

## INTRODUCTION

### The Purpose of the Plan

This updated Comprehensive Plan is designed to serve as a guide for the physical development of Danville to the year 2030. It addresses the entire City and is intended to positively influence all of the physical elements which make up its form. Towards this end, the overriding purpose of the Plan is to encourage the continued development of a safe and healthy community by offering a distinctive “vision” for the continued growth of Danville. While the Comprehensive Plan represents an ideal of what the City of Danville desires to become, it is also realistic with regard to anticipated social, economic and political constraints.

Many factors affect the decisions that mold the optimal future land use allocation with a community. This Plan focuses on those particular areas on which the City, through its elected leaders and those staff involved in the planning and management of the City’s growth and development, can and should have a progressive impact, defining what is in the best public interest while ensuring the preservation of private property rights.

The Comprehensive Plan represents the City’s most important document for orchestrating growth and development in the years ahead. It establishes goals, policies/objectives, and initiatives to be used to guide both civic and public activities related to land use and resource utilization for ten to twenty years. Though a major Comprehensive Plan rewrite is done only every ten years, it is in actuality a continuous process requiring the Plan to be periodically updated based on changing conditions, the shifting of resources, and the modification of goals. Additionally, the Comprehensive Plan is only as good as the tools and actions utilized in implementing the plans on the ground. It only really comes to life as action plans and specific project plans are developed and implemented.

### Comprehensive Planning in Danville

In response to the 2020 Comprehensive Plan (adopted in 2001) the City embarked on an ambitious update to the zoning and subdivision ordinances within the City Code. These were updated in 2004 to include better stormwater management; provide more flexibility in urban development zones; and create more opportunities for economic development. A series of Planning Areas were developed with related Sub Areas that identified ideal development and redevelopment within the city. These planning areas have been updated in this Comprehensive Plan with current zoning, a forecast of their development potential, and recommendations for any future land use.

Three underlying “themes” for community improvement are obvious in Danville and quickly come out at community meetings. One is the rebuilding and expanding of the City’s economic base beyond the traditional manufacturing that was its former cornerstone to include more high tech industries that can provide good, well-paying jobs for Danville residents. A second is the desire to redevelop the older parts of the City while at the same time protecting and taking advantage of the historic character and natural resources of the City. A third is the need to provide for the public safety and maintain the quality of life enjoyed by Danville residents over the years. This Comprehensive Plan recognizes these themes and it is the intent of the Plan and its Future Land Use Map to reflect them in a meaningful and creative manner.

This update to the 2020 Plan also includes a greater emphasis on housing and revitalization opportunities; a prioritization of gateway and corridor improvements; and a stronger connection between ongoing economic development efforts and future land use. Finally, as an update to the 2020 Plan, the 2030 Comprehensive Plan seeks to communicate the information with clear and straightforward mapping, charts, and narrative.



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