

Public and Semipublic Land Use Goals

Issue: Both public and semipublic services and facilities serve to enhance the quality of life in a city. Guidelines are needed to direct the efficient provision of these services and facilities.

Goal 1: Provide Facilities and Services to Meet the Needs of the Community

Provide quality public and semipublic facilities equitably distributed throughout the City.

Policy 1.1: Maintain Existing Facilities -

Maintain or upgrade existing facilities and services where necessary to serve existing development.

Policy 1.2: Identify Suitable Sites -

Cooperate with other agencies in identifying appropriate sites for future community facilities.

Policy 1.3: Coordinate the Delivery of Services -

Cooperate with nearby cities, other governmental agencies, and public and private agencies to improve and expand the range and quality of public services and facilities through:

- a. Joint-use facility agreements wherever there are mutual cost and operational benefits.
- b. Use of private sector resources wherever it can provide more economic and effective services.

Policy 1.4: Combine Facilities -

Promote combined public facilities such as school/community centers, police/fire stations, or library/community centers in several locations throughout the City to improve accessibility and promote efficient delivery of services.

Policy 1.5: Provide Continuous Pedestrian Networks -

Provide for safe, continuous pedestrian networks to promote direct pedestrian access to neighboring residential, non-residential and public uses.

Issue: Guidelines are needed to provide direction on where and at what scale public or semipublic developments are appropriate.

Goal 2: Criteria for the Location of Public or Semipublic Developments

Adopt criteria that will ensure that public and semipublic uses are located, designed and operated in a manner compatible with neighboring uses.

Policy 2.1: General Locational Criteria -

Public facilities that serve community or regional populations such as a central library or courthouse annex and are used extensively and directly by the general public should be located on thoroughfares in nonresidential areas.

Policy 2.2: Follow Locational Criteria for Churches and Other Religious Facilities -

The locational criteria for churches and other religious facilities are:

- a. Locate in any of the various residential categories shown on the Future Development Plan.
- b. Provide direct access to a thoroughfare or collector street.

Policy 2.3: Follow Locational Criteria for Public and Private Schools -

The locational criteria for public and private school facilities are:

- a. Locate in any of the various residential categories shown on the Future Development Plan.
- b. Coordinate site locations with City parkland, recreation facilities and the Greenway Linkages system.
- c. Provide direct access to a thoroughfare or collector street.

Policy 2.4: Follow Locational Criteria for Hospitals -

The locational criteria for hospitals are:

- a. Locate at or near the intersection of two thoroughfares or thoroughfare with highway.
- b. Locate helipads towards the interior of the development to minimize the impact on nearby residences.
- c. Evaluate locations on a case-by-case basis with special consideration given to buffering between hospitals and residential land uses (See Office Land Use Goal 1, Policy 1.1: Use Appropriate Transitional Methods).

Policy 2.5: Follow Locational Criteria for Utility Structures -

Choose locations and design sites in a manner that minimizes the impact on adjacent properties.

Issue: Because Public and Semipublic Uses are very distinct uses with unique characteristics, a site that is appropriate for one type of Public and Semipublic Use would not necessarily be appropriate for all or any of the other Public and Semipublic Uses. Guidelines are needed, therefore, to address the redevelopment of a Public and Semipublic Use.

Goal 3: Redevelopment Guidelines

Policy 3.1: Criteria for the Future Development Plan Designation of Redevelopment Public and Semipublic Uses

The City will look at the following issues when redevelopment is necessary:

- a. Existing zoning of the parcel
- b. Surrounding existing land uses
- c. Surrounding Future Development Plan designations
- d. Surrounding zoning

- e. Traffic Impacts
- f. Environmental Impacts

Issue: Guidelines are needed to direct the continued development of a transportation system that provides for adequate and convenient mobility.

Goal 4: Transportation Considerations

Promote a transportation system that provides or improves access and circulation throughout the City.

Policy 4.1: Coordinate with Other Jurisdictions -

Coordinate existing and planned thoroughfare and collector streets along boundaries with other jurisdictions.

Policy 4.2: Cooperate with Other Public Agencies -

Maintain a good working relationship with other transportation agencies and adjacent municipalities.

Policy 4.3: Maintain and Expand the Street Network -

Maintain and expand the street network through:

- a. Maintaining the infrastructure
- b. Increasing system capacity where necessary and appropriate
- c. Making improvements to connecting streets
- d. Constructing new thoroughfare and collector streets generally in conformance with the corridors shown on the Future Development Plan

Policy 4.4: Enhance Public Safety -

Enhance public safety through:

- a. The use of common drives and internal access between compatible properties to minimize conflict points and direct access off of public streets.

- b. Alignment of driveway locations with existing or proposed driveways on the opposite side of the street in office, commercial and industrial developments.
- c. The use of tee intersections at collector-collector junctions, in the interior of sections, with appropriate offsetting to help minimize the need for future traffic regulation and enforcement.
- d. The alignment of collector streets with thoroughfares to form standard four-legged intersections in order to limit the disruption of traffic movement and facilitate signalization.
- e. Linking of residential developments to maintain an integrated street system and assure prompt emergency access.

Issue: A need is recognized that public and semipublic development should comply with other pertinent City land use policy guidelines.

Goal 5: Compliance with Other City Land Use Policy Documents

Ensure that public and semipublic development complies with the guidelines of other pertinent City land use policy documents including City Council and Planning Commission Resolutions and special area plans.