

Chapter Nine: Administration and Implementation

Introduction

The plan provides a policy framework for providing stability in the developed areas and guidance in future growth and change.

The very nature of planning requires adjustment to changing conditions, and review and refinement as future experience dictates, to maximize the effectiveness of the planning process and the comprehensive plan. Thus, planning is a continuous process to guide development. Because our vision changes as we refine and construct it, so we must change our guide as we go forward.

Goals and objectives identified in the plan are tools to evaluate development proposals. The goals and objectives are implemented through the mechanisms of advice, controls, inducement, and public development. Any or all of these mechanisms may be used to implement a specific goal or objective.

Implementation

Advice is recommending a decision or course of action. This can be provided by the Planning Commission, the City Council or interested citizens. Every effort will be made to encourage and utilize the advice of the general citizenry, the Planning Commission and City Council through public hearings conducted on each development proposal in the City.

Controls are generally legal documents such as the zoning ordinance, subdivision regulations, and housing, building, and sanitary codes, which are established to regulate the standards of development. These controls become the minimum accepted standards of development since nothing less can be undertaken. It is through the active enforcement of these controls that development standards, which are extensions of the goals and objectives, are maintained. These controls should be acknowledged as minimum standards, while recognizing that frequently "minimum" is not sufficient.

Inducements are encouragements to certain types of private development that can significantly contribute to the implementation of the plan. Inducements provide positive arrangements to develop in a favorable manner. They tend to be financial, such as tax abatements or bond issues, or an altering of certain land controls, such as open space or density requirements.

Public developments would involve capital expenditures for streets, utilities, drainage, public buildings, or other projects, to influence the growth patterns of the City. The

coordinated planning of these investments offers the most effective mechanism for plan guidance and shaping the future City.

Recommendation

A comprehensive plan is no better than the degree to which it is implemented. The implementation of the plan is the most difficult and demanding aspect of the Planning Commission and City Council.

This plan endorses the concept of management of the planning process rather than a rigid, graphic representation of community land use. The distinction between the concepts of management of the planning process versus the rigid, graphic presentation is that in management of the process of planning, the Land Use Guide is intended to indicate an awareness of existing land use patterns and the spatial and impact relationship between land use types. The Land Use Guide is not intended to fix rigid, unyielding boundaries. That is why planning is an on going process which requires periodic review and update of the document, goals, and objectives.

Planning decisions are based upon careful review of the specific proposal in relation to goals, objectives, and recommend land sue for the general area of the proposal. The evaluation is then extended to review the proposal's impact upon the neighborhood and the community-at-large to ensure orderly, quality development that enhances the image of the community and improves the quality of life for Shawnee citizens. The end result of the planning process will be a peaceful, livable community that provides a dynamic environment for its residents.