

Communities plan so that they can better manage their future and provide a high quality of life to their residents. By carefully planning land uses and public investments, public services can be more efficiently provided, scarce land resources can be put to their highest uses, and public resources can be effectively targeted to pervasive problems.

This Comprehensive Plan Update focuses on seven key plan elements. These plan elements are equal in importance to one another, and include:

- ***Alleviating and preventing problems created by urban sprawl***, through several means. These means may include focusing new development around the existing “service area villages” of Eaton, Gaston, Albany, Selma, Yorktown and Daleville, as well as encouraging infill development and defining an effective growth boundary for the City of Muncie.
- ***Preserving agricultural land and farming operations***, by focusing new development around existing development. An investigation of the feasibility of changing lot size and/or development requirements for residential uses in agricultural areas should be conducted. The agricultural land committee that was formed during the Comprehensive Planning process should be retained, and continue to discuss and implement initiatives for preservation of both farmland and farming.
- ***Redevelopment and revitalization*** of existing urban areas and neighborhoods within the City of Muncie, including the Central Business District.
- ***Implementing key thoroughfare improvements***, including the earliest completion of the western growth and arterial circulation study and, by extension, completion of the infrastructure improvements endorsed by the study. The study should follow the guidelines applicable to any Major Investment Study (MIS) where all alternatives are considered, including the western loop concept as well as, but not limited to, existing roadway alignments.
- ***Encouraging economic development*** through the provision of new Class A industrial and office space, and taking advantage of the proximity of the community to the Indianapolis metropolitan area via I-69.
- ***Preserving and protecting the natural environment***, and maximizing the recreational value of natural areas for all citizens, through constraining development to non-environmentally sensitive areas, expanding the greenway system, and encouraging, where feasible, clustered



Appeal to the Great Spirit, Muncie

development that preserves open space. Such techniques to preserve and protect the natural environment shall also be cognizant of the importance of private property rights.

- ***Enhancing the attractiveness of the community*** through enhanced design standards for major gateway corridors, and implementing improvements to major gateways, such as SR 332 and SR 67. Such activities will reinforce a positive city/county image, promote better quality design, and serve as a guide for the enhancement of existing properties.

In addition to these seven key elements, two recurring themes play an integral part in the development of this Comprehensive Plan: regionalism and implementation. A regional perspective is apparent throughout the Plan, most notably in transportation and economic development. Implementation is very specifically addressed in the final chapter, thereby emphasizing its importance. Adoption of this Comprehensive Plan goes beyond the legislative process of approval – it is merely the beginning. True adoption is to use and to implement the Plan in future decisions, actions and ordinances affecting the physical development of the entire Muncie and Delaware County community.