Chapter 11: Implementation Plan

Introduction

The Comprehensive Plan (Plan) is the principal tool for guiding the development of Lino Lakes. The community’s vision for the future can only be realized if the Plan is used. The purpose of this section is to provide guidance on using the Plan. Using the Plan requires balancing the community aspirations described in the Plan and adapting to conditions that will change over the life of the Plan.

Most chapters within this Plan contain an Implementation Plan section. These chapter-specific implementation plans contain the detailed policies, programs and future studies that are recommended to carry out the vision and goals of this Plan. The purpose of this overall Implementation Plan chapter is to provide a collective resource that describes implementation tools available and a summary of how these tools will be used to implement the Plan.

Implementation Tools

Official Controls

Official controls, such as zoning regulations, subdivision regulations, and the official zoning map, must be consistent with the Comprehensive Plan. These controls represent the rules and regulations that govern city decisions regarding growth and development. The city will update its official controls within 9 months of plan adoption. Examples of updates to the official controls to ensure consistency with the Comprehensive Plan include the following:

- Update the official zoning map to be consistent with the Comprehensive Plan (Figure 3-3). A zoning district or districts will be established as “holding zones” for urban development. These holding zones are applicable to all land use designations on the 2030 Land Use Plan. Specific areas will be zoned to a district (i.e., R-1, R-1X, R-2, NB, LB, etc.) consistent with the land use designation (i.e., Low Density Residential, Commercial, Industrial, etc.) when municipal services are available and the current staging area is expanded to include the area.
- Adopt a new Growth Management Policy consistent with the Plan.
- Review and update the existing residential zoning district requirements and subdivision regulations to ensure that the densities allowed in the Plan can be achieved.
- Create a method of providing incentives, such as density bonuses and fee reductions, for development projects that achieve goals in the Comprehensive Plan, particularly for implementing the city-wide conservation design framework presented in the Resource Management System Plan and for providing affordable housing.
- Review and update site planning and stormwater management requirements to require Low Impact Development (LID) techniques, as appropriate, to achieve the combined goals of the Resource Management System Plan and Land Use Plan.
- Revise the maximum allowable impervious surface coverages for each land use category as a primary strategy to reducing the volume of water from new development.
- Review and update the zoning and subdivision ordinances to reduce impediments to affordable housing.
- Review and update official controls to ensure land use and the timing of development is consistent with the planned and programmed transportation system.
Other Policy Plans
The Comprehensive Plan refers to other policy plans that the city uses to plan and construct municipal systems (e.g. sanitary sewer, water supply and distribution, and surface water management), to make investments, and to carry out actions. These plans include the Comprehensive Transportation Plan, Comprehensive Sanitary Sewer Plan, Comprehensive Water Supply and Distribution Plan, Parks, Natural/Open Space, Greenways and Trail System Plan, Local Surface Water Management Plan, and EDAC’s Economic Development Plan. These plans are ongoing implementation tools for achieving the vision and goals presented in this Plan by providing policies and actions for the city to follow in its decision making.

Capital Improvement Plan
The Capital Improvement Plan (CIP) addresses future needs in the areas of infrastructure extension and replacement, municipal buildings and facilities, park improvements, and equipment replacement. The CIP includes project descriptions, cost estimates, financial resources and cash flow analyses. The CIP, while adopted annually, is a work in progress, and must be reviewed and revised in order to stay viable. The CIP will serve as the foundation upon which future CIPs may be developed and refined. As conditions change, the City must be prepared to adjust to and accommodate such changes within the CIP.

The city’s current CIP is provided in Appendix F. The city will review its existing CIP and prepare its 2010 - 2014 CIP by the end of 2009. The capital improvement planning process that occurs this fall will assess the plans and programs recommended in the Comprehensive Plan and incorporate the recommendations as appropriate.

Intergovernmental Coordination
Implementing the Plan will require continued coordination with many municipalities, counties, agencies and organizations. Lino Lakes is:

- within or adjacent to three counties (Anoka, Washington, and Ramsey),
- adjacent to 10 municipalities (Centerville, Hugo, White Bear Township, North Oaks, Shoreview, Circle Pines, Blaine, Ham Lake, Columbus, and Forest Lake),
- within three school districts (Centennial School District No. 12, Forest Lake Independent School District No. 831, and White Bear Lake Independent School District No. 624),
- within two watershed districts (Rice Creek Watershed District and Vadnais Lakes Area Watershed Management Organization),
- served by two interstates (I-35W and I-35E) and numerous county roads, and
- served by the Rice Creek Chain of Lakes Regional Park Reserve and regional trails.

Continued coordination with these entities is integral to ensuring implementation of this Plan.

Public Education and Outreach
The planning process started with a community survey and the citizen’s of Lino Lakes being provided the opportunity to participate in a citizen led visioning process. The entire Lino Lakes community will be affected by the Comprehensive Plan and the public’s involvement in supporting and helping achieve the Plan’s vision and goals is critical to its successful implementation. The City has several public education and outreach tools available including the City website www.ci.lino-lakes.mn.us, the City newsletter, special mailings and publications, public hearings, community or neighborhood meetings, and special task forces and advisory panels. These tools will be used to involve the public in implementing the Plan.
**Major Implementation Items**

Implementation items are discussed in many of the Plan chapters. The following is a summary of the major implementation items and new initiatives for each chapter.

**Resource Management System Plan**

- Apply the city-wide conservation design framework presented in the Resource Management System Plan to future development and redevelopment. Work with existing property owners to retrofit stormwater management (on site volume control measures), to benefit from watershed-based volume control banking, and to restore wetlands in currently urbanized areas.

- Create a method of providing incentives, such as density bonuses and fee reductions, for development projects that achieve goals presented in the Resource Management System Plan.

- Review and update site planning and stormwater management requirements to require Low Impact Development (LID) techniques, as appropriate, to achieve the combined goals of the Resource Management System Plan and Land Use Plan. Provide guidance to staff, City Boards, and City Council regarding LID.

- Revise the maximum allowable impervious surface coverages for each land use category as a primary strategy to reducing the volume of water from new development.

- Establish a volume reduction overlay. Volume reduction will lead to nutrient load reduction which will contribute to meeting TMDL load reduction goals.

- Establish the green infrastructure program with City staff able to conduct design, inspection, and maintenance.

- Establish a Clean Water Act Nondegradation compliance program to include the established goals for each aquatic resource, the timetable for eliminating stormwater discharges, a resource monitoring schedule, and reporting program.

- Coordinate the implementation of the RMP (i.e. Wetland Preservation Corridor, RMU recommendations, etc.) and RMP Rules with Rice Creek Watershed District (RCWD).

- Create a runoff volume credit and banking system (part of the RMP Rule proposed by RCWD). This would allow parties to receive credit for stormwater volume reduction measures that provide more attenuation than required under the rule. The rule lays out the conditions for establishing volume control credits and sets up a system for tracking and transfer of those credits within the City.

- Update the Local Surface Water Management Plan after RCWD completes its next district-wide management plan.

- Implement the updated Parks, Greenways and Trail System Plan through:
  - Acquisition of parks, greenways, open space and trail corridors
  - Continuing to develop an interlinking system of parks and trails throughout the city that connect to regional parks and trails
  - Establishing multi-functional greenway corridors (corridors for wildlife, trails, and surface water management features)

- Review and update park dedication requirements to ensure consistency with the updated Parks, Greenways and Trail System Plan.
Land Use Plan

- Review and update the zoning ordinance and subdivision ordinance.
  - Update the official zoning map to be consistent with the Comprehensive Plan (Figure 3-3).
  - Adopt a new Growth Management Policy consistent with the Plan.
  - A zoning district or districts will be established as “holding zones” for urban development. These holding zones are applicable to all land use designations on the 2030 Land Use Plan. Specific areas will be zoned to a district (i.e., R-1, R-1X, R-2, NB, LB, etc.) consistent with the land use designation (i.e., Low Density Residential, Commercial, Industrial, etc.) when municipal services are available and the current staging area is expanded to include the area.
  - Review and update the existing residential zoning district requirements and subdivision regulations to ensure that the densities allowed in the Plan can be achieved.
- Develop design standards to ensure high quality residential, commercial and industrial development in the community.
- Create a method of providing incentives, such as density bonuses and fee reductions, for development projects that achieve goals in the Comprehensive Plan.
- Monitor the staging plan annually and review the supply of available land.
- Provide ample opportunities for community involvement and input for planning projects within the city through citizen advisory groups, public open houses, other stakeholder meetings, and surveys.
- Create design standards to strengthen and maintain the appearance of the city’s gateways and key transportation corridors.
- Review the fully integrated comprehensive plan, which includes coordinated land use and transportation plans, biannually to provide a rationale for transportation and land use decisions.
- Uses Alternative Urban Areawide Review (AUAR) process to assess the impact of development on the city’s natural resources and infrastructure.

Housing Plan

- Streamline permitting and development processes to ease the rehabilitation or improvement of existing homes and reduce unwarranted cost impacts on the price of entry-level homes.
- Work with the Anoka County HRA to meet the community’s life-cycle and affordable housing needs.
- Cooperate with developers or other agencies as appropriate to assess senior housing needs in the community.
- Explore methods and options to promote the improvement of the existing housing stock, and to encourage the rehabilitation or redevelopment of substandard housing.
- Pursue funding opportunities to increase the affordability of housing units within conservation subdivisions and to incorporate green building techniques for affordable housing.
- Activate and utilize powers and tools of a City Economic Development Authority and/or a City Housing and Redevelopment Authority to make funds available for the creation of new affordable housing.
• Partner with, support and market programs offered by the County, State, MHFA, Federal Government and non-profits to fund the development of affordable housing.

• Update the zoning ordinance and subdivision ordinance to reduce impediments to affordable housing.

• Periodically review land use regulations to determine the effectiveness of current ordinances in encouraging additional affordable units as well as encouraging modifications to keep the existing housing stock desirable and livable.

• Support and actively promote housing rehabilitation programs for existing owner-occupied homes and rental buildings or units. This includes promotion of all county and state programs and non-profit programs.

• Study the feasibility of establishing a program to require a property inspection and disclosure report before residential property changes hands.

• Promote programs that encourage maintenance of existing house including a housing remodeling fair, neighborhood watch programs, city beautification programs, city wide clean up programs, etc.

Economic Development Plan

• Collaborate with business support organizations to serve the needs of current and future businesses.

• Develop strategies and programs to attract high tech and high value industrial and business and professional services enterprises that have an emphasis on job creation.

• Continue to support local business retention and expansion initiatives.

• Promote the rehabilitation and redevelopment of existing commercial facilities by continuing to pursue and make available various financial programs and assistance.

• The Economic Development Advisory Committee (EDAC) will continue to prepare five year economic development plans and one year action plans.

• Consider the use of available financial incentives (i.e. TIF/tax abatements/grants, etc.) to attract businesses to relocate or start up in Lino Lakes.

• Work to actively market Lino Lakes as a great place to live and work.

• Apply Low Impact Development (LID) and “Green” building techniques to commercial and industrial development.

Transportation Plan

• Implement the recommended changes to the functional classification system in consultation with Anoka County, Metropolitan Council, and MnDOT. Any proposed changes to a Principal Arterial or ‘A’ Minor Arterial designation will need to be approved by the Transportation Advisory Board (TAB) of the Metropolitan Council.

• Work to support the access management guidelines of other jurisdictions. However, due to existing development patterns there may be some redevelopment areas that do not meet the minimum access spacing guidelines and/or have joint access agreements between properties. The City will work with property owners and Anoka County and/or MnDOT as necessary to develop acceptable access management plans for these exceptions. Official controls will be amended to include access management guidelines.

• Each recommended transportation system improvement should be studied in more detail through an engineering study to verify the need and identify the exact nature of the improvement. Such
An overall improvement program strategy should be developed and adopted that considers the recommendations in the plan. To meet the objective of completing recommended improvements to the roadway system within the planning horizon of the Plan, the City will continue to develop, in cooperation with the State and the County, a list of projects that will collectively result in the achievement of the desired system. For example:

- the City should continue to work with Anoka County, MnDOT and the Metropolitan Council to plan for the connection of Main Street to 80th Street E via a “northern bypass”, including a new I-35E interchange and a new I-35W interchange, as described in the 2004 CSAH 14 Study
- the City should also continue to work with these agencies for the implementation of a full interchange at I-35E and County Road J

Develop a Comprehensive Pavement Management Plan as part of the improvement program described above. The purpose of the pavement management plan would be to plan for the maintenance and reconstruction of the city's streets in a responsible and cost-effective manner.

**Sanitary Sewer Plan**

- Annually review and evaluate the sanitary sewer rate structure and connection charges, to assure adequate funding of the sanitary trunk system.
- Review development proposals in light of the future sanitary sewer system layout presented in the Plan, and incorporate needed trunk sewers into developers' plans where appropriate.
- Investigate the costs and benefits of requiring “point of sale” inspections for Individual Sewage Treatment Systems (ISTS) in addition to the periodic inspections currently required. The City will update its ordinances.
- Initiate negotiations with White Bear Township to formalize the agreement to reserve capacity in the Township’s Centerville Road line for additional effluent generated as development occurs in Sewer District 4.
- Continue to monitor and correct Infiltration and Inflow (I&I) throughout the sanitary sewer system.
- Review the Capital Improvement Plan (CIP) annually, with particular attention to projects upcoming during the next two year period.

**Water Supply Plan**

- Annually review and evaluate the water rate structure and connection charges, to assure adequate funding of the water supply system.
- Review development proposals in light of the future water supply system layout presented in the 2030 Water Supply Plan, and incorporate needed new mains, water towers, wells and water treatment into developers’ plans as appropriate.
- Implement the wellhead protection plan to protect the groundwater source from contamination.
- Continue working with adjacent communities to provide adequate water for emergency service.
- Protect the water supply through conservation efforts that reduce water demand, improve water use efficiency, and reduce loss and waste of water.
Initiate negotiations with White Bear Township for interconnection with their system to provide service to the West Oaks area.

Review the Capital Improvement Plan (CIP) annually, with particular attention to projects upcoming during the next two year period.

**Community Facilities Plan**

- Promote the community green within the Legacy at Woods Edge development as a gathering place for Lino Lakes' residents and visitors from around the region by providing music and cultural activities.
- Work with community groups such as athletic associations and service groups to gauge and discuss the demand for additional community facilities to be built in Lino Lakes.
- Collaborate with business partners to help fund additional community facilities.
- Market the use of community facilities for events such as youth athletic tournaments, social gatherings, and other community events.
- Continue to work with the Anoka County Library System to establish a regional library in Lino Lakes.
- Plan for necessary new or expanded public facilities through an annual capital improvement program.
- Hold public buildings to high architectural and energy efficiency standards to create a sense of community identity, ensure land use compatibility, conserve resources, and to serve as examples for private development.
- Consider response time for emergency providers and accessibility to community facilities when conducting development reviews and making other planning decisions.
- Work with the three school districts serving Lino Lakes to continue the level of education that residents have come to expect.
- Explore opportunities for locating an educational facility within the City that provides training beyond high school.

**Current Zoning**

The Metropolitan Council requires that the implementation plan include a current zoning map and a description of zoning districts that include allowable density/intensity of use, and lot sizes. This information is provided in Appendix F.

**Amendments and Updates**

The city will biannually review the Plan and amend the Plan, as necessary, to reflect changing needs and conditions. The City will perform an intensive review at least once every five years to ensure the plan addresses changing needs and conditions. Plan amendments will need to follow the process required by City Code and state statutes.