



American Planning Association  
**Georgia Chapter**

*Making Great Communities Happen*

# Plan Making and Implementation

## AICP EXAM REVIEW

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# Plan Making and Implementation

- A. Visioning and goal setting
- B. Quantitative and qualitative research methods
- C. Collecting, organizing, analyzing & reporting data and information
- D. Demographics and economics
- E. Natural and built environment
- F. Land use and development regulations
- G. Application of legal principles
- H. Environmental analysis
- I. Growth management techniques

# Plan Making and Implementation 2

- J. Budgets and financing options
- K. GIS/spatial analysis and information systems
- L. Policy analysis and decision making
- M. Development plan and project review
- N. Program evaluation
- O. Communications techniques
- P. Intergovernmental relationships
- Q. Stakeholder relationships
- R. Project and program management

See <http://www.planning.org/certification/examprep/>

# 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

# Steps in Plan Making Process

Assess Community Conditions

Develop Goals and Objectives

Develop Alternatives

Evaluate Alternatives

Implement Plan

Monitor Plan Progress

Evaluate

**Location-Oriented Tasks**  
(What locations are best?)

**Space Quantity-Oriented Tasks**  
(How much space?)

Tasks Analyzing  
**Demand** for  
Location and Space

Derive location  
requirements  
(Task 1)

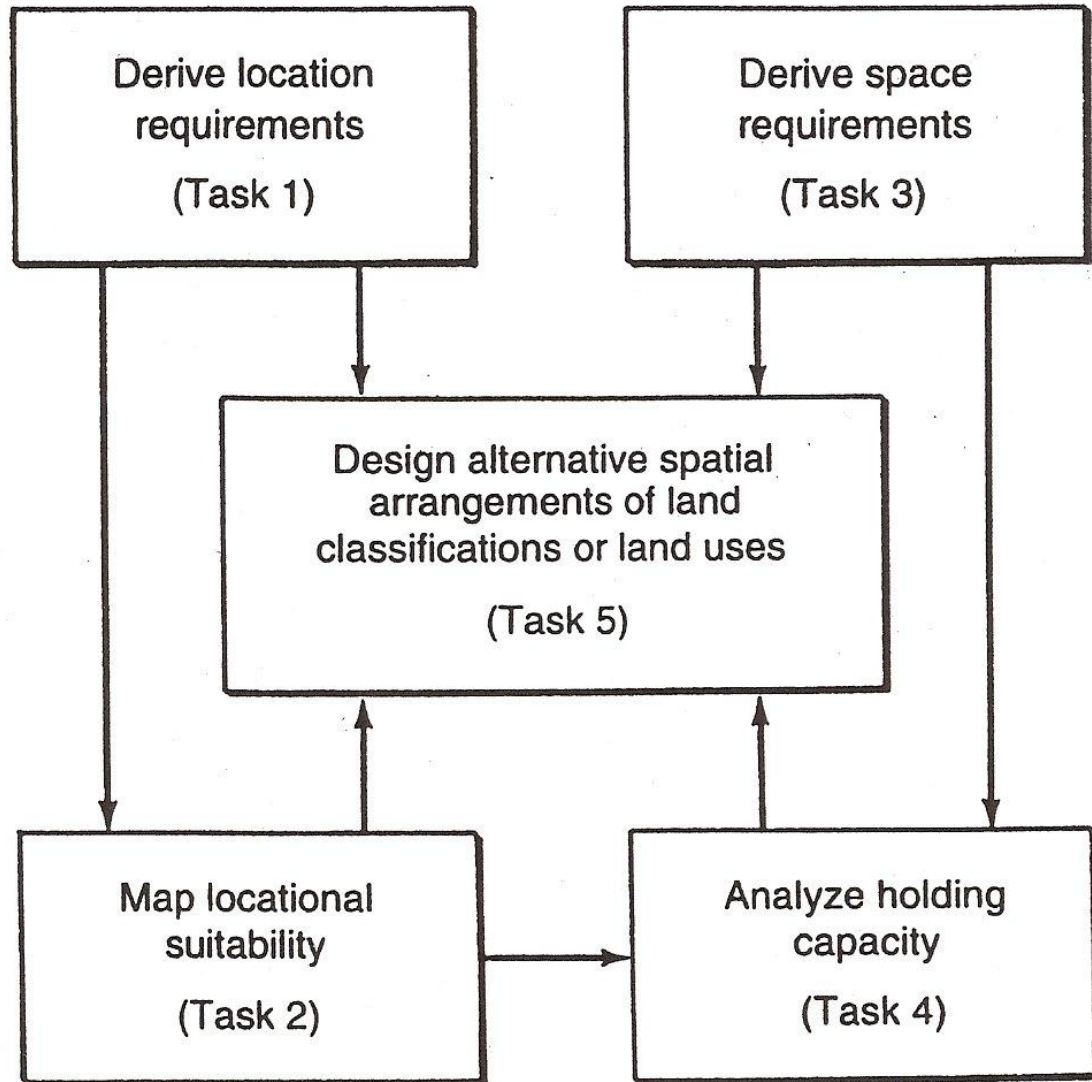
Derive space  
requirements  
(Task 3)

Design alternative spatial  
arrangements of land  
classifications or land uses  
(Task 5)

Tasks Analyzing  
**Supply** of  
Locations and Space

Map locational  
suitability  
(Task 2)

Analyze holding  
capacity  
(Task 4)



# Order of Allocation

1. Open Space/Conservation
2. Urban Transition
3. Regional Activity Centers (within urban)
  - Employment
  - Regional Commercial
  - Recreation/Education/Culture
  - Regional Transportation
4. Residential Communities
  - Housing
  - Local Serving
    - Local Shopping
    - Schools
    - Parks
  - Circulation
5. Specific Area Design

Adapted from Kaiser et al., 1998

# Typical Plan Elements

Land Use

Circulation

Housing

Conservation

Open Space

Infrastructure/Community Facilities

Economic Development

Hazards/Safety

Historic Preservation



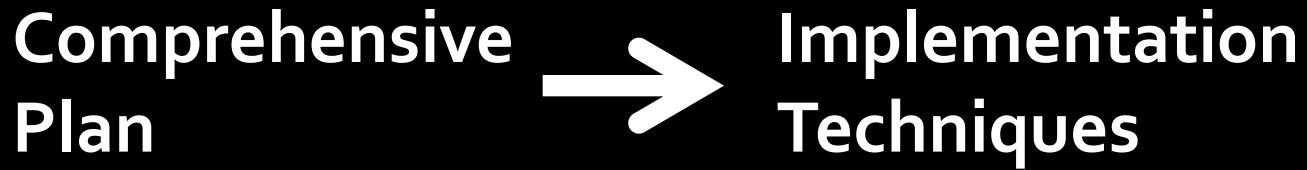
# Plan Making Process

Work with Stakeholders to define Goals and Objectives

Prepare Alternatives that emphasize different Goals and Objectives

Get representative Stakeholder input on different Alternatives

# Implementing the Plan



# 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

Exclusionary Zoning

# 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

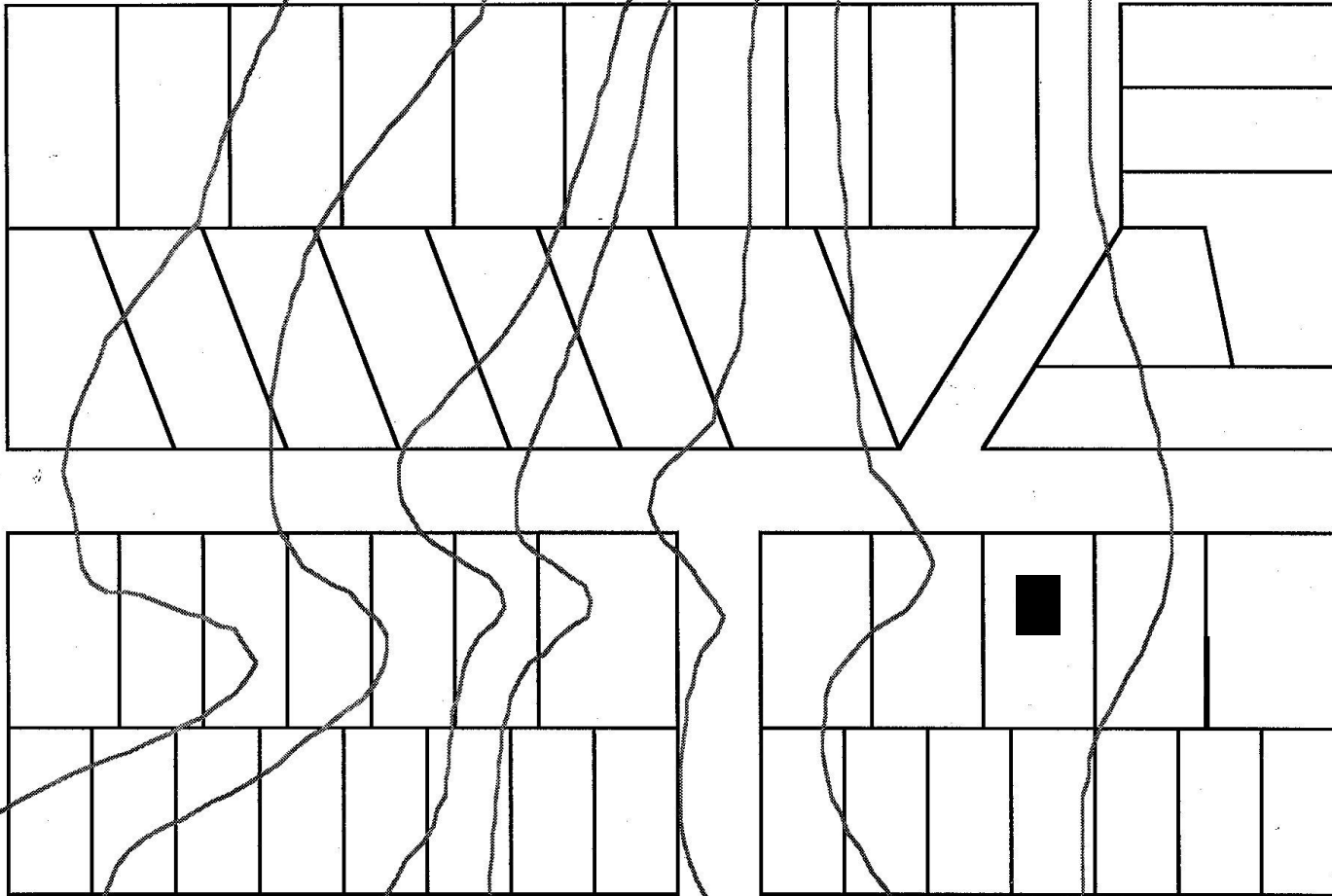
60

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.

# 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

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

Labor

Consumable Materials



# 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

Describes Revenues and Expenditures

Operating vs. 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



# Innovative Techniques

Assessment

Allocation

Regulatory

Flexibility

Compensatory





# Assessment Techniques


Fair Share Housing

Fiscal Impact Analysis

Environmental Impact Assessment

Developments of Regional Impact (DRI)





# Allocation Techniques

Concurrency/ Adequate Public Facilities

Urban Growth Boundary

Permit Allocation

Development Moratorium

Impact Fees





# Regulatory Techniques

Floating Zones

Overlay Districts

Accessory Dwelling Units

Traditional Neighborhood Districts (TND)

Form-Based Codes

Large Lot Zoning





# Flexibility Techniques

Planned Unit Development (PUD)

Performance Zoning

Mixed Use Districts

Conservation Subdivision



# Compensatory Techniques

Transfer of Development Rights (TDR)

Conservation Easements

Density Bonus

Conservation Use Taxation


Tax Allocation Districts

Municipal Utility Districts



# Form-Based Codes

A form-based code is a land development regulatory tool that places primary emphasis on the physical form of the built environment with the end goal of producing a specific type of place.



from Siltowski and Ohn, 2006

# Form-Based Codes

Five components included in most Form Based Codes:

1. **Regulating Plan**: A plan or map of the regulated area designating the locations where different building form standards apply, based on clear community intentions regarding the physical character of the area being coded.
2. **Public Space Standards**: Specifications for the elements within the public realm (e.g. sidewalks, travel lanes, on-street parking, street trees, street furniture, etc.).
3. **Building Form Standards**: Regulations controlling the configuration, features, and functions of buildings that define and shape the public realm.
4. **Administration**: A clearly defined application and project review process.
5. **Definitions**: A glossary to ensure the precise use of technical terms.

from The Form Based Code Institute



# Conservation Subdivision

A conservation subdivision creates open space within a development by allowing lots that are smaller than the minimum allowed under the applicable zoning, so that the remainder of the land within the subdivision can be preserved as open space.

Typically the number of lots is equal to the number that would have been allowed under the original zoning, although some ordinances provide a bonus.

The land that is preserved can be dedicated to a homeowners association, to the county government or to an independent land trust.

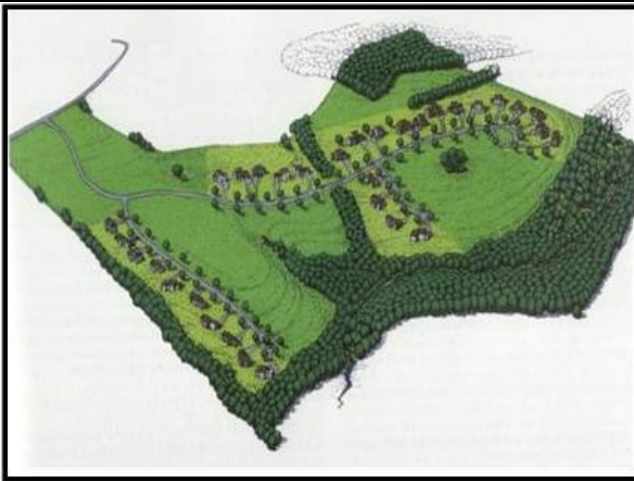
# Conservation Subdivision

An approach to laying out subdivisions so that a significant percentage of land is permanently protected as open space

Often "density-neutral"- so that the overall number of dwellings built is the same as allowed in a conventional development



Conventional Subdivision



Conservation Subdivision



# Transfer of Development Rights

A TDR program allows development rights to be transferred from a designated “sending” area to a designated “receiving” area.

Development rights are severed from the land, much like water rights or mineral rights, so they can be bought and sold separately.

By purchasing additional development rights developers are allowed to place additional development in a receiving area.

Land in the sending area that has transferred its development rights can still be used for agriculture, forestry or open space, but it cannot be developed.



# Conservation Use Taxation

Landowners execute a legal agreement not to develop their property for a period of ten years.

In return, the property owner receives a reduced property tax assessment. The property is assessed to reflect its value in agriculture or forestry, rather than its full market value. This lower assessment results in significantly lower property taxes.

Typically the ten-year agreement is renewable annually, so that development is always precluded for a period of ten years.



# 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

# Plan Making and Implementation

QUESTIONS?