

**Lakota Development Plan
Goals & Strategies**

Attachment E

Land Use

Goal: To promote orderly development and arrangement of land uses throughout the community; provide ample space for future growth; insure compatibility of adjacent land uses; and to follow sound environmental planning principles.

Objectives:

1. Encourage the use of undeveloped lots within the city.
2. Utilize undeveloped land serviced by existing infrastructure for development where possible.
3. Seek compactness of urban form in order to minimize public expenditures and private costs and to more effectively utilize the existing land use base.
4. Require promote abatement of old unsafe structures.
5. Land areas between dissimilar land uses are transitional in nature and require the development of future uses which promote compatibility.

Future Land Use Residential

Goal: Maintain the integrity of residential areas in the City of Lakota

Objectives:

1. Maintain historical identity of the community by discouraging the demolition of existing structures and encouraging restoration and remodeling.
2. Prevent the encroachment of commercial into residential zones except as permitted by conditional uses and home occupations.

Future Land Use Commercial

Goal: Minimize the random spread of commercial activity by limiting locations to commercial areas, keep commercial areas compact and coherent, insure that adequate lands are properly zoned to encourage the growth and development of the commercial sector and maintain the integrity of existing commercial area.

Objectives:

1. Promote and encourage the development of the commercial sector of Lakota's economy, recognizing the city's role as a full convenience center.
2. Promote infill of existing undeveloped commercial lots throughout the Central Business District and the frontage road.
3. Where possible, promote the use of apartments in the upper stories of commercial buildings downtown.
4. Encourage the renovation of existing commercial buildings in the Central Business District and Frontage Road to accommodate incubator businesses.

Future Land Use Industrial

Goal: Encourage the development of industry that utilizes local labor and products, and that can exist in harmony with the local environment; insure that adequate lands are zoned to encourage the growth and development of the industrial sector and to encourage the development of necessary public infrastructure that can accommodate industrial expansion.

Objectives:

1. Encourage and promote the growth and development of the industrial sector of the Lakota economy.
2. Encourage the construction or renovation of buildings that can be used to accommodate incubator businesses.

Economic Development

The new organization should work with other local organizations in their efforts to help existing businesses survive and prosper in Lakota. It should encourage local entrepreneurs to start new ventures. Early efforts should be focused on business retention; long term marketing efforts should be focused on attracting small manufacturing industries that will be modest contributors to the city leaders' economic vision for the region. Modest contributors would be those that employ five to ten employees.

The organization should identify an incubator building that can be utilized to help new businesses get started. The availability and marketing of this building will put the City into a more competitive situation in recruiting new businesses as well as helping the first-time entrepreneur get a start.