

Future Land Use Plan

INTRODUCTION

This chapter provides a general view Basin's future land use over the next 20 years. The Future Land Use Plan organizes all the expected future growth, development, and redevelopment into a pattern that is consistent with the Town's Vision Statement, Goals, and Strategies. These statements provide direction, such as encouraging commercial development in certain areas and housing development in other areas. This chapter gives more definition to these statements through a Future Land Use Map and the Future Land Use Designations.

The Future Land Use Map shows the general location and extent of various areas. The areas on the map are called Future Land Use Designations and represent different types of areas (commercial, residential, industrial, and etc.). Each of the Future Land Use Designations is described in detail in this chapter. Together, the Future Land Use Map and the Future Land Use Designations constitute the Future Land Use Plan.

It should be noted that the Future Land Use Plan is intended to be fairly general. The boundaries between different types of areas are not always precise and the development specifications are general as well. The Future Land Use Plan will provide guidance for zoning decisions but it is not as precise as a zoning ordinance. Many details about land uses characteristics in each type of area and the exact boundaries of areas will be worked out when revising the zoning ordinance.

The Town should use the Future Land Use Plan as a guide for all land use decisions including all zoning decisions. The Future Land Use Plan should also be consulted in the planning of public improvements. In addition, the private-sector is encouraged to follow the Future Land Use Plan in the planning of real estate developments.

FUTURE LAND USE DESIGNATIONS

Established Downtown: This area is the downtown of Basin consisting of commercial, public, and residential buildings and includes the Courthouse Square. It is intended that this area would retain much of its present physical character, which is predominantly older and historic buildings arranged in a traditional pattern. Zero or no building setbacks are appropriate here and with the exception of the Courthouse Square it is preferable to have any new buildings built all the way out to the front and side lot lines. Housing is generally not accommodated here except that residences could be located on the second story of any new or existing buildings. Building heights will typically not exceed two stories.

Rigid on-site parking requirements work poorly in downtowns, leading to building demolitions and gaps in the traditional building pattern and streetscape to make way for parking lots. In small downtowns, a better approach is to fully use on-street parking, divert parking lots to the margins of the downtown, and use shared or public lots to meet real parking needs. Downtown has the most pedestrian traffic of

any part of town. This traffic should be accommodated and encouraged by having wide sidewalks, signaled cross walks, street furniture, and landscaping.

Uses	Mixed uses: commercial, office, public uses, and residential on upper floors.
Housing	Limited to second story of commercial buildings.
Setbacks	Following historic pattern, no setbacks would be required.
Height	One- and two-story buildings predominate although higher buildings are be allowed.
Parking	No on-site parking required;
Pedestrians	Highest levels of pedestrian accommodation -- wide sidewalks, signaled cross walks, street furniture, and landscaping.

Established Residential: These areas are stable, established residential areas that are currently dominated by residential use or are zoned for residential use. These residential areas are suitable for a range of housing types, from single-family units to multi-family units (town houses, condominiums, and apartments). Small multi-family buildings of four or fewer units may be successfully interspersed with single family units in all areas. Larger buildings should be located on select sites based on access, adjacent land uses, and lot size. Manufactured housing can be allowed in all areas especially if basic design standards (covering such things as building width, roof pitch, eaves, siding, etc.) are enacted. These areas can also accommodate special uses that are customarily appropriate in residential areas such as parks, schools, public facilities, and churches.

Under terms of the Basin Zoning Ordinance, multi-family housing is allowed in the "Mixed Residential" (MR) zone and not allowed in the "Residential" (R) zone. Significant change in the current boundaries of the MR and R zones is not intended. However, the Town could zone any Established Residential area as either MR or R, with R being a default zoning. For new developments, rezoning to MR would be granted on request after giving due consideration to existing neighborhood character and zoning, street access, the specific characteristics of the proposed development, and community need for the project.

Uses	Residential uses, home occupations, parks, schools, public facilities, and churches.
Housing	A wide variety of housing types from single family units to apartments.
Setbacks	Setbacks can vary depending on building type and lot size but generally similar to current residential zoning setbacks.
Height	Residential-style building heights -up to two stories.
Parking	Most parking will be on-site.
Pedestrians	High level of pedestrian accommodation (sidewalks and crosswalks), this is not necessary in lower density areas.

Established Commercial: These areas include a variety of commercial uses including the headquarters TCT, the Fairgrounds, the Big Horn Co-op, and a variety of commercial enterprises such as wholesaling, storage, and offices but little retail. Similar land uses would be expected in the future without significant change to the character of this area. In addition, the Fairgrounds could accommodate additional development of Fair facilities.

Uses	Commercial and public uses.
Housing	No additional housing.
Setbacks	Small to moderate setbacks.
Height	One- to two-stories except for grain elevators and similar facilities.
Parking	On-site.
Pedestrians	A sidewalk connecting Fairgrounds to the Downtown should be provided; otherwise, a minimal level of pedestrian accommodation (no sidewalks) is appropriate.

Established Institutional: This area is the Wyoming Retirement Center, which is arranged in a campus-like setting. The site is owned by the State of Wyoming and is zoned “Mixed Agricultural”. Further development consistent with a master planned, campus setting providing additional capacity or services for the retirement population is encouraged here. Subdivision of this site is not envisioned.

Uses	Retirement Center and related uses.
Housing	Institutional housing.
Setbacks	Not specified; to be determined by site master plan.
Height	Generally one- to two-story with higher buildings allowed on review.
Parking	On-site.
Pedestrians	Campus-like internal pedestrian accommodations as necessary.

Established Open Space: Mahoney Park and Mount View Cemetery--these are large open space areas that will continue with the same land use in the future. Additional development may include additional outdoor recreation sites, recreation buildings, and expansion of the cemetery. Site characteristics of new development are not specified and would be evaluated individually for specific projects. Generally, such review would ensure that any new construction minimizes any adverse impacts, has adequate access, parking, and utilities, and contributes to improvement these public spaces.

Uses	Parks, recreation, and cemetery.
Housing	No housing.
Setbacks	None specified.
Height	Generally one story.
Parking	On-site.
Pedestrians	Parks should have internal pedestrian accommodations, including walking trails and good connections to external sidewalk network.

Transitional Rural: These areas are presently undeveloped and vacant or used for agriculture or very low density home sites and have limited potential for future development. Certain problem site conditions are common here, including steeply sloping land, water problems (including flood plains, other areas with occasional flooding or periodic water saturation of the soil, and groundwater close to the land surface), and soil problems (high shrink-swell characteristics and shallow depths to bedrock or large stones). Most of these areas also have limited access to the street network. While portions of

these areas are close to the center of town, the problem conditions limit their potential for accommodating significant amounts of future development.

These Rural Transitional areas are suitable for low density housing and other low intensity land uses like parks and recreation facilities. Isolated locations within these areas may be suitable for more intense or denser development. This should be determined through on-site soil and engineering investigations. If such locations are identified, development techniques like cluster development may be appropriate. In any event, careful site planning with mitigation of problem conditions is warranted for any development here. Overall densities of housing developments should be low, such two-acres per home site.

Uses	Agriculture, low density residential, public facilities, parks, recreational areas, open space.
Housing	Single family detached housing at low densities (two acres per home site).
Setbacks	Larger setbacks.
Height	One- to two-story.
Parking	On –site.
Pedestrians	Minimal pedestrian accommodations.

Transitional Residential: The Transitional Residential areas have potential to change significantly and provide quality housing to serve demand in Basin. One of these areas at the west end of E Street is largely not developed but is well suited for future residential development. Another area north of Richardson Avenue is a platted area and contains many older mobile homes or manufactured homes and lacks sidewalks. Provision of sidewalks is generally encouraged in these areas and should be installed with larger projects like apartment buildings and new subdivisions. Future development or redevelopment should be at a town-type density and not at the lower densities of the Transitional Rural areas. These areas are or could be zoned Residential or Mixed Residential. Areas that are zoned Commercial should revert to Mixed Residential zoning.

Uses	Residential uses, home occupations, parks, schools, public facilities, churches.
Housing	A wide variety of housing types from single family units to apartments.
Setbacks	Setbacks can vary depending on building type and lot size but generally similar to current residential zoning setbacks.
Height	Residential-style building heights -up to two stories.
Parking	Most parking will be on-site.
Pedestrians	Moderate level of pedestrian accommodation (sidewalks and crosswalks at higher pedestrian traffic locations) with connections to existing sidewalk network.

Transitional Mixed Uses: These areas are generally areas of transition between the commercial areas (Downtown and Established Commercial designations) and other types of areas, such as Established Residential. These areas include a variety of land uses, with groupings of residences, interspersed with significant commercial and other non-residential uses. Because of their mixture of uses, these areas will

slowly transition to commercial use. However, groupings of homes here are long-established and their conversion to commercial use is not imminent.

With this variety of uses, it is important to allow residential use to continue without excessive impacts from any new commercial activities. In addition, because significant commercial uses are also already established here and because many properties here front on U.S. 16/20, new or expanding commercial enterprises should be encouraged. Furthermore, the high visibility of many properties in the Mixed Uses areas suggests that new commercial uses should be designed to help improve the appearance of the commercial corridor.

The Transitional Mixed Uses areas would benefit from new zoning specifications that would accomplish several specific objectives:

- Allow residential uses to continue as if in a residential zone. This means expansion, rehabilitation, housing unit replacement, or new home construction would be encouraged with the same setbacks and other specifications of a residential zone.
- Commercial uses to continue as if in a commercial zone including expansion, rehabilitation, commercial redevelopment, and new commercial construction on presently vacant sites.
- New commercial construction located next to established residential areas should be designed to respect the existing residences. This means using setbacks, landscaping, and fencing to reduce potential impacts to the residences. Parking areas should be located away from the residences. Consideration should also be given controlling the impacts of commercial lighting and signs.
- New commercial construction not next to residences will have fewer compatibility issues. Such sites should still have small to moderate building setbacks (not zero setbacks as in the Downtown) and should employ the basic site planning considerations of the Transitional Commercial area (see next section).

One more important dimension to development in the Transitional Mixed Uses area is the conversion of residential building to commercial use. The best outcome is respectful rehabilitation of homes, particularly the older, more historic homes as offices, specialty shops, and other commercial uses that retain and reinvigorate the property's site and architectural features. This involves retaining the building's original exterior architectural features. It also involves retaining residential-style site features such as front yards, trees, landscaping, and sidewalks (instead of paving them over for parking). Signs and outdoor lighting should be understated. On-site parking should be kept to a minimum. Larger and more intensive home businesses than presently allowed would be appropriate in this area as both residential and commercial uses are already present and intermixed.

Uses	Commercial and residential uses.
Housing	A wide variety of housing types from single family units to apartments.
Setbacks	Setbacks can vary depending on building type and lot size but generally similar to current residential zoning setbacks.
Height	One- to two-story.
Parking	On-site generally, but on street parking allowance may reduce extent of on-site

parking.

Pedestrians	High level of pedestrian accommodations (sidewalks and signaled crosswalks).
-------------	--

Transitional Commercial: The Transitional Commercial areas are clearly developing as commercial-type areas but are for the most part vacant. These areas are all fronting on U.S. 16/20 and are highly visible. The manner in which these areas develop will have a strong impact on Basin’s community image. With attention to basic site planning considerations, new commercial development here will contribute positively to the goal of improving the commercial corridor’s appearance. Basic site planning considerations could include:

- Use of small to moderate building setbacks.
- Landscaped areas (specified minimum amount as a percent of lot).
- Copious use of lilacs for landscaping and screening.
- Use of full cut-off or down-cast light fixtures.
- Use of pedestal signs instead of pole signs.
- Limited number and width of curb cuts.
- Landscaped separation area between on-site parking areas and the public sidewalk.
- Landscaping/hardscaping of large parking lots.

(Note: there is only one designated Transitional Commercial area shown on the Future Land Use Map—the area across from the Fairgrounds; however, these recommendations should also apply to any commercial development located in the U.S. 16/20 commercial corridor, other than the designated Downtown.)

Uses	Commercial uses as allowed per Basin’s Commercial zone.
Housing	No housing.
Setbacks	Small to moderate setbacks.
Height	Generally one- to two-stories
Parking	On –site generally, but on street parking allowance may reduce extent of on-site parking.
Pedestrians	High degree of pedestrian accommodation to connect these areas to the core of town.

Transitional Industrial: The lone Transitional Industrial area is completely Town-owned and encompasses the sewage lagoons and the land between the lagoons and the railroad tracks. The vacant land within area has potential for small industrial or commercial uses that do not require extensive public access, such as warehousing. Access is constrained by the railroad tracks and this could be a limiting factor for future development.

Uses	Small industrial and commercial uses not requiring extensive access.
Housing	No housing
Setbacks	Small to moderate setbacks.
Height	Generally one- to two-stories.

Parking	On-site.
Pedestrians	Minimal pedestrian accommodations.

Primary Expansion: These areas are well suited for future development and are first-priority areas for future development, primarily residential development. When there is a need for development sites and infill or redevelopment is not the answer, outward expansion of the town will be necessary. Ideally, such outward expansion should be compact, with development densities similar to the established parts of town and not at lower densities.

The Primary Expansion areas shown on the Future Land Use Map encompass about 70 acres. Converting these areas to residential development at a density comparable to older residential neighborhoods in Basin (2.5 homes per gross acre) could yield 175 new housing units. This amount of new housing would more than four decades worth of growth at the rate Basin grew in the 2000s (41 new homes 2001-2010).

The Primary Expansion areas will contain ample room for growth provided densities are not too low. If densities fall to one home per acre, these areas could fill up in as little as 15 years. This would be an inefficient development pattern with higher infrastructure and land costs for each housing unit. In addition, the next round of development would have to be located farther from the center of town, which leads to more land consumption and a sprawling development pattern.

While the majority of the Primary Expansion areas should be dedicated to future residential use, some portions could be reserved for commercial development. This is in particular reference to portions of a Primary Expansion area along the west side of U.S. 16/20 on the north end of town. The area is presently zoned commercial, fronts on a five-lane highway section, and could be reserved for future business development sites.

Uses	Residential uses, home occupations, parks, schools, public facilities; Commercial uses at locations fronting on U.S. 16/20.
Housing	A wide variety of housing types from single family units to apartments.
Setbacks	Setbacks can vary depending on building type and lot size but generally similar to current residential zoning; Setbacks for commercial development should be moderate but not zero setbacks which are only appropriate for the Downtown.
Height	Building heights -up to two stories.
Parking	Most parking will be on-site.
Pedestrians	High level of pedestrian accommodation.

Secondary Expansion: While Primary Expansion areas are the first-priority area for outward growth, the Secondary Expansion areas are longer range or alternate sites. The later areas are farther from the center of town and existing infrastructure service, and are generally outside the current town limits. These areas should be seen as long-range growth reserves that would be developed after the Primary

areas are filled or otherwise unavailable to meet demand. A more efficient development pattern will result if the Town delays annexing these areas for development until the Primary areas are fully utilized.

As with the Primary Expansion areas, the Secondary areas will accommodate mostly residential development at town densities. In addition, portions of these areas could potentially accommodate other uses, such as commercial and industrial. Since these areas are not likely to be developed during the time horizon of this Master Plan, the Town should update the Master Plan whenever development demand for these areas increases and particularly if non-residential uses are envisioned. That way, the Town can make a more specific and up-to-date plan that reflects needs and priorities of that future time.

Uses	Residential uses, home occupations, parks, schools, public facilities; Commercial and industrial uses at locations at select locations as determined by future Master Plan update.
Housing	A wide variety of housing types from single family units to apartments.
Setbacks	Setbacks can vary depending on building type and lot size but generally similar to current residential zoning; Setbacks for commercial development should be moderate but not zero setbacks which are only appropriate for the Downtown.
Height	Building heights -up to two stories.
Parking	Most parking will be on-site.
Pedestrians	High level of pedestrian accommodation.

One-Mile Jurisdiction: By law, the Town has approval authority over subdivisions in the county that are within one-mile of the Basin town limits. Conformance with the Town Master Plan is necessary for such rural subdivisions.

Rural subdivisions near town pose certain challenges. One is making sure that subdivision infrastructure such as roads and water supplies are compatible with existing town infrastructure. This is an obvious need when rural developments are adjacent to town and annexation is likely. However, even developments further away may someday be surrounded by a growing town; the issue should also be addressed in these situations. Another challenge is ensuring that low-density rural development does not preclude the logical and orderly development of the town. This can happen when subdivisions of typically with one- to ten-acre lots are platted in areas where town density development would be more appropriate in the future. Town density development can then be pushed to less suitable areas.

In Basin's one mile jurisdiction area, it would be appropriate to discourage low density developments in those portions of the jurisdictional area that are designated as Primary or Secondary Expansion Areas in this Master Plan. Town sewer service should not be extended to these areas until far in the future when it is time to develop these areas at town densities.

Basin Master Plan

Uses	Very low density housing (10 acre or more per home site), agriculture, public facilities, parks, recreational areas, open space.
Housing	Single family housing.
Setbacks	None.
Height	Generally one- to two-stories.
Parking	On-site.
Pedestrians	No pedestrian accommodations.

Planning and Development Terminology

Commercial corridor: The business district on both sides of U.S. 16/20 extending from Big Horn Avenue to Hart Avenue but not including the Downtown area.

Curb cut: The opening along the curb line at which point vehicles may enter and leave the roadway.

Full cut-off lighting: A type of outdoor lighting fixture that reduces light escaping above the plane of the horizontal. Light released above the horizontal may sometimes be lighting an intended target, but often serves no purpose.

Hardscaping: The inanimate elements of landscaping, especially any masonry work or woodwork such as walls, fences, benches, patios, pathways, decks, lamp posts, arbors, and ornaments made out of hard materials like stone, concrete, metal, and wood.

Housing density: The number of housing units per acre of land. (*See Town Density, below.*)

Infill: The development of new housing or other buildings on scattered vacant sites within a built-up area.

Master planned: In the context of developing a large parcel owned by one entity, the creation of a unified and coordinated development plan that integrates the various components of the project site including new and existing buildings, traffic circulation, open space, and other development features with the purpose of guiding development of the site over several years or project phases.

On-site parking: Parking provided for a specific building on the same lot as the building.

Pedestal sign: A sign structure with its entire base in contact with the ground and with the entire sign no higher than a specified height such as five feet.

Pole sign: A sign mounted on a freestanding pole.

Redevelopment: Demolishing existing buildings or expanding an existing building to create a newer and/or larger building.

Rezoning: A legislative action by the Town Council to change the zoning designation of a specific property or group of properties.

Setback: The distance between a building and its lot line.

Streetscape: All the physical elements of a street that define its character including building fronts, street paving, street furniture, landscaping, trees, plantings, awnings, marquees, signs, and lighting.

Town density: For the Town of Basin, the minimum appropriate housing density equal to about 2.5 housing units per gross acre.

Future Land Use Area Number Key

Area Number	Area Type
1	Established Downtown
2	Established Residential
3	Established Residential
4	Established Commercial
5	Established Commercial
6	Established Commercial
7	Established Institutional
8	Established Open Space
9	Established Open Space
10	Transitional Rural
11	Transitional Rural
12	Transitional Rural
13	Transitional Rural
14	Transitional Rural
15	Transitional Residential
16	Transitional Residential
17	Transitional Mixed Uses
18	Transitional Mixed Uses
19	Transitional Mixed Uses
20	Transitional Commercial
21	Transitional Industrial
22	Primary Expansion
23	Primary Expansion
24	Primary Expansion
25	Primary Expansion
26	Secondary Expansion
27	Secondary Expansion
28	Secondary Expansion
29	Secondary Expansion