

Section 3

GOALS & OBJECTIVES

City of Lancaster Comprehensive Plan

GOALS & OBJECTIVES

INTRODUCTION

What should Lancaster be like in the year 2010 or 2020? The Comprehensive Plan establishes goals and objectives (and ultimately will contain implementation-oriented policies) that will help to shape and direct growth and development for the next ten years and beyond. The Plan is based upon a shared vision of the citizenry and stakeholders of what Lancaster should and will become.

The following goals and objectives have been developed to guide the community's vision of itself as it grows, matures, and ultimately attains its anticipated build-out configuration. They establish a framework for specific actions (i.e., policies), to be conceived during later phases of the comprehensive planning process, which will help the citizens and stakeholders of Lancaster achieve their ultimate vision of the City's future.

Discussions of citizen's views regarding the City of Lancaster were derived from a comprehensive planning workshop process conducted in October of 1999, and assisted in formulating the goals and objectives for the City's Comprehensive Plan. These discussions clearly indicated residents' views concerning the quality of life in Lancaster, as well as Lancaster's strengths and weaknesses. The discussion investigated the following areas of interest:

- ◆ Elements about the City that are liked or considered positive by the residents;
- ◆ Elements or aspects of the City that should be preserved;
- ◆ Elements about the City that are disliked or considered to need improvement;
- ◆ Elements or aspects of the City that require change; and,
- ◆ Top issues facing Lancaster that will affect the City most in the future.

General Conclusions obtained through these discussions were:

- **Elements about the City that are liked or considered positive** by the residents in Lancaster were found to be:
 - ◆ Available open space
 - ◆ Proximity to Dallas & it's amenities
 - ◆ Accessibility to the region

- ◆ Country & small town atmosphere
- ◆ Scenic vistas & abundance of trees
- ◆ Historic character
- ◆ Availability of land for development

- **Elements or aspects of the City that should be preserved** were determined as:
 - ◆ Open &/or green space
 - ◆ Central Business District/Historic Town Square
 - ◆ Agricultural significance of the City
 - ◆ Land & historical nature of the City

- **Elements about the City that are disliked or considered to need improvement** were found to be:
 - ◆ Too many small lots & houses
 - ◆ Inadequate cross-town traffic system
 - ◆ Overall look/image of the City
 - ◆ City does not look inviting
 - ◆ High density levels
 - ◆ Lack of interest toward open space preservation
 - ◆ Lack of retail in the City
 - ◆ *Empty-nester* housing
 - ◆ Lack of protection/conservation of watersheds, wildlife habitat, and other environmental concerns
 - ◆ Too many trucking-related uses surrounding Lancaster
 - ◆ Movement by some to stop development in the City

- **Elements or aspects of the City that require change** were found to be:
 - ◆ Minimum lot sizes need to be increased in order to control density levels in the City
 - ◆ Need to move forward in a positive manner
 - ◆ Drainage issues need to be addressed
 - ◆ School district needs to be improved

- **Top issues facing Lancaster** that will affect it the most in the future:
 - ◆ Maintaining lower density levels in the City
 - ◆ Lack of gateway development
 - ◆ Lack of managed residential growth
 - ◆ Lack of control regarding zoning
 - ◆ Lack of transportation system
 - ◆ Lack of commerce
 - ◆ Lack of good drainage system
 - ◆ Need for better schools
 - ◆ Lack of progressive leadership
 - ◆ Lack of community relations
 - ◆ Too much trucking development/traffic
 - ◆ Lack of diversification, leading to increased tax base for residents
 - ◆ Deteriorating race relations.

A discussion regarding the above topics led to summarization of major issues facing the City. These issues are as follows:

- ◆ Need for lower density and preservation of open space
- ◆ Need to enhance the appearance of existing and newer developments
- ◆ Need for a proper balance between growth and no-growth concepts
- ◆ Need to control drainage problems through design guidelines & less permeable surfaces
- ◆ Need for alternative options for water retention to control drainage problems
- ◆ Need to address thoroughfare system/traffic patterns – especially at the intersection of Interstate Highway 20 and Interstate Highway 35, and along the Loop 9 alignment
- ◆ Need to promote high-quality nonresidential developments
- ◆ Need for historical and environmental preservation programs
- ◆ Need to promote open communication with school system

The Comprehensive Plan goals and objectives were formulated using results of these discussions among the City Council as well as input received from City staff, members of the Steering Committee, elected and appointed officials, and other interested individuals. In general:

Goals are statements concerning an aspect of the City's desired ultimate physical, social and/or economic environment. Goals set the tone for development decisions in terms of the citizens' desired quality of life.

Objectives express the kinds of action that are necessary to achieve the stated goals without assigning responsibility to any specific action.

Policies will clarify the specific position of the City regarding a specific objective, and will encourage specific courses of action for the community to undertake to achieve the applicable stated objective. In order to implement many of the goals, objectives and policies in this Plan, ordinances or capital improvement funds will be necessary. Policies are associated with Plan recommendations and are included in the various Plan elements.

The Objectives of the Comprehensive Plan are to do the following:

- ◆ Mitigate ill effects of rapid and intense urbanization in Lancaster.
- ◆ Protect the open lands, natural landforms, agricultural landscapes and scenic vistas that created and define Lancaster's unique community character and quality of life.
- ◆ Protect the natural, scenic and ecological resources that are essential elements of Lancaster's community character and which provide irreplaceable plant and wildlife habitat.
- ◆ Ensure that development is respectful of and appropriately integrated with the natural physical geography of the land in Lancaster by requiring environmentally sensitive development techniques to eliminate *scrape-and-build* development.
- ◆ Promote a vigorous, diversified and regionally competitive economy.
- ◆ Foster a balanced tax base to ensure Lancaster's long-term financial ability to respond to the service demands of both new and existing development without placing a disproportionate tax burden on homeowners.
- ◆ Ensure that new development produces positive fiscal impacts to allow Lancaster to maintain a tax structure conducive to both home ownership and economic development, while providing the highest level of service to residents and businesses.
- ◆ Ensure that adequate facilities exist to provide both existing and future student population with optimal learning opportunities as an essential element of a quality living environment and a family-friendly community.
- ◆ Ensure that the character and quality of Lancaster's built environment, relative to commercial development, contribute to desired community character objectives and foster a positive relationship between the taxable character objectives and foster a positive relationship between the taxable value of real property and the corresponding cost of municipal services.
- ◆ Ensure that the character and quality of Lancaster's built environment, relative to residential development, contribute to desired community character objectives and integrate with surrounding natural landscapes.

- ◆ Provide adequate availability and access to park lands and recreational opportunities for residents of all ages to maintain and nurture a quality living environment and a family-friendly community.
- ◆ Avoid conflicting interaction and/or relationships between new and existing development and a resulting diminution of property values.
- ◆ Protect existing farmland and agricultural operations from conflict with new residential development.
- ◆ Provide adequate public infrastructure, facilities and services to serve the demands created by new development without degrading or diminishing service levels to existing development.
- ◆ Establish a development framework for Lancaster that is respectful of private property rights, while encouraging them to be used responsibly for the benefit of the entire community.
- ◆ Implement a long-term strategy of sustainable development that embodies the community's vision and values; achieves both community character and economic development objectives; and considers the social, environmental and fiscal impacts of land development.
- ◆ Preserve and enhance Lancaster's distinctive community character and quality of life by ensuring that its natural and built environments are consistent with the community vision and values embodied in Lancaster's Comprehensive Plan.

Goals and objectives formulated during the comprehensive planning process pertain to the following areas:

- ◆ **The Environment**
- ◆ **Physical Form of the City**
- ◆ **Transportation and the Thoroughfare network**
- ◆ **Infrastructure and Utility Systems**
- ◆ **Public Services and Facilities**
- ◆ **Fiscal Responsibility**
- ◆ **Quality of Life**
- ◆ **Housing and Community Livability**

THE ENVIRONMENT

Goal 1: To promote respect, conservation and enhancement of important natural features and resources within the community.



Objectives:

- 1.01 Conserve and protect ecologically sensitive areas. Develop guidelines that continue to allow water infiltration within areas that are characterized by the floodplains and the aquifer (e.g., maximizing permeable surface areas, minimizing paving and building coverage, etc.).
- 1.02 Conserve natural areas of vegetation, especially those along flood plains and creeks.
- 1.03 Promote and provide public access to publicly owned open space and natural areas.
- 1.04 Maintain high standards for surface water quality (in creeks, streams) through effective drainage solutions and natural erosion controls.
- 1.05 Restrict development that will have a negative impact on flood-prone areas.
- 1.06 Establish and/or enhance green space and natural areas along existing floodways and within the 100-year flood plain.
- 1.07 Encourage public and private streetscape enhancement strategies (i.e., medians with street trees, etc.).
- 1.08 Provide and assist privately owned properties with conservation options.
- 1.09 Develop a tree protection ordinance.

PHYSICAL FORM OF THE CITY

Goal 2: To provide opportunities for coordinated, well-planned growth and development, while retaining the natural setting and small-town character of the City.

Objectives:

- 2.01 Maintain a continuous and coordinated planning process that involves citizens, stakeholders, City Council, City boards/commissions, City departments, and other public and private entities in policy development and decision-making.
- 2.02 Provide for the efficient use of land, coordinated with the provision of essential public infrastructure and facilities.
- 2.03 Promote the future development of a variety of land uses.
- 2.04 Utilize the Future Land Use Plan in daily decision-making regarding land use and development proposals.
- 2.05 Develop companion policies and guidelines to assist in the review of zoning and development requests.
- 2.06 Determine appropriate locations for future residential and nonresidential development, while considering existing neighborhoods and natural features.
- 2.07 Separate or create transitions/buffer areas between conflicting or incompatible land uses.
- 2.08 Continue cooperative efforts with the Lancaster Independent School District in planning for the projected population of the City with respect to educational needs.



Goal 3: Encourage development of high quality residential neighborhoods that are aesthetically pleasing, yet meet the diverse housing market needs of the community.

Objectives:

- 3.01 Consider development of design guidelines for future single-family and/or multi-family developments to ensure provision of safe, attractive places for people to live.
- 3.02 Identify areas on the Future Land Use Plan that are appropriate for a variety of residential densities (e.g., low, medium, and high).
- 3.03 Preserve and protect single-family neighborhoods from high traffic volumes, congestion and through traffic generated by commercial and high-density residential areas.
- 3.04 Consider various housing programs and grants for the purpose of rehabilitating dilapidated or deteriorating housing in some areas of the City.
- 3.05 Encourage infill housing within the City as opposed to creating residential subdivisions in the outskirts of the City.



Goal 4: Encourage quality nonresidential development that is aesthetically pleasing, yet meets the market and economic development needs of the community.

Objectives:

- 4.01 Consider development of design guidelines (and possibly overlay zoning districts) for commercial properties fronting along major freeways, especially Interstate Highway 35 and other regional traffic arterials (e.g., addressing signage, landscaping, parking, building orientation and setbacks, etc.).



- 4.02 Identify areas suitable for future commercial, industrial and/or business park development within the City.
- 4.03 Consider development of design guidelines that suggest different landscaping techniques for transition/buffer areas between nonresidential developments and residential neighborhoods, that are more environmentally pleasing.
- 4.04 Implement the recently adopted community theme, design elements and/or guidelines for the Historic Town Square that are in keeping with this theme (e.g., addressing signage, landscaping, parking, building orientation and setbacks, etc.).

Goal 5: Provide for coordinated growth and physical expansion of the City.

Objectives:

- 5.01 Plan for continued growth and development that improves the City's overall quality of life and economic viability.
- 5.02 Plan for future development that is compatible with the City's natural features and existing residential neighborhoods.
- 5.03 Continue cooperative efforts (e.g., coordination in site planning, school locations, traffic flow patterns, etc.) with the Lancaster Independent School District in planning for adequate school facilities to serve the educational needs of the City's growing population.



Goal 6: Encourage and positively influence the development of existing vacant properties within the City of Lancaster.

Objectives:

- 6.01 Explore various alternatives and programs for rebuilding the City's Historic Town Square, as well as other areas destroyed during the tornado.

- 6.02 Consider establishment of new programs and/or ordinances, as well as enhancement of existing ones, related to the enforcement of City codes that are intended to protect the public health, safety and welfare and to keep the community attractive (e.g., removal of hazardous/unsightly structures and junk, mowing high grass and weeds, litter control, etc.).

Goal 7: Develop a strategy and plan for the City's Historic Town Square that will help maintain the area's heritage and character, and will enhance the Town Square as the heart of the City and increase community pride.



Objectives:

- 7.01 Develop a list of desired land uses for the Historic Town Square and surrounding residential area.
- 7.02 Encourage public and private reinvestment within the Historic Town Square area to help ensure its long-term economic viability, to preserve its *small-town* heritage and atmosphere, and to maintain and increase its use as a *people* place for social interaction and commerce (i.e., a pleasant location to shop, eat, conduct business, relax, be entertained, etc.).
- 7.03 Maintain and encourage adaptive reuse of historic or other significant structures.
- 7.04 Continue the development and implementation of the special zoning district for the Historic Town Square area that addresses historic preservation and other Historic Town Square issues such as streetscape enhancements (e.g., landscaping and other amenities), making the Square more attractive for commerce and helping to ensure architectural compatibility among the Square buildings.
- 7.05 Coordinate Historic Town Square enhancement and preservation efforts with the various entities seeking to rebuild the Square area and area residents.
- 7.06 Explore creative initiatives within the Historic Town Square area such as formation of a public/private partnership to handle ideas and issues, development of incentives for rebuilding structures, and enhancement of open areas for public assemblies and functions.

TRANSPORTATION AND THE THOROUGHFARE NETWORK

Goal 8: To provide a transportation system that will effectively and economically serve the existing and projected travel needs of the community in a safe and efficient manner.

Objectives:

- 8.01 Maintain a continuous, coordinated transportation planning process that addresses long-term needs while emphasizing short-term problem solving.
- 8.02 Define *adequacy* standards for the transportation system.
- 8.03 Plan roadways that are adequate to carry traffic that will be generated by anticipated future development and density levels (e.g., traffic impact analysis for larger projects, etc.). If possible, two-lane asphalt roadways without curbs and gutters shall be encouraged in larger lot neighborhoods.
- 8.04 Identify and plan for various roadway types based upon how they are expected to function and upon expected traffic volumes. Update a designated truck route within and through the City.
- 8.05 Promote compatibility between roadway alignments/improvements and land use patterns, community character, and the environment.
- 8.06 Promote transportation efficiency in new development proposals. Develop safe street crossings with pavement changes and/or other techniques.
- 8.07 Minimize disruption of residential areas by minimizing traffic volumes and by planning for the efficient dispersion of traffic from neighborhoods.
- 8.08 Include transportation system considerations in the development review process for the planning and alignment of future roadways, and to promote safe, efficient on- and off-site access and vehicular circulation. Develop off-site design criteria for heavy-load trucks.



- 8.09 Develop a unifying *theme* or other visual concept for the consistent streetscape treatment of Interstate Highway 35, other appropriate thoroughfare rights-of-way, and/or medians and intersection corner areas.
- 8.10 Support regional and inter-city transportation needs and initiatives, and encourage cooperation among various entities (e.g., neighboring cities, etc.) in addressing transportation-related issues and problems.
- 8.11 Apply for grants toward local transit systems (e.g., a trolley system).
- 8.12 Seek to develop frontage/service roads along Interstate Highway 20.
- 8.13 Identify a desired route for the proposed Loop 9.

Goal 9: To optimize mobility and decrease dependency upon the automobile by encouraging multi-modal and travel-demand-reduction alternatives.

Objectives:

- 9.01 Encourage multi-modal transportation options by designating areas for their development (e.g., pedestrian, bicycling, inline skating, equestrian, etc.).
- 9.02 Encourage other modes of transportation by providing for alternatives to the automobile, wherever possible (e.g., trolley, bus etc.).
- 9.03 Encourage mass transit facilities (e.g., park and ride facilities, rail transit, bus transit etc.) that decrease dependency upon the automobile.

INFRASTRUCTURE AND UTILITY SYSTEMS

Goal 10: Ensure that utility and infrastructure systems (e.g., water supply, wastewater treatment, storm drainage, etc.) will adequately serve present and future residents and businesses.

Objectives:

- 10.01 Define standards for adequate service levels for public utility infrastructure systems, including:
1. Water treatment, storage and distribution,
 2. Wastewater collection and treatment, and
 3. Storm water/drainage management and erosion control (including non-point pollution prevention).
- 10.02 Provide utilities and infrastructure for all residents and businesses in the most efficient, equitable, and fiscally responsible manner possible.
- 10.03 Develop a set of capital recovery tables/schedules that will ensure the above-listed utility services are fiscally maintained for all customers.
- 10.04 Use the Future Land Use Plan and future land use projections to help plan where infrastructure improvements will be needed.
- 10.05 Encourage new development to occur within areas that are already served by necessary utilities/infrastructure, or where utility extensions can be realistically provided.
- 10.06 Address future water and sewer demands within areas not already served, and within areas that will be difficult to serve.
- 10.07 Encourage private/franchise utilities (e.g., telephone, gas, electricity, cable TV, etc.) to provide service to newly developing areas as quickly and efficiently as possible, and to place utility lines underground and within shared conduits, wherever possible.

- 10.08 Ensure that private/franchise telecommunications facilities and services are coordinated with City planning efforts.
- 10.09 Update capital recovery mechanisms for the recoupment of the costs associated with infrastructure needed to serve new developments (e.g., impact and other capital recovery fees, etc.) based upon recommendations contained within the new Comprehensive Plan.
- 10.10 Use the development review process to help coordinate development with the provision of essential public infrastructure and utilities.
- 10.11 Consider development of guidelines and other mechanisms that will help to ensure that storm water runoff, and potential non-point pollution problems, will not adversely affect floodplains, surrounding properties, or other properties. Guidelines should also be complimentary to development density objectives.
- 10.12 Coordinate efforts with other agencies and entities (e.g., flood control, applicable water and utility districts, etc.) to ensure the long-term provision of adequate utility commodities and services for Lancaster's residents and businesses.
- 10.13 Infrastructure planning and calculations should be based on the Future Land Use Plan and current zoning.

PUBLIC SERVICES AND FACILITIES

Goal 11: Ensure that public services and facilities (e.g., police and fire protection, library services, administrative facilities, etc.) will adequately serve present and future residents and businesses.

Objectives:

- 11.01 Define standards for adequate response/service levels for public services and facilities, including:
 - 1. Police protection,
 - 2. Fire protection and emergency medical services,

3. Library services,
 4. Water supply and storage management,
 5. Solid waste management,
 6. Public administrative facilities, and
 7. Public transportation and accessibility.
- 11.02 Provide public services and facilities for all residents and businesses in the most efficient, equitable and fiscally responsible manner possible.
- 11.03 Use the Future Land Use Plan and future land use projections to help plan where public service/administrative facilities will be needed.
- 11.04 Encourage new development to occur within areas that are already served by necessary public services and facilities, or where services can be realistically provided.
- 11.05 Wherever possible, co-locate public facilities with other municipal facilities or with those of other quasi-governmental jurisdictions (e.g., the Lancaster Independent School District, etc.).
- 11.06 Continue developing a system of easily accessible, highly visible libraries that are located to serve the ultimate population of Lancaster.
- 11.07 Utilize recycling and other solid waste management techniques that are financially feasible and environmentally responsible.

FISCAL RESPONSIBILITY

Goal 12: Ensure that future community facility and service needs are met through sound, long-range fiscal planning.

Objectives:

- 12.01 Utilize recommendations contained within the Comprehensive Plan to assist in decision-making on short- and long-range capital improvement projects (e.g., streets, water, sanitary sewer, storm water management, purchase of major equipment, construction of public facilities, etc.).
- 12.02 Ensure that City staffing, real property acquisitions, infrastructure improvements, and facility construction/maintenance are based upon priorities set forth in the Comprehensive Plan and upon fiscal practicality.
- 12.03 Strive for a fiscal balance of land uses that will create a positive impact upon the City's budget.
- 12.04 Ensure the future economic stability of the community by encouraging the attraction of new nonresidential land uses, and by locating them within certain areas to help support and subsidize the overall tax base.

QUALITY OF LIFE

Goal 13: Promote a more livable City and high quality of life through attractive urban design practices and through a proactive approach to how the City looks. Reinforce Lancaster's image and identity as a community of excellence in business, residence, leisure and education through urban design and increased public awareness and involvement.

Objectives:

- 13.01 Consider development of streetscape/urban design standards to enhance the City's visual/aesthetic appeal (e.g., design guidelines for landscaping, building facades, signage, entryway treatments, etc.).
- 13.02 Create visual *gateways* at principal entry points to establish a design *theme* for Lancaster. Develop a gateway water feature at an appropriate intersection.



- 13.03 Create and promote a stronger sense of *community* through urban design. Also, reinforce Lancaster's charm and integrity as that of a *small town City*, and continue efforts to instill a stronger sense of civic pride and involvement among citizens.
- 13.04 Consider development of a plan to enhance the image and identity of the City's Historic Town Square.
- 13.05 Enhance neighborhood streets and other pedestrian ways to be more *people-oriented*.
- 13.06 Encourage public/private participation and cooperation in beautification efforts. Explore utilizing assistance available from private/volunteer groups to perform urban design related projects and to help maintain enhanced public areas (e.g., street medians, small landscaped areas, etc.).
- 13.07 Increase public awareness, involvement and support of urban design initiatives.
- 13.08 Use the development review process to evaluate private projects and their contributions to urban design initiatives or their compliance with adopted studies/guidelines.
- 13.09 Increase public awareness of community assets (e.g., library, parks, the historic buildings, cultural and tourist attractions, etc.) through the use of innovative communication media, such as a community newsletter, public bulletin board postings, publications and newspaper articles, use of the Internet and public cable television, etc.
- 13.10 Increase enforcement of City codes and regulations pertaining to property maintenance and upkeep and appearance (e.g., mowing of high grass and weeds, removal of household clutter and inoperative vehicles within residential areas, etc.).

Goal 14: The residents and visitors to Lancaster should feel safe.

Objectives:

- 14.01 Provide adequate police and fire protection.

- 14.02 Encourage the design of safe neighborhoods.
- 14.03 Provide adequate lighting and visibility to enhance safety in public places.
- 14.04 Provide for needs of the physically challenged through careful design of public places and facilities.
- 14.05 Incorporate safety and security provisions into the development review process.

Goal 15: Create pedestrian and bicycle linkages (connections) between residential neighborhoods, parks/linear greenbelts, schools, public administrative facilities and other activity centers, wherever physically and financially possible.

Objectives:

- 15.01 Utilize hike/bike trails, wherever possible, to connect residential areas with schools and parks.
- 15.02 Encourage the provision of pedestrian and/or bicycle pathways within large private developments.



Goal 16: Enhance the availability of health care services within the City and surrounding area.

Objectives:

- 16.01 Support maintenance of local and regional hospital and health-care facilities, highlighting the benefits these facilities provide.
- 16.02 Encourage provision of health-care facilities and services for all age groups and for all levels of ability.

HOUSING AND COMMUNITY LIVABILITY

Goal 17: Be a full life-cycle City.

Objectives:

17.01 Provide housing and residential facilities for people to live their entire life span within Lancaster.

17.02 Ensure the provision of a variety of housing types that will meet the needs of all ages, physical abilities, household sizes, and economic groups.

17.03 Encourage home ownership and long-term residency.



Goal 18: The City should protect and, where possible or needed, improve existing housing units and residential areas.

Objectives:

18.01 Plan a variety of housing types to meet special needs (e.g., economic, physical ability, age, etc.).

18.02 Develop a neighborhood enhancement/integrity program that bolsters civic pride and encourages reinvestment within established residential areas (e.g., home improvement initiatives, better turf establishment and maintenance on residential lots, removal of visible household clutter and inoperative vehicles, etc.).

18.03 Develop a program to encourage *infill* development of vacant residential lots.

18.04 Initiate programs to preserve and stabilize existing neighborhoods.

18.05 Where possible, protect and retain the City's existing stock of affordable housing.

Goal 19: Ensure the orderly, attractive, and economically stable development of new residential neighborhoods.

Objectives:

- 19.01 Develop a plan for high quality, new single-family residential areas.
- 19.02 Develop density and location criteria for new multi-family and single-family residential uses within the City that recognize the potential effects on land use compatibility, traffic generation, noise levels and aesthetics.
- 19.03 Provide adequate areas for residential developments that will meet the diverse housing/social needs and the desired standard of living for Lancaster's existing and future population.
- 19.04 Encourage diverse, innovative and affordable housing opportunities.
- 19.05 Reinforce the *neighborhood* concept, in the emotional and sociological sense as well as the physical sense, in the design of new residential areas (e.g., connections between neighborhoods, pedestrian linkages to schools and parks, inclusive neighborhood design techniques, maximizing social interaction between neighbors, the provision of neighborhood-oriented shopping areas, etc.).
- 19.06 Promote neighborly rapport and unity within the community by encouraging the development of residential neighborhoods with a balance of lot sizes in all sectors of the City.
- 19.07 Consider the development of incentives to encourage the development of more large residential lots (e.g., SF-1, SF-2 and SF-3 zoning districts) within the City.