CHAPTER 10 IMPLEMENTATION TOOLS 10-20-09

Chapters 3 through 8 of this document include specific implementation strategies for the City to pursue to achieve its desired policies. The next level in a comprehensive plan's implementation strategy is the development and administration of the ordinances and regulations that carry out the goals and policies. The City of Eden Prairie possesses an established set of ordinances, plans and programs for implementing the goals and policies found in this document.

10.1 ZONING AND SUBDIVISION ORDINANCES

Chapter 11 of the Eden Prairie City Code is the Zoning Ordinance, which includes standards and regulations for land use, environmental protection, tree preservation and aesthetic character. The Zoning Ordinance and Zoning Map will be amended, as necessary, to reflect the new policies adopted by the City as a part of this Comprehensive Plan.

Chapter 12 of the Eden Prairie City Code is the Subdivision Ordinance. This section describes the procedures, submission requirements and design standards for the subdivision and platting of land within the City. It includes regulations for roadway design, utility installation, drainage, and dedication of parks and open spaces as part of new subdivisions.

10.2 OTHER IMPLEMENTATION TOOLS

In addition to the Zoning and Subdivision Ordinances, the City administers plans and programs intended to implement its goals and policies.

Examples of these plans include the 2003 Draft Park and Open Space Plan, the 1999 Comprehensive Wetland Protection and Management Plan, the 2004 Local Water Management Plan and the 2006 Major Center Area Plan. Full implementation strategies are included in each of these Plans, and referenced in the appropriate chapters of this Comprehensive Plan.

Establishing effective and new tools to guide change will become more important to the City over the next 15-20 years as the nature of development and redevelopment changes. The Town Center is planned to develop as a compact, walkable mixed use neighborhood. The City has adopted a Town Center ordinance and Town Center Design Guidelines to implement the development of the Town Center as identified in Chapter 3.

10.3 FISCAL TOOLS

The City also uses a variety of fiscal tools and implementation programs in addition to its powers of taxation to achieve its goals and to implement its policies. Examples include special assessments, tax increment financing, special fees and charges, and local, state and federal assistance from grants such as federal Community Development Block Grants and Minnesota Housing Finance Agency programs. The City also benefits from the services and programs provided by Hennepin County and the Metropolitan Council.

To manage its diverse activities, the City has established several different funds or accounting entities to manage City finances. The following are types of funds used by the City:

A. General Fund
General Operations including Administration, Management Services, Community Development and Financial Services, Parks and Recreation Services, Public Safety Services, and Public Works Services (except utility operations)

B. Special Revenue Funds
Housing Redevelopment Authority, Drug Forfeiture, Pleasant Hill Cemetery, Various Grant Funds, and Recycling Fund

C. Capital Project Funds
Park Improvement Fund, Capital Improvement/Maintenance Fund, Tax Increment Development Fund, Utility Construction Fund, Public Improvements Construction Fund, and Fire Station Fund

D. Enterprise Funds
Utilities Fund and Liquor Fund

E. Debt Service Funds
Accumulates revenues from taxes and other sources to pay debt. The City has various types of bonds outstanding including: General Obligation, Lease Revenue, and Special Assessment with governmental commitment.

10.4 TAX INCREMENT FINANCING

Tax Increment Financing (TIF) is a redevelopment tool authorized by Minnesota State Statute and used by cities to finance certain public redevelopment costs associated with private development. Projects financed with TIF must serve a public purpose such as constructing low- and moderate-income housing, providing employment opportunities, redeveloping blighted areas and improving the tax base. Since TIF was authorized by the State in 1979, the City of Eden Prairie has established 21 TIF District project areas. The funds gathered from these districts go into the Tax Increment Development Fund, which is part of the Capital Project Funds, which the City has used for projects such as transportation improvements and rent reduction to create affordable housing units.

10.5 CAPITAL IMPROVEMENTS PROGRAM

The City of Eden Prairie currently utilizes a Capital Improvements Program (CIP) to manage capital expenditures on improvements and additions to parks, streets and public facilities. It includes information on the capital budget, proposed public facility improvements over a six-year period, the estimated cost of those improvements and the proposed method for financing them. The most recent Capital Improvements Program was adopted in 2008 and sets forth a budget for the years 2008 to 2012.