

3.4 Land Use

Issues

- Orderly growth and development
- Vitality of downtown and strength of existing business districts
- Community appearance and aesthetics

Vision Statement

The City of Lodi will foster reasonable and orderly future growth in a manner that allows services to be provided efficiently and economically, while at the same time maintaining Lodi's small-town character, protecting natural resources and promoting sustainable development.

Goal #1: Create an economically and environmentally sustainable development pattern.

Policies

1. New development within the City's jurisdiction should support the efficient use of public services and infrastructure.
 - a. Land development will be coordinated with planning for efficient public facilities and services.
 - b. Infill development that uses existing infrastructure is strongly encouraged. Leapfrog development that requires costly infrastructure extensions through undeveloped lands is discouraged.
 - c. The City will collaborate with Columbia County and adjacent townships to enable new development within the City's growth areas that is compatible with the use, density, and configuration recommendations of this plan. The City cannot regulate use outside its boundaries (unless extraterritorial zoning is established in cooperation with a township) but will seek outcomes that are compatible with future urban development and could someday be served efficiently by the full array of urban services. Any development in the planning area should be consistent with the City Subdivision Ordinance.
2. Encourage development that uses land efficiently.
 - a. Encourage infill development and higher density redevelopment on sites already surrounded by urban uses.
 - b. Promote the inclusion of residential formats in every neighborhood that minimize land consumption, including small lots and attached units.
 - c. Encourage industry and heavier non-retail commercial uses to locate in the Lodi Industrial Park.

3. Protect and respect natural resources and systems in all development decisions.
 - a. Preserve environmental corridor features including waterways, floodplains, wetlands, ground water recharge areas, steep slopes (greater than 20%), wildlife habitat, scenic vistas, and mature woodlands through the enforcement of the City's Subdivision Ordinance, Zoning Ordinance and Official Map.
 - i. Discourage residential development on ridge tops.
 - ii. Although residential development may be permitted in woodlands, developers should be encouraged to design developments in such a manner so as to preserve mature vegetation, particularly along the street and highway rights-of-way.
 - iii. Require environmental corridor features to be accurately depicted on all site plans, certified survey maps, preliminary plats, and final plats.
 - b. Encourage landscaping practices in new and existing neighborhoods that protect ground water and surface water resources.
 - c. Encourage the clean-up of contaminated sites to foster redevelopment of brownfields.
4. Make land use decisions in accordance with the approved and adopted Comprehensive Plan, as well as any other pertinent development plans that are approved and adopted. Consider long-term implications of land use decisions.

Actions

1. Protect water resources while ensuring an adequate supply of land in the sanitary sewer service area to accommodate growth as anticipated in this plan.
2. Continue to exercise extraterritorial plat review powers.
3. Meet annually with representatives from contiguous government entities and Columbia County to discuss land use issues as needed.

Goal #2: Establish balanced neighborhoods throughout the City.

Policies

5. Provide a mix of housing types to accommodate every stage of life in every neighborhood (see also Housing goals and policies).
6. Use the City review processes to encourage design for land use compatibility. Consider the following design guidelines in these reviews:
 - a. **Land Use Planning.** Maintain adequate physical separation between residential areas and uses that tend to produce excessive noise or odors, without sacrificing pedestrian and bicycle connectivity. Locate community facilities such as schools, churches, libraries, museums, parks and community centers in strategic locations that enhance and are safely accessible from the surrounding neighborhoods.
 - b. **Site Design.** Direct traffic from higher volume uses to collector and arterial streets, away from neighborhood streets. Use screening (walls, landscaping, berms) to create separation when distance alone is not possible or sufficient. Design the site so that major activity areas

such as building entrances, service and loading areas, parking lots and trash receptacle storage areas are oriented away from less intensive land uses to the greatest degree possible. Reduce the impact of parking areas with physical separation and visual barriers.

- c. **Building Design.** Encourage building and site design techniques to make larger buildings more compatible with smaller residential uses, such as increased setbacks, stepped-back upper stories, and architectural strategies to break up the apparent volume of the building. Require building design and materials standards for all multi-family uses and nonresidential uses in neighborhood settings. Encourage underground parking facilities when feasible.
 - d. **Lighting Design.** Outdoor lighting of parking, storage and service areas shall be designed to minimize spillover of light onto adjacent properties and public rights-of-way.
7. Institutional land uses (schools, churches, community centers, etc.) should communicate with surrounding neighbors whenever they are considering long-term expansion plans. City staff should facilitate this process by creating (or requiring) detailed small area plans that include the possible expansion.
 8. Encourage large ownership parcels to be developed as planned developments, rather than subdivided into lots without a coordinated development plan.
 9. Encourage building and neighborhood design to enable passive solar heating and photovoltaic power generation.
 10. Enforce property maintenance codes to maintain neighborhood quality and prevent blight.
 11. Encourage public dialogue and incorporate public input into decisions regarding planning. Use outreach and education techniques to keep residents informed of land use changes occurring in the city.

Actions

4. Consider updates to Section 340-20 (Design Guidelines requirements) of the City's Zoning Ordinances per Policy 7.

Goal #3: Create places that are vibrant, attractive and unique, especially along the City's Main Street corridor.

Policies

12. Foster the development of the downtown as a mixed use district, encouraging development of shopping, employment, housing and community gathering opportunities.
13. Work to achieve a balance among various commercial areas along Main Street with design formats and business mixes that allow each area to compete successfully and sustainably in the market.
14. Discourage commercial strip development along primary highways and arterials entering Lodi, particularly Highway 60 and Highway 113 South.

15. Encourage infill development of vacant or underutilized lands or buildings. Work with property owners along Main Street (especially in the downtown section) to bring forward projects consistent with this Comprehensive Plan and other relevant documents.
16. Consider development incentives (e.g., waivers, flexibility, and/or TIF assistance) to encourage and support infill and redevelopment projects that substantially improve the Main Street corridor and City as whole.
17. Encourage the preservation of architecturally, historically, and culturally significant sites, buildings and structures in the City and its environs. Encourage continued use, maintenance and adaptive reuse of existing buildings with historic value.

Actions

5. Consider implementing improvement projects in the Spring Creek Parkway Plan, especially during annual budgeting and capital improvement planning processes.
6. Work with the Highway 60 Scenic Byways Alliance to develop and implement a plan to make the City entry corridors attractive and inviting through the use of such things as landscaping and lighting.

2010 COMP PLAN: Land Use

Issues (Addressed in new issues list)

- Orderly growth and development
- Compatibility of land use, separation of uses, community character
- Vitality of downtown and strength of existing business districts
- Community appearance and aesthetics

Vision Statement (Rephrased in new Vision Statement)

The City of Lodi is committed to planning, with community involvement, in directing necessary and reasonable future growth to meet the needs of current and future residents. The City will encourage compatible land uses in order to maintain the unique small-town character, protect natural resources, and promote sustainable development and growth. The City envisions limited but orderly development in a manner that will allow services to be provided efficiently and economically.

Goals

1. Ensure that growth is orderly, and that development occurs in a planned and coordinated manner. **Goal 1 and 2**
2. Ensure that development is compatible with neighboring land uses and the natural environment and preserves the character of existing neighborhoods. Maintain separation of incompatible land uses. **Goal 1 and 2**
3. Strengthen business districts and general urban function by channeling new developments to the appropriate zoning districts set aside for those land use purposes. This includes developing and maintaining a vibrant downtown district with mixed uses, and which makes use of historic buildings, features, and natural resources, while preserving architectural integrity and community character. **Goal 3**
4. Maintain and enhance the general community appearance and aesthetics of Lodi in general. **Goal 3**

Objectives

Orderly Growth and Development; Compatibility and Separation of Land Uses

Make land use decisions in accordance with the approved and adopted Comprehensive Plan, as well as any other pertinent development plans that are approved and adopted. Consider long-term implications of land use decisions. **Policy 5**

Maintain the efficient and economical delivery of city utilities by ensuring that new development is coordinated with existing and planned services. **Policy 1; Action 1**

Participate in local and regional planning efforts to achieve a well-planned regional land-use pattern. Involve community residents in planning future growth and enhancing existing districts. **Policy 1; Action 3**

Encourage new public and private development to locate in areas that can be efficiently and economically served by existing and planned City streets, sanitary sewers, public water mains, and stormwater management facilities. **Policies 1 and 2**

Encourage large ownership parcels to be developed as planned developments, rather than subdivided into lots without a coordinated development plan. [Policy 8](#)

Incorporate the concerns of community residents in planning future growth and development in the city. [Policy 11](#)

Promote and facilitate development that is compatible with neighboring land uses, and that preserves the character of existing neighborhoods. [Policies 6 & 7](#)

Protect environmentally and culturally important areas from development, such as environmental corridors. [Policies 3 and 18; Action 1](#)

Encourage industry and heavier non-retail commercial uses and services to locate in the Lodi Industrial Park. [Policy 2](#)

Economic Vitality

Promote development on infill properties within the city boundaries. [Policies 1, 2, 14 and 16](#)

Strengthen business districts and general urban function by channeling new developments to the appropriate zoning districts set aside for these purposes. [Policy 13; Action 7](#)

Develop the Spring Creek Parkway Plan as a way to draw people to downtown Lodi. [Action 5](#)

Community Appearance and Aesthetics

Foster the development of Downtown as a retail district. Preserve the attractiveness of entry corridors into the Lodi area. [Policies 12-16](#). Preserve the historic character of Downtown Lodi. [Policy 17](#)

Continue to control the number and size of commercial signs. [Do we need to reference this specific issue?](#)

Promote architecturally compatible commercial and residential building types to enhance the aesthetics of the City of Lodi. [Policy 6](#)

Preserve and enhance the attractiveness of natural features in Lodi and the surrounding area. [Policy 3](#)

Policies

Orderly Growth and Development; Compatibility and Separation of Land Uses

Discourage commercial strip development along primary highways and arterials entering Lodi, particularly Highway 60 and Highway 113 South. [Policy 14](#)

The City of Lodi will review all land use decisions for compliance with the Comprehensive Plan. [Policy 4](#)

The City should encourage new development be located where city services such as streets, sanitary sewers, public water mains, and stormwater facilities can meet the needs of the new development.

[Policies 1 and 2](#)

The City of Lodi will meet with representatives from contiguous government entities and Columbia County to discuss land use issues as needed. **Policy 1; Action 3**

Encourage public dialogue and incorporate public input into decisions regarding planning. Use outreach and education techniques to keep residents informed of land use changes occurring in the city. **Policy 11**

Discourage incompatible new commercial or industrial land uses in predominantly residential neighborhoods. **Policy 6**

Economic Vitality

Encourage retail commercial development and services to locate in existing commercial districts in the downtown area and along North Main Street (Highway 113). Use strategies such as Tax Increment Financing (TIF), block grants, and historic preservation tax credits and incentives to encourage infill development and promote the vitality of downtown and other Lodi districts. **Policy 16**

Establish a continuous parkway through downtown along Spring Creek. **Action 9**

Encourage a mix of uses that provide services to local residents, strengthen the local economy, and promote a strong quality of life. **Policy 5, 8, 12, and 14**

Community Appearance and Aesthetics

Enhance and protect the aesthetic quality of the primary entrances into the community, particularly Highways 60 and 113. **Policy 6 and 10**

Encourage more extensive floral, shrub, and tree planting in both public rights-of-way and on private property. **Not included. Desired as stated policy?**

Discourage residential development on ridge tops. **Policy 3**

Discourage unnecessary grading, which destroys the rolling character of the natural landscape and alters natural drainage patterns. **Policy 3 – more general? Need for specific language in this policy?**

Promote the screening and buffering of unsightly outdoor equipment, material, and vehicle storage areas from view from public rights-of-way and adjacent neighboring properties. **Policy 6b; Action 4**

Encourage the preservation of woodlands. Although residential development may be permitted in woodlands, developers should be encouraged to design developments in such a manner so as to preserve mature vegetation, particularly along the street and highway rights-of-way. **Policy 3**

Require new development to bury power utility and telephone lines. **Needed? If so, place as action to require it? Section 319-3 require telephone and cable lines to be buried in same trench as the electrical lines and at the same time as electric lines are buried in which underground electric service is installed.**

Continue to enforce the sign ordinance in the city to regulate the location, size, and appearance of signs. **Needed?**

Implementation Action Items	Schedule				Responsible Entity
	2010	2015	2020	2024	
	To	To	To	To	
	2014	2019	2024	2029	
1. Revise ordinances to require that large ownership parcels (larger than 5 acres) be developed as a Planned Unit development, rather than under standard zoning designations. Does not appear to be completed. Desired?	X	X	X	X	Plan Commission; Common Council
2. Revise ordinances and application materials to require that all new developments must submit a plan that demonstrates how the development is compatible with existing and planned neighborhood land uses, natural contours, and preserves the character of the existing neighborhood. Handled in the Design Guideline Requirements.	X	X	X	X	Plan Commission; Common Council
3. Use strategies such as Tax Incremental Financing (TIF), block grants, and historic preservation tax credits and incentives to encourage infill development that is compatible with existing neighborhoods or business districts. Policy 16	X	X	X	X	Plan Commission; Common Council
4. Work with the Highway 60 Scenic Byways Alliance to develop and implement a plan to make the City entry corridors attractive and inviting through the use of such things as landscaping and lighting. Action 6 Any previous effort on this?	X	X	X	X	Plan Commission; Parks Commission; Common Council
5. Develop and implement a plan for more extensive native floral, shrub and tree planting in the public rights-of-way in the City. Desired?	X	X	X	X	Public Works Committee; Parks Commission; Common Council
6. Revise city ordinances to require the screening or buffering of unsightly equipment, materials, and vehicle storage areas from view of public right-of-ways and adjacent neighboring properties. Appears to be updated per Article XV (Screening, Buffering and Landscaping)	X	X	X	X	Plan Commission; Common Council
7. Revise Ordinances and work with neighboring jurisdictions to prohibit development on ridge-tops within the City and region. Still desired?	X	X	X	X	Plan Commission; Common Council
8. Investigate opportunities to accommodate smaller land divisions within the Extraterritorial area of the City. Exterritorial Plat Review can approve land divisions if meet specific standards outlined in Section 300-7.1. If not met, City shall deny, except if subdivision totals 20 acres or greater. Not sure if the intent is to allow greater flexibility for smaller than 20 acres. Thoughts/History?	X	X	X	X	Plan Commission; Common Council