

2004 COMPREHENSIVE PLAN OVERVIEW

The 2004 Comprehensive Plan serves as a guide for the development of the City of Canton. Its main purpose is to establish a vision of what the community wants to be and then develop subsequent policies and plans to achieve this vision. As a result of the City having the Comprehensive Plan, public and private developments can be coordinated to the Plan to ensure the efficient and well-managed growth of the City.

The Plan was developed over a period of eight months and involved a Steering Committee, City staff, the Planning and Zoning Commission, and the City Council. The Steering Committee, consisting of members from throughout the community, played a critical role in the comprehensive planning process by representing the community's values and interests. As adopted by the City on May 6, 2004, Canton's 2004 Comprehensive Plan is divided into the following five chapters:

- Chapter 1: Baseline Analysis
- Chapter 2: Goals & Objectives
- Chapter 3: Thoroughfare Plan
- Chapter 4: Future Land Use Plan
- Chapter 5: Implementation Strategies

CHAPTER 1: BASELINE ANALYSIS

The Baseline Analysis examines the historical and existing characteristics of the City of Canton.

Population Change			
Year	Population	Population Change	Percent Change
1970	2,283	-----	-----
1980	2,845	562	24.6%
1990	2,949	104	3.7%
2000	3,292	343	11.6%

Source: U.S. Census

- Growth from 1990 to 2000:
 - The City grew 11.6% in population
 - The County grew 26.9% in population
 - Median income rose from \$21,750 to \$32,098
- Existing land use within the City and the ETJ:

(The extraterritorial jurisdiction, ETJ, is the area extending 0.5 miles from the City limits. It is the area the City may legally annex and enforce certain ordinances)

 - 74% of Canton's land is undeveloped
 - 20% of Canton's land is developed
 - 6% of Canton's land is used for roads and other public right-of-ways and easements

CHAPTER 2: GOALS & OBJECTIVES

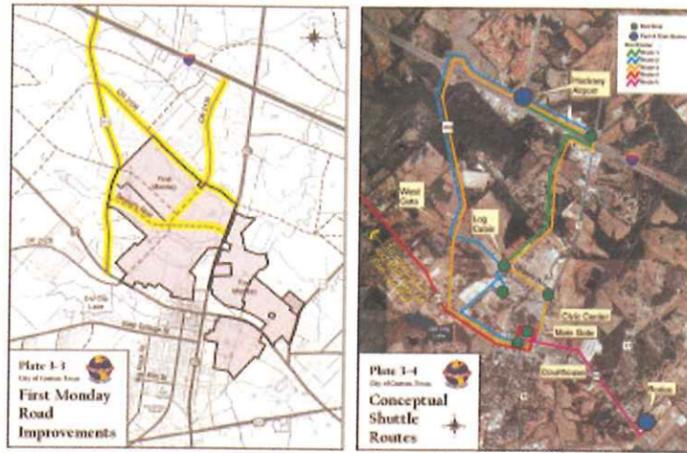
The vision statement, goals, and objectives serve as a foundation for the Comprehensive Plan. These three elements ensure the policies and recommendations of the Comprehensive Plan are reflective of the community's core values. This chapter contains a vision statement, 13 goals, and 95 objectives developed by the Steering Committee. The following is the vision statement, which establishes what the City should be in the future:

- "The City of Canton will build upon its unique heritage; provide quality housing, infrastructure, and parks; promote economic development, tourism, and business and employment opportunities; and manage growth to meet the needs of its current and future residents."

CHAPTER 3: THOROUGHFARE PLAN

A community's thoroughfare system is vital to its ability to grow in a positive manner. This chapter offers several recommendations to improve and build upon the existing thoroughfare system (thoroughfares are shown on the reverse side of this handout). The following is a listing of the key recommendations found within this chapter:

- Increase the number of roadway types that can be built within the City and its extraterritorial jurisdiction.
- Increase various roadway widths.
- Construct arterial roadways with raised medians, for safety as well as aesthetics reasons.
- Investigate the concept of developing a loop around the City.
- Improve the roads surrounding the First Monday Trade Days:
 - Farm to Market Road 859,
 - County Road 2130,
 - County Road 2106 (Wynne Road), and
 - Dealer's Row Road.
- Develop traffic reducing methods to increase mobility around First Monday, such as a park-and-ride system for visitors.



CHAPTER 4: FUTURE LAND USE PLAN

The Future Land Use Plan is one of the most critical elements of any comprehensive plan. This part of the Comprehensive Plan recommends the location of future land uses, such as residential, retail, commercial, and industrial. Furthermore, the Future Land Use Plan (shown on the reverse side of this handout) serves as a framework upon which land use decisions can be based. Also, it is important to note that the Future Land Use Plan is not a zoning map.

A key element of the Future Land Use Plan is establishing a current population estimate and developing future population projections. This chapter estimated the January 1, 2004 population of the City at 3,422. Then from this point, the Plan establishes four different population projections with compound annual growth rate ranging from one to five percent. From the four scenarios, a 2.5 percent compound annual growth rate was selected to project the future population of Canton.

Population Projections				
Year	1% Growth Rate	2% Growth Rate	2.5% Growth Rate	5% Growth Rate
2002	3,422	3,422	3,422	3,422
2005	3,526	3,631	3,685	3,961
2010	3,706	4,009	4,169	5,056
2015	3,895	4,427	4,717	6,453
2020	4,093	4,887	5,337	8,235
2025	4,302	5,396	6,038	10,511

Source: Dunkin, Sefko & Associates, Inc.

The following are the key recommendations of the Future Land Use Plan:

- Single-family residential land use should continue to account for the largest percentage of land use within the City, but the City should strive for a range of lot sizes and for other types of residential land use, including medium and high density residential areas.
- The nonresidential design standards and multiple-family development guidelines within this chapter should be incorporated into the City's zoning ordinance.
- Permit less intense nonresidential uses, such as office uses, in higher intensity nonresidential areas, such as retail areas, but not vice versa.
- A unique and identifiable theme should be created for all First Monday signs to communicate to visitors official First Monday events.
- Establish an integrated, continuous "necklace" of trails and pathways throughout Canton to provide recreational opportunities and to serve as a pedestrian thoroughfare system to and from the First Monday grounds.
- Regularly review the Future Land Use Plan to further ensure that zoning is consistent and that the document and the map reflect all amendments made subsequent to the Plan's initial adoption.

CHAPTER 5: IMPLEMENTATION STRATEGIES

With the publication and adoption of this Comprehensive Plan document, the City of Canton has taken an important step in shaping its future. The Plan provides an important tool for City staff and civic leaders to use in making sound planning decisions regarding the long-term growth and development of Canton. The following are the key recommendations of this chapter:

Public Participation:

- Canton should continue to encourage as many forms of community involvement as possible as the City implements its Comprehensive Plan.

Growth Areas:

- Canton should make the most efficient use of its current infrastructure and focus its growth and development where services are most easily extended.

The Subdivision Ordinance:

- The subdivision ordinance should be updated in accordance with the Thoroughfare Plan recommendations.

The Zoning Ordinance:

- Add another low density residential zoning district - minimum 20,000 square foot or 1 acre lots.
- Add minimum requirements for housing size to ensure housing diversity.
- Add another residential zoning district to allow for zero-lot line residences.
- Adopt the recommendations for multiple-family residential units.
- Consider establishing additional standards related to aesthetics for future nonresidential and multiple-family land uses along Interstate Highway 20 and within other concentrated nonresidential areas of the City.

2004 COMPREHENSIVE PLAN



Executive Summary Handout

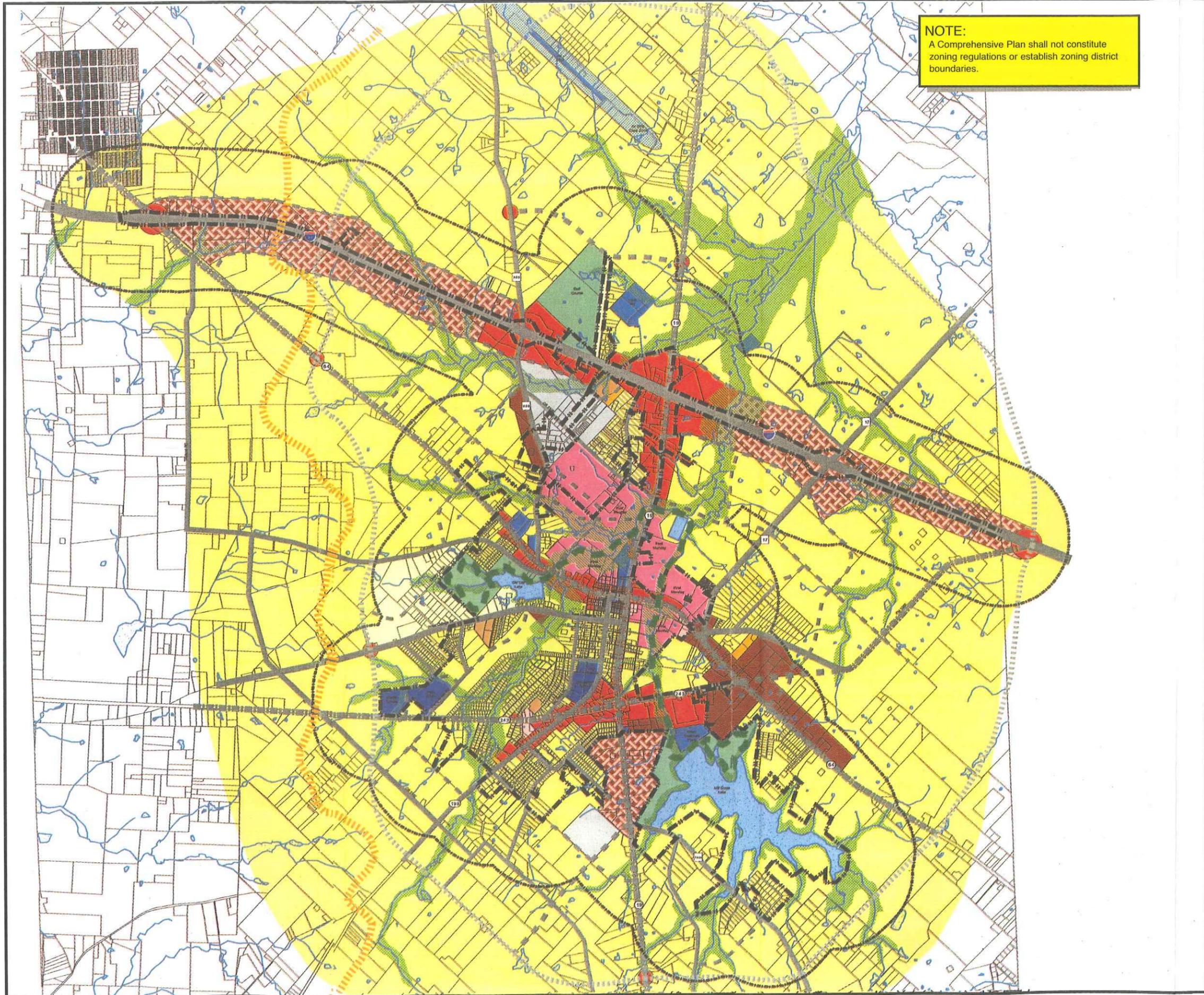
Plate 4-1

City of Canton, Texas

Future Land Use Plan



NOTE:
A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries.



Future Land Use Plan

- Estate Residential
- LDR Low Density Residential
- MDR Medium Density Residential
- HDR High Density Residential
- Mixed Residential (MH Allowed)
- P/SP Public/Semi-Public
- Public/Schools
- POS Parks & Open Space
- O Office Areas
- CBD Central Business District
- R Retail Areas
- First Monday Trade Days
- Gateway
- C Commercial Areas
- LI Light Industrial
- Mixed Use Non-Residential

Thoroughfare Legend

- Interstate
- Conceptual Loop
- Major Thoroughfare (existing)
- Major Thoroughfare (proposed)
- Collector (existing)
- Collector (proposed)
- Collector (alternate)
- Lake
- Floodplain
- Canton City Limits
- Canton ETJ
- Trail System
- Major Ridge Line
- Creeks

Adopted May 6, 2004



Dunkin Sefko & Associates, Inc.
Urban Planning Consultants Dallas, Texas