

IMPLEMENTATION TOOLS

Below are some of the tools which can assist in implementing a comprehensive plan. While not exhaustive, the list conveys an idea of how a comprehensive plan can become reality, as well as the range of the tools available to policymakers and concerned citizens.

Revised Land Use, Subdivision, and Zoning Regulations

These types of regulations impact new development and redevelopment and can include sign, parking, landscaping enhancements, infrastructure improvements, historical preservation, building design, and public right-of-way improvements. Special area districts with enhanced requirements in targeted areas may also be used. The best examples of revised codes and ordinances also streamline the development review process and make regulations easier to understand.

Public/Private and Interagency Partnerships

To implement the actions of a comprehensive plan, government can work with the private sector to achieve both programs and projects. Examples include leasing arrangements on public land, public access to parks or public art on private land, government facilitation of shared access and parking, shared community and park facilities, land assembly programs, and more.

Development Incentives

The government can work with the private sector to incentivize the type and location of development that is consistent with the comprehensive plan. Incentives could include government-owned land, servicing hook ups and capacity, loosening of restrictions, accompanying added value infrastructure improvements, etc. The government could also facilitate communication with surrounding land owners to reduce project conflict..

Infrastructure Funding Alternatives

Funding infrastructure is expensive. Alternative methods that reduce the cost to government may include increasing infrastructure requirements for new development, impact fees, cost sharing agreements, community development districts, etc.

Regulations that Protect the Environment

Regulations may be used to implement the goals of the comprehensive plan to improve the Vermilion River and conserve open space, for example. Possible regulations to protect the environment could include increasing inspections on individual and community septic, stormwater retention and filtration, increased regulations for developments along the Vermilion River, increasing protection of open space, tree protection standards, etc.

Targeted Infrastructure Improvements

Directing growth can happen with increased public investment in targeted areas. For example, to attract new development to the city, the government can invest in specific areas of the city by offering bike and pedestrian alternatives, providing additional parking infrastructure, planting street trees, or building covered bus shelters. In addition, strategically locating public buildings such as libraries and recreation centers can boost private investment in these targeted areas.

Funding Options

Taxes are the most widely recognized “tool” used by governments and are frequently thought of as revenue generators. While taxes generate revenues for governments, taxes (voted on by citizens) can also be policy statements to implement portions of the comprehensive plan. If additional funding is necessary, funding options for desired projects could include a general property or sales tax increase, TIFs, special taxing districts, project-based temporary taxes, increased fees, etc.