CHAPTER 15
ACTION PLAN

Introduction

The direction for the Action Plan is provided by a series of goals and objectives that have been previously discussed in Chapter 1. Goals and Objectives provide guidelines for City officials to use when making land use decisions. As the terms are often used to mean different things, it is necessary to define them for the purposes of this Plan.

Goal - A goal is a general aim or desired end. It represents a broad, long-range purpose toward which decisions are made and subsequent actions are directed. Progress toward achieving a goal is a continuous event and its complete achievement may not be possible.

Objective - An objective is a means by which a Goal may be partially attained. An objective can have a specific purpose or course of action, a method or product or a measurable performance level and does involve a given time frame.

Basic Assumptions and Guidelines

The formulation of Goals and Objectives is an endeavor to define the scope and character of development within Marion through an Action Plan. They are based on the following assumptions:

- It is the role of the City Council to perform those functions of government that are necessary to protect the health, safety, welfare and quality of life of Marion residents.

- In an effort to maintain and improve the health, safety, welfare and quality of life of Marion residents, the City Council assumes the leadership in measuring the needs of the residents, providing this information to the public, and proposing Goals and Objectives to meet those needs.

- To attain the established Goals and Objectives requires the formulation and implementation of both short and long-range plans based on the measured needs and the expected impacts from private activities within the planning area.

- In making its plans, the Goals and Objectives in this Action Plan should be the primary basis for the selection of strategies for implementation of the Comprehensive Plan.

- In the formulation of Goals and the development of the Comprehensive Plan, private property rights are to be respected. These rights include the right of all property owners to be protected from the actions of their neighbors that are...
considered a nuisance, have the potential to lower property values or have a negative impact on the quality of life in the community.

Criteria of Goals and Objectives in the Action Plan

1. They are considered primarily in terms of public actions to be taken by the City Council on behalf of present and future Marion residents.

2. They are to be attainable and achieved through actions and programs undertaken by entities within Marion, or in cooperation with Marion County, the School District, other cities within the County, the State of Kansas, or the Federal Government where such cooperation is possible and desirable.

3. They are Citywide in scope and effect, and not specific to any person or property.

4. They are regarded as being within the control of the City Council.

Environmental Preservation Strategies

General Objective – To encourage the conservation and protection of natural resource and open spaces within Marion and the planning area, while providing for a growing and changing population; in particular, the area around Central Park and Luta Creek.

- Protect all areas with significant topographic and waterway features.

**Primary Responsible Agency** - City of Marion

**Partners** – Marion County and State of Kansas

**Result** – Amendment of Zoning Ordinance and enactment of Subdivision Regulations

**Resources Required** – Cost of amending Zoning Ordinance and enacting Subdivision Regulations

**Time Required** – Amendment of Land Use Regulations completed in 2002; specific parcels of property, if any are purchased by 2025.

- Promote the planting of new trees throughout the community on private properties (not on easements and street rights-of-way).

**Primary Responsible Agency** – City of Marion

**Partners** – Kansas State Cooperative Extension and private sources
Result – Amendment of Zoning Ordinance and enactment of Subdivision Regulations to require new development to plant trees; designation of City as a “Tree City, U.S.A.”, establishment of a Tree Board

Resources Required – Cost of amending Zoning Ordinance and enacting Subdivision Regulations

Time Required – Amendment of Land Use Regulations completed in 2002; ongoing until the Comprehensive Plan is revised.

- Protect important hydrologic features such as streams, ponds, flood plains and drainage ways that help promote drainage and run-off control.

Primary Responsible Agency – City of Marion

Partners – Marion County, State of Kansas and Federal Emergency Management Agency

Result – Amendment of Zoning Ordinance and enactment of Subdivision Regulations to prevent development of flood plains and to require new development to control storm water drainage.

Resources Required – Cost of amending Zoning Ordinance and enacting Subdivision Regulations

Time Required – Amendment of Land Use Regulations completed in 2002

Parks and Open Space Strategies

General Objective – Preserve natural areas, maintain and expand parks and other recreation facilities as open space resources for the City of Marion as open space resources.

- Maintain and expand the local park system to serve all sections of the community

Primary Responsible Agency – City of Marion

Partners – School District

Result – Survey citizens to determine recreation needs every five years

Resources Required – Maintenance and capital expenditures to improve parks

Time Required – Capital Improvement Plan to list park improvements as needed
• Promote and encourage new recreational facilities and programs which respond to
  the special needs and desires of Marion residents.

  **Primary Responsible Agency** – City of Marion

  **Partners** – School District and State of Kansas

  **Result** – Achievement of a standard of 12 acres per 1,000 population regarding
  the type and quantity of park and open space land to be provided.

  **Resources Required** – Cost to acquire new parks and recreation facilities

  **Time Required** – Achievement of new facilities by 2015

• Plan for future park and open space sites within growth areas prior to
development before acquisition becomes too expensive.

  **Primary Responsible Agency** – City of Marion

  **Partners** – Marion County

  **Result** – Amendment of Zoning Ordinance and enactment of Subdivision
  Regulations to require a policy which requires private developers to make
  contributions to the City’s recreation system

  **Resources Required** – Cost of amending Zoning Ordinance and enacting
  Subdivision Regulations

  **Time Required** – Amendment of Land Use Regulations completed in 2001

• Study the feasibility of a system of jogging trails and bike paths within the City
  limits.

  **Primary Responsible Agency** – City of Marion

  **Partners** – State of Kansas and the Federal Government

  **Result** – Linkage of future and existing small neighborhood parks by a linear
  pathway along the flood plains as well as a network of recreational/bicycle
  pathways within the City connecting downtown, the schools, City parks, and other
  important landmarks.

  **Resources Required** – Costs to acquire easements where none currently exist and
to complete construction of paths
**Time Required** – Apply for possible grants from the State and Federal Governments as needed

**Built Environment Strategies**

General Goal – Ensure that new development is built using site design standards consistent with its particular use and location to maintain the small-town character of Marion.

- Promote the development of land use areas to take advantage of the City’s location along U.S. Highway 56.

**Primary Responsible Agency** – City of Marion

**Partners** – Private landowners

**Result** – Annexation of land, if possible on consent basis, for development particularly north of the City limits east along U.S. Highway 56 and adjacent to the Country Club to provide better access to Marion County Lake.

**Resources Required** – Cost of City staff time developing annexation agreements and/or service plans.

**Time Required** – Annexations should be completed as needed

- The City should promote the intergovernmental cooperation between the City and Marion County regarding issues of future development.

**Primary Responsible Agency** – City of Marion

**Partners** – Marion County

**Result** – Location of urban development in unincorporated areas where it can be served by City facilities in the near future

**Resources Required** – Cost of City and County staff time as well as meetings of City and County organizations

**Time Required** – Ongoing until the Comprehensive Plan is revised

- Extend City subdivision controls for up to three miles outside the City boundaries within Marion County if conditions warrant their extension.

**Primary Responsible Agency** – City of Marion

**Partners** – Marion County
Result – Enactment of Subdivision Regulations to extend land use regulations into the extraterritorial planning area

Resources Required – Cost of enacting Subdivision Regulations

Time Required – Amendment of Land Use Regulations completed in 2002

- Maintain the quality of existing neighborhoods and land use areas within the community.

Primary Responsible Agency – City of Marion

Partners – Private landowners

Result – Offer monetary and tax incentives for the maintenance and preservation of existing neighborhoods through payments designed to promote new construction and/or renovation.

Resources Required – Cost of uncollected tax revenue

Time Required – Initial implementation in 2002; ongoing until the Comprehensive Plan is revised

Residential Area Strategies

General Goal – Promote a mix of housing types and residential densities that provides housing opportunities for various socioeconomic groups within Marion

- The encouragement of housing development that protects existing environmental features.

Primary Responsible Agency – City of Marion

Partners – Private landowners

Result – Amendment of Zoning Ordinance and Subdivision Regulations to require Conservation easements and/or Transfer of Development Rights as viable alternatives to traditional growth by offering bonuses for denser housing.

Resources Required – Cost of amending Zoning Ordinance and enactment of Subdivision Regulations

Time Required – Amendment of Land Use Regulation completed in 2002
• Ensure that new housing development can be served by public services at the least cost.

  **Primary Responsible Agency** – City of Marion

  **Partners** – Private landowners

  **Result** – Amendment of Zoning Ordinance and enactment of Subdivision Regulations to require a policy that the City verify that adequate utilities will be available in a timely manner to support permitted uses. Utilities will only be extended to those areas that are designated as appropriate for growth during a particular five-year period.

  **Resources Required** – Cost of amending Zoning Ordinance and enacting Subdivision Regulations

  **Time Required** – Amendment of Land Use Regulations completed in 2002

• Preserve and protect existing housing through efficient code enforcement and preventive maintenance.

  **Primary Responsible Agency** – City of Marion

  **Partners** – Private landowners

  **Result** – Adopt Housing Code with minimum housing standards and/or a Rental Residence Registration Code to prevent the abandonment, or lack of maintenance of, property.

  **Resources Required** – City staff time investigating the adoption of a Housing Code and/or Rental Residence Registration Code

  **Time Required** – Study of value to the City of adopting these regulations completed by 2013.

**Commercial and Office Development Strategies**

General Goal – Maintain and expand the range of retail and commercial service activities available within the City.

• Explore the possibility of temporarily assisting the development of desirable new, or to assist existing personal services.

  **Primary Responsible Agency** – City of Marion

  **Partners** – Chamber of Commerce and Marion County Economic Development
Result – Incentives are given only for new providers for personal services currently available only outside the community. There is an emphasis on location in the downtown area, if appropriate.

Resources Required – Cost of abating property tax from the new development

Time Required – Proposals for 5-year partial property tax abatement concluded by 2013

- Identify the appropriate locations for new retail and commercial service development within future growth areas.

Primary Responsible Agency – City of Marion

Partners – Private landowners

Result – New commercial nodes would be located within the extraterritorial planning areas indicated by the Comprehensive Plan.

Resources Required – Cost of amending Zoning Ordinance and Subdivision Regulations

Time Required – Amendment of Land Use Regulations completed in 2002; new commercial areas would not be constructed until required.

- Preserve and strengthen the historic downtown area as a special area within the community.

Primary Responsible Agency – City of Marion

Partners – State of Kansas and Private landowners

Result – A Historic Area Plan should be the focus of City efforts to protect areas of significant historic and architectural merit, particularly in the downtown area.

Resources Required – Cost of developing a plan and promoting the new area

Time Required – Historic Area Plan should be completed by 2010

- Promote the development of Marion as a tourist destination.

Primary Responsible Agency – City of Marion

Partners – Chamber of Commerce and Marion County Economic Development Council
**Industrial Development Strategies**

General Goal – Continue to encourage business and industrial development as an important source of revenue and employment for the community.

- Promote industrial growth in conjunction with Marion County

**Primary Responsible Agency** – City of Marion

**Partners** – Chamber of Commerce, private individuals, Marion County and State of Kansas

**Result** – New economic development should be promoted

**Resources Required** – Cost of staff time to promote development

**Time Required** – Ongoing until the Comprehensive Plan is reviewed

**Transportation Strategies**

- Design a road network system within developing areas to acquire sufficient rights-of-way.

**Primary Responsible Agency** – City of Marion

**Partners** – Private landowners

**Result** – Possible amendment of Zoning Ordinance and enactment of Subdivision Regulations to require adequate rights-of-way

**Resources Required** – Cost of possible amending Zoning Ordinance and enacting Subdivision Regulations

**Time Required** – Amendment of Land Use Regulations completed in 2002

- Provide for safe and convenient bicycle movement within the City and its planning area.

**Primary Responsible Agency** – City of Marion
Partners – Private landowners

Result – Specification of major streets as designated bicycle route

Resources Required – Cost of street signs designating bicycle route

Time Required – Amendment of Land Use Regulations completed in 2001

- Promote the repair of sidewalks with City participation in a Benefit District.

Primary Responsible Agency – City of Marion

Partners – Private landowners

Result – Continuation of program to provide sidewalks

Resources Required – Cost of concrete

Time Required – Until the Comprehensive Plan is reviewed

Community Facilities and Services Strategies

- Continue City policy which encourages all improved properties to hook up to public sewer and public water systems, in all locations where either or both systems are available.

Primary Responsible Agency – City of Marion

Partners – Private landowners

Result – Continuation of requirements in Zoning Ordinance and enactment of Subdivision Regulations to approve development that is connected to available City facilities.

Resources Required – Cost of amending Zoning Ordinance and enacting Subdivision Regulations

Time Required – Amendment of Land Use Regulations completed in 2002

- Assume a leadership role in the provision of utility services in future growth areas.

Primary Responsible Agency – City of Marion

Partners – Private landowners
Result – Identification of services for utilities in terms of primary service, secondary service and rural service and adoption of a Storm Water Management Drainage Plan.

Resources Required – Cost of City staff to develop utility plans.

Time Required – Adoption of plans by 2015