
Without a focus on implementation, the Comprehensive Plan will remain a collection of good ideas. It will not become an effective tool for achieving the vision for the future of Faribault.

Using the Plan

Adoption

The process for adopting the Comprehensive Plan begins with the Planning Commission. State Law requires that the Planning Commission hold at least one public hearing on the proposed Plan. Upon the receipt of public comment and preparation of the final document, the Planning Commission recommends the Plan to the City Council. Adoption of the Plan by the City Council requires passage of a resolution by a two-thirds vote.

Amendment

Faribault will continue to change. Some of these changes are anticipated in the Plan. Other changes may be unexpected or even beyond the scope of the Plan. Responding to these changes may require amendments to the Comprehensive Plan.

The Plan should not be amended capriciously. A great deal of thought, time and energy went into the creation of this plan. The same must go into any amendment. The vision statement becomes a valuable measuring stick. Proposed amendments should be evaluated by how they fit with the community vision contained in this plan.

Amendments to the Comprehensive Plan may take several forms:

- Changes to elements of the Land Use Plan.
- Changes in transportation, parks, or plans.
- Plans and other studies that become part of the Comprehensive Plan.
- Updating of entire sections of the Plan.
- Revisions related to major geographic sections of the community.

Amendments to the Plan may originate from the Planning Commission, City Council or party with a vested interest in property. The City Council must approve amendments by resolution. Council initiated amendments may not be adopted until it has received the recommendation of the Planning Commission or until 60 days have elapsed from the date of submission to the Planning Commission. Amendments are subject to the same public hearing requirements as adoption of the original plan.

Initiatives

Each section of the Plan provides specific guidance on implementation. The Plan sections contain initiatives related to the subject of the section. These initiatives provide guidance on steps to use the Plan and address specific planning and development issues.

Land Use Controls

Zoning

The City has adopted zoning regulations for the purpose of carrying out the policies and goals of the land use plan element of the Comprehensive Plan. The application of zoning districts and the specific regulations must support the objectives of the Comprehensive Plan. An outcome of adopting the Comprehensive Plan will be the review and modification of the zoning ordinance. The land use plan provides the basis for guiding zoning decisions that will be made by the City and private property owners. Minnesota Statutes, Section 462.356 states:

“...the planning agency [Planning Commission] shall study and propose to the governing body [City Council] reasonable and practicable means for putting the plan or section of the plan into effect. Subject to the limitations of the following sections, such means include, but are not limited to, zoning regulations, for the subdivision of land, an official map...”

This section anticipates that the zoning regulations will be reviewed and updated to insure implementation of the land use plan. In a broad sense, the review of the zoning ordinance should examine the following items:

- The regulations for each zoning district should be reviewed to determine if they fit with the intent of the Comprehensive Plan.
- Zoning districts should be examined in relationship to land use designation. Changes in zoning districts will be needed to match zoning with land use.

More specifically, the zoning districts will need to be relatively compatible with the land use plan categories. The table below shows the relationship of the existing zoning districts to the land use plan. The following comments on the table are offered:

- In some instances, a number of zoning districts correspond to a single Land Use category.
- The mixed use category will need a new zoning district for the 4th Street area.
- Currently park and public uses are allowed in a number of zoning districts as a permitted or conditionally permitted uses. This is a fairly typical practice in many communities. An alternative approach would be to create individual park or public districts for these uses.
- The “O” and “TUD” Districts are primarily used as a holding area. These designations are still appropriate as an interim regulatory approach until these lands are “ready” for development.

The following table shows the relationship of existing Zoning Districts to the Land Use Categories in the Comprehensive Plan. This table should provide guidance as the City makes revisions to the Zoning Map.



Table 14-1. Relationship of Zoning Districts to Land Use Plan Categories

Existing Zoning Districts	Land Use Categories
R-1 Single Family Residential (1 unit/bldg.)	Low Density Residential (1-6 units/acre)
R-1A Single Family Residential (1-2 units/bldg.)	
R-2 Low Density Residential (1-4 units/bldg.)	
R-3 Medium Density Residential (1-8 units/bldg.)	Medium Density Residential (6-12 units/acre)
RM Residential Manufactured Home District	
R-4 High Density Residential (2+ units/bldg.) (1unit/bldg. w/CUP)	High Density Residential (12+ units/acre)
C-1 Neighborhood Commercial	Office Commercial
C-1 Neighborhood Commercial	Community Commercial
C-3 Community Commercial	
C-2 Highway Commercial	Highway Commercial
CBD Central Business District	Downtown
No current zoning district that matches. New district is needed.	Mixed Use
I-1 Light Industrial District	Industrial
I-2 Heavy Industrial District	
I-P Industrial Park	Industrial Park
A number of Zoning Districts allow this use	Park
A number of Zoning Districts allow this use	Public - Semi Public
O Agriculture-Open Space	Low, Medium and High Density Residential
TUD Transitional Urban Development District	Highway Commercial
	Park
	Public

One of the policy decisions the City will need to make is how to implement the land use plan through the zoning map. Unlike the Metropolitan Land Planning Act in Minnesota Statutes Section 473 which requires consistency between the land use plan and zoning in cities in the Twin Cities metropolitan area, Faribault may choose to take a number of implementation strategies. Each has varying implications to existing property uses and the current zoning. The strategies include but are not necessarily limited to the following:

- Keep current zoning in place until such time as the use terminates or redevelopment is initiated.
- Rezone property to a zoning district compatible with a land use plan category.
- Develop an interim strategy to address current use situations as they relate to long term objectives.

Nonconforming Uses

Changes in zoning districts will create nonconforming uses. Such uses occur when the existing land use is not allowed within the zoning district. In most cases, when these situations arise as the result of a new Comprehensive Plan the goal is not to influence an immediate change in property use. Instead, the objective is to guide future investments to achieve the outcomes desired by the Comprehensive Plan.

Nonconforming uses are controlled by Chapter 3 of the City's Unified Development Ordinance. The goal of this ordinance is to allow continued use of the property while prohibiting actions that might prove to be a barrier to desired use changes. These regulations allow sufficient latitude for the use and maintenance of the property so that the zoning changes do not become a taking or an incentive to neglect building condition. The ordinance allows nonconforming parcels to be sold. The primary objective of the regulations is to prevent a change in the principal use of the parcel unless the change complies with the Comprehensive Plan.

The review of the zoning regulations will provide context for an evaluation of the nonconforming provisions of the Ordinance. This evaluation may point to change in the Ordinance that assists in the reasonable transition of these land uses.

Other Land Use Controls

While zoning is the most important land use control affected by the Comprehensive Plan, it is not the only one. The non-zoning chapters of the Unified Development Ordinance should be reviewed for consistency with the new Comprehensive Plan.

The Comprehensive Plan becomes the foundation for an "official map" adopted in accordance with Minnesota Statutes, Section 462.359. The official map show existing and proposed future streets, roads, and highways of the City and County, the area needed for widening of existing streets, roads, and highways of the City and County, and existing and future county state aid highways and state trunk highway rights-of-way. An official map may also show the location of existing and future public land and facilities within Faribault. The Transportation and Park sections of the Comprehensive Plan create the authority to adopt an official map.

Public Land Transactions

The Comprehensive Plan influences public lands. Publicly owned land within the City cannot be acquired or disposed of until the Planning Commission has reviewed the proposal and reported in writing to the City Council as to the compliance of the proposed action with the Comprehensive Plan (See Minnesota Statutes, Section 462.356, Subd. 2). The City Council may, by resolution adopted by two-thirds vote dispense with these requirements when, in its judgment, it finds that the proposed acquisition or disposal of real property has no relationship to the comprehensive municipal plan.

Capital Improvements

The City of Faribault annually produces a five-year capital improvement program (CIP) that prioritizes public improvement projects and identifies funding sources. The capital improvement program should be updated following adoption of the plan.

According to State Law, no capital improvements shall be authorized by the City (and its subordinate units) or any other political subdivision having jurisdiction within Faribault until the Planning Commission has reviewed the proposal and reported in writing to the City Council as to the compliance of the proposed action with the Comprehensive Plan (See Minnesota Statutes, Section 462.356, Subd. 2). As with property transactions, the City Council may, by resolution, find no relationship to the Comprehensive Plan and dispense with this procedure.