PlanIt

Webinar Series for Comprehensive Plan Updates

Land Use Basics

Presented by Lisa Barajas and Angela Torres

June 16, 2016
Purpose of Land Use Planning

Guiding Development in your Community

Planning for Capital Improvements

Supporting Forecasted Growth
Land Use Categories

- Agriculture
- Residential
- Commercial
- Public/Institutional
- Parks and Open Space
Land Use Categories

Residential

- Rural Residential
- Transitional Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use Residential
Land Use Categories

Medium Density Residential

• Uses: Medium-density residential uses include two-family attached homes in clusters of more than 10 units, or townhomes, or other types of housing in PUDs where the average density of development falls within the acceptable range.

• Density: From 5.00 to 11.99 homes per gross acre of land area
Low Density Residential (LDR)

**Purpose:** Low Density Residential housing is the predominant land use by area within the MUSA boundary. Low Density Residential housing is typically single family housing or townhouses with few units per building. The houses usually contain multiple bedrooms, bathrooms, and garage stalls per unit. Low Density Residential land provides housing suitable for families with children, and as such, should be located close to schools, churches, public parks, and neighborhood commercial.

**Location Criteria:** Street frontage and within the MUSA.

**Minimum Requirements for Development:** Low Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity. Attention should be paid to pedestrian and bicycle transportation to provide access for children to schools, churches, and public parks.

**Utilities:** Municipal water and sanitary sewer are required.

**Typical Uses:** Single family homes; duplexes; townhomes with four (4) or less units per building; churches; elementary and secondary schools; private recreation spaces maintained by homeowner associations; and public parks.

**Density:** One (1) to five (5) units per acre

**Appropriate Zoning:** R1 – Low Density Residential

**Limited Secondary Zoning:** R2 – Moderate Density Residential; R1A – Low Density Residential within subdivisions that were developed prior to 1980.
Land Use Category Tips

Consistency

• Existing land use category descriptions
• Future land use category descriptions
• Map labels
• Density ranges
• Tables

Flexibility

• Don’t be so specific that your plan prevents unforeseen uses or unintentionally excludes development
## Land Use Terminology

<table>
<thead>
<tr>
<th><strong>Existing Land Use</strong></th>
<th>Actual land uses on the ground today.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Future (or Planned) Land Use</strong></td>
<td>Land uses planned as part of the 2040 update</td>
</tr>
<tr>
<td><strong>Generalized Land Use</strong></td>
<td>Land use categories used for region-wide analysis by the Metropolitan Council</td>
</tr>
</tbody>
</table>
Mixed Use Characteristics

- Travel Patterns
- Trip Generations
- Wastewater Generation Rates
- Pedestrian intersections
- Location and types of parks

Ease of access to services and availability of services

Location and types of parks

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Ease of access to services and availability of services
Overview of Residential Density

• Rural designations: Maximum density allowed
• MUSA designations: Minimum average net density
  • Density ranges for residential land use categories

<table>
<thead>
<tr>
<th>MUSA Designations</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Urban Center</td>
<td>20 units/acre</td>
</tr>
<tr>
<td>Urban</td>
<td>10 units/acre</td>
</tr>
<tr>
<td>Suburban</td>
<td>5 units/acre</td>
</tr>
<tr>
<td>Suburban Edge</td>
<td>3-5 units/acre</td>
</tr>
<tr>
<td>Emerging Suburban Edge</td>
<td>3-5 units/acre</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rural Service Area Designations</th>
<th></th>
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</thead>
<tbody>
<tr>
<td>Rural Center</td>
<td>3-5 units/acre</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>1-2.5 acre lots existing, 1 unit/10 acres where possible</td>
</tr>
<tr>
<td>Diversified Rural</td>
<td>4 units/40 acres</td>
</tr>
<tr>
<td>Agricultural</td>
<td>1 unit/40 acres</td>
</tr>
</tbody>
</table>
Residential Density: Rural Designations

- Maximum Densities – no minimum density required!
- Guiding properties enrolled in Agricultural Preserves Program
  - 1 unit per 40 acres
Residential Density: Rural Designations

- 4 units per 40 acres
  - This does not mean 10-acre lots

- Flexible development guidance for Diversified Rural Areas
  - Clustering and ghost platting
  - Open space preservation & long-term urbanization
Residential Density: Urban Designations & Rural Centers

• Overall minimum average net density
• Include areas that are newly guided to support forecasted growth
• Exclude lakes, wetlands, public parks and open space, and areas protected by local ordinance
Residential Density: Urban Designations & Rural Centers

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Residential Density: Urban Designations & Rural Centers

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## Residential Density: Urban Designations

<table>
<thead>
<tr>
<th>Density</th>
<th>Net Acres</th>
<th>Minimum Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>LDR – less 1 acre lake</td>
<td>2 to 6</td>
<td>12 - 1 = 11</td>
</tr>
<tr>
<td>MDR</td>
<td>6 to 10</td>
<td>10</td>
</tr>
<tr>
<td>MU</td>
<td>10 to 20</td>
<td>6</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>27</strong></td>
<td><strong>142</strong></td>
</tr>
</tbody>
</table>

Net Density: 5.3 units/acre
Commercial and Industrial Land Uses

New requirement for information
- Only applies to communities within the MUSA and for Rural Centers

Provide “measures of intensity” in commercial and industrial districts
- Floor Area Ratios (FARs)
- Building footprint
- Impervious coverage

Resource in the Local Planning Handbook
- How To Calculate FAR
Neighborhood or District Planning

Purpose

Opportunities

Examples
Staged Development and Redevelopment

Metropolitan Urban Service Area
- Urban Center
- Urban
- Suburban
- Suburban Edge
- Emerging Suburban Edge

Rural Service Area
- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural
Example

- Suburban Edge Community: Woodbury
- Staged Plan
Example

• Suburban Edge Community: Woodbury
• MUSA boundaries
Example

• Emerging Suburban Edge: Waconia
• Staged Plan with Annexation Areas
Redevelopment

• Be as specific as possible and what type of development will occur on the identified properties

• May want to call for further studies in the future

• Recognize the uncertainty around development, but discuss priorities or other factors (e.g. CIP) around timing of potential redevelopment projects
White Bear Lake
Coon Rapids

Map H-3
Potential Development Sites
Key Takeaways

Start with current densities in existing neighborhoods

Designate areas to support new development

Relate development areas to your community’s vision and goals

Develop land use categories that are descriptive, but flexible

Ensure that your planned land use category descriptions, maps, and tables are consistent throughout your plan
Resources


http://www.metrocouncil.org/Handbook/PlanIt.aspx

Land Use Plan Element

Community Pages
http://lphonline.metc.state.mn.us/commportal
Questions?

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Upcoming Events

Water Resources Planning
Presented by Kyle Colvin, Karen Jensen, and Lanya Ross
Thursday, July 21, 2016

Transportation Overview
Presented by Mark Filipi and Cole Hiniker
Thursday, August 18, 2016

Making your Plan a Walk in the Park
Presented by Jan Youngquist and Michael Peterka
Thursday, September 15, 2016

*The entire 2016 PlanIt Schedule of Events is now available on the PlanIt page of the Local Planning Handbook.