

Chapter Six: Implementation Plan

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Implementation programs are necessary to realize the goals, objectives and policies of the Comprehensive Plan. The implementation programs include:

- City Codes
- Transportation Plan
- Water Resources Management Plan
- Water Supply Plan
- Storm Water Pollution Prevention Program
- Individual Sewer Treatment Systems (ISTS)
- Housing Plan
- Park Study/ Park Improvement Plan
- Capital Improvement Program

City Codes

The City Code regulates residential, commercial and industrial development and provides regulations designed to protect the health, safety and general welfare of the community. This document contains zoning and subdivision regulations and is the primary tool for implementing the Land Use Plan. The City Code is reviewed and amended periodically as new approaches to achieving the goals, objectives and policies of the Comprehensive Plan are identified.

To implement the 2040 Comprehensive Plan, the City of Andover has established the following zoning classifications and as shown on Figure 6.1:

- RR Single Family Rural Reserve – Restricted from urban development until a master plan is approved and municipal sewer and water can be constructed to serve the area. The city prohibits lot splits and subdivisions of less than one parcel per ten acres to prevent this area from rural residential development that would preclude MUSA expansion. However, there are opportunities for rural reserve lot splits of 5 acre minimum in situations which ensure most of the residual land be preserved for future economical urban development as long as provisions of city codes are met.
- R-1 Single Family Rural Residential – Accommodates residential land uses at low densities that promote the rural character of Andover and allows densities at 1 unit per 2.5 acres
- R-2 Single Family Residential Estate – Intended to provide a residential atmosphere for those persons desiring a Single-family neighborhood with suburban density. Lots in this district created after 1978 and without sewer and water must be at least 2.5 acres. This zoning district is used for rural residential developments prior to 1978.

- R-3 Single Family Suburban Residential – Intended to satisfy those persons who prefer a medium sized lot. Lots in this district created after 1978 and without City sewer and water must be at least 2.5 acres. This zoning district is used for rural residential developments created prior to 1978.
- R-4 Single Family Urban Residential – Represents urban density use by single-family detached dwellings.
- M-1 Multiple Dwelling Medium Density – Intended to provide for medium density attached or detached townhomes with private entrances.
- M-2 Multiple Dwelling – Intended to provide a location for all types of multiple dwellings.
- AgP Agricultural Preserve – Identifies areas that are enrolled in the Agricultural Preserve or Green Acres programs as defined by the State of Minnesota. The lands are cultivated for raising crops and farming, as well as feeding, breeding, and raising of livestock.
- GR General Recreation – intended to provide a location for all types of commercial recreation uses such as golf driving ranges, outdoor theaters, racetracks, and snowmobile areas, most of which require a large amount of land and separation from residential areas.
- LB Limited Business – Suitable only for commercial uses of limited (less intense) nature due to the close proximity of residential uses.
- NB Neighborhood Business – Intended for retail sales and services in such a scale to serve the surrounding neighborhood needs.
- SC Shopping Center – Intended for modern retail shopping facilities of integrated design in appropriate locations, typically larger plots that can accommodate more intensive retail development.
- GB General Business – Intended to contain a wide variety of business including retail, service and semi-industrial. As such, this may contain businesses that tend to serve other business and industry as well as those catering to shopper needs.
- I Industrial – These areas have prerequisites for industrial development, but because of proximity to residential areas or the need to protect certain areas or uses from adverse influences, high development standards will be necessary.
- Services include manufacture, fabricate, assemble and store and other industries that are not likely to create offensive noise, vibrations, dust, heat.

smoke, odor, glare, or other objectionable influences.

CLR Closed Landfill Restricted – Applies to former landfills and adjacent lands which are managed under the Closed Landfill Program of the Minnesota Pollution Control Agency.

Transportation Plan

The Transportation Plan evaluates the conditions, issues and trends affecting all modes of transportation and provides the information needed to implement successful strategies in both developed and developing areas of the community. Using figures, graphics and schematic drawings the plan informs decisions affecting each of the implementation programs. As a component of the Comprehensive Plan, this document is updated and amended through the Comprehensive Plan Amendment process.

Water Resources Management Plan

The Water Resource Management Plan addresses local watershed requirements of the Metropolitan Surface Water Management Act and Board of Water and Soil Resources Rules 8410 as well as the requirements of local watershed districts, Metropolitan Council and applicable state and federal laws. The plan provides regulations for water quantity, water quality, fish and wildlife management, public ditch systems, ground water, wetlands and erosion. The plan also provides for enhancement of public participation and education. The plan clearly defines management practices, an implementation schedule, a monitoring program to assess and report the effectiveness of the plan, and a program for revising the plan.

Water Supply Plan

The Water Supply Plan documents the location and capacity of existing wells and treatment facilities and forecasts water use based on growth projections from the Land Use Plan. The types of improvements needed to meet the projected demand for water are documented based on this information. The plan also includes a water conservation plan, emergency response procedures and the goals, objectives and policies related to water supplied for public use.

Storm Water Pollution Prevention Program

The Storm Water Pollution Prevention Program establishes policies and practices that reduce the amount of contaminant infiltration. The program involves public education, public participation, discharge detection and elimination, construction and post construction runoff controls, infrastructure maintenance and pollution prevention measures. The program is updated annually through the Minnesota Pollution Control Agency permit process.

Individual Sewage Treatment Systems (ISTS)

In 2013, pursuant to the authorization and requirements contained in Minnesota Statutes §145A.05, 115.55 and Minnesota Administrative Rules Chapter 7082, the City of Andover adopted an update to City Code, Title 10, Chapter 4 regulating Individual

Sewage Treatment Systems. The purpose and intent of the city ordinance was to establish identical standards to those of Anoka County, for the design, location, construction, operation, and maintenance of Subsurface Sewage Treatment Systems (SSTS). The City and County ordinances adopted Minnesota Rules, Chapters 7080 and 7081 by reference and providing for the following specifics:

- MR 7080.1500 Subp. 4D was amended to allow 15 percent reduction of vertical separation (separation distance no less than 30.6 inches), to account for settling and variable interpretation of soil characteristics.
- Holding Tanks. Holding tanks may be allowed for the following applications; as replacement to a failing existing system, an SSTS that poses an imminent threat to public health and safety, or for an existing lot in which a SSTS cannot feasibly be installed and the Department finds extenuating circumstances.
- System Abandonment. An SSTS, or component thereof, that is no longer intended to be used must be abandoned in accordance with the adopted standards of this Ordinance.

Andover City Code, Title 10, Chapter 4 applies to those sites or facilities which are licensed, permitted, or otherwise regulated by City ordinance. The sewer provisions of the ordinance also apply to any premises in the City that are not served by a sewage treatment system permitted by the Minnesota Pollution Control Agency or are located in a city or township which has not adopted a subsurface sewage treatment system ordinance.

The Building Inspections Department of the City is responsible for enforcement of the Andover City Code for Individual Sewage Treatment Systems. Presently two (2) staff members are MPCA licensed septic inspectors. Violations of the ordinance may be treated as misdemeanors; however, the code provides for civil actions including injunctive relief to prevent, restrain, correct, or abate violations or threatened violations.

Housing Plan

The implementation of a housing plan requires action by many entities. As a result of this, some goals may be achieved in a short period of time while other goals may take longer. The strategies in obtaining the City's housing goals are further explained in Chapter One: Foundation of the Comprehensive Plan.

Figure 6.1 - Housing Implementation Table

Tool	*Circumstances and Sequence of Use	Timeframe	Maintenance Assistance for Homeowners at or below 60% AMI	Rental Units for Large Families at All Affordability Levels	Preservations of Natural-Occurring Affordable Housing, All Bands of Affordability	Allocation of Affordable Housing Need Below 30% AMI	Allocation of Affordable Housing Need Between 31% and 50% AMI	Allocation of Affordable Housing Need Between 51% and 80% AMI	Tools to Address General Housing Needs
ADU Ordinance	The City of Andover currently has an ADU Ordinance.	Ongoing							X
Community Development Block Grant (CDBG)	The City of Andover would consider support of CDBG for reinvestment of existing housing stock. This is currently a competitive process administered by Anoka County.	Ongoing	X		X				
HOME Investment Partnerships Program (HOME)	The City of Andover would need to explore this option with Anoka County.	Medium-term		X		X	X	X	
Community Land Trust	The City does not currently make use of a community land trust.	Ongoing		X		X	X	X	
Referrals	The City will review and update the reference procedures for applicable staff, to better direct individuals to appropriate housing program contacts.	Ongoing	X		X				
Livable Communities Demonstration Account (LCDA)	The City would consider support of LCDA based on the project merits.	Ongoing		X		X	X	X	
Housing Bonds	The City of Andover is not open to the idea of utilizing Housing Bonds at this time.	Ongoing							X
Preservation strategies: 4d	The City of Andover is open to review requests for the 4d program. Decisions will be made based on individual applications.	Ongoing			X				
Site Assembly	The City of Andover is currently acquiring property within a redevelopment area that is expected to be developed at a higher density that could potentially be redeveloped into affordable units.	Ongoing							X
Tax Increment Financing (TIF)	The City of Andover may consider utilizing TIF to support the construction of affordable housing projects that includes a percentage of affordable units, as well as when a need for gap financing exists and the project meets other City development goals, provided a need exists for the TIF.	Ongoing		X		X	X	X	
Tax Abatement	The City of Andover may consider tax abatement if the project includes a percentage of affordable units, as well as when a need for gap financing exists and the project meets other City development goals.	Ongoing		X		X	X	X	
Guided land at densities that support affordable housing	See our future land use plan and projected housing needs section of the housing chapter of this comprehensive plan, which shows areas that could potentially support areas for new affordable housing units	Ongoing				X	X	X	X
Participation in Housing Related Organizations	The City will pursue participation in housing related organizations as staffing permits.	Ongoing							X
Participation in Regional Council of Mayors	The Mayor of Andover will participate or designate an appropriate representative to engage in the Urban Land Institute Minnesota's Regional Council of Mayors group as time permits.	Ongoing							X
Property Maintenance/Rental licensing	The City plans to continue its property maintenance and rental licensing programs to ensure long-term sustainability of the housing stock.	Ongoing							X
Fair Housing Policy	The City of Andover plans to continue to direct renters to the Attorney Generals office when it comes to Fair Housing.	Ongoing							X
Zoning and Subdivision ordinances	The City will continue to review its zoning ordinance to identify any regulations that inhibit the housing priorities in this document.	Ongoing							X

Park Improvement Plan

The Park Improvement Plan provides an inventory of the facilities and equipment that presently exist in each park as well as those that will be added in the future to complete the park system. A schedule for replacement and installation of new facilities and equipment is incorporated into the Capital Improvement Plan. The Park Improvement Plan is updated annually through a public process with the Park and Recreation Commission and City Council.

Capital Improvement Program

The City of Andover has a 5-year capital improvement program (CIP) that is reviewed annually. The purpose of the plan is to identify, prioritize and address community needs through careful long-term capital planning and balanced public investment in supporting physical infrastructure. The plan also provides a planning foundation for future needs assessments to ensure the city is appropriately responding to the critical infrastructure needs necessary for sustainable future growth. Figure 6.2 shows the City of Andover 2019 – 2023 CIP for Road and Bridges, Parks, Trails, Water System and Sanitary Sewer System.