

City of Hapeville Short Term Work Program 2005-2010

<i>Planning Element & Associated Tasks</i>	<i>FY 05-06</i>	<i>FY 06-07</i>	<i>FY 07-08</i>	<i>FY 08-09</i>	<i>FY 09-10</i>	<i>Source¹</i>	<i>Agency²</i>
<i>Economic Development</i>							
Implement loan fund targeting loans to downtown businesses	\$50,000	\$50,000	\$100,000			City/FC	City
Implement Downtown Hapeville Redevelopment Plan	\$350,000	\$350,000	\$700,000	\$200,000	\$400,000	LCI/City	HCSD
Adopt & Implement South Hapeville Redevelopment Plan	\$15,000	\$15,000	\$1M	\$1M	\$1M	City/Private	HEDD
Complete a Market Analysis for the Commercial District		\$75,000				LCI	HCSD
<i>Natural and Cultural Resources</i>							
Establish an Historic Commercial District; Pursue National Register Nomination	\$30,000	\$5,000	\$5,000	\$5,000		City	HCSD
Map areas for acquisition under the Community Greenspace Program; acquire sites utilizing earmarked State funds, developer dedications and conservation easements	\$40,000	\$40,000	\$100,000	\$100,000		City/GA	HPRD
Tree Preservation and Conservation	\$5,000	\$5,000	\$5,000	\$5,000		City	HCSD
<i>Community Facilities and Services</i>							
Complete renovations to Cofield Park		\$200,000	\$200,000			City/CDBG	HPRD
Complete renovations to Master Park		\$200,000	\$200,000			City/CDBG	HPRD
Use public improvements as an incentive to encourage property owners to comply with local codes and ordinances	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	LARP/City	HCSD
<i>Transportation</i>							
Remain committed to HATMA, supporting such programs as van pools, shuttle services and employee discounts on MARTA cards	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	City	HDA
Investigate and implement approaches for generating more downtown parking						City	HCSD
Implement streetscape improvements identified in the Virginia Park Master Plan	\$200,000	\$2M	\$1M	\$1M	\$2M	City/ARC LCI	HCSD

<i>Planning Element & Associated Tasks</i>	<i>FY 05-06</i>	<i>FY 06-07</i>	<i>FY 07-08</i>	<i>FY 08-09</i>	<i>FY 09-10</i>	<i>Source¹</i>	<i>Agency²</i>
Implement street improvements identified in the Moreland-Altobelli study and listed below:							HCSD
Perkins Street and South Street railroad crossing closures and construction of new railroad crossing at Dearborn Plaza.			\$3.85M			t.b.d.	HCSD
North Central Avenue at Dogwood Drive		\$575,000				t.b.d.	HCSD
Railroad Crossing at Henry Ford II Avenue , Install Gates		\$250,000				t.b.d.	HCSD
North and South Central Avenues at Virginia Avenue			\$425,000			t.b.d.	HCSD
Traffic Calming Measures for Cofield Drive	\$25,000					t.b.d.	HCSD
North and South Central Avenues at Sylvan Road				\$450,000		t.b.d.	HCSD
Resolve the railroad crossing closings issue	\$10,000	\$50,000	\$50,000	\$50,000		City/DOT	HDA
Resurface Selected City Streets	\$250,000	\$250,000	\$250,000	\$250,000		LARP/City	HCSD
<i>Housing</i>							
Assemble and acquire land for resale to small residential builders	t.b.d.	t.b.d.	t.b.d.	t.b.d.	t.b.d.	t.b.d.	HDA
Fund infrastructure improvements in College Square	t.b.d.	t.b.d.					HDA
<i>Land Use</i>							
Incorporate the LCI Virginia Park Master Plan into the Comprehensive Plan and text revisions, as appropriate.	\$35,000	\$5,000				City	HCSD
Periodically update the digitized FLUM	\$20,000	\$20,000	\$10,000	\$10,000		City	HCSD
Modernize the zoning ordinance to accommodate mixed use as well as other innovations such as performance based zoning	\$30,000	\$30,000	\$10,000	\$10,000		City	HCSD
Pursue elimination of nonconforming uses, structures and facilities through enforcement during permitting and other mechanisms	\$10,000	\$10,000	\$10,000	\$10,000		City	HCSD
Re-adopt the Official Zoning Map	\$10,000	\$10,000	\$10,000	\$10,000		City	HCSD
Revise the Subdivision Regulations	\$25,000	\$5,000				City	HCSD

Footnotes: ¹ Source of funding. Acronyms are as follows: Community Development Block Grant (CDBG), Hapeville Development Authority (HDA) and Local Assistance Repaving Program (LARP).

²Implementing department or agency. Acronyms are as follows: Hapeville Community Service Department (HCSD), Hapeville Administration Department (HDA), Hapeville Parks and Recreation Department (HPRD) and Hapeville Economic Development Department (HEDD).

PLAN HAPEVILLE 2025

Short Term Work Program

Five-Year Update

2005-2010

CITY OF HAPEVILLE

GEORGIA

CITY OF HAPEVILLE

Short Term Work Program

Five-Year Update

CONTENTS

Executive Summary

State Requirements	i
Public Hearing Process.....	i
Summary of Citizen's Comments.....	i

Existing Short Term Work Program Analysis (2002-2007)

Economic Development	3
Natural and Historic Resources	4
Community Facilities.....	5
Housing.....	8
Land Use	8

Proposed Short Term Work Program Analysis (2005-2010)

Economic Development	11
Natural and Historic Resources	12
Community Facilities	13
Housing	17
Land Use	17

Appendix

2005-2010 Short Term Work Program Summary Table

Executive Summary

Georgia Planning Requirements

The Georgia Department of Community Affairs adopted Minimum Local Planning Standards, as amended in 1992. The Standards require that the Short Term Work Program contained in the Comprehensive Plan be updated every five years or annually. To ensure continuing compliance with state regulations and to aggressively implement the Comprehensive Plan, the City of Hapeville has conducted an update process and prepared this document for transmission to Atlanta Regional Commission and the Department of Community Affairs.

Short Term Work Program

Short term work program means that portion of the Implementation Strategy that lists specific actions to be undertaken annually by the local government over the upcoming five years to implement the approved comprehensive plan. A short term work program shall be prepared to summarize the recommendations contained in a local government's comprehensive plan and shall consist of: (1) major actions to be undertaken by a municipality or county to implement plan recommendation; (2) time frames for implementing each of the major recommendations; and (3) estimated cost (if any) of implementing individual major recommendations.

Public Hearing Process

State law requires that one public hearing be held to present amendments to the Short Term Work Program. The public hearing was held on July 19, 2005 at 7:00 PM in Council Chambers of City Hall located at 3468 North Fulton Avenue in Hapeville. The public was properly notified through the South Fulton Neighbor newspaper concerning the time and place of the hearing.

Summary of Citizen Comments

Public comment focused on the dynamics of the population projections, increasing density amid the desire to preserve Hapeville's small town character of and the nature and location of proposed "mixed use" development were received at the July 19, 2005 public hearing.

Analysis of the current Short Term Work Program

Presented below is the five-year Short Term Work Program that was to expire in 2007. This Program implements the short-term goals, policies and action strategies of the City of Hapeville. The Program is organized around the planning elements contained in the Comprehensive Plan, including economic development, natural and cultural resources, community facilities and services, housing, transportation and land use. Each program or project is accompanied by estimated project cost, funding source, implementation year and the responsible City Department or agency. The last year indicated is the anticipated completion date.

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ECONOMIC DEVELOPMENT ELEMENT

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Implement loan fund targeting loans to downtown businesses

Estimated Cost: \$300,000

Funding Source: City/Fulton County

Year of Implementation: 02-05

Responsible Agency: City

Status: Established: On Going

Comments: This economic development program has been funded by Fulton County and the City. Loans will be made to downtown businesses that will establish favored uses. The funds will be recycled based on loan payments and the program will be capitalized as a permanent economic development tool.

Implement Downtown Hapeville Redevelopment Plan

Estimated Cost: \$2M

Funding Source: City/Private

Year of Implementation: 02-07

Responsible Agency: HCSD

Status: Plan Completed, Implementation, On-going

Comments: Certain streetscape and utility improvements have been accomplished as described above. The project will be implemented over a multi-year period.

Adopt & Implement South Hapeville Redevelopment Plan

Estimated Cost: \$3,030,000

Funding Source: City

Year of Implementation: 02-07

Responsible Agency: HEDD

Status: On-going

Comments: As noted, the City is seeking a development partner to participate in redevelopment of land that has been assembled by the Hapeville Development Authority. The project will be implemented over a multi-year period.

Complete a Market Analysis for the Commercial District

Estimated Cost: \$75,000

Funding Source: City/HDA

Year of Implementation: 03-04

Responsible Agency: HDA

Status: Planned

Comments: A consultant will be selected to perform the work.

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NATURAL AND HISTORIC RESOURCES ELEMENT

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Establish an Historic Commercial District; Pursue register Nomination

Estimated Cost: \$45,000
Funding Source: City
Year of Implementation: 02-06
Responsible Agency: HCSD

Status: On-Going

Comments: The City is soliciting proposals for preparation of an application for district designation.

Map areas for acquisition under the Community Greenspace Program; Acquire sites utilizing earmarked State funds; Developer dedications and conservation easements.

Estimated Cost: \$280,000
Funding Source: City/Georgia
Year of Implementation: 02-06
Responsible Agency: HPRD

Status: Planned

Comments: The City has secured Greenspace funds to acquire open space and has applied for further funding from the Arthur Blank Foundation, securing a position on the initial grant round list. The City has adopted a Community Greenspace Program that establishes strategies for preserving critical greenspace. Implementation of the plan will be pursued on an on-going basis.

Tree Preservation and Conservation

Estimated Cost: \$20,000
Funding Source: City
Year of Implementation: 02-06
Responsible Agency: HCSD

Status: On-going

Comments: The City was recently recognized as a Tree City USA. Hapeville obtained funding from the Georgia Forestry Commission, used in part for a tree planting demonstration project. As a Tree City, the City will pursue additional tree planting funding to supplement the tree canopy.

Incorporate Storm Water Management Ordinance into the land development process

Estimated Cost: \$20,000
Funding Source: City
Year of Implementation: 03-05
Responsible Agency: HCSD

Status: Future Agenda Item

Comments: New ordinances and codes are being developed.

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COMMUNITY FACILITIES AND SERVICES ELEMENT

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Remain committed to HATMA, supporting such programs as van pools, shuttle services and employee discounts on MARTA cards

Estimated Cost: \$5,000
Funding Source: City
Year of Implementation: 02-07
Responsible Agency: HAD

Status: On-going

Comments: Hapeville is a founding member and serves on the HATMA Board. The City actively participates in activities sponsored by HATMA.

Funding and implementation streetscape improvements identified in the Virginia Park Master Plan

Estimated Cost: \$8.2M
Funding Source: City/LCI
Year of Implementation: 02-07
Responsible Agency: HCSD

Status: On-going

Comments: The City will pursue such funding as TE21, LCI, DCA, LDF and private foundation money.

Investigate and implement approaches for generating more downtown parking

Estimated Cost: \$110,000
Funding Source: City
Year of Implementation: 02-06
Responsible Agency: HCSD

Status: On-going

Comments: The City will endeavor to partner with private property owners in expanding the base of parking available to serve downtown businesses. Development incentives such as increased density or building heights may be used to leverage private participation in parking facilities. Land was acquired in 2003 and developed for 40 parking spaces.

Construct a new City swimming Pool

Estimated Cost: \$700,000
Funding Source: City
Year of Implementation: 2002
Responsible Agency: HPRD

Status: Completed, 2002

Comments: The City has selected Markey and Associates to design and prepare construction documents and drawing for a new city pool, pool house and parking. Construction of the project is scheduled for October 2002.

Complete Renovations to Cofield Park.

Estimated Cost: \$400,000
Funding Source: City
Year of Implementation: 03-05
Responsible Agency: HPRD

Status: On-going
Comments: Cofield Park will be renovated for walking trails, restrooms and meeting rooms. The park is dedicated to public education concerning wild life and plant identification.

Complete Renovations to Master Park

Estimated Cost: \$400,000
Funding Source: City/CDBG
Year of Implementation: 03/05
Responsible Agency: HPRD

Status: On Going
Comments: A master plan has been created by HOK. The park improvements will include a new entrance, restrooms, walking trails, picnic shelters and water fountains.

Construct a Football Concession Stand

Estimated Cost: \$285,000
Funding Source: City
Responsible Agency: HPRD

Status: Completed, 2005
Comments: The concession stand was built behind the Hoyt Smith Recreation Center.

Use public improvements as an incentive to encourage property owners to bring property into compliance with local codes and ordinances.

Estimated Cost: \$50,000
Funding Source: LARP/City
Year of Implementation: 02-07
Responsible Agency: HCSD

Status: On-Going
Comments: The City has leveraged private development by assisting in sidewalk and curb and gutter construction. This has been instrumental in obtaining compliance of previously "grandfathered" properties on which renovation or redevelopment is proposed. The City has paved North Fulton and Colorado Drive using LARP funds. GDOT paves the road and the City prepares the road for paving.

Resolve the railroad crossing closings issue

Estimated Cost: \$160,000
Funding Source: City/DOT
Year of Implementation: 02-06
Responsible Agency: HCSD/HAD

Status: Negotiations are underway with N/S Railway.

Comments: The City has been negotiating with Norfolk Southern Railroad in improving the safety of the numerous crossings throughout the downtown. The railroad has proposed a series of crossing closings and improvements. The City solicited assistance from GRTA in studying the transportation network impacting Hapeville and ultimately, funded a Moreland-Altobelli "Hapeville Transportation Study" at a cost of more than \$50,000.

Resurface Selected City Streets

Estimated Cost: \$1M
Funding Source: City/LARP
Year of Implementation: 02-06
Responsible Agency: HCSD

Status: On-going

Comments: The City prepares to pave a least two miles of streets each year; Hapeville contains 34 miles of streets and roads.

Construct the Hapeville Senior Center

Estimated Cost: \$2M
Funding Source: Fulton County
Year of Implementation: 02-03
Responsible Agency: FOA

Status: Completed

Comments: The project began in October 2002 and was completed in November 2003.

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HOUSING ELEMENT

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Promote development of housing tailored to seniors

Estimated Cost: \$3.02M
Funding Source: Private Developer
Year of Implementation: 02-05
Responsible Agency: HAD/HCSO

Status: Completed

Comments: The City continues to informally solicit proposals from private and non-profit providers of senior-oriented housing. Assistance measures could vary from land donation to infrastructure to bond financing.

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LAND USE ELEMENT

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Adopt architectural and site development standards design to enhance regulation of new construction and renovation

Estimated Cost: \$80,000
Funding Source: City
Year of Implementation: 02-06
Responsible Agency: HCSO

Status: Completed, 2004

Comments: The City utilized the services of a design consultant to prepare architectural and site development standards. These standards are tailored to residential and commercial contexts throughout the city and were adopted in ordinance form. The standards encourage architectural character and quality development in a market that is becoming the focus of accelerating developer and consumer attention.

Incorporate the LCI Virginia Park Master Plan into the Comprehensive Plan

Estimated Cost: \$40,000
Funding Source: City
Year of Implementation: 03-04
Responsible Agency: HCSO

Status: On-Going

Comments: The City will adopt the Plan as an amendment to the Comprehensive Plan, controlling land use in the study area. Additional LCI funding is being sought to development zoning districts and design standards to implement the Virginia Park Master Plan.

Periodically update the digitized FLUM

Estimated Cost: \$60,000
Funding Source: City
Year of Implementation: 02-06
Responsible Agency: HCSD

Status: On-going

Comments: The FLUM will be updated to acknowledge the Virginia Park Master Plan and will be amended with the Comprehensive Pan update. The update will incorporate language recognizing the proposed architectural standards and FLUM revisions, as appropriate.

Modernize the zoning ordinance to accommodate mixed use as well as other innovations such as performance-based zoning

Estimated Cost: \$80,000
Funding Source: City
Year of Implementation: 02-06
Responsible Agency: HCSD

Status: On-Going

Comments: The City has a pending PD, Planned Development District that accommodates mixed-use. This can be adopted with amendments indicated in the Virginia Park Master Plan and the pending architectural standards. Other text amendments will be accomplished following adoption of the architectural and site development standards. These will draw on Community Choices options and tool kits provided by DCA.

Pursue elimination of nonconforming uses, structures and facilities through enforcement during permitting and other mechanisms

Estimated Cost: \$40,000
Funding Source: City
Year of Implementation: 02-06
Responsible Agency: HCSD

Status: On-going

Comments: Hapeville is routinely seeking reasonable compliance to all codes during permitting of all construction. This approach will accelerate the revitalization process in the downtown and throughout the community.

Re-adopt Official Zoning Map

Estimated Cost: \$40,000
Funding Source: City
Year of Implementation: 02-06
Responsible Agency: HCSD

Status: On-Going

Comments: Re-adoption of the Official Zoning Map is a procedure recommended by the City Attorney to protect the integrity and enforceability of the Map.

Revise Subdivisions Regulations

Estimated Cost: \$30,000
Funding Source: City
Year of Implementation: 02-04
Responsible Agency: HPSD

Status: Planned

Comments: The subdivision regulation must be modernized. One shortcoming to be addressed is the absence of a short-cut method or exemption for minor subdivisions. Other aspects of the regulations will be reviewed for compliance with Best Management Practices.

City of Hapeville Short Term Work Program 2005 to 2010

Presented below is the five-year Short Term Work Program that will expire in 2010. This Program implements the short-term goals, policies and action strategies of the City of Hapeville. The Program is organized around the planning elements contained in the Comprehensive Plan, including economic development, natural and historic resources, community facilities, housing and land use. Each program or project is accompanied by estimated project cost, funding source, implementation year and the responsible City Department or agency. The last year indicated is the anticipated completion date.

ECONOMIC DEVELOPMENT ELEMENT

Implement Revolving Loan fund targeting loans to downtown businesses

Estimated Cost: \$200,000

Funding Source: City/Fulton County

Year of Implementation: 05-08

Responsible Agency: City

Status: Established/On Going

Comments: This economic development program has been funded by Fulton County and the City. Loans will be made to downtown businesses that will establish uses favored by the City. The revolving funds will be recycled based on loan payments and the program will be capitalized as a permanent economic development tool.

Implement Downtown Hapeville Redevelopment Plan

Estimated Cost: \$2M

Funding Source: LCI/City

Year of Implementation: 05-10

Responsible Agency: HCSD

Status: Plan Completed, Implementation, On-going

Comments: Certain streetscape and utility improvements have been accomplished as described above. The project will be implemented over a multi-year period.

Adopt & Implement South Hapeville Redevelopment Plan

Estimated Cost: \$3,030,000

Funding Source: City/Private

Year of Implementation: 05-10

Responsible Agency: HEDD

Status: On-going

Comments: As noted, the City is seeking a development partner to participate in redevelopment of land that has been assembled by the City. The project will be implemented over a multi-year period.

Complete a Market Analysis for the Commercial District

Estimated Cost: \$75,000
Funding Source: LCI
Year of Implementation: 06-07
Responsible Agency: HCSD

Status: Future Agenda Item

Comments: A consultant will be selected to complete the project.

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NATURAL AND HISTORIC RESOURCES ELEMENT

=====

Establish an Historic Commercial District; Pursue Register Nomination

Estimated Cost: \$45,000
Funding Source: City
Year of Implementation: 05-09
Responsible Agency: HCSD

Status: Future Agenda Item

Comments: The City is soliciting proposals for preparation of an application for district designation.

*Map areas for acquisition under the Community Greenspace Program; Acquire sites utilizing earmarked State funds;
Developer dedications and conservation easements.*

Estimated Cost: \$280,000
Funding Source: City/Georgia
Year of Implementation: 05-09
Responsible Agency: HPRD

Status: Planned

Comments: The City has secured Greenspace funds to acquire open space and has applied for further funding from the Arthur Blank Foundation, securing a position on the initial grant round list. The City has adopted a Community Greenspace Program that establishes strategies for preserving critical greenspace. Implementation of the plan will be pursued.

Tree Preservation and Conservation

Estimated Cost: \$20,000
Funding Source: City
Year of Implementation: 05-09
Responsible Agency: HCSD

Status: On-going

Comments: The City was recently recognized as a Tree City USA. Hapeville obtained funding from the Georgia Forestry Commission, used in part for a tree planting demonstration. As a Tree City, the City will pursue additional tree planting to supplement the tree canopy.

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COMMUNITY SERVICES FACILITIES ELEMENT

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Complete Renovations to Cofield Park.

Estimated Cost: \$400,000
Funding Source: City/CDBG
Year of Implementation: 06-08
Responsible Agency: HPRD

Status: On-going

Comments: Cofield Park will be renovated for walking trails, restrooms and meeting rooms. The park is dedicated to public education concerning wild life and plant identification.

Complete Renovations to Master Park

Estimated Cost: \$400,000
Funding Source: City/CDBG
Year of Implementation: 06-08
Responsible Agency: HPRD

Status: On Going

Comments: A master plan has been created by HOK. The park improvements will include a new entrance, restrooms, walking trails, picnic shelters and water fountains.

Use public improvements as an incentive to encourage property owners to bring property into compliance with local codes and ordinances.

Estimated Cost: \$50,000
Funding Source: LARP/City
Year of Implementation: 05-10
Responsible Agency: HCSD

Status: On-Going

Comments: The City has leveraged private development by assisting in sidewalk and curb and gutter construction. This has been instrumental in obtaining compliance of previously "grandfathered" properties on which renovation or redevelopment is proposed.

The City has paved North Fulton and Colorado Drive using LARP funds. GDOT paves the road and the City prepares the road for paving. The City does not receive direct funds from GDOT.

Remain committed to HATMA, supporting such programs as van pools, shuttle services and employee discounts on MARTA cards

Estimated Cost: \$5,000
Funding Source: City
Year of Implementation: 05-10
Responsible Agency: HDA

Status: On-going

Comments: Hapeville is a founding member and serves on the HATMA Board. The City actively participates in activities sponsored by HATMA.

Investigate and implement approaches for generating more downtown parking

Estimated Cost: TBA
Funding Source: City
Year of Implementation: TBA
Responsible Agency: HCSD

Status: On-going

Comments: The City will endeavor to partner with private property owners in expanding the base of parking available to serve downtown businesses. Development incentives such as increased density or building heights may be used to leverage private participation in parking facilities.

Implement streetscape improvements identified in the Virginia Park Master Plan

Estimated Cost: \$6.2M
Funding Source: City/ARC LCI
Year of Implementation: 05-10
Responsible Agency: HCSD

Status: On-going

Comments: The City will pursue such funding as TE21, LCI, DCA, LDF and private foundation money.

*Implement street improvements identified in the Moreland-Altabelli study and listed below:
Perkins Street and south street railroad crossing closures and construction of new railroad crossing at Dearborn Plaza.*

Estimated Cost: \$3.85M
Funding Source: TBD
Year of Implementation: 07-08
Responsible Agency: HCSD

North Central Avenue at Dogwood Drive

Estimated Cost: \$575,000
Funding Source: TBD
Year of Implementation: 06-07
Responsible Agency: HCSD

Railroad crossing at Henry Ford II Avenue, Install gates

Estimated Cost: \$250,000
Funding Source: TBD
Year of Implementation: 06-07
Responsible Agency: HCSD
North and South Central Avenues at Virginia Avenue

Estimated Cost: \$425,000
Funding Source: TBD
Year of Implementation: 07-08
Responsible Agency: HCSD

Traffic calming measures for Cofield Drive

Estimated Cost: \$25,000
Funding Source: TBD
Year of Implementation: 05-06
Responsible Agency: HCSD

North and South Central Avenues at Sylvan Road

Estimated Cost: \$450,000
Funding Source: TBD
Year of Implementation: 08-09
Responsible Agency: HCSD

Status: On-going

Comments:

Resolve the railroad crossing closings issue

Estimated Cost: \$160,000
Funding Source: City/DOT
Year of Implementation: 05-09
Responsible Agency: HAD

Status: Negotiations underway with N/S Railway

Comments: The City has been negotiating with Norfolk Southern Railroad in improving the safety of the numerous crossings throughout the downtown. The railroad has proposed a series of crossing closings and improvements. The City has solicited assistance from GRTA in studying the transportation network impacting Hapeville

Resurface Selected City Streets

Estimated Cost: \$1M
Funding Source: LARP/City
Year of Implementation: 05-09
Responsible Agency: HCSD

Status: On-going

Comments: The City prepares to pave a least two miles of streets each year; Hapeville contains 34 miles of streets/roads.

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HOUSING ELEMENT

=====

Assemble and acquire land for resale to small residential builders

Estimated Cost: TBA
Funding Source: TBA
Year of Implementation: 05-10
Responsible Agency: HDA

Status: On-Going

Comments:

Fund infrastructure improvements in College Square

Estimated Cost: TBA
Funding Source: TBA
Year of Implementation: 05-07
Responsible Agency: HDA

Status: On-Going

Comments:

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LAND USE ELEMENT

=====

Incorporate the LCI Virginia Park Master Plan into the Comprehensive Plan

Estimated Cost: \$40,000
Funding Source: City
Year of Implementation: 05-07
Responsible Agency: HCSD

Status: On-Going

Comments: The City will adopt the Plan as an amendment to the Comprehensive Plan, controlling land use in the study area. Additional LCI funding is being sought to development zoning districts and design standards to implement the Virginia Park Master Plan.

Periodically update the digitized FLUM

Estimated Cost: \$60,000
Funding Source: City
Year of Implementation: 05-09
Responsible Agency: HCSD

Status: On-going

Comments: The FLUM will be updated to acknowledge the Virginia Park Master Plan and will be amended with the Comprehensive Pan update. The update will incorporate language recognizing the proposed architectural standards and FLUM revisions, as appropriate.

Modernize the zoning ordinance to accommodate mixed use as well as other innovations such as performance-based zoning

Estimated Cost: \$80,000
Funding Source: City
Year of Implementation: 05-09
Responsible Agency: HCSD

Status: On-Going

Comments: The City has a pending PD, Planned Development District that accommodates mixed-use. This can be adopted with amendments indicated in the Virginia Park Master Plan and the pending architectural standards. Other text amendments will be accomplished following adoption of the architectural and site development standards. These will draw on Community Choices options and tool kits provided by DCA.

Pursue elimination of nonconforming uses, structures and facilities through enforcement during permitting and other mechanisms

Estimated Cost: \$40,000
Funding Source: City
Year of Implementation: 05-09
Responsible Agency: HCSD

Status: On-going

Comments: Hapeville is routinely seeking reasonable compliance to all codes during permitting of all construction. This approach will accelerate the revitalization process in the downtown and throughout the community.

Re-adopt Official Zoning Map

Estimated Cost: \$40,000
Funding Source: City
Year of Implementation: 05-09
Responsible Agency: HCSD

Status: On-Going

Comments: Re-adoption of the Official Zoning Map is a procedure recommended by the City Attorney to protect the integrity and enforceability of the Map.

Revise Subdivisions Regulations

Estimated Cost: \$30,000
Funding Source: City
Year of Implementation: 05-07
Responsible Agency: HCSD

Status: Planned

Comments: The subdivision regulation must be modernized. One short-coming to be addressed is the absence of a short-cut method or exemption for minor subdivisions. Other aspects of the regulations will be reviewed for compliance with Best Management Practices.