

IMAGINE HORN LAKE 20/20

IV. TREND/ISSUES

OVERVIEW

Trend Analysis and Issue Identification are critical components of the comprehensive planning process – simply stated, identified trends and issues “*frame the debate*” from which the Comprehensive Plan Goals and Objectives are developed.

Trend analysis enables the community to determine where it is headed if it stays on its current course – identified trends are developed from the *Existing Conditions Analysis*. Subsequently, issue identification involves the community asking itself how it should respond to the selected trends that will impact its future.

The following chapter presents the *Trends and Identification* developed by the *Imagine Horn Lake 20/20 Advisory Committee* for each Comprehensive Plan element.

LAND USE (*TRENDS*)

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LAND USE (Residential)

- The city can expect continued, steady residential development throughout the planning period.
- During the past decade the city has issued an average of 160 new residential building permits per year.
- The market perceives Horn Lake as a place to buy an affordable home.
- The majority of the city's housing stock was built in the 1970's and 1980's (DeSoto Village). Most homes are 25 –30 years old.
- Higher density residential has developed near the center of the city, and lower density residential on the outer edges of the city.
- Nearly 30 percent of the housing mix in the center of the city is renter-occupied.
- Increasingly, investors are acquiring older housing stock for rental properties.
- Approximately 92 percent of the developed residential area is comprised of single family residential housing; three percent multi-family, and five percent mobile homes.
- The city's elected officials are concerned about the housing mix, and the perception that Horn Lake is seen as a haven for higher density developments and apartments.
- Higher end, low density residential has developed in the last 15 years.
- Shelby County residents are moving to Horn Lake because of schools and lower taxes.
- Neighborhood renewal is beginning to occur in the center city residential areas, particularly near Horn Lake Elementary School.

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LAND USE (Commercial/Office)

- The majority of the city's commercial development consists of strip development along the Goodman Road and Highway 51 corridors.
- Strip commercial development and an excessive number of curb cuts have significantly impacted the functional capacity of the Goodman Road corridor.
- Desoto Commons will continue to be an opportunity, and challenge, for the city.
- Commercial development has contributed, and will continue to contribute, significantly to the city's tax base.
- The development of upscale residential housing on the outer edges of the city will create a demand for higher end retail establishments.
- There is currently a lack of office development within Horn Lake. Less than one percent of the city's developed area is devoted to office use.
- Office use is scattered throughout the city with no existing, identifiable office parks.

LAND USE (Industrial)

- Less than five percent of the city's developed area is occupied with industrial land use.
- Industrial land use will account for a decreasing percentage of the city's developed area over the planning period.
- Existing industrial development is isolated, and locationally compromised.
- Traditional manufacturing and warehouse/distribution uses will give way to technology pursuits.

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LAND USE ISSUES

- How can the city most effectively address issues associated with the stabilization of older neighborhoods and the transitioning housing stock within these neighborhoods?
- How can the city best foster and encourage the development of higher end residential housing while continuing to promote the offering of varied housing types and products?
- To improve the image of the city's built environment, what steps can the city take to ensure the higher quality development of all land use types?
- Do the city's regulatory tools (Subdivision Regulations, Zoning Ordinance, and Design Standards for community appearance) adequately address the concerns of the community's perception of the city? What can be done to improve code enforcement?
- How can the city most effectively define its entrance door from Interstate 55 along Goodman Road? With regard to residential neighborhoods should this be accomplished thru distinctive entrances and neighborhood associations?
- What steps should the city take to cultivate the development of an identifiable core area?
- What areas should be considered for commerce development including a business campus to provide for future economic development and employment opportunities for city residents? What types of industry?
- What actions should the city take to ensure the preservation of future growth areas?

TRANSPORTION (*TRENDS*)

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TRANSPORTATION

- The capacity of the city's major arterials will continue to be strained throughout the planning period.
- Tunica County's gaming operations will continue to significantly impact transportation/traffic patterns throughout the city's planning area.
- The local street network will play an increasingly significant role in moving traffic through the city.
- Maintenance of city streets will consume an increasing percentage of the capital improvements budget.
- Coordination with MDOT will be a critical component in the city's efforts to effectively regulate development along its "state r.o.w." corridors.
- The city will place a greater emphasis on alternative modes of transportation.

TRANSPORTATION ISSUES

- What steps can the city take to address the heavy congestion and ancillary effects on the Goodman Road corridor over the planning period?
- What impact has the Metropolitan Planning Organization (MPO) and MDOTs' planning and implementation efforts had on the city's transportation and land use trends/patterns?
- Is Horn Lake's current road hierarchy (i.e. arterials, collectors, local streets) serving the city adequately and efficiently, in terms of moving people and goods?
- Are capital funding levels for the improvement and maintenance of the city's transportation infrastructure adequate?
- What major improvements to the city's existing transportation infrastructure would most significantly contribute to the city's commerce and quality of life?
- How important is the city's existing railway line to its future commerce?

COMMUNITY FACILITIES (*TRENDS*)

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COMMUNITY FACILITIES (Civic/Governmental Facilities)

- It is anticipated that the city will outgrow its existing city hall (i.e. *administrative offices*) facility during the planning period.
- Although it is anticipated that the city will outgrow its existing city hall facility during the planning period, the city has adequate acreage on which to expand.
- Other city administrative facilities (i.e. *public works*) appear adequate, and will expand commensurate with the city's future physical growth.

COMMUNITY FACILITIES (Public Safety)

- It is anticipated that the city's police department will outgrow its existing facility during the planning period.
- The city's fire department, based on selected criteria, currently has gaps in adequate coverage for the extreme southwest and northwest areas of the city.
- There will be a greater emphasis on emergency management during the planning period.

COMMUNITY FACILITIES (Parks and Recreation)

- The city currently enjoys an abundance of neighborhood and community/regional parkland.
- Maintenance of parks and open space, especially neighborhood parks, will account for a greater percentage of the parks and recreation department's budget.
- The city will experience an increasing demand for the recreational amenities it provides.
- As the city's population becomes more diversified, there will be a growing need for a more varied offering of recreational programs, activities, and opportunities.
- The city's parkland dedication policy/requirements will assume greater significance as part of the city's regulatory review process.

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COMMUNITY FACILITIES (Environment)

- In terms of point and non-point pollution sources, the city has no significant point pollution sources, and its largest source of non-point pollution is erosion from development.
- Flooding will continue to be a significant issue for the city as downstream areas within drainage basins impacting the city urbanize.
- Localized flooding will continue to threaten some commercial and residential areas.
- Inadequate regulatory tools have hindered the city's ability to consistently enforce effective drainage and stormwater control measures.
- Solid waste disposal and the adequacy and capacity of land fills that serve the city's residents and businesses will require greater attention from city officials over the planning period.

COMMUNITY FACILITIES (Utilities)

- Independently owned utility districts and their impact on the city's ability to deliver necessary services will continue to be a significant issue for the city.
- Inadequate sewer and water infrastructure will continue to be an obstacle in the city's efforts to effectively manage and guide future growth.
- The timing and availability of the county's planned centralized sewer system will be a critical component of the city's future growth plans.

COMMUNITY FACILITIES (Schools/Libraries)

- The continued growth of the city will have a significant impact on the DeSoto County school facilities and library located within its planning area.

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COMMUNITY FACILITIES ISSUES

- What measures should the city take in the future to ensure that its administrative facilities are adequately sized, efficiently designed, and customer friendly?
- How will the city address its police and fire departments' future capital facilities needs?
- Should the city establish an emergency management department, staffed with full-time personnel?
- How could the city distribute the responsibility of park maintenance more equitably in the future?
- How should the city's parks and recreation department respond to the recreation needs of an increasingly diversified population?
- How can the city better plan for, and prioritize capital funding for parks and recreation pursuits?
- How will the city respond to the future challenges associated with flood control/prevention and urban stormwater management?
- What steps should the city take to ensure quality stewardship of its environment?
- How can the city best compliment the host of DeSoto County services provided within its planning area?
- What measures should the city implement to ensure sovereignty over the utility infrastructure within its planning area?