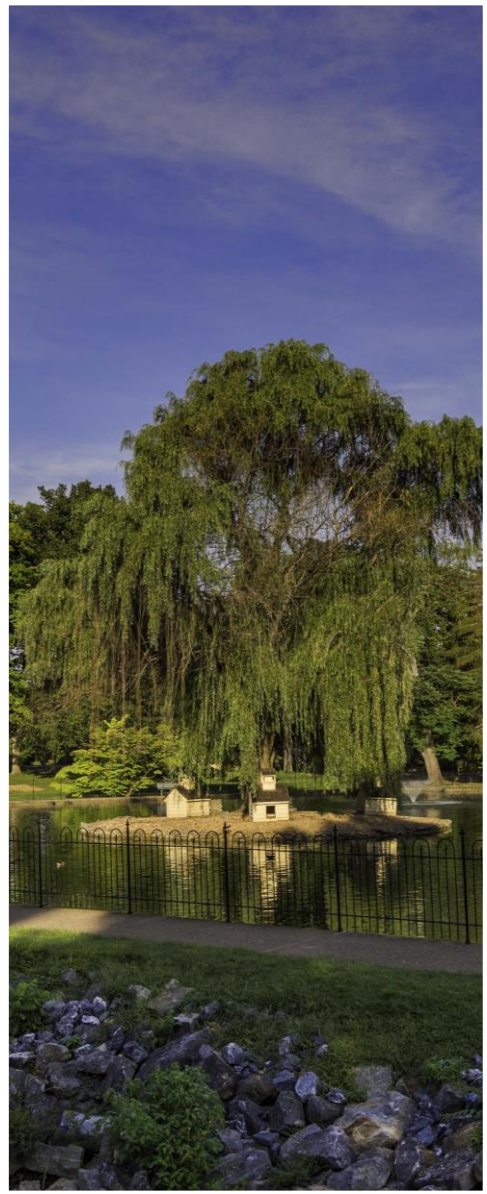




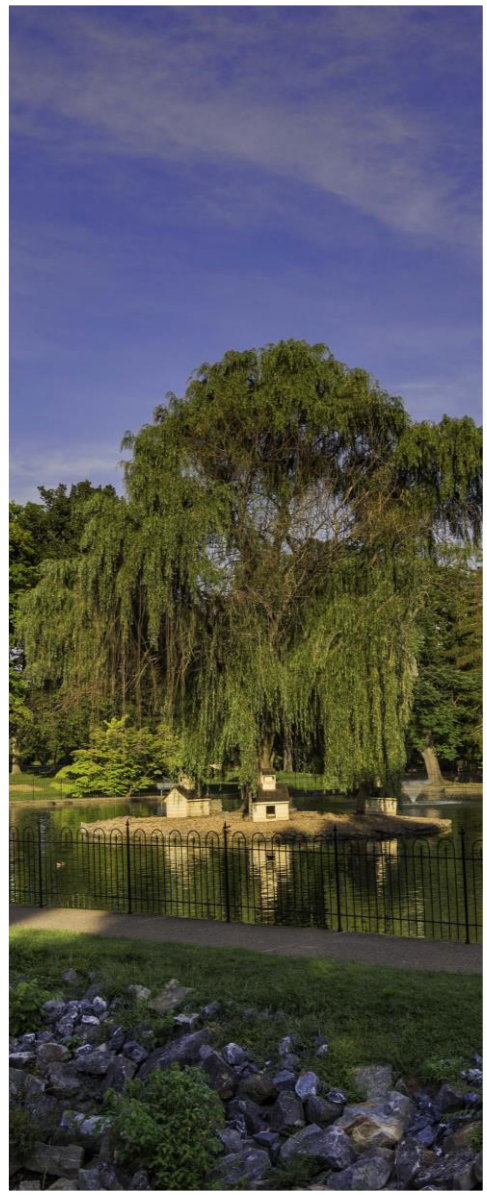
Comprehensive Plans

Purpose and Goal



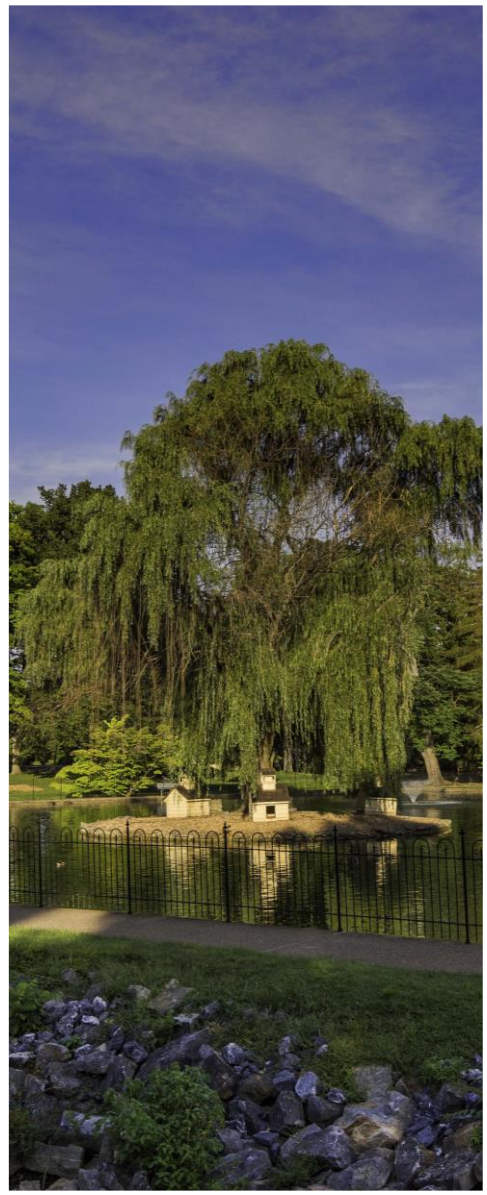
The Comprehensive Plan

- A long-range policy document (20-year time horizon).
- A vision for the future (general in nature).
- A physical development plan that guides future development in the City.
- An advisory or guidance document for development of ordinances, programs and physical development.
- It asks: “Where have we been? Where are we now? Where are we going?”
- A required document per State Code.
- Must be “reviewed” every five years.



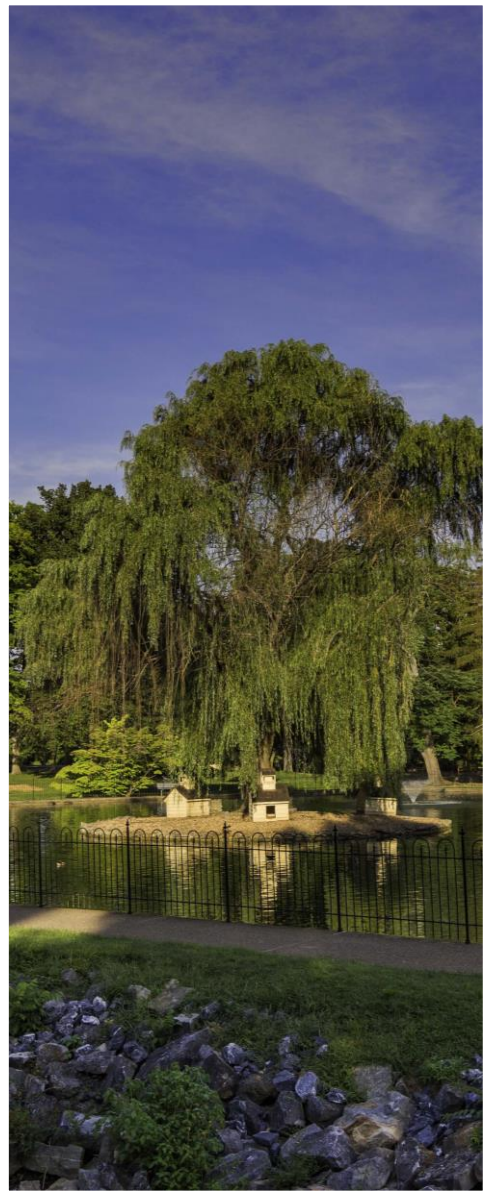
Value of Comprehensive Plans

- Promotes reasonable and well-informed decisions, based on studies and public input.
- Provides a sound legal foundation against claims of discrimination.
- Protects planners.
- Meets prerequisites for grant funding.
- Coordinates zoning ordinances, subdivision codes, and capital investments.



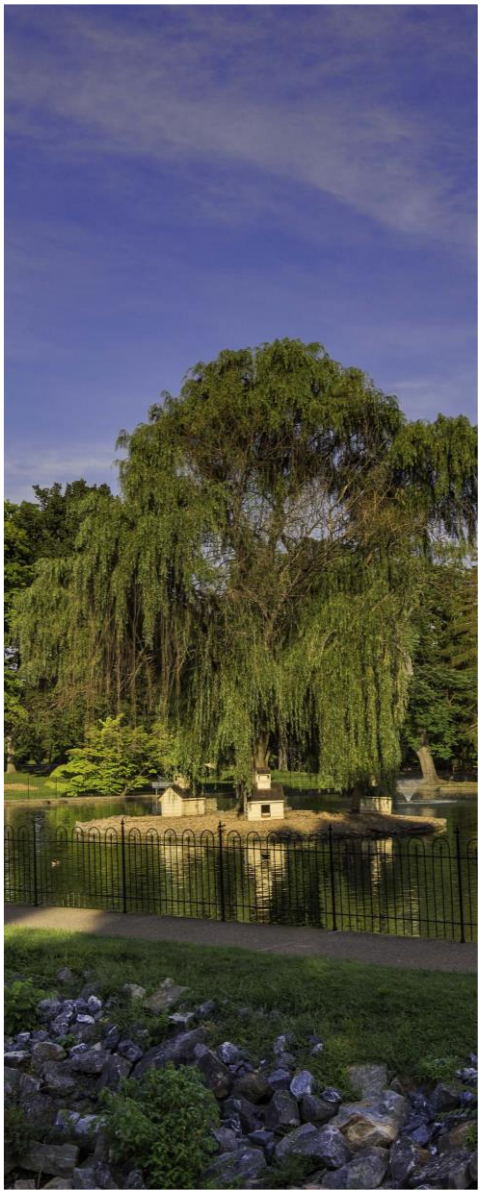
Plan Limitations

- It does NOT have the status of an ordinance.
- There are no requirements that existing uses or zoning must be consistent with the Plan.
- Elected officials aren't required to follow the Plan.



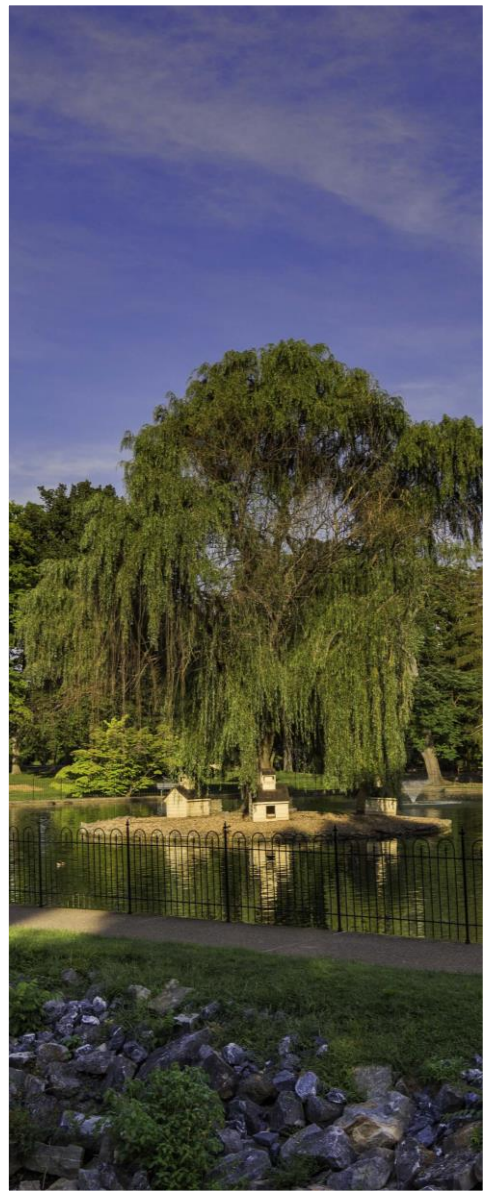
Chapters of the Staunton Comp Plan

- Goals and Objectives
- Land Use and Development Guide
- History
- Demographics
- Physical Features
- Economy
- Government Structure
- Community Services and Infrastructure
- Housing
- Transportation
- Existing Land Uses



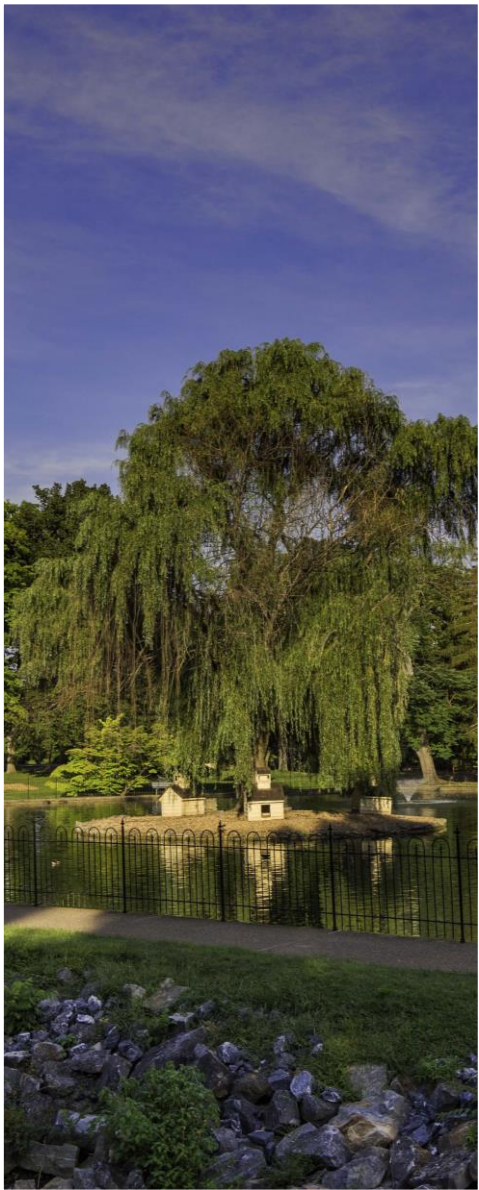
Plan Structure

- Goals: general aspirational statements.
- Objectives: general strategies for implementing goals.
- Actions: specific activities for implementing strategies.



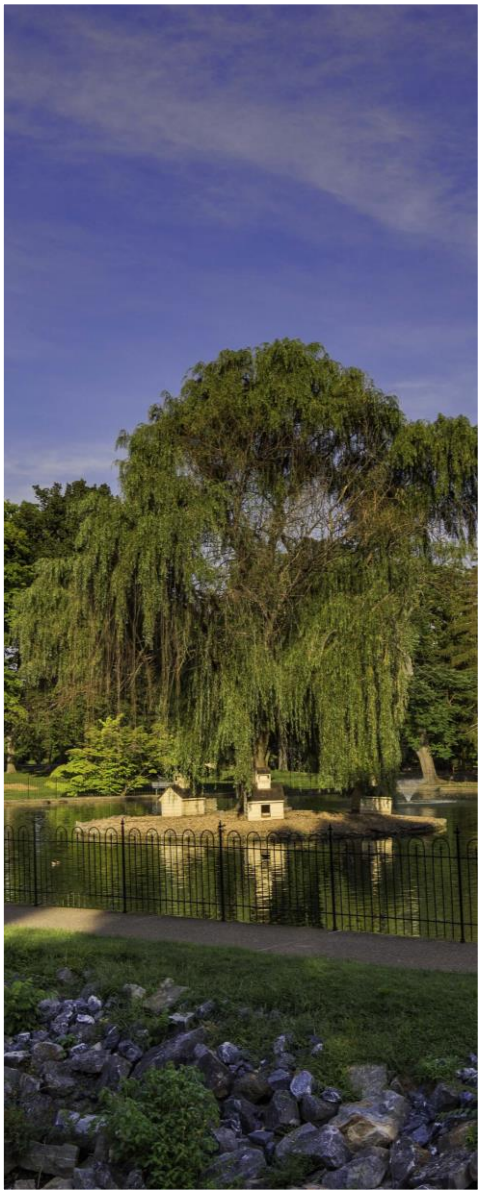
Future Land Use Map

- Geographically defines the intended future land uses throughout the City.
- Instrumental in Zoning Map Amendments.
- Consists of general land boundaries and use designations:
 - Residential
 - Business
 - Industrial
 - Mixed-Use
 - Conservation/Recreation/Open Space
 - Overlay Zones (Corridor, Historic)
 - Public/Semi-Public



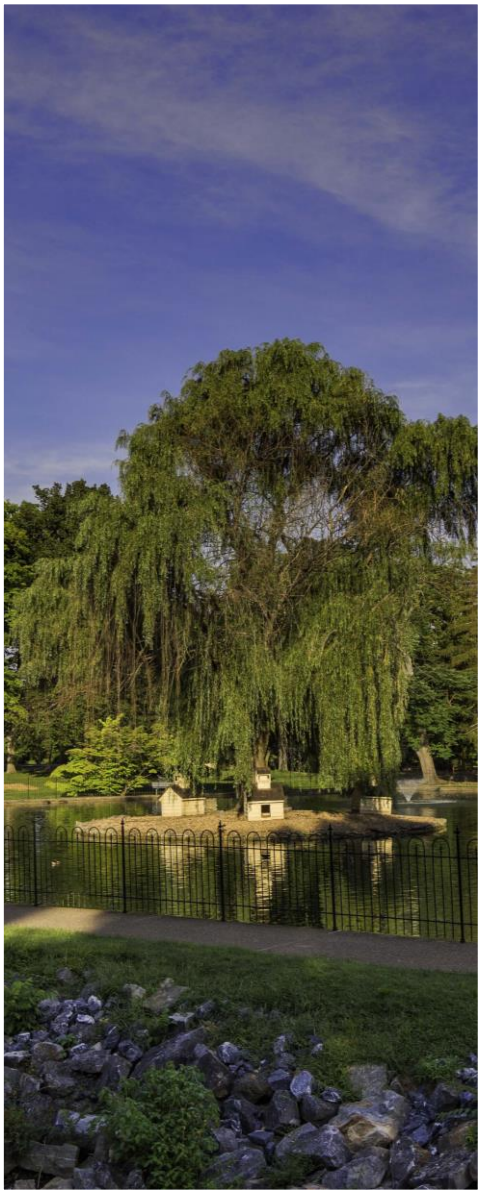
Common Confusion

- Existing Land Use Map (physical layer) – What is currently on the ground (the uses currently in place)?
- Zoning Map (legal layer) – What uses are allowed on the property, by law?
- Future Land Use Map (policy layer) – What the locality hopes to encourage in the future?



Review and Update

- The City must undertake a review or update to the Comprehensive Plan every five years.
- Options:
 - Complete the review/update in-house, utilizing local planning staff.
 - Contract for consulting services to prepare the draft Comprehensive Plan.
 - Utilize the services of the Central Shenandoah Planning District Commission (CSPDC) to assist the City with the update.
- Process:
 - Must include extensive public input throughout the process.
 - A Steering Committee provides input to staff, the PDC or the consultant working on the Plan.
 - Public Hearings are conducted by the Planning Commission and City Council before adoption of the Plan.



Timeline for Review and Update

- Formal Review and Update to begin in July 2024.
- Staff has collected data over the past five years on areas that need to be addressed/amended.
- The Bicycle and Pedestrian Advisory Committee is currently updating the Staunton Bicycle and Pedestrian Plan (Appendix B in Comp Plan).
- Community Input Meetings and Community Surveys will be conducted early in the process.
- Upon the completion of a draft Plan, revisions will be made based on community feedback.
- Final Review, Public Hearings and Adoption.
- Timeline Options:
 - Review and minor update – 1 year
 - Review and major update (rewrite) – 18 months.



Thank You!