

5. IMPLEMENTATION

Implementation of the Ewa Development Plan will be accomplished by:

- ! Phasing development to support the vision for Ewa and to maximize the effect of infrastructure investments;
- ! Guiding development in areas of critical concern including Kalaeloa (BPNAS) through Special Area Plans;
- ! Guiding public investment in infrastructure through Functional Plans which support the vision of the Development Plan;
- ! Recommending approval, approval with modifications or denial of developments seeking zoning and other development approvals based on how well they support the vision for Ewa's development;
- ! Incorporating Development Plan priorities through the Public Infrastructure Map and the City's annual budget process;
- ! Evaluating progress in fulfilling the vision of the Ewa Development Plan every two years and presenting the results of the evaluation in the Biennial Report; and
- ! Conducting a review of the vision, policies, principles, guidelines, and CIP priority investments of the Ewa Development Plan every five years and recommending revisions as necessary.

5.1 PHASING OF DEVELOPMENT

Phasing development provides the opportunity to focus the impact of scarce public funds for infrastructure development, supports the directed growth strategy of the General Plan, and provides a clear signal to private landowners and developers as to where and when development will be supported.

5.1.1 PHASING AREAS

Three types of areas are identified in the Phasing Map in Appendix A, indicating when zoning changes and infrastructure investment would be supported if the project advances the Development Plan vision for Ewa and implements the relevant policies, principles and guidelines:

- ! **Urban Expansion, 1997 - 2005** (high priority areas supported for zoning changes and infrastructure investments within the next eight years if the project supports the vision for Ewa and implements relevant policies, principles, and guidelines);
- ! **Urban Expansion, 2006 - 2015** (secondary priority areas supported for zoning changes and infrastructure investments after the next ten years if the project advances the vision for Ewa and implements relevant policies, principles, and guidelines); and
- ! **Urban Expansion, 2016 and Beyond** (projects in these areas will generally be supported for zoning changes and infrastructure investments if projects in the earlier phases have demonstrated substantial progress).

5.1.2 PUBLIC FACILITY INVESTMENT PRIORITIES

The regional directed growth strategy requires the cooperation of both public and private agencies in planning, financing, and constructing infrastructure. The City must take an active role in planning infrastructure and coordinating construction of needed

infrastructure, such as expansion of Honouliuli Wastewater Treatment Plant and reuse of its effluent, development of drainage systems for the Kaloi Gulch and Kapolei watersheds, provision of recreational open spaces, and development of the regional transportation system, parks, and police and fire facilities.

Capital Improvement Projects shall be developed to support the development of High Priority Areas during the first eight years (1997 - 2005).

Significant Capital Improvement Projects of the highest priority for the Ewa Development Plan are:

- ! A dedicated Rapid Transit Corridor linking the City of Kapolei, Kapolei Village, the UH West Oahu Campus, and Waipahu;
- ! City Offices in the City of Kapolei;
- ! State Offices in the City of Kapolei;
- ! The University of Hawaii West Oahu campus in the vicinity of Pu'u Kapuai and north of the H-1 Freeway;
- ! The North-South Road and other elements of the Ewa Regional Highway Transportation Plan;
- ! Drainage Plans for Kaloi Gulch, Kapolei, and West Loch Watersheds;
- ! New potable and non-potable water sources; and
- ! Expanded wastewater treatment plant capacity, and reclamation of effluent from the Honouliuli Wastewater Plant for non-potable water uses.

5.1.3 DEVELOPMENT PRIORITIES

Applications for zoning and other regulatory approvals for developments which are consistent with the Development Plan vision and policies and are located in the High Priority Areas will be processed during the first eight years (1997 - 2005).

5.1.4 EXCEPTIONS TO DEVELOPMENT PRIORITIES

Support for development of a project in a Secondary Priority Area could be appropriate during the first eight years (1997 - 2005) only if:

- ! The vision for economic development in Ewa would be significantly advanced by development of the project;
- ! Affordable housing needs or job creation objectives would not otherwise be met;
- ! Development of higher priority areas has been delayed; and
- ! Infrastructure cost considerations support development of the project before projects in higher priority areas.

5.2 SPECIAL AREA PLANS

Special Area Plans provide more detailed policies, principles, and guidelines than the Development Plan for areas requiring particular attention. The form and content of Special Area Plans depends on what characteristics and issues need to be addressed in greater detail in planning and guiding development or use of the Special Area.

Special Area Plans can be used to guide land use development and infrastructure investment in Special Districts, Redevelopment Districts, or Resource Areas. Plans for Special Districts would provide guidance for development and infrastructure investment in areas with distinct historic or design character or significant public views. Plans for

Redevelopment Districts would provide strategies for the revitalization or redevelopment of an area. Plans for Resource Areas would provide resource management strategies for areas with particular natural or cultural resource values.

Barbers Point Naval Air Station (BPNAS) is the only area in Ewa identified for Special Area Plan status. Its Special Area Plan will be a combination of a Redevelopment District and Resource Area Plan. A Local Reuse Master Plan is being prepared by the Barbers Point Redevelopment Commission under guidelines of the Federal Base Closure Act. BPNAS is anticipated to be returned to civilian use by 1999. The Local Reuse Master Plan is intended to become the Special Area Plan. Land use and infrastructure policies, principles, and guidelines and other relevant sections from the BPNAS Special Area Plan should be submitted to the Planning Commission for public review and to the City Council for its consideration for adoption.

5.3 FUNCTIONAL PLANS

Functional Plans are meant to provide guiding principles and strategies which will be used by the various functional agencies to determine needs, assign priorities, phase infrastructure and facilities development, and secure financing to meet the needs identified in the Development Plan.

City agencies responsible for developing infrastructure and public facilities shall review existing Functional Plans, and in consultation with the Chief Planning Officer, update the existing Plans or prepare and submit to the Mayor new long-range Functional Plans for providing facilities and services for Ewa to the year 2020.

Agencies with Functional Planning responsibilities would include:

- ! Department of Design and Construction
- ! Fire Department

- ! Department of Parks and Recreation

- ! Police Department

- ! Department of Transportation Services
- ! Department of Environmental Services
- ! Board of Water Supply

The Functional Plans should provide:

- ! A Resource-constrained Long-Range Capital Improvement Program with priorities,
- ! A Long-Range Financing Plan, with any necessary new revenue measures,
- ! A Development Schedule with first priority to areas designated for earliest development, and
- ! Service and facility design standards, including Level of Service Guidelines for determining adequacy.

A resource-constrained program is one which identifies the fiscal resources that can be reasonably expected to be available to finance the improvements.

Level of Service Guidelines for determining adequacy of public facilities and infrastructure to support new development shall be established by the responsible City line agencies as part of their review and update of Functional Plans. Level of Service Guidelines for infrastructure and utilities which are primary State agency responsibilities (such as schools) shall be established by the Department of Planning & Permitting in consultation with the responsible State agencies.

In preparing the Functional Plans, a proactive public involvement process should be established which provides the public with access to complete information about infrastructure and public facility needs assessment, alternatives evaluation, and financing.

Outreach activities should involve the Neighborhood Boards, community organizations, landowners, and others who might be significantly affected by the infrastructure or public facilities projects to be developed under the Functional Plan.

The process should be characterized by opportunities for early and continuing involvement, timely public notice, public access to information needed to evaluate the decision, and the opportunity to suggest alternatives and to express preferences.

5.4 REVIEW OF ZONING AND OTHER DEVELOPMENT APPLICATIONS

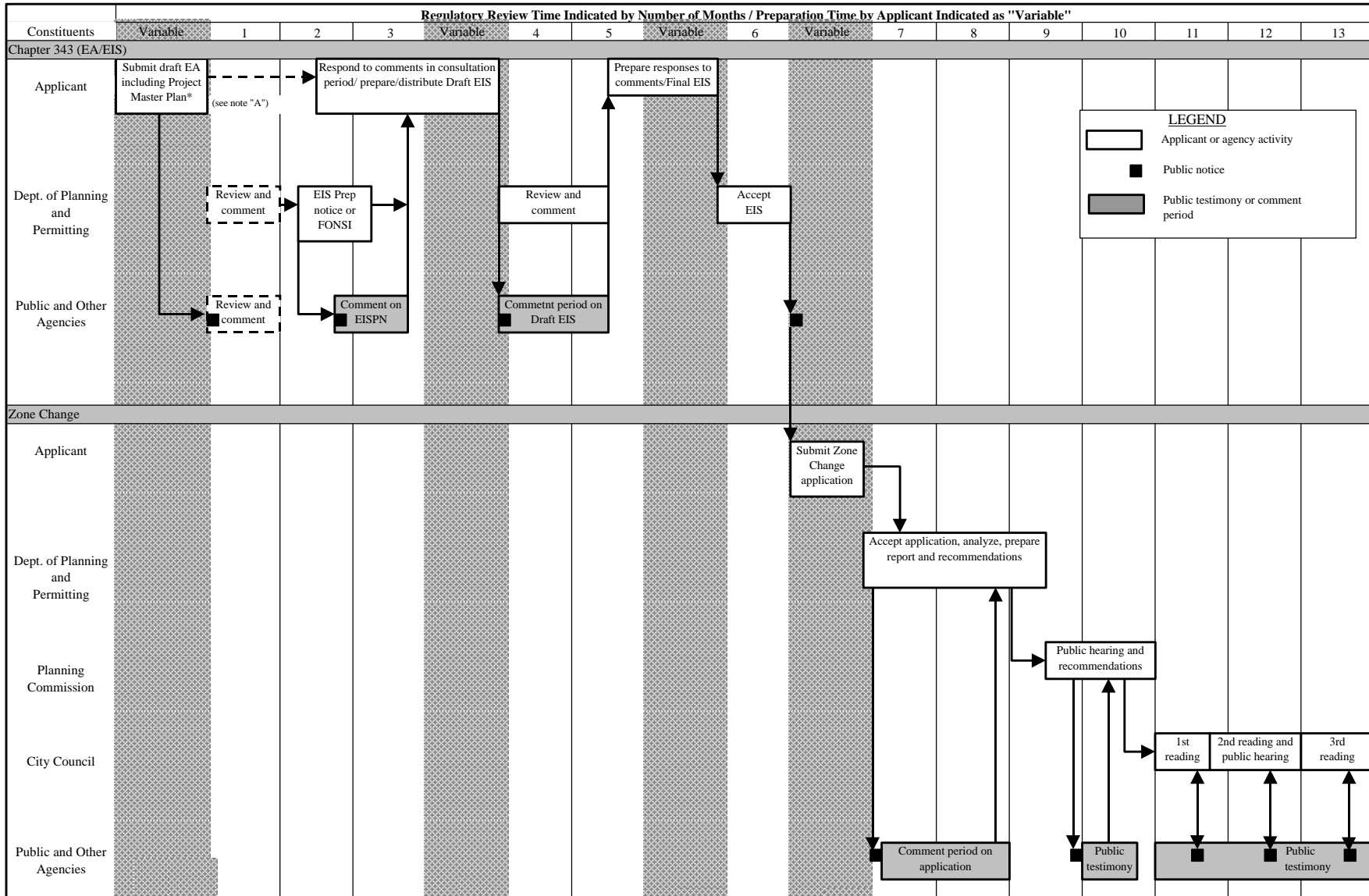
A primary way in which the vision of the Ewa Development Plan will guide land use will be through the review of applications for zone changes and other development approvals. Approval for all development projects should be based on the extent to which the project supports the policies, principles, and guidelines of the Development Plan.

Projects which do not involve significant zone changes will be reviewed by the Department of Planning & Permitting for consistency with the policies, principles, and guidelines of the Ewa Development Plan during the Zone Change Application process. Those projects requiring environmental assessments shall follow the provisions of Hawaii Revised Statutes, Chapter 343.

Projects involving significant zone changes will require an Environmental Assessment (See Section 5.4.1) which must include a Project Master Plan when 25 acres or more are involved (See Section 5.4.2). This is submitted to the Department of Planning & Permitting for review prior to initiation of the first Zone Change Application. See Exhibit 5.1 Revised for a flow chart of the approval process to be followed by significant projects. (See definition of significant zone change in Section 5.4.1 below.)

Applications for zone changes for projects in Secondary Priority Areas as shown on the Phasing Map will not be accepted until 2003 unless extenuating conditions (noted above in Section 5.1.4) exist.

Exhibit 5.1, Revised
Coordination of Chapter 343, Project Master Plan and Zone Change Review Procedures



* This review and comment period (indicated by dashed lines) is optional when the applicant does not anticipate filing a "Finding of No Significant Impact."

A: For projects greater than 25 acres.

5.4.1 ENVIRONMENTAL ASSESSMENT

Projects involving a significant zone change will be required to submit an Environmental Assessment (prepared in compliance with procedures for Chapter 343, Hawaii Revised Statutes) to the Department of Planning & Permitting to help the Department determine whether the project involves a significant environmental effect and if the project is supportive of the vision for Ewa's development.

A project will be considered to involve a significant zone change if:

- ! The application involves a zone change of 25 acres or more to any zoning district or combination of zoning districts, excluding preservation and agricultural zoning districts; or
- ! The project is more than 10 acres and involves a change from one zoning district to a Residential, or Country zoning district; or
- ! The project is more than 5 acres and involves a change from one zoning district to an Apartment, Resort, Commercial, Industrial, or Mixed Use zoning district; or
- ! The project would have major social, environmental, or policy impacts, or cumulative impacts due to a series of applications in the same area.

Zoning district categories, zoning district titles, and associated zoning map designations in effect as of February 1996 are shown below in Table 5.1.

The Director of Planning & Permitting will determine, based on review of the environmental assessment, whether an Environmental Impact Statement (prepared in compliance with procedures for Chapter 343, Hawaii Revised Statutes) will be required or whether a Finding of No Significant Impact should be issued.

TABLE 5.1: ZONING DISTRICT CATEGORIES		
ZONING DISTRICT CATEGORY	ZONING DISTRICT TITLE	MAP DESIGNATION
Preservation	Restricted Military and Federal General	P-1 F-1 P-2
Agricultural	Restricted General	AG-1 AG-2
Country	Country	C
Residential	R-20 R-10 R-7.5 R-5 R-3.5	R-20 R-10 R-7.5 R-5 R-3.5
Apartment	Low-Density Medium-Density High-Density	A-1 A-2 A-3
Apartment Mixed Use	Low-Density Medium-Density High-Density	AMX-1 AMX-2 AMX-3
Resort	Resort	Resort
Business	Neighborhood Community	B-1 B-2
Business Mixed Use	Community Central	BMX-3 BMX-4
Industrial	Limited Intensive Waterfront	I-1 I-2 I-3
Industrial - Commercial Mixed Use	Industrial - Commercial Mixed Use	IMX-1

SOURCE: Land Use Ordinance. Department of Land Utilization, City and County of Honolulu. February 1996.

In applying for a zoning change, the applicant must either:

- ! Receive a determination from the Director of Planning and Permitting that the project does not involve a significant zone change, or
- ! Submit an Environmental Assessment which will include a Project Master Plan when required, with the zone change application.

Before an application for a significant zone change can be initiated by the Department of Planning & Permitting, the applicant must either:

- ! Receive a Finding of No Significant Impact from the Director of Planning and Permitting, or
- ! Receive an acceptance of a Final Environmental Impact Statement for the project from the Department of Planning and Permitting.

All Environmental Assessments/Environmental Impact Statements required for a significant zone change involving 25 acres or more shall include a Project Master Plan (See Section 5.4.2 below). The scope of the EA/EIS must cover at a minimum the specific development associated with a particular zone change application, but at the option of the applicant may cover subsequent phases of a larger project, as well.

Zone change applications for a project already assessed under the National Environmental Policy Act, Hawaii Revised Statutes Chapter 343, Revised Ordinances of Honolulu Chapter 25 (Shoreline Management), or a preceding zoning change application will not require a new Environmental Assessment so long as the Director of Planning & Permitting determines that the desired zoning and land use generally conform to that described in the existing Environmental Assessment/Environmental Impact Statement.

5.4.2 PROJECT MASTER PLANS

The Project Master Plan is intended solely as a guide to help describe in words and illustrations how a project promotes the vision, policies, principles and guidelines for Ewa.

Projects associated with a significant zone change which involve 25 acres or more shall include a Project Master Plan to the Department of Planning & Permitting. The Project Master Plan shall cover all project phases. It shall be reviewed to determine whether the project supports the vision, policies, principles, and guidelines of the Ewa Development Plan. In the event a Final EIS has already been accepted by the City for a particular project, then a subsequent Project Master Plan will not be required.

The Project Master Plan should be based on the best information available to the applicant at the time the Zone Change Application is submitted to the City.

5.4.2.1 Coverage and Scope

The Project Master Plan should cover all phases of the project and should describe, using narrative and graphic illustration, how the project conforms to the vision for Ewa, and the relevant policies, principles, and guidelines for the project site, the surrounding lands, and the region.

5.4.2.2 Key Elements

While the scope and detail will vary according to the scope and complexity of the project, the Project Master Plan should contain the following elements. When a key element enumerated below is adequately addressed elsewhere in an EA/EIS, discussion of related issues should be referenced within the Master Plan portion of the document.

- ! **Statement of Consistency with the Ewa Development Plan Vision.** The Master Plan should indicate how the project supports the vision, policies, principles, and guidelines of the Ewa Development Plan.

! **Site Analysis.** The Master Plan should identify how the proposed development physically relates to prominent existing site features, views identified in Table 3.1 and on the Open Space Map in Appendix A, and surrounding urban or urbanizing areas and should describe any related opportunities and constraints.

! **Land Use.** The Master Plan should indicate the proposed pattern of land uses by general zoning district category. General zoning district categories from the Land Use Ordinance as of February 1996 are shown above in Table 5.1.

Land uses proposed for lands in any future development phases which are not included in the current Zone Change Application will be considered only conceptual and intended to serve only as a working guide for future development.

In larger projects, residential neighborhoods should be designated, and concepts intended to create a sense of neighborhood should be described.

For projects which involve multiple uses, the intended relationship between zoning districts should be described.

! **Open Space.** The Master Plan should discuss open space as a component of the overall land use element, and should indicate how the proposed development promotes the Development Plan open space principles and guidelines and the vision of an integrated regional open space system.

! **Circulation.** The Master Plan should indicate general street patterns and intended connections to the regional roadway network, and intended transit routes and pedestrian and bicycle routes.

- ! **Design Theme or Character.** The Master Plan should depict, with sketches, photos or descriptions, the intended general urban design of the area. These vignettes should be represented and understood to be conceptual depictions of the intended general design theme of the project.

- ! **Telecommunications.** The Master Plan should indicate the sites and network conduit facilities that would be provided to meet expected telecommunications infrastructure needs, if applicable.

5.4.2.3 Review Procedures

The Department of Planning & Permitting shall review the Project Master Plan concurrently with the Environmental Assessment/Environmental Impact Statement as shown in Exhibit 5.1 Revised, and shall determine whether the Project Master Plan supports the Ewa Development Plan vision or request changes.

5.4.2.4 Modification of Master Plan for Future Phases

Often, projects are developed in phases. As a result, the Project Master Plan is likely to cover more land than the developer is currently requesting for a zone change. The feasibility and desirability of plans for later phases of the Project Master Plan can be greatly altered in light of more detailed study of site characteristics and site planning, or change in market forces or government policies.

As a result, elements of the Master Plan covering lands in phases which are not included in the current Zone Change Application should be considered only conceptual and intended to serve only as a working guide for future development. Changes to these parts of the Master Plan can be made by the developer at any time without requiring approval by the City.

If the Master Plan has been revised in planning for a subsequent phase of the project, an updated version of the Master Plan should be submitted with the zone change application for that phase. No new Environmental Assessment or Master Plan review should be required unless there has been a major alteration in the project vision and land uses from that proposed in the original Master Plan.

5.4.3 ADEQUATE FACILITIES REQUIREMENT

All projects requesting zone changes shall be reviewed to determine if adequate public facilities and infrastructure will be available to meet the needs created as a result of the development. Level of Service Guidelines to define adequate public facilities and infrastructure requirements will be established during the Capital Improvement Program.

In order to guide development and growth in an orderly manner as required by the City's General Plan, zoning and other development approvals for new developments should be approved only if the responsible City and State agencies indicate that adequate public facilities and utilities will be available at the time of occupancy or if conditions the functional agency indicates are necessary to assure adequacy are otherwise sufficiently addressed.

The Department of Planning and Permitting will review and summarize any individual agency's findings regarding public facilities and utilities adequacy which are raised as part of the EA/EIS process. The Department of Planning & Permitting will address these findings and any additional agency comments submitted as part of the agency review of the zone change application and recommend conditions that should

be included in the Unilateral Agreement or Development Agreement to insure adequacy of facilities.

5.4.4 ZONING APPLICATION REVIEW

Zoning applications which do not involve a significant zone change will be reviewed by the Department for consistency with the General Plan, the Ewa Development Plan, and any applicable Special Area Plan provisions as part of the Zone Change application review.

The Director will recommend either approval, approval with changes, or denial, within the prescribed period as set forth in ROH Section 21-2.40, and the Director's written review of the application shall address the inconsistency of the project the General Plan, the Ewa Development Plan and shall become part of the zone change report which will be sent to the Planning Commission and the City Council.

5.4.5 UNILATERAL AGREEMENTS

Before the enactment of an ordinance for a zone change, conditions may be imposed on the applicant's use of the property. These conditions are set forth in the applicant's Unilateral Agreement which is recorded with the Bureau of Conveyances and/or the Land Court so that the conditions set forth in the agreement run with the land and bind all subsequent owners of the property.

The Director of Planning and Permitting proposes conditions initially in a report to the Planning Commission which evaluates the requested zone change and recommends approval. The Director of Planning and Permitting will evaluate the proposed project for consistency with the Ewa Development Plan vision and recommend conditions to insure that the project supports the Development Plan policies, principles, and guidelines. In addition, Project Master Plans submitted for large projects at the time of the zone change application should be referenced as a working guide in the Unilateral Agreement.

5.4.6 DEVELOPMENT AGREEMENTS

Before the enactment of an ordinance for a zone change, the City and the applicant may negotiate a Development Agreement with the applicant. The Development Agreement sets forth mutually acceptable contractual conditions agreed upon by the City and the applicant at the time of the adoption of an ordinance for a zoning change. The Development Agreement conditions are recorded with the Bureau of Conveyances and/or the Land Court so that the conditions of the agreement run with the land and bind all subsequent owners of the property.

Development agreements negotiated by the City Council shall be consistent with the Development Plan vision for Ewa and may incorporate key conditions which are necessary to implement the Development Plan vision.

5.5 ANNUAL CIP REVIEW

Annually, the Director of Planning and Permitting will work jointly with the Director of Budget and Fiscal Services and the City agencies to review all projects in the City's Capital Improvement Program (CIP) budget for conformance to the purposes of the General Plan, the Ewa Development Plan, and other Development Plans, any applicable Special Area Plan provisions, and the appropriate Functional Plans. The Director of Planning and Permitting will make a written report of findings in the budget submittal to the Council.

Public review of how projects in the City's CIP budget help accomplish the vision of the Ewa Development Plan should be a high priority. Public review should be encouraged both in the screening of agency CIP budget proposals in the preliminary draft CIP Budget (which is available in November), in review of projects included in the Draft CIP Budget (typically completed sometime in January or February), and in the City Council's formal public review and CIP Budget adoption processes.

5.6 BIENNIAL REPORT

Every two years, the Department of Planning and Permitting prepares the Biennial Report. The Report is a review of the City in terms of the General Plan and the Development Plans.

Each Biennial Report should address the achievements and progress in fulfilling the vision of the Ewa Development Plan.

5.7 FIVE YEAR DEVELOPMENT PLAN REVIEW

The Department of Planning and Permitting shall conduct a comprehensive review of the Ewa Development Plan and shall report its findings and recommended revisions to the Planning Commission and the City Council five years after adoption and every five years thereafter.

In the Five Year review, the Ewa Development Plan will be evaluated to see if the regional vision, policies, principles, guidelines, and implementing actions are still appropriate. In addition, the development phasing guidelines will be reviewed to see if its purpose is being achieved and if phasing priorities should be revised.

5.8 TRANSITION FROM THE CURRENT SYSTEM

This section discusses the transition from the former Development Plan to this revised Development Plan, including its independence from Development Plan Common Provisions, its relationship to the General Plan guidelines, and the need for review and revision of development codes, standards, and regulations.

5.8.1 DEVELOPMENT PLAN COMMON PROVISIONS AND EXISTING LAND USE APPROVALS

This Development Plan will go into effect upon adoption by ordinance. At that time, the revised Development Plan will become a self-contained document, not reliant on the

Development Plan Common Provisions which formerly applied to the Ewa Development Plan as well as all the other Development Plans.

Land use approvals granted under previously approved Development Plan amendments will remain in force and guide zoning decisions unless clearly inconsistent with the vision and policies of the Ewa Development Plan. Development can proceed in accordance with existing zoning, Unilateral Agreements, and approved Urban Design Plans. If an Environmental Assessment or Environmental Impact Statement (EA/EIS) was accepted in the course of a Development Plan land use approval for a project, it should be acceptable to meet the requirement for an initial project EA/EIS when zone change applications are submitted for subsequent phases of the project unless the project scope and land uses are being significantly changed from that described in the initial EA/EIS.

5.8.2 RELATION TO GENERAL PLAN POPULATION GUIDELINES

The Ewa Development Plan implements the General Plan population policies (in Population Objective C) as follows:

- ! Ewa's share of Oahu population in 2010 will be below the current General Plan population distribution range, but is expected to move closer to the range by 2020.
- ! Development will be encouraged within the secondary urban center at Kapolei and the urban fringe areas in Ewa.
- ! The recommended land use pattern also implements Population Objective C, Policy 3, which is to limit growth in areas outside the PUC, Central Oahu, and Ewa so that the suburban and country character of these outlying areas can be maintained.

The General Plan population distribution guidelines will continue to be used as a guide to direct the pattern of growth and development in the Ewa Development Plan Area.

Assessments of this performance will be reported in both the Biennial Report and in the Five Year Review of the Development Plan.

Under the new Ewa Development Plan, projects will be evaluated against how well they fulfill the vision for Ewa set forth in the Development Plan and how closely they meet the policies, principles, and guidelines selected to implement that vision.

5.8.3 REVIEW AND REVISION OF DEVELOPMENT CODES

Upon completion of the Development Plan Revision Program, current regulatory codes and standards should be reviewed and revised, as necessary, to maintain their consistency and effectiveness as standards to guide attainment of the objectives and policies envisioned for all Development Plan areas. To achieve the vision for Ewa as identified in this plan, at the time such reviews are conducted, the following regulatory codes and standards may warrant further review and revision to ensure achievement of the vision for the Ewa region, as well as consistency with the Ewa Development Plan:

- ! **Land Use Ordinance** (Chapter 21, Revised Ordinances of Honolulu). Zoning code standards and the zoning map for Ewa need to be revised to reflect policies, principles and guidelines in the Development Plan.

- ! **Subdivision Rules and Regulations** (Department of Land Utilization, pursuant to Chapter 22, Revised Ordinances of Honolulu). Public right-of-way standards used for subdivision and consolidation of land need to be revised to reflect transportation policies, principles, and guidelines in the Development Plan.

- ! **Traffic Standard Manual** (Department of Transportation Services, July 1976, as revised). Standards which are applied to local and most collector streets need to be revised to reflect transportation policies, principles, and guidelines in the Development Plan.

- ! **State Highways Division Procedures Manual**, Vol. 8, Chapter 5, Section 4 (State Department of Transportation). These State highway standards need to be reviewed to identify provisions which may conflict with the transportation policies, principles, and guidelines in the Development Plan.

- ! **Standard Details for Public Works Construction** (Honolulu Department of Public Works with Kauai, Maui, and Hawaii County Departments of Public Works, September 1984). Engineering standards for the dedication of public works construction need to be revised to reflect Development Plan principles and guidelines.

- ! **Storm Drainage Standards** (Department of Public Works, March 1986). Standards for the dedication of drainage systems to incorporate grassed swales and retention basins into the design need to be created to reflect the Development Plan policies, principles, and guidelines for open space.

- ! **Park Dedication Rules and Regulations** (Department of Land Utilization, pursuant to Chapter 22, Article 7, Revised Ordinances of Honolulu). Regulations need to be reviewed to determine if passive drainage systems which are designed for recreation use should count toward park dedication requirements, especially in cases where the area would exceed the amount of land that would be required under current rules and regulations.

- ! **Wastewater Management Design Standards** (Department of Wastewater Management Design Standards, Volumes I and II) and the 1990 Revised Ordinance of Honolulu, Chapter 14 (relating to sewer services). These standards and ordinance may require review to further implement Development Plan policies and guidelines.