

10. Implementation

A. Introduction

The implementation provides guidance for maintaining accountability, undertaking monitoring activities, creating appropriate development regulations and procedures, and involving residents, businesses, and other stakeholders in the implementation of the Plan.

This chapter recommends six key objectives and supporting strategies to guide effective implementation of the Plan. These recommendations are summarized in the following statements.

1. Residents and other stakeholders should be actively involved with implementing the Plan.
2. Implementation should be monitored and evaluated on a regular basis, including evaluating, reporting results, promoting successes, and maintaining public and media relations.
3. The Community should secure and allocate the necessary funding to implement objectives and strategies in the Comprehensive Plan, this should be done in conjunction with the update of the Capital Improvements Plan.
4. The Community should update key development regulations based on the recommendations in the Plan.

5. The Community should require concurrence with The Comprehensive Plan in rezoning or development approvals, and call for written interpretations of these plans in order to create a public record for consistency.
6. The City should develop a process to update the plan at a minimum of every ten years.

B. How to Use the Plan

The Plan is to be used on a regular basis to guide public and private decisions concerning development, redevelopment, capital improvements, economic incentives, and other matters affecting the Community. The following is a summary of how it should be used.

1. Annual Work Programs and Budgets

Individual departments and administrators should be cognizant of the Plan's recommendations when preparing annual work programs and budgets. Likewise the City Commission should review the Plan on an annual basis when setting the City's budget.

2. Development Approvals

Administrative and legislative approvals of development proposals, including rezoning and subdivision plats, should be a central means of implementing the Plan, especially as these decisions relate to the land use principles. Zoning codes can and should be updated in response to regulatory strategies and development strategies discussed in the Plan.

3. Capital Improvement Plans

Piqua's capital improvement plans (CIPs) should be prepared/updated consistent with the Plan's land use and infrastructure recommendations. New improvements that are not reflected in the Plan – and which could dramatically impact the Plan's land use recommendations – should necessitate at least a minor update to the Plan.

4. Economic Incentives

Economic incentives should be reviewed in light of recommendations of the Plan, specifically the Conservation and Development Map. These incentives should be integrated with other Plan policies to ensure consistency, particularly with the recommendations in the Land Use Chapter.

5. Private Development Decisions

Property owners and developers should consider the recommendations of the Plan in their planning and investment decisions. Public decision-makers will use the Plan as a guide when reviewing/considering development request, especially zoning matters and infrastructure requests. Development

request and land use applicants should be consistent with the Plan's recommendations.

6. Future Interpretation

The City Commission should provide an interpretation of major items that are unclear or are not fully addressed in the Plan. The Commission may call upon outside experts and other groups for advice. Minor items that require interpretation should be handled by City Staff.

C. Implementation Goal

The goal for Implementation is provided below. This goal was developed by the Steering Committee based on citizen input.

Support neighborhood associations, widespread civic involvement, good communication between citizens and local government, and encourage strong leadership and effective inter-government cooperation to engender pride among Piqua residents.

Time Frame Reference:

Immediate: 2008
 Short-term: 2009-2010
 Mid-term: 2011-2013
 Long-term: 2014-2018
 Ongoing: Currently in progress
 and/or to be continued once
 initiated.

Objective 1

Involve a wide variety of stakeholders in implementation

As implementation of the Comprehensive Plan gets underway, the Community will collaborate with a host of community groups. This will include community organizations, and other parties with an interest in a specific strategy. These partnerships will be critical to successful implementation of the Plan.

Strategies

1.1.1 Engage non-government partners to assist with implementation.

Support from citizens, civic organizations, neighborhood associations, institutions, and businesses will be critical to implement the Plan. Piqua should identify and engage these non-governmental partners to assist in implementing key strategies of the Plan. On particular strategies, the City Commission may decide to appoint a public-private task force to lead implementation.

1.1.2 Cooperate with adjoining cities, townships, Miami County, and MVRPC.

Inter-governmental cooperation through will help to promote positive economic development for the region, and facilitate cohesive land use planning. The City should engage neighboring jurisdictions on significant, land use, infrastructure and economic development initiatives.

1.1.3 Establish a program to provide ongoing public education on the Community Plan.

Due to the significant role of public participation in development of the Plan, a public outreach and education program should be created to provide residents with ongoing opportunities to learn about the Plan and their role in achieving its objectives. This strategy may include preparing promotional brochures and information packets.

1.1.4 Provide ongoing educational opportunities on innovative planning and development for City Commission and Departments.

The Comprehensive Plan recommends some innovative development concepts. City staff should organize educational programs and materials of built examples from other communities as it relates to Plan recommendations and concepts, specifically the land use principles and Conservation and Development Map. Staff, commission members, and appointed officials may consider conducting site visits to communities and or projects to observe firsthand appropriate examples.

1.1.5 Provide final copies of the Comprehensive Plan on the City web site and at libraries.

Upon completion and approval, final copies of the plan will be available via the City website as part of the education and outreach process. Making the Plan available on the website will also help developers become familiar with the Plan and understand their purpose when developing in the Community.

Objective 2

Monitor and evaluate implementation

Implementation of the Comprehensive Plan will be monitored and evaluated on an ongoing basis. This will ensure that the plan is successfully followed and will result in desired changes in the Community. Monitoring activities will include issuing an annual report and promoting successful implementation.

Strategies

1.2.1 Establish an implementation task force.

Piqua should consider establishing a community-based task force to assist with implementation of the Plan. City Commission, together with the City Admin team will establish the membership and specific responsibilities. Possible roles include meeting on an annual basis to monitor implementation and issue an annual report, and providing ongoing input to the City Commission.

I 2.2 Prepare annual report that summarizes the status of all strategies.

An annual report should be prepared by City Staff, or a taskforce as described in I 2.1, which summarizes the implementation status of all strategies on an annual basis.

I 2.3 Issue summary of the annual report to the media and public.

The annual report should be issued to the media and general public in a summary form. This may include preparing promotional brochures and/or information packets.

I 2.4 Present the annual report at a public meeting.

The completed annual report should be presented at public meeting (City Commission), and focus on the accomplishments, as well as, any changes and additions that have been made to the Plan.

Objective 3

Provide resources for implementing the Plan

The Comprehensive Plan identifies the resources needed to implement certain strategies. For some strategies new resources will be required and for others, existing resources may need to be reallocated.

Strategies

I 3.1 Regularly update the capital improvement plans (CIPs).

The Capital Improvement Plan should be updated in accordance with The Comprehensive Plan. The CIP is a fundamental management document that outlines projected capital needs, funding estimates and sources, and timeframes for completion.

I 3.2 Prepare annual departmental work programs and budgets with awareness of the Community Plan.

Departmental work programs and budgets will demonstrate consistency with Community Plan's recommendations.

I 3.3 Identify and secure funds for prioritized initiatives (This could include grants, tax measures, bonds, private investments, etc.).

Priority strategies should be the focus of raising funds. This may include City funds, other governmental sources, tax measures, private sector investment or a combination thereof. The Community should maximize other non-municipal governmental resources to help with implementing the strategies in the Plan. This strategy should occur in line with the Community's annual budget cycle.

1 3.4 Award economic and regulatory incentives based on consistency with Comprehensive Plan and Study Area Plans.

The City will determine appropriate economic and regulatory incentives that could be provided to achieve critical development and redevelopment objectives. These incentives will promote implementation of the Plan, may include such items as development waivers, taxing incentives, and expedited approvals.

Objective 4

Develop appropriate regulatory tools to implement the Plan (see also Land Use chapter)

The Comprehensive Plan identifies the need to update regulations and make changes necessary to implement key objectives and strategies. These changes include updates to the City zoning code and subdivision regulations. The necessary regulatory foundation will be put in place to implement The Comprehensive Plan.

Strategies

1 4.1 Update City regulations as recommended in the Plan.

The development regulations will be updated to reflect the recommendation of the Plan. Specifically, the land use principles should be reflected in the development regulations.

1 4.2 Monitor the implementation of new regulations and correct as needed.

As new regulations are used, the outcomes will be monitored to determine if they are resulting in the expected results as recommended by the Plan. If the outcomes are not as expected, the regulations will be modified appropriately.

Objective 5

Require concurrence with Comprehensive Plan.

Future decisions in Piqua regarding development, capital improvements and budgeting will concur with the applicable provisions of the CIP and budgeting and development issues.

Strategies

1 5.1 Require concurrence in rezonings and other major development approvals.

Major development approvals and rezonings will concur with the applicable policies of Plan. Actions by City boards, commissions and staff will document such concurrence in all decisions. A summary of development approvals will be prepared at the end of each year.

1 5.2 Require formal amendment of the Comprehensive Plan if necessary to support a rezoning or major redevelopment (if change has merit).

Where major development approvals and rezonings may deviate from the recommended policies of the Comprehensive Plan, the City Commission should require formal action to amend the applicable plan. Such amendment should be approved only if unexpected or changing circumstances are sufficient to warrant a deviation in the original intended policy, and be sited in the decision.

1 5.3 Require staff reports to reference the Comprehensive Plan.

All staff reports related to development application, code amendments, policy recommendations, annual work programs and budgets shall reference relevant Comprehensive Plan recommendations.

Objective 6

Update the Comprehensive Plan at least every ten years

The Comprehensive Plan will be updated on a 10-year basis. This is a sufficient timeframe to consider major changing conditions that may affect the Plan's policies. If circumstances in the Community change, an update could be initiated in a shorter time frame. City Commission will initiate the Plan update process.

Strategies

1 6.1 Design the planning process.

The City Commission, in conjunction with the Community Development Department, will create a citizen committee to design the planning process. The committee will work with staff to determine the necessary resources for undertaking the update and recommending it to the City Commission. The Commission will allocate the resources as necessary.

1 6.2 Prepare an updated Community Plan.

A citizen committee will lead the process to update the Comprehensive Plan. The process should incorporate public involvement similar to the effort to prepare this Plan. Other aspects of the process shall be defined as well. The total process for completing and adopting the update should take less than 18 months.

D. Summary of Objectives and Strategies

The table beginning on the following page (Table 10.1) summarizes the objectives and strategies that are incorporated into each element of the Plan. The table provides a reference for each objective and strategy (by chapter), the parties responsible for implementation, and the recommended timeframe as follows:

Immediate: 2008

Short-term: 2009-2010

Mid-term: 2011-2013

Long-term: 2014-2018

Ongoing: Currently in progress and/or to be continued once initiated.

In cases where strategies have both “Immediate” and, for example, “Short Term” timeframes for implementation, this indicates that the strategy will be initiated in 2008 but may not be completed until the 2008-2010 timeframe.

Note: The table will be inserted after the Steering Committee has reviewed and approved the recommendations in the remaining chapters.