

# Chapter 7: IMPLEMENTATION

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This section outlines the tools which the City will utilize to implement this Comprehensive Plan and describes actions which may be necessary to accomplish the goals and priorities established in this Plan. In addition to the implementation measures described in this chapter, the Transportation, Water Resources, and Housing elements each include general objectives and implementation plans attached to this Plan in each respective element.

## Implementation Tools

The City utilizes various tools to implement the Comprehensive Plan. The primary tools include, but are not limited to:

- 1) Zoning Regulations and Zoning Map - Chapter 8 of the City Code
- 2) Subdivision Regulations - Section 820 of the City Code
- 3) Individual Sewage Treatment System Regulations - Section 720 of the City Code
- 4) Sewer and Water System Regulations - Sections 700-715 of the City Code
- 5) Capital Improvement Plan (CIP)
- 6) City Budget
- 7) City Fee Schedule (esp. sewer, water, and park dedication fees to support infrastructure).
- 8) Policies, Programs, and Procedures Manual

## Zoning Regulations and Zoning Map

The current zoning map and zoning category descriptions are attached as Exhibit A. The City intends to review these official controls for consistency with the Comprehensive Plan within nine months of adopting the Plan as required by State law. The City will also make any changes which are necessary to make the official controls consistent with the Plan within this timeframe. The City has identified that the following changes may be necessary to make the official controls consistent with the Plan:

- 1) Create standards for development within the Mixed Residential Land Use.
- 2) Amend official controls to achieve consistency with updated density requirements for Medium Density Residential and High Density Residential land uses.
- 3) Amend official zoning map for property for which a Future Land Use Map was amended.
- 4) Amend the Uptown Hamel zoning districts to achieve consistency with more flexibility allowed in the land use related to residential development.
- 5) Review Commercial zoning standards to ensure commercial development at Highway 55 and future Tamarack Drive is appropriately scaled.
- 6) Review stormwater and environmental protection regulations.

### Mixed Residential Land Use

Standards will need to be established for development within the Mixed Residential Land Use to ensure that such development is consistent with the objectives and policies of the use. Specifically, standards will need to require that a portion of the development provide for

residential development with a net density of 8 units/acre or greater and will provide for guidance to incorporate such density into surrounding neighborhoods which will likely be developed at lower densities. The regulations will be intended to allow a portion of the Mixed Residential site to be reserved for higher density residential development as a separate development if a portion of the site is developed at lower densities.

#### Updated Density Requirements

The Medium Density and High Density Residential land uses are proposed to provide for development at densities of 5-7 units/acre and 12-15 units/acre respectively. The ranges are different from the 2030 Comprehensive Plan. As a result, the standards of various districts will need to be adjusted. The City will review the standards of the R2, R3, R4, and R5 districts and make necessary changes for consistency with the corresponding land use.

#### Amend Official Zoning Map

The Future Land Use of various properties is proposed to be amended in the updated Comprehensive Plan. The City will review the existing zoning map and make appropriate amendments.

#### Uptown Hamel

Existing standards for the Uptown Hamel area contemplate a large amount of high density residential development. Over the past decade and a half, the market has not demanded this amount of this type of residential development. The updated Comprehensive Plan, while still allowing for fairly high density residential development, provides more flexibility for the density of commercial and residential development in the area. The hope is that this flexibility will encourage increased redevelopment in the area. The City should establish architectural design standards for the area to create a more cohesive area.

#### Commercial Standards

The City should review existing standards within the Commercial zoning districts and amend as necessary to ensure that development is appropriately scaled with surrounding uses and also that development will protect and improve on the rural vistas and open spaces along Highway 55 and other arterial roadways within the City.

#### Environmental Protection Regulations

The City should review existing standards related to stormwater management, wetland protection, woodland protection, and other environmental matters to ensure that the regulations stay in line with current mandates and practices to protect the natural resources of the community.

## **Infrastructure Planning and Capital Improvement Plan**

The Parks/Trails/Open Space, Transportation and Water Resources elements of the Comprehensive Plan all identify improvements which were determined to be necessary to support implementation of the Plan. The City will review this information and verify expected costs of these improvements. The City utilizes a 5-year Capital Improvement Plan (CIP) to inform budgetary decisions on an annual basis to plan for infrastructure and large equipment expansions as well as replacement of existing assets. Because many of the improvements identified in this Plan are not necessary within a 5-year time horizon, each of the elements

include a longer-term CIP. Items from these elements will be incorporated into the City's 5-year CIP when necessary and appropriate.

#### Water Supply and Wastewater

Generally, the City intends to utilize revenues from connection fees charged upon development to pay for expansions and improvements to the wastewater and water supply systems. Bonds may be issued as necessary to allow time for these fees to be collected to pay for the improvements.

#### Parks/Trails/Open Space

The City predominantly utilizes park dedication fees for park/trail/open space improvements in addition to contributions from local athletic and nonprofit groups. The City has also received grant funding for projects and land donations for parks and will continue to search for such opportunities, and will explore additional options including, but not limited to: naming rights, soliciting donations, establishing charitable trusts.

#### Surface Water

The City has historically been a strong leader in water quality activities. Substantial projects have been constructed at the Loretto Ballfields, Ardmore Avenue/Pine Street, and at Tower Drive/Hamel Road which have resulted in substantial water quality and quantity benefits. The City has received grants to support many of these projects and has also invested heavily through funds and in-kind contributions of staff and equipment. The City intends to utilize stormwater utility funds to support future improvements in connection with available grant financing.

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