



## IMPLEMENTATION

A last element of the comprehensive planning process is establishment of official controls, design guidelines, public programs, fiscal tools and other devices needed to implement the policies and plans set forth by the 2019 Nowthen Comprehensive Plan. While Nowthen does not have an established Capital Improvement Plan, this section of the plan lays out how the community intends to achieve established goals. The City does not have any capital improvements planned between 2019-2024 that would have potential to impact the regional transportation, sewers, parks, water supply, and open space facilities.

Also, in this section, please indicate the City's surface water management implementation program, referencing its location in the Plan.

### ADMINISTRATION

The 2019 Nowthen Comprehensive Plan is adopted pursuant to Minnesota Statutes 462.355. In implementing the Comprehensive Plan, new development proposals or unanticipated situations may arise that require consideration of amendments. The City Council, Planning Commission or any person owning real estate within the City may initiate a request to amend the Comprehensive Plan. The processing of a request to amend the Comprehensive Plan shall follow the procedures set forth by the Zoning Ordinance for amendments and the requirements of Minnesota Statutes 462.355. Approval of an amendment to the Comprehensive Plan shall be approved by resolution of the City Council requiring a vote of four-fifths of its members. Consideration of a proposed amendment is to be based upon, but not limited to, the following criteria:

1. The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the Comprehensive Plan.
2. The proposed use is or will be compatible with present and future land uses of the area.
3. The proposed use conforms to all performance standards contained in the City Code.
4. The proposed use can be accommodated with existing public services and will not overburden the City's service capacity.
5. Traffic generation by the proposed use is within capabilities of streets serving the property.





## **OFFICIAL CONTROLS**

The Zoning Ordinance and Subdivision Ordinance are the primary regulations governing land use and development in Nowthen. The following is a description of the zoning districts established in the Zoning Ordinance:

- **RRA, Rural Residential Agriculture.** This district is intended for application in those areas of the City where large sections of land have become subject to increased amounts of single-family residential development and hobby farms. Marginal soils, rough topography, and insufficient irrigation may make these lands uneconomical for long term agricultural purposes. Allowed uses include agriculture, forestry, nurseries and green houses, parks and open spaces, government and essential service facilities, home extended occupations and single-family dwellings with a minimum lot area of five gross acres and 2.5 net acres with at least one contiguous acre of buildable land.
- **RRT, Rural Residential Transition.** The intent of this district is to permit rural residential development with 2.0 acre lot sizes which serve as a transition between smaller lots in southeast portions of the City and the RRA District or adjacent to commercial/industrial development. Focus is on creating cohesive neighborhoods with local identity and emphasizing quality homes with upgraded architectural features with parks and neighborhood amenities to compliment the smaller lot sizes. Emphasis shall be given to providing street and trail connections to other areas of the community and the regional recreation/transportation system as well as preserving the community's rural character by minimizing views of new development from existing roads.
- **LTA, Long Term Agriculture.** The intent of this district is to include those areas of Nowthen where, because of the land capability, and the capital investment in farming operations, it is necessary to preserve, promote, maintain, and enhance the use of land for long term agricultural purposes and to protect such land from encroachment by non-agricultural uses, structures, or activities. The uses allowed in the LTA District the same general uses as the RRA District except that single family dwellings are allowed at a density of one dwelling unit per quarter-quarter section (40 acres) and the minimum lot size is 40 acres.
- **C-1 Commercial.** The C-1 District commercial, retail or business uses in the vicinity of major street or highway intersections where significant traffic currently exists.
- **I-1, Industrial District.** This district is intended is to provide specifically for the regulation of light manufacturing, and warehousing uses located within areas guided for industrial land uses by the Comprehensive Plan.





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- **PUD, Planned Unit Development District.** The purpose of the PUD District is to allow for flexible residential development only in the RRA District where such development will not result in a service burden to local government units, will not create land use conflicts, and will not have an adverse impact on the environment. It is not the intent of this Section to circumvent the density provisions of the RAA District, which requires a minimum lot density of one lot per five acres and a minimum platted lot size of 2.5 acres. Rather, the intent is to allow a higher density in those instances where homes are clustered together in order to provide, in part, more dedicated open space than would be found in a development that subdivided all land within a project site into standardized platted lots.
- **CON, Conservancy District.** The CON District is intended primarily to include those areas reserved for public recreation activities. Uses within the CON District are limited to protect natural resources allowing only agriculture, parks and open spaces, government and essential service facilities.

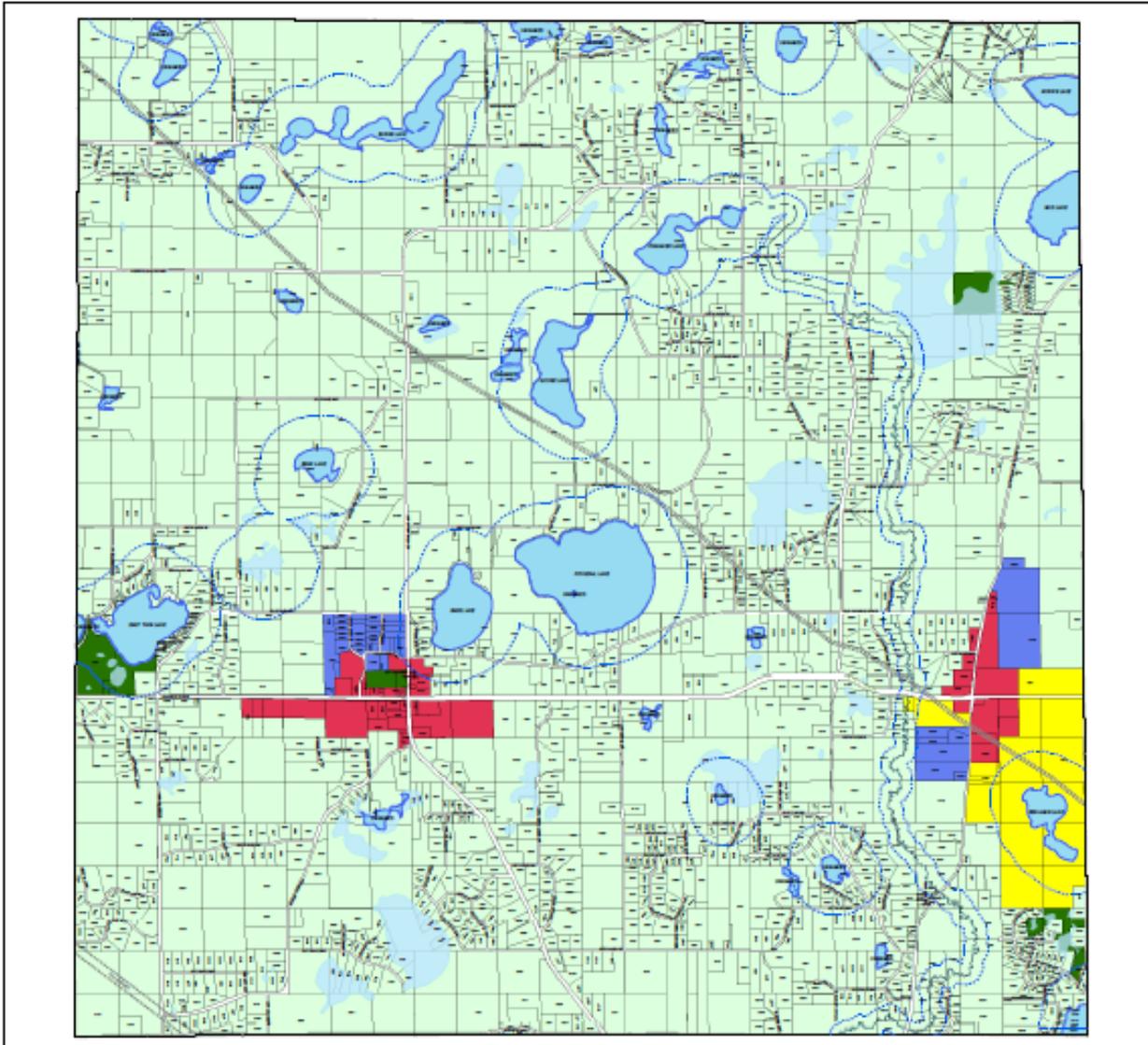
## ZONING MAP

The Zoning Ordinance establishes an official Zoning Map for Nowthen to define the location and boundaries of the various districts established therein. The existing Zoning Map is shown on the following page which will be updated following final approval of the 2040 Comprehensive Plan by the Metropolitan Council.





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## ZONING (PROPOSED)

- C-1 - Commercial District (371 acres / 1.76%)
- I-1 - Industrial District (251 acres / 1.19%)
- CON - Conservancy District (156 acres / 0.74%)
- RRA - Rural Residential Agriculture (19,861 acres / 94.03%)
- ROS - Residential Open Space (484 acres / 2.30%)
- Shoreland Overlay District



Sources: City of Nowthen, Anoka County,  
MN DNR, HAA & TPC

Ordinance #38, adopted October 13, 2011  
Revised Shoreland Overlay District February 19, 2014



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Nowthen's official controls are required by State Statute 473.865 to be consistent with the 2040 Land Use Plan. Following adoption of the 2019 Nowthen Comprehensive Plan update, an update of the Zoning Ordinance and/or Subdivision Ordinance will be initiated to implement the following recommendations:

1. Develop standards for the planned RRT, Rural Residential Transition which emphasizes quality homes with upgraded architectural features with parks and neighborhood amenities to compliment the smaller (2.0 acre) lot sizes.
2. The City may consider establishment of a new zoning district to allow for flexible development intended to provide for the permanent protection of open space, natural resources, encourage a more efficient land use pattern with a distinct land use pattern. If established, this zoning district would only be applied within the Permanent Rural area upon approval of a specific development application to allow the City the greatest discretion in reviewing proposed projects.
3. The City will review and update as it determines appropriate development standards applicable within the C-1 and I-1 Districts including, but not limited to, allowed uses, minimum building and site improvement requirements, screening requirements, signs allowances, etc.
4. The City will review and update as it determines appropriate current allowances for home occupations and extended home occupations to ensure protection of land use compatibility.
5. The City is required to administer shoreland, wetland and floodplain protection standards as part of the Zoning Ordinance.
6. Adopt standards regulating allowance of Wind Energy Conservation Systems (WECS).

### **SURFACE WATER MANAGEMENT PLAN**

The 2009 Local Water Management Plan is an integral part of the 2040 Comprehensive Plan that is referenced in the appendices attached herewith, and available upon request. The City will replace it with an updated version after the URRWMO (Upper Rum River WMO) adopts a plan and the City updates their plan to conform with the watershed plan.





## **INDIVIDUAL SEWAGE TREATMENT SYSTEMS**

Development in Nowthen relies exclusively on individual and community sewage treatment for wastewater disposal and there are currently 1,500+ systems within the City. Individual sewage treatment is anticipated to be permanent within most of the City. There is one common system serving Morton Farm Preserve with 20 single family dwellings, which is monitored and maintained by Connexus.

Individual sewage treatment system permitting, inspection, and maintenance administration in Nowthen is a City responsibility. All individuals performing site evaluation, installation, inspection, and pumping/cleaning of individual sewage treatment systems must be licensed and maintain certification by the MPCA to perform such work. The owner of each individual sewage treatment system is responsible for properly maintaining their system.

The City maintains a septic tank pumping tracking system, issuing permits to State licensed pumpers and notifying system owners when it has been three years since their septic tanks were last inspected or pumped. If a property owner fails to properly maintain their septic system, the City continues to remind them. The City maintains a record of septic tank maintenance and uses this information to decide if a compliance inspection is needed if and when the property owner applies for certain types of permits. Maintenance records are also available at the County for review by prospective buyers of properties. Failure to properly maintain a septic tank can lead to system discharge or backup. The County requires failing systems to be corrected within ten months in accordance with State laws.





## **CAPITAL IMPROVEMENT PLAN**

Capital improvement planning is the process of identifying prioritizing and scheduling capital needs as a long-range spending plan related to an ability to fund improvements. This program is a critical tool for cities to anticipate its needs before issues arise. Nowthen has an adopted Capital Improvement Plan for streets through the year 2023. Development of an expanded capital improvement program as part of the City's annual budgeting process is a priority. Other finance and budget related programs to be implemented include:

1. Maintain public facilities proactively to avoid eventual disrepair or breakdown.
2. Pursue intergovernmental cooperation for sharing public services and facilities, to avoid duplication and economize on City investments.
3. Pursue available county, state and/or federal grants and aids to facilitate City improvements and programs.
4. Require all needed infrastructure costs be borne by the development creating the demand.





## **APPENDIX A**

### **2009 LOCAL WATER MANAGEMENT PLAN**

The Local Water Plan is an integral part of the 2040 Comprehensive Plan. The City will replace it with an updated version after the URRWMO adopts a plan and the City updates their plan to conform with the watershed plan.

## **APPENDIX B**

### **2011 NOWTHEN PARK AND TRAIL SYSTEM PLAN**

This plan aims to provide park and recreation opportunities for residents of all ages and to all areas of Nowthen and link all parts of the City internally as well as to neighboring communities by a safe and convenient multi-use trail system.

## **APPENDIX C**

### **2013 VIKING BOULEVARD TRANSPORTATION (FRONTAGE ROAD) PLAN**

Viking Boulevard (C.S.A.H. 22) is a major transportation corridor in the City of Nowthen and moderate development has occurred adjacent to the Viking Boulevard corridor. In June of 2012, Anoka County completed the Northern Anoka County Rum River Crossing Study (“the study”). Although the primary focus of “the study” was to determine whether or not an additional Rum River crossing is needed in the northern portion of Anoka County, the study process included traffic forecasting and an access management vision for the CSAH 22 corridor.

Per “the study” CSAH 22 is currently classified as an A-Minor Arterial Connector whose function is to connect major trip generators and rural growth centers. The current traffic volumes on Viking Boulevard are approximately 6,000 to 8,500 vehicles per day. Although the roadway operates at acceptable levels currently, traffic volumes are predicted to increase to 10,000 to 14,500 vehicles per day by the year 2030. The planning capacity for CSAH 22 is approximately 15,000 vehicles per day, therefore the roadway is anticipated to be nearing congestion by the year 2030.

Without proper planning, development will restrict future access to properties and the viability of commercial and industrial areas when traffic volumes increase and Viking Boulevard expands into a divided highway. The purpose of this study is to evaluate the land use patterns, identify the issues and opportunities, and to develop a plan that provides for an integrated transportation system that is related to the land use patterns within the corridor. Focus of the study revolved around the two main intersections with Viking Boulevard at Highway 47 and Nowthen Boulevard. The Comprehensive Plan shows existing and future commercial and industrial land uses at these intersections to which the establishment of frontage roads was the foremost intent.

***THESE DOCUMENTS ARE AVAILABLE UPON REQUEST FROM THE CITY OFFICES***





**APPENDIX D  
FLEXIBLE DEVELOPMENT GUIDELINES**

