



goals & policies

The 1958 Master Plan formulated its recommendations of a series of principles. These principles have heretofore guided Clayton's planning efforts. When examined in context with development to date and objectives to pursue in the future, the 1958 series of principles are basically valid and form the foundation for the six principal goals that guide the preparation of this new Master Plan. These goals are:

Maximize the quality of the environment for all residential areas.

Maximize the opportunities to serve all segments of the population with a high level of community services and facilities, and to guide development through orderly provision of community services and facilities.

Maximize the opportunities for a comprehensive, balanced and integrated transportation system to ensure mobility of movement, and which best implements the desired development pattern.

Maximize the opportunities to provide a range of multi-use residential and commercial projects, functioning as total design complexes.

Maximize the opportunities to provide a range of commercial services easily accessible to the residential population.

Maximize the opportunities to ensure effective administration and implementation of plans and programs and to ensure efficient and equitable distribution of funds and resources in accordance with the priority concerns of the community.

These goals describe, in general, the broad objectives on which Clayton will focus its future developmental activities.

A series of policies was developed in conjunction with the goals setting forth specific courses of action for the community to follow to achieve those goals:

Continue to enforce the Minimum Standard Housing Ordinance and Commercial Buildings Maintenance Standards Ordinance.

Coordinate public improvements, such as sidewalk repaving, improved drainage, street lighting, and public street plantings, with improvement of private property.

Encourage the policy of continuing the establishment of cooperative city and citizen programs to achieve neighborhood improvements.

Permit increased densities only in specific areas.

Encourage occupancy of dwellings by families with school-age children.

Provide new parks and recreation facilities.

Provide a new expanded library.

Provide for additional municipal office space and improve parking.

Acquire additional Hanley House property.

Adequately serve traffic needs to minimize through and business traffic in residential areas.

Encourage improvement of Inner Belt to north and south.

Encourage effective Inner Belt connections to and from Highway 40.

Encourage all forms of public transit.

Encourage private development of parking structures.

Selectively improve street system.

Encourage better utilization of existing private parking.

Maintain traffic circulation by appropriate signalization.

Permit parking and environmental improvements. Provide long-term parking and additional off-street parking in areas where deficiencies exist.

Provide zoning incentives to encourage multi-use buildings, desirable land development, planned project developments and convenient shopping opportunities.

Establish cooperative program of landscaping and general improvements in appearance and maintenance of buildings.

Evaluate and update zoning, subdivision regulations and other ordinances used for day to day review and guidance of development in the private sector in accordance with Master Plan.

Establish a capital improvement program for public improvements based on objectives of the Master Plan.

