

VII. IMPLEMENTATION

1. LAND USE

In pursuit of the goals and vision outlined in this plan the City will need to take the following actions:

1. Conduct a detailed corridor study of the Larpenteur and Snelling Avenue corridors in Falcon Heights. The University of Minnesota has developed useful tools for enlisting public participation in this process and providing public education about what is economically feasible. It is recommended that

2. ZONING AND SUBDIVISION ORDINANCES

The City will need to make a number of adjustments to the zoning and subdivision ordinances to bring the chapters into conformance with this Comprehensive plan. With a few potential exceptions noted below, the City expects to complete this process by the end of 2009. At a minimum the following ordinance amendments will be required:

1. Extend exclusively public designation to all public/institutional lands, eliminating dual zoning.
2. Create a new multi-use zoning designation for the Larpenteur corridor areas that have been identified as candidates for multi-use redevelopment by 2030. (2009-2010)
3. Restore the R-3 Medium Density Residential District to the zoning ordinance to accommodate town-home development

this study be done before any major redevelopment project is undertaken along Larpenteur.

2. Use corridor study findings to define the extent of new special development districts or overlays in anticipation of redevelopment to meet forecast housing and business needs over the lifetime of this plan.

where lot sizes are too small to accommodate high density redevelopment.

4. Revise the R-4 zoning designation to more accurately characterize the multi-family housing existing in the city, to update design standards and to guide redevelopment of existing R-4 sites.
5. Revise off-street parking requirements for commercial and multi-family properties to provide for a safer, more attractive and pedestrian-friendly environment; also, to reduce the amount of impervious surface on private property. (2009-2010)
6. Re-examine and revise the purpose statements for all districts
7. Revise the Zoning Map to reflect new districts.

3. HOUSING

Since the City has virtually no private vacant land available for the development of new housing, it will emphasize the maintenance of the existing housing stock and encourage the construction of additional higher density housing in the Larpenneur Corridor if opportunities for redevelopment arise. If that occurs, the City will make every effort to satisfy unmet needs for affordable housing. Measures that will be considered include:

1. Provision that at least 10 percent of multi-family rental projects be affordable housing, if housing assistance is available.
2. Continuation of support for Section 8 rental assistance vouchers for low and modest income residents.
3. Continue participation in the Livable Communities Local Housing Incentive Program and look for future opportunities to employ this and similar programs to assist in financing affordable housing.

To encourage home ownership and rehabilitate affordable housing, the City will also

4. Implement some form of licensing and safety inspection program for rentals in single-family homes, duplexes and triplexes.
5. Participate as appropriate in Federal and State housing programs as may be made available
6. Seek partnerships with non-profit community land trust organizations that promote affordable home-ownership and rehabilitation of housing.
7. Continue to participate in partnerships with non-profit community organizations which provide home maintenance and rehabilitation resources to both home-owners and owners of rental residential properties.