

IMPLEMENTATION

I. Introduction

The various chapters of the Jordan Comprehensive Plan outline the City's overall plan for growth and redevelopment. This chapter identifies methods the City of Jordan will employ to implement the Comprehensive Plan and associated goals and objectives as identified by the community.

As required by M.S. 473.859, Subd. 4, the Implementation Chapter of Jordan's Comprehensive Plan includes a summary of the following:

- The City's Official Controls including its Zoning Ordinance and Subdivision Ordinance;
- The City's Capital Improvement Plan; and,
- A Housing Implementation Program.

This chapter also includes information relating to orderly annexation agreements and future comprehensive plan amendments.

II. Zoning Ordinance

The City of Jordan Zoning Ordinance was last adopted by the City Council in September, 1992 with various updates and revisions over the past 15 years. The Zoning Ordinance includes specific regulations governing land use and an official zoning map. With formal approval of the Comprehensive Plan, the City Council recognizes the Comprehensive Plan as the 'umbrella' policy guiding the overall growth and redevelopment of the City of Jordan. The policies/goals identified are in part carried out through standards regarding land use set forth within the Zoning Ordinance.

The City shall administer the Zoning Ordinance on an on-going basis. As required by state statutes, the City shall achieve consistency between the Comprehensive Plan and the Zoning Ordinance.

Purpose: The purpose and intent of the Jordan Zoning Ordinance is outlined in 20 statements within the Zoning Ordinance. In summary, the purpose is to protect the public health, safety, and general welfare by regulating the use of land, the location and use of buildings and the arrangement of buildings on lots, and the density of the population in the City. The purpose, within the Ordinance, is identified as, to:

1. protect the public health, safety, morals, comfort, convenience and general welfare of the people;
2. promote the most appropriate and orderly development of land for residential, commercial, industrial, recreational and public uses and to protect such areas from the intrusion of incompatible uses;
3. protect and preserve the natural environment of the City;
4. encourage the protection of historic, aesthetic and natural resources in the City;
5. encourage energy conservation through the use of alternative energy systems;
6. promote phased development of residential, commercial, industrial, and recreational lands;
7. conserve the value of land and buildings;
8. foster a strong and balanced tax base;
9. promote orderly redevelopment where appropriate;
10. provide adequate light, air and convenient access to property;
11. prevent overcrowding of land and undue concentration of structures by regulating the use of land and buildings, the bulk of buildings in relation to the land surrounding them, and the density of dwelling units;
12. require developments to have adequate provision for City water, City public sanitary sewer, and other public services;
13. prevent or limit congestion in the public rights-of-way;
14. provide flood control measures and protect shorelands;
15. protect against fire, dust, smoke, explosion, noxious fumes, offensive noise, vibration, odors, heat, glare and other hazards or nuisances;

16. ensure that development and redevelopment occurs in accordance with goals, policies and plans established in the City's comprehensive plan;
17. provide at least minimum off-street parking and loading facilities;
18. permit adequate signage for effective communication while minimizing or preventing visual clutter and visual pollution;
19. provide reasonable development standards for functional and aesthetic aspects of buildings and structures; and
20. provide effective administration and enforcement of this Chapter.

Contents: Local controls relative to the Land Use portion of the Comprehensive Plan and provided by the Zoning Ordinance include, but are not limited to, the following:

- Intent and Purpose
- Definitions
- General Provisions
- Administration
- Zoning Districts and Provisions
- Rural Residential District
- R-1 Single Family Residential District
- R-2 Medium Density Residential Single-Family District
- R-3 Townhouse and Multiple Family Residential District
- R-4 Multiple Family Residential District
- R-5 Mobile Home District
- C-1 Neighborhood Business District
- C-2 Central Business District
- C-3 Highway Commercial District
- I Industrial District
- PUD Planned Unit Development District
- F-1 Floodway District
- F-2 Flood Fringe District
- Off Street Parking and Loading Spaces
- Signs
- Sign Height and Area Requirements
- Land and Water Preservation and Protection
- Architectural Control and Building Materials
- Storm Water Management
- Violation a Misdemeanor

Official Zoning Map/District Descriptions: A copy of the City of Jordan's Official Zoning Map is included as Map 6-1 within Chapter 6 of the Comprehensive Plan. The zoning district matrix in Table 10-1 depicts allowable densities/intensity of use and lot sizes.

**TABLE 10-1
ZONING DISTRICT DIMENSIONAL STANDARDS MATRIX**

District	Lot Area ¹	Lot Width ²	Planned Min. Density	Maximum Density ³	Front Yard	Side Yard ⁴	Rear Yard	Maximum Height ⁵	Lot Coverage ⁶
Rural Residential	10 acres	150 ft	1 unit per 10 acres	1 unit per 10 acres	70 ft	100 ft ag 70 ft non ag	100 ft ag 70 ft non ag	30 ft	.05
R-1 <i>Single Family Residential District</i>	10,500 sq ft	75 ft	2.85 unit per acre	10,500/ sf. 5,000/ two family or 3 units per acre for single family and up to 7 units per acre for two-family	30 ft	8 ft internal 15 ft corner	35 ft	30 ft	.30
R-2 Residential --- <i>Single Family Residential</i>	6,000 sq ft single-family 10,500 sq ft Two-family	60 ft s.f. 80 ft two family	3.0 units per acre	6,000/ sf. 5,000/ two family or 5.8 units per acre for single family or 7 units per acre two-family.	30 ft	8 ft internal 12 ft corner	35 ft	30 ft	.30
R-3 Townhouse and Multiple Family <i>Medium Density Residential</i>	7,200 sq ft single-family 10,000 sq ft duplex 9,000 sq ft multiple-family	60 ft	6.0 units per acre	5,000/ duplex 3,000/ unit in multiple-family or 7 units per acre for a duplex and 11.6 units per acre multiple-family	30 ft	8 ft internal 12 ft corner	35 ft	30 ft	.30
R-4 Multiple Family <i>High Density Residential District</i>	10,000 sq ft	80 ft	10 units per acre	2000 sq feet per dwelling unit 17.4 units per acre	30 ft	15 ft	35 ft	35 ft	.30 ground floor .50 floor area
R-5 Mobile (Manufactured Home District)	5,000 sq ft per unit	50 ft	7.0 units per acre	8 units per acre	20 ft	5 ft	10 ft	---	.30
C-1 Neighborhood Business District	8,500 sq ft	60 ft	NA	4 units per acre	20 ft	½ building height 20 ft corner	20 ft	35 ft	1.2
C-2 Central Business District	2,000 sq ft	20 ft	NA	17 commercial units per acre	0 ft	0 ft	0 ft	50 ft	2.0

District	Lot Area ¹	Lot Width ²	Ave. Minimum Density	Maximum Density ³	Front Yard	Side Yard ⁴	Rear Yard	Maximum Height ⁵	Lot Coverage ⁶
C-3 Highway Commercial District	9,000 sq ft	75 ft	NA	3.8 commercial units per acre	20 ft	15 ft or ½ building height 20 ft corner	20 ft	50 ft	.70 floor area
I Industrial District	10,000 sq ft	100 ft	NA	3.5 industrial units per acre	50 ft	15 ft	20 ft	50 ft	1.0 floor area
PUD Planned Unit Development District	Performance standards of the underlying district apply, with the ability of the City Council to provide deviations from setbacks provided public benefit and maximum densities are met.								
F-1 Floodway District	Performance standards of the underlying district apply, with elevation restrictions.								
F-2 Flood Fringe District	Performance standards of the underlying district apply, with elevation restrictions.								
S-1 Shoreland District	See Underlying District	75 ft single-family 115 ft duplex 150 ft triplex 190 ft quad. Units	NA	Underlying district with maximum 25% site coverage	100 ft from high water mark (HWM) if unsewered 50 ft from high water mark if sewer 50 ft from top of bluff	Underlying district setbacks apply, except: 100 ft from HWM unsewered 50 ft from HWL if sewer 50 ft from top of bluff		35 ft	.25

1. Minimum lot area per unit.
2. Minimum lot width
3. Maximum Units per net acreage (Assumes net acreage equals gross acreage less 20% for wetlands, surface water, floodplain, and existing road easements or rights-of-way divided by the minimum lot area allowed per Ordinance or sq feet allowed/34,848 sq ft (80% of 43,560).
4. Side yards
5. Maximum height noted is for the principal structure. Maximum height for accessory structure is less.
6. Relationship of structure coverage to total lot area.

In addition to the above zoning districts, general provisions and performance standards, the City's Zoning Ordinance addresses land and water preservation and protection and Storm Water Management which are in place to implement natural resource goals and policies identified by the City.

Implementation: The Zoning Ordinance is reviewed and subsequently administered by planning staff, the Planning Commission and the City Council.

The Zoning Ordinance is subject to periodic review to ensure consistency with the City's Comprehensive Plan and overall goals/objectives as defined by the City. The City Council may amend the Ordinance provided the Council adheres to constitutional, statutory, and other lawful procedures. The City shall not approve zoning ordinance amendments which conflict with the current Comprehensive Plan.

In order to ensure the Zoning Ordinance is consistent with the goals and objectives of this Comprehensive Plan the Planning Commission and Council will within nine (9) months after approving the Comprehensive Plan amend the zoning ordinance to address the following:

Recommendations:

1. The Planning Commission and Council shall update its Zoning Ordinance, Section 1102.04 Non-Conforming Structures, #2, to be consistent with state statutes, 462.357, Subd. 1 e. which states a nonconforming use may be continued.... unless, "any nonconforming use is destroyed by fire or other peril to the extent of greater than 50 percent of its market value, and no building permit has been applied for within 180 days of when the property is damaged. In this case, a municipality may impose reasonable conditions upon a building permit in order to mitigate any newly created impact on adjacent property."
2. The Planning Commission and City Council should update the Zoning Ordinance relating to the amortization of buildings to make this section compatible with MN State Statute 462.357, Subd. 1 c.
3. The Planning Commission and City Council should review and amend uses currently allowed in the various zoning classifications as both permitted and conditional uses, particularly the commercial and industrial districts. A number of the uses are currently not compatible with the comprehensive plan and vision for the specific commercial and industrial areas.
4. As the City continues to grow and expands industrial areas near higher visible roadways (U.S. Highway 169), the city may wish to include additional design standards and create a second industrial zoning district. The City should continue to minimize the impact of industrial properties on adjacent land uses by continuing to require additional setbacks, screening and/or fencing and landscaping. In addition, the City should update its zoning ordinance to increase the minimum lot size required for industrial uses.
5. Parking lot standards, as they relate to landscaping, should be reviewed.
6. The Planning Commission and City Council should amend the Planned Unit Development provisions of the Ordinance, and consider provisions for density credits for areas dedicated by the developer which have been identified in the Comprehensive Plan as beneficial to retain in a conservation easement due to steep slopes, wooded areas and/or environmentally sensitive areas.

III. Subdivision Ordinance

The City of Jordan Subdivision Ordinance was amended in 2005. This Ordinance regulates the division or platting of land within the City's corporate limits.

Purpose: As stated in the Subdivision Ordinance, the purpose is, "to safeguard the best interests of the City and to assist the subdivider in harmonizing the subdivider's interests with those of the City at large. Because each new subdivision becomes a permanent unit in the basic structure of the expanding community, and to which the community will be forced to adhere, and because piecemeal planning of subdivisions will bring on undesirable, disconnected patchwork or pattern and poor circulation of traffic unless its design and arrangement is correlated to a comprehensive plan of the City aiming at a unified scheme of community interests, all subdivisions of land hereafter submitted for approval to the City and the Planning Commission shall, in all respects, fully comply with the regulations hereinafter set forth in this Chapter."

Contents: The Subdivision Ordinance includes provisions that:

1. Dictate procedures for filing, submittal and review (including the required contents of and conditions for) preliminary and final plats.
2. Establish and ensure design standards including: blocks, lots, streets, and other standards which promote the public health, safety, and general welfare.
3. Define parks and open space requirements.
4. Require improvements according to City standards for general improvements, streets, sanitary sewer and water distribution and public utilities.
5. Address premature subdivisions and the basis for denial.
6. Allow for variances from this Ordinance provided unique circumstances exist.
7. Provide for enforcement of and penalties for violation.

Implementation: The Subdivision Ordinance is subject to periodic review to ensure consistency with the City's Comprehensive Plan and overall goals/objectives as defined by the City. The City Council may amend the Ordinance provided the Council adheres to constitutional, statutory and other lawful procedures. The City shall not approve Subdivision Ordinance amendments which conflict with the current Comprehensive Plan.

In order to ensure the Subdivision Ordinance is consistent with the goals and objectives of this Comprehensive Plan the Planning Commission and Council will within nine (9) months after approving the Comprehensive Plan amend the subdivision ordinance to address the following:

Recommendations:

1. The Planning Commission and City Council should periodically review park dedication standards to assure they are adequately addressing the needs of the park system through developer dedication. The City should require the Park Board review proposed parkland dedication and/or fee in lieu of parkland dedication and make a recommendation to the City Council relating to the adequacy of said dedication and its consistency with existing plans and ensure fees are appropriate to support capital improvement proposed in the capital improvement plan.
2. The Planning Commission should review the Subdivision Ordinance's definition of "steep slope", defined as, "An eighteen (18) percent or greater deviation of a surface from the horizontal," as it relates to the Scott Water Management Organization definition to ensure consistency and desired applicability in the city's review of plats.
3. The Planning Commission should review options for the development and long term maintenance of conservation easement, including meetings with the Minnesota Public Land Trust, to protect areas identified as potential conservation areas (steep slopes, heavily wooded, etc).

IV. Capital Improvement Plan

The City of Jordan has instituted a Capital Improvement Program (CIP) which identifies projects, prioritizes expenditures by year to be completed, includes the estimated cost and identifies sources of funding to the year 2027. The CIP is reviewed as a part of the annual budget process. The "Integrated Financial Planning Model", developed by Springsted Incorporated, allows the city to review the impact proposed capital projects will have on tax rates, utility bills and trunk/hook-up fees.

The overall objective of the Capital Improvement Plan (CIP) is to provide for the efficient use of fiscal resources in funding future capital expenses. The CIP is a flexible, evolving tool the City uses as a guide for the future. The annual CIP update allows for capital necessity and prioritization changes. Along with anticipated expenditures, the CIP includes proposed sources of funding such as special assessments, enterprise funds (water, sanitary sewer, storm sewer), state aid, annual levy, etc. Expenditures for water, sewer, transportation (street/sidewalk/trail), equipment purchases and public facilities are included. The phasing in of projects which require the same sources of funds assists in retaining a level annual tax levy.

A summary of the Capital Improvement Plan, as adopted by the City Council is attached to this chapter as Exhibit 1, as required by the Metropolitan Council.

V. Housing Plan

The Metropolitan Council requires the inclusion of a housing plan as a part of the City's Comprehensive Plan Implementation Strategies. Housing Objectives, Policies and a Housing Plan are included on pages 16 through 18 of Chapter 4 of this Comprehensive Plan. The Plan outlines strategies to achieve the following:

1. Maintain and offer a balanced supply of life cycle housing.
2. Maintain and offer a variety of housing types, such as owner-occupied vs. rental, attached versus detached, single-family and multiple-family.
3. Enforce ordinances to ensure well-maintained housing.
4. Provide linkages between housing, recreation and employment.

The Metropolitan Council, identified an "Allocation of Affordable Housing Need by City/Township" in May, 2006. They have suggested the City of Jordan has a need for 37 new affordable units between 2011 and 2020. The City's Zoning Ordinance currently provides a variety of housing districts allowing a range of densities from the rural residential district one unit per 40 acres to multiple-family districts which allow 11.6 units per acre, allowing for the construction of affordable housing as well as move-up or more executive style housing. As noted in the Housing Chapter, the average value of the 574 residential units constructed between 2000 and September 2006, without the lot, was \$203,693, which is considered "affordable". The City, with its current ordinances and guided land uses for additional medium and high density residential housing should be able to achieve the identified need.

In February 2007, the City Council, upon recommendation from the Planning Commission, approved a plat for the construction of a 46-unit rental project, Jordan Valley Townhomes. This project also received a \$400,000 grant from the Metropolitan Council's Livable Communities program, received first round approval for tax credits, and approval for tax increment financing through the city. These rental units are available for families at 50% of the median family income, or as of 2007, \$39,250. This project will assist in meeting housing goals and identified needs of the community.

VI. Growth Areas and Annexation

The City of Jordan, through its comprehensive planning process, has identified land use needs to accommodate additional residential, commercial and industrial development both within the existing corporate limits as well as in potential annexation areas. The urban growth boundary (Map 6-2 included

in Chapter 6) is anticipated to meet the needs of the city to the year 2030. The urban growth boundary will coincide with municipal utility service areas and projected capital infrastructure. Parcels within the urban growth boundary are to be annexed into the City of Jordan prior to being developed.

At this time the City does not have a Joint Annexation Agreement in place with St. Lawrence Township or Sand Creek Township. With the ability to service the areas with infrastructure, the City and St. Lawrence Town Board have been meeting to develop an agreement. Meetings with Sand Creek Township are anticipated to begin following completion of the agreement with St. Lawrence Township. The City of Jordan understands that until the orderly annexation agreements are in place, Comprehensive Plan Amendments will need to be filed with annexation requests.

Recommendations:

1. It is recommended the City of Jordan continue to meet with St. Lawrence Township to develop a mutually agreed upon Orderly Annexation Agreement.
2. It is recommended the City of Jordan begin working with Sand Creek Township on the development of an Orderly Annexation Agreement.
3. Take and active role and provide comments on the Scott County Comprehensive Plan, which is in process, especially for areas which affect Jordan or can be cooperative projects such as transportation systems, regional trails or parks and land uses adjacent to the city.

VII. Comprehensive Plan Review and Revision

The Comprehensive Plan is intended to guide the growth of the community. As events and circumstances within the community change, the Comprehensive Plan shall be reviewed and updated, as appropriate. Amendments to the Comprehensive Plan shall not occur without public notice, a public hearing conducted by the Planning Commission, City Council final review and approval and approval by the Twin Cities Metropolitan Council. Amendments to the Comprehensive Plan should be considered if there have been changes within the community or issues arise which were not anticipated by the Plan.

Recommendations:

1. It is recommended the Planning Commission and City Council review and update the Comprehensive Plan at five to ten year intervals to ensure it is a current reflection of the city's growth patterns, community goals and land use needs.
2. Until Orderly Annexation Agreements are in place, Comprehensive Plan amendments will be required with each annexation and rezoning of land outside of the City's current corporate limits.
3. The Comprehensive Plan may be amended upon petition from the public, initiation by the Planning Commission or direction from the City Council. No amendment shall be adopted until a public hearing has been conducted by the Planning Commission with recommendation to the City Council. A 2/3 affirmative vote of the City Council is required to amend the Plan.
3. It is recommended that on an annual basis the City Planner report to the Planning Commission and City Council (re) development issues which have occurred as they relate to the Comprehensive Plan, proposed projects which have an impact on the accuracy on the Plan projections, and a list of implementation goals identified within the Plan and the status of implementation.