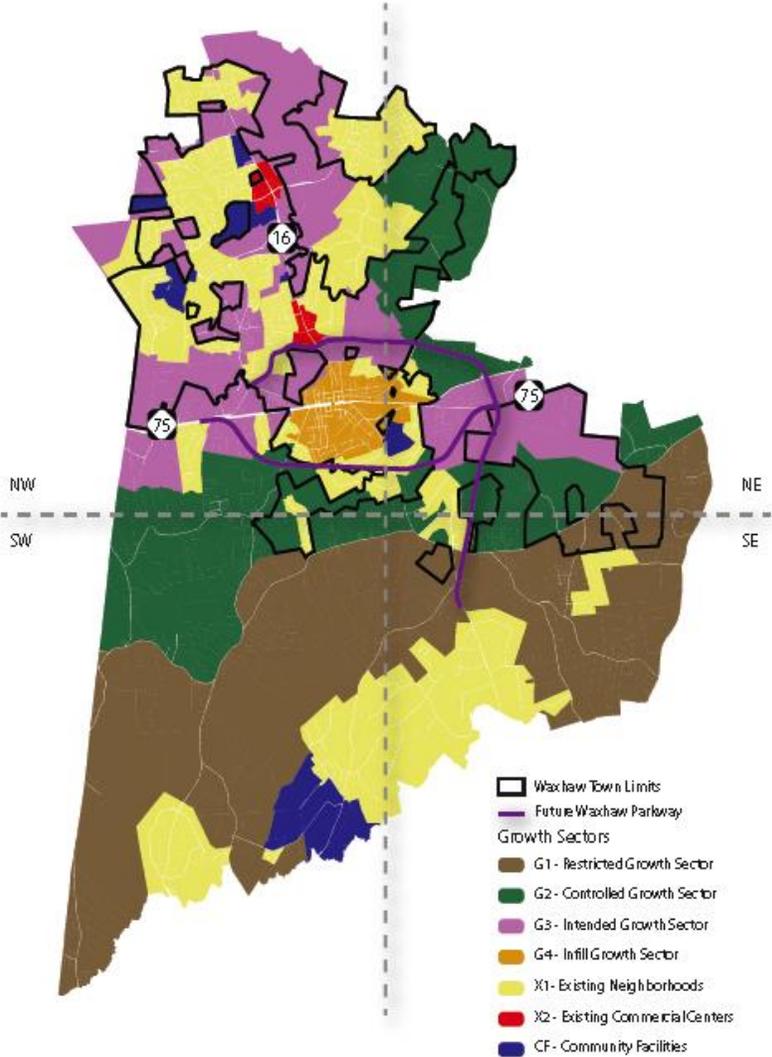
- 1: Introduction
- 2: Plan Components
 - Land use & Growth Management
 - Transportation
 - Economic Development
 - Municipal Services and Infrastructure
 - Parks and Recreation
 - Natural & Environmental Resources
 - Historic Preservation
 - Cultural Resources
- 3: Implementation

Introduction

COMPREHENSIVE PLAN PROCESS	DATE
STEERING COMMITTEE KICK-OFF	JANUARY 15
STEERING COMMITTEE MEETING	MARCH 5
STAKEHOLDER INTERVIEWS	MARCH 16
BOARD OF COMMISSIONERS UPDATE	MARCH 24
STAKEHOLDER INTERVIEWS	MARCH 26
STEERING COMMITTEE MEETING	MARCH 26
STEERING COMMITTEE MEETING	APRIL 13
STEERING COMMITTEE MEETING	APRIL 30
PUBLIC MEETINGS	MAY 4, 5 & 7
STEERING COMMITTEE MEETING	MAY 26
JOINT MEETING (BOC & STEERING COMMITTEE)	MAY 26
STEERING COMMITTEE MEETING/TOPIC #1 & #2	JUNE 29
STEERING COMMITTEE MEETING/TOPIC #3 & #4	JULY 16
STEERING COMMITTEE MEETING/TOPIC #5	JULY 27
STEERING COMMITTEE MEETING/TOPIC #6	AUGUST 12
STEERING COMMITTEE MEETING/TOPIC #7	AUGUST 26
STEERING COMMITTEE MEETING/TOPIC #8	SEPTEMBER 10
STEERING COMMITTEE MEETING/DRAFT RECOMMENDATIONS	SEPTEMBER 22
PUBLIC MEETINGS	NOVEMBER 9 & 12
JOINT MEETING (BOC, PLANNING BOARD & STEERING COMMITTEE)	NOVEMBER 12
PLANNING BOARD CONSIDERATION	TBD
BOARD OF COMMISSIONERS CONSIDERATION	TBD

Land Use and Growth Management

GROWTH SECTOR MAP - PLANNING AREA



▲ Figure 2.6 Growth Sector Map - Planning Area



Plan Components

- Transportation
- Economic Development
- Municipal Services & Infrastructure
- Parks and Recreation
- Natural & Environmental Resources
- Historic Preservation
- Cultural Resources

Implementation

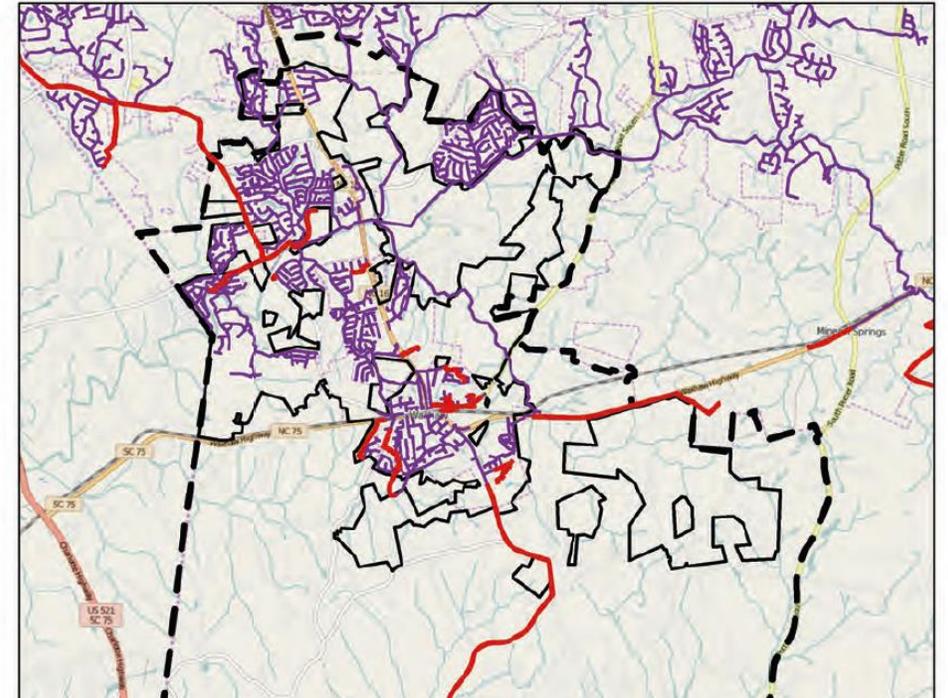
- Land Use and Growth Management
 - Focused Urban Growth
 - Orderly Expansion
 - Coordinated Growth Management
- Transportation
 - Highway 16
 - Waxhaw Parkway
 - Funding Opportunities



Implementation

- Economic Development
 - Town Manager and Union County Economic Development
 - Economic Plans and Strategies with Growth Sectors Map
- Municipal Services & Infrastructure
 - Joint Wastewater Plan with Union County
 - Short term: Intended Growth Sector Area
 - Long term: Controlled Growth Sector Area
 - Partner with Union County on Downtown Infrastructure

UNION COUNTY WASTEWATER LINES

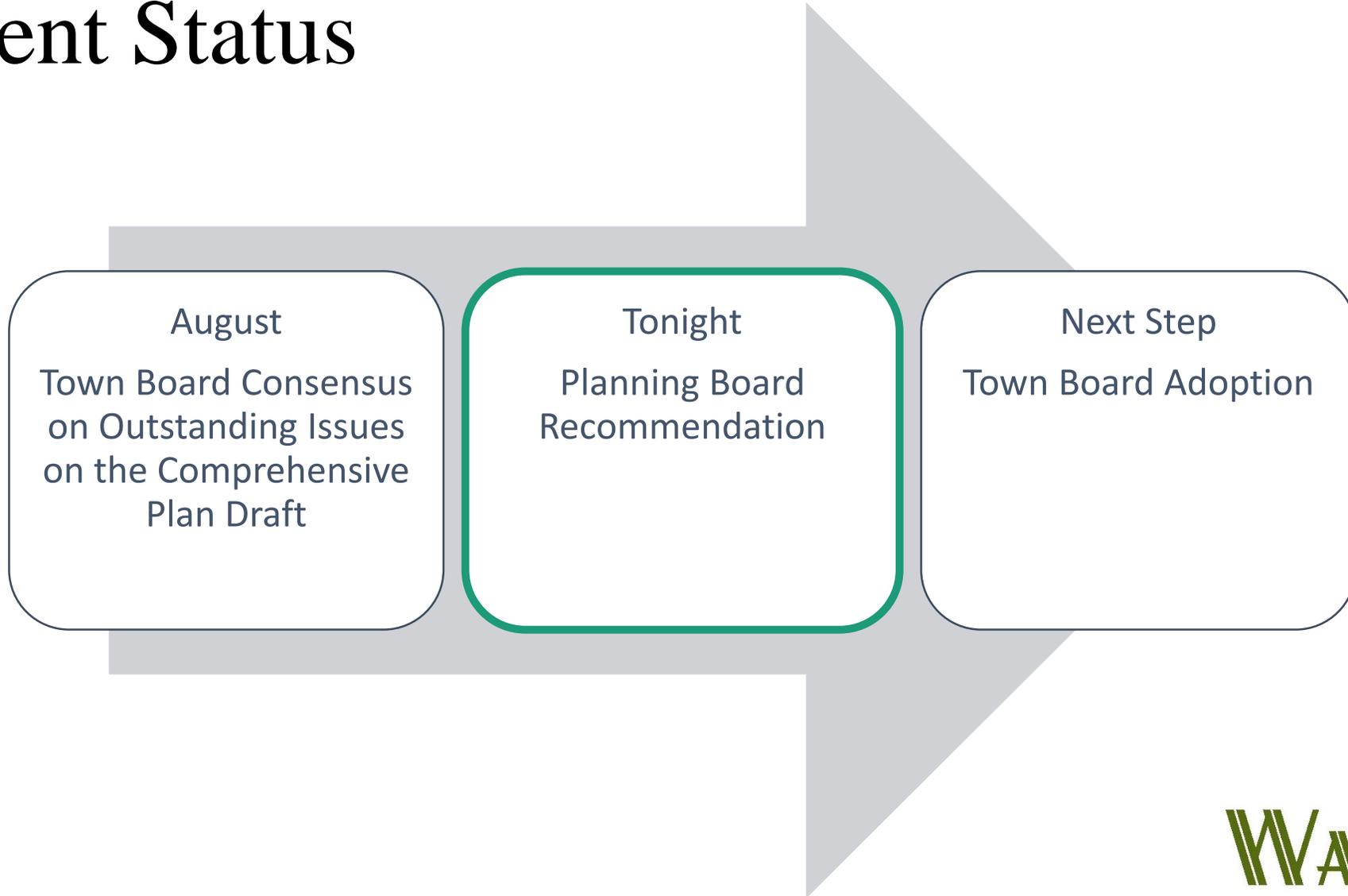


Implementation

- Parks & Recreation
 - Partner with County on Mutually Beneficial Sites for Facilities
- Updating the Plan
 - Regular Updates
 - 5 Year Major Update

 5 Year
Major Update

Current Status



Relationship of Comprehensive Plan and a Unified Development Ordinance

Comprehensive Plan	Unified Development Ordinance
Mapped and Written Policies on How Land Should be Managed and Developed	Development Requirements that Use Comprehensive Plan Policies as a Foundation
Long Range Plan to Guide the Creation of the UDO	Regulatory Tool to Implement the Comprehensive Plan
Organized by Topics or Plan Components	Generally Organized by Zoning Districts with Specific Regulations
Future Land Use Map with Recommended Land Use Designations for Parcels in Town and Potential to Annex	A Zoning Map Identifies the Location of Zoning Districts on Each Parcel of Land in Waxhaw



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Comprehensive Plan Policy Bridge

- October 2015 Studio Cascade Hired to Write a New UDO for Waxhaw
 - Comprehensive Plan Draft Focus on Long Range Objectives:
 - To Create the New UDO:
 - Guidance on Implementation for the Creation of the UDO
 - Clear Direction on How Policy Can Be Put into Action
 - Broader Context in Which the Town Operates
 - “Bridge Document” to Bridge the Missing Information
- April 2016 Studio Cascade Hired to Create the Comprehensive Plan Policy Bridge

Comprehensive Plan Policy Bridge

- 5 components
 - Vision
 - Future Land Use Map Zoning Designation Table
 - Future Land Use Map
 - Policy Action Implementation Guide
 - Policy Framework

Staff Recommendation

Staff Recommends approval of the Comprehensive Plan and the Comprehensive Plan Policy Bridge, which together serve as a basis in the creation of the new UDO.

The Comprehensive Plan provides a broad foundation for the creation of implementation and policy guidance.

The Comprehensive Plan Policy Bridge supplements the Comprehensive Plan and provides the vision, future land use map and land use designations, policy framework and implementation action needed to complete the basis for the UDO.