

CHAPTER 5

PLAN IMPLEMENTATION AND MONITORING



IN THIS CHAPTER:

The Arvada Comprehensive Plan is a policy document used to guide decision-making within the City. A key aspect of any plan is how it is carried out after it is adopted. For this Plan to function over time, the City must be able to periodically review and update it to respond to significant trends or changes in the economic, physical, social, or political conditions.

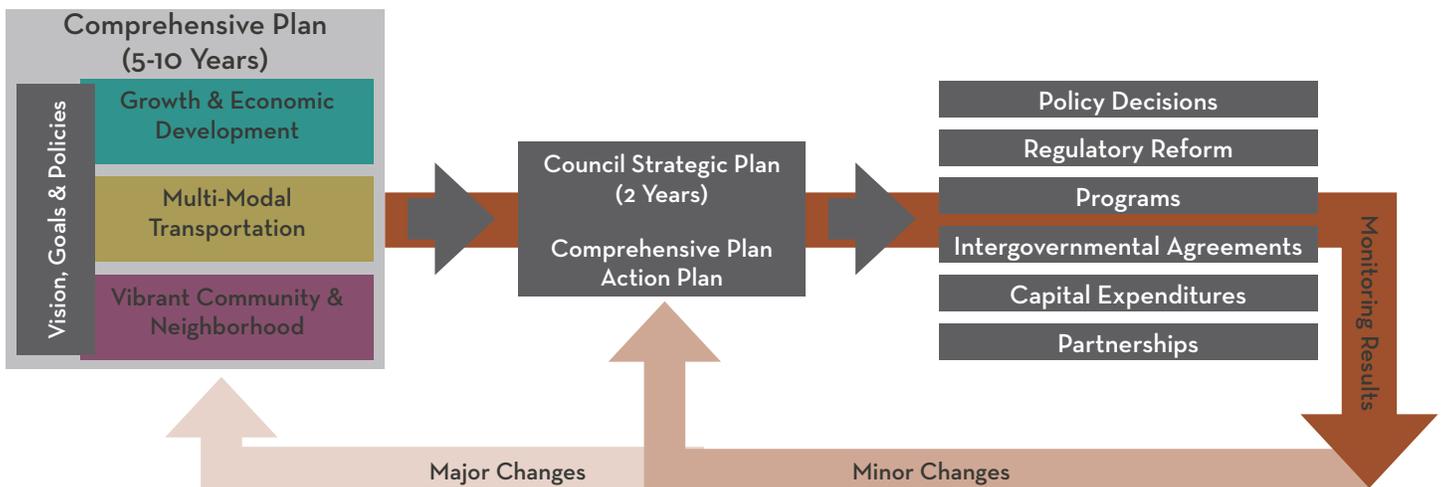
PLAN IMPLEMENTATION

CITY COUNCIL AND ADVISORY BOARD STRATEGIC PLANS

The Planning Commission, City Council, and city advisory boards, including the Arvada Urban Renewal Authority, actively promote implementation of the Comprehensive Plan. The City Council will identify specific measures to carry out the Comprehensive Plan’s goals and policies or other Council goals in a separate work program entitled the “Strategic Plan.” The Strategic Plan will identify the priority actions, responsible parties or City departments, timing, and funding over a period of approximately 2-6 years. City staff will follow City Council’s identified strategic measures to develop their departments targets to monitor what strategic results are being achieved and what needs refinement as an integral part of the City’s Strategic Business Plan.

Arvada’s budget is adopted every year based on a ten-year financial model. The City Council will update this Strategic Plan every other year, in conjunction with the biennial operating and capital budget. This enables the City to monitor progress towards long-term goals against short-term financial decisions in prioritizing projects for funding.

Advisory Boards and Commissions can also prepare work plans on a periodic basis to implement specific priority actions in the Comprehensive Plan. Work plans prepared by Advisory Boards and Commissions will be coordinated with the Council Strategic Plan and Strategic Business Plans prepared by City departments. Progress in implementing the Comprehensive Plan will be monitored with adjustments made as described in the Amendment Procedures section.



TYPES OF ACTIONS

The City will implement this Comprehensive Plan using several different approaches, as briefly described at right, including:

- Policy decisions;
- Regulatory reform;
- Programs;
- Intergovernmental agreements;
- Capital expenditures; and
- Partnerships

Policy Decisions

The City will implement most of the policies in this Plan during day-to-day policy decisions—those made by staff, Planning Commission, and City Council. The Plan serves to guide such policy decisions that will occur throughout the life of the Plan.

Regulatory Reform

The City will need to make its development regulations consistent with the goals and policies of the Comprehensive Plan following adoption. The City will review its development regulations and standards (including zoning, subdivision regulations, and roadway standards) for consistency.

Programs

The Comprehensive Plan establishes a foundation for programs. For example, some policies recommend participating in planning efforts, such as coordinating improved bus service with RTD as the Gold Line nears completion. Others may require new or enhanced programs, such as the Active Living goal area (i.e., a Healthy Places Program). Programs have varying levels of priority, depending on the issues involved. Consequently, the City will initiate them at different timing intervals.

Intergovernmental Agreements

A number of the Comprehensive Plan recommendations will best be achieved through Intergovernmental Agreements between the City and other governmental entities, such as Jefferson County or Adams County, the Regional Transportation District, and other special districts. The City already has some Intergovernmental Agreements in place. Once established, they continue to be operative for as long as the agreements intend.

Capital Improvement Expenditures

The goals and policies of the Comprehensive Plan will be considered in determining priorities and timing of capital improvement expenditures.

Partnerships

Many goals will be implemented through collaborative partnerships with business, community and non-profit groups.

AMENDMENT PROCEDURES

The City will conduct revisions to this Plan according to two distinct and different procedures: (1) Plan Amendments, and (2) Plan Updates. The Planning Commission is responsible for adopting plan updates and amendments (with ratification by City Council), and actively promoting implementation of the Comprehensive Plan and other adopted plans.

Plan Amendment Process and Procedures

The City may perform amendments on a yearly or more frequent basis as needed. Plan Amendments may include revisions to one or more sections of the Comprehensive Plan as a result of changing circumstances, adoption of subarea plans or a specific issue/policy plan, or by directive from City Council or Planning Commission. Plan Amendments may include changes to the Land Use Plan map. Other amendments may be as small as correcting text or map errors. Plan Amendments may be initiated by either the City or property owners. The process for making these amendments is described below.

All Plan Amendments shall be considered by the Planning Commission and City Council pursuant to their respective powers as set out in Chapter 1 of the Arvada Land Development Code. Notice of Planning Commission action shall be given in accordance with Division 8-2-4 (“Required Notices”) of the Land Development Code. When considering a plan amendment, the City should consider whether:

1. The existing Comprehensive Plan and/or any related element thereof is in need of the proposed amendment;
2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Comprehensive Plan;
3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;
5. The proposed amendment, if for an area that is outside of the City’s current municipal boundaries, is consistent with the City’s ability to annex the property;
6. Strict adherence to the Comprehensive Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan; and
7. The proposed Plan amendment will promote the public welfare and will be consistent with the goals and policies

of the Comprehensive Plan and the elements thereof.

Plan Update Process

The purpose of a Plan Update is to re-evaluate the goals, policies, and strategies contained within this Plan (noting those to change and those to remove), and to develop new policies if necessary—to make sure that this Plan is being effective.

It is intended that an update of the Comprehensive Plan take place at least every five years, unless otherwise directed by the City Council or Planning Commission. The City’s prime consideration in making a determination of when an update should be initiated should include what changes have occurred since the Plan was last updated. These changes may be in areas such as the economy, the environment, housing affordability, traffic congestion, completion of regional transportation projects, projected growth, or other local priorities. A Plan Update will include a thorough re-evaluation of the vision, goals, and policies contained within the Plan, noting those that should be changed and those that should be removed, and develop new policies if necessary, to make sure that the Plan is effective. A Plan Update will also include a thorough review of the validity of all information contained within the Plan and should include extensive opportunities for involvement by the public, boards and commissions, elected and appointed officials, city staff, and other affected interests.

Based on its consideration of the recommendations from staff, boards and commissions, and evidence from a public legislative hearing, the Planning Commission adopts the Plan Update. Adoption of a Plan Update by Planning Commission would be followed by City Council action including, if applicable, its ratification and approval of the Plan Update.

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