

Comprehensive Plan Defined

A comprehensive plan is an official document that sets forth a long-term vision for the entire planning area as it relates to land use, infrastructure, transportation, parks & recreation, economic development and community well-being. It has four (4) key characteristics:

- **It is comprehensive**; it addresses all aspects of physical development and their social and economic implications;
- **It is general**; it establishes general guidelines for future land development and public infrastructure and service provision;
- **It is long-term**; it normally focuses on long-term land use and infrastructure needs;
- **It is fluid**; it is a dynamic and ever changing plan.

Comprehensive Plan Document

The intent of the comprehensive plan is to provide the focus and direction needed to make well informed decisions regarding the physical development of the community. The comprehensive plan must reflect the values and vision of the community. Therefore, public participation is a critical component in the development, adoption and implementation of the comprehensive plan. The comprehensive plan is adopted by the Planning Commission following a public hearing.

The plan serves as the legal and conceptual foundation for the zoning code and all other land use regulations in the City. The plan should be recognized and utilized as a flexible document to be interpreted within the broad spectrum of land development possibilities and ever changing conditions. The purpose of the plan is to preserve and protect the public health and welfare of the community and comply with state statutes.



Discussion Topics

1. What is your vision for the future of Warson Woods? Can that vision be accomplished based on the current conditions? If not, what changes are needed to accomplish that vision?

2. Why do you choose to live in Warson Woods? Has living in Warson Woods fulfilled your expectations? If not, what should be done to make Warson Woods a more enjoyable place to live, work and play?

3. It is important for cities to offer a diversity housing stock so people can “age in place” rather than moving at each stage of the life cycle. This concept is referred to as “life-cycle housing” and is necessary for community stabilization and vitality. Does Warson Woods’ housing stock currently offer housing options and services for all age groups and socio-economic levels? What life-cycle housing options and related services (schools, parks, medical facilities, trails, etc.) are needed and where should they be located?

4. St. Matt’s represents one of the only development opportunities in Warson Woods. How would you recommend the site be developed.



5. Provide examples of development (both within and outside Warson Woods) that is desirable. Consider the following physical characteristics: Public spaces, architectural style/quality, landscaping, sense of place, history, types of shops, restaurants, services, etc.

6. Does Warson Woods's housing stock provide an adequate range of housing styles, types and price ranges? Is there an abundance of any housing type(s)? What type of housing would do well?

7. What road improvements should be undertaken? Are there any areas within the City's transportation system that have a high frequency of accidents or ongoing congestion?

8. Where should the city encourage future development or redevelopment? Where should future development or redevelopment be avoided. What type of growth is most/least desired? Consider density, land use, transportation and infrastructure.
