



AGENDA ITEM COMMENTARY

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| MEETING NAME: | City Council Meeting |
| MEETING DATE: | April 15, 2024 |
| ITEM TITLE: | Consider and take appropriate action on discussion of update to the City of Wolfforth Comprehensive Plan: Future Land Use Map. |
| STAFF INITIATOR: | Tara Tomlinson, Director of Development Services |

BACKGROUND:

On June 15, 2009, The City of Wolfforth adopted the 2009 Comprehensive Plan that included the Future Land Use Map. The purpose of a Future Land Use Map is a blueprint for growth which reflects both existing patterns of land use as well as the desired use of land. It should also represent the future demand for land based upon past trends and projections. Within the Comprehensive Plan, each land use category's intended purpose is described and defined by allowable uses of development. The Future Land Use Map serves as a guide to decision-making when zoning changes are requested.

The City of Wolfforth's Future Land Use Map should reflect the City's zoning policies and other planning-related studies, which would require to be updated periodically. On April 5, 2021, the City of Wolfforth updated the Future Land Use Map from 2009 based on new projected projects and subdivisions. After continued growth over the past three years, the City's long-term vision has transformed into other plans for the community.

Recently, the City of Wolfforth has been working on projects with the MPO for funding for construction of roadways. One of the most important guides that the MPO uses when determining the need for projects is the City's Future Land Use Map. With the continued growth in Wolfforth, the staff feels that reviewing and updating the Future Land Use Map to reflect the changes and vision for the future is imperative.

Some of the changes included from the 2021 Future Land Use Map to the recommended 2024 Future Land Use Map are as follows:

- The Comprehensive Plan defines residential areas as:
 - o Low- Single Family Homes only
 - o Medium- can include two-family dwellings (duplexes, townhomes, etc.)
 - o High- Apartment typeThe City of Wolfforth recommends cleaning up what some of the areas within the city have developed in the last three years, along with future plans from the developers.
- In previous years, we have divided commercial between office, retail, and commercial. The staff recommends that we do not distinguish between the three and categorize it as Commercial in general. This will allow some flexibility within the zoning.
- In the original Future Land Use Map, Industrial made up 9 acres, or only .5% of the city limits. Benefits of Industrial zoning for local economies include reasons such as creating jobs, improve tax base, and business diversity. The staff recommends increasing the Industrial zoning area, primarily in the Northeast portion, near Patel Drive.

- The Planning and Zoning Commission is also recommending an increase in zoning for Commercial along Donald Preston Rd. This is largely due to high traffic through this area and a need for large-scale acreage not available elsewhere in the city.
- Currently, the projected land use around the future Loop 88 is office space, commercial at the intersections, and residential. Using Loop 289 as a guide, the staff is recommending commercial be the primary land use 300 ft out from Loop 88

On Tuesday April 9, 2024 the Planning and Zoning Commission discussed the changes to the Future Land Use Map. With the idea of thinking in the future, the P&Z added several more changes to the map:

- Continue commercial zoning around the entire Loop 88 corridor.
- Since Future Land Use Maps are used to determine what we see the future of the land be used for, the PZ suggested the following changes to the two large Manufactured Homes zones-
 - Along Hwy 179 on south end of ETJ- recommend changing zoning to commercial along Hwy 179 and Low Density Residential for the interior land.
 - Near 98th Street (Wolfforth Place)- recommend continuing the land use seen north by having a mix of commercial and industrial zoning.

EXHIBITS:

1. Current Future Land Use Map updated in 2020
2. Recommended Future Land Use Map with P&Z recommendations

COUNCIL ACTION/STAFF RECOMMENDATION:

The Planning and Zoning Commission unanimously recommended approval. Discuss recommended Future Land Use Map. Take one of the following actions:

1. Approve changes as recommended and then hold a public hearing.
2. Approve changes with revisions and then hold a public hearing.
3. Cancel Public Hearing and advise staff on future steps