

# Executive Summary



## Introduction

This executive summary provides a brief synopsis of the Comprehensive Plan by presenting its primary recommendations: the Vision Statement & Goals, Plan Framework, and Land Use Guide. The reader is encouraged to refer to the complete Comprehensive Plan document to gain a full understanding of all the policies therein.

## Vision Statement & Developmental Principles

The Comprehensive Plan provides an opportunity for the City to articulate its vision for the future – what kind of city it would like to be in the next twenty years and beyond. The vision guides the development of the goals, objectives, and strategies for action that make up the policies of the plan.

### Vision Statement

The City of Lincoln presents its vision for the future as follows:

*The City of Lincoln is a city where citizens are inspired to work together to create a great place to live, to raise a family, to learn, to work and to prosper.*

### Developmental Principles for Achieving the Vision

The City of Lincoln sets the following developmental principles for achieving the vision:

- Principle 1. Improve the quality and compatibility of land use and development.
- Principle 2. Strengthen existing neighborhoods and promote the development of new neighborhoods that are quiet, safe, beautiful, walkable, and enhance social interaction.
- Principle 3. Promote a wide and equitably distributed range of educational opportunities for all ages.
- Principle 4. Celebrate the City's heritage and preserve and protect its historic resources as essential elements of the City's economic health, aesthetic character, and sense of place.

- Principle 5. Preserve and enhance the City’s natural resources and encourage development that is compatible with nature.
- Principle 6. Meet the recreation needs of citizens by providing comprehensive leisure opportunities and developing and maintaining a safe, well-distributed parks and recreation system.
- Principle 7. Develop and maintain a safe and convenient transportation system serving all modes of travel, such as, automobile, pedestrian, bicycle and trail-ways.
- Principle 8. Support a vital city with community facilities, infrastructure and services, which are efficient, cost-effective and conserving of resources.
- Principle 9. Ensure the provision of utility services to residents, businesses and customers.
- Principle 10. Ensure the public safety and encourage the provision of excellent health services for citizens.
- Principle 11. Engage citizens, and work collaboratively on planning, developing, and promoting the City as a great place.
- Principle 12. Keep this plan vital and useful by regularly reviewing its recommendations and the progress toward meeting them.

### **Future land Use Map**

The Future land Use Map provides an overview of the main ideas and themes addressed in the Comprehensive Plan. The map highlights areas where some degree of change is encouraged or anticipated. The following table

summarizes the guiding policies for each highlighted area on the map. The Future land Use Map is found in *Chapter 4: Future Land Use*.

While recognizing that it is important to follow through on the Plan’s recommendations, the City also understands that the plan is fluid and intended to be amended as the community grows

### **Future Land Use Guiding Policies**

The Comprehensive Plan contains many goals, objectives, strategies, and programs for implementing the Future land Use, including needed changes to the Zoning Ordinance and developmental standards to allow novel types of new development and revitalization.

**Key Land Use Concepts**

City Gateways	Strengthening the City’s image and attractiveness by improving entries.
Corridor Enhancement Areas	Improving the condition, character and quality of primary and secondary travel corridors.
Park System	Providing a connected and well distributed system of parks and greenways.
Lake Front Development	Encouraging a mix of residential and commercial development combined with parks and green spaces compatible with lake front.
Residential	Encouraging a mixture of lots sizes and housing styles for residential development areas combined with parks and green spaces.
Mixed Use Development Areas	Promoting planned mixed use areas offering innovative combinations of residential and business development.
Historic Downtown Revitalization Area	Reviving the historic downtown as the symbolic center of city life.
Commercial and Governmental Area	Better define commercial corridor(s) as the City’s - civic, economic, and cultural hub.
Interstate Interchange Commercial and Industrial Development Areas	Promoting development, reinvestment and sensitive redevelopment in these districts.
Existing Neighborhood Areas	Improving the quality of life in the City’s existing neighborhoods through improved housing and infrastructure conditions, reducing land use conflicts, and encouraging development of supportive uses.

One of the primary functions of a comprehensive plan is to set forth a community’s policies regarding the future use of land. To that end, the City has developed a Future Land Use Map, included in *Chapter 4: Future Land Use*. The City will use this map to guide its decisions regarding development proposals from the private sector, including rezoning decisions. The City will also use the map for planning its own facilities and for influencing state and federal agencies to plan their facilities.

The following categories of land uses are shown on the Future Land Use Map.

### ***Rural/ Agricultural***

Consisting of very low density residential, agricultural and forestry uses and their amenities, these areas are designed to permit development compatible with the preservation of their rural character while not permanently foreclosing future development.

### ***Residential***

Areas represent as residential on the Land Use Map encompass all possible types of residential development. City zoning policies will determine where various development densities are appropriate. Residential areas are intended to provide the continuation of stable, healthy residential environments in all their forms. Additionally these areas will encourage the development of appropriate, and discourage the encroachment of inappropriate, commercial development through the implementation of master plan developments.



Comprehensive Plan Kick-off Meeting

### ***Institutional***

These lands are designated for public, semi-public and private professional office uses.

They include lands owned or leased by the State of Alabama, the federal government, the City of Lincoln, and other governmental organizations. Examples of uses included in this category are public schools, libraries, City Hall and City administrative and support facilities. Institutional lands designated for development by certain nonprofit and public institutional uses such as private colleges and universities, hospitals, offices of nonprofit organizations, community assembly uses and institutions that provide for the shelter and care of people are also included.

### ***Commercial/Commercial Nodes***

Commercial uses include retail, office, wholesale, or service functions. Restaurant and lodging uses are also included. These areas are generally found along the City's major travel corridors.

The largest concentration of commercial land uses are located along US Highway 77, State Route 78 at the intersection with Magnolia Street and along the I-20 frontage roads particularly at the interchanges.

### ***Manufacturing/Industrial***

These areas are composed of land and structures used for light and general manufacturing, wholesaling, warehousing, high-technology, research and development and related activities. They include the major existing and future employment areas of the City.

### ***Gateways***

Key gateway locations have been placed on the Future Land Use Map to indicate those areas where people enter and exit the City. These areas should be given special attention in terms of development and appearances as they represent the City's opportunity to make a good "First Impression". Visitor and investors alike will form their initial opinion of Lincoln at those locations and may make decisions regarding their willingness to locate here as a result of those impressions.

### ***Parks/Greenspace***

Public and private parks have been shown separately on the Future Land Use Map both for identification purposes and for the purpose of highlighting where new facilities may be needed. Decisions for placement of new park facilities should be made keeping in mind the needs of the community, the proximity to other community park and open space areas and the opportunity they provide for future connectivity of greenspaces and community trail projects.

## **Implementation and Periodic Review of the Plan**

Preparation of a comprehensive plan is worthwhile only if the plan is used and its recommendations are implemented. This plan recommends an ambitious array of goals, objectives, and strategies for achieving its vision for the future. It should be understood that the recommendations cannot be implemented all at once. *Chapter 14: Implementation* however, lists strategies that the City has given high priority and should be considered for implementation in the first five years after this plan is adopted.

While recognizing that it is important to follow through on the Plan's recommendations, the City also understands that the plan is fluid and intended to be amended as the community grows. Circumstances change and new opportunities arise; therefore, the City pledges to review the Plan's recommendations periodically, at least once every five years, to ensure that the Plan is kept up-to-date and continues to provide useful and beneficial recommendations.