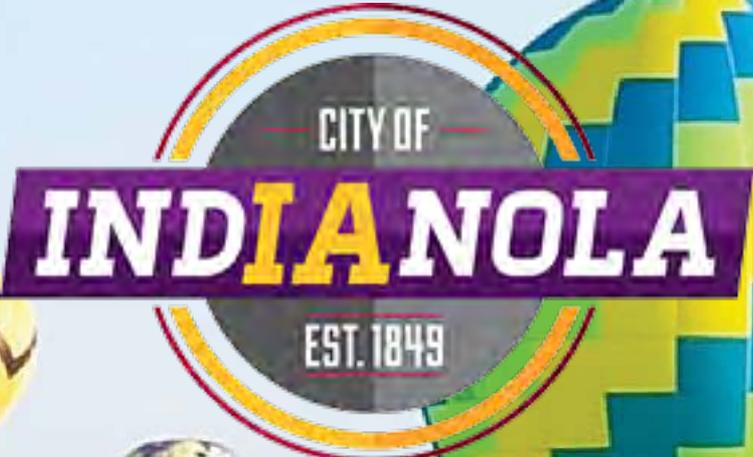


ELEVATE INDIANOLA

A COMPREHENSIVE PLAN UPDATE PREPARED WITH THE CITIZENS OF INDIANOLA



CITY OF
INDIANOLA
EST. 1849



SNYDER
& ASSOCIATES

AGENDA

Schedule

Plan Layout

What's the big idea?

- Housing density
- Mixed land uses
- Downtown Square
- Housing types
- Complete streets and parkways
- Community services
- Environment and sustainability

Implementation



HOW INDIANOLA CONDUCTS BUSINESS



PROJECT MANAGEMENT TEAM

DREW BRAZIE, PARK COMMISSION
ANITA CHRISTENSEN, SUSTAINABILITY COMMITTEE
JAY COWEN, JERRY'S HOMES
CHARLIE DISSELL, DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT
BRENDA EASTER, INDIANOLA CHAMBER
MICHAEL EGEL, DES MOINES METRO OPERA
NATE FEHL, HY-VEE
RACHEL GOCKEN, WARREN COUNTY ECONOMIC DEVELOPMENT CORP
KENNY HERRING, PEOPLES COMPANY
AARON HURT, INDIANOLA FIRE
JARED JOHNSON, ACCURATE DEVELOPMENT
KEVIN JOHNSON, ACCURATE DEVELOPMENT
BOB LANE, SIMPSON UNIVERSITY
EMMETT KONRAD, HOMETOWN PRIDE
DAVID MAAHS, GREATER DES MOINES PARTNERSHIP
LARRY MCCONNELL, GIB'S A&W
BARB MCMURRY, IOWA REALTY
DAVE MOELLER, CITIZEN / CITY ENGINEER
ANGELA NELSON, HOMETOWN PRIDE
ELODIE OPSTAD, LOCAL HISTORIAN
JOSH RABE, PLANNING & ZONING COMMISSION
MIKE ROZGA, UTILITY BOARD
ART SATHOFF, INDIANOLA SCHOOLS
STACI SCHEURENBRAND, NATIONAL BALLOON CLASSIC
KEITH WELLING, TRUBANK

THANK YOU

Attended 3 meetings

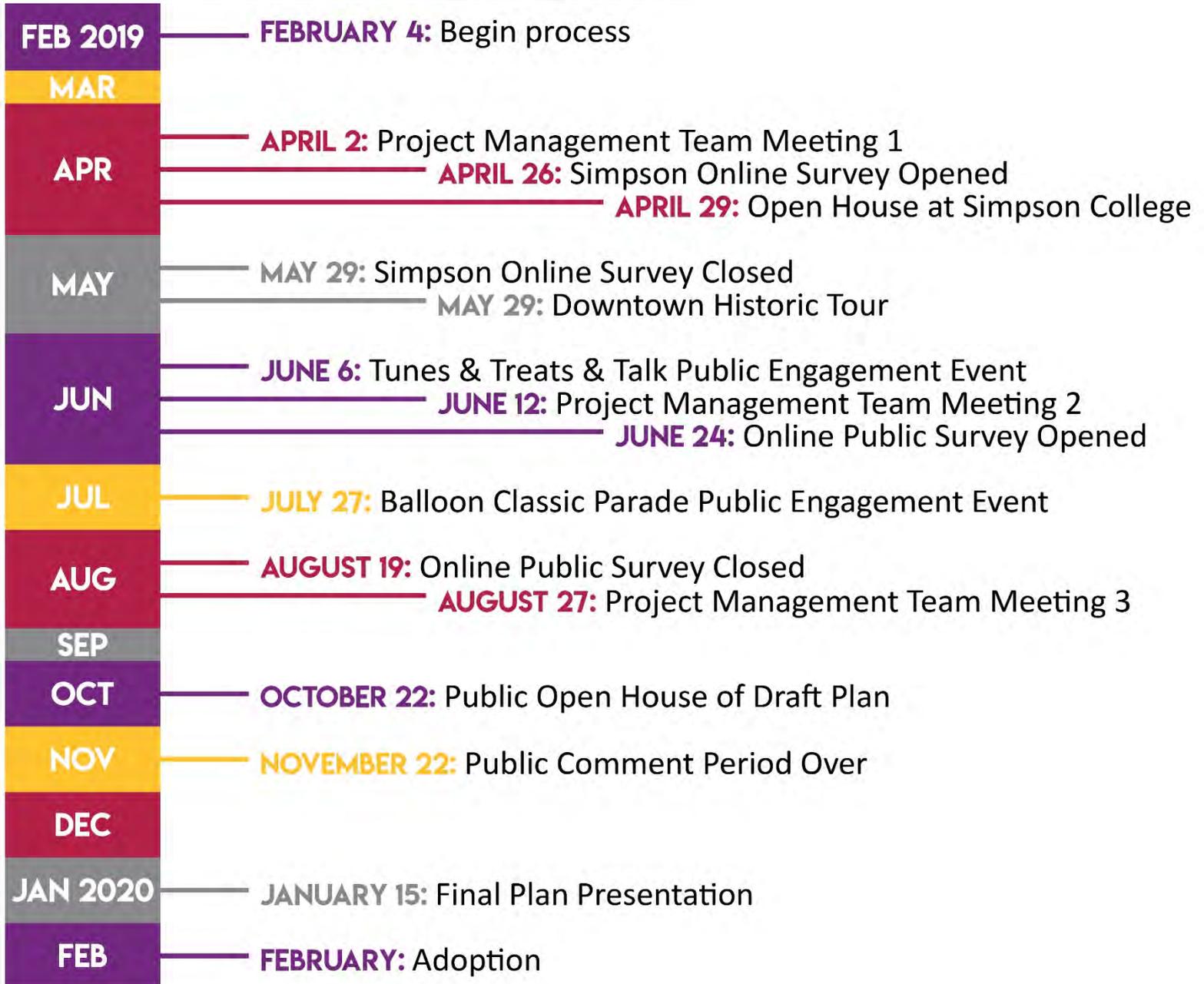
Participated in discussions

Provided guidance on public engagement

Articulated the vision

Provided feedback on the draft

PROJECT TIMELINE



PLAN TABLE OF CONTENTS

1. INTRODUCTION	7	6. TRANSPORTATION	75
PURPOSE OF A COMPREHENSIVE PLAN	8	INTRODUCTION	76
THE PLANNING PROCESS	12	CONNECTION TO LARGER NETWORK	76
RELATIONSHIP TO OTHER PLANS	18	STREET DESIGN CONCEPTS	76
2. COMMUNITY PROFILE	29	STREET CLASSIFICATIONS	78
INTRODUCTION	30	EXISTING & FUTURE STREET NETWORK	78
EXTRATERRITORIAL JURISDICTION	30	PUBLIC FEEDBACK & BEST PRACTICES	85
REGIONAL CONTEXT	30	TRANSPORTATION (TR) GOALS	86
DEMOGRAPHICS	32	7. COMMUNITY SERVICES	87
POPULATION TRENDS & PROJECTIONS	36	INTRODUCTION	88
3. LAND USE & GROWTH MANAGEMENT .	43	UTILITIES & SERVICES	88
INTRODUCTION	44	PARKS & RECREATION	94
LAND CONSUMPTION TRENDS	44	PUBLIC FEEDBACK & BEST PRACTICES	101
EXISTING LAND USE	46	COMMUNITY SERVICES (CS) GOALS	102
FUTURE LAND USE	48	8. ENVIRONMENT & SUSTAINABILITY	103
PUBLIC FEEDBACK & BEST PRACTICES	57	INTRODUCTION	104
4. ECONOMIC DEVELOPMENT	59	NATURAL ENVIRONMENT	104
INTRODUCTION	60	PUBLIC FEEDBACK & BEST PRACTICES	107
DOWNTOWN & HISTORIC PRESERVATION	60	ENVIRONMENT & SUSTAINABILITY (ES) GOALS	108
COMMUNITY CHARACTER	61	9. IMPLEMENTATION PLAN	111
PUBLIC FEEDBACK & BEST PRACTICES	63	INTRODUCTION	112
ECONOMIC DEVELOPMENT (ED) GOALS	66	LEADERSHIP & PARTNERS	112
5. HOUSING & NEIGHBORHOODS	67	TYPE OF ACTION	115
INTRODUCTION	68	TIMELINE & REVIEW	116
CURRENT HOUSING ANALYSIS	68	ED: ECONOMIC DEVELOPMENT	117
PUBLIC FEEDBACK & BEST PRACTICES	74	HN: HOUSING & NEIGHBORHOODS	123
HOUSING & NEIGHBORHOODS (HN) GOALS	74	TR: TRANSPORTATION	126
		CS: COMMUNITY SERVICES	130
		ES: THE ENVIRONMENT & SUSTAINABILITY	134



INTRODUCTION

CHAPTER 1: INTRODUCTION

PURPOSE OF A COMPREHENSIVE PLAN	8
WHAT IS A COMPREHENSIVE PLAN?	8
EVALUATION & AMENDMENTS	8
2011 COMPREHENSIVE PLAN	9
CITY OF INDIANOLA VISION STATEMENT	9
THE VISION TO ELEVATE INDIANOLA	10
IOWA’S SMART PLANNING PRINCIPLES	10
THE PLANNING PROCESS	12
PROJECT MANAGEMENT TEAM	12
ONLINE COMMUNITY SURVEY	14
COMMUNITY EVENTS	15
PUBLIC OPEN HOUSE	17
P&Z/COUNCIL WORKSHOP	18
CITY COUNCIL ADOPTION	18
RELATIONSHIP TO OTHER PLANS	18
2008 TRAILS MASTER PLAN	18
2009 STRATEGIC RECREATION ACTION PLAN	18
2013 INDIANOLA RETAIL ANALYSIS STUDY .	21
2014 IOWA UPPER STORY HOUSING FEASIBILITY STUDY	22
2016 STRATEGIC PLANNING SESSION	22
2017 CITIZEN SURVEY	25
2017 WARREN COUNTY HAZARD MITIGATION PLAN	26
2018 AMENDED AND RESTATED 1998 CITY URBAN REVITALIZATION PLAN	27
2019 CITY SQUARE MASTER PLAN	28

WHAT IS A COMPREHENSIVE PLAN?

A GUIDE FOR DECISION MAKERS

A long-range policy manual to guide decisions about the development of a community

A LEGAL BASIS FOR LAND USE REGULATIONS

Under Iowa Code Section 414, zoning regulations must be established in accordance with a comprehensive plan

A COMMUNITY'S VISION FOR THE FUTURE

Represents the community's vision for the future and is therefore heavily dependent on public engagement

PROGRESS
(The Goal)

BUDGET
(The Funding)

WORK PLANS
(The Work)

GUIDING DOCUMENTS
(The Tasks)

COMPREHENSIVE PLAN
(The Vision)

PUBLIC ENGAGEMENT FEEDBACK

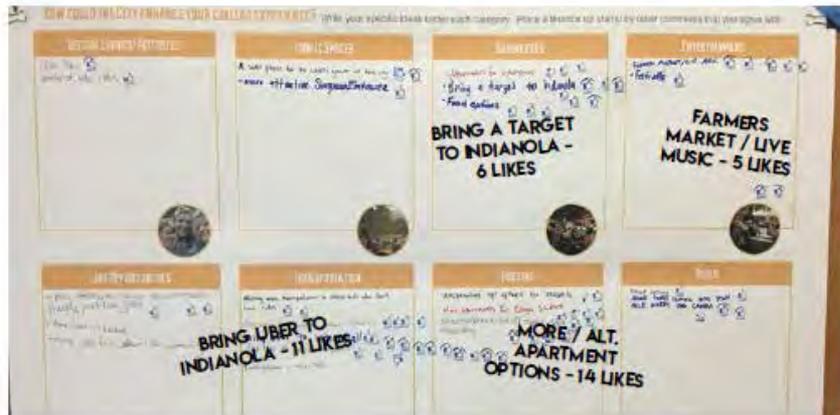
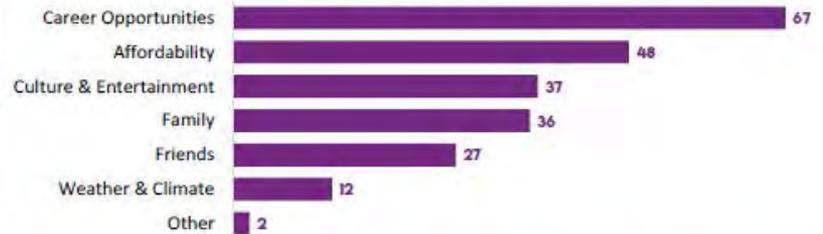
Open House and Online Survey - April through May 2019

SIMPSON STUDENTS



30 STUDENTS PARTICIPATED IN PERSON, 145 COMPLETED AN ONLINE SURVEY

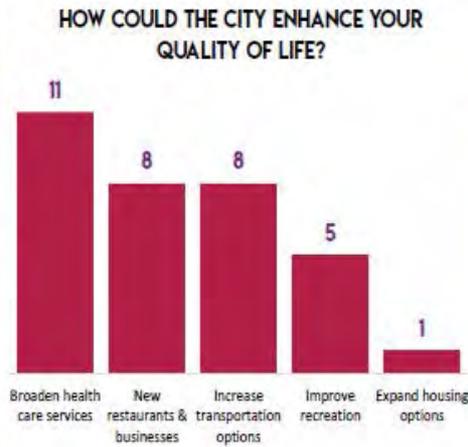
PRIORITY FACTORS FOR WHERE TO LIVE



PUBLIC ENGAGEMENT FEEDBACK

Tune & Treats - June 6, 2019

RETIRES - TUNES & TREATS



PUBLIC ENGAGEMENT FEEDBACK

June 24 – August 19, 2019 – ~10.2% of population; ~13.7% of ages 20 and over

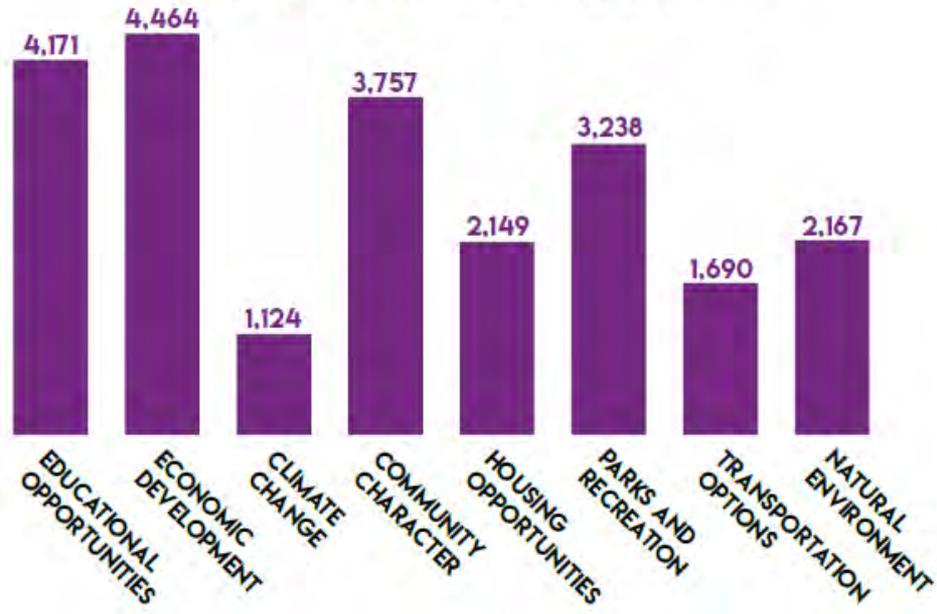
METROQUEST ONLINE SURVEY - 1,635 PARTICIPANTS



TOTAL BUDGET ALLOCATED TO EACH CATEGORY FOR ALL PARTICIPANTS

CITY BUILDINGS	20,556
DOWNTOWN	25,656
NATURAL ENVIRONMENT	15,145
PARKS	21,793
ROADS	38,229
TRAILS	16,093

WHAT'S MOST IMPORTANT?



VISION STATEMENT

*Indianola will be known for
high-quality education,
a thriving business economy,
enriching amenities,
and small-town character*

Photo credit: Ayrit Photography, 2018

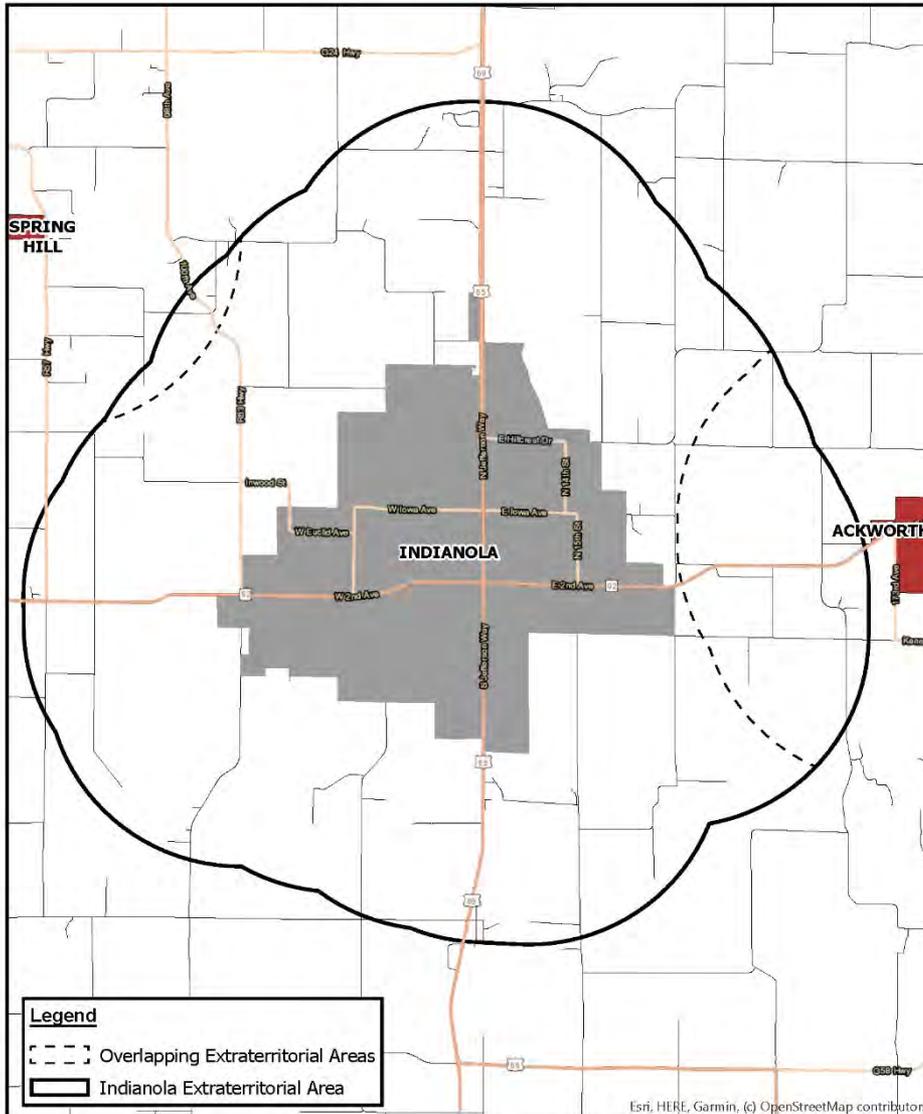


CHAPTER 2: COMMUNITY PROFILE

- INTRODUCTION 30
- EXTRATERRITORIAL JURISDICTION 30
- REGIONAL CONTEXT 30
- DEMOGRAPHICS 32
 - AGE & SEX 32
 - RACE 33
 - INCOME 33
 - EDUCATIONAL ATTAINMENT 35
 - INDUSTRIES 35
- POPULATION TRENDS & PROJECTIONS 36
 - HISTORICAL POPULATION 36
 - POPULATION PROJECTIONS 38

COMMUNITY PROFILE

EXTRATERRITORIAL JURISDICTION



City of Indianola = approximately 11.3 square miles

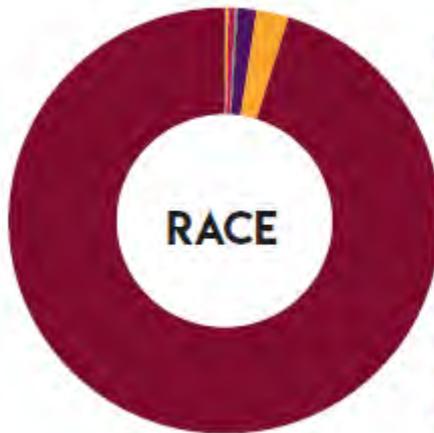
Extraterritorial planning area

- 2 miles buffer around corporate limits
- ~55 square miles

Iowa Code Section 414.23:

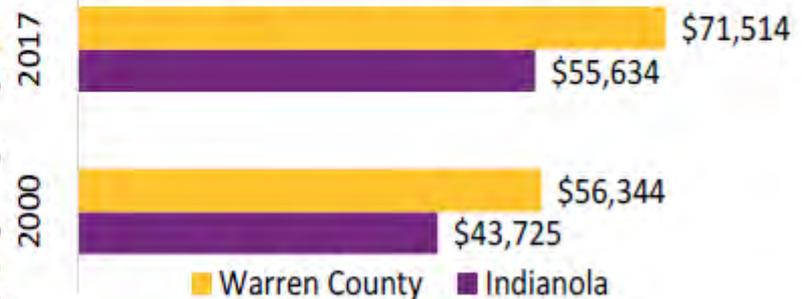
“The powers granted by this chapter may be extended by ordinance by any city to the unincorporated area up to two miles beyond the limits of such city, except for those areas within a county where a county zoning ordinance exists.”

DEMOGRAPHICS

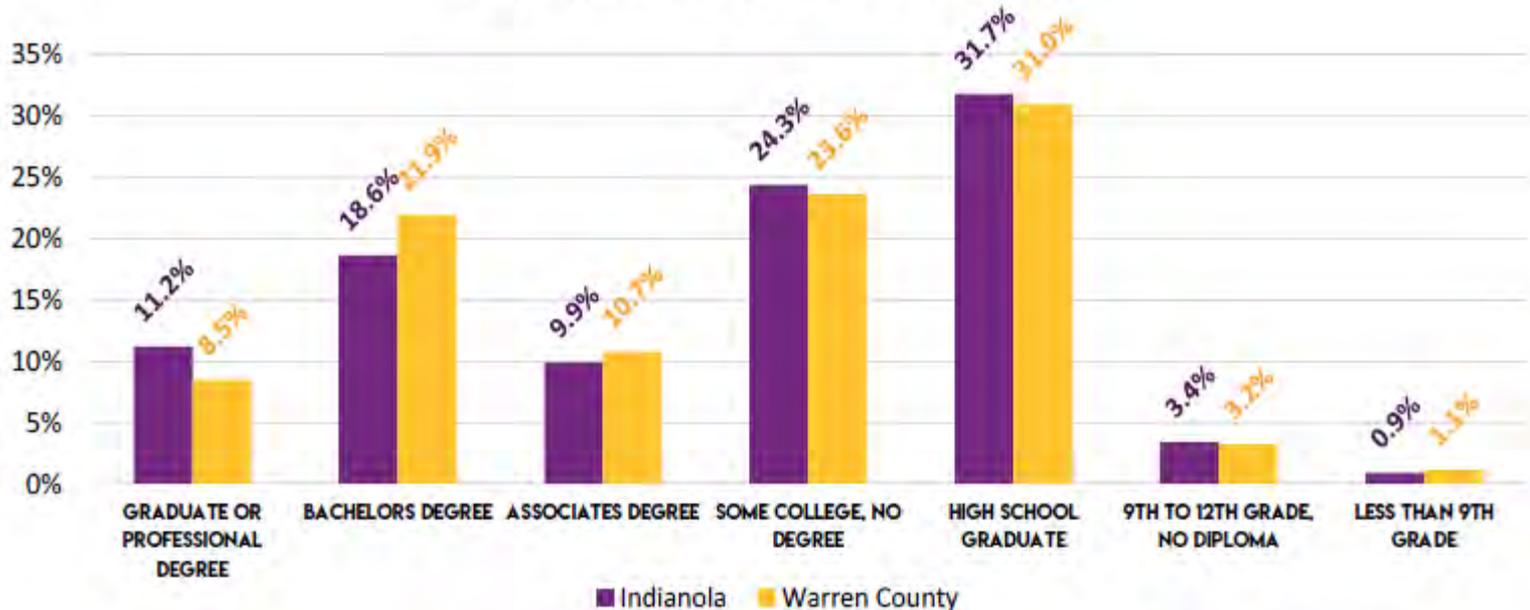


BLACK OR AFRICAN AMERICAN	0.1%
AMERICAN INDIAN	0.2%
ASIAN	0.5%
PACIFIC ISLANDER	0.2%
SOME OTHER RACE	1.4%
HISPANIC	2.4%
WHITE	95.2%

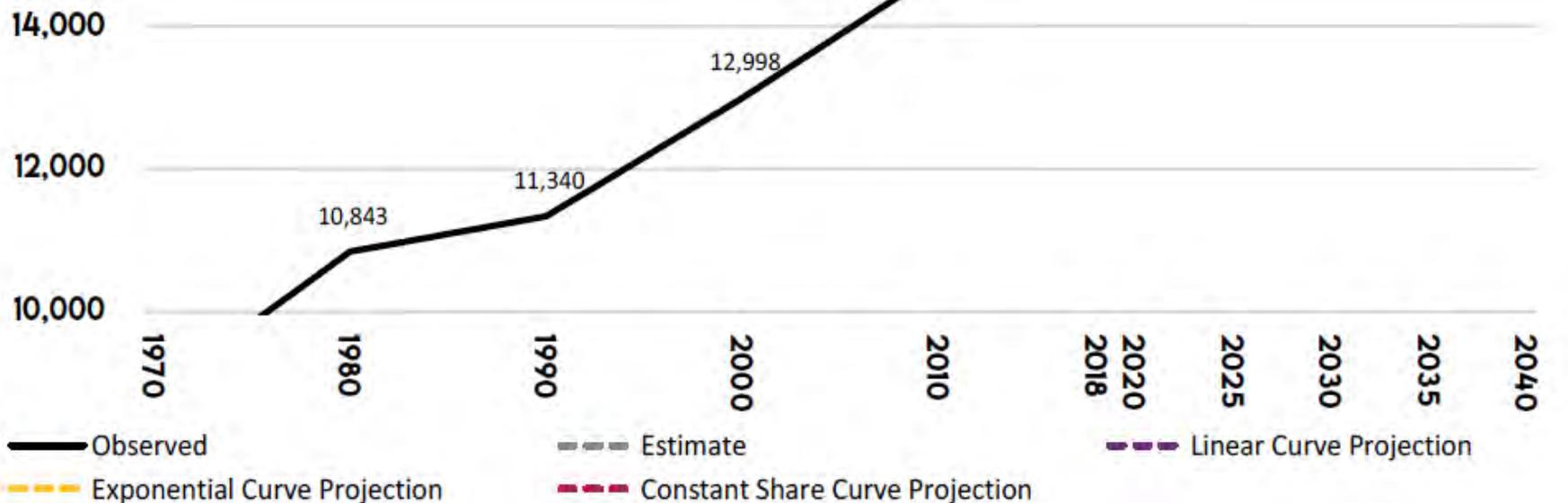
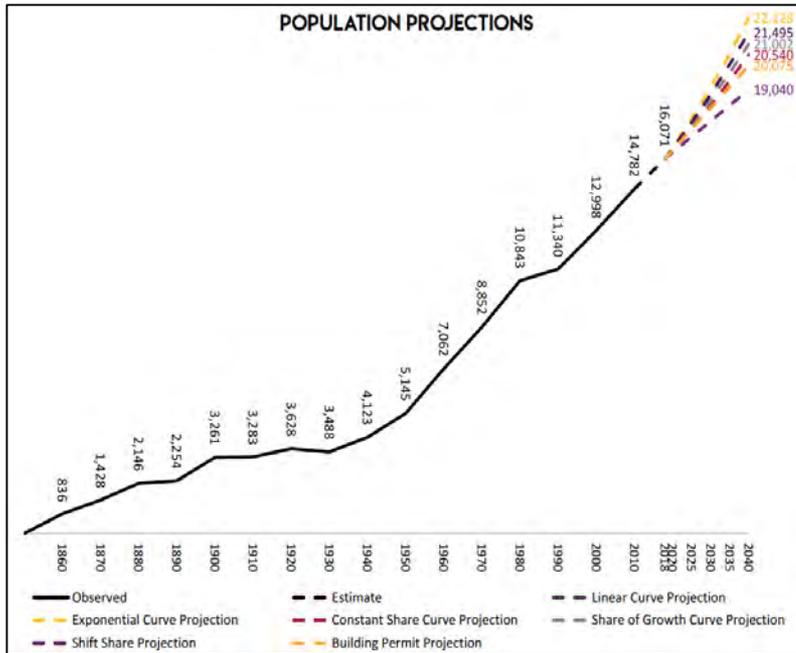
MEDIAN HOUSEHOLD INCOME



EDUCATIONAL ATTAINMENT (2017)



POPULATION PROJECTIONS





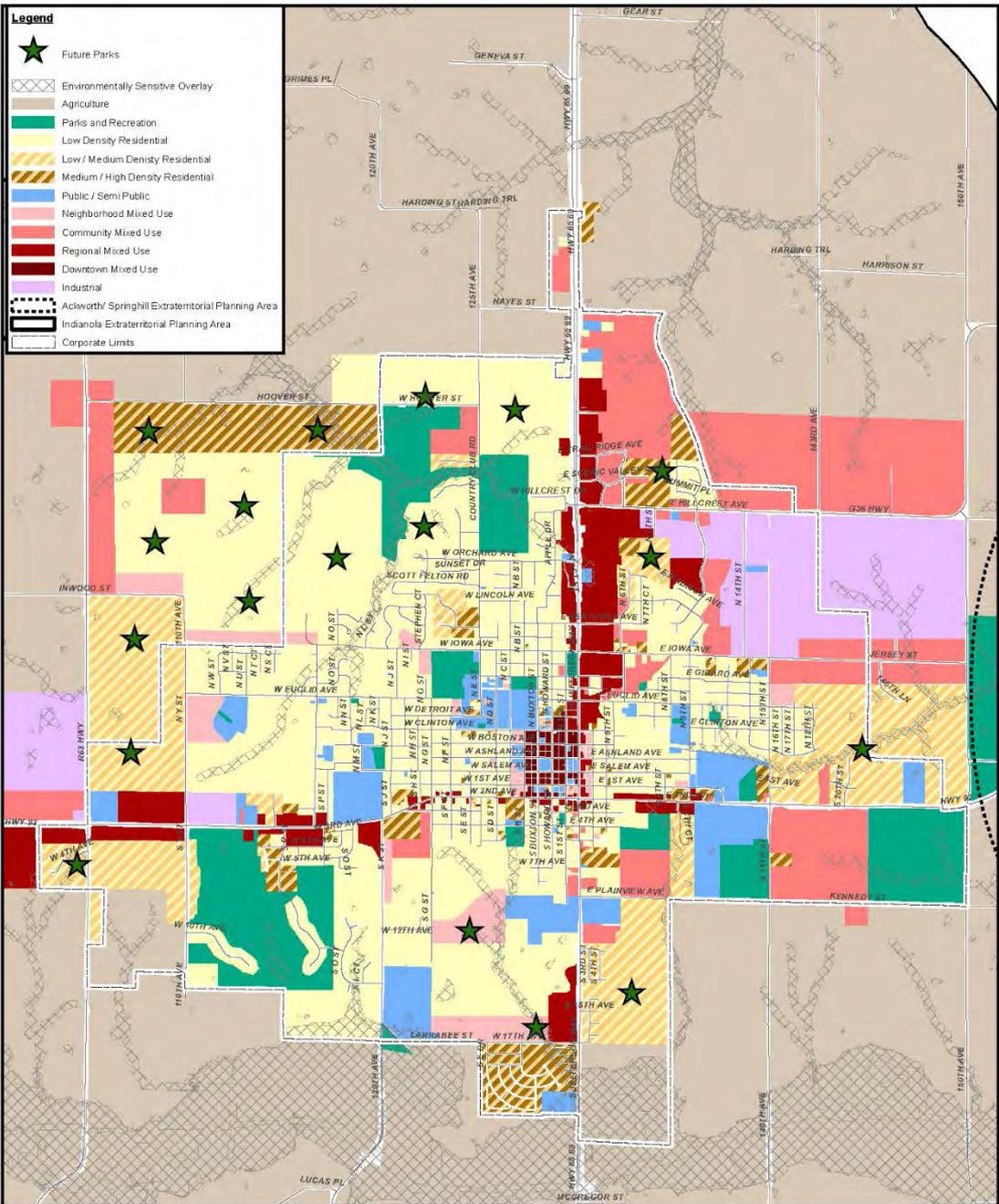
LAND USE & GROWTH MANAGEMENT

CHAPTER 3: LAND USE & GROWTH MANAGEMENT

- INTRODUCTION 44
- LAND CONSUMPTION TRENDS 44
 - LAND CONSUMPTION BY LAND USE CLASSIFICATION 44
 - NUMBER OF BUILDING PERMITS BY LAND USE CLASSIFICATION 45
- EXISTING LAND USE 46
 - CURRENT LAND USAGE 46
- FUTURE LAND USE 48
 - FUTURE LAND USE NEEDS 48
 - FUTURE LAND USE SUMMARY 52
 - FUTURE LAND USE PLAN 52
- PUBLIC FEEDBACK & BEST PRACTICES 57

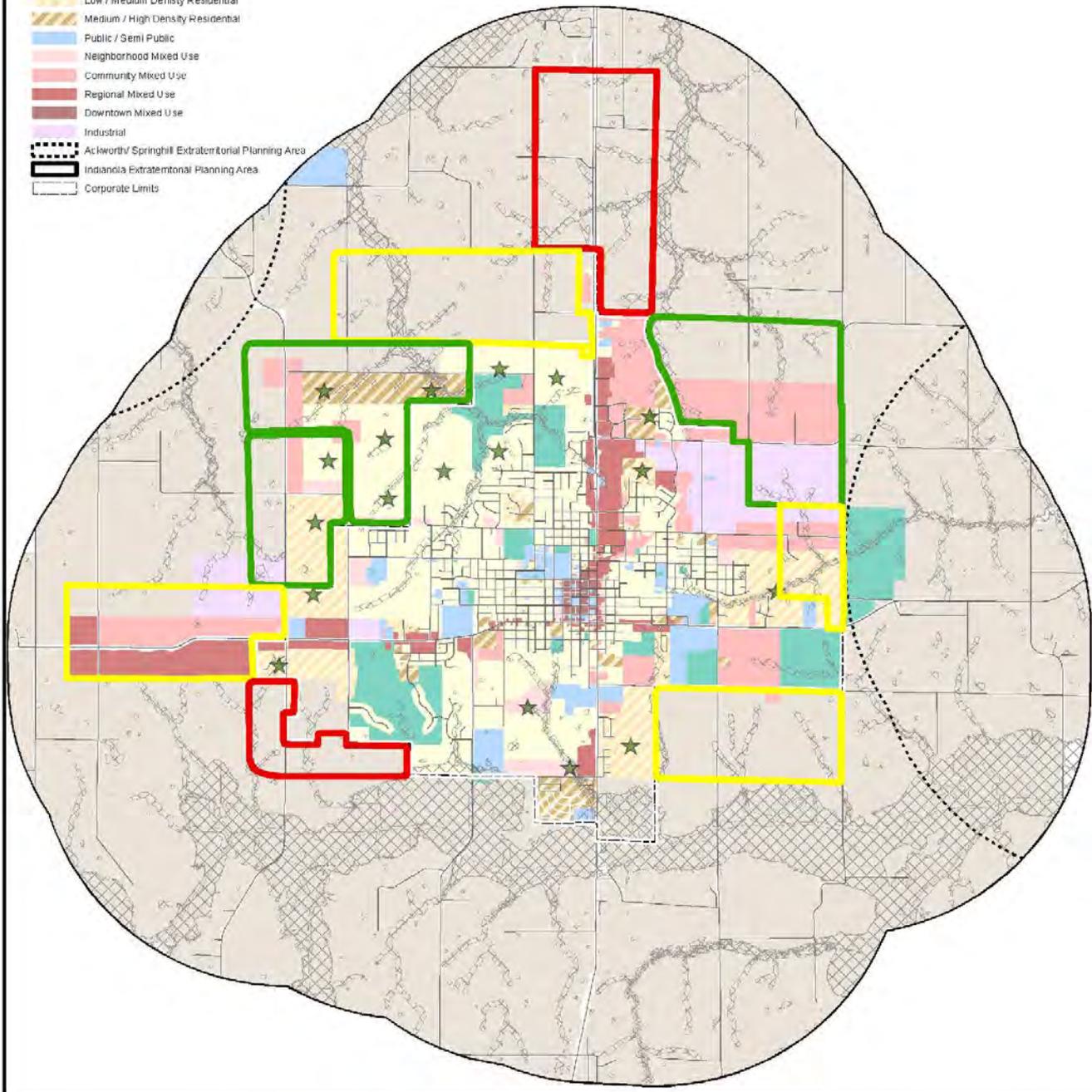
Legend

-  Future Parks
-  Environmentally Sensitive Overlay
-  Agriculture
-  Parks and Recreation
-  Low Density Residential
-  Low / Medium Density Residential
-  Medium / High Density Residential
-  Public / Semi Public
-  Neighborhood Mixed Use
-  Community Mixed Use
-  Regional Mixed Use
-  Downtown Mixed Use
-  Industrial
-  Ackworth / Springhill Extraterritorial Planning Area
-  Indianola Extraterritorial Planning Area
-  Corporate Limits



PRIORITY ANNEXATION AREAS

- Parks and Recreation
- Low Density Residential
- Low / Medium Density Residential
- Medium / High Density Residential
- Public / Semi Public
- Neighborhood Mixed Use
- Community Mixed Use
- Regional Mixed Use
- Downtown Mixed Use
- Industrial
- Acworth/Springhill Extraterritorial Planning Area
- Indianola Extraterritorial Planning Area
- Corporate Limits



SOME BIG IDEAS - HOUSING

CLASS	DESCRIPTION / PERMITTED USES
LOW DENSITY RESIDENTIAL  	1-5 dwelling units per gross acre Single-family detached dwellings Accessory dwelling units (not included in the density calculation) Innovative/non-traditional single family forms may be allowed if compatibility standards are met Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review Parks, open spaces, and trails
LOW / MEDIUM DENSITY RESIDENTIAL	Up to 15 dwelling units per gross acre May incorporate a mix of housing types including single-family detached (plus accessory dwelling units), single family attached (townhomes and row houses), multi-family (condos and apartments), and student housing Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review Parks, open spaces, and trails
MEDIUM / HIGH DENSITY RESIDENTIAL 	Up to 25 dwelling units per gross acre May incorporate a mix of housing types including single-family detached (plus accessory dwelling units), single family attached (townhomes and row houses), and multi-family (condos and apartments), and student housing Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review Businesses that primarily serve residents may be incorporated if compatibility standards are met through a conditional use review Parks, open space, and trails

SOME BIG IDEAS - MIXED LAND USES



CLASS	DESCRIPTION / PERMITTED USES
NEIGHBORHOOD MIXED USE 	Low-density residential uses (all uses as listed herein) Limited retail, office, personal and business services, and similar commercial uses, necessarily of a small scale and low impact Small-scale overnight accommodations (e.g. bed and breakfast) Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review Parks, open space, and trails
COMMUNITY MIXED USE 	Low/medium density residential uses (all uses as listed herein) Includes retail, office, restaurants, bars, personal and business services, and similar commercial uses Overnight accommodations Automobile-oriented uses may be allowed if compatibility standards are met through a conditional use review Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review Parks, open space, and trails
REGIONAL MIXED USE 	Includes retail, office, restaurants, bars, personal and business services, and similar commercial uses, generally of a large scale May incorporate multi-family residential uses up to 25 dwelling units per gross acre, if compatibility standards are met through a conditional use review Automobile-oriented uses Overnight accommodations Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review Parks, open space, and trails
DOWNTOWN MIXED USE 	Includes retail, office, restaurants, bars, personal and business services, and similar commercial uses, necessarily of a small scale Includes residential uses on second floors or above Civic uses and places of worship may be allowed if compatibility standards are met through a conditional use review Parks, open space, and trails



CHAPTER 4: ECONOMIC DEVELOPMENT

INTRODUCTION 60

DOWNTOWN & HISTORIC PRESERVATION 60

COMMUNITY CHARACTER 61

PUBLIC FEEDBACK & BEST PRACTICES 63

ECONOMIC DEVELOPMENT (ED) GOALS 66

ECONOMIC DEVELOPMENT

ECONOMIC DEVELOPMENT GOALS & OBJECTIVES

ED-1: ATTRACT, RETAIN, AND EXPAND COMMERCIAL AND INDUSTRIAL BUSINESSES.

ED-1-A: Establish a business-friendly environment.

ED-1-B: Proactively seek new businesses that will diversify and strengthen the local economy.

ED-2: ENCOURAGE AND SUPPORT LOCAL BUSINESSES.

ED-2-A: Use citywide marketing to promote tourism and local businesses.

ED-2-B: Encourage entrepreneurship and support of local business development.

ED-2-C: Review zoning codes and ordinances, particularly as they relate to signage, parking, outdoor sales and storage, outdoor seating, permitted/conditional uses, and architectural guidelines, to ensure they are up-to-date with the current development best practices. (*Downtown Assessment Visit Report*)

ECONOMIC DEVELOPMENT GOALS & OBJECTIVES

ED-3: MAKE THE DOWNTOWN SQUARE A VIBRANT AND ACTIVE RETAIL NODE.

ED-3-A: Create a downtown identity and unique sense of place.

ED-3-B: Develop the downtown streetscape described in the *City Square Master Plan*. (aka *Streetscape Plan*)

ED-3-C: Use special events to draw people to the square.

ED-3-D: Support an ongoing downtown business association.

ED-4: ENHANCE AND STABILIZE THE HISTORIC VALUE OF THE DOWNTOWN SQUARE AND HISTORIC BUILDINGS CITYWIDE.

ED-4-A: Offer programs for building maintenance, restoration, preservation, and revitalizations.

ED-4-B: Enhance physical connections with adjacent buildings and neighborhoods.

SOME BIG IDEAS - DOWNTOWN SQUARE

You've already got it!

- Historic value (need to enhance)
- Downtown Assessment Report
- City Square Master Plan (Streetscape Plan)

Consolidate Square associations





CHAPTER 5: HOUSING & NEIGHBORHOODS

INTRODUCTION	68
CURRENT HOUSING ANALYSIS	68
PUBLIC FEEDBACK & BEST PRACTICES	74
HOUSING & NEIGHBORHOODS (HN) GOALS .	74

HOUSING & NEIGHBORHOODS

HOUSING ANALYSIS

Income Range	% of city median	Affordability (Monthly Payment)	# Households in Each Range	Est. Value of home they can afford (purchase)	Value of Owner Units	# of Owner Units	Est. Monthly Rent they can Afford	# of Renter Units	Total Units	Balance
\$0-24,999	45%	\$583	1,186	\$99,999	\$0-\$99,999	573	\$0-600	544	1117	-69
\$25,000-49,999	90%	\$1,167	1,600	\$199,999	\$100,000-\$199,999	2,391	\$601- \$1,100	1,086	3477	1,877
\$50,000-74,999	135%	\$1,750	1,256	\$299,999	\$200,000-\$299,999	763	\$1,101-\$1,700	227	990	-266
\$75,000-99,999	180%	\$2,333	762	\$399,999	\$300,000 - \$399,999	229	\$1,701- \$2,300	25	254	-508
\$100,000-149,999	270%	\$3,500	790	\$499,999	\$400,000- \$499,999	28	\$2,301-\$3,500	37	65	-725
\$150,000 +			454	\$500,000+	\$500,000 +	40	\$3,500+	47	87	-367

HOUSING & NEIGHBORHOODS GOALS & OBJECTIVES

HN-1: PROVIDE A VARIETY OF ATTRACTIVE HOUSING OPTIONS FOR RESIDENTS, ACCOMMODATING ALL INCOME LEVELS IN ALL STAGES OF LIFE.

HN-1-A: Increase the availability of housing targeted toward households earning more than the city's median income.

HN-1-B: Ensure that the housing stock is safe and attractive.

HN-1-C: Expand the variety of housing types.

EXAMPLES OF VARIOUS HOUSING TYPES

SOME BIG IDEAS - HOUSING



Duplex



Upper Story Housing



Mixed Density Residential



Mixed Use Building



Row Houses / Townhomes



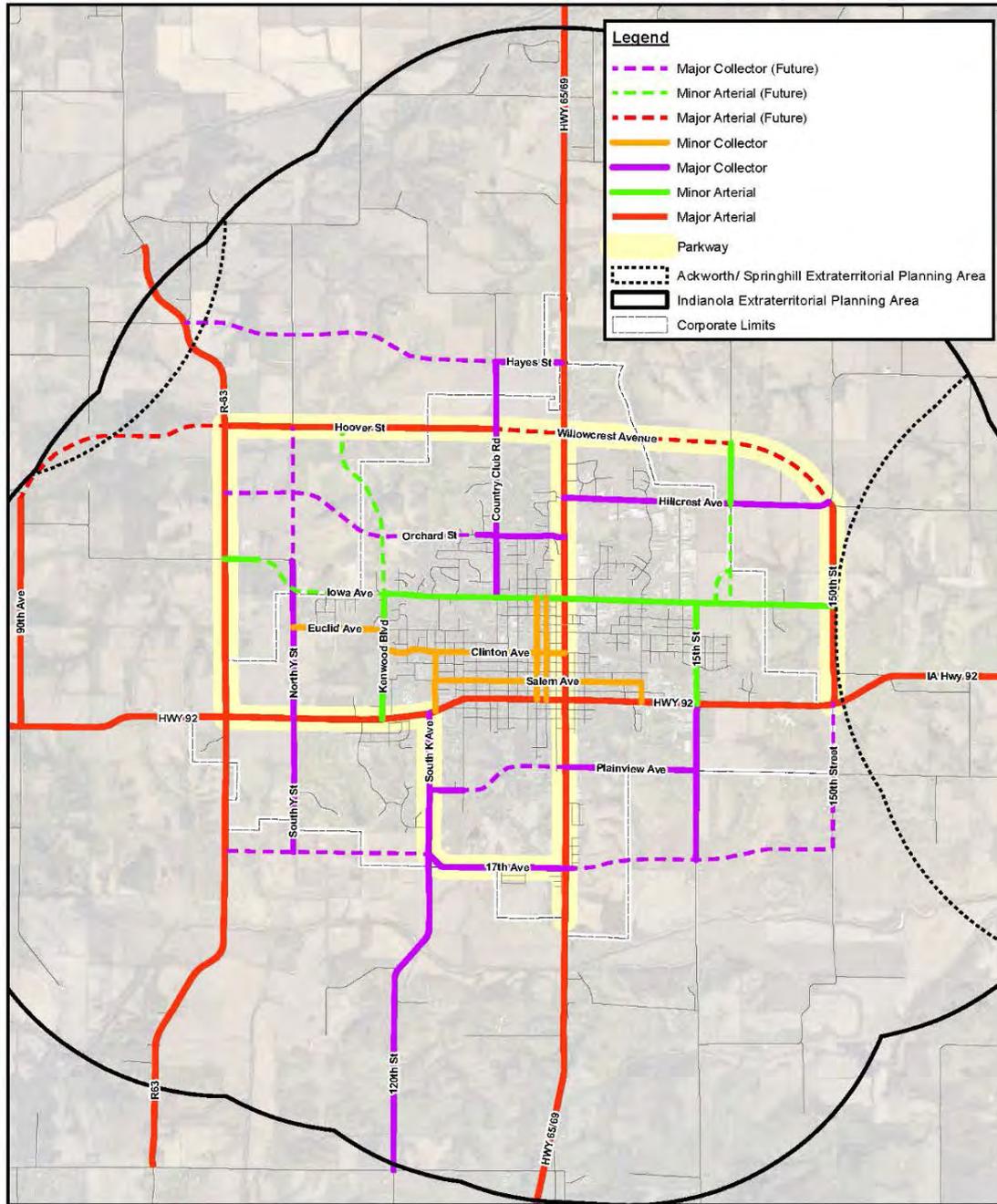
Home Business



CHAPTER 6: TRANSPORTATION

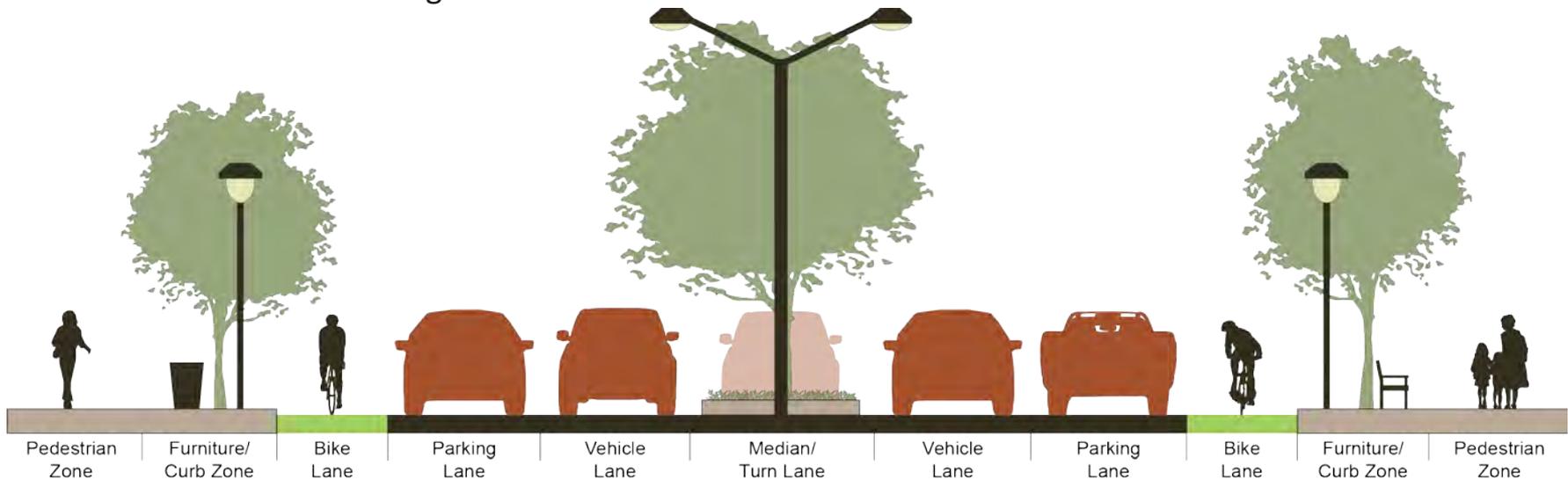
- INTRODUCTION 76
- CONNECTION TO LARGER NETWORK 76
 - REGIONAL TRANSPORTATION SYSTEM 76
- STREET DESIGN CONCEPTS 76
 - COMPLETE STREETS 76
 - PARKWAYS 77
- STREET CLASSIFICATIONS 78
- EXISTING & FUTURE STREET NETWORK 78
 - ARTERIALS 78
 - COLLECTORS 82
- PUBLIC FEEDBACK & BEST PRACTICES 85
- TRANSPORTATION (TR) GOALS 86

TRANSPORTATION



SOME BIG IDEAS - TRANSPORTATION

- Trees
- Medians
- Trails and/or Bike Lanes
- Landscaped berms
- Specialized and consistent lighting
- Pedestrian crossings
- No direct single-family or two-family residential driveways
- Restricted intersection at least 450 feet
- Parking lots – landscape
- Limit the mass of large buildings



Complete Street

COMPLETE STREETS AND PARKWAYS

TRANSPORTATION GOALS & OBJECTIVES

TR-1: ENABLE ALL AGES AND ABILITIES TO MOVE ABOUT THE CITY WITHOUT THEIR OWN VEHICLE

TR-1-A: Develop non-motorized connectivity for transportation purposes

TR-1-B: Support motorized travel without individual motorized vehicle ownership

TR-2: CONTINUE TO EXPAND AND IMPROVE THE STREET NETWORK TO IMPROVE TRANSPORTATION SAFETY, EFFICIENCY, EQUITABLE MOBILITY, AND ESTABLISH COMMUNITY CHARACTER

TR-2-A: Evaluate existing roadways and make necessary improvements

TR-2-B: Promote development of a grid street network

TR-2-C: Use the street design to establish a character for the city and neighborhoods

Photo credit: Indianola Parks & Recreation Department



CHAPTER 7: COMMUNITY SERVICES

INTRODUCTION 88

UTILITIES & SERVICES 88

IMU WATER SYSTEM 88

IMU ELECTRIC SYSTEM 88

IMU FIBER OPTIC SYSTEM 88

SANITARY SEWER SYSTEM 88

STORM SEWER 92

RECYCLING AND REFUSE 92

EDUCATION SYSTEM 92

PUBLIC LIBRARY 92

CITY HALL 92

POLICE AND FIRE 92

ACTIVITY CENTER 94

PARKS & RECREATION 94

EVALUATION OF PARKS BY

POPULATION..... 95

EVALUATION OF PARKS BY

CLASSIFICATION 95

EVALUATION OF PARKS BY GEOGRAPHIC

DISTRIBUTION 96

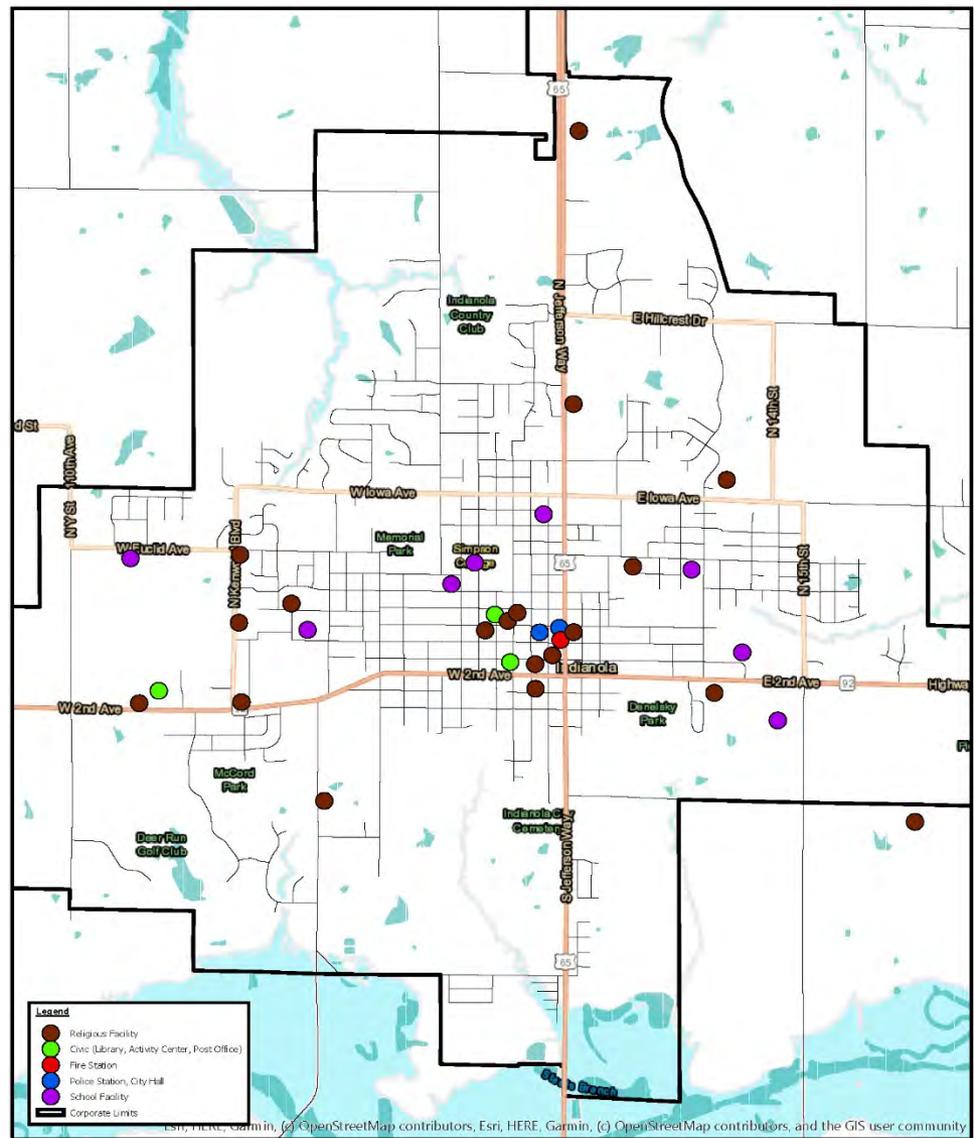
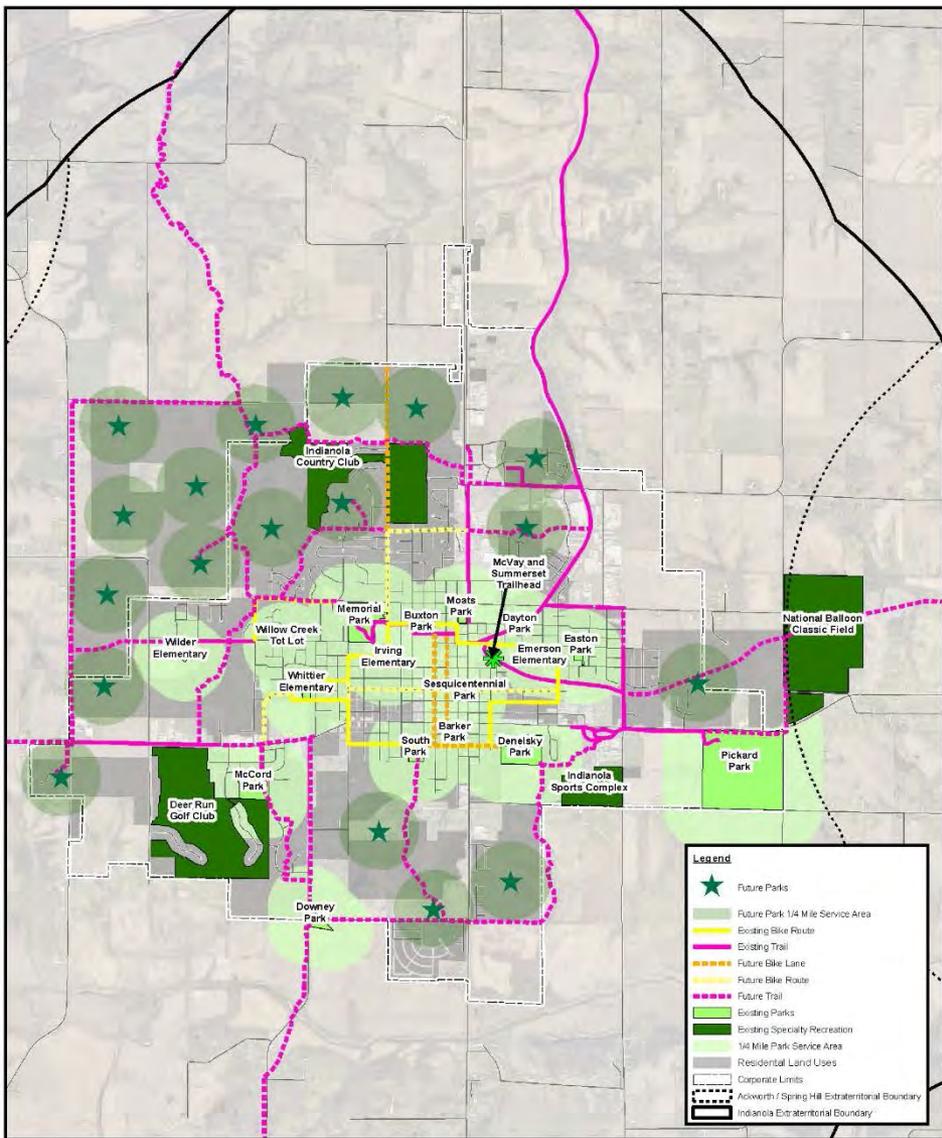
FUTURE PARKS FACILITIES 96

EXISTING AND FUTURE TRAIL NETWORK . 100

PUBLIC FEEDBACK & BEST PRACTICES 101

COMMUNITY SERVICES (CS) GOALS 102

COMMUNITY SERVICES



COMMUNITY SERVICES GOALS & OBJECTIVES

CS-1: PROVIDE HIGH QUALITY EDUCATION AT ALL LEVELS FOR ALL MEMBERS OF THE COMMUNITY

CS-1-A: Ensure that high school students are prepared for college, post-secondary training, or the workforce

CS-1-B: Enrich the workforce

CS-1-C: Promote and accommodate lifelong learning

CS-2: CONTINUALLY AIM TO IMPROVE PUBLIC COMMUNITY SERVICES

CS-2-A: Improve and expand local library facilities and operations

CS-2-B: Maintain a high level of communication with the community

CS-2-C: Ensure that the health needs, both physical and mental, of all residents are being met

CS-2-D: Ensure that public utilities are sufficient to serve existing and future needs

COMMUNITY SERVICES GOALS & OBJECTIVES

CS-3: PROVIDE HIGH QUALITY PARKS AND RECREATION AMENITIES FOR ALL RESIDENTS OF ALL AGES AND ABILITIES.

CS-3-A: Maintain and improve existing park amenities and add amenities to new parks

CS-3-B: Connect the existing and future park system with recreational trails

CS-3-C: Provide park space at a rate of 16 acres per 1,000 population and located within a ¼ mile walk of every resident

SOME BIG IDEAS - COMMUNITY SERVICES

Education / Workforce

- mentoring, networking, childcare

Library Services

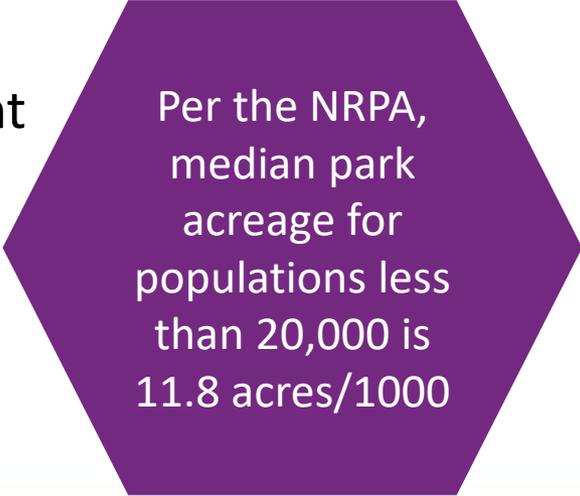
- accommodate entrepreneurship

City Communications

- ongoing and continual improvement

Parks

- Within a quarter-mile walk of every resident
- Maintain 16 acres of parkland per 1,000 population
- Connect parks with the trail system
- Splash pad



Per the NRPA,
median park
acreage for
populations less
than 20,000 is
11.8 acres/1000



CHAPTER 8: THE ENVIRONMENT & SUSTAINABILITY

INTRODUCTION 104

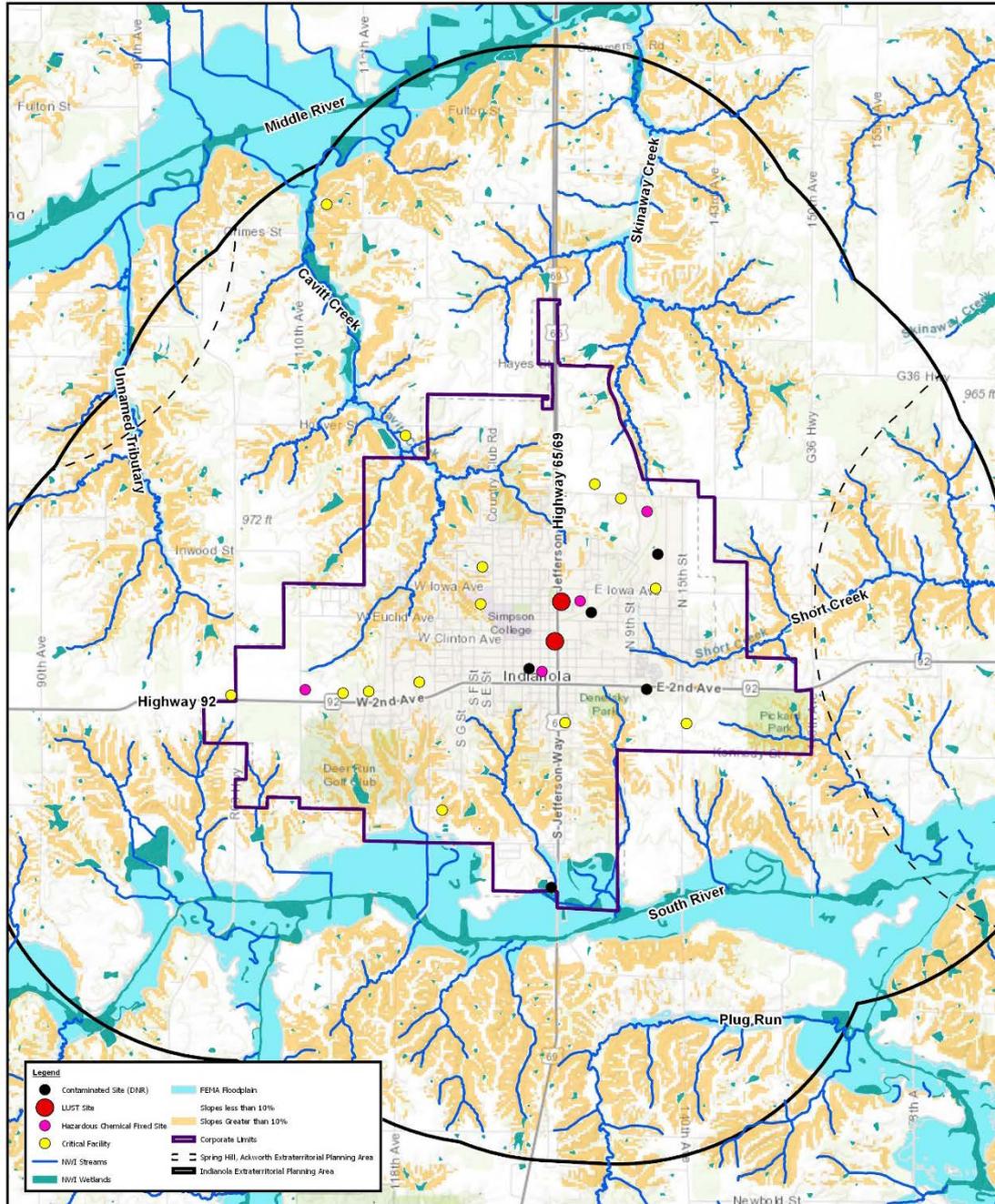
NATURAL ENVIRONMENT 104

- FLOOD HAZARD AREAS 104
- WETLANDS 106
- SEVERE SLOPES 106
- CRITICAL FACILITIES 106
- LEAKING UNDERGROUND STORAGE TANKS (LUST) 106
- CONTAMINATED SITES/FACILITIES 106
- HAZARDOUS CHEMICAL FIXED SITES 106
- SOIL SUITABILITY 106

PUBLIC FEEDBACK & BEST PRACTICES 107

ENVIRONMENT & SUSTAINABILITY (ES) GOALS 108

THE ENVIRONMENT & SUSTAINABILITY



THE ENVIRONMENT & SUSTAINABILITY GOALS & OBJECTIVES

ES-1: PROMOTE THE USE OF RENEWABLE ENERGY SOURCES

ES-1-A: Reduce greenhouse gas emissions

ES-1-B: Promote renewable energy production such as small scale wind and solar

ES-2: PROMOTE SUSTAINABLE BUILDING DEVELOPMENT AND GREEN INFRASTRUCTURE

ES-2-A: Promote sustainable development practices

THE ENVIRONMENT & SUSTAINABILITY GOALS & OBJECTIVES

ES-3: PRESERVE AND RESTORE NATURAL RESOURCES AND WILDLIFE HABITATS

ES-3-A: Protect wetlands, prairies, stream corridors, and other wildlife habitat

ES-3-B: Expand urban tree canopy

ES-3-C: Discourage sprawled urban development of open space and agricultural land

ES-4: REDUCE THE NEGATIVE EFFECTS OF HAZARDS AND THE IMPROVE THE RESPONSE AND RECOVERY TIME OF HAZARDS

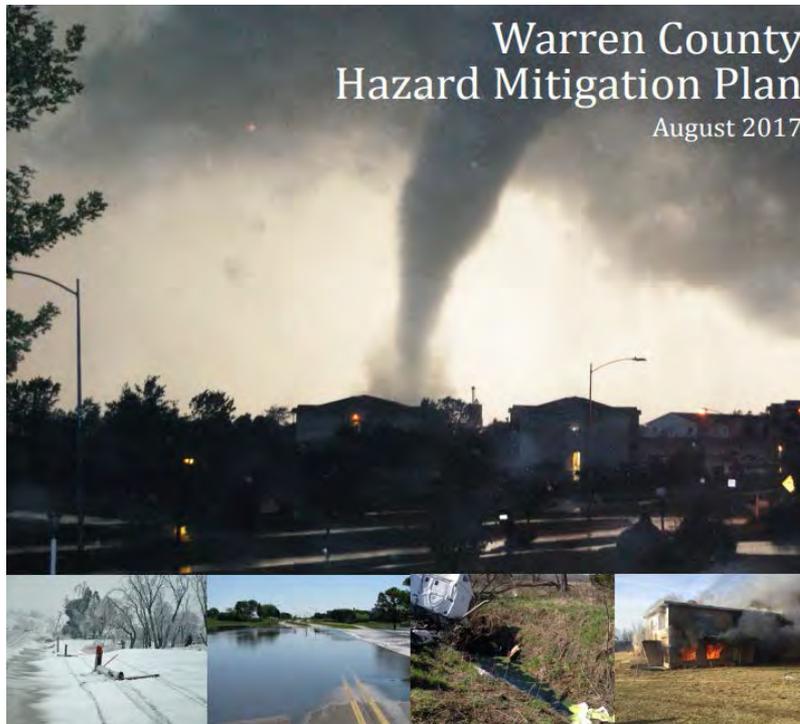
ES-4-A: Reduce the extent of property losses on properties with current and future development and reduce the likelihood of personal injury or loss of life (adapted from Warren County Hazard Mitigation Plan)

ES-4-B: Improve public response to hazards and make recovery easier (Warren County Hazard Mitigation Plan)

SOME BIG IDEAS – ENVIRONMENT AND SUSTAINABILITY

CLASS	DESCRIPTION / PERMITTED USES
ENVIRONMENTALLY SENSITIVE OVERLAY	<p>Consists of 100-year floodplain, slopes of 10% or more, wetlands, and waterways including a 100-foot wide buffer on each side of the stream or creek</p> <p>Restricts development to that which can be compatible with the environmental challenges of the area</p> <p>This overlay shall not supersede Floodplain Development Regulations</p>

- Environmental land use overlay district
- Natural Resource Zoning District (potentially overlay)
 - Transfer of Development Rights
- Climate action plan
- Renewable energy sources
- Electric vehicles





CHAPTER 9: IMPLEMENTATION

INTRODUCTION 112

LEADERSHIP & PARTNERS 112

CITYWIDE 112

COUNTYWIDE 112

REGION 113

STATEWIDE 113

EXISTING PLAN RESOURCES 113

BEST PRACTICE RESOURCES 113

FUNDING RESOURCES 114

TYPE OF ACTION 115

TIMELINE & REVIEW 116

IMPLEMENTATION TABLE 117

ED: ECONOMIC DEVELOPMENT 117

HN: HOUSING & NEIGHBORHOODS 123

TR: TRANSPORTATION 126

CS: COMMUNITY SERVICES 130

ES: ENVIRONMENT & SUSTAINABILITY 134

IMPLEMENTATION PLAN

ED: ECONOMIC DEVELOPMENT

IMPLEMENTATION PLAN

Leadership, Partners and Resources

Type of Action

- Policy and Code Amendments
- Tasks
- Capital Improvement Program (CIP)

Timeline

- **Short-term:** within 5 years
- **Medium-term:** 5-10 years
- **Long-term:** 10-20 years

OBJECTIVE	ACTION	TIME-LINE	TYPE	RESPONSIBLE PARTY	PARTNER(S)	RESOURCES
GOAL ED-1: ATTRACT, RETAIN, AND EXPAND COMMERCIAL AND INDUSTRIAL BUSINESSES						
ED-1-A: Establish a business-friendly environment	ED-1-A-i: Develop new and expand existing relationships with economic development partners, such as colleges, school districts, non-profits, and lenders to provide resources to support business growth	Short/Ongoing	Task	Chamber, CED	Simpson, Schools	City staff time
	ED-1-A-ii: Identify workforce development needs to satisfy market demands	Short/Ongoing	Task	Chamber	CED	Economists, IWD
	ED-1-A-iii: Develop financial incentives to support business development	Short/Ongoing	Code/Policy	CED	Chamber	IEDA
	ED-1-A-iv: Review site development and business licensing procedures to identify opportunities to streamline applications and reduce review timelines	Short	Code/Policy	CED	Chamber, Developers	City staff time
	ED-1-A-v: Use land use and zoning regulations in a variety of scenarios, including mixed uses and home-based businesses, to attract diverse business	Medium	Code/Policy	CED	Chamber	City staff time
	ED-1-A-vi: Maintain use of landscaped buffers between incompatible land uses	Ongoing	Code/Policy	CED	Businesses	City staff time
	ED-1-A-vii: Develop a code that uses architecture and urban design to establish compatibility between existing and future land uses	Short	Code/Policy	CED	Chamber	Urban Designers

SOME BIG IDEAS - IMPLEMENTATION

The Implementation Plan is a working document – the timeline, parties, partners, and resources may change.

Review annually and issue a public report assessing accomplishments and identifying roadblocks.

If needed, make modifications to future land use, goals, objectives, and actions through a public process with justification.

While the Community Development Department is the “keeper” of the document, there are multiple “responsible parties.”



WHAT'S NEXT?

Planning & Zoning Commission Recommendation

- February 11, 2020

City Council Adoption

- February 18, 2020

then, **Start Implementing!**



SNYDER
& ASSOCIATES