



09

IMPLEMENTATION

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INTRODUCTION

The Comprehensive plan creates a vision for the City of Elkhart and guides land use and infrastructure improvements so that the City can meet the needs of the community in the future. The vision of the plan can only be realized if the plan is used. Tools to implement the plan will vary in that some will be reactive such as zoning and subdivision ordinances that guide private developments and others will be proactive, such as the City's Capital Improvement Program (CIP) for undertaking public improvement projects.

To achieve the goals and objectives of this Comprehensive Plan, the City of Elkhart has established regulations for zoning, subdivision of land, floodplain areas and has adopted performance standards to assure properties are well-maintained and to prohibit nuisance activities. All are administered by the City.





Implementation

The final element of this document is implementation, which lays the groundwork for how the City will implement the plan. Since this is a comprehensive plan, not all specifics are spelled out – and some follow-up work on specific areas will be needed. However, this does provide a place to start when tracking progress and ensuring the plan remains relevant and impactful throughout its life cycle.

Many of the City’s official actions, including enforcement of City ordinances, and decisions regarding funding and completing public projects – provide ways to implement this plan. This element includes both routine procedures and new initiatives. The plan also will be implemented through the use of public programs, fiscal devices, and other related actions.

Of particular importance among the tools is the Capital Improvement Program (CIP). A City annually reviews capital expenditure needs and budgets for improvements identified throughout the comprehensive plan and other means. Capital needs include public and private investments in infrastructure, types of infrastructure repair and replacement, transportation, building maintenance and repair, water systems, equipment, and park expenditures. The CIP budget is continually assessed and is subject to modification as appropriate.

A CIP will require review on at least an annual basis to determine the need for any adjustments, as further development within the City occurs and other governmental decisions are made regarding regional or county level improvements.

The table that follows includes the goals expressed for each Plan Element and related recommendations for the stated goals. It’s important to recognize that many Plan Elements are interrelated and recommendations may be applicable to multiple goals. Each recommendation is assigned a priority rating of 1, 2, or 3 within the Plan Element category. A rating of 1 has the highest priority; priority 3 is still important but may be an on-going or long-term objective.

Implementation

GOAL	Recommendation	PRIORITY
Housing Goal 1: Encourage appropriate density levels of housing for the location and context of development.	Support zoning map amendments consistent with the adopted future land use plan. Adopt a future land use plan that identifies a range of housing densities in appropriate locations.	1
Housing Goal 2: Provide for a variety of housing types that appeal to a variety of age groups, demographics and household sizes while still reflecting the resident's needs and desires along with the character of the community.	Join/contribute to a Housing Trust Fund to encourage the construction of quality affordable housing units.	3
Housing Goal 3: Plan for safe, affordable, and attractive housing to meet current and future housing demands of all Elkhart residents.	Explore the development of a housing rehabilitation program to improve the quality, and extend the longevity of the existing housing stock.	2
Housing Goal 4: Maintain the quality of existing housing.	Adopt and enforce a housing maintenance code.	2
LAND USE Goal 1: Encourage the development of land uses that increase the tax base of the community.	Adopt a future land use plan that encourages the development of industrial and commercial uses.	1
LAND USE Goal 2: Provide for transition and buffering adjacent to intensive development types and uses.	Consider the intensity and compatibility of uses with each development proposal.	2
LAND USE Goal 3: Identify appropriate locations for future facilities and amenities such as parks, public services, city, county and school district.	Identify future potential locations of civic uses that can efficiently provide service(s) to the community that do not occupy prime development property.	3
LAND USE Goal 4: Encourage the development of housing and employment to establish centers and districts.	Consider the phased development of priority areas to ensure all components of development are compatible.	1
LAND USE Goal 5: Provide safe pedestrian and bicycle access to all activity centers and districts in coordination with the development of these areas.	Ensure that all new and infill development is required to provide sidewalk along the full frontage of all public rights-of-way.	2
LAND USE Goal 6: Encourage the location and maintenance of local businesses in the main street, commercial centers, and districts.	Encourage businesses to locate in the Main Street Corridor.	3
LAND USE Goal 7: Encourage the redevelopment of underutilized properties that benefit from existing infrastructure and transportation improvements.	Enter a two-mile limit agreement and/or annexation agreement with the City of Ankeny.	1
NATURAL RESOURCES Goal 1: Conserve and restore open spaces and natural resources to increase resilience, adaptability, and biological integrity.	Continue participation in the National Flood Insurance Program and ensure local construction and development regulations are consistent with the requirements.	1
NATURAL RESOURCES Goal 2: Encourage sustainable practices in locating, designing, constructing, and maintaining development in the community.	Prioritize development in areas of the community that are not environmentally sensitive.	2
NATURAL RESOURCES Goal 3: Maintain, improve, and expand recreational features (parks, trails, and open space) and their services for current and future use.	Expand the parkland opportunities available to residents and visitors.	1

Implementation (Continued)

GOAL	Recommendation	PRIORITY
TRANSPORTATION Goal 1: Create a more pedestrian friendly community by providing pedestrian access and a network to all parts of town including Main Street, public parks, and community facilities.	Construct sidewalks and/or trails segments that are missing. Consider enhancing the uncontrolled intersection at Walnut Street and Grant Avenue to enhance safety of pedestrians.	1
TRANSPORTATION Goal 2: Identify and develop an enhanced trail network within the community while connecting to regional trails and provide for future linkages to other trails.	Identify a trail corridor/plan for the community. Consider future alignments for connection to the regional trail network.	3
TRANSPORTATION Goal 3: Establish a functional and brand supported community wayfinding system.	Implement a way-finding program by designing a sign system and identifying placement locations.	2
TRANSPORTATION Goal 4: Establish a standard section for roadways, turn-arounds, and sidewalks for all new development and redevelopment areas.	Adopt code requirements for standard specifications of public improvements. Review and/certify compliance with adopted codes on every public facility.	1
TRANSPORTATION Goal 5: Address, maintain, and update transportation safety concerns and safe routes of vehicular transportation throughout the community.	Adopt a standard maintenance program for streets and alleys.	3
ECONOMIC DEVELOPMENT Goal 1: Encourage the development of commercial and industrial uses that can increase the tax base while providing other secondary benefits to the community.	Consider developing policy guidance regarding the use of City incentives including, but not limited to: urban renewal, urban revitalization and tax increment financing.	1
ECONOMIC DEVELOPMENT Goal 2: Encourage development that provides a net gain of benefits to the community when cost of services, improvements, and overall community needs are considered.	Consider development incentives only when the project helps to accomplish the overall goals of the community.	2
ECONOMIC DEVELOPMENT Goal 3: Maximize the impact of the proposed NE Beltway to the benefit of the community. Consider planning studies that can provide appropriate levels of service to attract commerce and industry.	Complete a study to determine the infrastructure needs of the area beyond the current corporate limits that can provide developable sites relative to the NE Beltway planning corridor.	3
ECONOMIC DEVELOPMENT Goal 4: Encourage the operation of convenience service businesses to serve the immediate needs of residents.	Consider providing an incentive to attract a convenience service provider.	2
ECONOMIC DEVELOPMENT Goal 5: Identify unique commercial opportunities to expand the economic drive of Elkhart.	Join/form an economic development group or foundation to maximize the marketing potential of the community.	1
ECONOMIC DEVELOPMENT Goal 6: Promote economic equity in Elkhart to benefit residents regardless of identity or background.	Consider participating in the Iowa Certified Sites Program administered by the Iowa Economic Development Authority.	1
	Enter a two-mile limit agreement and/or annexation agreement with the City of Ankeny.	

Implementation

GOAL	Recommendation	PRIORITY
PUBLIC INFRASTRUCTURE Goal 1: Analyze the existing water and sanitary sewer system capacity and necessary future investment needs to provide for a long-term strategy for providing high quality un-interrupted services to the community in a cost-efficient manner.	Create a schedule to evaluate system capacity on a regular basis.	2
PUBLIC INFRASTRUCTURE Goal 2: Identify locations for future facilities while ensuring adequate infrastructure is provided to areas targeted for growth; these areas should minimize maintenance costs and not compromise the overall needs of the community.	Create a cost study to provide services to identified growth areas.	3
PUBLIC INFRASTRUCTURE Goal 3: Increase the provision of telecommunication services.	Encourage reliable, high-speed service to all residents and places of business.	2
PUBLIC INFRASTRUCTURE Goal 4: Maintain high functioning infrastructure and utilities, including: water systems, sewer systems, storm sewer and transportation.	Develop a Capital Improvement Program for the orderly identification and prioritization of capital expenses.	1
	Invest in the Main Street infrastructure by completing the Main Street improvement project.	1
	Adopt storm water management regulations.	1
COMMUNITY Goal 1: Maintain and/or improve existing properties, public infrastructure, buildings, equipment and open spaces to meet current and future community needs while ensuring the safety and livability of the community.	Evaluate the adopted City ordinances relative to zoning, subdivision, nuisance abatement and installation of public improvements on a routine basis to identify necessary amendments.	1
COMMUNITY Goal 2: Support a strong, connected, inclusive vision that provides opportunities for everyone to participate in public events and processes.	Provide opportunities for citizen involvement during all special projects and events. Encourage new volunteers to prevent volunteer 'fatigue'.	2
COMMUNITY Goal 3: Support a vision for the community that provides adequate resources to support healthy, active lives.		3
COMMUNITY Goal 4: Recognize, promote, and preserve elements that are significant to the City's history, culture, and arts.		3
COMMUNITY Goal 5: Prioritize the reuse of the former sanitary sewer aeration lagoons.	Complete the Prairie Pointe Park Conceptual Mater Plan improvements.	1
COMMUNITY Goal 6: Establish a community wayfinding program.		1
COMMUNITY Goal 7: Create an identifiable Main Street district through street and public improvements/ enhancements.		1