

## **COMPREHENSIVE PLAN ADVISORY COMMITTEE GUIDELINES**

The Comprehensive Plan is intended to establish a long-term plan for the City's development that will include commercial development, architecture, new roads, water and sewer lines, treatment plants, drainage, public safety/municipal facilities, parks, and other services. This plan should be a concise document of where the City is going and what it will look like. The Comprehensive Plan must provide a flexible approach that will help assist community leaders in evaluating future proposed developments and decide if they reflect and share the City's goals and vision for the future. A special task force, the Comprehensive Plan Advisory Committee (CPAC), will be appointed consisting of 7-9 members comprised of residents and other people having a vested interest in the City. These committee members will work with the help of a technical advisor to lay out proposed updates to this plan that includes the following elements:

- 1. *Community Profile***
- 2. *Land Use***
- 3. *City Center***
- 4. *Transportation***
- 5. *Utilities***
- 6. *Communications Technology***
- 7. *Parks and Recreation***
- 8. *Economic Development***
- 9. *Public Facilities***

The CPAC is to complete a review and update the City's Comprehensive Plan. The Committee will hold public meetings and present the completed document at public hearings before the Planning and Zoning Commission and City Council. Sub-committees may be established to address individual areas. This process is expected to take between 5-8 months. At the completion of the review, the CPAC will recommend amendments, if any are deemed necessary, to existing policies to meet the goals, objectives and action statements of the plan.

The primary goal of this update will be to provide an extensive plan to construct a long lasting future for the City. This will include a summary and brief history of the previous Comprehensive Plan. Montgomery citizens will also be actively involved in the decision making process through meetings held periodically throughout the course of the planning process. This will allow other residents of the community who are not a part of the CPAC to voice their concerns and provide valuable input. The City is dedicated to building the most complete plan by exploring options and listening to the opinions of its citizens so as to most effectively meet their needs.

### **1. Community Profile**

To best develop the Comprehensive Plan it will be important to project key statistics such as population, age and income into the future; other factors such as location, terrain, and economics will also be taken into consideration. Some key factors for the growth of the City are listed below:

- Population Projections
- Age and Gender Distribution
- Households

- Income
- Education
- Ethnicity
- Housing
- Employment and Occupations
- Physical Properties of the Community

## **2. Land Use**

To achieve an orderly growth the City's Comprehensive Plan will need to identify and make use of its natural beauty, terrain, and size of the undeveloped area in the City so as to best accommodate for future needs. The CPAC will need to determine if there is enough available land inside the City's corporate limits to accommodate most of the growth demands the City will encounter over the next two decades. Specific questions should revolve around the potential need to create more parks and recreation areas, making existing parks and recreational areas more accessible and open to the public, and the possibility of revitalization of older areas wherever possible. The CPAC will also consider annexation requests for the extension of utilities and proposed land use; zoning imbalances will also be a consideration. The Primary Goals/Objectives should be created for consideration when determining the best use for the land in the City over the next 25 years.

## **3. City Center**

The CPAC will discuss the future look and feel of the City Center. Specific discussions must relate to the impacts of development, growth, infrastructure improvements, and established guidelines related to the area would have. Specific recommendations should be coordinated with the ongoing efforts of the Planning and Zoning Commission.

## **4. Transportation**

The Transportation element of the Comprehensive Plan is coordinated with the Land Use and Utilities elements to develop a system that will accommodate local and regional demands for the next 25 years. The Plan will be a guide for the development of rights-of-way, the extension of streets, and the management for future transportation growth. A set of goals and objectives should be set up to help developing the transportation plan. Typical sections of roadways that the City would like to see used should be developed for different situations. This should include collector, principal arterial, secondary arterial, thoroughfare and local residential roadways. Consideration must be given to the City's existing Thoroughfare Master Plan.

## **5. Utilities**

Water, wastewater, and storm drainage systems should be the primary focus of the Comprehensive Plan under the Utilities element. To provide for adequate growth of the City the water and wastewater systems may need to be expanded and maintained to accommodate for the development of new and existing commercial, industrial, and residential areas. The CPAC may want to suggest that models be run to determine problem areas. Also obtaining historical operations information from City service members and operation and maintenance personnel should be considered to help identify any existing problem areas in need of repair and upgrade to meet existing demands as well as future needs.

## **6. Communications Technology**

Communications technology refers to the public utilities that are devoted to use of voice, data, information, and entertainment. Communications technology is an ever-changing field that must be constantly updated so that residents can receive the most up-to-date technology that is reasonably possible. The City shall set Goals and Objectives forth to accommodate the current or anticipated issues of the communications technology services in the City. This area should potentially address Wi-Fi and its role in the future of the City.

## **7. Parks and Recreations**

Does the CPAC see the need to improve existing parks or create new parks to provide a better quality of life for the citizens? The big question of active versus passive recreation must be explored. Thresholds may need to be set with regards to recreation and development. The size of existing recreation areas should also be compared to the recommended standards by National Recreation and Parks Association (NRPA).

## **8. Economic Development**

The economic vitality is the determining factor for such issues as job creation, affordable housing and neighborhood revitalization, and the overall condition of the City as a whole. The City shall define goals and objectives how best to go about improving the City's economic value.

## **9. Public Facilities**

The public services the City provides its residents are designed to create a healthy and safe environment that will enhance the quality of life in the community. The term public facility in this element includes all public safety facilities in the City, in addition to libraries and houses of government. This section could be narrowed to focus on Public Safety facilities, City Hall and other Municipal Buildings, and analyze the projected development and future demands of each facility. The following are examples of potential focuses:

- Police Department (including substations)
- Fire Department and Emergency Medical Services (including involvement with the ESD)
- Public Works
- Administrative Facilities
- City Hall
- Municipal Court