

INTRODUCTION

MRCCA plans must provide for existing and future water-oriented uses. Water-oriented land uses are commercial and industrial land uses that require water access such as barge terminals and recreational marinas. Water-oriented uses are land uses that are often related to, but are different from, surface water uses, which are **uses of the river surface** (barge fleeting, recreational boat traffic, riverboat tours). This water-oriented land use plan element is a combination of two plan elements from rules, part 6106.0070, Subp. 4.B .(5) and (6).

Water-oriented land uses provide economic benefits as well as external impacts and land use conflicts (road traffic, hours of operation, noise, increased water surface use). If existing and/or future land use plans include water-oriented uses, the plan should address how existing and future commercial and industrial water-oriented uses will be managed to minimize external impacts and land use conflicts.

MINIMUM MRCCA PLAN REQUIREMENTS

1. Map and Describe (if applicable)

- Describe what water-oriented uses are and why they are important (see description under “Introduction” above).
- Describe the presence of existing and any future-planned water-oriented uses – including barge terminals, recreational marinas, public recreational uses, and any other water-oriented uses –and their benefits to the community and potential conflicts.

2. Policies (if applicable)

A. Required Policies

These can be used verbatim or customized as appropriate:

- Acknowledge existing and future water-oriented uses and provide for their protection. If none, please state so.
- Minimize potential conflict of water-oriented uses with other land uses.

B. Examples (if applicable)

The following example policies are from existing MRCCA plans, and are meant to provide ideas for developing policies related to water-oriented uses (not all requirements identified above have a corresponding example):

- Require that riverfront development is compatible with riverfront uses, and preserves a natural appearance while minimizing interference with views to and from the river. (Ramsey)
- Identify land uses within the corridor that are inconsistent with river related uses or are potentially hazardous to natural resources and establish a plan for replacement use. (Ramsey)
- Access to the riverfront shall be incorporated, where appropriate, in new development and redevelopment activities within the Critical Area/MNRRRA Corridor. (Hastings)
- Limited marina expansion shall be permitted providing that the expansion complies with all shoreland, floodplain, protected waters, and Critical Area zoning regulations and does not interfere with other water uses. (Hastings)
- Limited temporary docking shall be permitted along the Mississippi River provided that there is no interference with other uses and that the facility complies with all shoreland, floodplain, protected waters, and Critical Area zoning regulations. (Hastings)
- Barge Terminal #1, Red Rock, and Southport will remain the city’s principal river port terminals. The city supports the Port Authority’s policy of replacing non-river-related businesses with river-related businesses at Southport and Red Rock Industrial Districts, as leases expire. (St Paul)
- A commercial landing for interstate cruise lines will be maintained at Lambert’s Landing (Lower Landing Park), in conjunction with other activities at Lambert’s Landing. A landing for local excursion boats will be maintained at Harriet Island Marina. (St. Paul)

3. Implementation Actions (if applicable)

A. Required Implementation Actions

These can be used verbatim or customized as appropriate:

- Provide for water-oriented uses in the ordinance (if applicable). (**Note:** This will be a requirement of MRCCA ordinance review and approval.)

B. Examples

None available from existing plans

MRCCA ORDINANCE REQUIREMENTS

The MRCCA rules provide design standards and exceptions to river and bluff setbacks for facilities associated with “public recreational use” and “river-dependent use.” The rules define “river-dependent use” as use of land for commercial, industrial, or utility purposes, where access to and use of a public water feature is an integral part of the normal conduct of business and where the use is dependent on shoreline facilities. “Shoreline facilities” are facilities that require a location adjoining public waters for ingress and egress, loading and unloading, etc.

MORE INFORMATION

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HANDBOOK

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