



New Brighton Comprehensive Plan

Implementation

An important component to any planning effort is an implementation strategy, which outlines how the objectives and policies within the plan become a reality. In order for this plan to realize the vision that New Brighton community has established, it must have an achievable strategy that is supported by many.

While throughout the plan, various components identify strategies that are somewhat unique to that component (such as housing rehabilitation programs in the housing element), this chapter is intended to address the broader perspective of implementation including such items and zoning and subdivision ordinances and Capital Improvement programs.

Zoning

Zoning is the most common “official control” to implement the Comprehensive Plan. The primary role of zoning is to guide the physical development of the community in order to protect the general health and welfare of the public. Over the years New Brighton’s zoning ordinance has periodically been updated to resolve various development issues and to adapt to new (and beneficial) development trends such as the mixed-use zoning district. As these updates have been completed, the code becomes less efficient and more complex as a new section replaces an old section that is referred to throughout the code. A current zoning map is attached as Appendix E. Current zoning districts include the following:

R-1 Single Family Residential is intended for single-family detached dwellings.

Table 11 - 1 Current R-1 Standards

Standards	
Minimum Lot Width	75 ft.
Minimum Lot Area	10,000 sq. ft.
Maximum Floor Area Ratio	0.3

R-1A Single Family Residential is intended for single-family detached dwellings similarly to the R-1 district, however smaller lots are permitted. This district mainly covers the older portions of the City which already have a small lot development pattern.

Table 11 - 2 Current R-1A Standards

Standards	
Minimum Lot Width	40 ft.
Minimum Lot Area	5,000 sq. ft.
Maximum Floor Area Ratio	0.3



R-2 Two Family Residential is intended for two and one family dwellings.

Table 11 - 3 Current R-2 Standards

Standards	
Minimum Lot Width	75 ft. at lot line: 85 ft. at building setback
Minimum Lot Area	12,500 sq. ft.
Maximum Floor Area Ratio	0.4

R-3A Multi-Family Residential is intended for multi-family dwellings and townhouse units two and one-half stories or smaller.

Table 11 - 4 Current R-3A Standards

Standards	
Minimum Lot Width	100 ft.
Minimum Lot Area	12,500 sq. ft.
Maximum Floor Area Ratio	0.5
Lot Area Per Unit	
1 floor	3,000 sq. ft.
2 floor	2,800 sq. ft.
Over 2 floors	2,500 sq. ft.

R-3B Multi-Family Residential is intended for multi-family detached dwellings and townhouse units two and one-half stories or smaller.

Table 11 - 5 Current R-3B Standards

Standards	
Minimum Lot Width	100 ft.
Minimum Lot Area	12,500 sq. ft.
Minimum Lot Area	
Efficiency	2,500 sq. ft.
One bedroom	3,500 sq. ft.
Two bedroom	4,375 sq. ft.
Three bedroom	5,625 sq. ft.
Minimum green space	300 sq. ft. per unit
Minimum Floor Area	
Efficiency	500 sq. ft.
One bedroom	650 sq. ft.
Two bedroom	800 sq. ft.
Three + bedrooms	1,000 sq. ft. + 200 for each bedroom over 3

R-4 Manufactured Housing Development Allows for the development and placement of manufactured single family housing units.



Table 11 - 6 Current R-4 Standards

Standards	
For individual platted lots	
Minimum Lot Width	60 ft.
Minimum Lot Area	7,500 sq. ft.
Maximum Floor Area Ratio	0.3
For manufactured home park	
Minimum Lot Area	2 acres

B-1 Limited Business District is intended to support small scale “limited” business establishments such as professional office and service occupations, funeral home, radio/television studios or government buildings and grounds.

B-2 Neighborhood Business District is intended to provide the daily retail business needs of the residents of the locality only (such as drug store, office/postal service supply store, dental office, beauty saloon, etc).

B-3 General Business District contains uses that include the sale of commodities or performance of services for a larger segment of population than the average neighborhood.

B-4 Downtown Business District is intended to preserve the unique downtown character of New Brighton’s City Center area focusing on architectural and site improvements with a consistent character throughout the City Center. Commercial businesses typical to a downtown nature would be permitted uses.

B-5 Office Development District is intended for large office developments of a single building.

I-1 Light Industrial District is intended to support high quality laboratories, research centers, light manufacturing that does not include extensive external use such as outside storage, or truck storage.

I-2 Heavy Industrial District is intended to support similar industry as I-1 as well as the more heavy industry with external uses.

I-3 Limited Industrial District is intended to allow industrial uses in transitional areas where surrounding land uses may be more sensitive to industrial development.

MX Mixed Use District is intended to foster a higher density, vertically and horizontally mixed use development pattern consisting of residential, commercial and public open space. This district is consistent with the Highway 8 Corridor Plan and accomplishes many of the goals and policies identified throughout the updated Comprehensive Plan.



Rezoning and Zoning Code Amendment Considerations

1. The City should undergo recodification and reformatting of the entire zoning code in order to improve staff and planning commission efficiency and accuracy in interpretation of specific regulations.
2. The City should review industrial zoning classifications to ensure consistency with Comprehensive Plan objectives and policies.
3. The City should consider establishing a landscape ordinance that addresses at a minimum landscape improvements on public boulevards. (see Environmental Protection.)

Subdivision Regulations

New Brighton has had regulations governing land subdivision for several years. Points of particular note include requirements for conformance to the zoning ordinance and comprehensive plan and a requirement that natural features are taken into account in subdivision design.

Environmental Regulations

Individual Septic Treatment Systems (ISTS)

The City continues to have individual septic treatment systems in operation in some of the older residential areas. The city shall establish new ordinance governing individual septic systems consistent with Minnesota Rules 7080 and Metropolitan Council requirements.

For other environmental strategies see Environmental Protection Chapter 7.

Neighborhood Planning

In previous planning efforts the City has identified “Planning Neighborhoods” defined by physical boundaries such as major roadways, Municipal boundary, lakes, rivers, and parks. During the course of the public meetings it became evident that these natural boundaries were not necessarily what the neighborhood viewed as its true “neighborhood.” While this plan does not discuss each individual neighborhood in detail, it is important to maintain the neighborhood planning level. Through the data provided by the Crime Watch program (neighborhood “grids”); the City of New Brighton has an opportunity to better understand the physical development of the community from its roots, the neighborhood level.

As a means to better connect residents with the neighborhood planning process the City should consider revisiting the boundaries of each neighborhood to more accurately define planning neighborhoods.

Master Planning/Redevelopment Planning

As existing commercial nodes become outdated and consumer behavior patterns change, redevelopment is often needed in order to maintain vital commercial nodes. In order to ensure that the neighborhood and community interests are respected, the City should consider working with landowners, developers and tenants of potential redevelopment nodes to establish a master redevelopment plan that will reestablish or preserve neighborhood character while maintaining commercial vitality. As a guide for the establishment



of the design guidelines for redevelopment, Appendix C—“Urban Design Principles” can act as a resource to follow in developing such plans.

More strategies for implementing redevelopment planning objectives are located in Chapter 5 Land Use.

Housing Implementation

For housing strategies see Chapter 6 Housing.

Plan Amendments

As indicated in the introduction, planning is an evolving process. Events change the way the future might look on a regular basis and sometimes drastic changes call for revisiting the vision of the community and amending the comprehensive plan. At a minimum, the plan should be revisited and updated every 10 years. A more aggressive approach of every two to five years would be more preferable.

A good example of a plan amendment that could be expected in the near future would be a review of demographic and socio-economic data released through the Census 2010 project. This data is expected to be available shortly after 2010.

Capital Improvement Program

The Capital Improvements Plan (CIP) is the financial planning mechanism used by communities to plan long range for major expenditures. New Brighton adopts a 5-year CIP annually. Each year it is reviewed and revised as priorities change. The up-coming year of the CIP is used to aid in the annual budgeting process. Each year the City adopts an annual budget. Expenditures are made in accordance with this budget for the following year.

The Comprehensive Plan sets forth overall direction for the City; the 5-year CIP and annual budget implement the goals and policies contained within it. Each year, each item in the CIP should be evaluated in relation to the goals, policies and general direction of the Comprehensive Plan. This allows spending decisions to be made within the overall context and future planned for the community. It is important that the financial tools implement the intent of the Comprehensive Plan, and resources are utilized with an eye to the comprehensiveness of time and cost considerations and investments.

See the City of New Brighton Capital Improvement Program for a detailed list of programmed improvements.