

IMPLEMENTATION

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The objective of the Implementation component of the Comprehensive Plan is to identify the changes that need to be made to the official controls in order to be consistent with the Comprehensive Plan and the Metropolitan Council's regional system plans. Implementation of the Goals and Policies outlined in this Comprehensive Plan can be accomplished using a variety of tools at the City's disposal: land use regulations, redevelopment incentives, financial assistance, and regularly scheduled improvement projects. These powers fall into two categories:

- Official Controls
- Capital Improvement Program (CIP)

LEGAL REQUIREMENTS

State law mandates that a City's Comprehensive Plan include the following items for implementation:

- Official Controls – the ordinances, fiscal tools, and other programs.
- Housing Implementation Program – the programs and fiscal tools that implement the housing policies.
- Capital Improvement Program – a list of infrastructure projects and funding sources.

Minnesota Statute 473.865, Subd. 3 states that cities have 9 months from the adoption of their comprehensive plan by the City Council to make their local official controls consistent with their comprehensive plan.

OFFICIAL CONTROLS

ZONING ORDINANCE

Section 118 of the City Code provides the zoning regulations which are the primary tool for enacting the City's Comprehensive Plan. Changes will be necessary for several of the zoning districts to ensure consistency between the Zoning and Comprehensive Plan, including:

- Establishment of a "494 Corridor" overlay district to establish land use and design standards for development with the 494 Corridor; properties adjacent to Interstate 494.
- Changes to the City's industrial zoning district to ensure consistency with Light Industrial and Industrial
- Changes to the City's commercial zoning district for South Concord to create a mixed-use zoning district for that area.
- Changes to the areas along 5th and 7th Avenues between Marie Avenue and Southview Boulevard, and to the areas on the east and west sides of Central Square Park to create mixed-use zoning for those areas.
- Continued improvements to maintenance and nuisance codes to improve and maintain the housing stock and livability of neighborhoods and business areas.

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SUBDIVISION ORDINANCE

Section 114 of the City Code regulates the subdivision of land in South St. Paul. The subdivision regulations provide for two phases of formal review; a Preliminary Plat and a Final Plat. The Planning Commission holds a public hearing on the plat and reviews the plat for consistency with the City Code, including consistency with the Comprehensive Plan, and makes their recommendation to the City Council for approval or denial. The Final Plat may be approved by the City Council if it is consistent with the approved Preliminary Plat. If it is not consistent, then a new preliminary plat must be filed and a new public hearing held by the Planning Commission.

HOUSING IMPLEMENTATION

The City will continue to place an emphasis on maintaining and improving the existing housing stock, keeping neighborhoods safe and attractive, and promoting new opportunities for single-family and life cycle housing. The City and South St. Paul HRA have several programs that they use to accomplish these goals such as: Housing Choice Voucher (HCV), Community Development Block Grants (CDBG), Single Family Home Rehabilitation Loans, Remodeling Advisor program, Rediscover South St. Paul new housing program, and Rental Rehabilitation program. The Housing Chapter of this Comprehensive Plan provides a more complete analysis of housing implementation.

STORM WATER MANAGEMENT

In June 2004, the City of South St. Paul adopted their Comprehensive Storm Water Management Plan (SWMP). A copy of the SWMP is made part of this Comprehensive Plan. The entire City of South St. Paul is in the Lower Mississippi River Watershed. It is governed by a joint powers water management organization called the Lower Mississippi River WMO. The WMO is comprised of parts or all of 7 different cities.

AIRPORT ZONING ORDINANCE

The City's last airport zoning ordinance has not been changed since the 1970's and will need to be updated. While the City has continued to enforce airport zoning standards, the Airport Zoning Board (which has not been active for some time and is made up of representatives from several communities) would need to be reconvened to make changes to the existing ordinance. Adopting a new airport zoning ordinance would prove to be a substantial undertaking and may not be completed until at least 2010. The City will work with MnDOT Aeronautics and the Metropolitan Council to develop an updated airport zoning ordinance.

IMPLEMENTATION ACTION STEPS

The Comprehensive Plan identifies a number of objectives whose tasks may include the development of amendments to the City's local controls. The City Council, in order to provide guidance for staff has attempted to prioritize the objectives identified the Plan:

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(TABLE 9.01)

Implementation Action Steps

TASK	TIME FRAME (years)				
	1-2	3-4	5-10	10-15	15-20
Housing					
Implement housing maintenance code (on-going through time of sale program)	X	X	X	X	X
Complete housing condition evaluation (every 5 years as necessary)		X		X	
Continue hazardous building condemnation process	X	X			
Provide annual Home Improvement Show		X	X	X	X
Identify and evaluate vacant and underutilized lands for housing opportunities	X	X			
Evaluate neighborhoods for: <ul style="list-style-type: none"> - increased lighting needs - open space opportunities - beautification programs - streetscape themes 		X X X X	X X X X		
Commercial / Economic Development					
Concord Exchange Redevelopment	X	X	X	X	X
Develop 494 Corridor Overlay / Design Standards	X				
BridgePoint & 494 Corridor Redevelopment	X	X	X	X	X
Reinvigorate Concord Street and enhance its aesthetics: <ul style="list-style-type: none"> - landscape improvements - land use changes - pedestrian connections - road design changes 	X X X X	X X X X	X X X X	X X X X	X X X X
Plan the South Concord Area for Mixed-Use Development and Develop Land Use and Design Standards	X	X			
Develop and promote “Southview& Marie” community “main street” commercial area: <ul style="list-style-type: none"> - landscape - lighting - signage theme - design standards and elements - evaluate parking / parking standards 		X X X X X	X X X X X		

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(TABLE 9.01)

Implementation Action Steps

TASK	TIME FRAME (years)				
	1-2	3-4	5-10	10-15	15-20
Recreation / Natural Resources					
Complete the regional trail and connections to Simon=s Ravine	X	X	X		
Implement river trail lighting and signage	X	X			
Promote the City’s historical contributions through cultural and recreational events	X	X	X	X	X
Inventory the City’s natural resources		X	X		
Connect the City’s residential, recreational, and commercial/industrial areas with safe pedestrian connections		X	X	X	X

Council priorities are subject to change; therefore the time frames indicated above may be altered in any given year.

CAPITAL IMPROVEMENT PROGRAM (CIP)

Capital Improvement Plan (CIP)

Each year the City identifies projects that will be completed as part of its Capital Improvements Plan. Typically, the costs identified in the CIP are devoted to streets, park and recreation improvements, buildings, and large equipment purchases (i.e. fire trucks). The following table attempts to identify elements in proposed in the Comprehensive Plan. This table is intended as a guide and does not commit the City to specific expenditures or dates. The costs identified were estimated without performing engineering or design studies and therefore will require adjustment. Items may be added to the CIP as a result of tasks completed such as the Concord Street improvements once the ultimate design has been identified. The identification of the final design elements will require coordination between the Council, businesses, and residents.

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(TABLE 9.02)

Capital Improvement Plan (CIP)

IMPROVEMENT	EST. COST (\$000's)	TIME FRAME (YEARS) Starting 2010				POSSIBLE RESOURCES
		1-5	5-10	10-15	15-20	
Road Corridor Improvements						
Concord Street Streetscaping	1,000		X	X		MnDOT, TEA 2000
Gateway Improvements	1,000					Local, MSA
Wakota Bridge Improvements		X				MnDOT
Road System						
Local system maintenance	Varies	X	X	X	X	Local funds, County, MSA, MnDOT
Trail/Sidewalk Improvements						
Sidewalk gap completions	Varies	X	X	X	X	
Concord Street sidewalk	200	X				MnDOT, MSA
Mississippi River Regional Trail (MRRT) - North End Segment (<i>Annapolis to Simon's Ravine</i>) - South End Segment (<i>Richmond to Linden</i>)	500 500		X	X		ISTEA, County, Local County
Park/Recreational Facilities						
Kaposia Landing Park Development (<i>in 4 phases</i>)	3,000	X	X	X	X	State, County, Local
Improvements to Existing Parks	Varies		X	X	X	Local
Riverfront Park Planning and Development	100			X		Local, County
Water Resources						
Local drainage system upgrades	200 / year	X	X	X	X	Storm Water Utility
Water quality improvements	100 / year	X	X	X	X	Storm Water Utility
Public Facilities / Utilities						
Local system upgrades and repairs	250 / year	X	X	X	X	Enterprise Funds, Utility Funds
Airport Improvements		X	X	X		Federal, State, Local