





Chapter 15

IMPLEMENTATION

The 2040 Comprehensive Plan provides guidance for making decisions about the community's future growth, redevelopment, and infrastructure investments. It is the City's most important tool, but its goals, policies, and actions can only achieve the community's vision for the future if the Plan is used. Using the Comprehensive Plan requires striking a balance between adhering to the enduring values described in the Plan and adapting to conditions that will change over the life of this Plan.

ROLES & RESPONSIBILITIES

Maplewood has established multiple advisory boards and commission to guide decision-making and provide an opportunity for citizen involvement. Each of these boards and commissions has a role in the implementation of the 2040 Comprehensive Plan. While ultimately the City Council has the final decision-making and policy-establishing authority, each of the boards and commission provide valuable advisory insight in their area of expertise. Currently the City's boards and commissions include:

- » Community Design Review Board
- » Environmental & Natural Resources Commission
- » Heritage Preservation Commission
- » Housing and Economic Development Commission
- » Parks and Recreation Commission
- » Planning Commission
- » Police Civil Service Commission
- » Policy Advisory Commission

Use of the Plan

The Plan as a Guide to Decision Making

The plan will be used by the City in the day to day operations of local government. City Staff will reference plan goals and policies to support elected and appointed officials in carrying out their responsibilities in making key decisions relative to public investments, plans and studies, growth, and redevelopment. Requests for land use applications and development projects will be evaluated based on consistency with the plan.

The Plan as a Marketing Tool

The ideas represented in the 2040 Comprehensive Plan include a number of strategies that will require coordinated efforts by many different public, private, and non-profit entities. As an adopted policy plan, the 2040 Comprehensive Plan can help solidify the support, commitment, and collaboration needed to mobilize the community. The plan should be referenced, celebrated and promoted both within the community and to the region. In essence, the plan becomes the document that is provided to prospective businesses, residents or investors or potential grantors/philanthropists.

The Plan as a “To-Do List”

The 2040 Comprehensive Plan is the City's to-do list. Actions listed in each chapter should serve as a resource for city departments, boards, and commissions as they establish and review annual work programs. A consolidated list of all actions is provided at the end of this chapter for easy reference (Note: This will be added once the plan has been through its six-month adjacent review to ensure that final wording on all actions is included).

Implementation Tools

Annual Review and Amendments

To ensure that the Comprehensive Plan remains a useful tool for guiding growth, it will be periodically monitored and modified to reflect changing conditions and to correct errors identified through its implementation. Any amendments will be completed using the process outlined in state statutes and the City Code.

Policy Plans

The 2040 Comprehensive Plan refers to other policy plans that the City of Maplewood uses to guide city systems, actions, and investments. These plans include the Sanitary Sewer Plan (is there a separate plan?), Surface Water Management Plan, Parks and Recreation System Master Plan, These plans serve as ongoing tools for implementing the goals and policies in the

Comprehensive Plan. These plans may be updated and modified without updating the Comprehensive Plan.

Note that additional tools specific to housing are included in Chapter 6 Housing

Current and Future Studies

The City uses technical studies as tools for implementing the Comprehensive Plan. Current studies that will continue to provide direction to the City include the Rice-Larpenreur Vision Plan, the Gladstone Redevelopment Plan, and the League of Women Voters Affordable Housing Study. The City will continue to use these and additional studies to provide the information needed to implement the Comprehensive Plan. Future studies may ultimately lead to Comprehensive Plan amendments.

Official Controls

Office controls are key tools for implementing the 2040 Comprehensive Plan and must be consistent with the Comprehensive Plan. The City's Official Controls can be found in the City's Code of Ordinances. Examples of the official controls that will be used for the implementation of the comprehensive plan include: zoning (chapter 44), subdivisions (chapter 34), utilities, including sewer, water, and individual sewage disposal systems (chapter 40). A review of the official controls for conformance with the 2040 Comprehensive Plan will occur once adopted. Modifications will be made as needed by 2021.

Implementation of the 2040 Comprehensive Plan will require a review and update of the City's existing Mixed Use Zoning District to address differences between the three mixed use land use designations. Otherwise, the City's existing zoning districts, as listed below, are in conformance with the future land use plan.

Table 15-1. Existing Zoning Districts

Abbreviation	Zoning District
OSP	Open space and parks
F	Farm residence district
R-1	Residence district (single dwelling)
R-1R	Rural conservation dwelling district
R-1S	Small-lot single-dwelling district
R-2	Residence district (double dwelling)
R-3	Residence district (multiple dwelling)
R-E	Residence estate district
NC	Neighborhood commercial district
CO	Commercial office district
BC	Business commercial district
LBC	Limited business commercial district
BC(M)	Business commercial modified district
SC	Shopping center district
M-1	Light manufacturing district
M-2	Heavy manufacturing district
MU	Mixed use zoning district

Insert 2018 Zoning Map

While the zoning districts and land use categories are generally consistent, the official zoning map will need to be modified to reflect changing land use designations. Amendments to the zoning regulations and the official zoning map will be made within 9 months of the adoption of the 2040 Comprehensive Plan.

Economic Development Levy

The City's Economic Development Authority has the ability to levy for funding to support economic development initiatives.

Capital Improvement 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. The 2040 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 five-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. The City's adopted CIP is included as an appendix to 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. According to State Law (M.S. Section 462.356, Subd. 2), publicly owned land within the City cannot be acquired or disposed of until a finding has been made as to compliance with the Comprehensive Plan. Tax increment financing (TIF) is the only finance tool formally tied to the Comprehensive Plan. As a matter of policy, similar evaluation applies to other forms of public financial assistance. In agreeing to provide financial assistance to private development, it is reasonable that the City Council determine that the development furthers the objectives of the Comprehensive Plan.

Partnerships

Implementation of the Comprehensive Plan will require cooperation and coordination with many other local governments, agencies, organizations, and businesses.

Public Education and Outreach

Implementation of the Comprehensive Plan affects the whole community. Public outreach allows interested and affected individuals and organizations to have the opportunity to participate in the decision-making process. The City has a number of public education and outreach tools available including the City newsletter; the City's website, special mailings and publications; public hearings; community or neighborhood meetings; and workshops. The City will use these tools to involve the public in the Comprehensive Plan implementation process.