



# COMPREHENSIVE LAND DEVELOPMENT PLAN

## Discussion Outline

### The Purpose

1. A guide for making decisions:
  - A clear vision for future growth in Mebane
  - Policies to guide decisions about the amount, type, location, & pattern of land development
2. A source of information:
  - “Framework of Facts” (data & maps of demographic, health, environmental, & service growth factors)
  - “Framework of Community Values” (issues, likes, dislikes, goals, opportunities, and constraints)
3. An opportunity for community involvement:
  - Advisory Committee (including a cross-section of community representatives)
  - Collaborate with Alamance and Orange County planning efforts and neighboring municipal planning efforts
  - City Meetings to share information and receive input

### The Principles

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| <ol style="list-style-type: none"> <li>1. <u>Interactive</u> (Consensus-Building)</li> <li>2. <u>Inclusive</u> (Balance of people, issues, information)</li> </ol> | <ol style="list-style-type: none"> <li>3. <u>Pro-Active</u> (Positive &amp; Visionary)</li> <li>4. <u>Strategic</u> (Action-Oriented)</li> </ol> |
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### The Product

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| <ol style="list-style-type: none"> <li>1. <u>Framework of Community Values:</u> <ul style="list-style-type: none"> <li>• Likes- special qualities &amp; resources to preserve and build on</li> <li>• Dislikes- elements to change, improve, or remove</li> <li>• Goals for future land development</li> </ul> </li> <li>2. <u>Demographic - Facts &amp; Analysis:</u> <ul style="list-style-type: none"> <li>• Trends and comparisons concerning population, housing, community health &amp; economics</li> <li>• Tables and a written summary</li> </ul> </li> <li>3. <u>Environmental - Facts &amp; Analysis:</u> <ul style="list-style-type: none"> <li>• Existing Land Uses</li> <li>• Existing Zoning</li> <li>• Topography and Hydrology (slopes, water features, 100-year flood plains)</li> <li>• Soil Limitations</li> <li>• Potential Growth Areas (e.g. vacant or under-utilized sites)</li> </ul> </li> <li>4. <u>Urban Services - Facts &amp; Analysis:</u> <ul style="list-style-type: none"> <li>• Municipal limits, ETJ, and potential annexation areas</li> <li>• Transportation System (thoroughfare plan &amp; TIP improvements)</li> <li>• Water System (service area and CIP plans, capacity)</li> <li>• Sewer System (service areas &amp; outfall locations, planned &amp; likely extensions, capacity)</li> </ul> </li> <li>5. <u>Synthesis of Facts and Community Values:</u> <ul style="list-style-type: none"> <li>• Review and refine preliminary goals in the context of facts &amp; community values</li> <li>• Establish a vision statement (may include guidelines, principles, goals, and strategies)</li> </ul> </li> <li>6. <u>Identification and Evaluation of Strategic Growth Areas and Corridors:</u> <ul style="list-style-type: none"> <li>• ID potential growth areas (vacant, no floodplain, few soil limitations, few steep slopes)</li> </ul> </li> </ol> | <ul style="list-style-type: none"> <li>• Evaluate access to existing or potential urban services in each area and corridor (i.e. sewer &amp; roads)</li> </ul> <ol style="list-style-type: none"> <li>7. <u>Recommendations for Strategic Growth Areas / Growth Management Policies:</u> <ul style="list-style-type: none"> <li>• Designate growth areas (primary, secondary, economic development, conservation)</li> <li>• Determine level of encouragement &amp; time frame for development within each growth area</li> <li>• Establish <i>growth management policies</i> and utilize the Green Growth Toolbox principles to guide implementation of the City's vision for future growth</li> </ul> </li> <li>8. <u>Recommendations for Proposed Land Uses (optional based on level of specificity needed):</u> <ul style="list-style-type: none"> <li>• Develop a “pallet” of land use designations to fit the City’s vision for future growth</li> <li>• Determine appropriate types of land development within each growth area (use the “pallet”)</li> </ul> </li> <li>9. <u>Documentation of Citizen Input and Support for the Plan:</u> <ul style="list-style-type: none"> <li>• Description of the public involvement process</li> <li>• Summary of comments and input from citizens attending Community Meetings</li> </ul> </li> <li>10. <u>Recommendations for Adoption and Implementation of the Plan:</u> <ul style="list-style-type: none"> <li>• Guidelines for using the plan’s goals, policies, and maps to evaluate proposed developments</li> <li>• Strategies for accomplishing the plan’s vision for future land development</li> </ul> </li> </ol> |
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NOTE: The final plan will be presented in a format that is user-friendly and accessible to the general public. Maps, graphics, and other devices will be used throughout the document to enhance its readability and ease-of-use.