

## **SECTION 8: IMPLEMENTATION**

This section summarizes and explains the actions needed to accomplish the goals and priorities established in this Comprehensive Plan. Specifically, this section describes ordinances, land use changes, capital improvements, and housing programs required for the next ten years.

The creation of the implementation program is ongoing. The following section does not fully describe all programs and policies that may be considered by the City.

### ***Ordinances and Land Use***

Implementation of the Land Use Plan is accomplished through zoning ordinances. The City will refine existing districts per the staging plan through ongoing zoning assessments and revisions. To facilitate this process the City will hold public hearings addressing affected parcels and will provide information to residents regarding the change. Within nine (9) months of the Metropolitan Council's final approval of the 2008 Lauderdale Comprehensive Plan, the City will update its zoning ordinance. The current (1996) zoning ordinance and a proposed zoning ordinance are Appendices A and B.

Central to this Comprehensive Plan update is the creation of a mixed-use district to encourage redevelopment of Larpentour Avenue. The intent of the mixed-use land use designations is to allow greater flexibility for both the City and developers to respond to market conditions while still maintaining a balanced land use pattern throughout the community. The mixed-use land use designation assumes the City will create a comprehensive mixed use zoning language for both the street-level and non-street level uses.

Architectural and design standards are especially important to the City. The City will work with planners and designers to create a look and feel that is appropriate for the community and potential business and residents in the mixed-use zoning district.

The City will also review its planned unit development (PUD) ordinance. It may be appropriate to update the PUD zoning tools in light of other zoning changes.

### **Parks, Trails, and Open Space**

The City will continue to actively plan for parks and trails that are accessible to all residents in the community through a comprehensive Parks and Open Space Master Plan and matching Capital Improvement Program.

### **Housing Program**

The City accepts its responsibility for affordable housing and will accommodate affordable housing where possible. As an aging, fully developed City, property maintenance and upkeep is integral to maintaining the City's attractiveness. In addition to the goals, policies, and recommended actions listed on page 40-42, the City will do the following:

- Review existing ordinances to make sure they do not impede the ability of the City to implement its housing program.



- Inform potential developers of areas in the City where life cycle and affordable housing could potentially be located and of the City's ability to offer fiscal support.
- Maintain and strengthen the City's rental housing inspection program so that the City's current housing does not deteriorate.
- Strengthen neighborhood amenities to encourage a neighborhood feel and investment in the community.
- Work with the Metropolitan Council when possible to create opportunities to further Lauderdale's Livable Communities Act goals.

### **Environmental Stewardship**

The City can protect and improve the environment by reviewing and considering application of the following implementation strategies:

- Adopt LEED or B-3 standards in constructing future City facilities and consider similar reasonable principles or incentives in private development.
- Accept Low Impact Design (LID) standards in the City Engineering Standards.
- Incorporate "Smart Growth"<sup>20</sup> principles into zoning ordinances.
- Consider long-term environmental costs in City planning, operating and purchasing decisions.
- Educate and promote the conservation of energy and water use in the community.

### ***Capital Improvement Program (CIP)***

The CIP establishes priorities and sets forth allocations in the budget for long-term and short-term capital expenditures needed to develop the City according to the land use, transportation, and park plans.

### **Transportation**

All City controlled street were rehabilitated between 2000 and 2003. The City is currently working on a plan for Eustis Street. The City's portion for planning and reconstruction of this street will depend on cooperation with the County.

### **Parks and Open Space**

Upkeep of the City's parks and open spaces is budgeted on an annual basis. This includes minor capital purchases as needed. The City is in the process of preparing a comprehensive Park and Open Space Plan and matching Capital Improvement Program.

### **Public Facilities and Equipment**

Major equipment purchases and public facility upgrades will be accomplished through two methods. One is through budgeting on an annual basis for equipment and upgrades needed. The second is accomplished by setting aside a portion the annual budget in order to save for equipment and upgrades over time. These two methods adequately meet the City's capital facility upgrade and equipment needs.

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<sup>20</sup> Smart growth is an urban development theory that emphasizes compact, transit-oriented, walkable, bike-able, land uses often seen in mixed-use developments.



**Sewer and Water**

Capital needs of the sanitary and storm sewer can be significant. Currently, capital purchases are budgeted on an annual basis. During the street reconstruction projects of 2000-2003, improvements were funded by City reserves and bonding.

***Schedule for Updating Official Controls***

Not yet completed.