

CHAPTER 11

IMPLEMENTATION ELEMENT

Most components of the comprehensive plan indicate *what* Farmington intends to do. This section tells *how* Farmington intends to do it and describes the official controls and public programs that ensure implementation of the comprehensive plan and protection of public infrastructure. Minnesota statute outlines three areas the implementation program chapter of the comprehensive plan must include:

- Official controls
- A capital improvement program
- A housing implementation program

OFFICIAL CONTROLS

Official controls include ordinances, fiscal devices and other actions the municipality uses to implement the comprehensive plan. Official controls may include zoning and subdivision ordinances, mixed use development ordinances, natural resource conservation ordinances, and the like. The implementation component of the comprehensive plan must include:

- A description of all relevant ordinances, public programs and fiscal devices that ensure protection of the infrastructure and implementation of the comprehensive plan. These include Farmington’s Zoning Map, Zoning Ordinance, Subdivision Ordinance, Planned Unit Development Ordinance, and Natural Resource Ordinances such as the Wetland, Floodplain, Shoreland, and Protection Ordinances. The public programs include Farmington’s Housing Implementation Program and the fiscal devices include the Farmington’s Capital Improvement Program.
- A current zoning map and a description of zoning districts that include allowable densities/intensity of use, and lot sizes. Map 11.1 is the current Farmington Zoning Map. Descriptions of zoning districts are as follows:

Zoning Districts

The City is divided into the zoning districts shown on the zoning map (Map 11.1). Farmington has chosen to use its own land use categories, but it does utilize the Metropolitan Council’s Land Use Classification categories as a general guide for the densities and uses. The residential land use densities described below are the current densities, however, densities in the low/medium, medium, medium/high, and high residential districts are being revised in this Comprehensive Plan Update as shown in Table 11.1 and will be revised in Farmington’s Zoning Code within nine months of the approval of the 2030 Comprehensive Plan Update by the Metropolitan Council.

PROPOSED LAND USE DENSITIES IN 2030 COMPREHENSIVE PLAN

Table 11.1

<i>Low-Density</i>	1.0 to 3.5 units per acre (unchanged)
<i>Low/Medium-Density</i>	3.5 to 6.0 units per acre
<i>Medium-Density</i>	6.0 to 12.0 units per acre
<i>High-Density</i>	12.0 + units per acre

Current Definitions and Densities

The definitions of the districts and its current densities (2007) are described below:

A-1 Agriculture

Purpose: The agriculture district is intended to preserve the City's agricultural uses in order to protect farms until at least 2020, to maintain the City's small town character and to create an urban reserve for such time when there is a need for additional urban development and public utilities may be extended.

Lot area 40 acres

R-1 Low Density Residential

Purpose: The R-1 low density residential district provides for existing and future low density single-family development with full public utilities.

Lot area

Single-family 10,000 square feet

Other 17,000 square feet

Net dwelling units per acre (maximum) 3.5

R-2 Low/Medium Density Residential

Purpose: The R-2 low/medium density residential district is intended as an area which incorporates older existing development as well as undeveloped land suitable for single- and two-family development that are served with full public utilities.

Lot area

Single-family 6,000 square feet

Twin home 11,000 square feet

Two-family 11,000 square feet

Other	11,000 square feet
Net dwelling units per acre (maximum)	
Single-family	5.5
Twin home	6.5
Two-family	6.5

R-3 Medium Density Residential

Purpose: The R-3 medium density residential district designates areas of the City for development of townhomes in areas with access to jobs, services, public facilities and transit and that are served with full public utilities and a residential density of more than 5.5 units per acre.

Lot area	
Townhouse	15,000 square feet
Other	17,000 square feet
Net dwelling units per acre (maximum)	8.5

R-4 Medium/High Density Residential

Purpose: The R-4 medium/high density residential district designates areas of the City for development of multiple-family dwellings in areas with access to jobs, services, public facilities and transit and that are served with full public utilities and a residential density of more than 8.5 units per acre.

Lot area	
Townhouse	15,000 square feet
Multi-family	10,000 square feet
Other	11,000 square feet
Net dwelling units per acre (maximum)	12.0

R-5 High Density Residential

Purpose: The R-5 high density residential district designates areas of the City for development of multiple-family dwellings in areas with access to jobs, services, public facilities and transit and that are served with full public utilities and a residential density of more than fourteen (14) units per acre.

Lot area	40,000 square feet
Net dwelling units per acre	14.0+

R-T Downtown Transitional Mixed Use

Purpose: The R-T downtown transitional mixed use district allows for a variety of compatible uses to create a transition between the downtown business district and existing downtown residential areas and to promote neighborhoods that are pedestrian friendly.

Lot area

Single-family	6,000 square feet
Twin home	11,000 square feet
Two-family	11,000 square feet
Townhouse	15,000 square feet
Multi-family	10,000 square feet
Other	11,000 square feet

Net dwelling units per acre

Twin home	7.0
Two-family	6.0
Townhouse	8.5
Multi-family	14.0+

All standards are minimum requirements unless noted.

R-D Downtown Residential

Purpose: The R-D downtown residential district recognizes the development patterns of the original residential areas of Farmington adjacent to the downtown. The purpose of the R-D district is to accommodate existing higher density single-family and two-family residential development and promote infill of high density single-family residential development within the downtown area in order to strengthen the downtown, create pedestrian friendly neighborhoods, and decrease the need for automobile use.

Lot area

Minimum	6,000 square feet
Maximum	14,400 square feet
Single-family	6,000 square feet
Two-family	11,000 square feet
Other	11,000 square feet

Net dwelling units per acre

Twin home	7.0
Two-family	6.0
Townhouse	8.5
Multi-family	14.0+

B-1 Highway Business

Purpose: The B-1 highway business district is intended to provide pockets of convenience type uses along major thoroughfares that are both pedestrian accessible from adjoining neighborhoods and automobile accessible for short trips and through traffic.

Lot area 10,000 square feet

B-2 Downtown Business

Purpose: The B-2 downtown business district identifies a variety of general commercial and higher density residential uses for the downtown area in order to expand and strengthen the downtown as the primary commercial district for the city, create a pedestrian friendly downtown, and promote the city as a cultural center. Objectives of this district are to preserve historical buildings, require high design standards, and provide a diverse mix of community oriented commercial and cultural activities that are pedestrian oriented and accessible to area residents.

Lot area 5,000 square feet

B-3 Heavy Business

Purpose: The B-3 heavy business district is a transitional district designed to provide space for certain existing commercial and industrial uses which are compatible together but are more intense and therefore incompatible with uses identified in the B-1, B-2 and B-4 districts.

Lot area 5,000 square feet

B-4 Neighborhood Business

Purpose: The B-4 neighborhood business district is intended to provide a setting for low to medium density housing combined with complementary and supporting business land uses that serve a neighborhood and are developed and operated in harmony with the residential characteristics of a neighborhood.

Lot area 5,000 square feet

SSC Spruce Street Commercial

Purpose: The Spruce Street Commercial district (SSC) is primarily designated for commercial retail sales and services. This district is not intended to compete with the businesses in the central business district; rather, it is intended to provide a location for those businesses that have space needs that cannot be accommodated in the downtown or would be a disruption to existing development patterns. Development in this district will provide design elements and building and site relationships that emulate traditional mainstreet form to create a walkable pedestrian friendly environment with connections to surrounding areas. The relationship of the Spruce Street commercial district to CSAH 50, future residential development, and the central business district will require a greater sensitivity to design with higher quality standards in order to develop a pleasant, attractive and aesthetically pleasing environment.

Lot area 1 acre

Business/Commercial Flex

Purpose: This district is designed to accommodate both short term and long term development of business uses as well as potential additional commercial uses. The bulk requirements are flexible to accommodate several types of uses, including smaller retail operations and larger office complexes.

Lot area 1 acre

Mixed Use

Purpose: This district is designed to accommodate a mix of vertically integrated uses that would closely simulate the existing downtown. The district would allow smaller lots and provide for buildings to be placed close to adjacent streets.

Lot area No requirement

IP Industrial Park

Purpose: The IP industrial park district allows for existing industrial uses within the city and promotes high quality architectural, landscaping and site plan development standards for new industrial development in order to increase the City's tax base and provide employment opportunities.

Lot area 40,000 square feet

I-1 Industrial

Purpose: The I-1 industrial district allows for the continuation of existing industrial uses but not their expansion in the downtown area.

Lot area 20,000 square feet

P/OS Parks and Open Space

Purpose: The P/OS parks and open space district provides recreational and leisure opportunities through publicly owned land and recognizes vital environmental resources including steep slopes, wetlands, and floodplains.

Lot area No requirement

Review, Update, & Submit Official Controls

With Farmington’s 2030 Comprehensive Plan Update, the City will be reviewing its official controls as mentioned above. This review must establish that its official controls,

- are consistent with the *2030 Regional Development Framework*,
- conform to the metropolitan system plans, and
- are congruent with all other elements of Farmington’s 2030 Comprehensive Plan Update.

The City of Farmington will submit any updates or amendments to its corresponding official controls within nine months of approval of Farmington’s 2030 Comprehensive Plan Update by the Metropolitan Council. If a revision is required to bring the local controls into alignment with the comprehensive plan, Farmington will submit a copy of the original official control and a copy of the revision which has been approved by the local unit of government within the required nine months. The City of Farmington will not adopt any new official controls that conflict with Farmington’s 2030 Comprehensive Plan Update, and will not permit activity which conflicts with the metropolitan system *Policy Plans*.

CAPITAL IMPROVEMENT PROGRAM (CIP)

Comprehensive plans are required to include a capital improvement program (CIP) for four areas:

- Transportation,
- Wastewater,
- Water Supply, and
- Parks and Open Space Facilities.

The CIP shows how Farmington will support and implement the timing and financing of public improvements necessary for the municipality's planned growth. In the CIP component, the municipality specifies the timing and sequence of major local public facilities that will ensure development of the municipality occurs in accordance with the plan. To meet statutory requirements, Farmington’s 2030 Comprehensive Plan Update includes a five-year CIP (2008-2012). That CIP, in turn, must include budgets and expenditure schedules for transportation, sewers, water supply, and parks and open space facilities.

Farmington’s Capital Improvement Plan

The City of Farmington has approved its 2008-2012 Capital Improvement Plan (CIP) on November 19, 2007 and is attached as an Appendix to this Chapter. As updates of the CIP continue yearly, those plans will be included in this document as an amendment to the 2030 Comprehensive Plan Update.

The City Council has established the following goals for the City of Farmington which relate directly to the City’s infrastructure:

- Financial stability
- City Growth and Future Transportation Routes
- Industrial/Commercial Growth
- Aging infrastructure and Municipal Buildings
- Recreational opportunities and facilities

The CIP is the primary tool for implementing the Council’s goals regarding the future of the City’s infrastructure. In addition to being used as a planning and budgeting tool, the CIP is used to support budget and grant requests, document that projects are planned for financing and to structure annual work programs.

The major categories of expenditures that are identified within the CIP include, but are not limited to:

1. Public Facilities
2. Street Maintenance and Reconstruction
3. Utility Reconstruction
4. Parks, Playgrounds and Trails
5. Capital Improvements to Existing Facilities

As stated before, as updated Capital Improvement Plans are adopted, the plans will be included within this document as amendments. Farmington’s CIP is located in the appendix of this document.

HOUSING IMPLEMENTATION PROGRAM

The comprehensive plan must include a housing implementation program that identifies official controls, programs and fiscal tools the municipality will use to implement its housing goals and policies. Local controls may include zoning and subdivision ordinances, building codes, design requirements and the approval process itself. These impact both the type and cost of new housing. In the housing implementation program, Farmington has identified the range of efforts it will employ to facilitate construction of affordable housing and to expand local housing options.

The Metropolitan Council has determined the regional and local need for low and moderate income housing in the decade beginning 2011. Figures reflecting each

municipality's share of the region's need for additional low and moderate income housing for 2011 through 2020 were included in the municipality's system statement. The Metropolitan Council has determined that Farmington needs to provide 492 affordable housing units between 2011 and 2020 to meet its share of low and moderate income housing growth.

The City will meet its affordable housing requirement of 492 units by adding approximately 210 acres of new Medium and High Density (6.0 – 12.0 and 12+ density ranges, respectively) residentially guided lands with the 2030 update. This could potentially allow for a minimum of 1,260 affordable housing units.

Included in the section below are:

- affordable housing assistance, development and preservation programs available through the local, county, state or federal government
- fiscal tools such as revenue bonds, tax increment financing, or tax abatement
- official controls and land use regulation aimed at facilitating construction of affordable and lifecycle housing
- policies or programs which guide a sufficient amount of land for development at densities that may facilitate greater housing affordability, and specifically, to accommodate the municipalities share of the regional need

FARMINGTON HOUSING PROGRAMS

The Dakota County Community Development Agency (CDA), formerly the Dakota County Housing and Redevelopment Authority (HRA), plays an integral part in providing housing programs and assistance in the City of Farmington. The Dakota County CDA provides the following programs to the City of Farmington:

- Scattered Site Housing Program – The “scattered site” concept disperses and integrates affordable rental housing in neighborhoods throughout Dakota County.
- Family Housing Partnership Program – The program forms public-private limited partnerships to syndicate low income housing tax credits and to raise the equity from the private sector through the financing of below market loans and grants.
- Senior Housing Development Program – This program provides construction of low and moderate income senior housing in Dakota County and is financed through general obligation development bonds, tax increment financing assistance, a property tax levy and Community Development Block Grant funds.
- Community Development Block Grant Program – The Federal Government has granted entitlement funds to Dakota County since 1984 to fund a variety of projects each year.
- Weatherization Program – The Energy Assistance Payment Program and the Weatherization Program are two separate projects administered jointly to weatherize

homes and rental units to reduce the consumption of fuel. The programs also reduce the burden of high heating costs on low income residents unable to afford high utility bills.

- Housing Rehabilitation Program – This program makes funds available each year to assist low and moderate income homeowners in making eligible repairs to their homes through low interest and deferred loans.
- First-Time Homebuyers Program – Mortgage revenue bonds below the market interest rate assist first time homebuyers in the purchase of townhomes, condominiums and single family homes.
- Downpayment & Closing Cost Assistance Program – The Downpayment & Closing Cost Assistance Program is designed to help the first time homebuyer with the initial costs of owning a home. The CDA offers two types of downpayment and closing cost assistance. These options are a 4% grant and zero interest deferred loans up to \$10,000.
- Energy Assistance Program – This program is administered by the Scott-Carver-Dakota CAP Agency and provides grants to help income qualified homeowners pay their heating bills.
- Family Townhome Program – This program is designed for moderate-income families with children under the age of 18 years. Applicants must meet eligibility requirements prior to becoming a resident of the program. This includes meeting program income guidelines, providing good landlords and credit references and passing a criminal history check.
- Home Improvement Loan Program – Assists low and moderate-income homeowners with making repairs and improvements to their homes. Funds are commonly used for roof replacement, furnace replacement, electrical and plumbing repairs, insulation and special needs improvements.
- Home Investment Partnership Program – This is a federal grant program that gives participating jurisdictions the ability to decide how funds will be used to provide affordable housing for persons at or below 80 percent of median income. Eligible activities under HOME include new construction of affordable units, rehabilitation of owner and rental properties, homebuyer assistance, rent assistance and acquisition.
- Home Stretch Homebuyer Education Program – This program teaches potential homebuyers about the entire homebuying process and the responsibilities of homeownership.
- Max 200 Short Term Rent Assistance Program – A locally funded rent assistance programs for seniors age 55+ living in Dakota County.

- Mortgage Foreclosure Prevention Program – Provides free counseling assistance to help homeowners who are in or nearing foreclosure with referrals to additional resources and, in some cases, financial assistance.
- Project Based Assistance Program – Provides low and moderate-income households with monthly rental assistance. The subsidy stays with the unit not the tenant.
- Redevelopment Program – Provides staff expertise to cities for redevelopment activities. Projects can range from the acquisition of affordable housing sites to the redevelopment of commercial sites on behalf of cities. Staff assistance includes acquisition, relocation, demolition, and environmental remediation.
- Housing Choice Voucher Program (Section 8) – A federal program that utilizes the existing private rental market in Dakota County to provide decent, safe, and sanitary housing opportunities for low-income families, elderly, handicapped and disabled persons at an affordable cost.

The City of Farmington recognizes the need to work closely with the Dakota County CDA to provide housing diversity/lifecycle housing, affordable housing and housing maintenance to its residents.

The City will work with the Dakota County CDA in the following strategy:

- The City of Farmington will continue to participate in the programs provided by the Dakota County CDA to insure that residents have options for both affordable and life-cycle housing choices.

IMPLEMENTATION OF THE VISIONS, POLICIES, & STRATEGIES OF THE PLAN

It is important to note that implementation of the plan is its own most crucial element in order for the plan to meet the desired outcomes of the visions and policies. The visions and policies provide the focus for achieving the desired outcomes, but the implementation element provides the blueprint for completing these goals.

During the jurisdictional review period between February and September of 2008, the Planning Commission and City staff will be preparing a work plan that addresses all of the policies and strategies proposed in Chapter 3 of this document. From the strategies, action steps will be created to determine who, when, and how each strategy will be addressed and it will also propose a measurement for meeting the strategy. Because Farmington has chosen to update its 2030 Comprehensive Plan every 2-3 years, these measurements will play an integral part in ensuring that the plan is being utilized, strategies are being met, and the plan is being implemented.

The following list includes the implementation strategies for meeting the desired outcomes of the 2030 Comprehensive Plan Update:

- 1) The Farmington City Council has generally agreed to the Metropolitan Council's 2030 population forecast for Farmington of 32,000, with Farmington proposing 32,700. The City has agreed to the Metropolitan Council's household forecast of 12,500, and a net density rate over 3.0 du/ac (proposed 3.25 du/ac).
- 2) Farmington will review the 2030 Comprehensive Plan every 2-3 years in order to follow the growth rate more closely.
- 3) Farmington currently has a 3-4 year supply of vacant lots at 879, justifying the need to review the 2030 plan every 2-3 years.
- 4) Farmington will grow into the allocated residential MUSA of 914.49 acres.
- 5) The City will meet its affordable housing requirement of 492 units by adding approximately 210 acres of new Medium and High Density (6.0 – 12.0 and 12+ density ranges, respectively) residentially guided lands with the 2030 update. This could potentially allow for a minimum of 1,260 affordable housing units.
- 6) The City will request MUSA for approximately 106 acres of commercial and 316 acres of industrial land to 2030 in order to increase the tax rate within the community.
- 7) Update the City's Zoning Ordinance and Subdivision Ordinance to meet and accomplish the visions and policies of the Plan.
- 8) Rezone land in conformance with the 2030 Comprehensive Plan Update.
- 9) Participate in current and future transportation planning with the Metropolitan Council and Dakota County.
- 10) Develop stronger working relationships with surrounding communities in order to share facilities, knowledge and experience in planning on a more regional scale.
- 11) Control growth through the consistent review of building permits issued and zoning and subdivision controls.
- 12) The City will continue to submit Comprehensive Plan Amendments as it has within the past two years (15), allowing the adjacent jurisdictions and the Metropolitan Council to sign off on the growth in Farmington.
- 13) The City will continually consult with the Metropolitan Council Sector Representative on any planning issues in the future.

Upon review of the initial draft of the 2030 Comprehensive Plan, ISD #192 offered an additional implementation strategy along with important points to consider in meeting the desired outcome:

14) Governmental Buildings, Facilities and Service Policies

- Promote the full utilization of existing investments in public facilities and encourage cooperation and coordination between governmental units in the provision of public facilities and services
- Coordinate community growth with the School District to insure proper school facilities planning to meet future population needs.
- Establish safe and convenient pedestrian/bicycle access along appropriate streets to each school within the community.
- Maintain agreements for joint use of equipment, parks and/or facilities to maximize the benefits to both the residents and student community.
- Encourage reinvestment in all governmental buildings to maintain these facilities in a condition comparable to newer structures.

**IMPLEMENTATION
APPENDIX**