

Plan Implementation Tools

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Purpose of the Comprehensive Plan

Provide a guide for individual decisions

Assure the efficient provision of public services

Protect common property resources

Limit “spillover” effects (externalities)

Facilitate cooperation among competing interests

Comply with state mandates

Implementing the Plan

**Comprehensive
Plan** → **Implementation
Techniques**

**Long Range
Goals** → **Mid-Range
Objectives** → **Current
Management
Actions**

Development Management Program

Program designed to influence the amount, type, location, design, rate and/or cost of private and public development to achieve public interest goals.

Godschalk, 2000

Development Management Program

Should include

Type, mix and density of land uses

Location of uses

Timing of development

Cost of public facilities

Design standards and review processes

Management tools and regulations

Implementation responsibility

Implementation Techniques

Regulation
Acquisition
Taxation
Expenditure

Regulation

Zoning

Subdivision

Environmental Impact Analysis

Housing Ordinances

Sign Ordinances

Tree Ordinances

Grading Ordinances

Building Codes

Zoning

Regulatory process that controls the location and intensity of specific land uses

It is based on the **POLICE POWER**

POLICE POWER is the authority of government to regulate private actions to promote health, safety and welfare

Zoning

Factors Regulated

Type of Land Use

Lot Size (Density)

Lot Coverage (Floor Area Ratio)

Setbacks

Building Height

Parking Requirements

Zoning

Key Concepts

Conditional Use Permit

Variance

Board of Zoning Appeals

Planned Unit Development (PUD)

Floating Zone

Performance Zoning

Exclusionary Zoning

Zoning

Legal Background

Euclid vs. Ambler Realty (1926)

Petaluma (1975)

Nollan vs. Cal. Coastal Commission (1987)

First English Evangelical Lutheran Church (1987)

Subdivision

Regulatory process that controls the creation of new land parcels

Based on the administrative authority to record property plats and deeds

Subdivision

Factors Regulated

Lot Layout and Configuration

Street and Intersection Design

Utility Easements

Infrastructure Construction

Infrastructure Finance

20

40

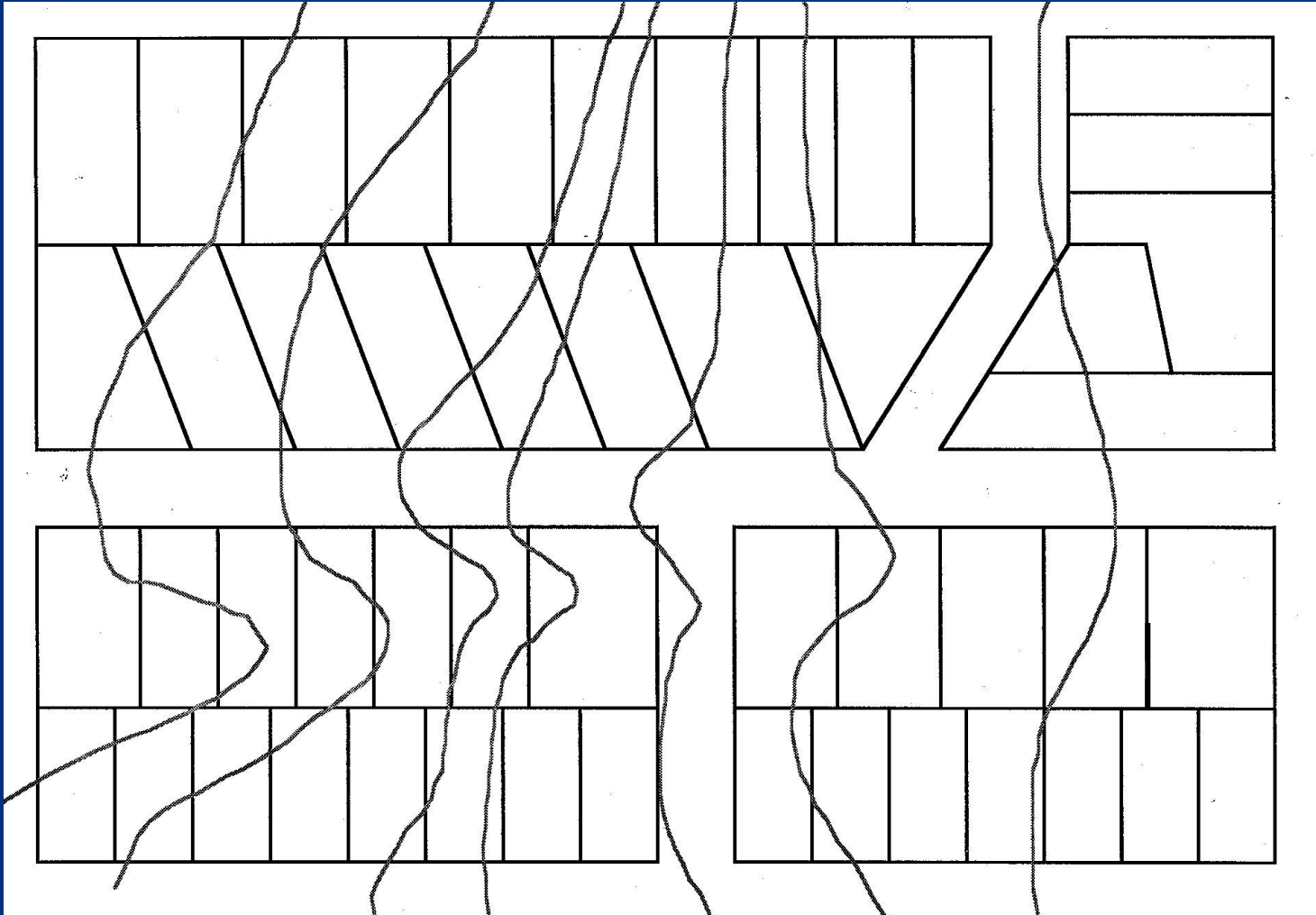
60

80

100

120

140



Scale 1" = 100'

1 inch

HAPPY MEADOWS SUBDIVISION

Zoning R-1

Min. Lot Size 5000 sq. ft.

Side Setback 30 ft.

Environmental Impact Assessment

Analytic process that determines the impact that a project or action will have on various environmental systems

May or may not require that those impacts be mitigated

Environmental Impact Assessment

Required for all federal actions by the National Environmental Policy Act (NEPA, 1969)

Several states have similar requirements (e.g. CEQA)

Environmental Impact Assessment

NEPA requires a comparison of multiple alternatives including a “no build” alternative

FONSI – Finding of No Significant Impact

Environmental Impact Assessment

Impact = Δ Environmental Factor
with and without proposed project

Environmental Factor (without project)

- Environmental Factor (with project)

Environmental Impact

Acquisition

Fee Simple Purchase

Dedications

Exactions

Conservation Easements

Eminent Domain

Acquisition

In *Kelo vs. City of New London* (2005) U.S. Supreme Court held that the city could use its power of eminent domain for any legitimate public purpose, including taking land for redevelopment.

Taxation

Property Tax

Sales Tax

Tax Abatement

Conservation Use Taxation

Community Improvement Districts

Tax Increment Financing (TAD in GA)

Taxation

What is the largest source of revenue for most local governments?

Property Tax

Taxation

Is an Impact Fee a tax?

No, it is a form of user fee.

Projects are asked to pay for the capital facilities needed to serve them.

Expenditure

Capital Improvements

Roads, Water, Sewer

Storm Sewer, Schools

Police Stations, Fire Stations,

Libraries

Operating Expenditures

Expenditure

Capital Improvements Program

Typically a rolling five or six year list of planned capital improvement projects.

Current year moves into the annual budget and new projects are added in the out year

Expenditure

Bonds

General Obligation

Revenue

Industrial Development

Budgeting

Determines Revenues and Expenditures

Capital Budgeting

Planning Programming and Budgeting Systems (PPBS)

Zero Based Budgeting (ZBB)

Management by Objectives (Peter Drucker)

Local Revenue Sources

Property Tax

Sales Tax

Transient Occupancy Tax

Licenses

User Fees

Intergovernmental Transfers

Implementing Your Plan

Let comprehensive plan guide decisions

Consider the impacts of development

Use the full range of tools

Look for tools that reinforce each other

DO NOT rely solely on regulation