

SECTION 4. FUTURE LAND USE PLAN

Note: A Future Land Use Plan shall not constitute zoning regulations or establish zoning category boundaries.

Introduction

The existing environment of Saint Hedwig is overwhelmingly rural in character, due totally to residential development occurring on large lots, ranging from two and a half acres to more than ten acres, and significant open space areas created by agriculture endeavors, major utility easements, and the floodplains of both the Martinez Creek and Dry Hollow Creek..

The *Future Land Use Plan* is designed to provide a framework from which the City's *Goals and Objectives* may be realized. Its two components, the map and text portion, complement one another in describing the physical layout and character of the community. As the City receives development proposals, it is paramount that these proposals be in keeping with the Future Land Use Plan. When considering development proposals, it is important to understand that the Plan is flexible and may be revised to accommodate proposals that are significantly in keeping with the vision of the City while not mirroring the Plan put forth.

The Future Land Use Plan also guides the future creation and adaptation of regulations which are primarily zoning and subdivision ordinances. This practice also provides the legal framework necessary and critical to implementing the Plan.

4.1 Land Uses

The Future Land Use Plan considers development within the corporate limits as well as the City's more minor ETJ areas. Plate 4.1 *Future Land Use and Thoroughfare Plan*, on the following page, graphically depicts the locations of the proposed land uses.

Plate 4.1 Future Land Use and Thoroughfare Plan

The land uses proposed are as follows:

- E-1R Semi Rural Residential Estate (single family, minimum five acre lots)
- R-2 High Density Residential (single family, minimum 2 ½ acre lots)
- R-3 High Density Residential (single family manufactured home minimum 2 ½ acre lots)
- R-4 Multiple Family Residence (minimum 5 acre parcel, 2 unit per acre maximum)
- HD-1 Historic Downtown District
- P Public Facilities, Community Center, Parks and Open Space
- C-1 Commercial
- L-1 Light Industrial
- A-1R Agricultural/Residential (single family, minimum 11 acre parcel with combo use)

Table 4.1 below provides a text description of the land use distribution presented in Plate 4.1 *Future Land Use and Thoroughfare Plan*. Single family residential land uses will dominate the planning area. Of these six future categories, the single family, Semi-Rural Residential Estate Category (E-1R) population would utilize more of land used (Table 4.1).

**Table 4.1 Future Land Use Distribution
Saint Hedwig (City Limits)**

Land Use Category	Percent
Residential	
Agricultural/Rural Residential Estate (E-1R, A-1R)	87 %
High Density Residential (R-2, 3)	11.6 %
Non –Residential	
Historic Downtown District (HD-1)	.15 %
Commercial (Light Industrial) (L-1)	.86 %
Light Commercial (C)	.39 %
Total	100%

The ultimate holding capacity has been calculated for the proposed future land use pattern shown in Table 4.2 below. The ultimate holding capacity represents the total estimated housing and population counts that could be accommodated at a full build-out (calculated at 95%) throughout the planning area. Single- family residential units are calculated at an average of three persons/ household; residential estate & residential agriculture four persons; for multi family units, the average is two persons per household. Table 4.2 describes the residential holding capacity estimates.

The holding capacity does not account for future right of way or easements that will reduce the holding capacity for these land use categories and the corresponding population level. Future population growth predictions are for an average of 9 percent increase per year. If the Future Land Use Plan were to stay in place indefinitely, the population would peak at about 4,000 (3881 actual count) persons (based on 9% increase per year to year 2030).

Table 4.2 Ultimate Holding Capacity (Year 2030), Saint Hedwig

Residential Categories	Population
High Density Residential (R2, 3) Total acreage 2236 x 2.5 minimum acre per residence Total residence per 2236 acres = 895 Average single family size 3 persons	2685
Agricultural/Residential (E-1R, A-1R) Total acreage 16783 minimum 5 acres per residence Average single family size 4 persons	1196
Total	3881

4.2 Land Use Categories

Single- family residential uses comprise the greatest use of land throughout the planning area and the Future Land Use Plan specifies six residential land use categories. The Plan also specifies four nonresidential land uses. These uses are defined on the basis of residential type, density and minimum lot sizes.

Residential /Agriculture Category (A-1R, E-1R)

Percent of Planning Area: 87%

Lot Size: 5 acres or larger

Residential Type: Single family



Residential Agriculture lots are located throughout the City’s boundaries and ETJ boundaries. Agriculture will continue to be an important factor in maintenance of the rural nature and open atmosphere in the future. This Category will be most appropriately located toward the interior of the City, away from major corridors and adjacent to the R-2 Category. It is designed to embody

and protect the predominantly rural character and history of the City.

High Density Residential (R-2, R-3)

Percent of Planning Area: 11.6%

Residential Type: single-family

Minimum Lot Size: two and a half acres

Maximum Building Height: 35 feet



The High Density Residential Category prescribing minimum two and a half acre lots will continue to play a major role in the housing strategy. This category will be appropriately located along existing corridors and near schools and public facilities.

Multi-Family Units

Reserved

Historic Downtown Center- Residential and Retail/Office (HD-1)

Percent of Planning Area: .15%

Maximum Building Height: 35 feet



Example of Historic Downtown District with Retail Office

The Historic Downtown Center Category is provided to improve the overall tax base of the community and provide goods and services to the local population.. The Category is located along the F.M. 1346 in the Historic District between Pittman Road to just south of the American Legion Hall (refer to Plate 4.1 *Future Land Use and Thoroughfare Plan*). Development occurring within the HD-1 Category shall occur in a manner that is minimal in impact to the rural character and lifestyle of the community. “Minimal in impact” refers to such characteristics as the size of the structure, building footprints, auto traffic generation, outside lighting, signage and noise. Development in the Historic Downtown District Category should employ design guidelines, as described in Saint Hedwig Zoning Ordinance, to ensure an aesthetically-pleasing and pedestrian-oriented environment. Two-story structures are appropriate to accommodate offices above retail (i.e., mixed use development). Because of the high density character of this category, a buffer yard should be established where this category abuts less intense residential categories

(see Section 5 *Design Guidelines*).

Light Commercial/Commercial (Light Industrial) (L-1, C)

Percent of planning area: 1.2%



Light Commercial is best suited along FM 1346 (between the HD-1 district west to FM 1346) and FM 1518 (between FM 1346 south to the Saint Hedwig Feed Store). Larger commercial or light industrial concerns are best suited to areas along Loop 1604 or along US Highway 87. Businesses will be allowed along these thoroughfares as permitted in the Table of Use in the Saint Hedwig Zoning Ordinance, and must comply with all building codes adopted by the City.

Public Areas



Park and Community Center

The Community Center Category is intended to provide a location for the development of facilities for the use and enjoyment of the City's residents. These facilities may include a community gathering/meeting facility and/or recreational activities such as swimming pools, tennis courts and unlit baseball practice areas.

The location of this category will be appropriate along most major roadways, including FM 1346.

Open Space

The Open Space will maximize the potential benefits of the floodplain and easements in a manner that addresses the needs of residents and environmental concerns like drainage and the preservation of natural areas. Its purpose is to provide recreational and passive opportunities to the residents of Saint Hedwig and contribute to the preservation of the rural character of the City. “Open Space” refers to the preservation of open, natural areas and does not feature any facilities that would encourage active uses.



Public Facilities (Reserved)

Special Consideration

It is important to note that parcels of land existing in the City’s Extra Territorial Jurisdiction be considered for possible future annexation, if the opportunity presents itself, and be considered for land use as appropriate to the area annexed. Refer to Plate 4.1 *Future Land Use and Thoroughfare Plan*.

4.3 Population Projections

Population projections are significant to the process of assessing the quantity of land that should be allocated to each land use and how intensely land should be used in order to support desired population numbers. As discussed in the Baseline Analysis, the U. S. Census reported the 2000 population to be approximately 1,875 persons. Using this population estimate as a base year population, a series of projections were made for planning purposes. Table 4.3 compares three growth scenarios. The growth rates are compounded annually over a 20 year projection. The assumptions of these scenarios immediately follow. All scenarios assume that the categories and their corresponding density levels will remain the same. Using the methodology applied, a full build-out of the City should not occur by the year 2020 (Table 4.3).

Table 4.3 Projected Population Growth, Saint Hedwig

Year	Low (0.6%)		Medium (Recommended) (1.2%)		High (2.4%)	
	Population	Yearly Growth	Population	Growth Rate	Population	Growth Rate
1980*	465					
1990*	978	7.70%	978	7.70%	978	7.70%
2000*	1216	2.7	1216	2.7	1216	2.7
2020	1371	0.6	1544	1.2	1,954	2.4

* U.S. Census Estimate.

Scenario A (Low)

Scenario A assumes a number of negative economic issues come together to create an environment inhospitable to attracting new development (residential or commercial). These assumptions are strongly tied to the national economy. Scenario A also assumes sluggish economic growth and the failure to produce demand for large residential lots. A 0.6% yearly growth rate is assigned based on new residences being constructed at half the rate experienced over the years 2000 and 2001.

Scenario B (Medium)

Scenario B is based on the average number of residential building permits issued over a two year period. For Saint Hedwig, five new residential permits were issued suggesting a population increase of 15 persons (three persons per new residence) or 1.2% in population. * Scenario B is the recommended growth rate based on the City’s desire to experience growth in a slow and controlled manner.

Scenario C (High)

Scenario C assumes excellent market conditions in all matters related to the development of residential and non-residential properties. A 2.4% yearly growth rate is assigned based on new residences being constructed at double the rate experienced over the years 2000, 2001. At this rate, the 20 year period would reach a population level substantially less than the ultimate capacity allows.

4.4 Future Land Use Policies

The following statements describe generally recommended policies that will guide St. Hedwig’s future land use planning efforts:

1. St. Hedwig will use the Future Land Use Plan and the associated policies in this report to establish the general pattern of development within the community. This pattern of development shall be implemented through the St. Hedwig’s development regulations.
2. The Future Land Use Plan map provides the general locations of land use categories and the text in this report provides an explanation of these land uses. St. Hedwig should maintain the Future Land Use Plan to provide areas for different types of land uses and intensities, and should plan for public services and facilities appropriate for the planned land uses. The plan establishes the general pattern of future land use, as appropriate to achieve the City’s goals and objectives.
3. St. Hedwig will identify sufficient locations for residential and non-residential development to accommodate projected growth with provision of additional land use capacity for market choice and flexibility.
4. St. Hedwig will implement improvements to its thoroughfare system to support the land use pattern specified in the Future Land Use Plan.
5. St. Hedwig shall use its planning and development regulations to protect residential neighborhoods from encroachment of incompatible land uses.
6. Residential developments adjacent to park or to public open spaces shall be designed to facilitate public access to and use of the park system, while minimizing potential traffic conflicts between park users and residents of the neighborhood.
7. In reviewing development proposals, the City shall consider issues of community character, compatibility of land use, residents’ security and safety, and efficient service provision. This policy does not limit the City’s ability to consider additional factors that are consistent with generally accepted planning standards.
8. St. Hedwig shall encourage future patterns of development and land use that would reduce

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infrastructure construction costs and would make efficient use of existing and planned public facilities.

9. A rezoning proposal's density will be consistent with the Future Land Use Plan. The actual density approved shall take into consideration the parcel zoning, adjacent land uses, the nature of the proposed development, and other relevant policies of the Master Plan.
10. Non-residential development proposals will be evaluated according to the types of uses and the ability of existing or planned infrastructure to provide adequate services to these uses.
11. Design guidelines will be established for all land use types to ensure development of high quality and compatible design. Standards and guidelines shall address elements including, but not limited to, minimum lot size, building scale, building setbacks, lighting, landscaping, screening and fencing, signage and building materials.

Saint Hedwig shall periodically evaluate its development review and approval process, and will revise its process as needed to ensure the following: (1) that adequate opportunity is provided for public input in appropriate development projects; (2) that consistency and predictability are maximized for all parties involved in the process; and (3) that the process helps to achieve the vision established by the Master Plan.