



Implementation

Mission Statement:

“Protect and enhance the quality of life by providing a high level of service in an efficient and responsible manner, and implement policies that evolve with the city and its citizens.”

Objectives

- For this plan to be effective, it must be distributed, promoted and referenced.
- The comprehensive plan is meant to serve as a guideline for decision making and should be used in conjunction with other legal decision making criteria.
- The comprehensive plan is meant to evolve with the city’s needs and changing demographics, and should be reviewed on a regular basis with input from the public.

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Introduction

The Marion 2030 Comprehensive Plan Update is meant to serve as a guide, based on public input, to ensure that all decision-makers share the same basic visions in various aspects of city life.

The following information is meant to provide the blueprint to guide the city's elected and appointed leadership and staff in the day-to-day implementation of the comprehensive plan. The creation and implementation of the plan is partially guided by Indiana code. This element of the plan addresses the other aspects of the implementation of the plan, including the general implications of implementation, contributing partners, other plans that were referenced, methods of implementation, interpretation of the plan, amendments to the plan and future plan updates.

Implications

Land Use + Zoning

The comprehensive plan is a policy document calling for growth and land use management. A wide-range of land uses are to be accommodated in a way that makes efficient use of public infrastructure and resources, while remaining sensitive to environmental and social needs. The plan envisions land use patterns that create socially stimulating places, which minimize the disturbance of environmentally sensitive land, and make the most efficient use of public investments in community facilities and services. This should be accomplished through a variety of means, including incentives for land uses that accomplish the goals of the plan and disincentives for development that will not further the plan's goals.

Transportation + Circulation

The plan calls for the reorientation of the city's transportation system beyond the personal automobile, so that residents, businesses and visitors have access to a variety of transportation modes, including bus, air, bicycle and walking. The plan acknowledges the many benefits of this approach, including enhanced neighborhoods, healthier citizens, reduced traffic congestion, and reduced levels of air pollution and energy consumption. The plan notes the higher initial safety concerns and costs of creating the proposed transit system updates, but also points out the long-term capital gains of a multi-modal transportation system. The plan encourages neighborhoods to be linked by a community-wide fabric of streets, sidewalks and open spaces that contribute to increased property values and neighborhood character.

City Image + Tourism

The plan recommends policies that preserve character and increase quality of life through design and code enforcement. It also highlights the importance of improving and maintaining our main gateways and thoroughfares. The plan also recognizes the need for strong branding, marketing and promotion to increase economic development and tourism opportunities.

Neighborhood Character

This plan promotes enhanced neighborhoods that encourage compatible housing options, non-residential uses that support the daily needs of residents and the elimination of major commercial encroachments into neighborhoods. It also supports initiatives that reduce blight and the potential for foreclosures and vacancies, such as code enforcement and outreach.

Economic Development

The plan encourages continued economic growth for the area and participation by the city in economic development activities. The plan encourages the city's participation to be strategic and support development that is consistent with the goals of the comprehensive plan and other city policies, and reserve incentives for appropriate projects that do so. The city should encourage economic growth that minimizes adverse social and environmental impacts, while maximizing economic benefits.

Intergovernmental Cooperation

The plan states that cooperation among the city, county, other municipalities, school district, regional planning and transportation agencies, and state and federal agencies is critical to the success of the plan and the City of Marion. Such cooperation is expected to be done in such a way that will ultimately reduce the overall costs of providing government facilities and services, increase environmental sensitivity and improve social conditions.

Natural Resources + Sustainability

The plan explores conditions of geological resources, floodplains, wetlands and habitats. While the plan encourages continued growth in the planning area, the plan attempts to mitigate the adverse natural effects through improvements to the existing natural resources.

Parks + Recreation

The plan calls for the preparation of a parks and recreation plan that is based on connectivity, access and the conservation of limited resources. The plan anticipates social and economic benefits to accrue to the community and individual property owners.

Contributing Partners

The following partners play a vital role in the preparation, adoptions and implementation of the Comprehensive Plan. The Marion Comprehensive Plan must also be distributed to these key organizations and players, in addition to public buildings and agencies, such as Marion Public Library, as well as online.

- Advisory Plan Commission Staff
- Comprehensive Plan Steering Committee
- Advisory Plan Commission
- Board of Zoning Appeals
- City Council
- City Departments and Organizations
- Neighborhood Associations
- Citizens of Marion

Reference Material

Portions of the following plans, studies and reports are incorporated into this Comprehensive Plan update. Relevant data may also be found in the Appendix.

- “Plan for Historic Marion” prepared by the City of Marion Advisory Plan Department, Summer 2008.
- Bend of the River, Center City, Emily Flinn, Martin Boots and Garfield “Neighborhood Plans” prepared for the respective Neighborhood Associations by the Advisory Plan Department, Spring 2008.
- “Grant County Assessment Findings and Suggestions Report” prepared by Destination Development, September 2008.
- “CReED Strategic Redevelopment and Reuse Master Plan” prepared by Development Concepts for the CReED Board, February 2008.
- “Improving Neighborhoods Through Revitalization Plan” prepared by Indiana Association for Community Economic Development, February 2005.
- “2004 Economic Impact of Travel and Tourism on Indiana Counties” prepared by Global Insight, 2006.
- “Synergy Discussion Forum Results” Citizen based survey, completed in February 2004.
- “Downtown Revitalization Plan” prepared by Triad Associates for the MUEA Board, 1996.
- “Indiana 18 Corridor Plan” preparation information unknown, 1994
- “Village Corridor Enhancement Design” prepared by Architect Gerald Guy, date unknown.
- “City of Marion Parks and Recreation Master Plan” prepared by Park Board of Directors, April 2005.

Methods of Implementation

Conformity with the Plan

The Comprehensive Plan guides development and redevelopment activities within the city. Private development requires approval under the city zoning and subdivision ordinances. The Board of Zoning Appeals, Plan Commission and City Council legally base development reviews and land use decisions on conformity with the most current Comprehensive Plan and Zoning Ordinance. If projects are not consistent with this plan, then the plan commission may entertain a review and amendment of the plan, in accordance with the amendment procedures outlined later in this section.

City Projects

City projects and public improvements involving development and redevelopment are to be designed to be consistent with the city’s comprehensive plan. When appropriate, the planning commission may be asked to provide advice on how projects might be best designed to implement the comprehensive plan. New streets, structures, utilities, squares, parks, and other public ways, grounds or open spaces should be constructed so that the location and character comply with the comprehensive plan.

Public Projects

All publicly and privately owned utilities should strive to identify potential partnerships and projects with mutual benefits and cost savings. For example, if a new utility update requires the destruction of a sidewalk or street, plans should be shared with various departments to identify opportunities for other related updates and ways to meet the goals of this plan.

Annual Report

In order to monitor the success of this plan and its implementation, plan commission staff should prepare an annual report to be submitted to City Council and leadership. The official report should outline the status of each individual goal, objective and action outlined in the Action Plan, and give recommendations for future activities to continue or complete the implementation of each strategy. This report should be prepared in draft form by the planning department for the Plan Commission's review, modification and approval. The report is then submitted to City Council for review and approval. Once approved by Council, the report should be made available to interested individuals, organizations and public agencies. The report and all Comprehensive Plan updates should be made available to the public online, in the Plan Commission office and the Marion Public Library.

Annual Public Meeting

Following the adoption of the annual report, the plan commission should hold an annual public meeting focused on the status of the plan's implementation to educate the public. This meeting should address changes in social, economic and environmental conditions affecting the city and identify future issues that may require attention.

Future Planning Efforts

The comprehensive plan calls for a series of further planning activities, including plans for area, neighborhood and site-specific issues. These planning activities can be performed by the Advisory Plan Commission staff or consultants, but should include the participation of residents, business owners, property owners and other community stakeholders.

Interpretation of the Plan

The Comprehensive Plan is meant to serve as a guideline for decision-making. The plan should be used in conjunction with other legal decision-making criteria. All policies and actions are recommendations based on information from the public, past plans and studies, and professional opinions. The plan is meant to evolve with the city's needs and changing demographics and should be reviewed on a regular basis.

Amendments to the Plan

Since small decisions have the potential to make a large impact on the city, the comprehensive plan is intended to be used by various departments and organizations to guide decisions on a daily basis. Also, since conditions and opportunities are continuously changing, the document is meant to be a living document that is ever-evolving. Marion 2030 is organized into 5 main sections; Community Profile, Sector Studies, Plan Elements, Action Plan, and the Appendix. Each section is meant to be adopted and amended independently, as needed.

Annually

- Utilize the Action Plan as a "To Do" list, marking items complete and adding actions to the list.
- Prepare an annual progress report based on the Action Plan to distribute to City leadership, departments, organizations and public.

5 Year Review

- Prepare an official update to be readopted by the Plan Commission and Council every five years. Changes should be made to the official document if possible, but can be added as an addendum to the plan. The ideas and goals set in the plan are meant to guide the future growth of the city; therefore, an updated comprehensive plan should always look 15-20 years into the future and evolve with the community.

As Needed

- A large portion of this plan is rooted in the idea that the city lacks a consistent brand. It is recommended that this plan be updated to reflect the chosen brand once a study has been completed.
- Updated demographic information is released every ten years by the US Census and the Plan should adjust accordingly once the 2010 results are available. Population, housing and employment data should be based on the most recent data available.
- Review the comprehensive plan with all new City department heads, Council members, Plan Commission and Board of Zoning Appeals members.
- Goals, policies and actions in the plan should be updated on a regular basis so that the community continues to move forward together.
- The plan should be reviewed often for ambiguous language, confusion caused by layout or organization and corrected during the next update.

Future Plan Updates

Indiana law specifies the procedure for adoption of a comprehensive plan. Future updates to the comprehensive plan are officially adopted by the Marion Common Council. The Plan Commission has the primary responsibility of preparing updates to the plan and recommending it to the legislative body for adoption. The steps are outlined below. (The law specifically provides that plans may be adopted as separate elements, such as land use, thoroughfares, parks, and community facilities.)

1. Staff and Plan Commission prepare a plan or updates with input from the community.
2. Plan Commission holds a public hearing on the plan.
3. Plan Commission adopts the plan by resolution and recommends it to the legislative body for adoption.
4. Legislative body adopts the plan by resolution. A resolution is more appropriate than an ordinance, because the plan is a guideline, not a regulation. After the plan commission recommends a plan for adoption, the legislative body has the option to adopt the plan and any subsequent updates.

The objectives and actions for each Plan Element, with directives for how and when implementation is to occur, can be found in the Action Plan of this Comprehensive Plan. This is found along with a table summarizing the objectives and actions of all other elements and special element areas.