



Using the Plan

Introduction

This type of a comprehensive plan chapter is typically titled “Implementation.” The dictionary defines implementation as “putting something into effect.” Putting a comprehensive plan into effect can be as simple as adopting the plan. Implementing Roseville’s Comprehensive Plan calls for something more. It is the ongoing act of coordinating municipal actions and investments to achieve the shared vision for Roseville and the goals and policies of the Comprehensive Plan.

The Comprehensive Plan is the most important tool for guiding the development of Roseville, but the plans, policies, and actions contained within can only help achieve the community’s vision for the future if the Plan is used. The purpose of this section is to provide guidance on using the Plan.

This chapter of the Comprehensive Plan contains the following components:

- ◆ Approach

- ◆ Community Engagement
- ◆ Implementation Strategies
- ◆ Official Controls
- ◆ Capital Improvements Plan (CIP)
- ◆ Housing
- ◆ Other Implementation Tools

Approach

It is important to understand that implementing the Comprehensive Plan consists of a series of short-term and ongoing actions. This chapter describes some of the actions that will be taken to implement the Plan. Some actions cannot be anticipated and described in this update of the Plan. To ensure that the Comprehensive Plan remains a useful tool for guiding growth, it will be periodically monitored and modified to reflect changing conditions. As part of plan implementation, a periodic plan review and corresponding work program will be completed.

Statutory Framework

Two sections of State Law establish the framework for the creation and use of the Comprehensive Plan. General municipal planning law appears in Minnesota Statutes, Sections 462.351 to 462.364. These statutes apply to all cities in Minnesota. Cities in the seven-county metropolitan area are also subject to the Metropolitan Land Planning Act (MLPA) in Minnesota Statutes, Sections 473.851 to 473.871.

The MLPA requires the Comprehensive Plan to include an implementation program. The purpose of the implementation program is to describe the programs and actions that will be taken to implement the Plan and to ensure conformity with metropolitan system plans. The minimum statutory requirements for the implementation program (M.S. Section 473.852, Subd. 4) include:

- ◆ Description of official controls, addressing at least the matters of zoning, subdivision, water supply, and private sewer systems, and a schedule for the preparation, adoption, and administration of such controls.
- ◆ Capital improvement program for transportation, sewers, parks, water supply, and open space facilities.
- ◆ Housing implementation program, including official controls which will provide sufficient existing and new housing to meet the local unit's share of the metropolitan area need for low- and moderate-income housing.

Key strategies for implementing the Plan that apply to all elements or chapters include:

- ◆ Seek ways to achieve the Plan's goals
- ◆ Use established policies and plans to evaluate project proposals, decisions, and investments
- ◆ Monitor changing physical and demographic characteristics for implications to the Plan
- ◆ Work closely with other governmental and private parties to address shared interests and make effective use of limited financial resources
- ◆ Engage and involve the community in the use of the Plan

Community Engagement

Civic participation is vital to democracy. It takes many forms: individual volunteerism, volunteering on city commissions and committees, involvement with neighborhood and other nonprofit organizations, and participation in elections and governmental processes.

When residents are actively involved, civic decisions themselves are more likely to reflect and serve the needs of the community. And the built environment that results from public decisions made to benefit the community as a whole will decrease isolation and increase the vitality of public life.

Without public acceptance and engagement in the Comprehensive Plan, it will not have much of an impact in guiding Roseville's future.

Public participation and engagement is a community standard that this plan values. As indicated in the Imagine Roseville 2025 Final Report, Roseville residents are

invested in their community and Roseville has a strong inclusive sense of community. The City values community input and will utilize all input when making decisions. To this end, the City will encourage diverse representation on all city commissions and advisory bodies. The importance of community engagement is reflected throughout the Comprehensive Plan, primarily in the Land Use Chapter and the Housing and Neighborhoods Chapter, and public participation will continue to be a major underpinning of future public policy decisions.

Specifically, as it relates to the use of the Comprehensive Plan, the following steps will be taken to ensure community engagement:

1. Create a clear and concise "citizen's guide" to the Comprehensive Plan that explains its purpose and summarizes its contents
2. Maintain a Comprehensive Plan webpage on the City's website that includes the citizen's guide and all chapters of the Plan
3. Have complete printed copies of the Comprehensive Plan available for public use at City Hall and the Ramsey County Library
4. Include information about the Comprehensive Plan in *Roseville City News*
5. Prepare a program for CTV15 that explains the 2030 Comprehensive Plan and make copies of the program for use as an informational resource
6. Provide opportunities for public participation in studies undertaken to address issues raised in the Comprehensive Plan

7. Explore ways to communicate information about the Comprehensive Plan to segments of the population not reached by traditional communication strategies.

Implementation Strategies

The individual elements or chapters of the Comprehensive Plan contain implementation strategies. The following is a summary of the implementation strategies identified within 2030 Comprehensive Plan:

Land Use

- ◆ Undertake a rezoning study to ensure that the City’s zoning districts are consistent with the updated Land Use Plan
- ◆ Undertake a redevelopment planning study to establish a long-term vision and land-use plan for the Rice Street corridor
- ◆ Explore opportunities for providing a future neighborhood park within Planning Districts 12, 13, and 14

Transportation

- ◆ Undertake corridor-planning studies to establish long-range visions and plans for major roadway corridors to guide the determination of the appropriate functional, jurisdictional, and design classifications for these roadway corridors
- ◆ Study and improve intersections and roadway segments identified as having high crash rates, particularly Larpenteur Avenue at Rice Street and County Road B at Rice Street

- ◆ Utilize the Pavement Management Program to maintain high-quality streets, including coordination with Ramsey County on county roadways.
- ◆ Work with MnDOT on reconstruction and improvement of TH 36, including enhancements to the intersecting bridges, arterial roadways, and the roadway’s landscaping.
- ◆ Monitor existing and potential traffic congestion areas, particularly the County Road B segment between Snelling Avenue and Hamline Avenue, the Rosedale area, and future redevelopment areas, and explore potential traffic-capacity improvements
- ◆ Promote and collaborate with other jurisdictions on transit improvements and transit-oriented community design
- ◆ Update the Pathway Master Plan on a regular basis and construct the planned network

Housing and Neighborhoods

- ◆ Working with the HRA, develop an affordable housing implementation strategy to meet the City’s affordable-housing goals
- ◆ Working with the HRA, conduct a multifamily housing study to examine market-rate rental and senior-housing markets
- ◆ Study potential ways for organizing neighborhood groups, forums, and communication networks that would provide effective community engagement from the bottom-up
- ◆ Explore what neighborhood planning means and ways to bring the Comprehensive Plan goals and policies down to the planning-district level

Economic Development and Redevelopment

- ◆ Undertake redevelopment studies that support and encourage redevelopment within the six opportunity areas

Environmental Protection

- ◆ Continue to expand the City’s education program to increase citizens’ awareness of environmental protection, sustainability, and waste-reduction issues
- ◆ Implement the Civic Campus Geothermal Master Plan
- ◆ Establish emissions-reduction goals based on the City’s completed emissions inventory

Parks, Open Space, and Recreation

- ◆ Undertake updating of the Parks and Recreation System Plan

Utilities

- ◆ Establish a plan, including funding, for the reconstruction or rehabilitation of all cast iron water main pipes over the next 20 to 30 years
- ◆ Establish a plan, including funding, for the reconstruction or rehabilitation of all VCP sanitary sewer pipes over the next 20 to 30 years
- ◆ Develop a conservation rate structure for water utility billing
- ◆ Implement an inflow and infiltration (I/I) reduction plan to identify and remove sufficient I/I in order to eliminate the current I/I surcharge and reduce the annual treatment costs paid to the MCES

- ◆ Document power outages and work with other governmental bodies and surrounding municipalities in developing appropriate responses.
- ◆ Work with citizens, businesses and schools to identify ways promote water and energy conservation through education.

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- ◆ Establish a plan to address pre-2009 master plans.

Official Controls

All official controls are required to be consistent with the Comprehensive Plan. If an official control conflicts with the Comprehensive Plan as the result of an amendment to the Plan, State Law (M.S. Section 473.865, Subd. 3) requires the official control to be amended within nine months following the amendment to the Plan so as to not conflict with the amended Comprehensive Plan.

Zoning

The City has established zoning regulations to implement the Comprehensive Plan and guide the use of land in Roseville. The Zoning Ordinances can be found in Title 10 of the City Code including, but not limited to the following sections that regulate physical development of the City:

- ◆ Zoning Districts and Maps
- ◆ Parking
- ◆ Signs
- ◆ Design Standards
- ◆ Erosion and Sedimentation Control

- ◆ Shorelands, Wetlands, and Stormwater Management

Figure 11.1 shows the City's current Zoning Map. Table 11.1 identifies the City's current zoning districts and allowable densities and lot sizes.

In 2009, the City will review and modify (as needed) the zoning regulations and zoning district designations to ensure that they conform to the updated Comprehensive Plan. Among the anticipated changes are:

1. Establishment of zoning districts and regulations to support the new Community Mixed Use land-use designation.
2. Establishment of zoning districts and regulations to support the new Neighborhood Business land-use designation.
3. Establishment of zoning districts and regulations to support the new Community Business land-use designation.
4. Establishment of zoning districts and regulations to support the new Regional Business land-use designation.
5. Establishment of zoning districts and regulations to support the new Office land-use designation.
6. Establishment of zoning districts and regulations to support the new Business Park land-use designation.

Subdivision

Regulations governing the subdivision of land are contained in Title 11 of the City Code. In addition to platting regulations, this section includes park dedication and design standards regulations. The City

will review and modify the subdivision regulations as needed in 2009 to ensure that they conform to the updated Comprehensive Plan.

Dedication of Park Land

Requirements for the dedication of park land are contained in this chapter of the City Code (Section 1103.07). In implementing the Comprehensive Plan, the City will review these requirements and make modifications as needed to ensure conformance with state law (M.S. Section 462.358, Subd. 2).

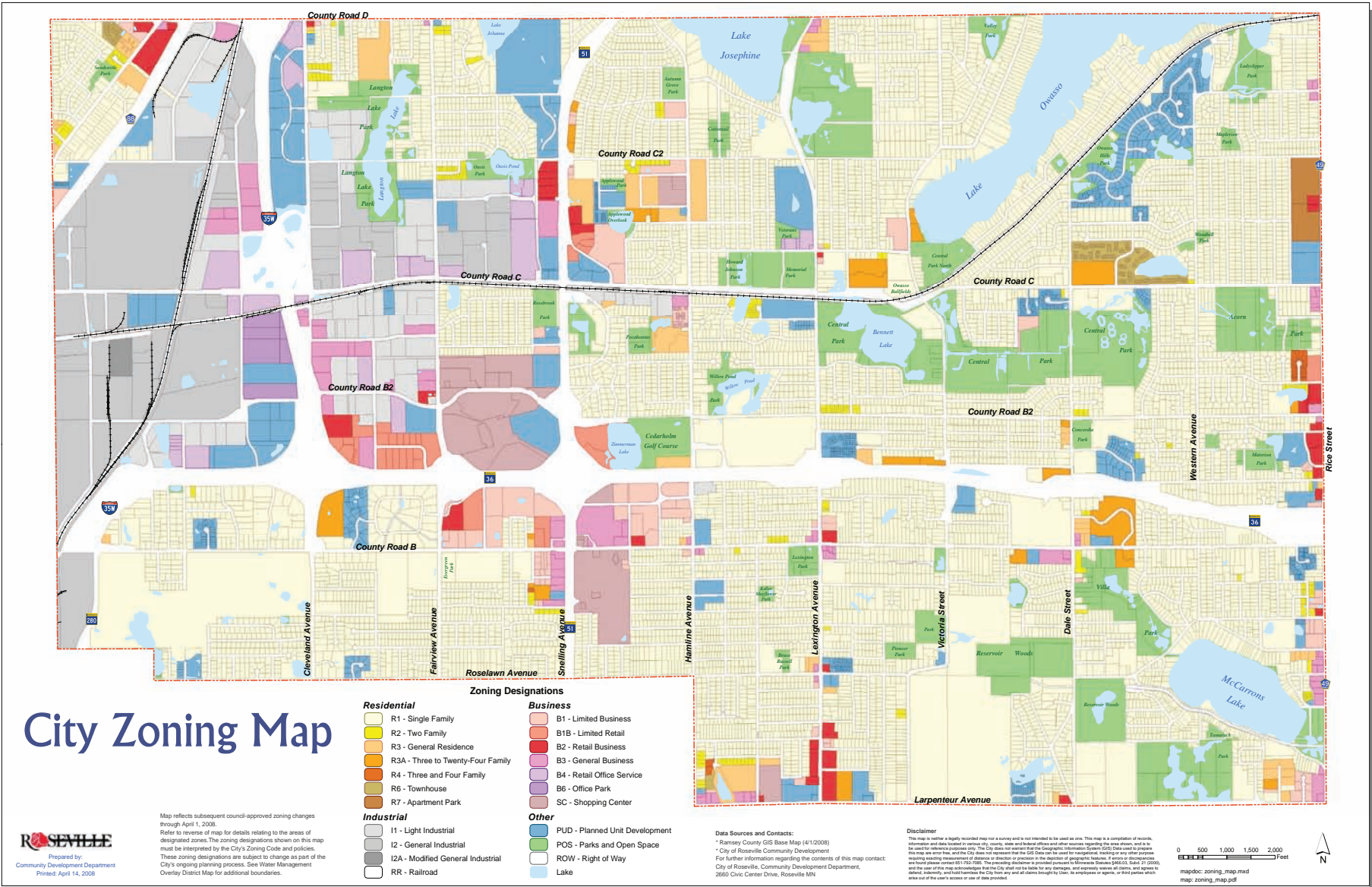
Public Ways and Public Property

Regulations governing the use, design and maintenance of public ways and public property are contained in Title 7 of the City Code, including the following sections that regulate physical development of the City:

- ◆ Parks and Recreation
- ◆ Public Waters
- ◆ Public Ways
- ◆ Construction of Streets and Sidewalks
- ◆ Excavation, Grading, and Surfacing
- ◆ Forestation Control
- ◆ Right-of-Way Management

Other Ordinances

The City will review other chapters of the City Code to identify other ordinances that control the physical development of the City and ensure consistency of any relevant ordinances with the Comprehensive Plan.



Current Zoning Map (2008)

Figure 11.1

Zoning District	Allowable Net Density	Minimum Lot Size
<i>Single-Family Residence (R-1)</i>	<i>1.0 to 4.0 dwelling units (du) per acre</i>	<i>11,000 sq. ft.</i>
<i>Two-Family Residence (R-2)</i>	<i>4.0 to 8.0 du per acre</i>	<i>11,000 sq. ft.; 5,500 sq. ft. per du</i>
<i>General Residence (R-3)</i>	<i>10.0 to 22.0 du per acre</i>	<i>11,000 sq. ft.; 2,800 sq. ft. per du with two or more bedrooms</i>
<i>Multi-Family Residence: Three to Twenty-Four Units (R-3A)</i>	<i>10.0 to 30.0 du per acre</i>	<i>11,000 sq. ft.; 2,800 sq. ft. per du with two or more bedrooms</i>
<i>Three- to Four-Family Residence (R-4)</i>	<i>8.0 to 12.0 du per acre</i>	<i>15,000 sq. ft.</i>
<i>Three- to Eight-Family Residence (R-5)</i>	<i>8.0 to 12.0 du per acre</i>	<i>15,000 sq. ft.</i>
<i>Townhouse (R-6)</i>	<i>11.0 du per acre</i>	<i>4,000 sq. ft.</i>
<i>Apartment Park (R-7)</i>	<i>Refer to minimum lot size</i>	<i>20,000 sq. ft.; minimum lot size per du varies depending upon the height and number of bedrooms per unit</i>
<i>Mobile Home (R-8)</i>	<i>Refer to minimum lot size</i>	<i>5,000 sq. ft.</i>
<i>Public Park and Open Space (POS)</i>	<i>N/A</i>	<i>N/A</i>
<i>Limited Business (B-1)</i>	<i>1.0 Floor Area Ratio (FAR) maximum</i>	<i>None.</i>
<i>Limited Retail (B-1B)</i>	<i>1.0 FAR maximum</i>	<i>None.</i>
<i>Retail Business (B-2)</i>	<i>1.0 FAR maximum</i>	<i>None.</i>
<i>General Business (B-3)</i>	<i>1.0 FAR maximum</i>	<i>None.</i>
<i>Retail Office Service (B-4)</i>	<i>1.0 FAR maximum</i>	<i>None.</i>
<i>Mixed Use Business Park (B-6)</i>	<i>0.75 FAR maximum</i>	<i>None.</i>
<i>Shopping Center (SC)</i>	<i>1.0 FAR maximum</i>	<i>None.</i>
<i>Light Industrial (I-1)</i>	<i>0.4 FAR one-story building; 0.6 FAR two-story building</i>	<i>43,560 sq. ft.</i>
<i>General Industrial (I-2)</i>	<i>0.4 FAR one-story building; 0.6 FAR two-story building</i>	<i>43,560 sq. ft.</i>
<i>Modified General Industrial (I-2A)</i>	<i>0.4 FAR one-story building; 0.6 FAR two-story building</i>	<i>43,560 sq. ft.</i>
<i>Planned Unit Development (PUD)</i>	<i>None.</i>	<i>None.</i>

Current Zoning Districts and Minimum Densities (2008)

Table 11.1

Master Plans

For the purpose of the policies described here, the term “master plan” refers to general land-use plans prepared and adopted by the City for specific geographic areas as the result of City-initiated study or analysis, and does not include project-specific redevelopment detail plans.

It is the policy of the City that all master plans, once adopted, shall also be addressed in the Comprehensive Plan. The master plans shall be addressed by one or more of the following means, as appropriate:

1. Including references to the master plan as a tool for use in implementing various aspects of the Comprehensive Plan;
2. Updating the content of the land-use plan and other elements of the Comprehensive Plan to correspond to the master plan; and/or
3. Adopting into the Comprehensive Plan as a specific element of the Land Use Chapter, and separate and distinct from the master plan document itself, those policies, design guidelines, and other elements of the master plan that are identified in the master plan for such inclusion to promote its implementation.

For master plans adopted before 2009, the City Council shall review each plan and determine whether each one should be addressed in the Comprehensive Plan, and if so, how it will be addressed in the Comprehensive Plan pursuant to this policy.

This policy does not limit the City Council’s ability to amend the Comprehensive Plan to address and/or incorporate other plans, policies or guidelines.

The City will require that the all future master plans include a description of how they will be addressed in the Comprehensive Plan.

Master plans adopted prior to 2009 are not addressed in the Comprehensive Plan without further action of the City Council.

Capital Improvements Plan

State Law requires that the implementation program for the Comprehensive Plan contain a capital improvement program for transportation, sewers, parks, water supply, and open space facilities. Each relevant chapter of the Comprehensive Plan contains a section on future capital improvements. The Comprehensive Plan serves as the foundation for ongoing capital-improvements planning by the City.

The City has created a capital-improvements plan (CIP) that matches the estimated project costs over a ten-year period with funding sources. The CIP allows the City to prioritize projects and to make best use of available revenues. By looking at future needs, the City is better able to find funding sources to fill gaps and to coordinate projects with other jurisdictions. The CIP is updated and approved annually. See Appendix A for Roseville’s 2009–2018 CIP.

The Comprehensive Plan guides capital improvements by all political subdivisions. According to State Law (M.S. Section 462.356, Subd. 2), no capital improvements shall be authorized by the City (and its subordinate units) or any other political subdivision having jurisdiction within Roseville until the Planning Commission has reviewed the CIP and reported in writing to the City Council as to its compliance of

with the Comprehensive Plan. The City Council may, by resolution adopted by two-thirds vote, dispense with this requirement when it finds that the proposed capital improvement has no relationship to the Comprehensive Plan.

Housing

The Comprehensive Plan must include a housing implementation program, including official controls which will provide sufficient existing and new housing to meet the local unit’s share of the metropolitan area need for low- and moderate-income housing. The City will continue to work with the Metropolitan Council to determine Roseville’s fair share of the region’s new affordable housing for the years 2011–2020. The City and its Housing and Redevelopment Authority (HRA) will continue to monitor Roseville’s housing supply, identify needs for public action, and design programs to meet these needs.

Other Implementation Tools

Other Policy Plans

The Comprehensive Plan refers to other policy plans that Roseville uses to guide municipal systems, actions and investments. These plans cover municipal systems for transportation, sanitary sewer, water supply, surface-water management, and parks. These plans serve as ongoing tools for implementing the plans, goals, and policies in the Comprehensive Plan. These plans may be updated and modified without updating the Comprehensive Plan.

Coordination of Actions

In addition to capital improvements, there are statutory requirements for coordinating acquisition and disposition of public lands and the use of tax increment financing with the Comprehensive Plan.

Public Lands

According to state law (M.S. §462.356, Subd. 2), publicly owned land within the City cannot be acquired or disposed of until the Planning Commission has reviewed the proposal and reported in writing to the City Council as to the compliance of the proposed action with the Comprehensive Plan. As with capital improvements, the City Council may, by resolution adopted by two-thirds vote, dispense with this requirement when it finds that the proposed acquisition or disposal of real property has no relationship to the Comprehensive Plan.

Financial Assistance

Tax increment financing (TIF) is the only finance tool formally tied to the Comprehensive Plan. State Law requires that the City find that a TIF plan conforms to the Comprehensive Plan. As a matter of policy, similar evaluation should apply to other forms of public financial assistance. In agreeing to provide financial assistance to private development, it is reasonable that the City Council determines that the development furthers the objectives of the Comprehensive Plan.

Future Studies

The City uses environmental reviews and other technical studies as tools for implementing the Comprehensive Plan. Previous studies have examined future housing needs and future areas for commercial and industrial

development. Certain development projects require formal studies to evaluate the environmental implications of planned development. The City will continue to use additional studies to provide the information needed to implement the Comprehensive Plan and to evaluate directions that may lead to Comprehensive Plan amendments.

Partnerships

The City anticipates implementation of the Comprehensive Plan will require cooperation and coordination with neighboring municipalities, Ramsey County, and other agencies and organizations. These ongoing partnerships will be essential to successful implementation of the plan.

Amendments and Updates

As needed, the City will amend the Plan to correct errors or reflect changing needs and conditions in accordance with the process outlined in the City Code and compliant with state statutes.