

IMPLEMENTATION

This chapter of Savage's Comprehensive plan is intended to describe strategies and implementation tools allowing the City to achieve the goals described in the foregoing chapters. These tools constitute the City's "official controls", including zoning and subdivision ordinances. The implementation component also includes a Capital Improvement Program (CIP) and individualized implementation strategies for each section of the Plan. Housing and transportation implementation strategies have been incorporated into their respective chapters due to the complexity of subject matter.

Implementation tools are necessary components of any Comprehensive Plan as the means to realize the community's vision. Achieving the vision may require the updating of one or more of the city's official controls such as ordinances and zoning regulations, or updating a Capital Improvement Program. Periodic review of implementation tools and of the Comprehensive Plan will ensure that emerging issues and opportunities that arise in the city are addressed.

OFFICIAL CONTROLS (Zoning and Subdivision Regulations)

Traditionally, the most effective implementation tool to achieve land use objectives has been the Zoning Ordinance. A Zoning Ordinance allows for the categorization of land uses into specific districts or zones, and establishes criteria for each district, in an attempt to minimize land use conflicts and ensure economic stability. Zoning, therefore, is a powerful tool in guiding the location and type of development within a given community.

Environmental Resource Protection and Land Use

Bluffland Protection/Woodland Protection

The City through the use subdivision regulation will restrict development in areas of sensitive environmental resources. This includes areas with slopes greater than 25 percent, contiguous forest cover, wetlands and floodplains. The future land use plan delineates areas of forest and wetland conservation and provides a mechanism to identify areas of significant environmental value. Within these conservation areas, development proposals will be reviewed with the intent to preserve woodland and wetland areas to the maximum extent possible. To achieve the maximum protection of these conservation areas specific development guidelines will be developed and implemented as part of the City's subdivisions regulations and ensure conformance between this Comprehensive Plan and regulatory documents. These regulations will include setbacks, erosion control measures, buffer and other design-based guidelines. The overall goal of these guidelines will be to ensure adequate economic return on development while ensure long-term environmental protection.

Savage Fen Wetland Complex District

The City will also amend the Zoning Ordinance to create the Savage Fen Wetland Complex Development District. Proposed development plans within the Savage Fen Wetland Complex District will be subject to DNR review and approval. As a result, the City of Savage will notify the DNR when development proposals in the Savage Fen Wetland Complex are received and ask the DNR to take the lead role in ensuring the protection of this unique environmental resource. At this time, the City feels that the responsibility and potential impact upon the Savage Fen Wetland Complex resulting from development is beyond the capacity of the City to ensure its protection.

The City of Savage will assist State and Federal agencies in the purchase and appropriate management of parcels within the Savage Fen Wetland Complex that are directly responsible for the continued viability of the calcareous fen plant communities and other threatened, endangered or special-concern species. The City will seek the assistance of the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, the Minnesota Department of Natural Resources and the Minnesota Department of Agriculture for guidance in the management of this special resource.

The City also will promote the re-establishment of wetlands and the creation of water impoundment areas within the recharge area to increase groundwater levels in the Savage Fen Wetland Complex.

All of the mitigation measures contained in the Revised *Alternative Urban Areawide Review and Fen Management Plan* (April 21, 1995) are hereby adopted by reference.

Alternative Urban Areawide Review

The City will follow and uphold all of the many impact mitigation measures and protective strategies included in the Final *Alternative Urban Areawide Review and Fen Management Plan*.

One critical provision of the AUAR is that future urban development and related actions in the City of Savage must be consistent with the development assumptions used in the AUAR. If development that is inconsistent with the AUAR is proposed, its effects on these and other resources must be studied in a manner prescribed by State regulations for revisions to an AUAR.

Eagle Creek and Credit River Greenways

To enhance the quality of life within the community of Savage and protect important environmental resources the development of a greenway along Eagle Creek and Credit River will be pursued. Currently, part of the Eagle Creek and the boiling Springs area in owned by the DNR and significant measures have been taken to protect water and fishery resources in this area. The City of Savage will review and amend as necessary the zoning and subdivision regulations to ensure this critical area remains protected.

The City of Savage will review and amend its zoning and subdivisions regulations to provide opportunity for the creation of a permanent open space corridor along the Credit River where viable. Past development trends have precluded the total protection of this River corridor, however, significant areas remain in the South Savage Subarea to warrant development regulation and guidance in a manner to preserve this important environmental resource. Amendments to the subdivision regulations will include development setbacks, erosion control measures and tree preservation. In addition, the City will study the opportunity to provide better public access to the Credit River through conservation easements land dedication and voluntary access afforded by private landowners.

Diverse Housing Opportunities

The City will promote and encourage mixed-use developments to create more economically efficient and useful development patterns within sensitive areas of the City. Mixed-use development promotes pedestrian circulation, allows commercial and residential development to coexist and fosters more efficient and useful land use patterns. Encouragement will be provided through amendments to the zoning ordinance that will establish mixed-use zones and provide the legal mechanism for private developers to initiate mixed-use development proposals. In addition, amendments to and the creation of design guidelines as part of the City's subdivisions regulations will clarify the City's position on mixed-use development and provide private developers with the necessary background to proposal economically viable mixed-use development.

Urban Service Area

The Urban Service Area is that portion of the City located within the Metropolitan Urban Service Area (MUSA). Residential densities within the MUSA should occur at 3 units per acre to ensure economically viable development. The entire City of Savage will be within the MUSA sometime after the year 2000. However, development occurring outside the MUSA currently, and up to the time of full MUSA expansion will require specific land use planning guiding to ensure urban density development will be viable upon MUSA expansion. Therefore, the City will maintain its policy related to land development outside the MUSA, referred to as the Urban Reserve.

Urban Reserve Area

The City of Savage will maintain an Urban Reserve Area outside the current MUSA designation until that time the MUSA is expanded. It is anticipated that urbanization will continue, and the Urban Reserve Area will be included in the 2020 MUSA as required by market demand (see urban staging discussion).

Urban services such, as sewer and water facilities will not be provided within the Urban Reserve Area. Urban development shall not be permitted within the Urban Reserve Area except within existing platted areas. Platting for urban development shall not be permitted within the Urban Reserve Area.

In addition to agriculture uses, certain quasi-urban land uses may be permitted within the Urban Reserve Area such as recreational areas, hobby farms, dog kennels, horse stables and scattered non-farm residences.

Standards for development of scattered, non-farm residences within the Urban Reserve Area shall be as follows:

- Maximum of one dwelling unit per 10 acres, including farm and non-farm dwellings.
- Minimum 1-acre lot size per dwelling provided that a soil test demonstrates the functional relationship of an on-site septic system.
- When subdivision of lands is contemplated within the Urban Reserve Area, an urban overlay plan must be prepared identifying the development potential once urban services can be provided. This urban planning exercise assists the landowner in siting improvements and structures so that the land may be efficiently urbanized at some future date.

Residential Development

To successfully implement the residential policy stated in this Plan and to support the City's desire to create a "community of neighborhoods" through the encouragement of traditional neighborhood design, the following criteria should be incorporated into the City's zoning and subdivision regulations.

- Reducing minor streets from 32 feet wide to 28 feet wide in neighborhoods of single-family housing. This is intended to encourage traffic speeds that are appropriate for the situation, to create a more attractive environment, to reduce costs, to reduce water runoff and to reduce summer heat buildup.
- Requiring the construction of sidewalks along both sides of all streets.
- Providing bicycle and pedestrian connections throughout the community according to the Comprehensive Park and Trail Plan.
- Reducing the minimum width of single-family residential lots.

- Interconnecting residential streets to promote safe and easy movement and socializing, and to reduce the traffic pressure on collector and arterial streets. Cul-de-sac streets will be discouraged except in instances when it is not possible otherwise to serve an area of land (such as a peninsula with wetlands on three sides).
- Suggesting that developers include front porches on new houses and allowing front porches a 6-foot reduction from the front yard setback requirement.
- Cluster development will be encouraged within the developing South Savage Subarea to preserve important rural character, protect sensitive natural resources and minimize the extent of impact resulting from development upon the landscape.
- Single-family areas will be interconnected by streets and sidewalks with multiple-family residential areas and with commercial developments. This is intended to reduce dependence on the automobile, reduce social segregation in the community and improve access to future bus transit lines.

Downtown Commercial Area

The City will preserve and enhance the original village commercial area of Savage with a new identity referred to as the Hamilton District. This will be achieved by adopting the land use recommendations presented in the policy document “A Vision for Hamilton of Savage.” A summary of that vision plan has been incorporated into this Comprehensive Plan as a special area study and can be found on page 2-29.

New Retail Areas

Limited convenience commercial establishments serving sub-neighborhood areas will be permitted in areas throughout the City as identified on the future land use map. Development guidelines for the creation of these areas will be incorporated into the revisions made to the City’s subdivisions regulations.

Strip Commercial Development

The City will discourage additional linear commercial development along the City’s collector and arterial roadways. Such development and the related access points can severely reduce the traffic- carrying capacity of these roadways and can cause significant traffic congestion and safety hazards.

Mixed-Use Development

The City will create a zoning district that allows mixed-use development to occur in strategic locations in the City. Retail and service businesses will be primary uses, while adjacent mid- or high-density housing will serve as transition areas to nearby lower

density housing. Combination commercial and residential development applications should be reviewed as planned unit developments under the City's Zoning Ordinance. The following standards will be utilized to achieve the goals of the Mixed-Use district and to provide protection to the adjacent properties:

- Uniform sign and lighting.
- Require 3 percent landscaping within all parking areas containing more than 50 spaces.
- Landscaping and berming requirement on all perimeters and as a buffer between uses.
- Screening of all service areas from public right-of-ways and adjacent property.
- Screening of trash handling facilities utilizing compatible building materials.
- To avoid conflicts arising from dissimilar land uses, provide for reasonable transitions from areas of higher to lower density.
- Encourage mixed-use elements where appropriate.

These standards are to be more clearly defined by standards contained in amendments to the City's Zoning Ordinance.

Business Park Development

The City of Savage will create a Land Use Plan Map district and a Zoning Map district that allows office buildings, office-showroom buildings, light industry, research and development businesses, and related or supportive service businesses as primary uses.

Zoning and subdivisions regulations will be developed to ensure Business Park development proposals protect major environmental features, minimize impacts to adjacent neighbors and avoid other land use impacts associated with business development. Specifically, the City's subdivisions regulations will be amended to include buffer requirements, erosion control measures, woodland preservation and lightning design standards. In addition, Business Park development adjacent to Eagle Creek must provide open space; building locations and landscaping that complement, supplement and protect the public open space along the creek. Surface water drainage and ponding must conform with City plans to protect water quality and water temperature in the creek.

Standards for light industry in a business park should include: 1) a limited number of semi-trailer trucks and truck docking facilities; 2) a well-landscaped site; and 3) architectural compatibility with an office park. Architectural compatibility means: a) equal facade treatment on all sides; b) extensive use of windows; c) prominent design announcement of the principal entryway; d) no exterior storage; and e) no pole-barns or pre-engineered steel buildings.

Solar Access

The City will examine its zoning ordinance in light of the following factors to determine whether they represent barriers to solar access or solar energy systems:

- Are solar energy systems permitted accessory uses in all districts?
- How will height regulations affect the use of rooftop collectors?
- How should solar apparatus be exempted from yard projection restrictions?
- How should detached collectors be exempted from lot coverage restrictions?

Park, Open Space and Trail Corridor Plan

The City of Savage will maintain a 10 percent land dedication for all new developments, ensuring a one-half mile service radius is achieved and acquiring a minimum ratio of 10 acres per thousand population distribution of parkland. The City of Savage will strive to identify and acquire land during the planning and platting stages of new development. Attention should be focused on acquiring critical pieces of the Credit River corridor and establishing a link between the Minnesota River and the Murphy-Hanrehan Park Reserve. Successful plan implementation is ultimately dependent upon the City's ability to make final decisions consistent with the Plan or decide upon reasonable alternatives.

Natural Resource Management Plan

Development standards as amendments to the City's subdivision ordinance will occur to ensure water resources are protected. Minimum design standards will require all new development proposals to meet pollutant removal efficiencies equal to the Nationwide Urban Runoff Program (NURP) specifications. In addition, the State of Minnesota Best Management Practices will be adopted. Together these changes will help to ensure new development acknowledges storm water management and ensure water quality is maintained within Savage.

CAPITAL IMPROVEMENT PROGRAM (CIP)

The Capital Improvement Program establishes the monetary and funding priorities and strategies for the City of Savage. As required by Minnesota Statutes a CIP is required to be incorporate into the City's Comprehensive Plan. A complete and detailed copy of the City of Savage's CIP is available for review at City Hall. This section summarizes the relevant monetary funding for key areas of the City of Savage's ability to maintain a high

quality of life for residents. Detailed discussion of funding issues related to transportation, housing, economic development and sanitary sewer have been incorporated into the respective chapters within this Plan. The development of the City of Savage's CIP occurs in five-year increments. Annual review of the CIP occurs to ensure priorities are followed and account for necessary changes. The current Savage CIP is valid until the year 2004.