

# IMAGINE HORN LAKE 20/20

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## VI. COMPREHENSIVE PLAN ELEMENTS

### POPULATION FORECAST

A *population forecast* is the prediction of a future population level based on a set of projections deemed most likely to occur. The 2020 population forecast for the City of Horn Lake was developed utilizing a generally recognized projection technique known as *ratio trend analysis*, in combination with local projections developed from assumptions made by the forecaster with regard to such variables as *future growth in specific unincorporated areas of DeSoto County; availability and timing of centralized sanitary sewer and municipal water; and future development densities.*

The *ratio trend projection model* assumes that the relationship of a minor civil division (*DeSoto County*) to a larger geographic entity (*Memphis Metropolitan Area (MMA)*) will continue into the future. This methodology is also known as a *step-down technique*, in which a percentage of the larger geographic entity's total population is allocated, or stepped-down to smaller civil divisions. Step-down techniques may have more than one "step," as the level of analysis is applied to smaller civil divisions (i.e. *Horn Lake*).

Ratio trend analysis takes advantage of the fact that population projections for larger geographical areas tend to be more reliable than those for smaller areas, largely because of the availability of more detailed component data for larger geographical areas. As a result, large-scale projections tend to serve as a constraint on potential population levels for aggregations of smaller geographic entities. For example, the MMA has exhibited fairly stable growth over the last twenty years, averaging roughly ten percent population growth per decade. Population projections based on the extrapolation of this fairly stable population base provides a projection count that cannot be exceeded by the aggregate of the smaller geographical entities. Consequently, if projections for the MMA suggest a population growth of 100,000 every ten years throughout a twenty-year projection period, then we can conclude that the aggregate population-count of all smaller divisions that are a part of the MMA cannot exceed 200,000. The challenge then becomes distributing or "allocating" the 200,000 population-count among the smaller divisions that comprise the MMA.

Population trends for the MMA and the five counties (*Crittendon County, Arkansas; DeSoto County, Mississippi; and Fayette, Shelby and Tipton Counties in Tennessee*) that comprise the MMA are illustrated in **Table 25** (*for purposes of the population projection contained herein, recently admitted counties to the MMA: Marshall, Tate, and Tunica are not included*). Additionally, each county's percentage share of the MMA population is provided for comparative analysis.

# IMAGINE HORN LAKE 20/20

## VI. COMPREHENSIVE PLAN ELEMENTS

### POPULATION FORECAST

TABLE 24. POPULATION TRENDS/PROJECTIONS - MMA 1980 - 2020

		1980	1990	2000*	Projections	
					2010	2020
<b>MMA</b>	number	938,777	1,007,306	1,135,614	1,216,800	1,366,700
	% share	100.0%	100.0%	100.0%	100.0%	100.0%
<b>Shelby Co.</b>	number	777,113	826,330	897,472		
	% share	82.7%	82.0%	79.0%		
<b>De Soto Co.</b>	number	53,930	67,910	107,199		
	% share	5.7%	6.7%	9.4%		
<b>Tipton Co.</b>	number	32,930	37,568	51,270		
	% share	3.5%	3.7%	4.5%		
<b>Crittenden Co.</b>	number	49,499	49,939	50,866		
	% share	5.3%	5.0%	4.5%		
<b>Fayette Co.</b>	number	25,305	25,559	28,806		
	% share	2.7%	2.5%	2.5%		

SOURCE: U.S. Census Bureau

# IMAGINE HORN LAKE 20/20

## VI. COMPREHENSIVE PLAN ELEMENTS

### POPULATION FORECAST

The data reveals several pertinent trends that may be incorporated into a trend ratio analysis. First, the data suggests that Shelby County's share of the MMA population base will continue to decline over the planning period. Secondly, DeSoto and Tipton Counties' share of the MMA population is increasing, and should continue to do so over the planning period. Lastly, trend ratio analysis would suggest that population growth in Crittenden County is static, and will remain constant, or decline, over the planning period.

According to the U.S. Census Bureau's projections for the MMA through 2020 (Table 24), the MMA's population is projected to increase by 231,086 (81,186 between 2000 – 2010 and 149,900 between 2010 – 2020). Given the high degree of confidence in the U.S. Bureau's projections for the MMA, and recalling from trend ratio analysis that the aggregate of the smaller divisions will be constrained by the projected population for the larger geographical entity, we are left with an allocation exercise in which the projected total population increase for the MMA of 231,086 over the planning period is distributed among the smaller civil divisions.

Based on DeSoto County's propensity for continued rapid growth, it is anticipated that the county's percentage share of the MMA's future population growth will grow to 12 percent by 2010, and to 15 percent by 2020. Table 25

TABLE 25. POPULATION PROJECTIONS - MMA/DeSoto Co. 1980 - 2020

	<u>1980</u>	<u>1990</u>	<u>2000*</u>	<i>Projections</i>	
				<u>2010</u>	<u>2020</u>
<b>MMA</b>					
number	997,844	1,067,263	1,135,614	1,216,800	1,366,700
% share	100.0%	100.0%	100.0%	100.0%	100.0%
<b>DeSoto County</b>					
number	53,930	67,910	107,199	146,016	205,000
% share	5.7%	6.7%	9.4%	12.0%	15.0%

SOURCE: U.S. Census Bureau, Land Development Solutions, LLC



# IMAGINE HORN LAKE 20/20

## VI. COMPREHENSIVE PLAN ELEMENTS

### POPULATION FORECAST

The foregoing *ratio trend analysis* projects that DeSoto County will grow by 39,000 residents between 2000 and 2010, and still another 59,000 residents by 2020. The resulting projected county population growth of 98,000 over the planning period represents the available population growth potential for the county's unincorporated areas and its municipalities.

Horn Lake's percentage share of DeSoto County's population has grown from **eight percent** in 1980 to nearly **20%** by 2003. Given the above population ceiling established for the county as a whole over the planning period, future population growth in Horn Lake will be predicated on **two variables**: 1) *rate of growth within the city's existing boundaries*; 2) *rate of growth within unincorporated areas of the county deemed most likely to be annexed by the city during the planning period*.

With regard to the first variable, Horn Lake, in accordance with the *Existing Land Use Inventory* reviewed in Chapter 3, currently contains **4,868 acres** of vacant land. Of this total approximately **2,000 acres** or **41%** has been determined as appropriate for residential development. Allowing for a **15%** adjustment factor for marginal land/rights-of-way, leaves **1,700 acres** of available residential development land. At an assumed average residential density factor of **2.0 dwelling units per acre (DUA)**, the resulting residential build-out yields an additional **3,400 housing units**. Multiplying the number of additional housing units by a conservative household size of **2.5** results in a projected population increase of **8,500 additional residents**.

While it is not likely that the city's available residential development land will be "*built-out*" over the next 10, or perhaps, even 15 years, it is anticipated, however, that rapid growth will be realized within the currently unincorporated areas of the county just to the west and south of Horn Lake over the planning period. Indeed the county's planning staff and land planning consultant have projected these areas (*Census Tracts 701 and 702.2*) to be among the fastest growing in the county over the next 20 years. In accordance with the second variable, Horn Lake will undoubtedly increase its population base through the annexation of developed/developing lands within these areas. It is anticipated that more than **fifty percent** of Horn Lake's projected population growth over the planning period will emanate from the expansion of its current corporate boundaries.

**Table 26** provides the *population forecast* for Horn Lake over the next 20 years along with its corresponding share of the county's total projected population growth.

# IMAGINE HORN LAKE 20/20

## VI. COMPREHENSIVE PLAN ELEMENTS

### POPULATION FORECAST

TABLE 26. POPULATION FORECAST - Horn Lake 2003 - 2020

	<u>2003*</u>	<u>2010</u>	<u>2020</u>
<b>DeSoto County -</b>	118,500	146,016	205,000
number	22,854	30,700	51,250
<b>Horn Lake -</b>			
% share of county	19%	21%	25%

\*Consultant Estimate - May, 2003

SOURCE: Land Development Solutions, LLC

The above forecast has been developed based on the following assumptions:

- *DeSoto County's share of the Memphis Metropolitan Area's population will increase from 9.4% to 15% over the planning period;*
- *The fastest growing areas of the county will be the northeast (Olive Branch); south central (Hernando); and the Hwy. 61 corridor (Horn Lake, Walls);*
- *Horn Lake's right to expand its corporate boundaries will be preserved;*
- *Horn Lake's percentage of the county's population growth will increase from 19% to 25% over the planning period;*
- *Horn Lake will develop provisions for additional wastewater treatment capacity;*
- *The market and interest rate environment will remain favorable over the planning period.*



## IMAGINE HORN LAKE 20/20

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### VI. COMPREHENSIVE PLAN ELEMENTS

#### *LAND USE PLAN*

The **Land Use Plan** is arguably the most celebrated element of any Comprehensive Plan – often to the deprivation, unfortunately, of the other Plan elements. The most likely reason for this reality, of course, is that the *Land Use Plan* element has the most visible, and tangible, impact on *private interests*.

The *Land Use Plan's* primary function is to promulgate and support the *Goals* and *Objectives* addressing the physical development of the community. Toward this end, the *Land Use Plan* consists of a *graphical* and *narrative* component.

The *graphical* component of the *Land Use Plan* is the *Proposed Land Use Map*. The *Proposed Land Use Map* illustrates the spatial relationships between the various land use classifications established to facilitate the community's future development. Once adopted by the community's legislative body, community officials can use the *Proposed Land Use Map* as a decision-making guide with regard to land use issues and capital expenditures.

The *Proposed Land Use Map* is not parcel specific! Its application must be general in order to preserve its flexibility, and thus its effectiveness – parcel specific requirements are the domain of the *zoning ordinance* and *subdivision regulations*.

The *narrative* component of the *Land Use Plan* consists of specific, written strategies that, when implemented, are designed to effectuate the desired end results envisioned by the community's land use *Goals* and *Objectives*.

*Land Use Plans* that no longer reflect the goals and/or desires of the community or they relate to the community's physical development should be amended. Amendments to a community's *Land Use Plan* should not be a casual undertaking. As with their preparation and adoption, proposals for *Land Use Plan* amendments should be subject to a planning "*process*," and should most appropriately emanate from mandatory, periodic *Land Use Plan* reviews. Finally, it is critical that the *Land Use Plan* be expanded (*amendment process*) to newly annexed areas to ensure continuity with regard to the application of the annexing community's existing development policies to the newly annexed area(s).

# IMAGINE HORN LAKE 20/20

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## VI. COMPREHENSIVE PLAN ELEMENTS

### *LAND USE PLAN*

The preparation of the *Proposed Land Use Map* entails a methodical exercise that draws from myriad factors including: *existing development patterns; assessment of demand and need based on population projections/forecast; land use goals and objectives; and political realities.*

*Existing Development Patterns* – Includes the community’s existing land use patterns that have developed over time. Market forces, utility and transportation infrastructure availability; local land use policy, and environmental conditions influence these patterns. *Existing Development Patterns* are typically very influential on future land use proposals because of the hesitancy of deviating from well-established development patterns and perceived vested development interests.

*Assessment of Demand and Need* – The *Proposed Land Use Map* should provide for, and accommodate future population projections.

*Land Use Goals and Objectives* – The *Proposed Land Use Map* must reflect the established land use *Goals and Objectives*.

*Political Realities* – A *Proposed Land Use Map* that is not deferential to stakeholder concerns is “dead on arrival.” It is critical that, to the extent possible, that land use proposals are mindful of politically sensitive issues such as *development densities, use compatibility, and development valuations*. The elected officials who are charged with enforcing the provisions of the *Land Use Plan* must be provided a solid foundation from which to defend its policies.

# IMAGINE HORN LAKE 20/20

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## VI. COMPREHENSIVE PLAN ELEMENTS

### *LAND USE PLAN*

The **PROPOSED LANDUSE MAP** for the City of Horn Lake was developed with due consideration of the above factors and the following guiding principles:

- *Advances a more flexible and streamlined land use regulatory system in Horn Lake – provides the foundation for the development of a more flexible and streamlined land use regulatory system that will allow the city to more effectively articulate and defend the Plan’s merits.*
- *Adheres to smart growth principles – promotes compact development patterns on the city’s perimeter that will reduce future suburban “sprawl” development.*
- *Preserves and protects substantial investment – recognizes, values, and protects land patterns and investments that reflect the community’s heritage.*
- *Builds on existing strengths – recognizes and promotes substantial community assets.*
- *Supports developed population growth projections – provides for ample residential development land to accommodate the city’s build-out population projection.*



# IMAGINE HORN LAKE 20/20

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## VI. COMPREHENSIVE PLAN ELEMENTS

### LAND USE PLAN

The **PROPOSED LANDUSE MAP** provides for the following land use classifications:

**ESTATE (Residential)** – The **Estate** residential land use classification is intended to preserve and protect existing residential areas that have developed at very low densities - generally at 1 unit per acre or less. The **Estate** residential classification is designed to recognize and accommodate a preference for a rural setting within an urban environment. It is not the intent of the Land Use Plan to promote residential development at this density within the city's urban service area.

**Estate** residential areas are designated along the Church Road corridor, and the southeast quadrant of the intersection of Church Road and Tulane Road.

<i>Maximum Density:</i>	1 unit/per gross acre
<i>Existing Applicable Zoning District(s):</i>	AR, R-40, R-30

**LOW DENSITY (Residential)** – The **Low Density** residential land use classification is intended to preserve and protect existing residential areas that have developed, or have the propensity to develop, at suburban densities of up to 3.6 units per acre. Centralized sanitary and public water services are required for developments within **Low Density** designated areas. New residential developments of less than 2 units per acre should be discouraged within these areas due to the high cost associated with providing urban services.

**Low Density** residential areas are designated along the Church Road Corridor, and between Fogg Road and Horn Lake Road, northward to DeSoto Road.

<i>Maximum Density:</i>	3.6-units/per gross acre
<i>Existing Applicable Zoning District(s):</i>	R-20, R-15, R-12

# IMAGINE HORN LAKE 20/20

## VI. COMPREHENSIVE PLAN ELEMENTS

### LAND USE PLAN

**MEDIUM DENSITY (Residential)** – The **Medium Density** residential land use classification is intended to provide opportunities for a variety of planned residential land use, including detached and attached single family housing, condominiums, townhomes, and, in appropriate instances, multi family housing. Additionally, because **Medium Density** residential areas are deemed “*activity centers*,” office, commercial and even industrial use may be permitted within the context of a planned unit development (PUD). Due to the wide variety of uses that may be permitted within **Medium Density** residential areas, special emphasis must be placed ensuring infrastructure adequacy as well as the installation of “*compatibility buffers*” to transition incompatible uses. Centralized sanitary sewer and public water services are required for developments within **Medium Density** designated areas. New residential developments of less than 2 units per acre should be discouraged within these areas due to the high cost associated with providing urban services.

**Medium Density** residential areas are designated for areas along the city’s major arterials, and adjacent to existing medium density residential development. The western boundary of the city is proposed primarily for **Medium Density** residential.

<i>Maximum Density:</i>	7-units/per gross acre
<i>Existing Applicable Zoning District(s):</i>	R-10, R-8, R-6

**PLANNED DEVELOPMENT (Mixed Use)** – The **Planned Development** mixed use classification recognizes existing development within the city consisting of either multi family or developments regulated by previously approved planned development requirements.

**PUBLIC (Public facilities; quasi-public, open space/greenbelt)** – The **Open Space** land use classification recognizes all existing public, quasi-public, open space/greenbelt use, and recognizes and supports the interconnection of the city’s parks and open spaces, as well as a regional connection to the Tulane Trace Greenway. The use of these areas for non-related uses is not recommended.



## IMAGINE HORN LAKE 20/20

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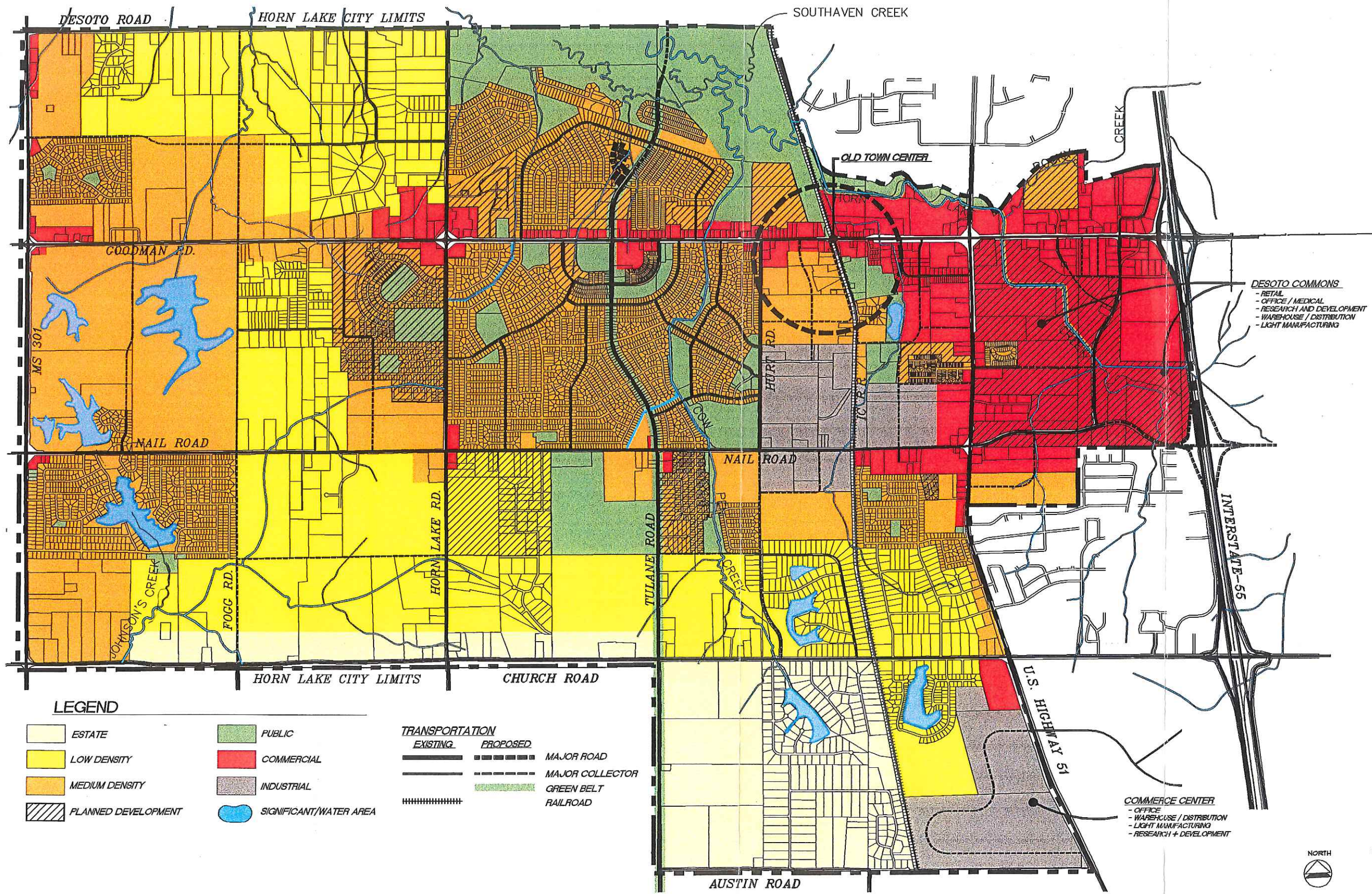
### VI. COMPREHENSIVE PLAN ELEMENTS

#### *LAND USE PLAN*

**COMMERCIAL** (*Commercial/Office*) – The **Commercial** land use classification recognizes all existing commercial and office development, as well as currently zoned, undeveloped commercial/office land use. The *Land Use Plan* does not support additional speculatively zoned commercial/office property. Toward this end the *Proposed Land Use Map* does not provide for any additional *conventional* commercial designations. New commercial/office development is intended to occur within *planned unit developments*, which are permitted within the **Medium Density, Commercial, and Industrial** land use classifications. Unlike the *1993 General Development Plan*, which attempted to pre-designate locations for *planned commercial and office*, the current *Land Use Plan* recognizes and supports the efficiency of “*the market*” to determine what types of commercial and/or office use will be supported. The city’s concern and focus, with regard to new commercial/office development should center on **urban design** (*architectural, landscaping, signage, lighting, etc.*); **impact on infrastructure** (*roads, sewer, water*); and **access** (*curb cuts, circulation*). The applicant, as part of the planned unit development process, must defend locational and specific use decisions with regard to proposals for new commercial/office development.

**INDUSTRIAL** (*Traditional manufacturing, warehousing, research*) – The **Industrial** land use classification recognizes all existing industrial development, and is intended to promote the stabilization of the city’s traditional industrial development area at Nail Road and the Illinois Central Railroad. Moreover, new industrial land use is designated on the west side of U.S. Highway 51 just south of Church Road (“**Commerce Center**”) to take advantage of the synergy created from the market’s designation of the areas surrounding the Church Road/I-55 Interchange as attractive for distribution type uses. As with commercial use, the *Land Use Plan* provides for appropriate *industrial* land use within *planned unit developments*.



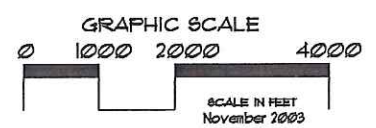


**DESOTO COMMONS**  
 - RETAIL  
 - OFFICE / MEDICAL  
 - RESEARCH AND DEVELOPMENT  
 - WAREHOUSE / DISTRIBUTION  
 - LIGHT MANUFACTURING

**COMMERCE CENTER**  
 - OFFICE  
 - WAREHOUSE / DISTRIBUTION  
 - LIGHT MANUFACTURING  
 - RESEARCH + DEVELOPMENT

**LEGEND**

- |  |                     |  |                        |  |                     |
|--|---------------------|--|------------------------|--|---------------------|
|  | ESTATE              |  | PUBLIC                 |  | EXISTING MAJOR ROAD |
|  | LOW DENSITY         |  | COMMERCIAL             |  | PROPOSED MAJOR ROAD |
|  | MEDIUM DENSITY      |  | INDUSTRIAL             |  | MAJOR COLLECTOR     |
|  | PLANNED DEVELOPMENT |  | SIGNIFICANT/WATER AREA |  | GREEN BELT          |
|  |                     |  |                        |  | RAILROAD            |



SOURCE: Joe Lutic & Assoc. and Field Survey: November 2002

**PROPOSED LANDUSE MAP  
 COMPREHENSIVE PLAN  
 HORN LAKE, MISSISSIPPI**

PREPARED FOR:  
**CITY OF HORN LAKE  
 DESOTO COUNTY, MISSISSIPPI**

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# IMAGINE HORN LAKE 20/20

## VI. COMPREHENSIVE PLAN ELEMENTS

### LAND USE PLAN

#### LAND USE PLAN ACTION STRATEGIES

1. Amend the *Zoning Ordinance* and *Subdivision Regulations* to provide for the following *Land Use Plan* recommendations:
  - a. *Reduce the number of base residential zone districts* - while the 1993 General Development Plan recommended the need for more residential zoning districts to avert “zoning battles between developers and neighbors,” the result has been a cumbersome menu of choices that has been difficult to administer and ineffective in influencing development patterns. In fact, three of the recommended zoning districts have never been used! All a community really needs to know in order to effectively plan for its future is the development density applicable to a parcel – not lot size. Accordingly, it is the recommendation of this Plan that the current menu of *ten* base residential districts be reduced to **three**: *RE, Estate Residential; RL, Low Density Residential*, and *RM, Medium Density Residential*. Each of the three base residential zoning districts would provide for *one* available conventional lot size commensurate with the lower end of the density range provided by the *Land Use Plan*. For example, within the hypothetical *RL, Low Density Residential* District the minimum conventional lot size would be 20,000 square feet (*2.1 units per acre*). Use of the maximum density (*3.6 units per acre*) would only be permissible through the use of a *Planned Development* overlay proposal. Minimum lot sizes would not be regulated, with the exception of the *RE, Estate Residential* District, which would mandate a 30,000 square foot minimum lot size. Employment of the above zoning scheme would penalize proposals for “*sprawling*” conventional, cookie-cutter subdivisions in favor of *planned* developments over which the city would have more input.
  - b. *Eliminate the RM-8 and RM-6 residential districts* – the *Land Use Plan* does not support conventional high density zoning districts.
  - c. *Rezone recently annexed parcels regulated by county zoning designations* – currently there are residential parcels within city that are zoned with a county designation (R-1, R-2, AG, etc.) for which the city has no regulations.

# IMAGINE HORN LAKE 20/20

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## VI. COMPREHENSIVE PLAN ELEMENTS

### LAND USE PLAN

#### LAND USE PLAN ACTION STRATEGIES

- d. *Replace the existing A, Agricultural and RO, Residential Overlay Districts with an OSR, Open Space Reserve District and a PR, Planned Residential District – more closely aligns the focus and intent of these districts with the proposals set forth in the Land Use Plan.*
- e. *Eliminate the PUD-N District – a redundant application of a flexible zoning technique.*
- f. *Revise the existing PUD Regulations – expound upon the provisions currently provided by this powerful land planning and zoning technique, which is proposed as the focus of the city’s new land regulatory scheme. Define permitted uses, and provide for performance standards to address compatibility and land use transition issues, and establish minimum professional criteria for design professionals who would employ the PUD for their clients.*
- g. *Restrict multi family, mobile home parks, and problematic commercial uses to PUDs.*
- h. *Permit PUDs in all land use classifications except Estate residential, Low Density residential and Public.*
- i. *Eliminate the PO, Planned Office District and the PBP, Planned Business Park Districts – these districts are redundant and are not utilized in Horn Lake.*
- j. *Amend the C-1, C-2, C-3 and C-4 Districts – creating in their place: NC, Neighborhood Commercial; LC, Limited Commercial, and GC, General Commercial.*
- k. *Consolidate the M-1 and M-2 districts into one I, Industrial District – the M-2, Heavy Industrial District is not utilized in Horn Lake.*
- l. *Eliminate the ARH, Airport Height Restriction Overlay District – Development in Horn Lake not restricted by Memphis International Airport.*
- m. *Implement the provisions and intent of the F, Flood District.*
- n. *Require site plan review and approval for all permitted uses*
- o. *Revise the Bufferyard standards.*
- p. *Revise the sign provisions of the Zoning Ordinance.*
- q. *Revise the parking provisions of the Zoning Ordinance.*



# IMAGINE HORN LAKE 20/20

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## VI. COMPREHENSIVE PLAN ELEMENTS

### LAND USE PLAN

#### LAND USE PLAN ACTION STRATEGIES

- r. *Create and implement a Development Contract containing measures for ensuring the completion of required improvements, and amend the provisions of the Subdivision Regulations regarding same.*
  - s. *Amend the Subdivision Regulation's platting process to require the Final Plat to be submitted with the engineering/construction drawings.*
  - t. *Amend the Subdivision Regulations as necessary to ensure consistency with the policies of this Comprehensive Plan.*
2. Evaluate new residential development proposals utilizing the following criteria:
- a. *Adequate public facilities and services (concurrency) – “public facilities” include:– streets/roads; domestic water systems; centralized sanitary sewer; stormwater sewer; parks/recreation; schools. “public services” include: fire protection; and law enforcement. New residential development should be encouraged and supported in areas contiguous to existing development, where extension of municipal services can be accomplished in an orderly and efficient manner. In residential-growth areas where existing sanitary sewers are not reasonably accessible, compliance with the adequate public facilities requirement may be achieved by either: a decentralized system owned by the city; or on-site wastewater disposal accompanied with the installation of “dry sewer lines” for future connection to the city’s centralized sewer system.*
  - b. *Compatibility with adjacent land use – “compatibility buffers” may be used to ameliorate differences in use types, density, and/or bulk characteristics.*
  - c. *Responsiveness and sensitivity to the natural terrain – conservation of natural site features, minimal site disruption, quality design.*
  - d. *Amenity provisions – recreational opportunities; walking trails; club houses, etc.*
  - e. *Interconnectivity with the city’s transportation infrastructure – accessibility, circulation, connectivity, greenbelt connection.*

# IMAGINE HORN LAKE 20/20

## VI. COMPREHENSIVE PLAN ELEMENTS

### LAND USE PLAN

#### LAND USE PLAN ACTION STRATEGIES

3. Evaluate mixed-use and large-scale developments utilizing the following criteria:
  - a. *Adequate public facilities and services (concurrency) – “public facilities” include:– streets/roads; domestic water systems; centralized sanitary sewer; stormwater sewer; parks/recreation; schools. “public services” include: fire protection; and law enforcement. Large-scale developments, especially, should make provisions for new infrastructure that may not have been contemplated by the Land Use Plan.*
  - b. *Mixed-use and large scale developments should reflect the following Smart Growth Principles:*
    - Mix land uses
    - Take advantage of compact building design
    - Create housing opportunities and choices for a range of household types, families, and incomes
    - Foster distinctive, attractive communities with a strong sense of place
    - Preserve open space, farmland, natural beauty, and critical environmental areas.
  - c. *Benefits/contribution to the community.*
4. Preserve and protect stable residential neighborhoods:
  - a. Protect from disruptive uses such as incompatible, unplanned residential use; encroaching industrial and commercial uses.
  - b. Enforce building and property maintenance codes.
  - c. Discourage speculative rezoning of vacant, adjacent tracts.
  - d. Employ comprehensive performance standards to evaluate new development proposals on adjacent tracts.
  - e. Maintain public infrastructure within neighborhoods.

# IMAGINE HORN LAKE 20/20

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## VI. COMPREHENSIVE PLAN ELEMENTS

### LAND USE PLAN

#### LAND USE PLAN ACTION STRATEGIES

5. Support and actively engage in stabilization efforts for transitioning neighborhoods:
  - a. Protect from disruptive uses such as incompatible, unplanned residential use; encroaching industrial and commercial uses.
  - b. Enforce building and property maintenance codes.
  - c. Provide incentives to absent-tee property owners to maintain their properties.
  - d. Introduce new neighborhood amenities.
  - e. Develop public/private redevelopment partnerships to introduce new housing stock.
  
6. Evaluate commercial development utilizing the following criteria:
  - a. *Compliance with Land Use Plan* – existing commercial area or introduction of new commercial development.
  - b. *Type of commercial land use proposed* – neighborhood convenience; community commercial; transportation-oriented commercial; regional commercial.
  - c. *Compatibility with adjacent land use.*
  - d. *Site suitability.*
  - e. *Access and Circulation.*
  - f. *Orientation* – linear, nodal, back-fill.
  - g. *Site design* – generous landscaping; low-level lighting, full cut-off fixtures; signage; architectural details.
  - h. *Provisions for mitigating performance standards* – landscaping, berms, natural vegetation.



# IMAGINE HORN LAKE 20/20

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## VI. COMPREHENSIVE PLAN ELEMENTS

### LAND USE PLAN

#### LAND USE PLAN ACTION STRATEGIES

7. Evaluate industrial development utilizing the following criteria:
  - a. *Compliance with Land Use Plan* – existing industrial area or introduction of new industrial development.
  - b. *Adequate public facilities and services* – “**public facilities**” include:– streets/roads; domestic water systems; centralized sanitary sewer; stormwater sewer; “**public services**” include: fire protection.
  - c. *Type of industrial land use proposed* – manufacturing; warehousing/distribution; research.
  - d. *Compatibility with adjacent land use.*
  - e. *Site suitability.*
  - f. *Access and Circulation.*
  - g. *Site design* – sensitivity to the scale and mass of structure on site.
  - h. *Provisions for mitigating performance standards* – landscaping, berms, natural vegetation.
  
8. Promote areas community significance:
  - a. *Promote the development of a comprehensive re-development strategy for the **Old Town Center** that seeks to build on the community’s heritage and transit-oriented development possibilities.*
  - b. *Work with the development community to reposition the massive **DeSoto Commons** Planned Unit Development to take advantage of the site’s locational advantage and natural features.*
  - c. *Develop a strategic economic development plan to market and promote the designated **Commerce Center** to prospective users.*

## IMAGINE HORN LAKE 20/20

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### VI. COMPREHENSIVE PLAN ELEMENTS

#### *LAND USE COMPATIBILITY OUTSIDE PLANNING AREA –*

A review of the Future Land Use Plans for both DeSoto County and the City of Southaven reveals no apparent incongruous relationships between the land use proposals for those jurisdictions and the land use proposed by Horn Lake along their common boundaries.

To the north, land use along Horn Lake's common boundary with Southaven is characterized by floodplain land and low density residential. To the west, DeSoto County has designated an expansive area between Horn Lake's western boundary and U.S. Highway 61 as low density residential. Additionally, the county has designated commercial and high-density areas along MS. 301. These uses transition well with Horn Lake's proposal for medium density residential.

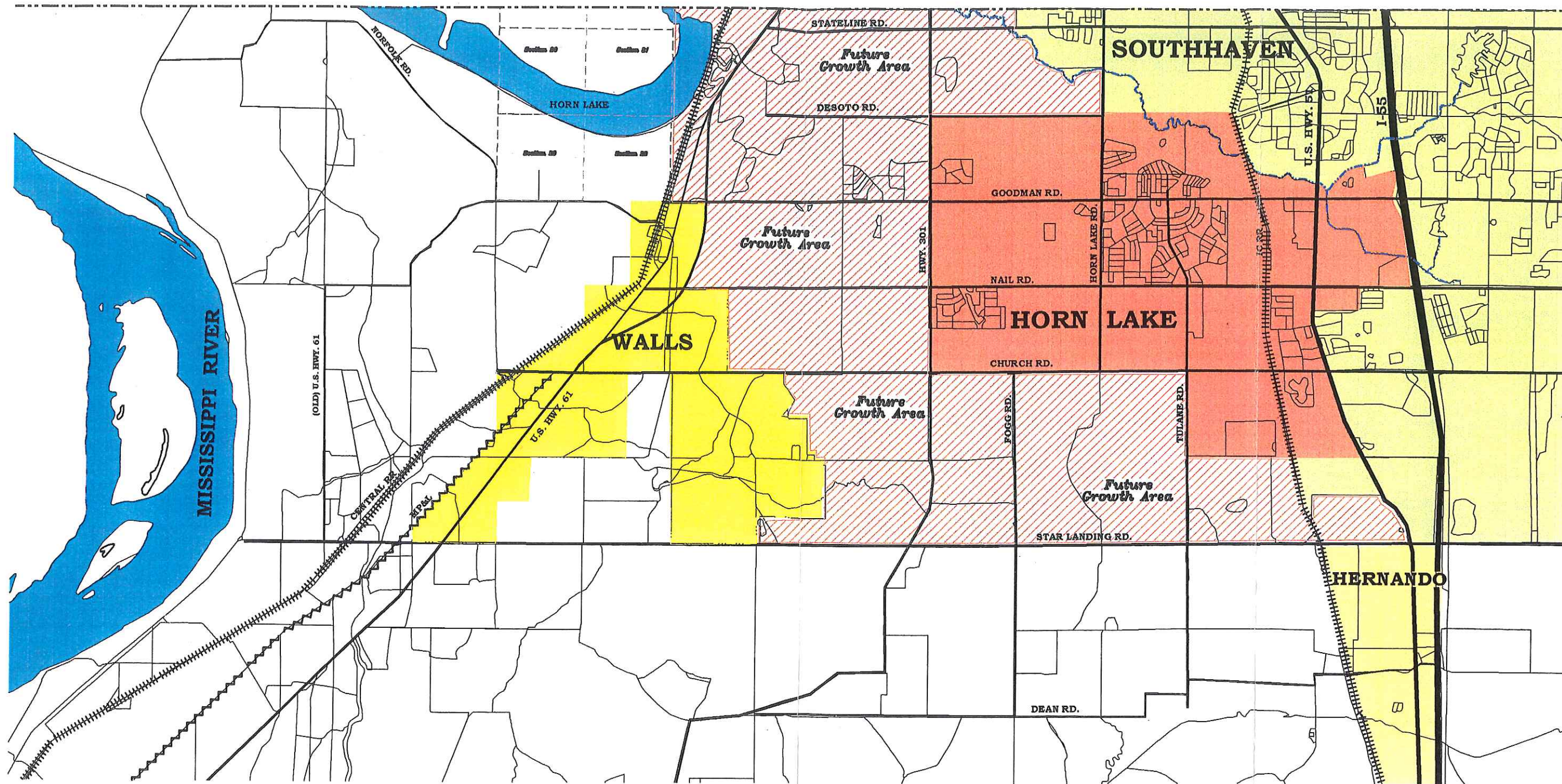
South of Church Road the county has designated the Days community as rural residential in apparent deference to that community's desire to maintain its rural setting. And while Horn Lake's land use proposal along the Church Road corridor is conciliatory to this position, it is clear that future urbanization pressures will prompt frequent monitoring of development trends in this area.

#### *FUTURE GROWTH AREA PLAN –*

The **FUTURE GROWTH AREA MAP** illustrates that area identified by the Comprehensive Plan Advisory Committee as necessary to accommodate and provide for the City of Horn Lake's orderly growth over the next 20 years. Additionally, the **FUTURE GROWTH AREA MAP** is representative of urbanizing areas for which the provisions of urban services must be regulated in order prevent urban or suburban sprawl from diminishing the efficiency of the use of the land.

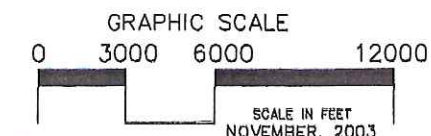
The identified area, containing approximately 15,500 is contiguous with the city's existing boundary and represents a logical extension of the city's corporate boundaries over the planning period.





**FUTURE GROWTH AREA  
COMPREHENSIVE PLAN  
HORN LAKE , MISSISSIPPI**

PREPARED FOR:  
**CITY OF HORN LAKE  
DESOTO COUNTY , MISSISSIPPI**



SOURCE: DESOTO COUNTY MISSISSIPPI  
DESOTO COUNTY MISSISSIPPI GIS DEPARTMENT  
CITY OF HORN LAKE

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