



PLAN IMPLEMENTATION

Plan Implementation Program

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IMPLEMENTATION PLAN

This plan reflects the City of Little Canada's policies and priorities in terms of its growth, development, and investment. However, in order to be an effective tool for planning between now and 2040, this plan needs to be implemented across the board when making decisions that impact the City's form. This chapter outlines the ways in which the plan will be applied to future decision-making, and how its values will shape the City moving forward.

REPORTS, AMENDMENTS, AND REVIEWS

Annual Reports

Every twelve months the City Planning and Zoning staff will prepare a brief report summarizing:

- How the plan was used to direct major spending, regulatory and construction decisions
- How development and redevelopment did or did not coincide with the guidance of the plan
- How the city has changed in ways that may call for amendments to the plan.

The report should be transmitted to the City Planning Commission and the City Council, and made available to the public. A brief verbal presentation at a Planning Commission meeting should be conducted to call attention to the major findings of the annual report.

No plan amendments are necessitated in conjunction with these reports, although such amendments may later be appropriate depending on the reports' findings.

Plan Amendments

The Little Canada City Planning Commission may propose amendments to the Comprehensive Plan from time to time as circumstances warrant. The public, potentially including nearby Cities, should be notified of these major proposed changes and allowed an opportunity to become informed of the change and comment. The City will consider neighborhood opinion in evaluating how a proposed change would meet the criteria listed on the next page. The City may consider soliciting public opinion through direct mail survey forms, neighborhood meetings or Planning Commission public meetings.

Formal Reviews of the Plan

At least once every five years, the City will instruct its Planning Commission and staff members to conduct a formal review of the entire plan, changing those features and sections that are judged to be out of date and/or not serving their purpose.

At least once every ten years, the process for the formal review could involve an ad hoc advisory group that assists the City Planning Commission. Such decennial review is required by the Minnesota Land Planning Act and the Metropolitan Council.

TOOLS FOR ACHIEVING HOUSING PRIORITIES

To address the housing needs and priorities stated in this comprehensive plan, the City will consider using any widely available housing tools, including but not limited to:

1. The land use plan map
2. The zoning ordinance and map
3. A municipal housing and redevelopment authority, economic development authority and/or community development agency; the first two are already established
4. Ramsey County housing programs (e.g., CDBG and HOME funds)
5. Metropolitan Council housing assistance programs (e.g., Section 8 rent assistance)
6. Tax increment financing
7. Housing bonds issued by the City
8. Consolidated requests for proposals from Minnesota Housing
9. Site assembly and resale cost write-down
10. Participation in housing-related organizations, partnerships, and initiatives
11. Preserving Low Income Housing Tax Credit (LIHTC) properties
12. Housing Improvement Areas (HIAs)
13. Community Land trusts (for example, partnership with Two Rivers Community Land Trust)
14. Low-interest rehabilitation programs (perhaps offered by Ramsey County)

PRIORITY ACTIONS

City leaders will continue to establish and follow a schedule of short-term and long-term actions as a targeted work program to guide the ongoing implementation of the plan.

Consistency with the Plan

The City's actions will be consistent with the policies of the Comprehensive Plan. Those actions include but are not limited to:

1. Review of development applications
2. The capital improvements program
3. District and focus area plans
4. Plans of other agencies as they affect Little Canada
5. Official Maps
6. The Zoning Ordinance and Zoning Map
7. The Subdivision Ordinance.

Major Implementation Steps by Plan Element

The City will conduct the major actions listed in the following tables through annual and multiple-year assignments.

Table 10-1

Land Use Management Plan Actions

Development Reviews. Use the elements of the Comprehensive Plan when reviewing land development or zoning applications. Ongoing

Zoning Code Improvements. Amend the zoning code, especially commercial and industrial development, medium- and higher-density housing, the planned-unit development district, all conditional uses listed, and landscaping and visual screening. 2021

The overall aim will be to improve the code so that the individual districts are consistent with market forces. This should eliminate the need to frequently rezone to the Planned-Unit Development district and circumvent the regulations of the previous zoning district. Another objective will be to encourage private development of attached, mid-density housing such as duplexes and townhouses.

Zoning Map Amendments. Rezone the locations planned for land use evolution as listed in the summary of the land use plan chapter. 2022 or as requested

Rice Street Corridor Design. Prepare a corridor plan with the cooperation of Ramsey County and the City of Roseville. Address both public and private actions, including traffic flow, parcel access, walking, bicycling, landscaping, lighting, signs and site design. 2022-2025

Table 10-2

Housing Plan Actions

Infill and Redevelopment. Achieve new housing through redevelopment of certain sites from either lower-density housing or businesses; and achieve infill development on the few open parcels Ongoing

Maintenance. Study ways to encourage maintenance of existing housing that will mostly be over six decades old in 2040 2021-2025

Affordable Housing. Work with the private and the public sectors to accommodate 79 more units of affordable housing between years 2012 and 2030, as requested by the Metropolitan Council. 2020-2030

Manufactured Housing Parks. Within a year, study ways to mitigate the adverse effects on residents of possible land use change at any of the manufactured housing parks. 2021

Potential Loss of Tax-Credit Housing. Meet with owners to try to keep in the affordable range housing that was provided through federal housing tax credits. 2022-2025

Table 10-3
Natural Resources Plan Actions

Surface Water. Continue to enforce local regulations that protect floodplains, wetlands and shorelands. Ongoing

Sustainability. Examine the full range of possible City actions under the topic of sustainability and advise the City Council on a course that's appropriate for Little Canada. 2021-2025

Water Management Plan. Implement the updated Surface Water Management Plan which includes measure to control erosion and to protect natural drainage ways. Ongoing

Watershed District. Meet with representatives of the Washington Metro Watershed District to identify future projects to increase water quality and health in Little Canada. Ongoing

Trees. Perform a study and inventory on urban trees in Little Canada to inform a future tree preservation and protection ordinance. 2021-2025

Table 10-4
Transportation Plan Actions

Water Utility Corridor. Extend the paved path along the Water Utility corridor from Spooner Park to Viking Drive. 2021-2030

Bike-Ped Bridge over I-35. Petition MnDOT to build a bicycling and walking bridge over I-35E to link the two Water Utility Path segments. 2021-2030

Bike-Ped Bridge over I-694. Petition MnDOT for a ped-bike bridge over I-694 along the Water Utility corridor. 2021-2030

Walking and Bicycling. Study the feasibility of building sidewalks along certain local streets throughout the community with the aim of implementing the recommendations over time. At the same time, study and plan for improvements to the bicycling system. 2021-2025

Trout Brook Trail. Advise Ramsey County that the City's preferred alignment for the Trout Brook Trail includes a bridge over Highway 36 at the southern end of the Water Utility corridor. 2021-2030

Access Management. Adopt into the City Code road access management guidelines for the City-owned streets. Ongoing

County Coordination. Continue to involve Ramsey County in the review of proposed site plans or plats along its County Roads for the sake of access management and Street right-of-way acquisition. Ongoing

Table 10-5
Park and Trails System Plan Actions

Water Utility Corridor Trail. Extend the paved bicycling and walking path over I-35E and south along the Water Utility corridor to Viking Drive. 2021-2030

Major Parks. Strengthen Pioneer Park as the city's community recreation park, Spooner Park as the city's community gathering park, and Gervais Mill Park as the city's primary natural area park. Ongoing

Play Fields Search. Search for opportunities to add an open play field in the northwest and southeast quadrants of the city. Ongoing

Bike-Ped Bridges. Petition the Minnesota Department of Transportation to build a bridge for bicyclists and pedestrians over I-694 and another over I-35E in order to extend and link the Water Works trail. 2021-2030

Trout Brook Regional Trail. Propose to Ramsey County that the Trout Brook regional trail should cross Highway 36 not at Rice Street but to the east at either the Canadian-Pacific Railroad bridge or, preferably, McMenemy Street. Link that trail to the Water Works corridor. 2021-2030

Table 10-6
Wastewater Plan Actions

I & I Reduction Program. Continue proactive steps to reduce inflow and infiltration of surface water into the wastewater system. Examples include sump pump inspections, dye testing of commercial roof buildings, and monitoring lift station records. Ongoing

Private System Connections. Implement a program to repair connection points between private on-site systems and the City's lateral lines, which have been a source of infiltration. Ongoing

Pipe Lining. Install cast-in-place linings in sewer mains and manholes where infiltration is occurring. Ongoing

On-Site Systems. Continue to phase out on-site treatment systems as City services become immediately available. Continue to perform compliance inspections of these systems every three years. Ongoing

Line Inspections. Continue to clean and/or televise a third of the sewer system every year so that the entire system is cleaned or inspected every three years. In particular, continue to monitor for root intrusion at the joints in the clay pipes. Rehabilitate the mains as necessary. Ongoing

Ordinance Enforcement. Continue to enforce the City's ordinance regarding the discharge of surface water to the public wastewater collection system. Ongoing

Table 10-7
Water Supply Plan Actions

Major Users. Continue to discuss water conservation plans with major users. Ongoing

Deficiency Ordinance. Prepare and adopt a Critical Water Deficiency Restriction / Official Control ordinance. 2021

Water Tower. Rehabilitate the water tower. 2034

Table 10-8
Surface Water Plan Actions

Water Management Plan. Implement the updated Surface Ongoing
Water Management Plan which includes measure to
control erosion and to protect natural drainage ways.

Surface Water. Continue to enforce local regulations that Ongoing
protect floodplains, wetlands and shorelands.

Watershed District. Meet with representatives of the Ongoing
Washington Metro Watershed District to identify future
projects to increase water quality and health in Little
Canada.

Infiltration. Move toward more infiltration of surface water Ongoing
near where it falls and away from rapidly piping water
away.

CAPITAL IMPROVEMENT PROGRAM

State law requires that every City's implementation plan include in it a capital improvement program that shows how projects funding will be met. The CIP can help local officials to determine the best use of funds, and prioritize over the long-term.

The City of Little Canada's CIP is attached to this document as an appendix.

COMMUNICATION AND PUBLIC EDUCATION

This document may have broad and long-lasting effects on the entire community of Little Canada. Given this, the City must strive to evaluate and improve the ways in which they engage their residents and business owners. By improving outreach, the City can attract more voices to the decision-making process, creating results that better fit the will of the community. This can be done through many different mediums: newsletters, social media, the city's website and active public engagement. Once initial outreach practices have been improved and more citizens are engaging in local government, the City can begin to focus on introducing more planning education opportunities.