

Comprehensive Plan Slaughterville, Oklahoma

Purpose:

The purpose of this Comprehensive Plan is to set community goals and aspirations for Slaughterville's development. This plan sets policies regarding the town's future growth by identifying the reasonable use of land for the overall benefit of the citizens of the town, and developing policies to sustain and increase the financial stability of the town to support the growth of the community while at the same time keeping the goals for the town in mind.

Historical Viewpoint:

Slaughterville was incorporated in 1970 for the purpose of keeping its rural identity. It was derived from three different communities: Shobert's Corner, Maguire, and the Slaughterville Curve. The surrounding cities and towns were annexing land at an alarming rate and the founders of Slaughterville united to maintain the tranquility of country living. When the Town first initiated zoning, each site was zoned according to the parcel's existing use. The population increased through rapid development, and additional controls became necessary both to ensure that new development was consistent with the town's purpose and to ensure that the town's existing property owners were not burdened with the unmet costs of an inadequate land use.

The overall goal for Slaughterville has always been to remain "rural". The vision statement for the town is "to provide a stable rural community where citizens can experience a safe, friendly, and peaceful lifestyle with minimal restrictions while still protecting property values and natural resources." The policies passed in this Comprehensive Plan are created to ensure that the town's vision is fulfilled.

Historical Aspect of the Comprehensive Plans:

The first Comprehensive Plan was adopted on November 20, 2001 and focused on basic zoning for the town. Since the town was incorporated in 1970, zoning was a major point of contention. In the 1980's attempts to regulate land use caused major division within the town which resulted in de-annexation of large portions of Slaughterville. However, as time went by, citizens realized the importance of zoning regulations for proper development of the town and to maintain property values. The town started with an interim zoning ordinance which defined

areas within the town for residential, agricultural and commercial purposes. The town's zoning map was developed which, for the first time, showed each zoning district within Slaughterville.

In 2004 the Comprehensive Plan was updated, and zoning and land use regulations redefined. The town re-created the zoning ordinance to control the growth of the town by allowing smaller lot sizes along the two (2) major traffic corridors, Highway 77 (Planning Area A) and Maguire Road (Planning Area B). Planning Area C, which encompassed the agricultural area lies east of Planning Area A and south of Planning Area B. This area required larger lot sizes to preserve the rural identity for the town. The smaller lot sizes in Planning Areas A and B encouraged growth along major traffic corridors.

In 2008, the Comprehensive Plan was updated to show the pattern of growth and development that occurred within the town. The results were alarming. Fifty-seven percent (57%) of the building permits² that were issued since 2001 were for manufactured and mobile homes. This disturbing fact caused more financial responsibility for the town. Slaughterville had no choice but to eliminate mobile homes (those that were built before 1976) and to regulate manufactured housing coming into the community. The board of trustees chose to develop more regulations so that old, dilapidated homes were not brought into the community. The overall focus was to keep Slaughterville rural and agri-business was recognized as an instrumental part of Slaughterville and was encouraged.

The 2013 revision of the Comprehensive Plan focused on results on the growth in the town. The board of trustees passed numerous ordinances, including revisions to the zoning ordinance, sub-division regulations, sign regulations, manufactured home and RV park regulations (which also included regulating manufactured homes), tower regulations, solid waste disposal, and animal regulations. The 2013 Growth Plan and Comprehensive Plan focused on the impact these regulations had on the town, which was dramatic. Sixty-seven (67) different sites which contained old trash dumps, dilapidated homes, junk cars, and piles of tires were cleaned up. Open trash burning was reduced over the years. Sewage disposal system violations which did not purportedly meet the Department of Environmental Quality standards were greatly reduced to only one (1) reported incident, between 2008 and 2013.

Past Comprehensive Plans focused on controlling growth within the town. This

² "Building permits" were eventually re-defined by Slaughterville as "zoning compliance permits".

Comprehensive Plan is being prepared in conjunction with the Growth Plan and the Capital Improvement Plan (CIP). All the plans are designed to not only establish continued controlled growth of the town, but to focus on the fiscal responsibilities that are needed to sustain the growth. Commercial development is the key to not only sustain the finances that are needed to support the town but are necessary to increase the town's ability to support the citizens.

Past and Future Goals:

Slaughterville's Growth Plan sets forth the desired objectives and goals for the town. The town goals have been historically updated at least every 5 years and should continue to be updated in the future within the same time frame.

The town has set many goals over the years. Some of the goals that have been accomplished are:

1. Maintaining the rural identity for the town.
2. Maintaining a safe and clean rural community
3. Reduction in the fire insurance costs for the citizens.
4. Improving the town's image by developing a logo, emblem, website, public survey identifying needs/wants for the community, citizen involvement and securing property for future town facilities such as a community center, park, walking trails, bike trails, sports fields, etc.
5. Improving the fire department's ability to provide service to all citizens (at no charge) from three (3) strategically located, fully equipped fire stations and water supplies all within five (5) miles of residents.
6. Managing finances and controlling costs in order to have reserves for the future.
7. Improving facilities, office equipment, personnel, and town hall availability to better serve citizen's needs; increasing the work force for productive functioning of local government.
8. Improving on waste management by passing necessary ordinances to prevent the burning and burying of trash; by hosting community recycling events and focused neighborhood clean-up opportunities; developing age limitations for manufactured housing; and the development of a code enforcement division to force clean-up, when necessary.

9. Improve on land use by defining commercial areas within the town and increasing minimum lot sizes.
10. Increasing the tax base by encouraging commercial development.
11. Assuring personnel, volunteers and their families have emotional support when needed.
12. Passing ordinances relating to animal control, medical marijuana, and other necessary regulations.
13. Maintaining the Comprehensive Plan, Growth Plan, Capital Improvement Plan, Goals and Codification of Ordinances for cohesive future development; and
14. Being sensitive to over-regulations.

Future anticipated goals to be achieved include:

1. Development of a transportation plan to ensure streets and highways support anticipated growth.
2. More economic development to increase revenue for the town, without going into debt.
3. Continue to be fiscally responsible for future growth.
4. Animal control.
5. More citizen involvement.
6. Continue to improve public image of the town.
7. Be actively involved in the insurance rating system for the insurance service office (ISO) and the public protection classification (PPC); and
8. Law enforcement and municipal court.

The Financial Plan Income:

When the town began there was little to no income. Street and alley provided a small amount of income, but it was earmarked for that purpose. The town relied on donations, loans of equipment and volunteers to properly equip, operate and maintain the fire department, which was the town's greatest asset. Within ten (10) years, the total income in the general fund for the town was \$6,000. The lion's share of the income was from the electric franchise tax with the Oklahoma Electric Cooperative, which was first passed in 1972 by vote of the citizens.

The town passed a 2% sales tax in 1988 which effectively doubled the income for the

general fund. Revenues were now \$12,000. This 2% sales tax rate has not been changed since this ordinance was originally adopted in 1988.

The town's classifications for budget purposes are general government, parks and recreation, fire department, and street and alley. The town's current income for general government is derived from the following sources²:

2% Sales Tax	30%
OEC Franchise Tax	20%
Alcohol Beverage Tax	3%
Cigarette Tax	< 1%
Permits and Fees	5%
Use Tax	6%
Rental Income	< 1%
Donations	< 1%
Private Grants	< 1%
Government Grants	18%
Sale of Capital Assets	6%
Interest	3%
Other Income	3%

The majority of Slaughterville's income is derived from the 2% sales tax and the 3% OEC franchise tax. The other main source of revenue stems from government grants. Income sources that cannot be relied upon include private donations, private grants, interest and sale of assets. Permits and fees revenue cover the cost of servicing the permits issued by the town. Slaughterville must preserve the revenue that is derived from sales tax, franchise tax and government grants. This is done by assuring the OEC Franchise is renewed and sales tax is properly collected. The OEC franchise tax needs to be renewed by the year 2022. In order to qualify for grants, the Capital Improvement Plan, the Comprehensive Plan and the Growth Plan must be kept up to date.

Park and recreation income and fire department income come directly from government grants. Street department income is derived from motor vehicle tax, gas excise tax and interest

² Based on 2019-2020 budget; income through January, 2020

on the town's investments of the street and alley income. Street department income is strictly earmarked for that purpose and cannot be relied upon for general government purposes.

The future goal for the town is to not only maintain the income that it currently has, but to increase the income stream to support future growth. The town needs to consider additional sources of revenue to maintain the services that are provided to the citizens.

The Financial Plan Expenses:

Since there was little to no income when Slaughterville was first incorporated, there were few expenditures that needed to be made. By far, the biggest expense for the town involved maintaining the volunteer fire department. Part-time personnel were hired to create the budgets and handle the paperwork that is mandatory for towns to properly function. Over time, this too has grown exponentially.

The expenses for the town are broken into the same categories as income: general government, park and recreation, fire department and street and alley. General government is further broken down into the following sub-categories with their share of the budget³:

Personal Services	32%
Materials and Supplies	8%
Other Services and Charges	10%
Capital Outlay	15%

Additional expenses are from the following departments;

Park and Recreation expenses	25% ⁴
Fire Department expenses	10% ⁵

While the park and recreation expenses are high for this particular year (since capital outlay exceeded \$65,000), the maintenance costs for the park are expected to be approximately \$25,000 per year. There are plans to rent the pavilion facilities to offset some of these costs, but the proposal will not make a dent into the actual costs to maintain the park.

Street and alley expenses come directly out of street and alley income and there has been

³ Based on 2019-2020 actual expense through January 30, 2020.

⁴ The park expenses are expected to dramatically decrease since capital outlay exceeded \$65,000 for the year

⁵ Expenses for fire department vary greatly depending on capital outlay and the need for fire fighting apparatus

a surplus over the years, which will be needed to fund the costs of street improvements once the population of Slaughterville exceeds 5000 people.

Slaughterville must generate enough income to not only sustain the current expenses of the town but to build income for future planning and future controlled growth.

The Land Use Plan:

The majority of land in Slaughterville is agricultural in nature with an onsite residence. The town desires to maintain this use of the land but realizes that family farms are being subdivided into small parcels. The town recognizes that there are essentially two (2) distinctly different sections of Agricultural/Residential areas: those that have been developed and have grown over the years, Zoning District AR-2; and those areas that are and should remain rural agri-businesses, Zoning District AR-1. Slaughterville has clearly identified these areas and has established different lot sizes for each. In this fashion, the lower density and un-developed areas should be preserved, and growth should be discouraged in the agricultural areas for the immediate future.

The citizens of the state have made marijuana legal and with this new industry come the need for more regulations for this new industry. Slaughterville is requiring that marijuana growers stay in agricultural areas and marijuana sellers stay in commercial areas. Little income is derived from the marijuana industry since there is only one dispensary in town. Marijuana growers within the town have gone from 0 to _____. Continual monitoring of the industry is important to ensure that they meet state and local requirements.

The largest growing district in Slaughterville is the single-family residential property. Slaughterville desires to reach the objectives set forth in this plan by spreading the population and channeling commercial, industrial, and any other use which would substantially interfere with a rural quality of life into clearly identified locations supported by current infrastructure. However, the board of trustees does not desire to create hardships on citizens who need family support and thus require relatives to live in close proximity for health, financial, or other pertinent reasons. The board also does not desire to create hardships on citizens who desire to divide land among their relatives, so long as the proposed division has a minimal impact on the character of the neighborhood, and does not break up the parcel in such small tracts that the resulting parcel is too small to be reasonably used under this plan.

Future Development Plans:

The citizens and elected officials of Slaughterville want to maintain their safe, tranquil, and secure town. However, at the same time, the town needs to attract businesses into the commercial area to increase the sales tax base. The board of trustees do not desire to raise taxes or go into debt. So, to increase sales tax, the town needs to attract businesses to the area.

FINANCIAL GOALS/OBJECTIVES/POLICIES:

The following section defines the overriding financial goals of Slaughterville and provides objectives related to financial issues. Supporting policies to implement the objectives are included as well. All financial decisions should be made on the basis of satisfying one or more of the community's financial goals or objectives.

The primary financial goal is: **Maintain and create income to maintain and pay for Slaughterville's current and future expenses.**

Policies and standards are necessary to provide fiscal decisions made by the Board of Trustees. These policies and standards can be found in this Comprehensive Plan, in the Growth Plan, and within the Capital Improvement Plan. Objectives and Policies of the Financial Goals are described hereinafter:

OBJECTIVE 1.

Maintain the current income stream for the town

Policy 1.1 Make sure the OEC Franchise tax continues in the future. Inform the citizens to understand that this is not a new tax but an existing tax that is the lifeline for the town.

Policy 1.2 Properly collect sales tax. Identify possible oversights with other municipalities. Make sure Slaughterville receives Slaughterville taxes. Review the sales tax list for possible offenders and report the same to the Oklahoma Tax Commission.

Policy 1.3 Stayed qualified to receive government grants.

Policy 1.3.1 Review and re-adopt the revised Growth Plan every 5 years

Policy 1.3.2 Review and re-adopt the revised Comprehensive Plan every 5 years.

Policy 1.3.3 Consult the Capital Improvements Program (CIP), based on the Comprehensive Plan and review as necessary, but at least annually.

OBJECTIVE 2.

Increase income for the town

- Policy 2.1 Decide what the town wants regarding new businesses.
- Policy 2.2 Make contact with possible vendors and determine their needs.
- Policy 2.3 Look into purchasing land for possible commercial development.

OBJECTIVE 3.

Keeping costs at a minimum for the town

Policy 3.1 Review all assets and determine what is needed and what is not needed to keep insurance costs at a minimum. If an item is not necessary, surplus the item and maximize the asset through a sale.

Policy 3.2 Review actual costs on a monthly basis and compare to the budget to ensure compliance within the budgetary constraints.

Policy 3.3 Keep an analysis of actual costs for permitting to ensure that the costs are in line with the fees charged.

Policy 3.4 Follow statutory authority to make sure that code enforcement costs are properly assessed against properties and if necessary, follow-up with the sale of the property to collect the costs to reimburse the town.

OBJECTIVE 4.

Maximize investments interest income for the town.

Policy 4.1 Invest non-appropriate funds into certificate of deposits and other investments to maximize interest for the town.

Policy 4.2 Properly distribute the investments to different financial institutions to make sure they are insured by Federal Deposit Insurance Corporation (FDIC).

OBJECTIVE 5.

Make every attempt to stay financially solvent by not going into debt.

LAND USE GOALS/OBJECTIVES/POLICIES:

The following section defines the overriding land use goals for Slaughterville and provides objectives related to land use issues. Supporting policies to implement the objectives are included as well. All land use decisions should be made on the basis of satisfying one or more of the community's land use goals or objectives.

The primary land use goal is: **Maintain a continuous and coordinated planning process, using the Growth Plan, Comprehensive Plan, Zoning Ordinance, Subdivision Regulations, and Capital Improvements Program as guides to development.**

Policies and standards are necessary to provide land use decisions made by the Planning and Zoning, Board of Trustees and the Board of Adjustment. These policies and standards can be found in this Comprehensive Plan, in the Growth Plan, and within the Capital Improvement Plan. Objectives and Policies of the Land Use Goals are described hereinafter:

A. Managing Development.

OBJECTIVE 1. Maintain a continuous and coordinated planning process, using the Growth Plan, Comprehensive Plan, Zoning Ordinance, Subdivision Regulations, and Capital Improvements Program as guides to development.

Policy 1.1 Review and re-adopt the revised Growth Plan every 5 years

Policy 1.2. Review and re-adopt the revised Comprehensive Plan every 5 years.

Policy 1.3. Consult the Capital Improvements Program (CIP), based on the Comprehensive Plan and review as necessary, but at least annually.

Policy 1.4. The Board of Trustees should annually review and comment on the CIP and its updates.

Policy 1.5. The Planning and Zoning Commission should make a finding on all zoning requests regarding their conformance to the Comprehensive Plan. Requests recommended for approval by the Planning and Zoning Commission which do not conform to the Comprehensive Plan should be sent with the written rationale supporting the recommendation.

Policy 1.6. All public projects should be subject to the regular development review process.

Policy 1.7. Maintain coordination with area municipalities in order to establish permanent mutual boundaries and develop compatible development arrangements.

Policy 1.8. Restrictions affecting use, intensity, height, setback, and any other conditions agreed to within Planned Unit Development Districts should be contained within the Ordinance establishing the District.

Policy 1.9. All unnecessary barriers to personal independence encountered by handicapped or disabled persons would be eliminated through enforcement of regulations which comply with Federal and State Laws for construction of all structures and facilities in the community.

Policy 1.10. Coordinate the Zoning, Site Plan, and Subdivision Review and Approval Process with the provision of essential public services and facilities. Ensure a balanced relationship between the land use pattern and the capacity of streets, utilities, and community services so that those systems are not temporarily or permanently overburdened.

Policy 1.11. The adequacy of public services and facilities, specifically as outlined in the Capital

Improvements Plan (CIP), should be taken into consideration for any zoning request to a higher intensity use.

Policy 1.12. The Planning and Zoning Commission should not approve subdivision plats unless essential public facilities, including but not limited to water, sanitary sewerage, roads and drainage, are adequate to serve the proposed development at the time of occupancy or an agreed-to date. Findings of inadequacy may be resolved by delaying or phasing the project, by providing privately-funded improvements, or by private-sector financial participation in related Municipal Improvement Projects.

B. Land Use Pattern.

OBJECTIVE 2. Promote Good Design and Compatible Land Use Relationships in All Developments

Policy 2.1. Implement a development review process.

Policy 2.2. Buffer residential areas from incompatible uses with special landscaping features, distance separation, and/or screening walls.

Policy 2.3. Promote neighborhood cohesion by encouraging residential development of viable (rural) lot sizes with good internal circulation, common amenities and open space, and a sense of entry and identity.

Policy 2.4. Individual residences and alleys should not directly access major or secondary thoroughfares, whenever possible.

Policy 2.5. Use floodplain areas for compatible open space and recreation uses. Do not use unsuitable soils, areas, and terrain as building sites.

Policy 2.6. Division between zoning districts should occur at the rear or side lot lines rather than at the front lot lines.

OBJECTIVE 3. Promote Good Development.

Policy 3.1. Residential neighborhoods must be oriented towards street systems designed to discourage excessive, rapid or through traffic on all but the Residential Collector Street System; major streets are routed along neighborhood perimeters.

Policy 3.2. Proper street classification must be required in new subdivisions to insure that traffic is not routed through residential areas, and that traffic control devices are provided, according to street classification and traffic use.

Policy 3.3. Higher-density residential development and other uses which may serve a large area must be located near the outer edge of a neighborhood, with good access to the major street system.

Policy 3.4. The traffic circulation system in residential areas must be designed so that pedestrian travel is separated as much as possible from heavy vehicular traffic and through traffic is discouraged; use of cul-de-sacs and loop streets accomplishes channeling of traffic.

Policy 3.5. Applications for larger lot residential rezoning must be carefully reviewed to ensure

that applicable provisions of the Comprehensive Plan, especially with respect to future lot splits, street standards, future development and traffic patterns, are not disregarded.

Policy 3.6. Subdivision design, where lots and buildings must be designed together, should be considerate of solar orientation for each lot and/or building, in order to assure the development of sites with good solar energy utilization potential.

Policy 3.7. Multi-family residential development should be located in areas adjacent to commercial and industrial uses, along major roads and section line roads, and in areas on the edge of residential neighborhoods; this will decrease traffic through neighborhoods and promote increased nodal densities and support for future mass transportation systems.

OBJECTIVE 4. Promote Good Commercial Land Use and Development.

Policy 4.1. Commercial development is promoted, which is compatible with, and will enhance the rural character of the Community, developed on available sites.

Policy 4.2. General commercial activities should be developed within unified groups of compatible commercial uses whenever possible.

Policy 4.3. Strip commercial development areas should be limited to existing highway-oriented areas; special consideration is given to re-development efforts which stress access safety, unified groupings and common facilities.

Policy 4.4. Inappropriate “spot zoning” of individual lots for commercial purposes within residential neighborhoods will not be allowed, unless residential compatibility can be proven.

Policy 4.5. Adequate off-street parking must be made available in all Commercial Districts. Adequate space for parking must be included in the lot size of any parcel identified for rezoning to commercial uses.

Policy 4.6. Commercial activities and the entire retail trade area must be accessible to all citizens.

Policy 4.7. Both vehicular and pedestrian traffic should be able to travel quickly and safely through proper traffic controls, off-street parking, and adequate streets and sidewalks.

Policy 4.8. Beautification efforts shall become a part of all existing and future commercial projects.

Policy 4.9. Buffer zones and other transitional zones are used, where feasible, between incompatible uses in different zoning districts, and across major roads for compatible zoning districts.

Policy 4.10. Where a major road or section line road is near, or closely parallels an interstate, highway, or freeway, commercial activity should be concentrated at the interchange or should front on the intersecting road or a frontage road.

Policy 4.11. Commercial development, with appropriately designed controlled access, should be encouraged to utilize those lots which front on major roads and not on minor residentially-oriented streets.

OBJECTIVE 5. Promote Good Industrial Land Use and Development.

Policy 5.1. The use of floodplain areas for new industrial facilities construction shall be avoided.

Policy 5.2. Industrial development is prohibited in residential areas or when nonconforming to other existing uses.

Policy 5.3. Industrial uses should be located in areas where problems including but not limited to noise, odor, dust and glare will have minimal impact upon adjacent properties.

Policy 5.4. Industrial uses must provide parking areas and access, sufficiently paved and landscaped to prevent excessive congestion problems or the creation of a nuisance due to blowing dust, etc.

Policy 5.5. Cohesive, balanced industrial areas are the goal of the Town, subdivided in a flexible manner to suit the needs of individual industries targeted for the occupation of the site(s).

Policy 5.6. Industrial sites are planned and located adjacent to or near major arteries and existing modes of transportation.

Policy 5.7. Industrial activities are discouraged when transportation networks are inadequate or when site expansion is restricted.

Policy 5.8. Low pollution level practices and devices shall be used.

Policy 5.9. Detrimental materials, such as salt-water, chemicals, oils, etc., must be controlled and managed and disposed of in an environmentally safe manner. Therefore, industry that uses, generates and/or disposes of such materials will be appropriately located.

OBJECTIVE 6. Promote Effective Open Space, Park, and Agricultural Development.

Policy 6.1. Year-round recreation opportunities for all ages and economic groups, in locations that best serve the people who will participate, will be encouraged.

Policy 6.2. Parks will be designed to make use of unique or unusual qualities of sites, and located where natural beauty adds to other uses.

Policy 6.3. The reservation, lease, option or purchase of lands for open space and park development will be pursued continuously throughout the growth period.

Policy 6.4. The transition, when possible, of lands from less appropriate uses to permanent open space uses, will be a goal of the Town, and the use of open space land for uses which are exploitative will be discouraged.

Policy 6.5. Developers will be encouraged to reserve areas for parks and open space within subdivisions.

Policy 6.6. Encroachment of other uses into prime agricultural lands will be discouraged.

Policy 6.7. Balance community-wide open space, park, and recreation facilities with neighborhood types of facilities.

Policy 6.8. Development which has an adverse effect on the environment will be discouraged.

Policy 6.9. The Town will encourage local agricultural and economic development efforts as a means of increasing benefits from trade development and as a means of influencing the maintenance of

proper environmental conditions.

OBJECTIVE 7. Promote Sound Public Uses and Development.

Policy 7.1. The Board of Trustees and the Planning and Zoning Commission will continuously evaluate the needs and resources of the town to determine both the requirements and the feasibility of providing public facilities.

Policy 7.2. Schools should be located on adequate tracts of land and be easily accessible to all of the people whom they serve.

Policy 7.3. Public facilities should be well-designed and landscaped, indicating the high value placed on the community.

Policy 7.4 The Town will continue to support provisions to accommodate the changing needs of older citizens.

OBJECTIVE 8. Promote Effective and Efficient Transportation Development.

Policy 8.1. A variety of street types to serve traffic traveling within and through the Town will be supported through policies, regulations, and ordinances.

Policy 8.2. A street system which will efficiently serve all land activities will be established and maintained as fiscally feasible.

Policy 8.3. Streets which are below standards established by the Town will be upgraded over a planned period of time as fiscally feasible.

Policy 8.4. Further exploration and development of rail and alternative transportation modes will be encouraged.

Policy 8.5. Planning for future development of the transportation network will always consider the criterion of safety, efficiency and environmental harmony.

Policy 8.6. The cooperation of County Commissioners and Department of Transportation personnel with local officials in the establishment of future roadways, or the expansion of the same, or watercourses and drainage systems that will complement both the road system and land use in the Town, will always remain a high priority.

OBJECTIVE 9. Promote Sound Institutional PUD Uses and Development.

Policy 9.1. The development of accessible institutional PUD land uses will be allowed, so that the services provided through them will be available to those who need them.

Policy 9.2. When the institution is based on rehabilitation or penal services, the additional policy of protecting the citizens from the possible adverse impact such a facility could foster upon the community should be considered and thoroughly reviewed, prior to the approval of the application of the Institutional PUD use.

C. ZONING ISSUES.

OBJECTIVE 10. Minimize the Adverse Effects of Zoning Problems.

Policy 10.1. Changes in Zoning should be clearly consistent with (a) Comprehensive Plan Policies and (b) the planned capacity of the transportation system and other essential community facilities.

Policy 10.2. Regularly review the Zoning Ordinance (both map and text) and identify revisions that will improve its consistency with the policies and recommendations of the Comprehensive Plan.

Policy 10.3. Continually monitor changes in zoning.

Policy 10.4. Use incentives, including zoning, infrastructure, and financial participation, to achieve specifically-identified community objectives, and to affect the location and quality of future growth, consistent with the Comprehensive Plan's recommendations.

Policy 10.5. Provide for future commercial and industrial sites through identifying possible locations suitable for zoning as industrial and related uses while minimizing the possible adverse affects on the community.

Policy 10.6. Consider requests for re-zoning areas planned or zoned for non-residential use to residential districts based on the following criteria:

1. The area is physically appropriate for residential use.
2. The area is an extension of a residential neighborhood shown on the Zoning Map.
3. The area is not affected by adverse environmental factors including but not limited to noise, light, dust, fumes, or similar nuisance.
4. The proposed zoning conforms to the policies of the Comprehensive Plan.
5. The re-zoning would not result in a shortage of land required for retail or service uses.
6. The re-zoning would not diminish the land base considered prime for future economic expansion.
7. The re-zoning would not leave a residual tract of non-residentially zoned property which would not conform to the Comprehensive Plan or negatively affect the proposed residential use.