

Comprehensive Policy Plan
"Living Spaces"

Policy Letter 204: Residential Area Plans

BACKGROUND:

The purpose of the community planning process is to reflect community values and identity and assure sensible growth and development. The product of that planning is a consolidation of area plans, or the comprehensive plan. As area plans for residential neighborhoods develop, general policies of the comprehensive plan should reflect and give support to area plans as they apply to specific neighborhoods.

Residential neighborhood area plans should identify public focal points that are accessible and safe gathering places for the neighborhood young and old that are accessible. The school setting should be centrally located, with allowance for pick-up and controlled linkage to planned recreation facilities. Land purchases for school and park land should be preplanned and done as a cooperative purchase. In defining where a new neighborhood will be, what it will have as a focus, and by identifying roads, density and size, the area plan clearly articulates its statement of purpose to the public.

POLICY STATEMENT:

The City of Fargo should enhance the role an area plan has in guiding overall land use development or redevelopment and strengthen the process involved in establishing and administering area plans. Proposed changes or modifications of an area plan should be subject to a formal review prior to approval.

CONCLUSION:

A mechanism or process is needed to reserve space for future development and to assist developers in identifying potential land use practices. By directing all agencies or developers to include their institutional plans or long range ideas into an area plan, elements of the City Comprehensive Plan are pulled together and the process of orderly development is strengthened.

**See also School Siting Policy adopted by the Public Facilities Planning Committee on October 19, 1994.