DeSoto Comprehensive Plan <u>Preliminary Draft of Proposed Amendments Outline</u> August 1, 2013



Introduction:

The City of DeSoto is evaluating the existing Comprehensive Plan, which was adopted in 2003. The purpose of this evaluation is to determine the updates that are needed for the plan. DeSoto has changed over the past decade and the City Council wants to ensure that the Comprehensive Plan remains relevant, up-to-date, and serves as a guide to help DeSoto grow into the future.

The following is a listing of recommended changes proposed for the existing Comprehensive Plan, which are detailed in the sections below.

- 1) Updates
- 2) Deletions
- 3) Additions
- 4) Public Process
- 5) Format of the Plan

Updates:

1) Vision Statement:

- a. Current Text Found on Page 1-1: "Live, work and play in DeSoto, a progressive community with a small-town feeling, rich in diversity and the cultural arts. Located in the "Best Southwest"- the southwest corner of Dallas County, DeSoto offers fine housing, friendly neighborhoods, a great school system, updated parks, restaurants and shopping."
- b. CPSC Comment: Comments received included:
 - i. "We need a unique vision statement"
 - ii. "DeSoto offers outstanding living and is a great community"
 - iii. "Progressive" and "Progressive School System"
 - iv. "Schools and housing must be in the vision statement"
 - 1. Consider a Housing Chapter or Housing Section with housing strategies for the new comprehensive plan.
 - v. "Add 'Diverse Parks'"
 - vi. "Delete the adjective 'updated' from the statement...doesn't sound good"
 - vii. "Change the adjective 'fine' from the statement...doesn't sound good"
 - viii. "Add the saying 'outstanding living and housing opportunities"
 - ix. "Add 'access to quality health care"
- Recommendation: The vision statement needs to be updated to reflect current values.
 Consider having <u>vision</u> and <u>mission</u> statements, to be crafted by the CPSC during the comprehensive plan update.

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2) Transportation Chapter:

- a. <u>CPSC Comment</u>: The transportation chapter should be updated to include an evaluation of the roadway types and sizes that are being planned by neighboring communities. The comment provided was "see what size roads are being aimed at DeSoto, such as the number of lanes."
- b. **Recommendation:** The updated transportation chapter should include a review of the plan from communities.

3) Referencing "Rural" Language:

- a. <u>CPSC Comment</u>: The comment provided was "Don't make us 'Rural' when we are not." Rural is mentioned throughout the plan. During the CPSC meetings rural was seen as not being an accurate descriptor of the community.
- b. <u>Recommendation</u>: It was determined that rural should generally be replaced with open spaces, green spaces, natural areas, parks/trails, and landscaping areas. Members felt there should be a balance between having open spaces and a suburban/urban environment.

4) Land Use Chapter:

- a. **CPSC Comment:** The comment was provided that "People want to stay close to home and have access to retail and commercial shopping."
- b. <u>Recommendation</u>: The plan should be reflective of the land uses that help the retail and commercial needs of the community. The public input section of the plan should be designed solicit this type of information.

5) Land Use Goal:

- a. <u>Current Text Found on Page 3-1</u>: "Achieve a harmonious mix of land uses that will provide and protect the desired quality of life, and recognize the topographic features that make DeSoto a wonderful place to live, work and visit."
- b. **CPSC Comment:** This wording of this goal should be updated. CPSC didn't like "harmonious mix" and "topographic features."
- c. <u>Recommendation</u>: In the online survey, 84.5% of survey respondents agreed with this goal. The overall purpose of the goal is valid, but should be reworded to reflect a more common or conversational style.

6) Objective LU6:

- a. <u>Current Text Found on Page 5-35</u>: "Incorporate mixed use development throughout the <u>City</u>, as appropriate"
- b. **CPSC Comment:** Mixed use is probably not appropriate "throughout" the whole the city, take out "throughout the City."
- c. <u>Recommendation</u>: Updated the text as follows, "Incorporate mixed use development throughout the City, as appropriate."

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- 7) Transportation Goal: Consider updating the wording of this goal.
 - a. <u>Current Text Found on Page 6-26</u>: "Provide for the safe and efficient movement of goods and people to, from and within DeSoto to address the current and forecasted future transportation needs of citizens and businesses to benefit the economy and quality of life of DeSoto."
 - b. **CPSC:** Comment was made about the purpose of this goal is that "not every road needs to be six lanes."
 - c. **Recommendation**: Consider updating the wording of this goal.

8) Objective T2:

- a. Current Text Found on Page 6-26: "Provide continuity of traffic flow within and between neighborhoods and throughout the community to promote neighborhood affinity, non-motorized transportation, and reduce traffic on arterials."
- b. **CPSC Comment:** Add "for the" before "continuity."
- c. <u>Recommendation</u>: Updated the text as follows, "Provide <u>for the</u> continuity of traffic flow within and between neighborhoods and throughout the community to promote neighborhood affinity, non-motorized transportation, and reduce traffic on arterials."

9) Urban Design Goal:

- a. Current Text Found on Page 7-1: "Enhance the appearance of the City of DeSoto by connecting quality residential areas to the natural environment, improving existing commercial nodes, retaining a reminder of rural characteristics in an urban setting, providing design criteria for new development and distinguishing the entrances to the City."
- b. <u>CPSC Comment:</u> Replace "retaining a reminder of rural characteristics in an urban setting" with something about green/natural areas.
- c. **Recommendation:** Consider updating the wording of this goal.
- 10) <u>Objective U1:</u> Improve and extend sidewalks and the Roy Orr Trail System to connect people to destinations of commercial and residential uses as a component of the Parks, Recreation and Open Space Master Plan.
 - a. <u>Current Text Found on Page 7-1</u>: "Improve and extend sidewalks and the Roy Orr Trail System to connect people to destinations of commercial and residential uses as a component of the Parks, Recreation and Open Space Master Plan."
 - b. **CPSC Comment:** Focus on the entire system, not just the Roy Orr.
 - c. **Recommendation**:
 - Updated the text as follows, "Improve and extend sidewalks and the Roy Orr Trail System to connect people to destinations of commercial and residential uses as a component of the Parks, Recreation and Open Space Master Plan."
 - ii. Consider focusing a chapter or section on the parks and trails.

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11) Objective U6:

- a. <u>Current Text Found on Page 7-2</u>: "Enhance and restore the rural and agricultural qualities through visual improvement to landscaping and tree preservation and planting."
- b. **CPSC Comment:** Revise due to of reference to "rural and agricultural qualities."
- c. **Recommendation:** Consider updating the wording of this objective.

12) Vision Projects:

- a. Current Vision Projects Found on Page 7-2:
 - i. Vision Project #1: The Central City Area
 - ii. Vision Project #2: Mixed Use and Hampton Road Corridor Redevelopment Project
 - iii. Vision Project #3: IH-35 Corridor
- b. **CPSC Comment:** Updated this section.
- c. **Recommendation:**
 - i. Two of the three vision projects have been completed.
 - ii. Remove the two completed projects and add two new vision projects
 - Add: Median improvements along Pleasant Road Road from IH-35 to the Town Center. The purpose would be to capitalize on the improvements at the intersection with IH-35 and draw people to the Town Center. Additionally, electronic signage could be added within the median. The signs could welcome signs and have scrolling information for public meetings and other community information.
 - Add: Improvements to the entire Hampton Road corridor.
 Improvement would include median and right-of-way beatification.
 Also, improvement to existing buildings should be consider, such as incentives for building façade improvements and site redevelopment.

13) Chapter One (Introduction):

- a. **FNI Comment:** With the exception of the vision statement, this chapter applies only to the current plan and how that process was completed.
- b. **Recommendation:** This chapter will be rewritten to reflect the new plan.

14) Chapter Three (Goals and Objectives):

- a. **FNI Comment:** There is currently no mention of the public responses/input for the comprehensive plan.
- b. **Recommendation:** Chapter should show the results for public input.

15) Chapter Four (Form Analysis):

- a. **FNI Comment:** There is an abundance of information in this chapter that can be condensed, and shares some duplication with the existing land use in Chapter 5.
- b. **Recommendation:** Recommend shortening and possibly deleting this section.

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16) Chapter Five (Land Use):

a. **FNI Comment:** Existing land use should be discussed earlier in the plan. Also, this chapter should establish population projections.

b. **Recommendation:**

- i. The existing land use discussion should be moved to a baseline chapter.
- ii. Population projection need to be tailored to DeSoto (i.e., not TWDB).
- iii. Ultimate population needs to be added.

17) Chapter Six (Transportation):

- a. **FNI Comment:** Chapter should contain streetscape guidelines.
- b. Recommendation:
 - i. Minor updates recommended.
 - ii. Move streetscape guidelines or revised streetscape guidelines to this chapter.

18) Chapter Seven (Urban Design):

- a. **FNI Comment:** Two of the three vision projects have been completed.
- b. Recommendation:
 - i. Updates and additions to the vision projects.

19) Chapter Eight (Implementation):

- a. FNI Comment: Many of the recommendations have been completed or are on-going.
- b. **Recommendation:**
 - i. Update with time frames for completion (e.g., 2018).
 - ii. Update with staff.

Deletions:

1) Objective LU3:

- a. <u>Current Text Found on Page 5-34</u>: "Retain the reminders of the rural character of DeSoto."
- b. **CPSC Comment:** Said this was not needed.
- c. Recommendation: Delete Objective.

2) Objective T1:

- a. <u>Current Text Found on Page 6-25</u>: "Provide for the timely development of sufficient roadways for the safe and efficient movement of goods and people to, from and within DeSoto."
- b. **CPSC Comment:** Said this has already been achieved.
- c. **Recommendation**: Delete Objective.

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- 3) **Objective T4:** Provide for relief of traffic congestion.
 - a. Current Text Found on Page 6-27: "Provide for relief of traffic congestion."
 - b. **CPSC Comment:** This objective is not needed.
 - c. **Recommendation**: Delete Objective.

4) Objective U2:

- a. <u>Current Text Found on Page 7-1</u>: "Support streetscape and pedestrian oriented facilities that will reduce the impact of widening Belt Line Road, thus keeping the High Ridge South connected to the rest of the City."
- b. **CPSC Comment:** This objective is not needed.
- c. Recommendation: Delete Objective.

5) Objective U4:

- a. <u>Current Text Found on Page 7-2</u>: "Create a DeSoto bridge façade design that will utilize existing super-structure (bridge decking)."
- b. **CPSC Comment:** This objective is not needed.
- c. Recommendation: Delete Objective.

6) Objective U5:

- a. <u>Current Text Found on Page 7-2</u>: "Create a cohesive signage theme for business-related activities located in DeSoto."
- b. **CPSC Comment:** This objective is not needed.
- c. **Recommendation:** Delete Objective.

7) **Objective U7**:

- a. <u>Current Text Found on Page 7-3</u>: "Define the entrances into the City to further establish a sense of identity and place."
- b. **CPSC Comment:** This objective is not needed.
- c. **Recommendation:** Delete Objective.

8) Objective U8:

- a. <u>Current Text Found on Page 7-3</u>: "Enhance the Central City Area, expanding its usefulness as a community focal point by linking it to Ten Mile Creek. (See Vision Projects)"
- b. **CPSC Comment:** Said this has already been achieved.
- c. **Recommendation:** Delete Objective.

9) Streetscape Guideline (Separate Document):

- a. **FNI Comment:** For clarity, this topic should be addressed in the transportation chapter.
- b. **Recommendation:** Delete (will be addressed in the corridor discussion, a smaller section but part of the plan).

10) Chapter Two (Planning Process):

- a. **FNI Comment:** This chapter is not necessary and the space can be better utilized by another chapter.
- b. **Recommendation:** Delete Chapter.

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Additions:

- 1) <u>Previous Planning Efforts:</u> The Comprehensive Plan needs to summarize and mention the recommendations of previous planning efforts (such as the public transportation study by Dikita). This should be in a "Baseline" chapter at the beginning of the new Comprehensive Plan.
- 2) <u>Trails and Trails Map</u>: Trails are a very important element to the community. It is recommended that either a chapter or section be devoted for trail discussion. A trails system map should be shown and time frames for the trail network completion should be established.
- 3) Parks and Open Space: Parks and open spaces are very important elements to the community. It is recommended that either a chapter or section be devoted for this discussion. Recommendations for the incorporation of open space, such as single-loaded streets, should be included in the update (see photos).



Example of a Single Loaded Street

- 4) Add Transportation Objective: Incorporate recommendations from the 2011 Public Transportation Study.
- 5) Add Urban Design Objective: Develop recommendations for the intersection of Beltline and IH-35 similar to "Objective U9: Enhance the existing patterns of development at IH-35 and Pleasant Run Road to make a strong visual impact on the IH-35 streetscape and to link the IH-35 node with the Central City Area. (See Vision Projects)."
 - a. **CPSC:** Input needed from the CPSC on the above topic.
- 6) **Discussion of Redevelopment**: This will be an issue for the community.
 - a. **CPSC:** Input needed from the CPSC on the above topic.
- 7) **Population Projections and Ultimate Capacity**: This will help with knowing future needs of the community.

Process:

- 1) <u>Public Input:</u> Public input should be an important part of the Comprehensive Plan update. Comments received included the following items to solicit public input:
 - a. Use the City's "Notify Me System."
 - b. Use Electric Billboards/Traffic Signs.
 - c. Use the City's Phone Tree.
 - d. Use the block of time provided to the City by Time Warner and AT&T U-verse.
 - e. Distribute information (mail, etc.) to encourage people to attend the public meeting.

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Format and Chapters of the New/Update Plan:

1) Add a baseline/demographics chapter: Document and explain demographics and existing land uses. This would also be an opportunity to talk about previous planning efforts and the planning context (such as the "best southwest" [http://www.bestsouthwest.org/]).

2) Outline of the New Comprehensive Plan:

- a. Chapter 1: Community Snapshot
 - i. Demographics (population, age, race, income, education, and households)
 - ii. Existing Land Use
 - iii. Physical Constraints
 - iv. Planning Context (including previous plans)
- b. Chapter 2: Visioning (Public Input)
 - i. Public Input Exercises
 - ii. Form the goals and objectives base on this input and categorized by chapter.
- c. Chapter 3: Future Land Use Chapter
 - i. Future Land Use Plan Map and descriptions
 - ii. Population Projects
 - iii. Ultimate Population Capacity for DeSoto
- d. Chapter 4: Housing Strategies
 - i. Develop strategies to upgrade existing housing
 - ii. Establish guidelines for new housing
- e. Chapter 5: Transportation Chapter
 - i. Thoroughfare plan map
 - ii. Transit options
- f. Chapter 6: Gateways and Corridors
 - i. Discuss how gateways and roadway corridors should look and be designed
 - ii. Similar to the current streetscape guidelines
- g. Chapter 7: Vision Projects
 - i. Mixed Use
 - ii. Median improvement along Pleasant Run Road (from I-35 to the Town Center).
 - iii. Improve the entire Hampton Road Corridor (streets and buildings).
- h. Chapter 8: Parks, Trails, and Open Space
 - i. Integration of the 2011 Park Plan
- i. Chapter 9: Implementation Plan
 - i. Matrix and years for completion

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