

VOLUME I: GOALS AND POLICIES

TABLE OF CONTENTS

<i>Chapter 1: Organization & Implementation</i>	1
Citizen Involvement and Plan Update Goals	1
Citizen Involvement and Plan Update Policies	1
1.1 The Dallas Comprehensive Plan	1
1.2 Principal Implementing Documents	2
1.3 Public & Private Participation	3
1.4 Active Citizen Involvement	3
1.5 Comprehensive Plan and Development Code Revisions	4
<i>Chapter 2: A Sustainable Dallas Economy</i>	5
Economic Goals	5
Economic Policies	5
2.1 Industrial Development Policies	5
2.2 Manpower Development Policies	6
2.3 Industrial Land Use Policies	6
2.4 Commercial Land Use	6
2.5 Other Commercial Zones	7
2.6 Mixed Use Nodes	7
<i>Chapter 3: Livable Residential Neighborhoods</i>	9
Residential Neighborhood Goals	9
Residential Neighborhood Policies	9
3.1 Locational & Design Policies	9
3.2 Master Planned Districts	10
3.3 Phasing & Adequate Public Facilities	10
3.4 Innovative Techniques	10
3.5 Manufactured Dwellings	11
3.6 Publicly-Assisted Housing	11
<i>Chapter 4: Parks & Open Space</i>	13
Parks and Open Space Goal	13
Park and Open Space Policies	13

4.1 Natural, Scenic and Historic Resources Policies	13
4.2 Park Systems Development Fees	13
4.3 School Playgrounds and Athletic Fields	14
4.4 Specific Park Needs	14
4.5 Classifications of Park Facilities and Level-of-Service (LOS) Standards	15
4.5.1 Community Parks	15
4.5.2 Neighborhood Parks	15
4.5.3 Mini Parks	15
4.5.4 Greenways	16
4.5.5 Viewpoints	16
Chapter 6: Urban Growth Management	17
Urban Growth Management Goal	17
Urban Growth Management Policies	17
6.1 Establishment & Change of the Dallas Urban Growth Boundary	17
6.2 Management of Land within the Dallas Urban Growth Boundary	17
6.2.1 Conversion to Urban Uses	17
6.2.2 Coordination with Polk County	18
6.2.3 Orderly Provision of Urban Services	18
6.2.4 Primacy of Comprehensive Plan	19
6.2.5 Capital Improvements Plan	19
6.2.6 Environmental and Flood Hazard Regulations	19
Chapter 7: Public Facilities Plan	20
Public Facilities Goal	20
7.1 Public Facilities Policies	20
7.1.1 General Public Facilities & Services Policies	20
7.1.2 Sanitary Sewer System Policies	21
7.1.3 Water System Policies	21
7.1.4 Storm Drainage System Policies	22
7.1.5 Solid Waste Disposal Policies	23
7.1.6 Schools	23
7.1.7 Parks	23
7.2 Level-of-Service (LOS) Standards	23

TRANSPORTATION INFORMATION AND POLICIES ARE INCLUDED IN THE DALLAS TRANSPORTATION PLAN, VOLUMES I AND II, ADOPTED BY ORDINANCE 1693.

Chapter 1: Organization & Implementation

Citizen Involvement and Plan Update Goals

- A. Encourage citizen involvement in all phases of the comprehensive planning and development review processes.**
- B. To periodically review and update the Dallas Comprehensive Plan and Dallas Development Code.**

Citizen Involvement and Plan Update Policies

The following policies govern comprehensive plan and development code amendments:

1. The comprehensive plan and implementation measures should be comprehensively reviewed every 7-10 years, in accordance with the LCDC's periodic review schedule.
 2. The Dallas Planning Commission shall serve as the Committee for Citizen Involvement and shall be assigned the task of coordinating the citizen involvement program.
 3. In addition to the Planning Commission, the Dallas Citizens Advisory Committee shall be involved in the review of legislative plan amendments and revisions to the Dallas Comprehensive Plan Map #1.
 4. Proposed amendments to the comprehensive plan and implementation measures shall be considered on an annual basis, and shall be grouped together to allow consideration of cumulative impacts.
 - a) The City shall set a certain time period each year, or every other year, for the consideration of minor changes to the Comprehensive Plan.
 - b) In addition to the comprehensive plan and statewide planning goals, special studies or other information shall be used as the factual basis to support the change.
1. The City will ensure that the public notification and citizen participation opportunities are provided in the review of all quasi-judicial land use decisions, in accordance with state law.

1.1 The Dallas Comprehensive Plan

The Dallas Comprehensive Plan is the controlling land use document for the City and its Urban Growth Boundary (UGB). From a land use perspective, the comprehensive plan is like a state or federal constitution: it provides the legal framework and long-term vision for implementing plans and land use regulations. The Dallas Comprehensive Plan has been found by the Land Conservation & Development Commission (LCDC) to comply with the 14 applicable "Statewide Planning

Goals,” which are, in effect, state planning requirements that must be met by each city and county in Oregon.

The Dallas Comprehensive Plan includes three volumes: Volume I includes goals and policies that provide specific direction in making “quasi-judicial” land use decisions; *i.e.*, decisions that require judgment in the application of general policies to specific situations, such as zone changes, annexations, conditional use permits and major variances. Goals set a general direction and are not intended to be decision criteria. Policies that are written in mandatory language (e.g., “shall,” “must,” “will”) are mandatory in character: they must be followed when Dallas makes a “quasi-judicial” land use decision. In cases where mandatory policies conflict, the City Council may balance these policies in making a decision. Policies that are written in permissive language (e.g., “should,” “may,” “encourage”) indicate the preferred direction of the City, but are not binding on the Council.

Volume I also includes the Comprehensive Plan Map #1, which indicates on a parcel-specific basis, what land uses will be allowed in the long-term. Where Volume I plan policies conflict with the map #1, the specific text of these policies shall control.

Legislative land use decisions (*e.g.*, changes in the text of Volume I or to the Comprehensive Plan Map #1 that apply generally to the City, and not to a specific property or small group of properties) adopted by the City Council must also conform with Volume I goals, policies and maps; or affected goals, policies and maps must be amended by the City Council to be consistent with the Statewide Planning Goals.

Volume II of the Dallas Comprehensive Plan includes background information that served as the basis for Volume I goals and policies. For example, maps of environmentally-significant stream corridors and the justification for the Dallas UGB is included in Volume II. Thus, Volume II forms a part the “legislative history” that supports the goals, policies and plan map.

1.2 Principal Implementing Documents

The Dallas Comprehensive Plan is implemented by two principal documents:

1. The **Dallas Development Code (DDC)** sets forth zoning, land division and environmental protection requirements, and is a chapter of the Dallas City Code. The DDC is the land use law of Dallas, unless it is found to be inconsistent with the Dallas Comprehensive Plan. Consistency with DDC requirements is a pre-condition to granting of building permits under the City’s Building Safety Codes, which are based on state building safety regulations.
2. The **Dallas Public Facilities Plan (PFP)** describes sanitary sewer, water, and storm drainage which must be made in order to provide adequate public facilities to support the types and levels of development prescribed in the Dallas Comprehensive Plan. The public facilities plan is supported by adopted facilities master plans and sets priorities for facilities construction through the six-year capital improvements program and the City’s annual budget. The City Engineering staff also maintain construction specification standards documents which set minimum construction standards for public improvements, such as sewer, water and streets.

1.3 Public & Private Participation

Implementation of the comprehensive plan ultimately depends upon the combined efforts of private citizens, businesses, and local, state and federal governments. The private sector implements the plan by giving it their support and continuous input to the planning process of the plan; by developing their businesses and homes in conformance with the plan; and by initiating community projects such as clean-up, fix-up or paint-up campaigns. Government implements the plan through regulatory controls such as zoning and subdivision ordinances; through the timely placement of public facilities and establishment of public programs; through inducements such as low-interest loans, tax exemptions and direct subsidies; by joint cooperative agreements between one another; and by providing for financing through special grant-in-aids or other financial aids.

One method of implementing the policies of the plan is through intergovernmental cooperative agreements between the City and other public agencies or cities. Many of the policies which the plan encourages the City to perform can best be met through joint arrangements with other agencies. In many cases the burden of solving a problem does not rest entirely with the City. Therefore, the City should seek to join with other agencies in implementing the policies and recommendations of the plan. In other situations, it may be to the City's financial advantage to join with other cities or agencies in an effort to solve a problem common to each of the communities. Through this method, programs and projects that cannot be implemented economically by one community may be initiated by sharing the cost between different cities or agencies. The City of Dallas has worked closely with other municipalities and the County in mutual aid, economic development, and sharing equipment.

Advice and consultation on the part of the Planning Commission, City staff and other City officials can be a very effective tool of implementation. In the course of conducting day-to-day business, individuals can be made aware of the importance of the Comprehensive Plan and a number of alternatives presented to guide development. On a more formal basis, advice and consultation is also given to the City Council.

1.4 Active Citizen Involvement

The success of this and past planning efforts in Dallas is due in large part to the degree of citizen involvement. Local citizens have long had a strong voice in major community projects. Citizen participation will play an even larger role in the future. The first of 14 applicable Statewide Planning Goals and Guidelines (ORS Chapter 197) established by the Land Conservation and Development Commission, requires the development of "...a citizens involvement program that insures the opportunity for citizens to be involved in all phases of the planning process".

In response to this requirement and because of the City's past accomplishment in the area of citizen involvement, the plan proposes, for routine planning matters through its public hearing process, that the Dallas Planning Commission be assigned the task of coordinating the citizen involvement program. However, when items of a more significant nature, such as plan or ordinance revision or specific studies that are recommended in the plan are involved, it is expected that the Dallas City Council and Planning Commission will draw upon the considerable expertise of the local citizenry -- just as it has in the past. In implementing this goal the City has continued its reliance upon the

Citizen's Advisory Committee for the Comprehensive Plan. The value of this approach is, of course, that it allows more flexibility as to membership, and that it also allows a greater number of citizens to become involved with the planning process.

1.5 Comprehensive Plan and Development Code Revisions

The Dallas Comprehensive Plan should not be perceived as a static document -- a one-time guide to the development of a community. In fact, state law requires that the comprehensive plan and its implementing measures be re-considered every 7-10 years, through the "Periodic Review" process.

Thus, the comprehensive plan should be viewed as a dynamic instrument capable of change to meet the needs of the community. The plan and implementation measures should be revised when public needs and desires change, when state and federal land use laws change, and when development is different in character or rate than originally contemplated. At the same time, because the comprehensive plan was preceded by an extensive citizen and agency involvement effort, it should be given a chance to work. For this reason, major revisions to the plan that would result in a widespread and significant impact beyond an immediate local area should be considered during the "periodic review" process. In contrast, minor plan amendments may be considered on a regular basis, but should be grouped together so that the cumulative effects of plan amendments can be more fully understood.

Chapter 2: A Sustainable Dallas Economy

Economic Goals

The City's overall economic goal is to continue as a sustainable community in order to enhance the quality of life for all Dallas citizens. This goal is best achieved by increasing economic opportunities without threatening environmental quality or eroding the region's natural resource base.

- A. Maintain the existing and encourage the future development of a sound economic base in Dallas by providing for adequate and diversified industries, retail and wholesale establishments and service related industries.**
- B. Encourage new industrial development that serves the needs of the Dallas community and is designed to minimize impacts on Dallas residential neighborhoods, consistent with the policies of the Dallas Comprehensive Plan.**
- C. Maintain the Central Business District as the dominant commercial cultural center of the community.**
- D. Encourage a broad variety of commercial activities in the Dallas area in convenient and desirable locations to serve the public.**
- E. Provide for small-scale, neighborhood commercial centers that complement the Central Business District and which minimize routine travel from home to shopping.**

Economic Policies

2.1 Industrial Development Policies

1. Encourage the future development of industrial facilities, primarily ones that would have a limited environmental effect upon the community and which do not place excessive demands on the City's infrastructure.
2. Require all existing and future industries to locate within the City Limits and to conform to existing federal and state environmental laws.
3. Encourage the diversification of industries in Dallas to reduce the chance of economic depression because of an economic slump in one industry.
4. Encourage the development of an industrial or business park within the Dallas City Limits.
5. Provide for a choice among suitable industrial and business park sites.

6. Encourage the development of agriculture-related industries.

2.2 Manpower Development Policies

1. Provide citizens within the City of Dallas with adequate employment opportunities, training programs for expanding their employment opportunities, and needed supportive services to enhance their employability.
2. Encourage the use of appropriate Federal and State manpower programs that are available to governmental units and private businesses to provide more jobs in the Dallas area.
3. Encourage the creation of job opportunities for **residents** in the Dallas area within new and present businesses and industries.
4. Encourage skill training and upgrading opportunities and programs for the residents of Dallas.
5. Encourage the use of available manpower planning moneys to analyze the labor force and determine industries and businesses which would be able to provide employment **for residents of the Dallas area**.
6. Encourage the use of supportive services to enhance the employability of target group individuals.

2.3 Industrial Land Use Policies

1. Preserve prime industrial sites and reserve suitable land to provide a choice among sites for new industrial development prior to actual demand.
2. Support the Ash Creek Water Control District in order to maximize use of the Ash Creek Industrial area.
3. Encourage the use of the industrial park concept by requiring master planning rather than piecemeal development of industrial sites and areas.
4. Where appropriately buffered, designate multi-family residential land near industrial sites to minimize travel distance from employment centers to housing.
5. Encourage the continued growth of the service-related industries.

2.4 Commercial Land Use

1. Encourage regional offices of the state and federal governments to locate in the City of Dallas and if possible, the Central Business District.
2. Recognize and promote the Central Business District (CBD) as the principal commercial and cultural center of the community.

3. Encourage the development of adequate off-street parking facilities in the Central Business District.
4. Encourage the development of improved access to the Central Business District and the establishment of a convenient route for those not destined for the CBD, as shown on the Comprehensive Plan Map #1.

2.5 Other Commercial Zones

1. Encourage medically-related offices and service facilities to locate in the vicinity of the community hospital.
2. Encourage the "cluster" development of commercial activities on sites large enough to provide adequate street access, off-street parking and landscaping.
3. Discourage "strip" commercial development along arterial streets, by concentrating commercial uses in the CBD and in defined neighborhood commercial "nodes."

2.6 Mixed Use Nodes

1. **LaCreole Mixed Use Node:** Concentrate general commercial uses that are automobile-oriented and that require large areas for development to locate in the north Dallas commercial area (LaCreole Drive north of E Ellendale Avenue).
 - a) To implement this policy the city, working with affected property owners, shall develop a master-planned General Commercial node of approximately 30 buildable acres, as well as supporting multi-family and open space uses.
 - b) In addition to meeting setback, buffering and lot coverage standards of the underlying commercial zoning district, the master plan shall reserve at least 5% of the General Commercial area for use as central, open, publicly-accessible plazas.
2. **Barberry & Wyatt Mixed Use Nodes:** Two master-planned Neighborhood Commercial nodes are shown on the Dallas Comprehensive Plan Map to accommodate long-term commercial needs and to minimize the distance Dallas citizens must travel for routine shopping needs.
 - a) **Barberry Mixed Use Node:** Approximately 15 acres of Neighborhood Commercial land south of E Ellendale Avenue, between Fir Villa and Hawthorne Avenue.
 - b) **Wyatt Mixed Use Node:** Approximately 5 acres of Neighborhood Commercial land north of the intersection of W Ellendale Avenue and Wyatt Avenue.
 - c) Each of these commercial nodes must be preceded and supported by substantial multi-family development and open space, and must be provided with adequate public facilities, as required by Policy 3.2.
 - d) In addition to meeting setback, buffering and lot coverage standards of the underlying neighborhood commercial zoning district, the master plan shall reserve at least 10%

of the Neighborhood Commercial area for use as a central, open, publicly-accessible plaza.

3. Master-planned commercial developments shall only be approved following a thorough analysis of traffic and public facilities impacts. Transportation and public facilities improvements required as a result of this analysis shall be paid for by the commercial developer.
4. Zone changes from Low Density Residential to Commercial are limited to the three identified commercial areas. Parcel-by-parcel commercial zone changes are not permitted in the absence of a master development plan, showing the relationships among neighboring land uses and transportation systems.

Chapter 3: Livable Residential Neighborhoods

Residential Neighborhood Goals

- A. To maintain and enhance the quality of existing residential neighborhoods and, through master planning, to ensure that new development is integrated into the community and results in new, high quality residential neighborhoods.**
- B. To encourage the development of a variety of housing types and densities to meet the needs and desires of the community, and assure that existing and future residents of the community have the opportunity to acquire safe and sanitary housing at reasonable cost.**

Residential Neighborhood Policies

The following policies must be explicitly considered when reviewing annexation, zone change and quasi-judicial development applications:

3.1 Locational & Design Policies

Residential neighborhood areas shall be planned and developed consistent with the following design requirements:

1. Each residential neighborhood shall be located within 1.5 miles of planned general or neighborhood commercial development.
2. Each residential neighborhood shall be served by a grid street system, which minimizes the use of cul-de-sacs, double-frontage lots and walled subdivisions.
3. Each residential neighborhood shall provide its fair share of multi-family housing, consistent with Residential Policy 3.2.
4. Land planned for multi-family housing shall be located adjacent to planned commercial areas or along arterial and collector streets, and shall be reserved exclusively for that purpose.
5. Pedestrian and bicycle access shall be provided between commercial, open space and residential uses in all new development.
6. Public or private park land shall be provided in proportion to residential development and in accordance with Chapter 4.5 (Level-of-Service).
7. Identified river and stream corridors, wetlands, flood hazard, steep hillsides and slide hazard areas where building would be hazardous shall be considered unbuildable, and shall be used to define neighborhood boundaries.

8. High density residential zoning shall be limited to the area immediately adjacent to the Central Business District and neighborhood shopping centers.
9. Redevelopment of the second and third stories of buildings in the Central Business District for residential and commercial uses shall be encouraged.

3.2 *Master Plan Districts*

A master plan of development, consistent with Residential Neighborhood Policies, shall be required and shall be approved by the Planning Commission prior to the approval of a zone change or annexation.

3.3 *Phasing & Adequate Public Facilities*

Residential development shall be phased and provided with adequate sanitary sewer, water, storm drainage, transportation and park and recreational facilities, as prescribed in Chapter 7, Public Facilities Plan. In addition:

1. Except in areas identified for more intensive development, existing high-quality residential areas and housing stock within the community shall be maintained and conserved.
2. The development of close-in vacant land, readily serviceable by a full range of urban services shall have a higher priority than development of peripheral land that cannot be provided, efficiently, with a full range of urban services.
3. Vacant land within the current City limits shall have a higher priority than unincorporated areas.
4. Except in documented health hazard situations, annexation shall occur in areas where services can be most easily extended, as prescribed in Chapter 7, the Public Facilities Plan.

3.4 *Innovative Techniques*

To ensure that affordable, higher density housing is provided consistent with the conservation of existing neighborhoods and identified natural resources, the following policies shall be implemented through the provisions of the Dallas Development Code:

1. Minimum as well as maximum residential densities shall be required in all residential zones to ensure that buildable residential land within the Dallas UGB is used efficiently and the public costs of providing urban services are minimized. The following minimum densities shall apply to each net buildable acre (i.e., 43,650 square feet of buildable area, exclusive of streets, recreational areas, designated open space and public utilities):
 - a) RL 04-09 dwelling units per net buildable acre
 - b) RM 06-16 dwelling units per net buildable acre
 - c) RH 10-40 dwelling units per net buildable acre

2. The use of new and innovative techniques, such as the planned development process, shall be encouraged to preserve natural amenities of a site, provide open space, ensure a smooth transition among different land uses, and provide for increased residential densities. At the time of rezoning, the City Council may require that a specific site be developed through the planned development process by adding a PD suffix to the zoning designation.
3. Master planning of multiple-ownership areas shall be required prior to annexations and zone changes.

3.5 Manufactured Dwellings

The City has adopted the following policies to address manufactured dwellings consistent with State law:

1. Manufactured dwellings shall be permitted on individual lots in all areas planned for low density residential use within the Urban Growth Boundary.
2. Manufactured dwellings shall meet the design requirements specified in the Dallas Development Code for “manufactured homes.”
3. Manufactured dwelling parks shall be permitted through the planned unit development process or as approved in the master plan.

3.6 Publicly-Assisted Housing

To help improve this public image and at the same time provide assistance to low and moderate income renters and homeowners, the City shall:

1. Provide sufficient multi-family land to meet the needs of government-assisted housing.
2. Regulate housing type and density by zoning, but avoid discrimination based on the source of funding.
3. Encourage nonprofit fraternal and similar organizations to help provide for the housing needs of the community.
4. Avoid concentrations of government-assisted housing by encouraging low- and moderate-cost housing to be dispersed throughout the community.
5. Encourage elderly housing projects to locate near the Central Business District or neighborhood commercial areas, because they benefit from a certain degree of concentration in order to utilize such services as public transportation, central health care, senior recreational centers, and shopping facilities.
6. Dallas shall plan for and accommodate its fair share of government-assisted housing developments, in accordance with regionally-adopted formulas, goals and strategies.

Chapter 4: Parks & Open Space

Parks and Open Space Goal

To conserve and protect the community's natural and scenic resources and to ensure that new development helps to provide for the outdoor recreational needs of its residents.

Park and Open Space Policies

The following policies must be explicitly considered when reviewing annexation, zone change and quasi-judicial development applications. Major developments shall be carefully reviewed for possible detrimental effects on the environment from pollution or disturbance of natural habitat and for the visual impacts of their proposed design.

4.1 Natural, Scenic and Historic Resources Policies

1. A riparian buffer shall be established and protected along Rickreall and Ash Creeks, as prescribed in the Dallas Development Code. This undisturbed area shall be surveyed and protected through deed restrictions or other appropriate means, prior to development approval.
2. Dallas will encourage the development of an integrated trail system to provide recreational opportunities and to link open space and park areas through the planned development process.
3. Rickreall and Ash Creeks shall be protected from pollution.
4. Steeply-sloped areas shall be preserved in their natural state to the maximum extent possible through hillside development standards in the Dallas Development Code.
5. Identified scenic, recreational, or historic sites shall be protected to the maximum extent possible through clear and objective standards in the Dallas Development Code.
6. The City shall seek state funding to conduct a "Local Wetlands Inventory." Wetlands identified on that inventory shall be fully protected unless the economic, environmental, social and energy consequences of allowing conflicting uses have been fully examined in accordance with OAR Division 23, and incorporated into the Dallas Comprehensive Plan.

4.2 Park Systems Development Fees

In order to provide for park development and to assure new development participates in the need for parks, the City maintains a trust fund used exclusively for the acquisition, development, and

improvement of park or other recreational lands and related facilities. The fund is established in accordance with the Dallas City Code, Chapter 4.620-4.665.

4.3 School Playgrounds and Athletic Fields

Where an assured source of funding is available, school sites may be used to meet the Level of Service (LOS) standards required by Parks and Open Space Policy 4.5. Therefore, it is the policy of the City:

1. To encourage the use of public school facilities in a manner which will result in the increased availability of recreational opportunity to nearby residents.
2. Where public funding is not available, the City and the School District may accept private funding improvements and maintenance of school recreational facilities, where necessary to comply with adopted LOS park standards.
3. Policies 1 and 2 above may be accomplished by a cooperative agreement between the City and the Dallas School District for joint development and use of school property.
4. The area north of Rickreall Creek, between LaCreole Middle School and Whitworth Elementary School, should be developed as a community park to serve the East Dallas area and complement recreational facilities associated with area schools. A paved bike/pedestrian path system should be constructed to connect the two schools.

4.4 Specific Park Needs

1. The Parks & Open Space Map #5 identifies areas that are park deficient, and which require additional developed park land in order to meet the LOS standards identified in Policy 4.5.
2. Additional property should be acquired for Birch Park as finances permit.
3. The area south of Oakdale Avenue is presently undeveloped and overlooks the Ash Creek waterway. While the acquisition and development of this property would be less costly than those on Stump Street, the area is not as favored because of topography and location.
4. In order to meet passive recreation needs (the opportunity to picnic, stroll, or simply sit and enjoy pleasant surroundings), the plan proposes the establishment of a Rickreall Creek Trail connecting (at a minimum) the City park to the proposed East Dallas Community Park. Eventually, the trail might form a segment of a regional trail system connecting the Coast Range to the Willamette River.
5. Golf courses may be approved as a result of a comprehensive plan amendment from the existing plan designation to "Parks & Open Space." Such amendments shall consider the impact of reducing the land supply in the relevant land use category.

4.5 Classifications of Park Facilities and Level-of-Service (LOS) Standards

Dallas' park system is classified into community parks, neighborhood parks, mini-parks and view-points. The availability of park and recreation facilities is a major consideration in the phasing of residential development, and in the consideration of residential zone changes, annexations and quasi-judicial land use applications. Level of service (LOS) standards for community and neighborhood parks, or privately-developed substitutes, are provided below.

4.5.1 Community Parks

Community parks serve a number of neighborhoods or, in some cases, an entire town. The typical community park varies from 20 to 80 acres in size but at a minimum should contain 2.5 acres/1,000 population served. The community park offers a much wider range of facilities than the more local, neighborhood park. Facilities usually included are: organized play fields for baseball, soccer, and football; tennis courts; multi-use play areas; picnic tables and cooking facilities; and trails, paths, and natural areas. A community park usually serves the function of a neighborhood park to adjacent residential areas and should be located within a half-mile of new residential development, unless private park facilities are provided.

Service Level Standard: ◇ **2.5 acres per 1,000 population**
 ◇ **A community or neighborhood park shall be located within walking distance (0.5 miles) of new residential development**

4.5.2 Neighborhood Parks

Neighborhood parks offer a wide range of recreational facilities and open space opportunity. The site should be centrally located and consist of from 5 to 20 acres of flat-to-gently sloping land. A community or neighborhood park should be located within 0.5 miles of new residential development. Wooded groves and lakes and streams are desirable, if available. Ideally, neighborhood parks should be developed in conjunction with school sites. Park facilities are usually determined by the needs and desires of the neighborhood, but generally include: multi-purpose courts (tennis, basketball, volleyball); turf-covered playgrounds for informal field games; tables, small shelters, areas for sitting, playground equipment, paths, and trails. A neighborhood park should be located within a half-mile of new residential development, unless private park facilities are provided.

Service Level Standard: ◇ **2.5 acres per 1,000 population**
 ◇ **A community or neighborhood park shall be located within walking distance (0.5 miles) of new residential development.**

4.5.3 Mini Parks

Mini parks vary in size from 2,500 square feet to several acres and are usually developed to serve sub-neighborhood areas or to supplement neighborhood parks in high density residential districts. The most common use of mini parks is for the development of "tot lots," but they are also effective as residential green space (landscaped areas) and as rest areas in the commercial district. Gala Park

is an example of the former and the Courthouse and Museum lawns are examples of the latter. Mini parks developed for children should include: play apparatus, drinking fountain, park furniture, waste receptacles, and, in certain cases, wading pool, lighting, landscaping, and a small shelter. Adult parks in residential areas should include: extensive landscaping, park furniture, lighting, and drinking fountain. In areas with a high proportion of senior citizens, the park may also include such special facilities as outdoor chess and checkers tables, croquet, horseshoe pits, and shuffleboard courts. In commercial areas, parks should include: park furniture, water fountain, landscaping, and lighting.

Service Level Standard: ◇ **Fully developed private parks may be used to meet the community or neighborhood park LOS standard, when provided by the developer on a 1:1 developed acre basis, through the planned development process.**

4.5.4 Greenways

Greenways are linear parks intended for passive recreation and conserve identified natural resource sites, such as river or stream corridors. Greenways typically include adequate parking, handicapped-accessible trails, park benches, and shelters. Typically, greenways are provided through the planned development or subdivision process, and may be maintained by the public, a homeowners' association, or a trust.

Service Level Standard: ◇ **Fully developed greenways may be used to meet the community or neighborhood park LOS standard, when provided by the developer on a 2:1 developed acre basis, through the planned development process.**

4.5.5 Viewpoints

Viewpoints are small landscaped areas, usually located next to arterial streets or scenic drives, which provide a scenic vista of the City and the region. Desirable improvements include: adequate parking, landscaped open space, and benches. Viewpoints may also be accompanied by an information display such as a map or local history plaque.

Service Level Standard: ◇ **Fully developed viewpoints may be used to meet the community or neighborhood park LOS standard, when provided by the developer on a 1:1 developed acre basis, through the planned development process.**

Chapter 6: Urban Growth Management

Urban Growth Management Goal

To ensure that urban development does not occur in the absence of the full range of urban services, and that “rural” development outside the City Limits does not interfere with the efficient urban development in the future.

Urban Growth Management Policies

6.1 Establishment & Change of the Dallas Urban Growth Boundary

1. Through the Periodic Review process, the City of Dallas shall coordinate with Polk County to maintain a 20-year Urban Growth Boundary (UGB), to ensure sufficient buildable land to accommodate residential, commercial, industrial, open space and institutional land use needs.
2. The City and County shall maintain a continuous 20-year supply of land for each broad land use category through the Periodic Review process.
3. Amendments to the Dallas UGB shall be consistent with the Statewide Planning Goals and applicable statutes.
4. Urban land uses, extension of urban services and annexation of land to the City shall not be permitted outside the UGB, unless concurrent amendments to both the City and County Comprehensive Plan are approved consistent with the Statewide Planning Goals.

6.2 Management of Land within the Dallas Urban Growth Boundary

6.2.1 Conversion to Urban Uses

Land within the Urban Growth Boundary shall be considered available over the planning period for urban uses. The conversion of urbanizable land to urban uses shall occur only through the annexation and zone change processes, and shall be based upon consideration of the following factors:

1. The City will encourage the development of available land within its corporate limits before expansion into urbanizable areas.
2. The availability of sufficient buildable land to ensure market choice for commercial, industrial, single-family, multi-family and public land uses within the Dallas City Limits.

3. The orderly, economic and timely provision of public facilities and services as prescribed in Chapter 7, Public Facilities Plan.
4. Only lands that can be provided with the full range of urban facilities will be considered for annexation or rezoning.
5. The City shall not permit "panhandle" annexations, except in extraordinary circumstances such as health hazard annexations.

6.2.2 Coordination with Polk County

The City of Dallas shall coordinate with Polk County to establish and maintain a 20-year Urban Growth Boundary (UGB), to ensure sufficient buildable land to accommodate residential, commercial, industrial, open space and institutional land use needs.

1. The City and County shall adopt and maintain an Urban Growth Management Agreement to implement the policies of this plan.
2. The City and County shall maintain a continuous 20-year supply of land for each broad land use category through the Periodic Review process.
3. The City and County shall work together and adopt standards which ensure that land reserved for long-term urban use is not prematurely developed without the benefit of urban services.
4. The City and County shall jointly adopt a common version of the Dallas Comprehensive Plan for the UGB, including land use designations, goals and policies and public facilities plans.
5. The City of Dallas and Polk County shall continue and periodically revise the intergovernmental agreement on the Urban Growth Program.
6. The City shall coordinate with Polk County to ensure that the policies of the Dallas Comprehensive Plan are fully met through the land development review process, and through the actions of public agencies.

6.2.3 Orderly Provision of Urban Services

1. To promote an orderly, efficient and economic pattern of growth, urban services, including water and sewer facilities, will be extended to urbanizable lands only upon annexation to the City.
2. The City Council of the City of Dallas may provide water service to unincorporated land within the Urban Growth Boundary under the conditions set out by Resolution No. 1954, adopted October 1974.

3. Lot divisions on future urban land outside the City Limits, but within the UGB, shall be four acres or greater.
4. Interim development on future urban land shall be supported by public facilities and services constructed to City standards.
5. “Shadow plats” (future development plans) shall be provided prior to development approval or issuance of building permits, to ensure that interim development on land outside the City Limits does not interfere with future urban-level development or the efficient provision of City sanitary sewer, water and street facilities.

6.2.4 Primacy of Comprehensive Plan

The City shall require development of the land in accordance with the designated use in the Comprehensive Plan Map #1.

1. Where a conflict exists between the Map #1 and the current zoning, the comprehensive plan designation shall control.
2. Interim development that is inconsistent with the Dallas Comprehensive Plan shall be prohibited.

6.2.5 Capital Improvements Plan

The City should develop a detailed six-year Capital Improvement Program and budget for the provision of urban services, consistent with Chapter 7, Public Facilities Plan.

6.2.6 Environmental and Flood Hazard Regulations

1. All development within the City of Dallas shall comply with applicable state and federal environmental rules, regulations and standards.
2. Land use regulations will be coordinated and are intended to be consistent with federal and state environmental regulations.
3. The City shall ensure against flood damage to persons and property through the effective implementation of flood plain regulations, consistent with Federal Emergency Management Act (FEMA) standards.

Chapter 7: Public Facilities Plan

Public Facilities Goal

To provide a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for community development.

7.1 Public Facilities Policies

7.1.1 General Public Facilities & Services Policies

1. As a general purpose government, the City of Dallas shall be the principal provider of key urban services (i.e., sanitary sewer, potable water, storm drainage, transportation, parks and general government services) within the Dallas Urban Growth Boundary.
2. Urban public facilities and services shall be extended outside the City Limits through the annexation process.
3. Except as provided under existing inter-governmental agreements, urban public facilities shall not be provided outside the Dallas UGB.
4. In cases where a key urban service cannot be provided, either on a system-wide or geographic area basis, the City may consider implementation of a “public facilities strategy” to allocate remaining service capacity, consistent with applicable state statutes.
5. The formation of special service districts generally shall be discouraged within the Dallas UGB.
6. The City of Dallas shall direct and phase urban development to identified geographic areas within the UGB through the annexation process, based on the timely and efficient provision of the key public facilities and services.
7. The City may develop and implement a six-year Capital Improvement Program and Budget to ensure that the key public facilities and services are provided comprehensively to identified geographic areas within the UGB.
8. The City shall develop levels of service standards for sanitary sewer, transportation, storm drainage and domestic water facilities serving new development within the Dallas UGB.
9. Wherever possible, public sewer, storm drainage and water facilities shall be placed within the public right-of-way to simplify maintenance and minimize impacts on private property owners.

10. Public facilities and services necessary to support interim development approved by Polk County outside the Dallas UGB shall be designed and constructed to City standards. In addition:
 - Subdivisions shall be prohibited on unincorporated land within the Dallas UGB; and
 - Individual residences on lots existing at the time of plan approval shall be sited to avoid planned streets, utilities and open space.

7.1.2 Sanitary Sewer System Policies

1. All new construction within the UGB shall be required to connect to the City's sanitary sewer system as lands are annexed to the City.
2. Dallas shall continue to make improvements to the City's sewage treatment plant necessary to support population increases as projected in the Dallas Comprehensive Plan and supporting Master Sewer Plan.
3. Dallas shall continue to separate combined storm and sanitary sewers and shall actively pursue a program of rehabilitation and maintenance of the existing collector system.
4. Benefited properties that have not previously been assessed for the construction of a sewer line to serve them shall be required to pay the cost of up to an 8-inch line.
5. In order to achieve an equitable means of funding sanitary sewer collection lines, new subdivisions and other development shall pay their proportionate shares of sewer extension costs (usually up to 8-inch sanitary sewer lines).
6. Extra-capacity facilities shall be designed and constructed to meet adopted level-of-service standards or the Master Sewer Plan and may be supported by accumulated income of the System Development Charge Fund or other appropriate means.
7. The City shall continue the policy of paying the cost of maintaining and improving the existing collection system with funds derived from user fees.
8. The City will work with Polk County and the Department of Environmental Quality to eliminate, eventually, private water and sewer systems within the UGB as land is annexed to the City.
9. The City will coordinate with Polk County and the DEQ to ensure that existing septic systems do not contaminate ground or surface water.

7.1.3 Water System Policies

1. All new construction within the UGB shall be required to connect to the City's water system as lands are annexed to the City.

2. Dallas shall continue to make improvements to the City's water treatment plant and storage facilities necessary to support population increases as projected in the Dallas Comprehensive Plan and supporting Master Water Plan.
3. The City will undertake a periodic review and update of the Master Water Plan.
4. The City shall continue the policy of paying the cost of maintaining and improving the existing distribution system with funds derived from user fees.
5. In order to achieve an equitable means of funding water distribution mains, new subdivisions and other development shall pay their proportionate shares of water extension costs (usually up to 6-inch water mains).
6. Extra-capacity facilities shall be designed and constructed to meet adopted level-of-service standards or the Master Water Plan and may be supported by accumulated income of the System Development Charge Fund or other appropriate means.
7. Benefited properties that have not previously been assessed for the construction of a water main to serve them shall be required to pay the cost of a six-inch main.
8. The City shall **issue the necessary** bonds to provide funds to construct major system improvements as needed. Example of projects shall include, but may not be limited to, the following:
 - Intake station addition
 - Treatment plant addition
 - Additional storage reservoirs

7.1.4 Storm Drainage System Policies

1. All new development shall be designed consistent with the City's long-range storm water management plans and programs, and shall only occur consistent with the following provisions:
 - a) Off-site drainage impacts shall be controlled through appropriate design.
 - b) Stream channels and wetlands shall be protected through setbacks and other appropriate mechanisms.
 - c) Erosion and sediment controls for excavation, new development and re-development projects shall be required.
2. The City shall continue to participate in a Watershed Council and coordinate with Polk County, the Water Resources Department and affected property owners in the development and implementation of the Rickreall Creek Basin Plan.
3. The City shall continue to work with property owners and Polk County to ensure that best management practices are applied within the Mercer Reservoir watershed, to minimize impacts of development, forestry and agricultural on the City's water supply.

7.1.5 Solid Waste Disposal Policies

1. Dallas shall support a regional solid waste management program.
2. Dallas shall support Polk County in its efforts to implement a regional solid waste disposal program.

7.1.6 Schools

1. The City of Dallas shall coordinate with the Dallas School District to ensure that sufficient suitable sites are available within the Dallas UGB to meet anticipate school needs.
2. Master Plans required for specific geographic areas of the City prior to annexation shall consider identified school needs.

7.1.7 Parks

Park policies and level-of-service standards are found in Chapter 4 of the Dallas Comprehensive Plan.

7.2 *Level-of-Service (LOS) Standards*

1. The Dallas Development Code shall establish “level-of-service” standards that must be met in order for new development to be approved. LOS standards shall be included in the Master Planning, Land Division and Planned Development chapters of DDC and are interpreted by engineering policies on file with the City Engineer.
2. Plans showing how public facilities deficiencies identified in this chapter and on accompanying public facilities maps will be corrected and financed shall be provided to the City’s satisfaction prior to annexation, approval of master plans, rezoning, or site plan review approval.
3. Prior to annexation, zone change or development approval, the City must make an affirmative determination that adequate sanitary sewer, water, storm drainage, transportation and park services are available to service the area to be annexed or rezoned, or the site to be developed.
4. Master Plans shall be required prior to annexation or planned development approval, and must show how key urban services can be provided in an efficient and timely manner, at levels prescribed in the Public Facilities Plan or applicable master sewer, water, transportation, parks, school facility or storm drainage master plans.