

Comprehensive Policy Plan
"Living Spaces"

Policy Letter 213: Policy Coordination

BACKGROUND:

Policy for guiding orderly and planned residential development will not be productive unless it is closely coordinated with the policy directions of other aspects of the Comprehensive Policy Plan. One example may be where a certain type of commercial development is inappropriate in a residential development area, but rather than discouraging that development, it can be promoted through the commercial development policy of infill development (infill development is generally the utilization of existing vacant land within areas already developed and served with adequate roads and public facilities).

The overall policy direction for residential development must be compatible with and support various land use planning procedures and practices that guide policy towards accomplishing the best overall results. The role residential development plays in the orderly development of Fargo is closely related to its ability to work through policy coordination with the various other aspects of the plan.

POLICY STATEMENT:

The City of Fargo should direct commercial and industrial development away from areas that are not operationally a part of neighborhood services and are not supportive of the nearby residential and school enrollment areas. It is preferable that such development be encouraged to go into areas that are planned commercial and industrial areas.

CONCLUSION:

Residential development policy promotes proposals that have a planned sequence of development. By active policy coordination with all aspects of the Comprehensive Policy Plan the City can avoid inappropriate and premature development pressures on intervening or abutting land not involved in the development proposal under consideration. Additionally, more equitable improvement districts can be achieved and the City will avoid the necessity to negotiate and administrate "bridge deals" and contracts to make a development viable.

* See also policy 106