

# IMAGINE HORN LAKE 20/20

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## I. PROJECT OVERVIEW

### *STATUTORY BASIS FOR COMPREHENSIVE PLANNING*

The statutory basis for comprehensive planning in the State of Mississippi is found in **Title 17, Chapter 1** (*Section 17-1-11*) of the Mississippi Code of 1972, As Amended.

As authorized by this statute, the governing authority of each municipality and county may provide for the preparation and adoption (*by resolution*) of a comprehensive plan consisting of **four minimum elements** (*Section 17-1-1(c)*): **1) Long-Range Goals and Objectives; 2) Land Use Plan; 3) Transportation Plan; and 4) Community Facilities Plan.** Subsequent to the adoption of a comprehensive plan, the governing authority is further authorized to enforce the recommendations set forth in the plan, and to amend (*Section 17-1-15*) the plan as circumstances merit.

**Section 17-1-1** of the Mississippi Code additionally defines the components of each of the comprehensive plan's required **four minimum elements**. These components are as follows:

- **GOALS and OBJECTIVES** – a comprehensive plan shall provide goals and objectives for the long-range (*defined as 20 to 25 years*) development of the county or municipality. The goals and objectives shall address **residential, commercial and industrial development; park, open space, and recreation; road improvements; public schools; and community facilities.**
- **LAND USE PLAN** – the land use plan shall designate in map or policy form the general distribution of all **proposed land use types**. Moreover, the land use plan shall provide a **quantitative** (*i.e. density, intensity*) and/or **policy basis** for the applicable land use types proposed.
- **TRANSPORTATION PLAN** – the transportation plan shall illustrate in map form the proposed functional classifications for all existing and proposed streets, highways, etc. contained within the planning area addressed by the land use plan, and covering the same time horizon. Functional classifications are defined as the type of roadway (*e.g. arterial, collector, local street*), and roadway section (*i.e. right-of-way and surface width*). Finally, the transportation plan shall be a basis for a **capital improvements plan.**
- **COMMUNITY FACILITIES PLAN** – the community facilities plan shall address all other facets of the public infrastructure including, **public buildings and facilities; parks and recreation; schools; and utilities/drainage.**

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### *PURPOSE AND UTILITY*

The purpose of the City of Horn Lake's Comprehensive Plan is twofold:

- 1) To articulate the City of Horn Lake's official policy with regard to the community's future physical growth and development as provided in **Section 17-1-1(c)** of the Mississippi Code of 1972, As Amended;
- 2) To provide a legally defensible basis for the preparation and enforcement of the City's **Zoning Ordinance (Section 17-1-9)** and **Subdivision Regulations (Section 17-1-23 (1))** in furtherance of the broader public purpose of promoting the health, safety, morals, and the general welfare of the community.

It is intended that the City of Horn Lake's Comprehensive Plan will be **utilized** in the following manner:

- **As a Guide....**

....to public decision makers as they deliberate on issues related to: **land use regulation; growth management, and the prioritization of capital expenditures.**

....to residents, perspective residents, private developers, and the business community seeking to make informed decisions.

- **As an Evaluation Tool....**

....for City Development Staff during the course of their review of development proposals.

- **As an Economic Development Aid....**

....in promoting the community, and recruiting new business and industry.

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### *PLANNING AREA*

The delineated **Planning Area** for **IMAGINE HORN LAKE 20/20** corresponds with the City's corporate boundary as of **August 2002**.

Additionally, a compatibility review of the land use recommendations conveyed in the recently completed **City of Southaven Comprehensive Plan (2000 – 2020)**, and **DeSoto County Land Use Plan (Draft)** for lands adjacent to the **Planning Area** is presented in **Section VI**.

Finally, a **Future Growth Area Plan**, which will serve as a basis for guiding the future expansion of the City's corporate boundaries is provided as a sub-element of the **Land Use Plan**.

### *COMPREHENSIVE PLANNING BACKGROUND*

Since 1980 the City of Horn Lake has participated in and/or commissioned the preparation of two comprehensive plans:

- 1) **DeSoto County Comprehensive Plan** (1981) – The **DeSoto County Comprehensive Plan**, which included separate plans for the county's four municipalities - **Hernando, Horn Lake, Olive Branch, and Southaven** – was prepared by **Barta & Goforth, Inc.** in 1981.

In addition to offering a traditional analysis of existing physical, demographic, and economic data, the **1981 Horn Lake Comprehensive Plan** provided for long-range **Goals and Objectives**, whose primary focus was **Economic Development; Recreational Pursuits; and Flood Protection**.

“Major Problems” identified in the **1981 Horn Lake Comprehensive Plan** included: **Need for commercial development; Lack of planned recreational facilities; Improvement of major road systems; and Availability of Housing Units.**

- 2) **General Development Plan for Horn Lake, Mississippi** (1993) – Prepared exclusively for the City of Horn Lake, the **General Development Plan** is a multi-volume document that was prepared by **Barge, Waggoner, Sumner and Cannon** in 1993. The **General Development Plan** is the incumbent comprehensive planning document for the City of Horn Lake.

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### *COMPREHENSIVE PLANNING BACKGROUND*

As with its predecessor, the **General Development Plan** includes an extensive existing conditions analysis of the City's physical, demographic, and economic characteristics, as well as an identification of community "*opportunities and constraints.*" Unlike its predecessor, however, the **General Development Plan** placed considerable emphasis on advocating specific policies dealing with the physical development of the city, which resulted in subsequent revisions to the city's *Zoning Ordinance* and *Subdivision Regulations.*

Several "*Constraints*" identified in the **General Development Plan** include **Lack of move-up residential areas; Lack of recreation areas; Flood prone areas; and Lack of central commercial/government core.**

The **opportunities and constraints**, as well as **goals, objectives, and/or policies** presented in the aforementioned comprehensive plans have played a critical role in aiding planning participants to formulate an understanding of the issues that have shaped, and continue to shape, Horn Lake's evolution. Accordingly, as noted in the **Introductory Statement**, previously identified **issues and/or opportunities and constraints**, as well as previously formulated **goals, objectives, and/or policies** that continue to be **relevant and/or unrealized** were given considerable weight as part of the preparation the **Goals, Objectives, and Action Strategies** espoused by this planning document. Again, in this manner, a "*continuity*" between past and present planning processes is maintained that is critical to developing a **Vision** of the community's future.

### PLANNING METHODOLOGY

The **Planning Methodology** incorporated in the preparation of **Imagine Horn Lake 20/20** included *conventional* and similarly "*generally accepted*" *planning practices.* Specifically, the employed methodology can be broken down into the following sub-processes: 1) *Data Gathering / Analysis / Interpretation*; 2) *Trend and Issue Identification*; 3) *Goal and Objective Development*; 4) *Plans Development*; and, 5) *Plan Implementation.*

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### PLANNING METHODOLOGY

- 1) **Data Gathering / Analysis / Interpretation** – Data from a variety of sources, including locally documented public information, as well as statistical data from the *State of Mississippi* and the *U.S. Bureau of Census* was collected and utilized in the preparation of the **Community Profile** and the **Analysis of Existing Conditions**. Additionally, *field surveys* were conducted to verify *land use* and identify *development patterns*.
- 2) **Trend and Issue Identification** – *Issues* and *Trends* were compiled from interviews with City Department Heads, and from intensive work sessions with the *Imagine Horn Lake 20/20 Advisory Committee*.
- 3) **Goal and Objective Development** – *Goals* and *Objectives* were compiled from previous comprehensive planning work sessions, and from intensive work sessions with the *Imagine Horn Lake 20/20 Advisory Committee*.
- 4) **Plans Development** – *Plans Development* for the three physical plan elements: **Land Use, Transportation, and Community Facilities** were developed through an iterative exercise involving assessment and refinement of conceptual alternatives that were subsequently presented to the *Imagine Horn Lake 20/20 Advisory Committee* and *Planning Commission* for additional review and comment. *Population Projections* and the ultimate *Forecast* were developed utilizing the *ratio trend analysis* method – a generally accepted noncomponent forecasting model.
- 5) **Plan Implementation** – *Plan Implementation* is an ongoing process involving continual monitoring of **Plan Goals and Objectives**, as well as the enactment and enforcement of the revised **Zoning Ordinance** and **Subdivision Regulations**, newly prepared **Design Review Manual**, and the preparation of a new **Capital Improvements Planning** process.