

EXECUTIVE SUMMARY

The City of Fairfield Comprehensive Plan provides a strategic long-term vision, basic goals, objectives and policies to help guide the City's future growth and development. Usually of a general nature, with a long-range outlook, it considers both separately and collectively, all factors affecting growth, development and economic prosperity. The Plan is not only an educational tool, but it also serves as a guide to public and private decision-making.

Fairfield first adopted its Comprehensive Plan in 1966, just eleven years after incorporating into a city. It has been updated twice; in the late 1970s and mid-1980s. The land use and thoroughfare components were updated several times, most recently in mid-2000. However, a major update to the entire Comprehensive Plan has not occurred in almost 25 years. Conditions and trends have changed dramatically as a result of rapid growth and development requiring a major overhaul in order to make it relevant to today's environment.

The Plan makes recommendations in the areas of land use, roadways, housing, economic development, public utilities, city services, schools, parks, open space and sustainability.

Land Use Plan

This chapter presents the City's official policy with regard to the form and pattern of future development and redevelopment. It presents maps, tables and graphs that are used to help evaluate future land use needs of the community and allocate the limited land area in a way that promotes efficient development. The chapter analyzes past land use plans and trends, the existing land use and development patterns and then makes recommendations on how land should be developed in the form of a Land Use Plan map.

Key points of the plan recommend the Gray Road area be developed for single-family residential; Pleasant Avenue, from John Gray Road to Hunter Road, be developed for neighborhood commercial; Mack Road/ South Gilmore area be developed for office and medical related uses; light industry to continue north of Route 4 and east of By-Pass 4; and redevelopment of aging buildings and developments throughout the City.

Thoroughfare Plan

The purpose of the Thoroughfare Plan is to establish locations and minimum standards for the future street network within the City. It is a planning tool used to establish future right-of-way and plan the construction of new roads through the development process. It also serves to guide public and elected officials in the development of future roadway improvement projects. The Plan also contains a Thoroughfare Plan Map which labels all of the thoroughfares in the City according to their roadway classification.

Housing

The housing chapter provides a framework that the City can use as a guide in providing adequate and appropriate housing for existing and future residents. It considers the inventory

and condition of the existing housing stock and future housing needs such as single-story ranches with small, low maintenance yards, a type that is preferred by many empty-nesters. The chapter also addresses the need for property maintenance, especially as the housing stock continues to mature.

Economic Development

This chapter describes Fairfield's current economy and establishes the direction of the City's future economic development. As developable land sites become scarce, especially large tracts, the City will need to focus on Joint Economic Development Districts (JEDDs). The City has also changed its approach to tax incentives to encourage the utilization of land for high-wage producing development projects. In addition, business retention and building expansion will be commonplace as green fields develop and older buildings need renovation.

Public Utilities

There are three main reasons for investing in utility infrastructure: 1) to provide a safe, sufficient water supply, 2) to treat wastewater to protect the environment and 3) to effectively manage storm water. This chapter describes Fairfield's water facilities, wastewater facilities and storm water management. No major improvements are required to the plants, but the maintenance, repair and replacement of aging lines will be a priority.

Facilities, Schools and City Services

This chapter provides an overview of Fairfield's police and fire services, municipal court, solid and green waste collection, telecommunication facilities, energy services and educational facilities. It recommends a strong relationship with Fairfield City School District, especially during future school construction and renovation.

Parks, Leisure Facilities and Services

Parks, open space and recreational facilities are important to the health and quality of life of any community. In Fairfield, it complements the urbanization that characterizes the City. The chapter assesses the existing park system to provide areas where the system can still grow in order to meet the needs of the residents. It also recommends providing connectivity between park uses via a bike/hike trail system.

Sustainability

Sustainable actions are those that support, maintain, conserve and enhance the environment, economic and social systems on which we depend. This chapter recommends ongoing actions that will strengthen the City's natural and built environment in areas of energy conservation and efficiency, air quality, recycling, green buildings and healthy communities. It recommends an implementation plan be developed that establishes benchmarks and indicators that measure the progress of attaining the goal of maintaining a sustainable future for Fairfield.