

# City of Cordova Comprehensive Plan

## Why does Cordova need a new Comprehensive Plan?

- A Comprehensive Plan is an adopted policy document intended to assist elected officials and City leaders with decision-making over the next 10-15 years.
- The development of the new Cordova Comprehensive Plan will be a community-driven process to create a unifying vision for the future of the City and acknowledges the opportunities and challenges facing the City today.
- It will be an action-based plan of topical recommendations to be implemented that will focus on addressing issues regarding new development, parks and recreation, future land use, transportation, natural resources, economic development, quality of life and public facilities.
- The existing Comprehensive Plan was adopted in 2005 and contains recommendations that are no longer relevant. As a rapidly growing city, planning is essential to prepare for future growth and development and the inevitable changes in the City.

## Methods to gain public input:

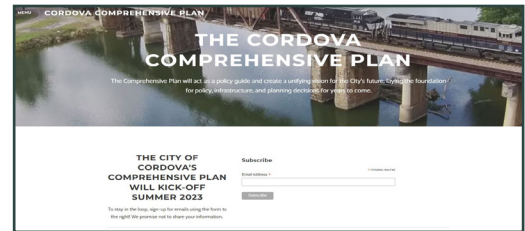
The process to develop the new Comprehensive Plan will be an open and collaborative process that will solicit input from elected officials, City staff, the public and any other interested parties. The public involvement process will include the following methods to gain input:

- **A dedicated Project Website** will be updated at milestones and will provide a wide range of project information, including contact details, meeting announcements, presentations, and other project related materials. Visit [www.PlanCordova.com](http://www.PlanCordova.com).
- **A Visioning Survey** will be used to gain input about citizen's perceptions of public services, infrastructure, transportation, safety, parks and open space, growth and development, and city services, etc.
- **Public Meetings / Open Houses** will be conducted to gain public feedback regarding key issues that will need to be addressed and to present an overview of the key elements and recommendations in the Draft Comprehensive Plan.
- **Focus Groups and Stakeholder Interviews** – These will be directed toward very specific segments or groups and are primarily designed to enhance the understanding of key issues and trends shaping the City.

## Scan the QR Code below to take the Visioning Survey



[www.PlanCordova.com](http://www.PlanCordova.com)



## Focus Groups



## Public Open Houses



## Visioning Survey

**CORDOVA COMPREHENSIVE PLAN - COMMUNITY SURVEY**

Dear residents of Cordova, we are excited to have you participate in the process of creating a new Comprehensive Plan for the City. This plan will guide the City's future growth and development. Your input is essential to ensure the plan reflects the needs and desires of our community.

Please fill out this survey and return it to: **St. Francis Hall, Room 101, 101 N. 1st St., Cordova, WI 53009**. Alternatively, you can scan the QR code to the right to take the survey online at [www.PlanCordova.com](http://www.PlanCordova.com). We will contact you if we need any clarification.

1. How do you feel about the current state of the City?
  - Very Satisfied
  - Satisfied
  - Neutral
  - Dissatisfied
  - Very Dissatisfied
2. What do you think the City should focus on in the future? (Check all that apply)
  - Public Safety
  - Infrastructure
  - Parks and Recreation
  - Economic Development
  - Transportation
  - Natural Resources
  - Quality of Life
  - Other (please specify): \_\_\_\_\_
3. How do you feel about the current state of the economy?
  - Very Satisfied
  - Satisfied
  - Neutral
  - Dissatisfied
  - Very Dissatisfied
4. How do you feel about the current state of the environment?
  - Very Satisfied
  - Satisfied
  - Neutral
  - Dissatisfied
  - Very Dissatisfied
5. What do you think is the most important issue facing the City?
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_

## Print Media



# Project Timeline

The Comprehensive Plan typically takes between 9 to 12 months to complete.

1

## Community Visioning & Existing Conditions

Public survey & analysis of existing conditions and trends

2

## Plan Development & Recommendations

Development of action-oriented recommendations, Draft Future Land Use Map

3

## Plan Documentation & Publication

Public review of Draft Comprehensive Plan

4

## Plan Finalization & Adoption

Final Plan adoption by Planning Commission and endorsement by the City Council

## What will be included in the new Comprehensive Plan document?

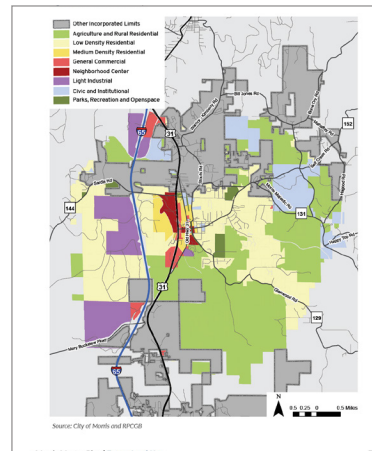
- An Existing Conditions Report** will include an analysis of existing conditions and trends in the City of Cordova today. The following topics will be included: population and demographic trends, housing trends, employment trends, and an analysis of existing land use, zoning, community facilities and the components of the local transportation system.
- A Future Land Use Map** will be developed and will replace the 2005 Future Land Use Map. This new Map will be very important because it will be used as the primary policy guide by which the Cordova Planning Commission can assess new development proposals and make rezoning recommendations. It will be created based on a thorough examination of existing land uses, current zoning designations, public input, and the most likely and/or best potential future land use for undeveloped areas.
- A topical list of recommended actions** for implementation will be crafted based on existing conditions and public input received. Recommendations may be related to catalytic projects, code enforcement strategies, improvements needed to the built environment, ensuring that the city's infrastructure can support growth, improvements needed to existing community facilities and services, providing more recreational amenities, and the expansion of multi-modal transportation options.
- A Public Involvement Summary** will provide an overview of public outreach methods used and will provide detailed survey and activity results.

## Typical Chapters include:

- Plan Overview
- Future Land Use
- Livability
- Green Systems
- Public Services
- Implementation



## Example Future Land Use Map + Categories



**Primary Land Uses**  
Commercial, retail, offices, restaurants, civic and institutional buildings

**Secondary Land Uses**  
Residential uses

**Related Zoning Districts**

- C-1 Commercial District
- C-2 Residential Commercial District
- C-3 General Commercial District
- C-4 Special Commercial District

**General Characteristics**

- Intended to allow small-scale, mixed-use development
- Ideal location for various types of commercial, residential, civic and institutional buildings
- Should allow for a mix of uses, including in-market-use buildings that might require special floor loads, and office space with opportunities for office and residential uses in the same building
- Buildings should be built with new construction and with developments to promote pedestrian walkability

**Images:**  
Image Credit: Southern Land Company  
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## Who's leading the development of the new Comprehensive Plan and how much does it cost?

- The City of Cordova, Alabama, took a significant step towards progress by submitting an application for an ARC Strategic Planning grant to the Appalachian Regional Commission on December 30, 2022. Their objective was to develop a Comprehensive Plan for the City. The hard work paid off when the grant was officially awarded on May 25, 2023. The \$50,000 in grant funds will be utilized to compensate the Regional Planning Commission of Greater Birmingham for their efforts in crafting the Comprehensive Plan.

## Example Comprehensive Plan Pages

**CommuteSmart**

**Goal #2**  
Reduce the number of vehicles on the road by 10% by 2030.

**Goal #1**  
Increase the number of people walking and biking to work by 20% by 2030.

**Action 7**  
Improve the quality of air in the city by 10% by 2030.

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