

## **IMPLEMENTATION**

St. Francis is dedicated to long-range planning in an attempt to avoid any land use developments which may have negative repercussions in the future. Therefore, the City shall adopt this Comprehensive Plan as soon as practical after Metropolitan Council approval. The implementation of the Comprehensive Plan begins with adoption of official controls, such as the zoning ordinance and subdivision regulations, followed by day to day monitoring and enforcement of the ordinances and regulations.

The Implementation Section tells ‘how’ the City of St. Francis intends to follow through with the Comprehensive Plan, indicating official controls, public programs, and fiscal devices that will ensure the implementation of the Comprehensive Plan and protection of public infrastructure. According to Minnesota Statute 473.859, Subd. 4, *An implementation program shall describe public programs, fiscal devices and other specific actions to be undertaken in stated sequence to implement the comprehensive plan and ensure conformity with metropolitan system plans.*

## **OFFICIAL CONTROLS**

Official controls are required to guide zoning, subdivision, water supply, and private sewer systems. Official controls include ordinances, fiscal devices, and other actions the City uses to implement the Comprehensive Plan. According to the Metropolitan Council’s *Local Planning Handbook*, to be consistent with the *2030 Regional Development Framework*, the municipality should adopt official controls to:

- Accommodate levels of growth consistent with *2030 Regional Development Framework* forecasts;
- Provide land use and transportation connections;
- Protect natural resources; and
- Implement the Comprehensive Plan.

### **Ordinances**

Currently, the City of St. Francis has a progressive set of ordinances designed to implement the City’s comprehensive plans and future goals. This includes Zoning and Subdivision Ordinances generally. More specifically, the City has adopted ordinances allowing for Planned Unit Developments, natural resource protection, tree preservation, shoreland protection, surface water management, and other related planning goals. The City will continue to proactively monitor their ordinances to ensure the planning goals are being adequately met.

### **Zoning Districts**

The City of St. Francis has established a range of zoning districts that reflect the historic growth the City. The following is a list of those zoning districts and a brief description of each:

- **Rural Residential (RR)** – The RR district has a minimum lot size of 2.5 acres and is designated for historic unsewered residential development.
- **Rural Estate Agriculture (REA)** – The REA district is for unsewered development of 10 acres.
- **Long Term Agriculture (LTA)** – The LTA district has a minimum lot size of 40 acres.
- **Isolated Industrial (II)** – The II district is intended for unsewered industrial users that require strict isolation from residential uses.
- **Urban Residential (UR)** – The UR district is the traditional single family residential district for the City. The minimum lot size is 10,800 square feet.
- **Multiple Family (MF)** – The MF district allows for medium density residential development.
- **General Commercial (GC)** – The GC district makes accommodations for retail, office, and other commercial uses.
- **Light Industrial (LI)** – The LI district allows for industrial uses compatible for an urban environment.
- **Business Park (BP)** – This district is intended for low intensity office, warehousing, wholesaling, and other general light industrial uses that are compatible with commercial uses.
- **Central Business District (CBD)** – The CBD matches the historic downtown of the City.

The City of St. Francis will be reviewing the Zoning Ordinance and associated districts to better accommodate the implementation of the Comprehensive Plan.

## Zoning Map

### Zoning

- C - Conservancy
- LTA - Long Term Agricultural
- REA - Rural Estate Agriculture
- RR - Rural Residential
- ML PUD - Marginal Land PUD
- UR - Urban Residential
- PUD - Planned Unit Development
- MF - Multiple Family
- CBD-Central Business District
- GC - General Commercial
- BP - Business Park
- LI - Light Industrial
- II - Isolated Industrial
- Parcels

City Boundary

~ Rivers & Streams

### DNR Classification

- Natural Environment
- Recreational Development
- General Development
- 1000ft Shoreland Buffer

### Rum River Scenic District

- Rural Area
- Urban Area

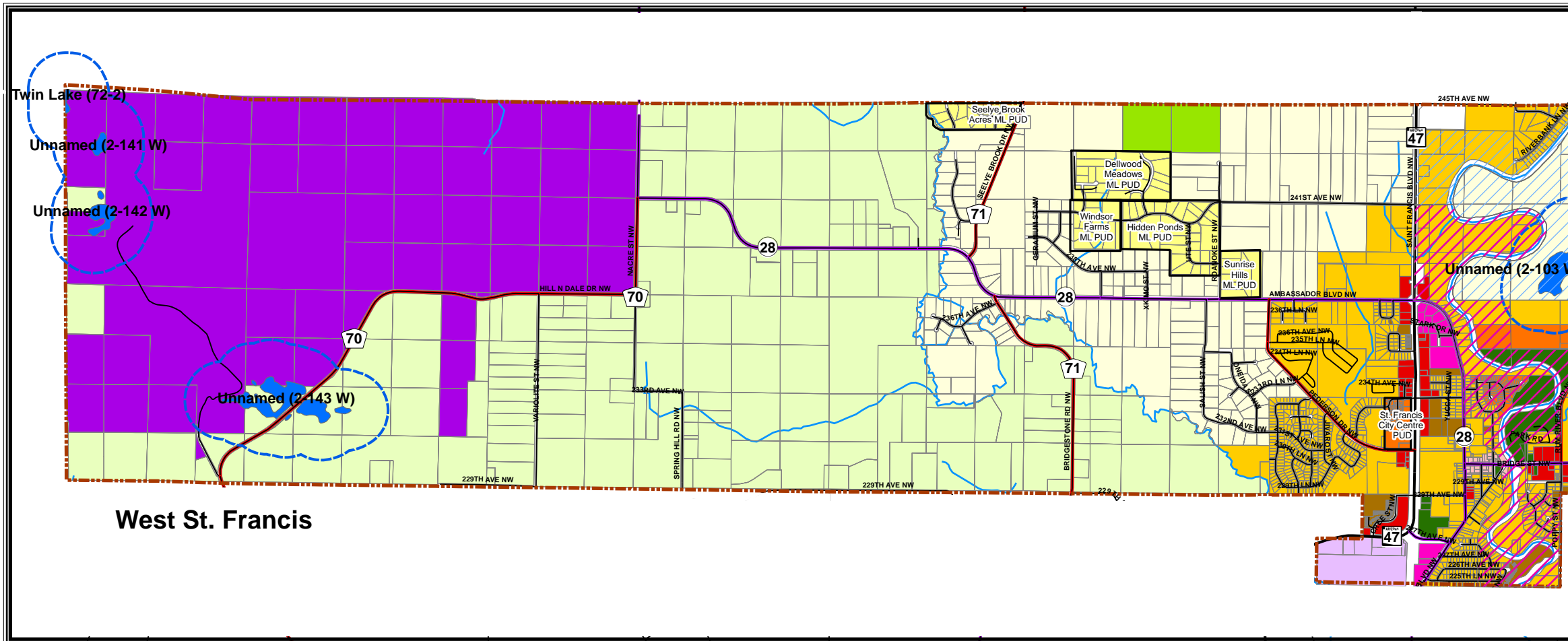
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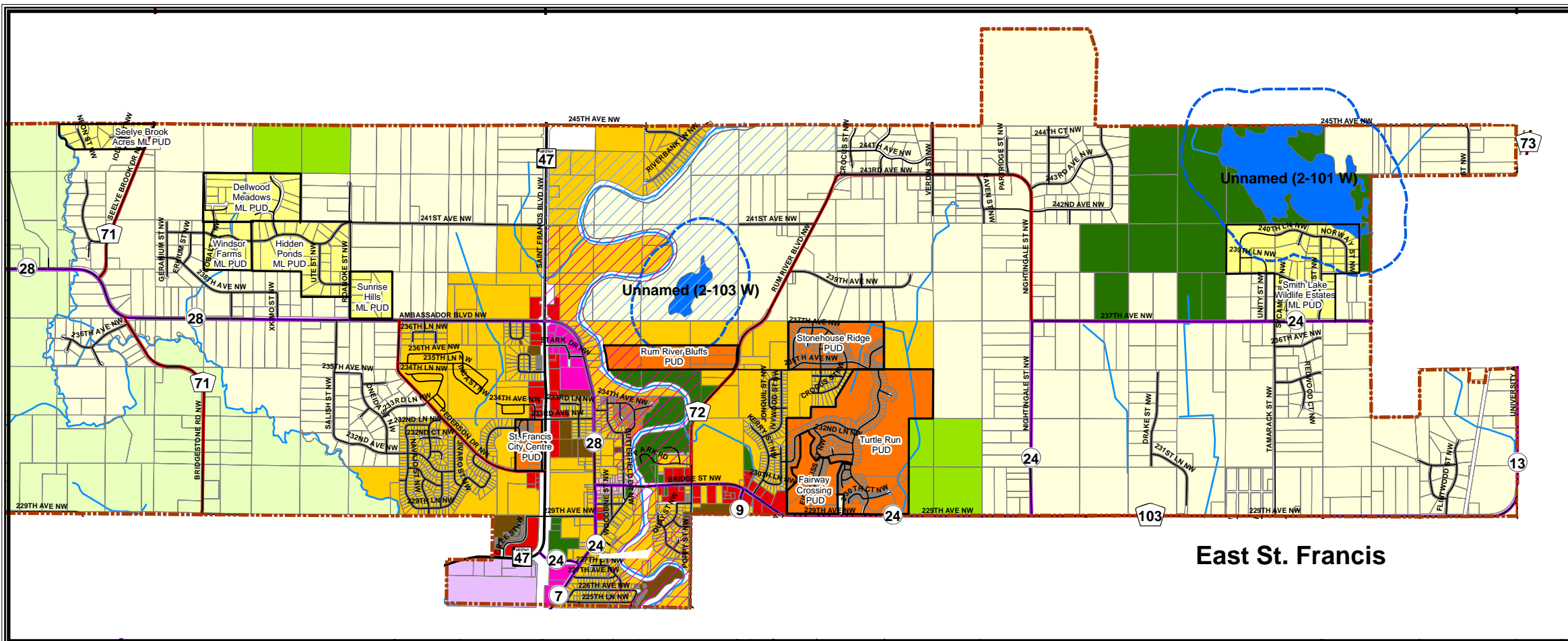
Source: Anoka County GIS, Bolton and Menk, MNDNR, & Northwest Associated Consultants. Date: November 2008.

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**West St. Francis**



**East St. Francis**

## FISCAL DEVICES

The City of St. Francis has a forward-thinking fiscal management program. The City has set up water area and sewer area plans and processes to ensure the adequacy of funding for future projects. It is important to note that the City fully intends for development to pay for itself, but also maintains the existing infrastructure at a high level of usability.

The Capital Improvement Program (CIP) shows how the municipality will support and implement the timing and financing of public improvements necessary for the municipality's planned growth. The CIP addresses the following four areas:

- Transportation;
- Wastewater;
- Water supply; and
- Parks and open space facilities.

### Five-Year Implementation Program

The following is a detailed list and explanation of the timing, sequence, and financing of the steps needed in order to implement the 2008 St. Francis Comprehensive Plan:

#### 12-24 months

- Update Zoning and Subdivision Ordinances. This is required to accomplish five primary objectives:
  1. Re-design zoning districts to reflect the changes in development since the early 1980s;
  2. Re-write performance standards that better reflect St. Francis' expectations for new development, including commercial building and site development, residential plat and building design; changes in industrial park development patterns;
  3. Prepare a list of commercial development guidelines for highway-related commercial areas as a part of the City's zoning regulations;
  4. Identify specific downtown area zoning standards for both residential and commercial uses in the traditional St. Francis downtown area; and
  5. Identify rural large-lot zoning standards for existing rural subdivisions.
- Develop a road financing plan for the east-west connections through downtown and the new river crossing north of the downtown area. These plans may be a part of a larger Transportation element including road and highway development strategies, as well as opportunities to support transit options.
- Monitor commuter and light rail plans that may affect St. Francis traffic and commuter options, including rail connections through the City of Bethel (ongoing effort).

- Continue to participate in the Anoka County planning efforts related to Trunk Highway 47, as well as alternative north-south commuter options (ongoing effort).

12-36 months

- Prepare specific plans for extraterritorial areas to the north of the current City boundaries, including land use and preliminary transportation concepts.
- Update the City’s Parks and Trail Plan to incorporate the future extraterritorial areas of the community, as well as to address revisions to the Plan for existing areas as appropriate.
- Update Infrastructure plans for the community, including Transportation, Sanitary Sewer, Water Supply, and Surface Water Management Plans as necessary to address revised growth model.
- Prepare a detailed implementation program for the Downtown. This effort will entail a number of elements, some of which will dovetail with other areas of the community. The following is a list of possible elements:
  1. Prepare a market study for the community that better identifies the market area for St. Francis, including a more specific demographic analysis than census data provides;
  2. Focus the market study on underserved commercial markets, as well as growing markets that St. Francis is well-situated to serve;
  3. Include an element examining the quantity and types of housing that would be supported in the downtown area;
  4. Include an analysis of markets that St. Francis could serve, but would require specific changes in the City’s market structure to fill;
  5. Include an analysis of the assets that St. Francis has to sell – what is currently working, etc.;
  6. Survey current shoppers (resident and non-resident) in both the Highway 47 corridor and the downtown area – discover what brings them to St. Francis and quantify these elements;
  7. Develop a GIS-based mapping summary of property owners, property values, and other information helpful to redevelopment planning;
  8. Identify specific parcels necessary for public and/or private acquisition – particularly key parcels in the initial phases of implementation; and

9. Identify acquisition policies and priorities for the City, as well as funding mechanisms to support this activity.

24-48 months

- With market study and data, create a “Marketing Strategy” – how to attract commercial investment, what role the City should play, etc.
  1. Identify existing marketing resources – organizations such as Chamber of Commerce, etc.;
  2. Identify specific developers that serve the markets St. Francis is looking to address – consider creation of a commercial development newsletter as a marketing tool to these developers; and
  3. Consider promotion of lakefront activities that “show off” the downtown area to non-local interests, including broadly advertised events, such as the Triathlon – art fairs, concerts, and other types of festival retailing concepts.
- Develop a specific list of elements that commercial development (particularly downtown redevelopment) will need to meet to qualify for public financing opportunities.
- Create a downtown development “Request for Proposals” of sorts. Use the market study and marketing strategy to attract high-quality developers with proven ties to commercial tenants that match the City’s marketing plans.
  1. This can focus on a two-tiered approach – development on city-owned parcels, and development on parcels to be privately acquired; and
  2. In the alternative, consider a developer round-table – or series of roundtables – that will invite developers who may have an interest in St. Francis to meetings that will get them into the community.

24-60 months

- Prepare a series of architectural guidelines for commercial development. While many developers are creative and attentive to architecture, many are not. A lack of attention to this aspect of site development can undermine the City’s planning efforts through the creation of unattractive or plain buildings. Because the downtown area has a good stock of attractive older buildings, and the highway commercial areas have a stock of both good and bad architecture, a simple materials list may not be effective to ensure that future development complements the City’s commercial development goals.
  1. Important to this process is distinguishing between architectural regulations and design guidelines. This distinction may differ between the downtown and highway commercial areas;

2. Specify the goals of the program – copying historic style; reflecting historic context; or defining “high-quality” design without specifying architectural style; and
  3. Identify a simplified process for architectural review – Staff, Planning Commission, and City Council roles. Is there any support or interest (including available resources) in a specialized board for this purpose?
- Quantify public infrastructure needs for the downtown area and develop funding mechanisms for the required infrastructure, including:
    1. City utility improvements;
    2. Stormwater management efforts;
    3. Public open space acquisition and improvements;
    4. Public parking; and
    5. Public street and streetscape improvements.