



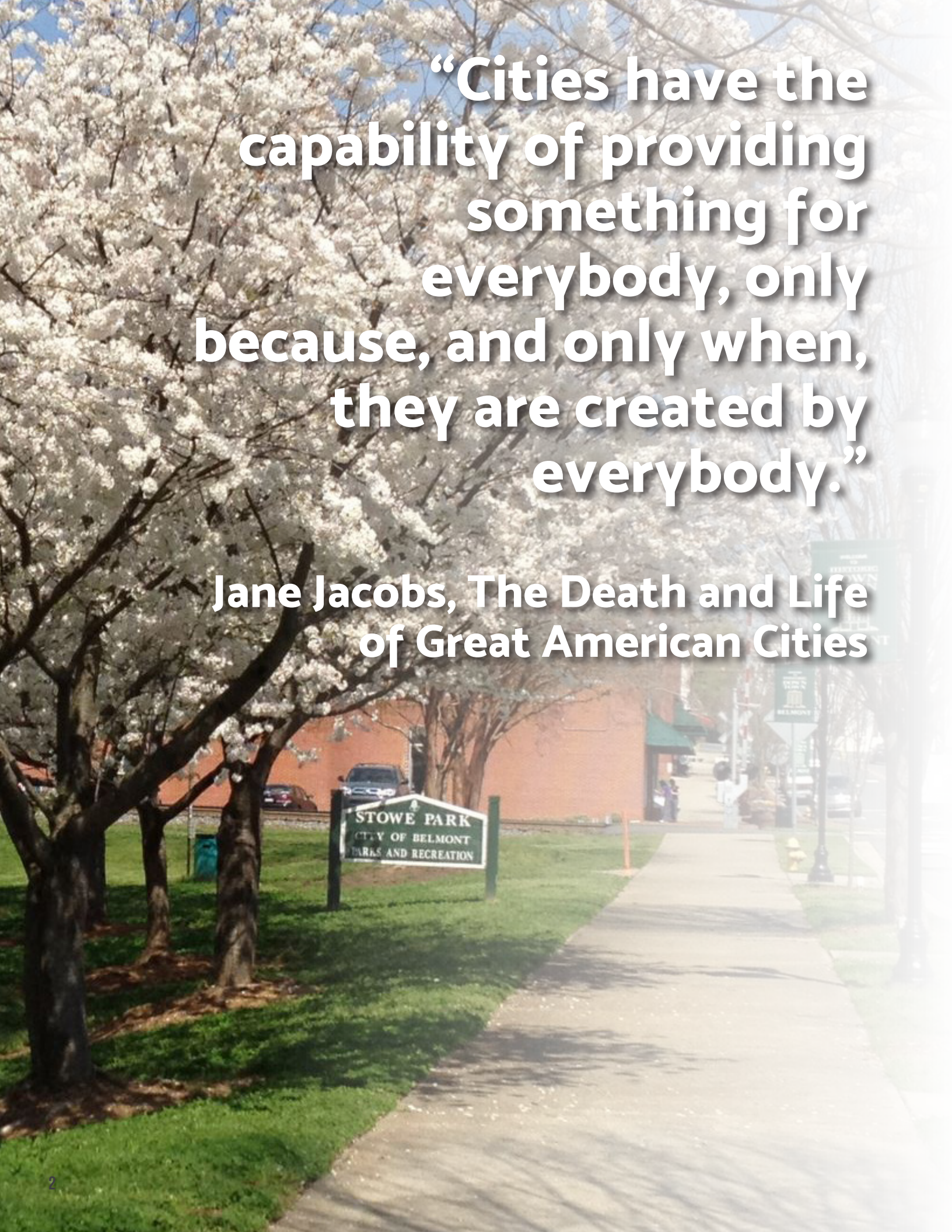
# Our Town Belmont

Comprehensive Blueprint for Our Future.

CITY HALL

Adopted 4/2/18





**“Cities have the capability of providing something for everybody, only because, and only when, they are created by everybody.”**

**Jane Jacobs, *The Death and Life of Great American Cities***

# ACKNOWLEDGEMENTS

Among the most important characteristics of any planning process is that of collaboration. Quality collaboration inevitably produces the best planning results. The **Belmont Comprehensive Plan Update** has been conducted in an environment of extensive collaboration fostered by the City’s leadership. Deep appreciation is extended to all who served the City by contributing to this plan. Those who served in an official capacity are listed below. Other participants may be represented in the plan text by image or note.

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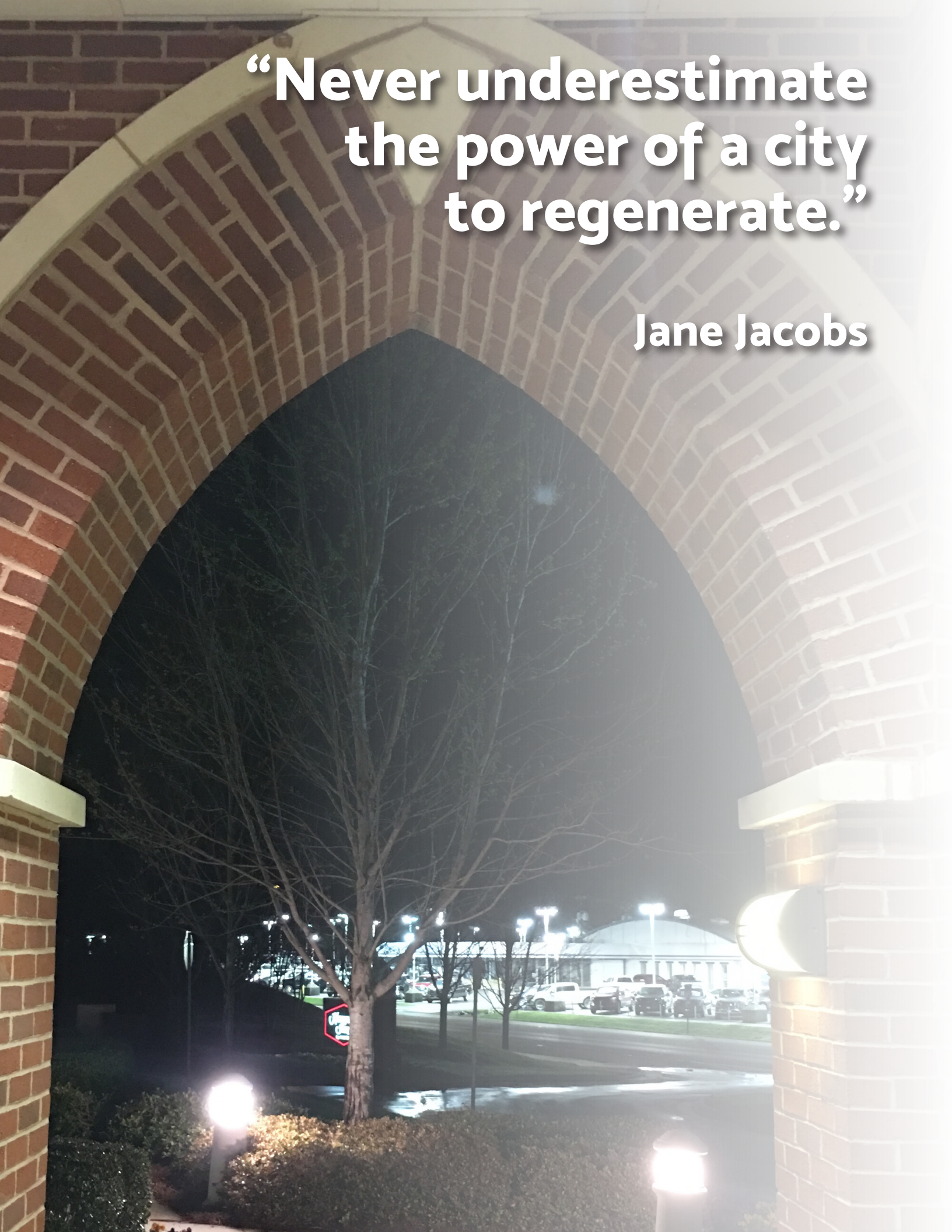
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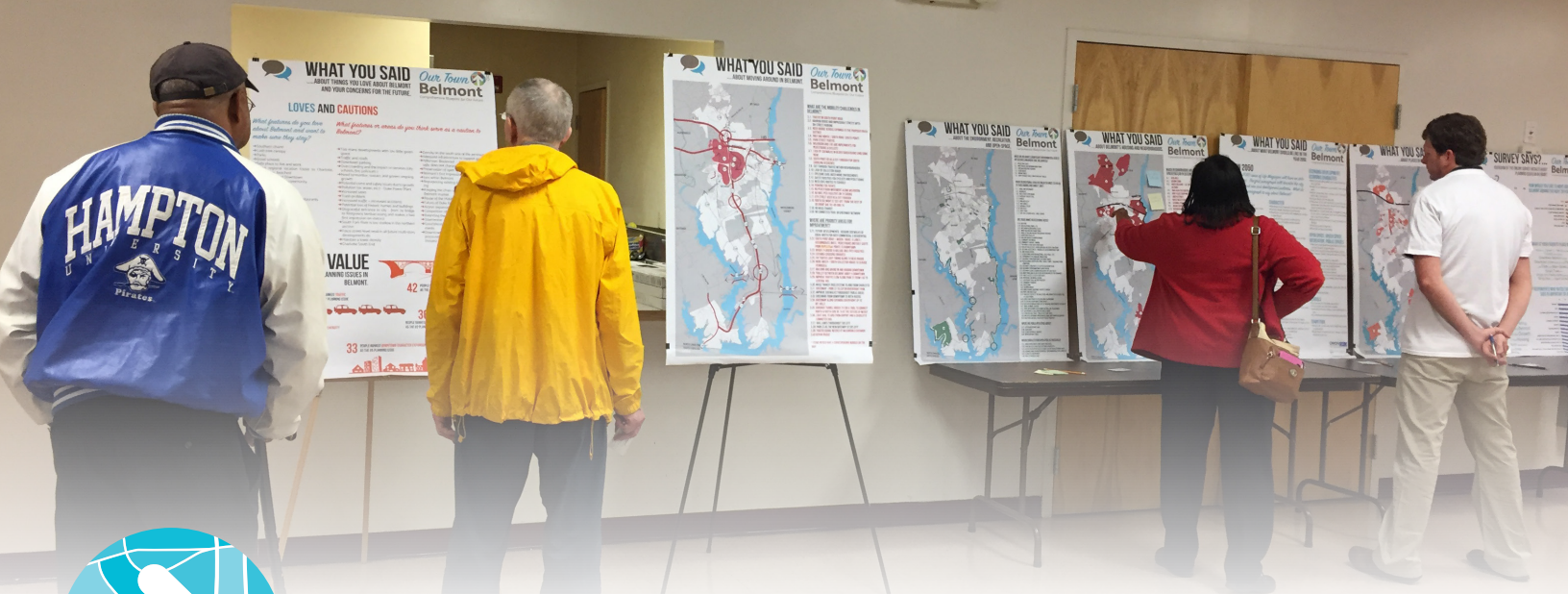
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**“Never underestimate  
the power of a city  
to regenerate.”**

**Jane Jacobs**







# I. EXECUTIVE SUMMARY

The Comprehensive Land Use Plan establishes a framework for the future development and use of land within the City's planning area. Comprehensive planning is a forward-thinking process that sets forth a vision for the future and goals and strategic actions that will move the community toward that vision. The Plan is based on many factors. These factors include an analysis of past and current trends, a review of best practices, projections of future population, and an examination of environmental opportunities and constraints. They also include the interests, concerns, community values, and ideas expressed by myriad stakeholders and citizens. In fact, the cornerstone of this planning process was citizen engagement. From the steering committee that guided the planning process to participation through stakeholder interviews, workshops, online information, and a comprehensive survey, everyone had the opportunity to provide input and hundreds chose to be a part of the process.

This Plan directs growth and change in a way that supports and in some cases transforms the underlying infrastructure, land use patterns, and systems needed to support that growth. It does this while acknowledging and protecting what is unique and important about Belmont. It envisions a future where there is balance between land uses and choice in how people move around. It creates a bold vision that includes visual and physical access to the 17 miles of river and lake frontage that serve as a defining edge and vital part of Belmont.

Change is coming to Belmont that will certainly include increased growth and redevelopment. Instead of waiting to let change dictate the City's direction, land uses, and character, Belmont decided to seize this opportunity to make change work in its favor to strengthen the economic, social, and environmental fabric of the City. Through this plan Belmont can ensure that growth and redevelopment are catalysts and means to a promising future.

The Comprehensive Land Use Plan is a long-range guide for growth, development, and redevelopment of the City and its Planning Area through the year 2038. The Plan vision is designed to be relevant to Belmont throughout the entire planning horizon. The community vision is intended to be a consensus of what the community wants to become. It captures what citizens value most about the community and inspires all to work together, think big, and reach for a collective future.

## OUR VISION

**Nestled between two rivers in a major metropolitan area, Belmont celebrates its heritage while embracing opportunities that shape its future. From its charming main street district to its world-class botanical garden, Belmont exemplifies small-town charm, economic and entrepreneurial spirit, and environmental and social vitality. Above all, we are proud to be a family-friendly community.**

Guiding principles provide a framework for developing the Comprehensive Land Use Plan that bridges the City's vision and goals. Like the vision statement, Belmont's guiding principles were gleaned from many hours of public and stakeholder input. The Plan's guiding principles address economic vitality, balanced growth, community character, heritage, access and connectivity, intergovernmental cooperation, outdoor recreation, revitalization, and schools. These principles were used to create the goals that will connect with the community vision, help refine the City's priorities, and direct its actions. The Plan has eight goals:

**Goal #1 Land Use: To ensure a balanced approach to land use to encourage a healthy tax base and a mix of uses that will promote choice in housing, shopping, mobility, services, and recreation.**

**Goal #2 Economy: To foster a vibrant economy with a diversified tax base that balances residential growth with employment and commerce.**

**Goal #3 Mobility: To provide choice in how citizens and visitors move around Belmont.**

**Goal #4 Community Character: To protect and enhance the character of Belmont by building on our heritage, protecting historic resources, embracing surrounding rivers and lakes, improving community appearance, and promoting social and economic diversity.**

**Goal #5 Parks and Recreation: To ensure a range of park and recreational opportunities for all citizens.**

**Goal #6 Infrastructure: To ensure high quality, efficient, and effective infrastructure throughout Belmont.**

**Goal #7 Environment: To protect the natural environment of Belmont as a critical public asset.**

**Goal #8 Intergovernmental Relations: To partner with surrounding jurisdictions, state agencies, utilities and other non-local entities to promote the interests of Belmont’s citizens, and to ensure the ongoing success and quality of life within the greater Charlotte metropolitan region.**

Implementation is the goal of any planning process and many actions and projects are needed to fully implement the vision. Amendments to the Comprehensive Land Use Plan will be necessary at least every five years to adapt to unanticipated changes in the community, to add new actions or remove old actions that have been implemented or no longer serve a purpose, and to update the Plan to continue to work towards attainment of the City’s vision and goals. The Plan contains a detailed implementation matrix that presents a significant amount of information that will help Belmont, its citizens, and the development industry understand how to get started, and will assist in assessing implementation progress.

Finally, the Comprehensive Land Use Plan is a policy document that provides vision and guidance. It is not a regulation, but it should guide the land development code and land use decisions at all levels and help to prioritize city budget items including capital projects. Because the Plan represents the City’s aspirations and collective vision, it also serves as a guide to other entities with influence over infrastructure, growth, and funding such as local, regional, and state governments, non-profits, and utilities. Hopefully, it will assist in ensuring that their decisions help the City to realize its vision.

