

Town of Luther Comprehensive Plan

First local feedback meeting

October 23, 2017



Agenda

1. Introductions
2. Project introduction
3. Planning 101
4. Demographics (survey results to be provided online)
5. Land use discussion and public input
6. Next steps

Planning 101:

What is a comprehensive plan?

- A high-level document that guides the long-range growth and development of a community.

Three purposes:

1. Define a community's vision for the future;
2. Identify the existing conditions that impact the community now and in the future; and
3. Develop recommendations that can help the community grow in a manner that is in accordance with its vision.

Planning 101:

What is a comprehensive plan?

A comprehensive plan is:

- A fluid, changeable document designed to be responsive to a community's changing needs;
- Based on public input;
- One of many documents that guide growth and development; and
- The basis for development regulations, capital improvement projects, and city policies.

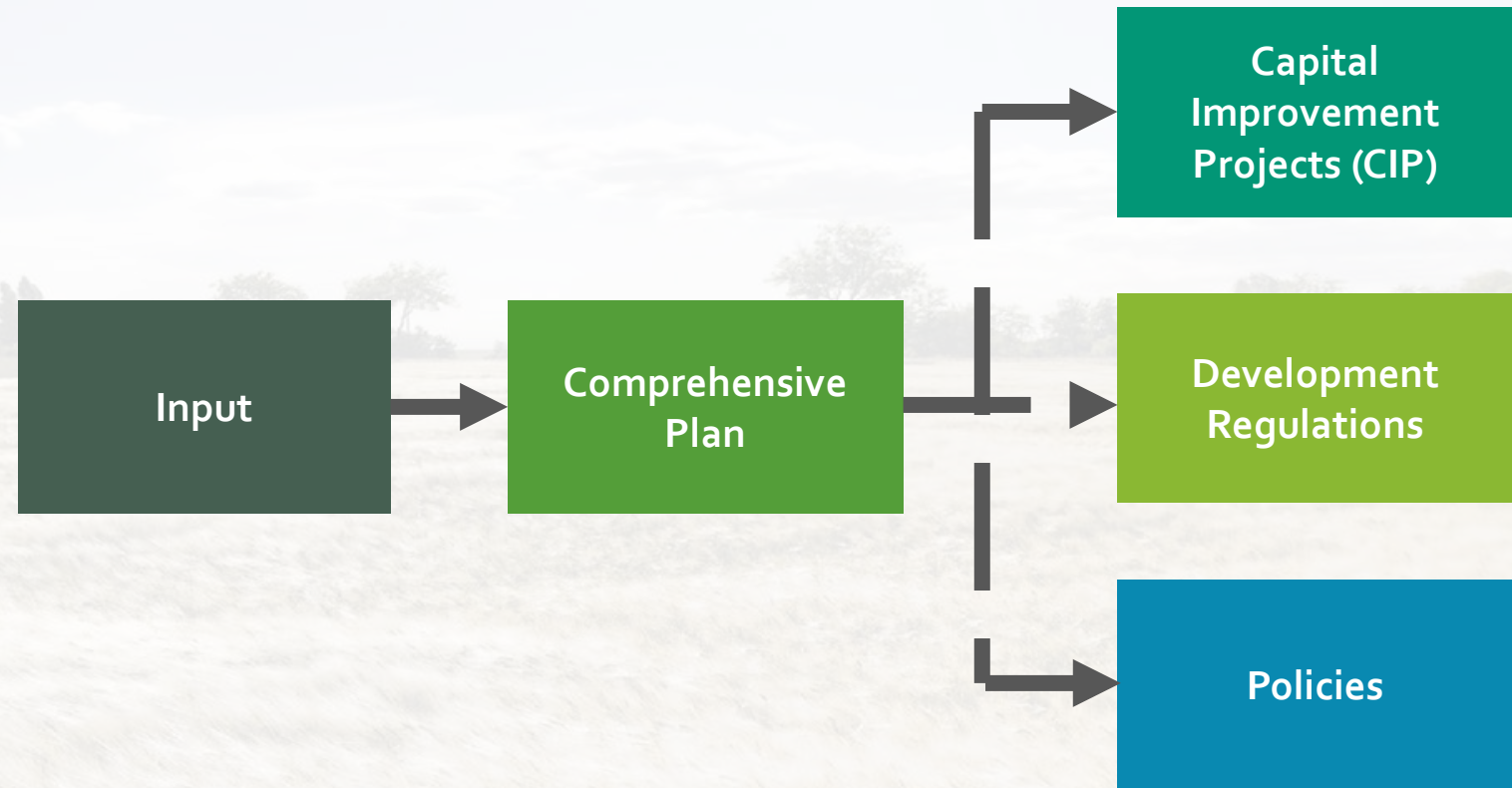
Planning 101:

What is a comprehensive plan?

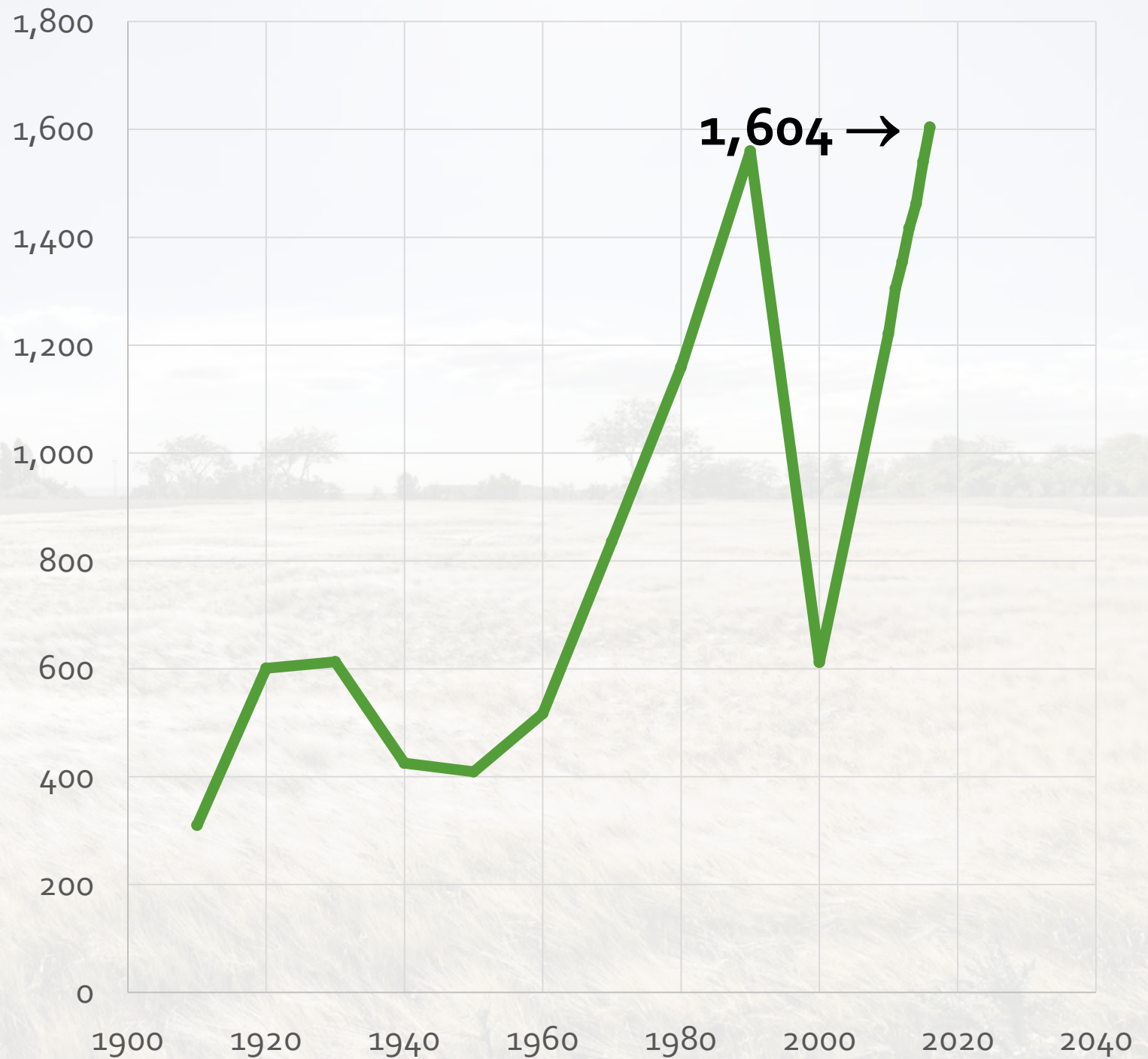
A comprehensive plan is not:

- A zoning ordinance or set of design standards;
- A rigid or unchanging document; or
- The ultimate answer for every situation a community might face.

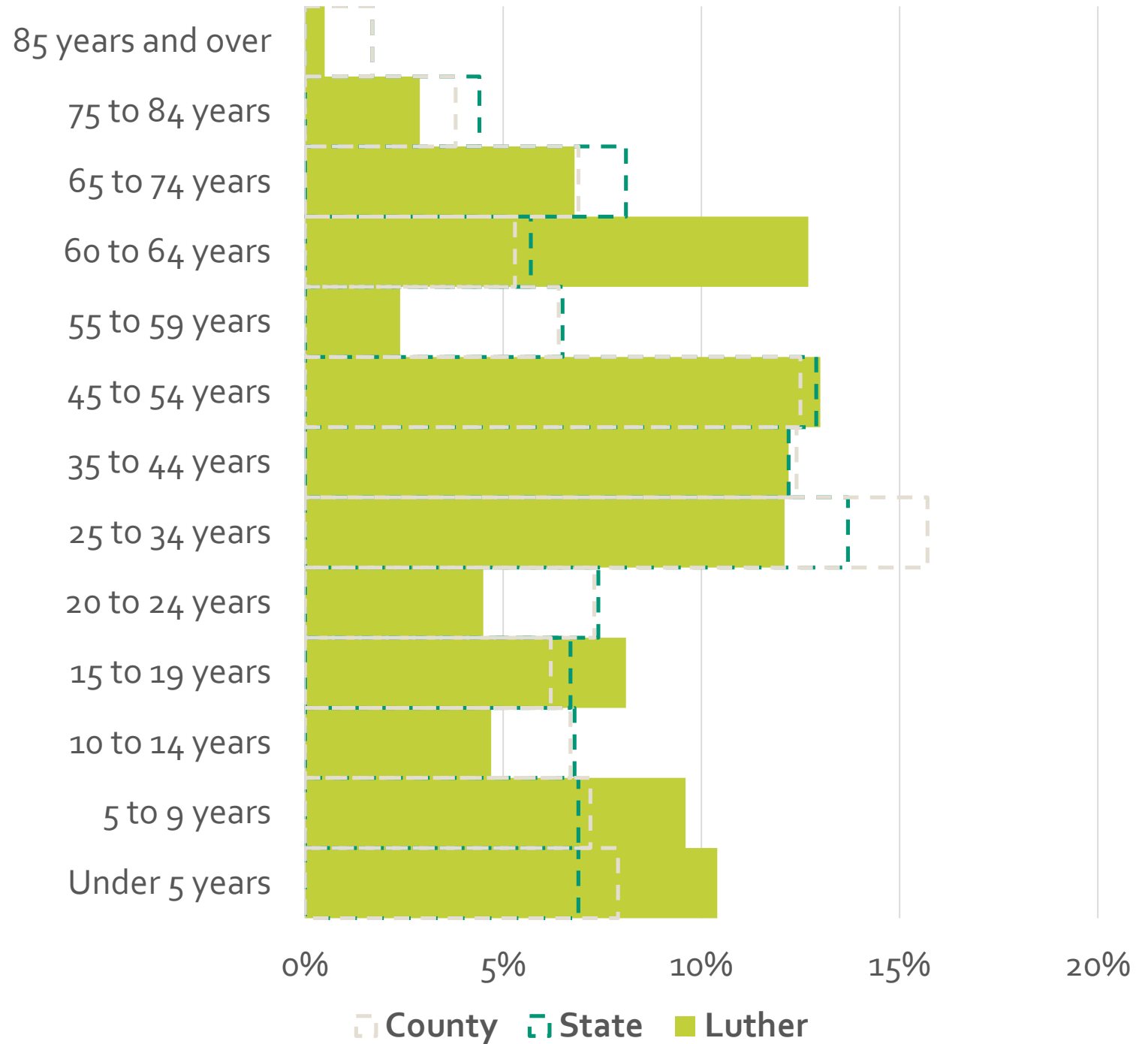
Planning 101:
How is a
comprehensive
plan used?



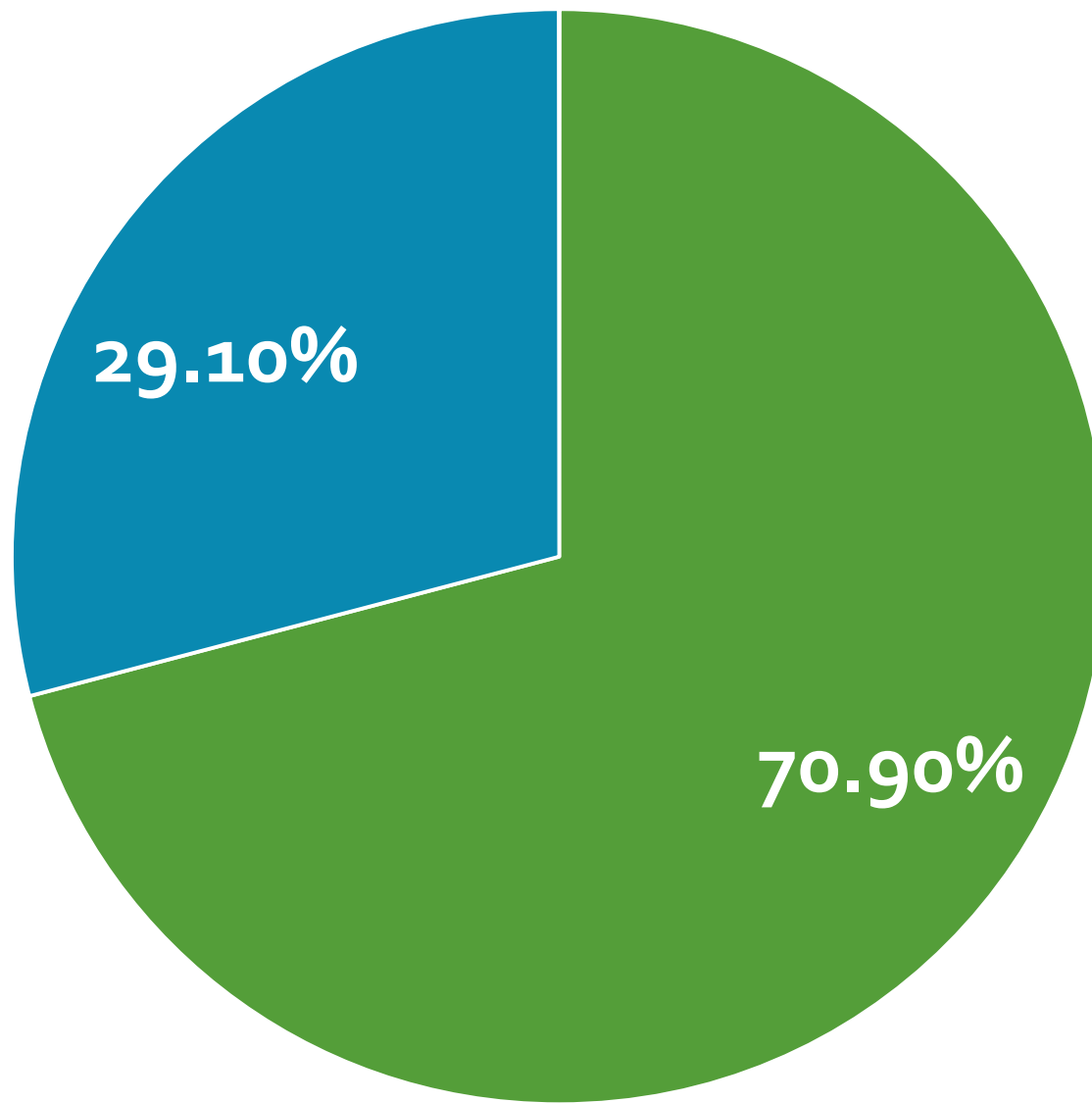
Community Snapshot: Population



Community Snapshot: Demographics



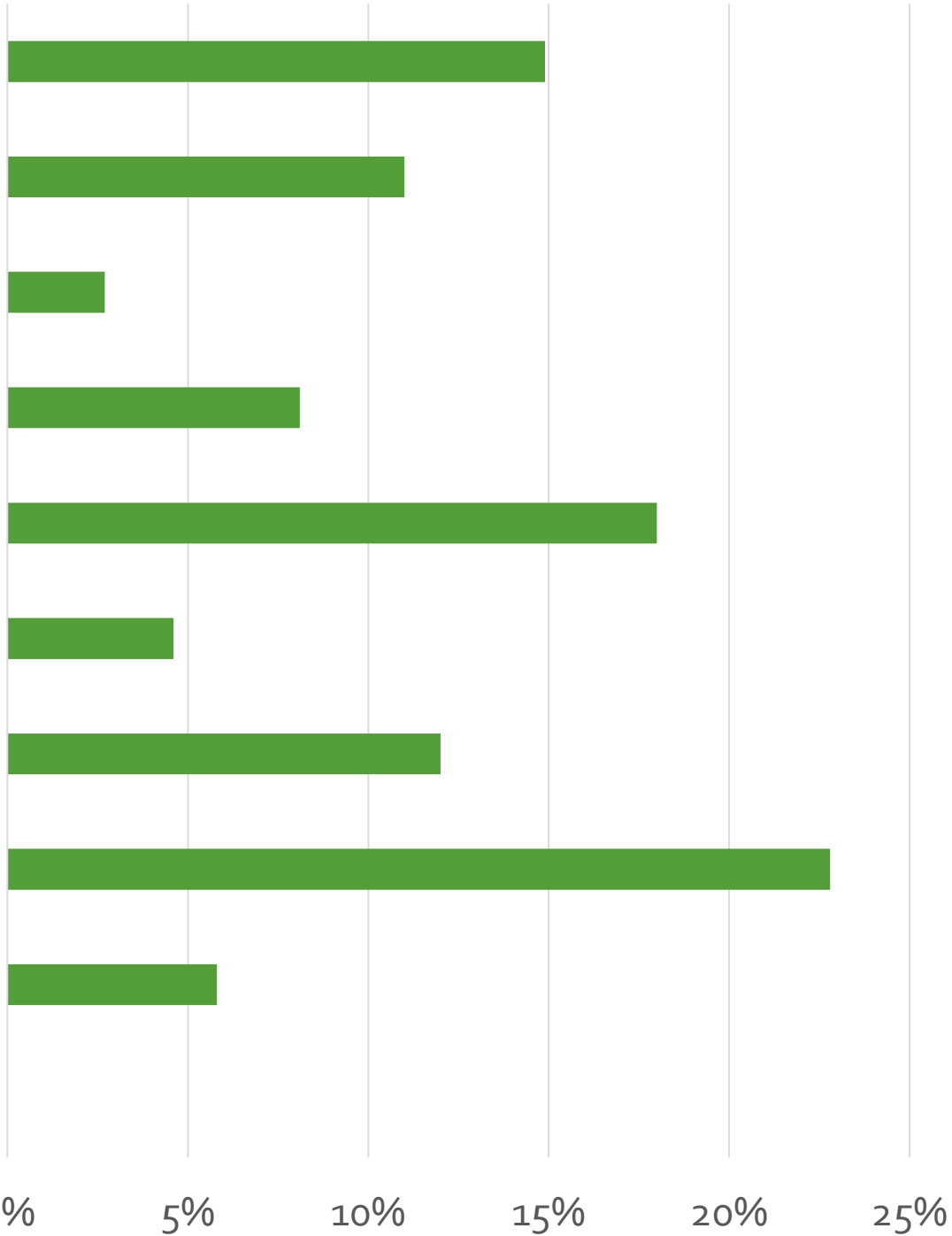
Community Snapshot:
Housing



■ Owner-occupied ■ Renter-occupied

Community Snapshot:
Housing

Built 1939 or earlier



Built 1940 to 1949

Built 1950 to 1959

Built 1960 to 1969

Built 1970 to 1979

Built 1980 to 1989

Built 1990 to 1999

Built 2000 to 2009

Built 2010 to 2013

Built 2014 or later

0%

5%

10%

15%

20%

25%

Input Overview:

Key Themes

Perception

- 67% said the rural atmosphere is their favorite part of living in Luther
- 54% identified Luther's quality of life as 'good' or 'excellent'; 43 percent identified it as 'fair' or 'poor'

Input Overview:

Key Themes

Housing

- 60% support for additional suburban-style and low density residential development
- Every listed form of residential development was supported by at least 20%

Input Overview:

Key Themes

Development

- 77% said areas of Luther need to be redeveloped
- 48% support higher development standards even if it raises the cost of development

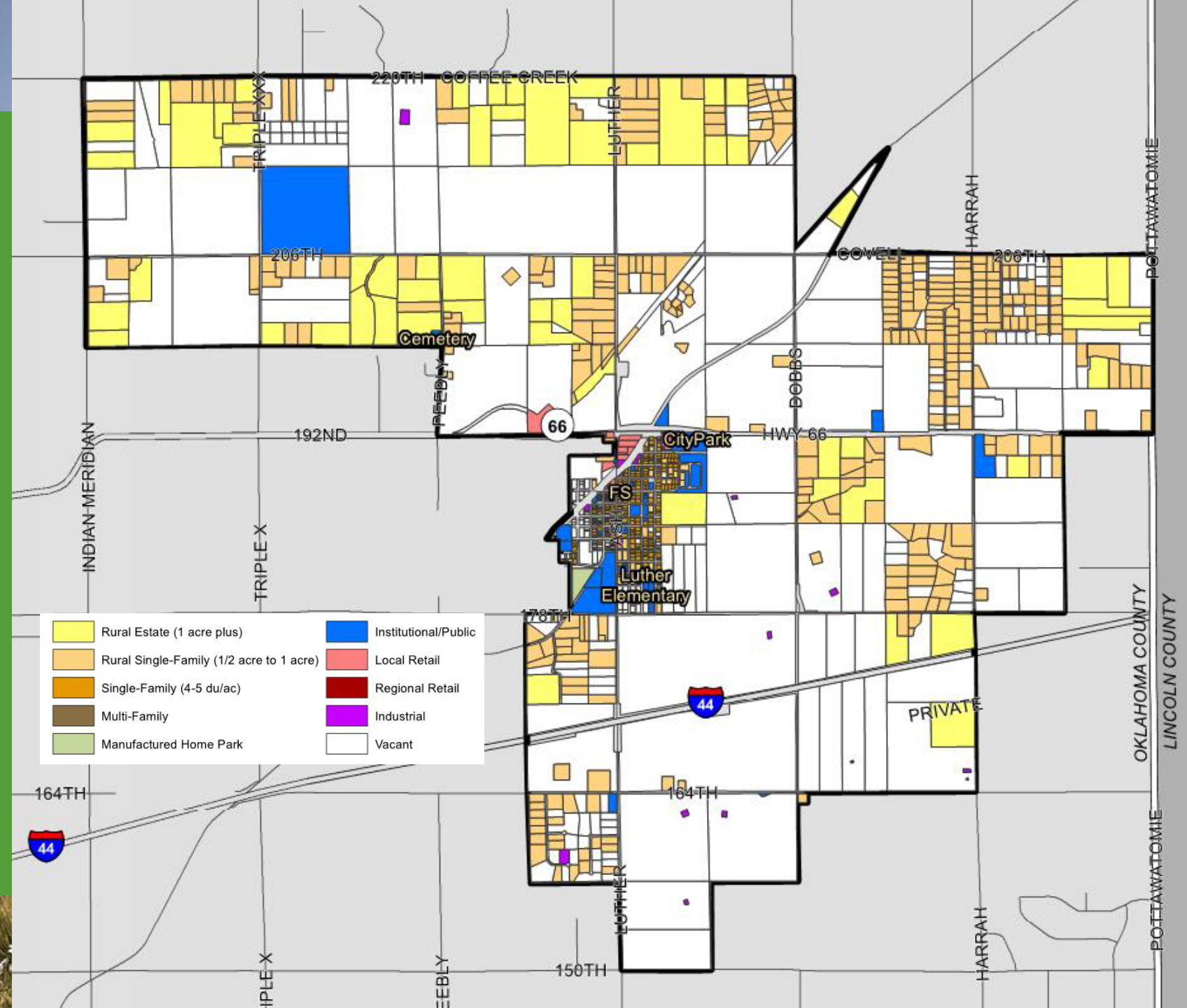
Input Overview:

Key Themes

Services and Amenities

- 70-80% said it is important to provide housing, services, and amenities for families
- 40-50 % said it is important to provide housing, services, and amenities for retirees and seniors
- Over 90% support development of retail

Land Use: Existing



Land Use:
Existing

Use	Acreage	Percent of Developed
Rural Single Family	1,292.7	38.3%
Rural Estate	1,172.7	34.8%
Right-Of-Way	517.9	15.4%
Institutional	271.0	8.0%
Suburban Residential	61.2	1.8%
Local Retail	37.6	1.1%
Industrial	11.7	0.3%
Mobile Home	8.4	0.2%
Developed	3,373.3	34.6%
Vacant	6,378.0	65.4
Total	9,751.3	100%

Land Use:
Examples –
Local Retail



Land Use:
Examples –
Regional Retail



Land Use:
Examples –
Institutional



Land Use:
**Examples –
Industrial**



Land Use:

Examples – Rural Estate and Rural SF



Land Use:
Examples –
Suburban
Residential



Land Use:
Examples –
Multifamily



Visioning

What is your vision for
your community?

Visioning

What are your
community's values?

Visioning

What words would you
use to describe your
community?

Visioning

What are the key issues
that impact your
community?

Wrapping Up:
What other
questions?

Thank you!

