

Chapter 12— Implementation Strategies

Introduction

The City of Union Comprehensive Plan provides a vision and framework for decision making for city and community leaders, the public, and the development community. This plan and its recommendations focus on enhancing the quality of life in the City of Union, diversifying the city's tax base to ensure sound long term financial standing and prepare for growth and expansion of the City. With significant potential to reach the goals of this plan and strong development interest, this plan must be implemented. The City of Union must take a proactive approach to development decisions in order to realize the full benefits of the plan. To do this the City should accomplish the following:

➤ **Update the City Zoning Ordinance.**

Recommendations within the Comprehensive Plan reveal a major change in the land use and zoning of the City. The City will be transformed from an agricultural, bedroom community to a well-diversified community with commercial, office, industrial and new residential developments being focused on the agricultural lands east of the Stillwater River. Emphasis is placed on mixed-use, higher density, and pedestrian oriented development patterns. Changes to the zoning ordinance will need to reflect this vision.

➤ **Adopt a Mixed-Use Overlay Code and It's Supporting Elements.**

The adoption of the mixed-use overlay code and its elements regulating/zoning plan, thoroughfare standards, building design standards, building placement, and architectural standards will provide the framework and or building blocks for development of a mixed-use district. This type of code is different than the existing rules in that it: Prescribes the physical built results that are intended, rather than just specifying those aspects that are not permitted; It is graphic in nature, with diagrams, photographs and drawings to illustrate the City's intent; and it uses codes that specify street design, building design and building placement.

➤ **Update the City's Land Development Regulations.**

Changes to and or enhancement of the current codes will be necessary to reach the City's vision. Key areas to address include building design and setback standards, open space design, mixed-use development and street design.

➤ **Identify Traffic Calming Techniques for Pedestrian Oriented Areas in Union.**

This study would evaluate traffic calming measures and identify the appropriate measures to implement in each of the pedestrian oriented areas of the City.

➤ **Prepare a Parks and Recreation and Open Space Plan with a Comprehensive Greenway System.**

Union presently has a surplus of parkland, however, by the year 2020, Union will be deficient of parkland based on population projections. Establishment of a plan will prepare the city for future needs and position the city to seek funding for implementation elements. As part of this plan, be sure to create a Greenway System where all of the parks are connected.

➤ **Prepare and Adopt a Comprehensive Utility Master Plan.**

A utility master plan will provide guidance on when and where to spend scarce resources for infrastructure investments. Formalizing the thought and analysis process of this type of plan will allow for short-term decision making within a long-term vision.

Phase I

➤ **Adopt this Comprehensive Plan.**

The Planning Commission and The City of Union should pass an “adopt in concept” resolution giving this plan official standing for use as a guiding development document. Adopting it will mean that the City supports the plan and intends to implement its principles and recommendations including those for land use, transportation and infrastructure. This resolution will give clear direction to city staff, landowners, residents, and developers to meet the goals of the Plan in their planning and development proposals and initiatives.

Phase II

➤ **Identify and Offer Incentives to Follow this Plan and Its Code Elements.**

Encourage private investment with public incentives: utilize tax increment financing, waive fees, subsidize loans, couple public infrastructure improvements with private projects, and provide free and or pre-approved designs. Generally, cut red tape for developments that follow this plan. However, do not grant incentives such as these for development proposals that fail to follow this plan.

➤ **Promote this Plan and the Code.**

Secure press coverage for the new vision as well as any new projects completed under this vision and code framework. Spread the message that the Plan specifies the desired pattern of development and how these improvements are beneficial to the community. Promote the plan so that it will continue to influence development patterns long into the future.

Phase III

➤ **Prepare Designs and Construct Gateway Features.**

➤ **Identify Funding Sources for Transportation Enhancements and Improvements.**

The recommendations outlined in the transportation chapter of the Comprehensive Plan are a part of the framework for additional investment in the City. By identifying funding sources for these improvements, the city can begin the process of building the framework for growth.

Ongoing

➤ **Coordinate with Public Utility Companies to Bury Overhead Power and Communications Systems.**

As part of the enhancement of the aesthetics of streets and gateways, the elimination of overhead lines should be addressed as new investment and development occurs.

➤ **Update this Plan in Five to Ten Years or as Needed.**

In order to be able to proactively address future issues or changing needs of the city, this plan should be updated periodically.

➤ **Implement Elements of the Thoroughfare Plan as Funding Sources are Identified and Procured.**