

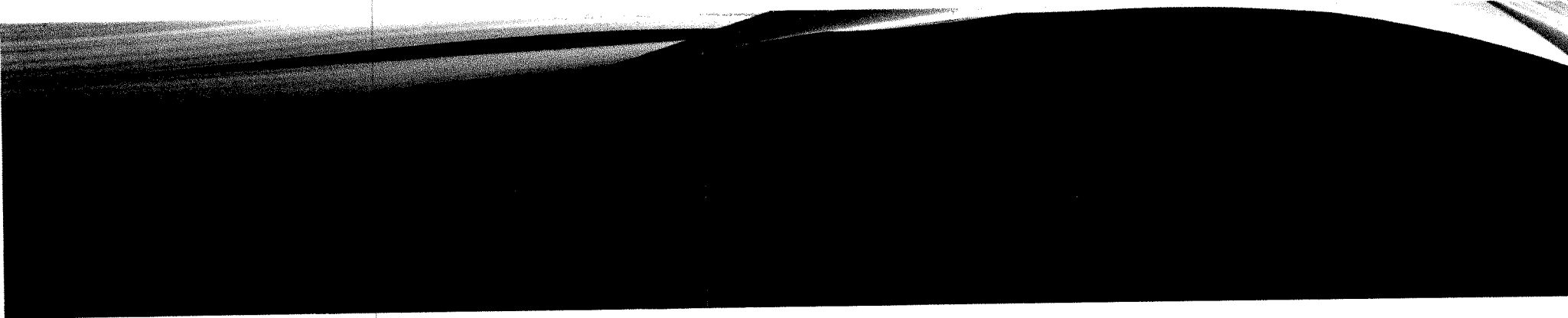


WHAT DEFINES THE QUALITY OF A LAND-USE DECISIONS?

Planning & Zoning Work Session

1.11.2023

Jackie C. Wilde



1

Be clear. Write clear ordinances, procedures, and staff reports.

2

Listen. Give citizens their right to be heard, but follow your laws and procedures.

3

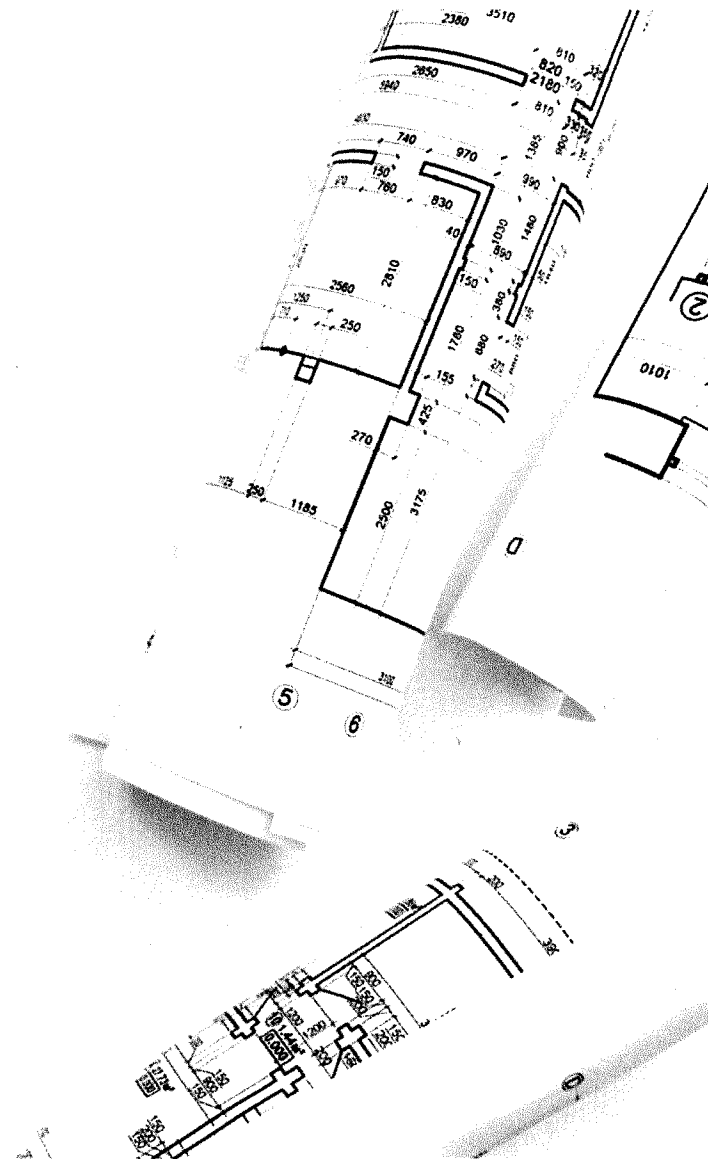
Be consistent. Treat similarly situated applicants equally.

4

Give your reasons. State your reasons (not your opinions) for decision on the record.

WHAT IS LAND USE PLANNING?

- Land use planning is the practice where landowners, developers, municipalities, and other professionals collectively work to approve a land-based project while following principles that promote an appropriate social and environmental effect.
- The main goal of this process is to make sure the land and its resources are efficiently used for the area's specific purposes. Specific land use can range from residential, commercial, agricultural, among others.






If you want effective land use planning, you need to include three essential ingredients in those plans. They have politics, ideology, and techniques.

- **Politics** include participation, priorities, and loss in the community.
- **Ideology** covers the culture, interests, and needs of those residents.
- **Technology** encompasses the tools, skills, and methods for land use planning.



WHY LAND USE PLANNING IS CRITICAL FOR FUTURE DEVELOPMENT

- As our population increases and the land of opportunity shrinks, developers and construction companies must learn how to effectively use their land in a way that will support the environment and nearby communities. Land-use planning can ensure that resources are used efficiently so the people's needs are met while preserving their future resources.
- This process is an essential component of any development plan, it can help prevent land-use conflicts and even reduce exposure to pollutants. When planned correctly and effectively, the environmental, social, physical, and economic conditions in the local community will all benefit.



WHAT ARE THE 5 ELEMENTS OF LAND USE PLANNING?

1. **Recreational** – This type of space is used for recreational activities, such as golf courses, sporting fields, swimming fields, fishing ponds, playgrounds, and parks.
2. **Transportation** – This land includes highways, interstates, trains, bus stops, light rails, airports, and other grounds needed for transportation needs. Airports, subway stations, and bus stations are part of this zoning type.
3. **Residential** – This zoning is based on the type of housing and the allowed density in specific areas. Land-use planning can range from multi-use complexes to single-family residences.
4. **Commercial** – This zoning allows for warehouses, restaurants, office buildings, and other commercial businesses in a particular area. Within this category, there are separate sub-designations that place restrictions on the commercial activity in the area.
5. **Agricultural** – With this land, crops can be grown and harvested. This zoning includes the field of livestock, farming buildings, and other farm activities. These regulations can dictate the number of animals kept on the land, the type of crops raised, and the pest control measures for the area. Water rights and other restrictions are part of this category.



WHAT ARE THE SEVEN TYPES OF LAND USE?

1. Recreation
2. Transportation
3. Residential
4. Commercial
5. Agricultural
6. Railway land uses
7. Open land uses are often placed in their own categories.

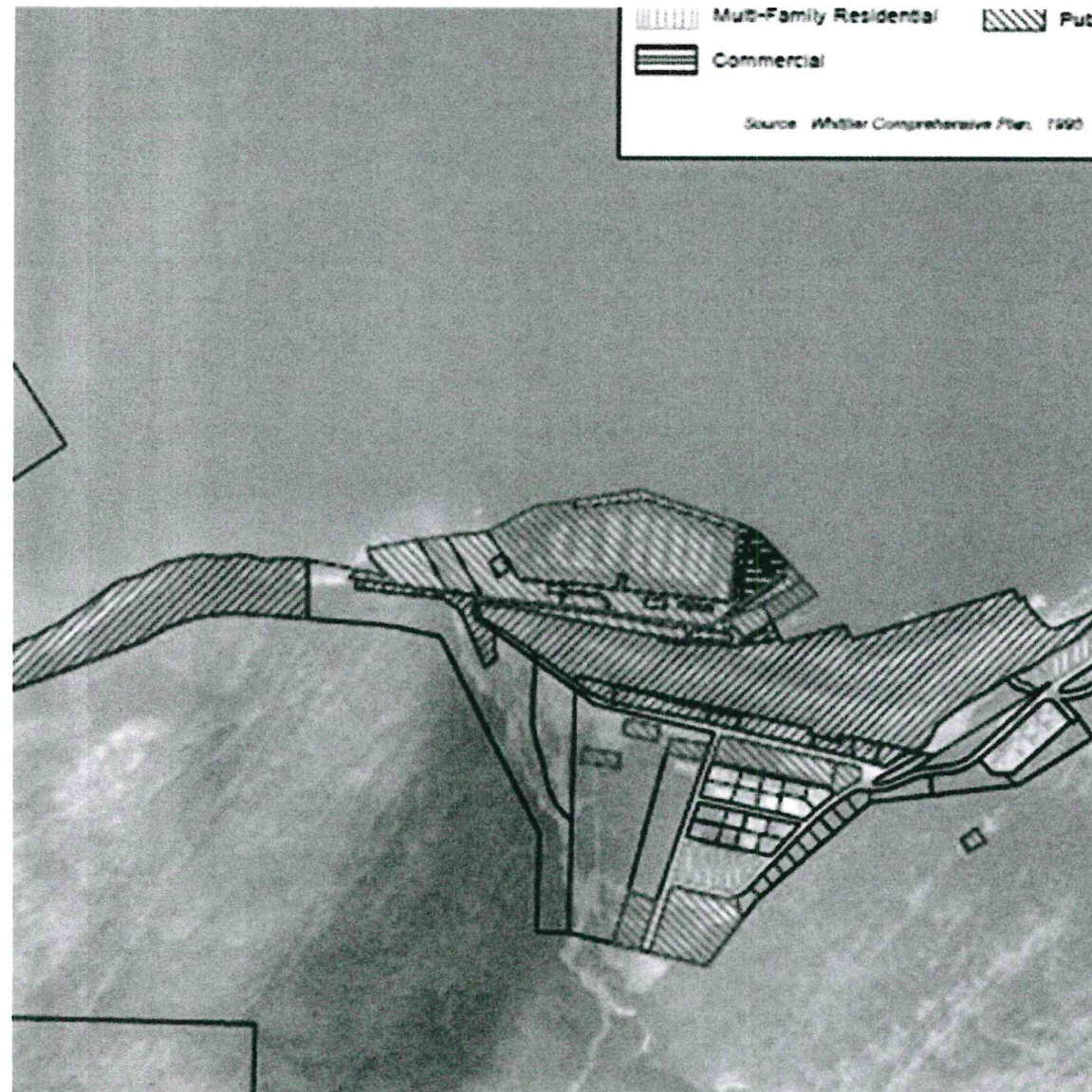
There are also additional categories for tourism, public use buildings, and hospitals.

By zoning these spaces, developers can manage the community resources for these areas.

FACTORS THAT AFFECT THE LAND USE PLANNING PROCESS

As the land use planning develops
these plans, you must consider

- Residents' lifestyles
- Transposition needs
- Community improvements
- Land Conservation
- Energy conservation
- Green technology





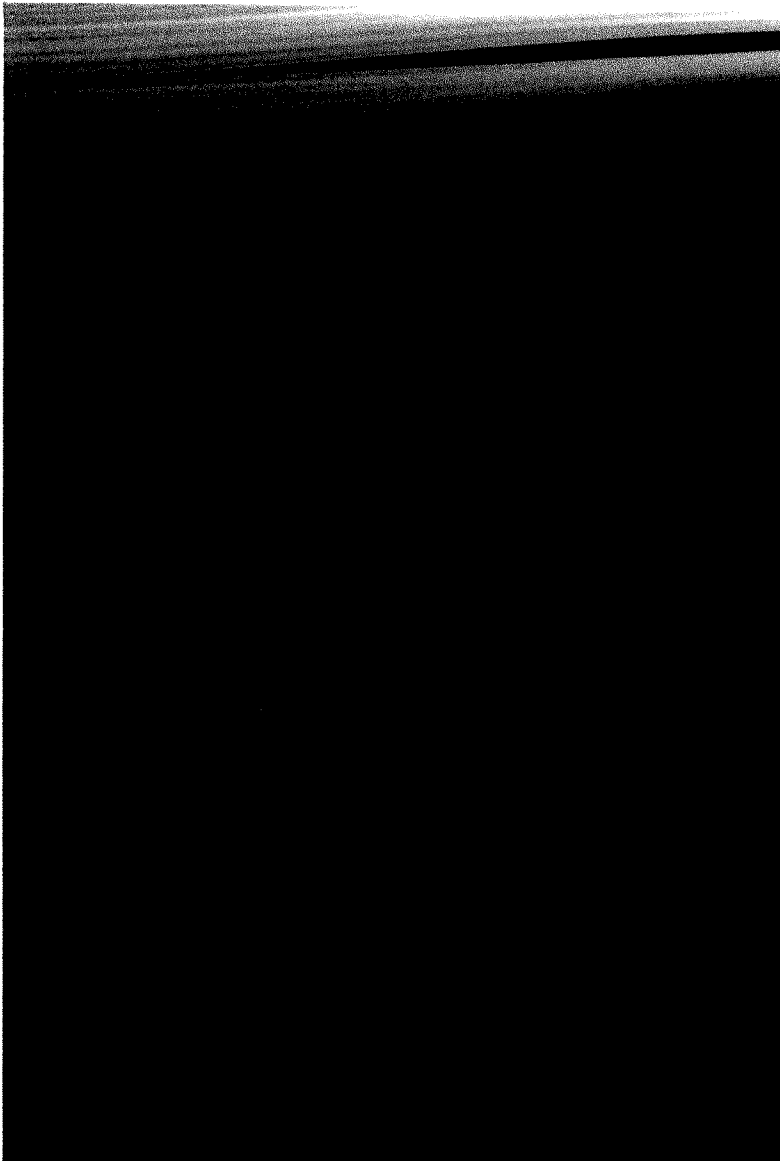
WHY IS IT NECESSARY TO MAKE A PROPER PLAN FOR LAND USE?

- Without a proper land-use plan, cities and communities would be in disarray. Transportation would not run efficiently.
- Industrial plants would pollute residences, and waterways and reduce air quality. Cities would be unworkable.
- Communities would be unsafe.
- Economies would stall.
- The environment would be damaged, and resources wasted, which would leave the area unusable for future generations.



WHY IS LAND USE PLANNING IMPORTANT?

- there is a growing awareness of our impact on the environment.
- We understand that each of our activities leaves a carbon footprint. This growing consciousness means that we are paying attention to our living and working patterns, how they intersect, and how to live in a way that preserves the environment.



Reduces
pollutants

Improves air
and water
quality

Prevents
flooding

Promotes safe
transportation
and routes

Reduces noise
and light
pollution

Keeps the
environment
ecologically
balanced

Protects
potentially
endangered
species

Mitigates
disaster risks

Safeguards
public health
and minimizes
hazards

Maintains and
improves the
fiscal health of
a community

Preserves open
space

Manages
growth



IS NECESSARY TO MAKE A PROPER
PLAN FOR LAND USE IN A SINGLE WORD

USABILITY

The usability of the land and its resources by the community makes land planning absolutely essential for the orderly development and use of the area.



THERE IS AN INCREASING NEED FOR

- WALKABLE COMMUNITIES
- MIXED-USE DEVELOPMENTS
 - GREEN SPACES

These initiatives are for one purpose—to create a sustainable environment.



WHAT ARE THE FACTORS AFFECTING LAND USE PLANNING?

Sustainability

Energy

Social Equity

Economy

Livability

Transportation

Housing

Environment

Health

Food

Recovery

Climate
Change



Community plans must take into account future considerations

- Changing demographics
- Lifestyles
- Potential disasters, hazards, and how to mitigate them (hurricanes, earthquakes, floods, etc.)
- Transportation types and technological advancements
- Housing improvements and advancements
- Conservation
- Energy conservation
- Green technology and improvements

If the development is going to create issues with the surrounding environment, these problems would be caught and addressed during the planning process. The whole point of land use planning is to make sure the land can be used and reused for generations to come after development is finished.



WHAT IS NEXT?

- Zoning code updates
- Land use updates
- Map updates

	Single-Family	Multi-family	Commercial	Industrial	Open Space	Small Boat Harbor	Marine Park
Accessory residential ¹				P			
Airport				P			
Banks and financial institutions			P				
Barge operations				P		P	P
Bulk fuel storage and transfer				P			
Campgrounds				C	P		P
Churches	C	C	P				
Clubs, meeting halls			P				
Commercial animal kennel and services		P	P				
Commercial fishing operations			P			P	
Commercial garages, auto body shops			C	P			

		Single-Family	Multi-family	Commercial	Industrial	Open Space	Small Boat Harbor	Marine Park
Day care and elderly centers		C	C	P				
Duplexes		C	P	C				
Ferry terminal					C		P	
Freight terminal					P			
Garbage and/or refuse transfer storage and disposal		C	C	C	P			
Hazardous or noxious materials storage					P			
Heavy equipment storage and repair					P			
Heliport and terminals					P			
Home occupation ²		P	P	P				
Hospitals and health care facilities			C	P				

	Single-Family	Multi-family	Commercial	Industrial	Open Space	Small Boat Harbor	Marine Park
Hotel		C	P				
Indoor recreation	C	P					
Junkyard				C			
Houseboat	C	C					
Lumber and building material storage yard			P	P			
Manufacturing and wholesaling							
Marine services			P	P		P	C
Mobile home	C	C					
Mobile vendor			C			C	
Movie hall and theater			P				
Multifamily		P					

		Single-Family	Multi-family	Commercial	Industrial	Open Space	Small Boat Harbor	Marine Park
Museum and libraries			P					
Natural resource extraction storage and transfer					P			
Neighborhood commercial ³		C	C					
Parking lots and garages: Commercial or private			C	P	P			
Parks, playgrounds, public use areas		P	P	P	C	P		P
Police, fire stations and municipal offices		P	P	P	C		P	
Post office		C	P	P				
Private garage storage, and related accessory structures		P	P					
Professional offices		C	P	C				






	Single-Family	Multi-family	Commercial	Industrial	Open Space	Small Boat Harbor	Marine Park
Recreational use	P	P	C	C	P	P	P
Restaurant and cafe		C	P			P	
Retail fuel sales		C	P		C	P	
Retailing of merchandise and services		C	P			P	
Retail liquor sales and bars			P			P	
Roominghouse		P	C				
Sawmills, log transfer				P			
Seafood processing				P			
Schools and educational uses	C	C	C				C
Shipyards				P			
Signs		C	P	P		C	

		Single-Family	Multi-family	Commercial	Industrial	Open Space	Small Boat Harbor	Marine Park
Single-family attached, condominiums			P					
Single-family residential		P	P	C				
Temporary storage: Building materials		P	P	C	C			
Utility facilities and structures		C	C	C	C	C	C	
Visitor center				C		C	P	P
Warehouses					P			

Figure X
Whittier Core Area
Existing Land Use



Legend

 Single Family Residential	 Industrial
 Multi-Family Residential	 Public Facility
 Commercial	

Source: Whittier Comprehensive Plan, 1995

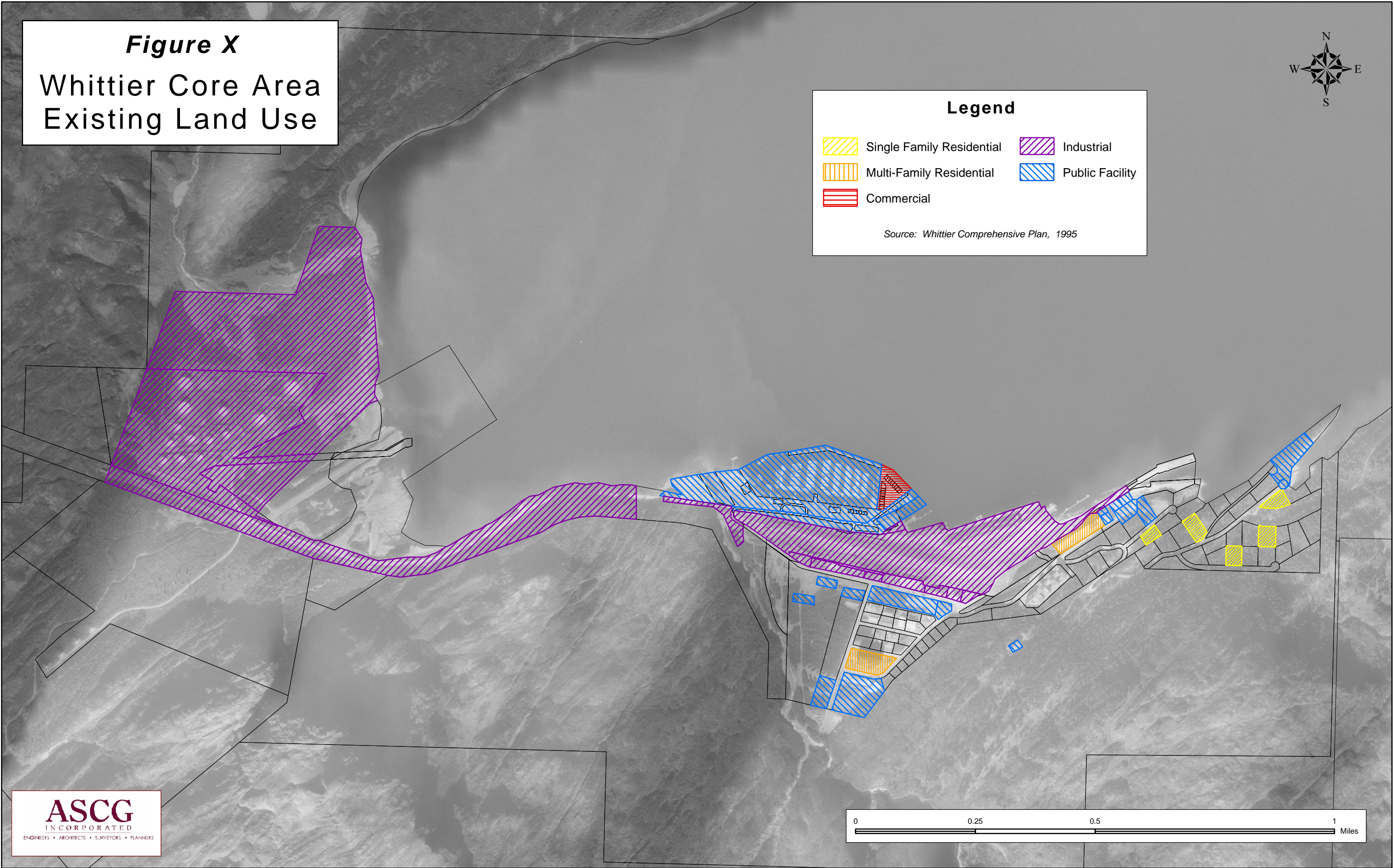


Figure X
Whittier Core Area
Future Land Use



Legend

Single Family Residential	Industrial
Multi-Family Residential	Planned Unit Development
Commercial	Small Boat Harbor

Source: Whittier Comprehensive Plan, 1995

