



PlanIt

Webinar Series for
Comprehensive Plan Updates

Land Use Basics

Presented by Lisa Barajas and Angela Torres
June 16, 2016

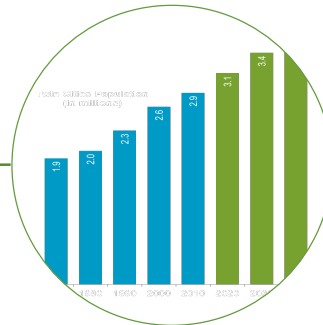




Purpose of Land Use Planning



Planning for Capital Improvements



Supporting Forecasted Growth





Land Use Categories

Agriculture

Residential

Commercial

Industrial

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



Burnsville
10.5 units per acre



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.



Single Family Housing In Harmony Addition

➔ 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

Existing
Land Use

Actual land uses on the ground today.

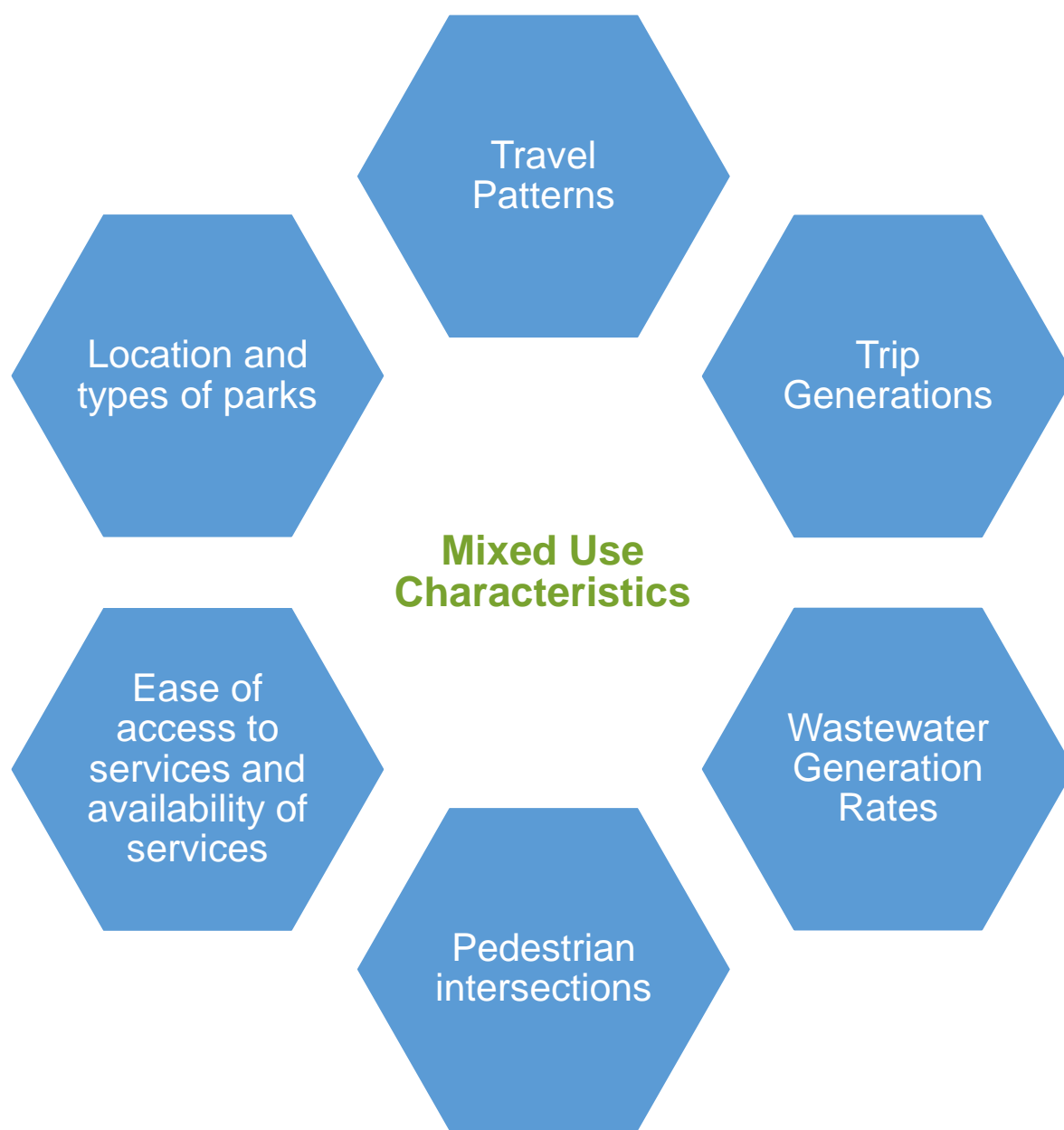
Future (or
Planned)
Land Use

Land uses planned as part of the 2040 update

Generalized
Land Use

Land use categories used for region-wide analysis by the Metropolitan Council







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Overview of Residential Density




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

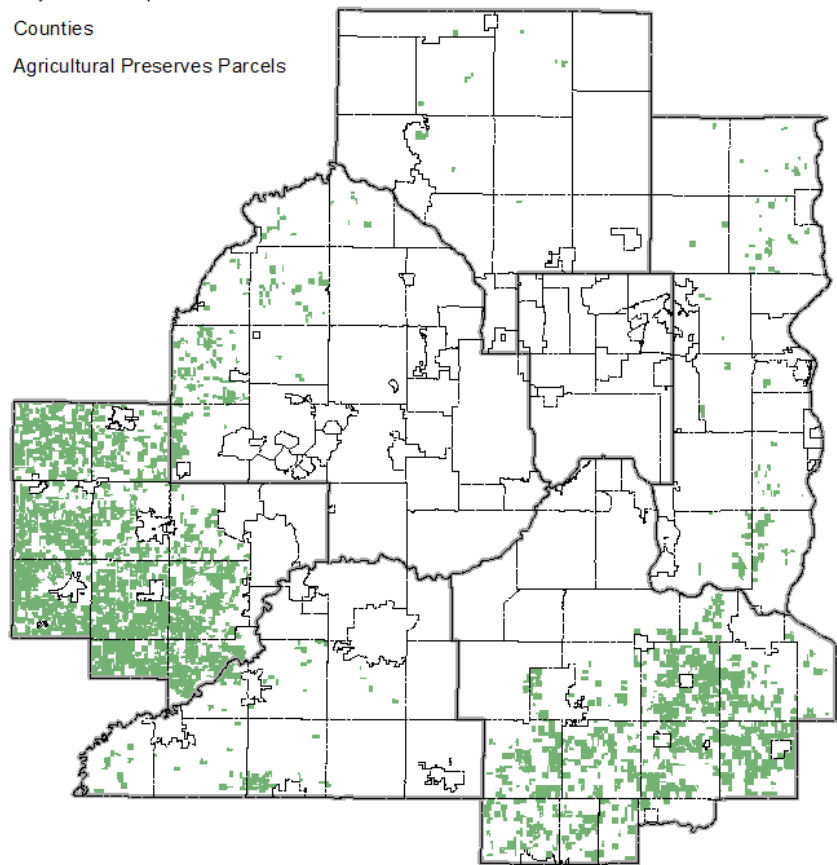
MUSA Designations	
Urban Center	20 units/acre
Urban	10 units/acre
Suburban	5 units/acre
Suburban Edge	3-5 units/acre
Emerging Suburban Edge	3-5 units/acre
Rural Service Area Designations	
Rural Center	3-5 units/acre
Rural Residential	1-2.5 acre lots existing, 1 unit/10 acres where possible
Diversified Rural	4 units/40 acres
Agricultural	1 unit/40 acres





Residential Density: Rural Designations

-  City & Township Boundaries
-  Counties
-  Agricultural Preserves Parcels



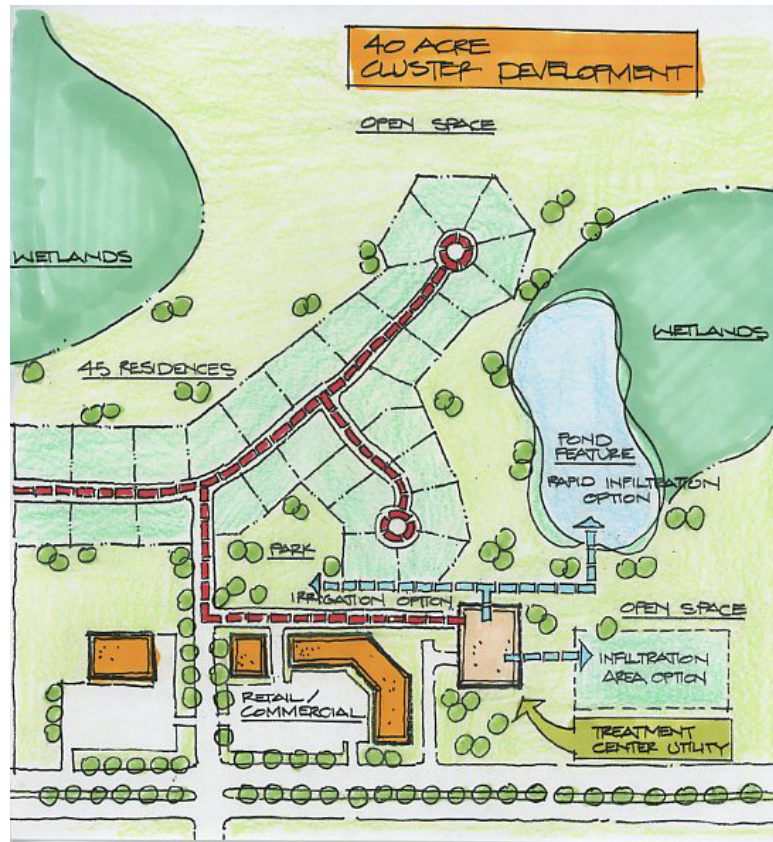
- Maximum Densities – no minimum density required!
- Guiding properties enrolled in Agricultural Preserves Program
 - 1 unit per 40 acres





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



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Residential Density: Urban Designations & Rural Centers

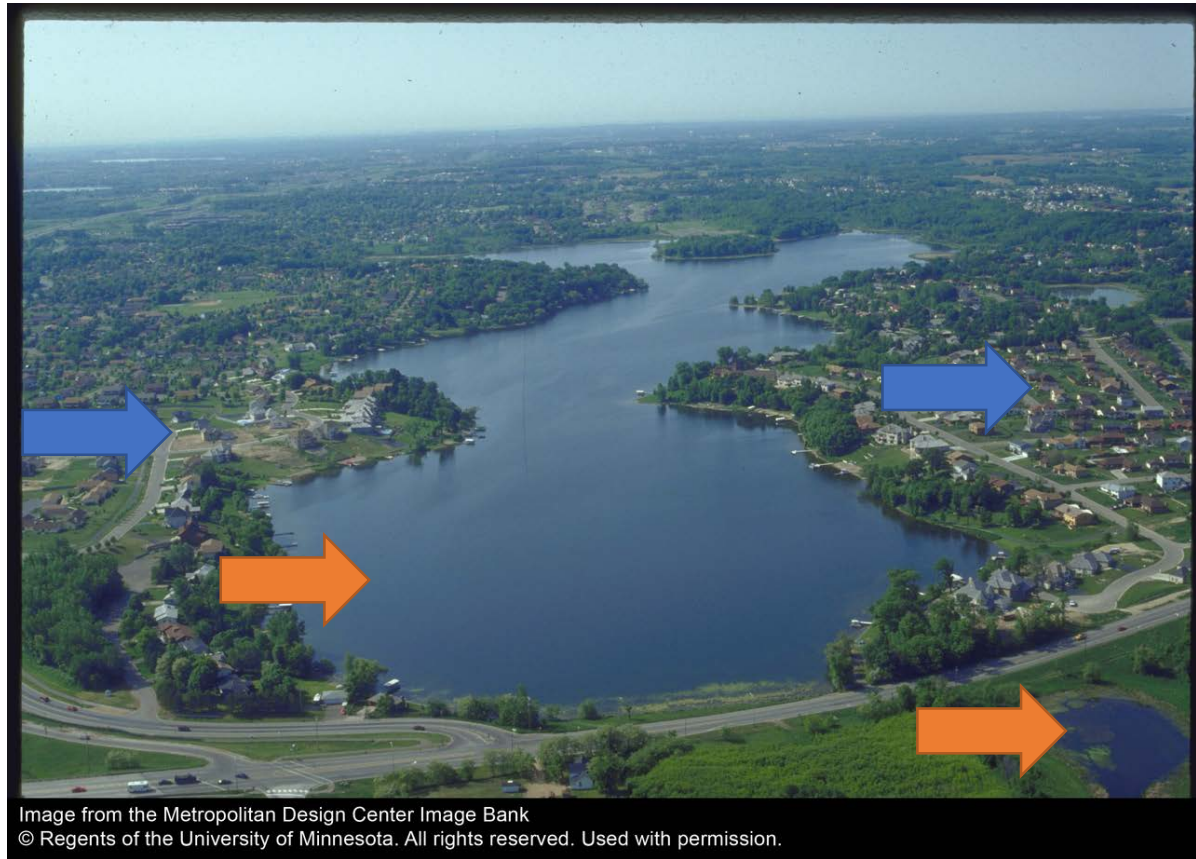
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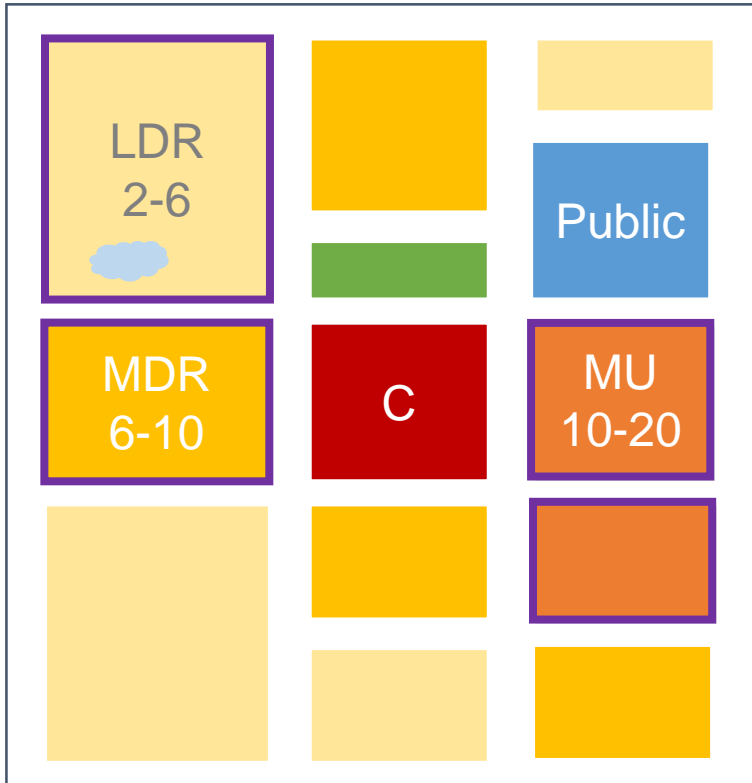
Residential Density: Urban Designations & Rural Centers

- 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



	Density	Net Acres	Minimum Units
LDR – less 1 acre lake	2 to 6	12 - 1 = 11	22
MDR	6 to 10	10	60
MU	10 to 20	6	60
Total		27	142

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](#)





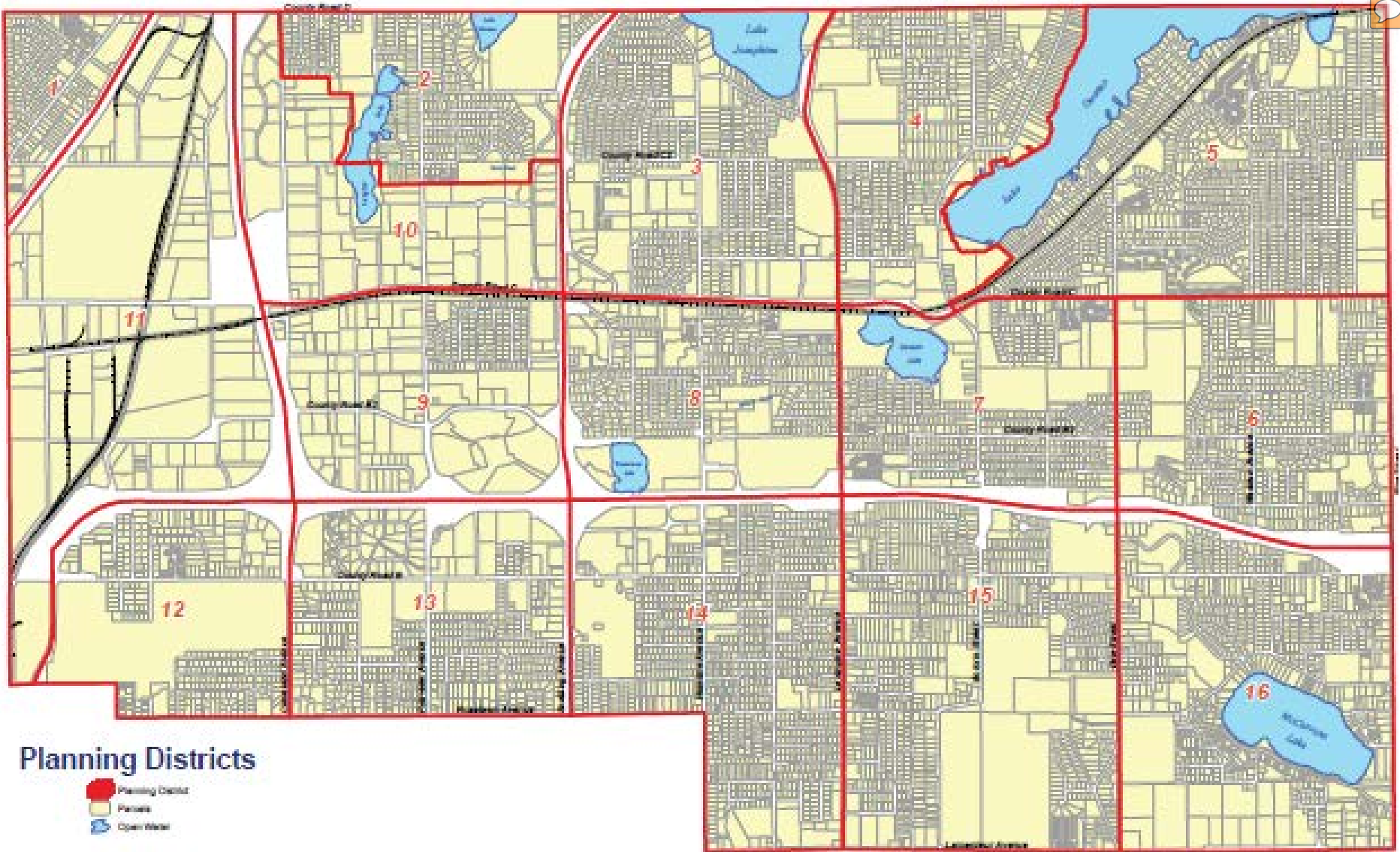
Neighborhood or District Planning

Purpose

Opportunities

Examples

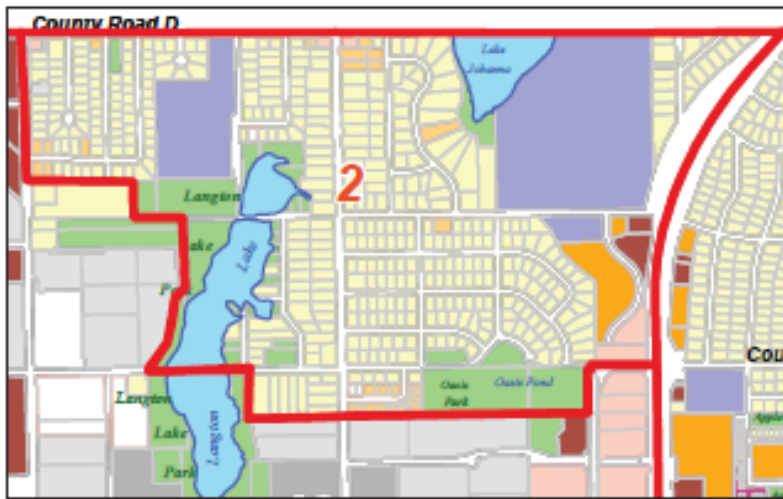




ROSEVILLE Minnesota

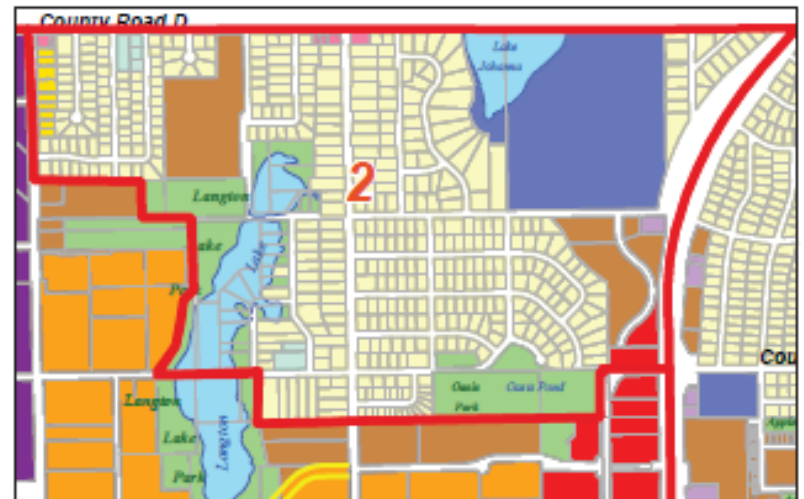
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Existing Land Use - Planning District 2

Figure 4.5



Future Land Use - Planning District 2

Figure 4.6

Existing Land Use Map

- | | |
|---------------------------|----------------------|
| Single Family Detached | Office |
| Single Family Attached | Light Industrial |
| Manufactured Housing Park | Heavy Industrial |
| Multi Family | Institutional |
| Common Areas | Parks and Open Space |
| Business/Retail | Right of Way |
| Railroad | Planning District |
| Vacant | |
| Vacant Developable | |
| Water | |




Proposed 2030 Future Land Use Plan Map

- | | |
|---------------------------------|----------------------------|
| Residential | Commercial |
| LR - Low Density Residential | NB - Neighborhood Business |
| MR - Medium Density Residential | CB - Community Business |
| HR - High Density Residential | RB - Regional Business |
| Mixed Use | O - Office |
| CMU - Community Mixed Use | Industrial |
| BP - Business Park | RR - Railroad |
| Public / Institutional | I - Industrial |
| IN - Institutional | Planning District |
| POS - Park & Open Space | Twin Lakes Parkway |
| GC - Golf Course | City Boundary |
| ROW - Right of Way | |
| W - Water Ponding | |
| Lake | |



Figure 4.1: Preliminary Issues



-  Major intersection
-  Minor intersection
-  High pedestrian use area





	Coon Rapids Blvd. Corridor		Mobile Home (5-10 du/a)		Regional Shopping		ROW
	Low Density (2-4 dwelling units/acre)		Community		Park, Recreation, and Preserve		Rail
	Moderate Density (4-7 du/a)		Neighborhood		Office		Water
	High Density (7-30 du/a)		Commercial Mixed use		Industrial		Utility
	Residential Mixed Use (7-30 du/a)		General		Institutional		

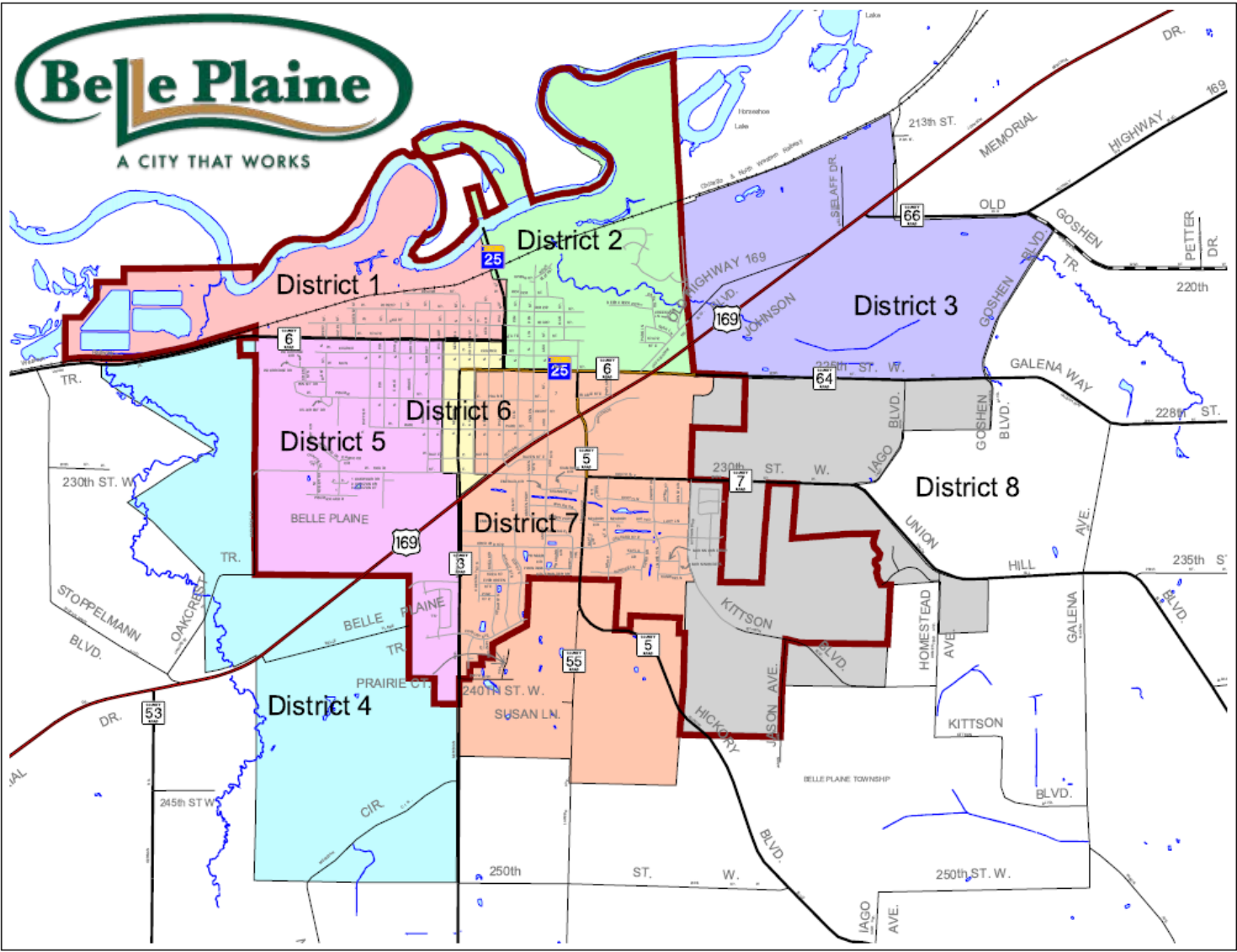


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City of Belle Plaine Planning Districts Map 6-6



- Legend**
- Planning Districts
- District 1
 - District 2
 - District 3
 - District 4
 - District 5
 - District 6
 - District 7
 - District 8
 - City Limits

Map/Data Disclaimer:
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Map Date: August 9, 2006



Scale: 1 inch = 2,600 feet
R.F.: 1 : 31,200



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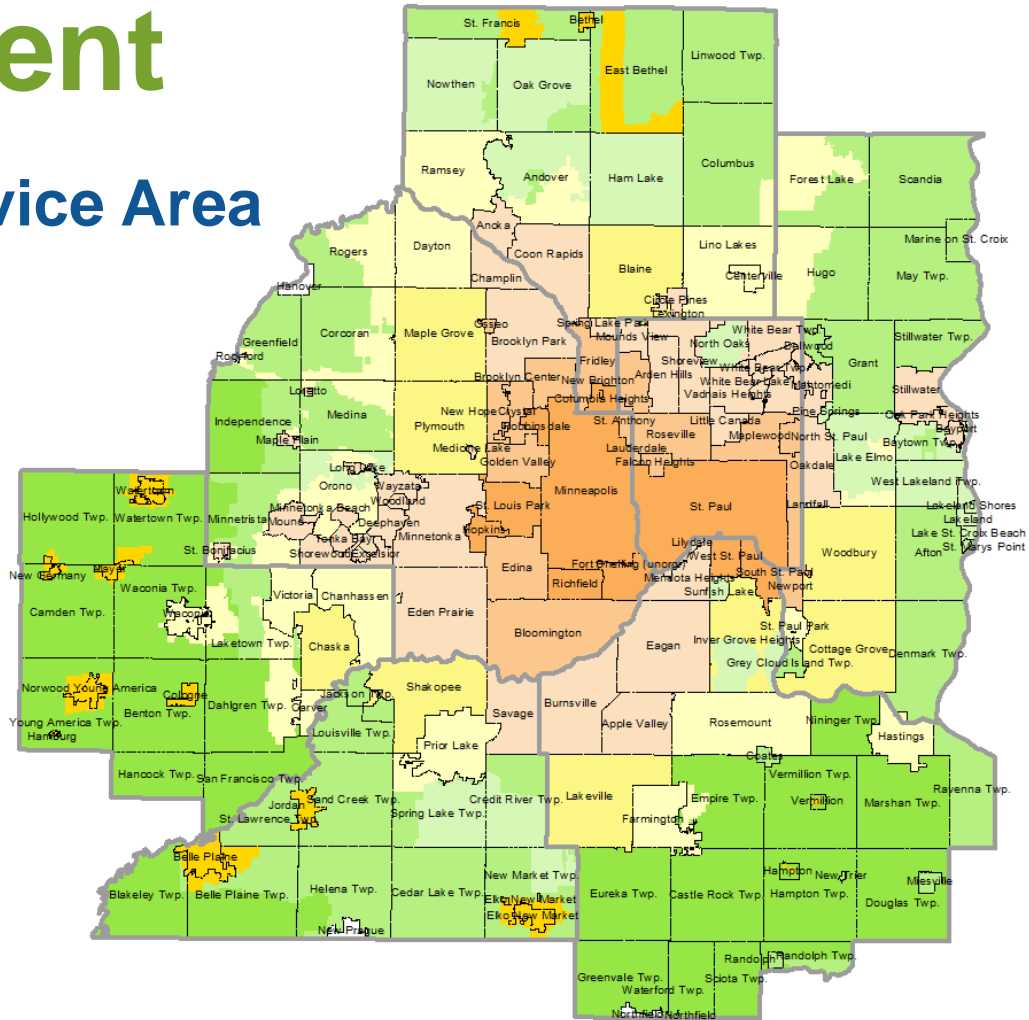
Staged Development and Redevelopment

Metropolitan Urban Service Area

-  Urban Center
-  Urban
-  Suburban
-  Suburban Edge
-  Emerging Suburban Edge

Rural Service Area

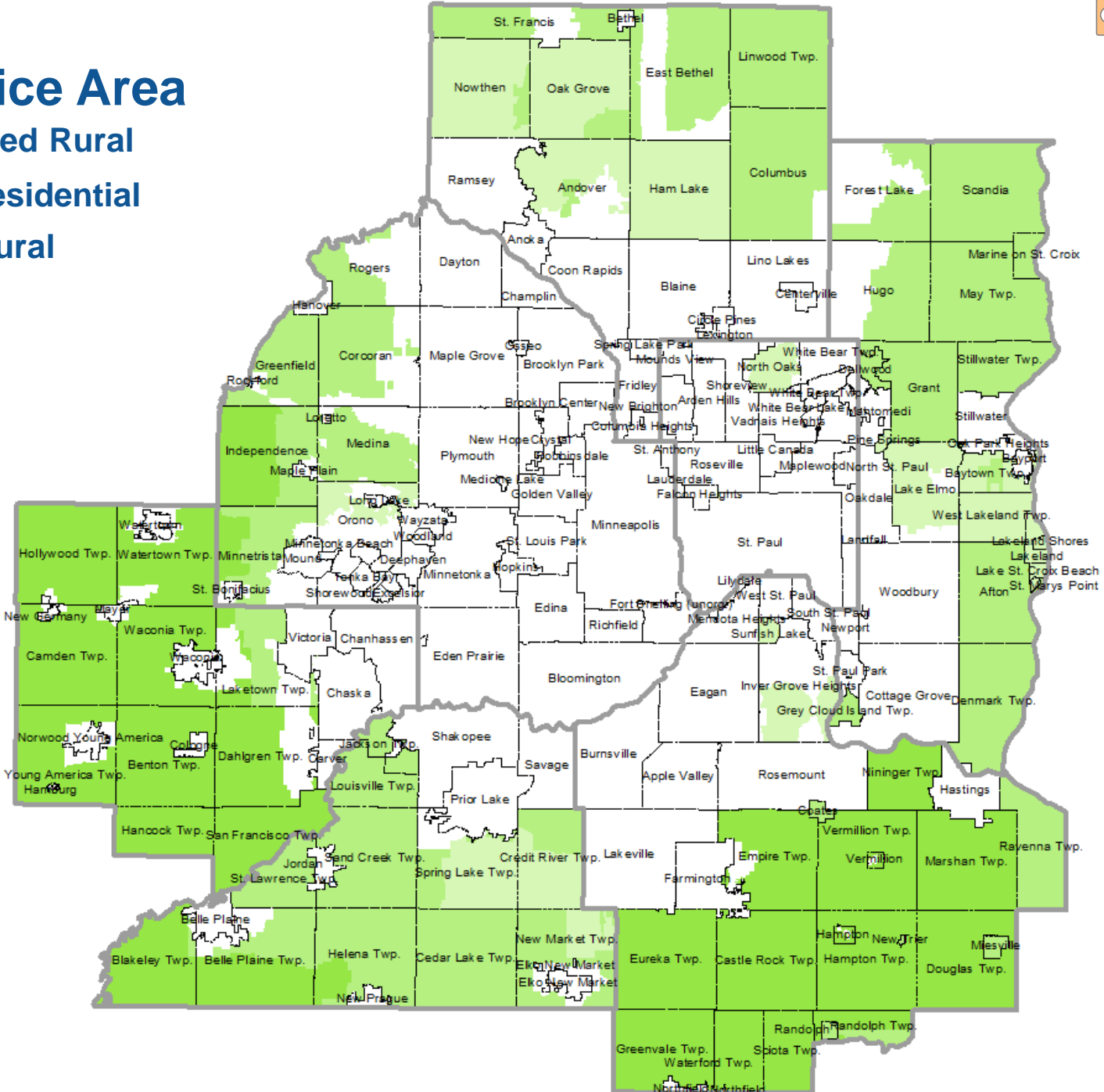
-  Rural Center
-  Diversified Rural
-  Rural Residential
-  Agricultural





Rural Service Area

- Diversified Rural
- Rural Residential
- Agricultural



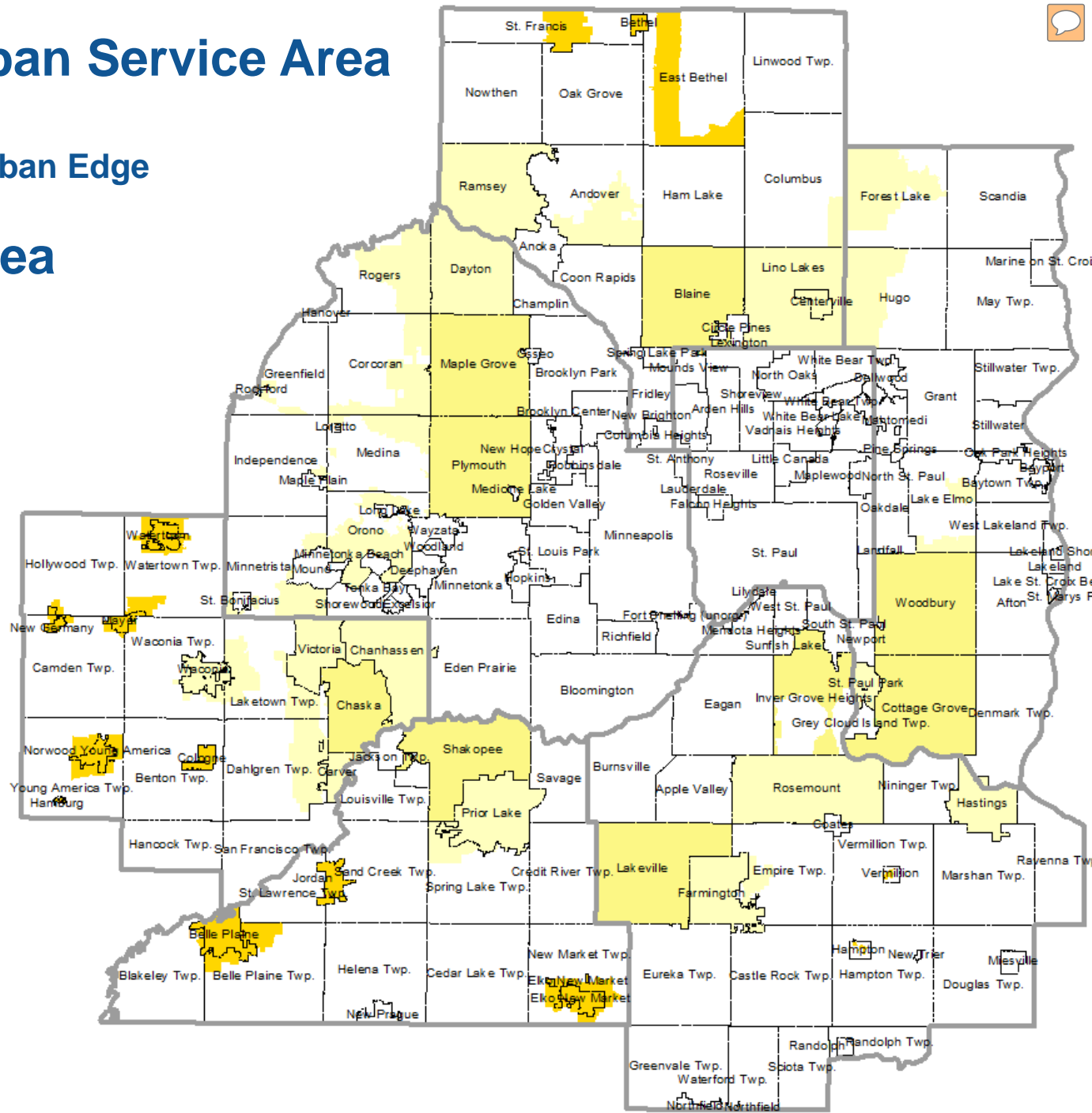
Metropolitan Urban Service Area

Suburban Edge

Emerging Suburban Edge

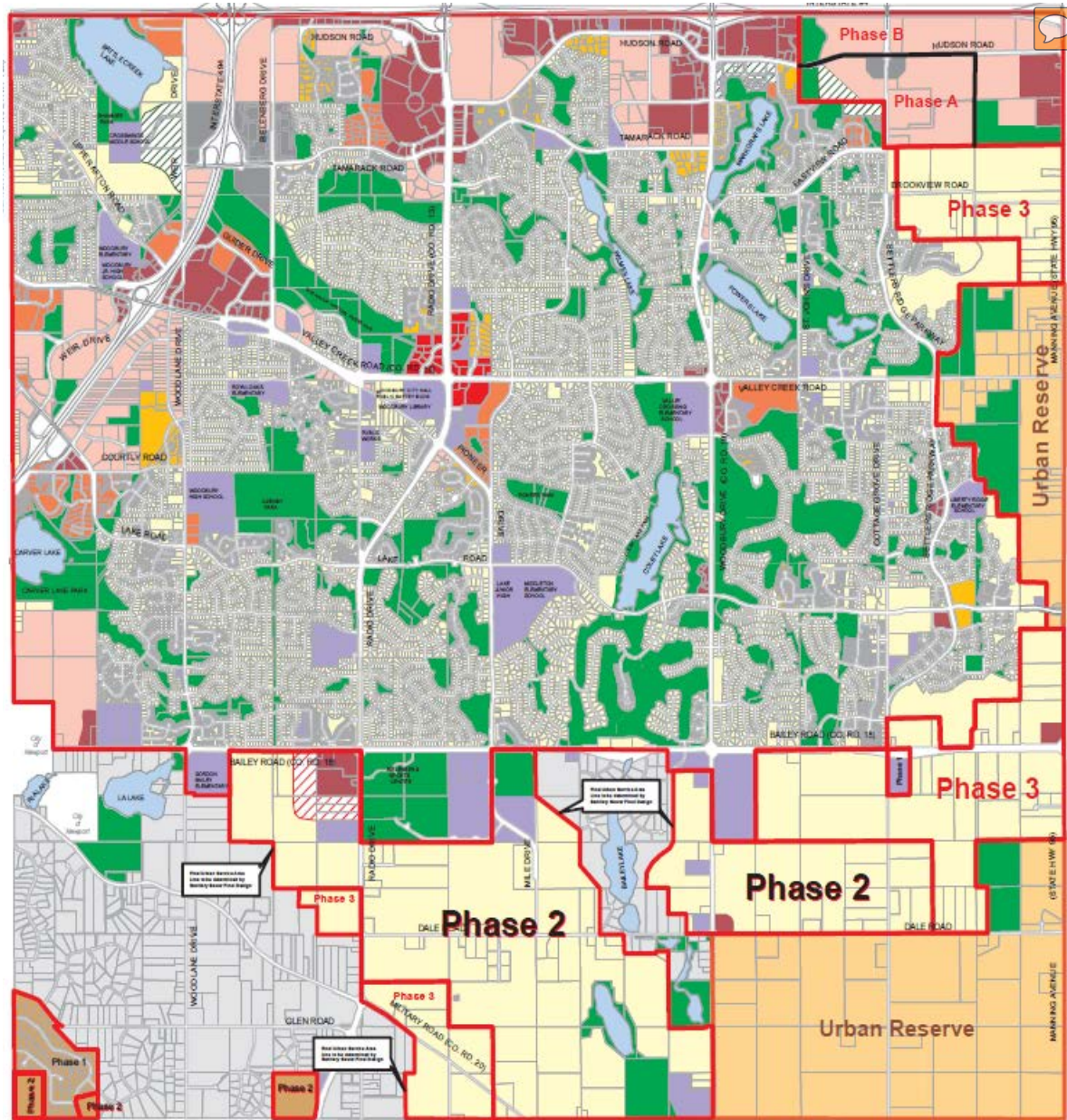
Rural Service Area

Rural Center



Example

- Suburban Edge Community: Woodbury
- Staged Plan

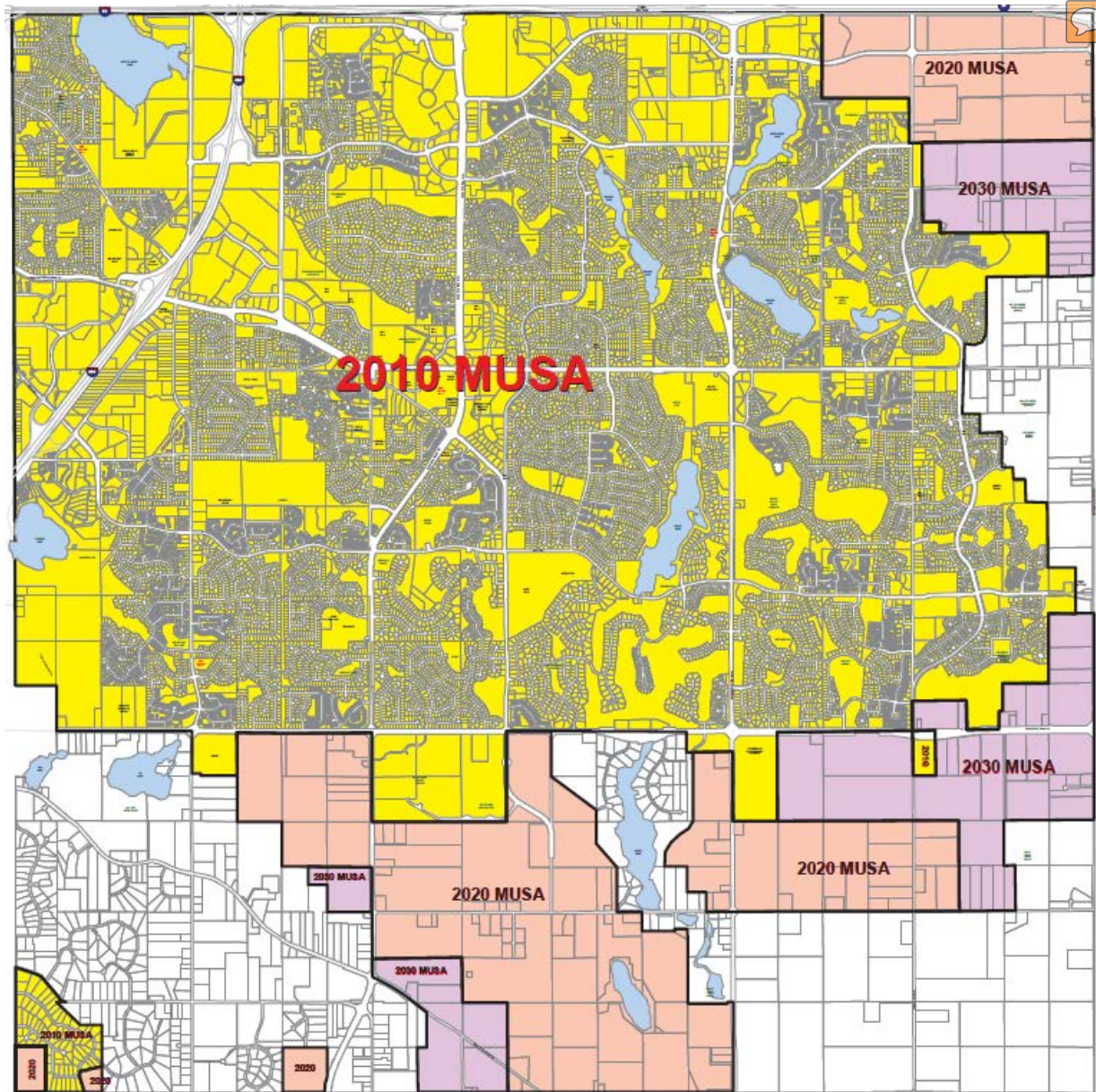


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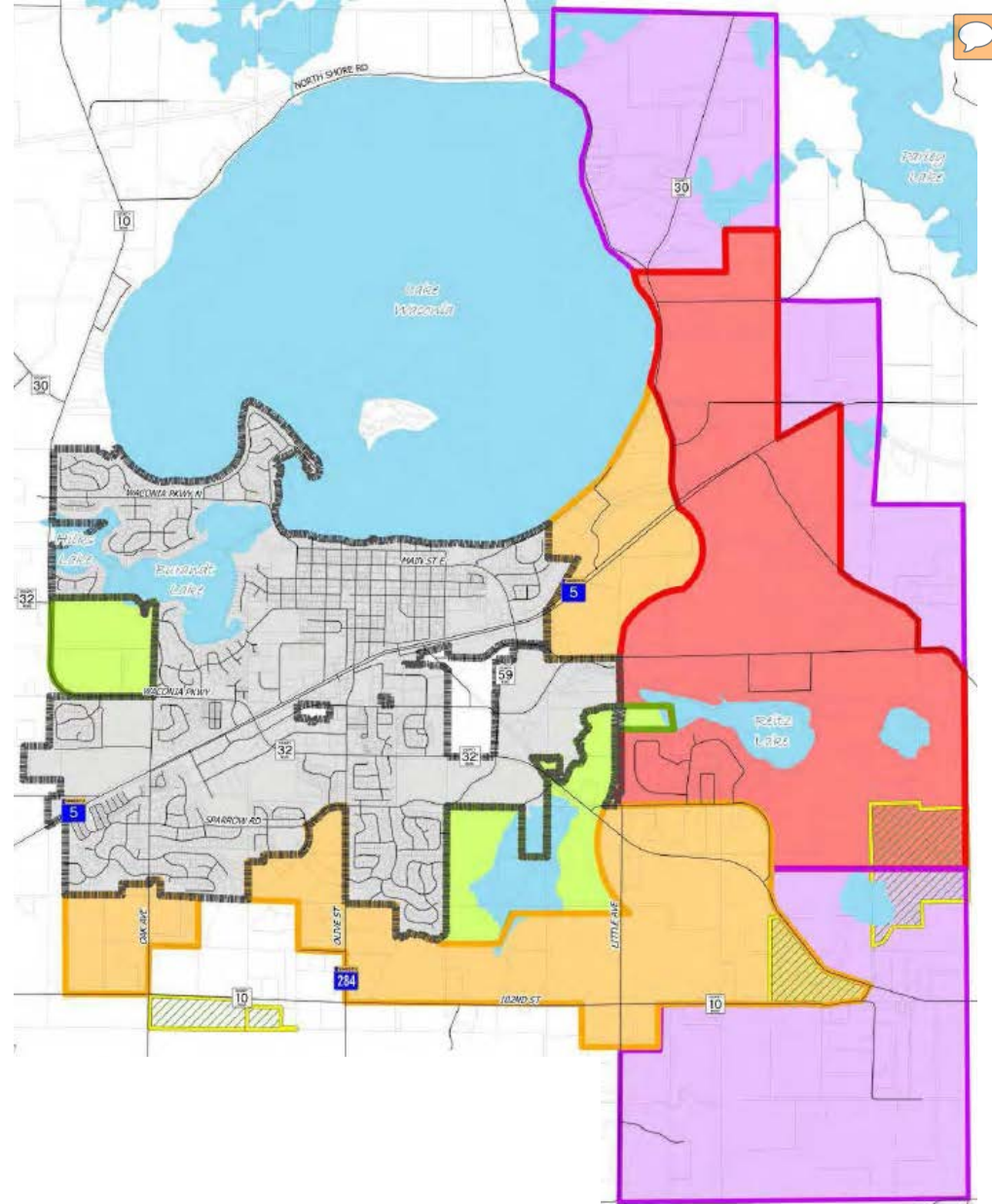
Example

- Suburban Edge Community: Woodbury
- MUSA boundaries



Example

- Emerging Suburban Edge: Waconia
- Staged Plan with Annexation Areas



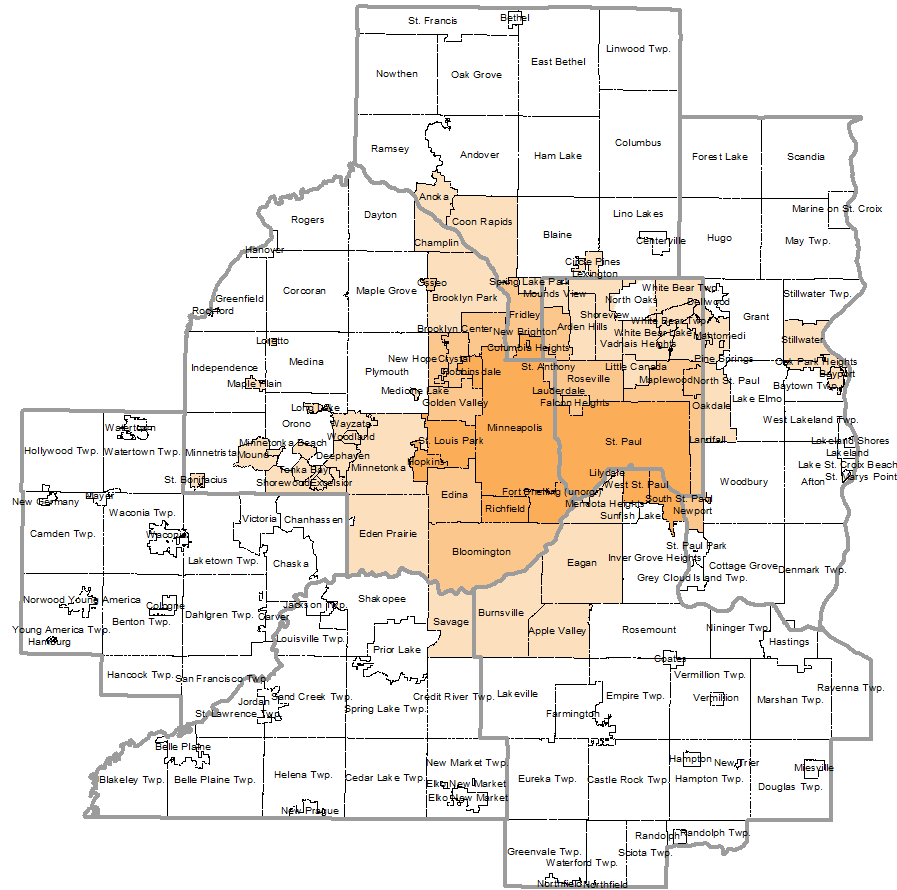
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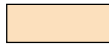


Redevelopment

- 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

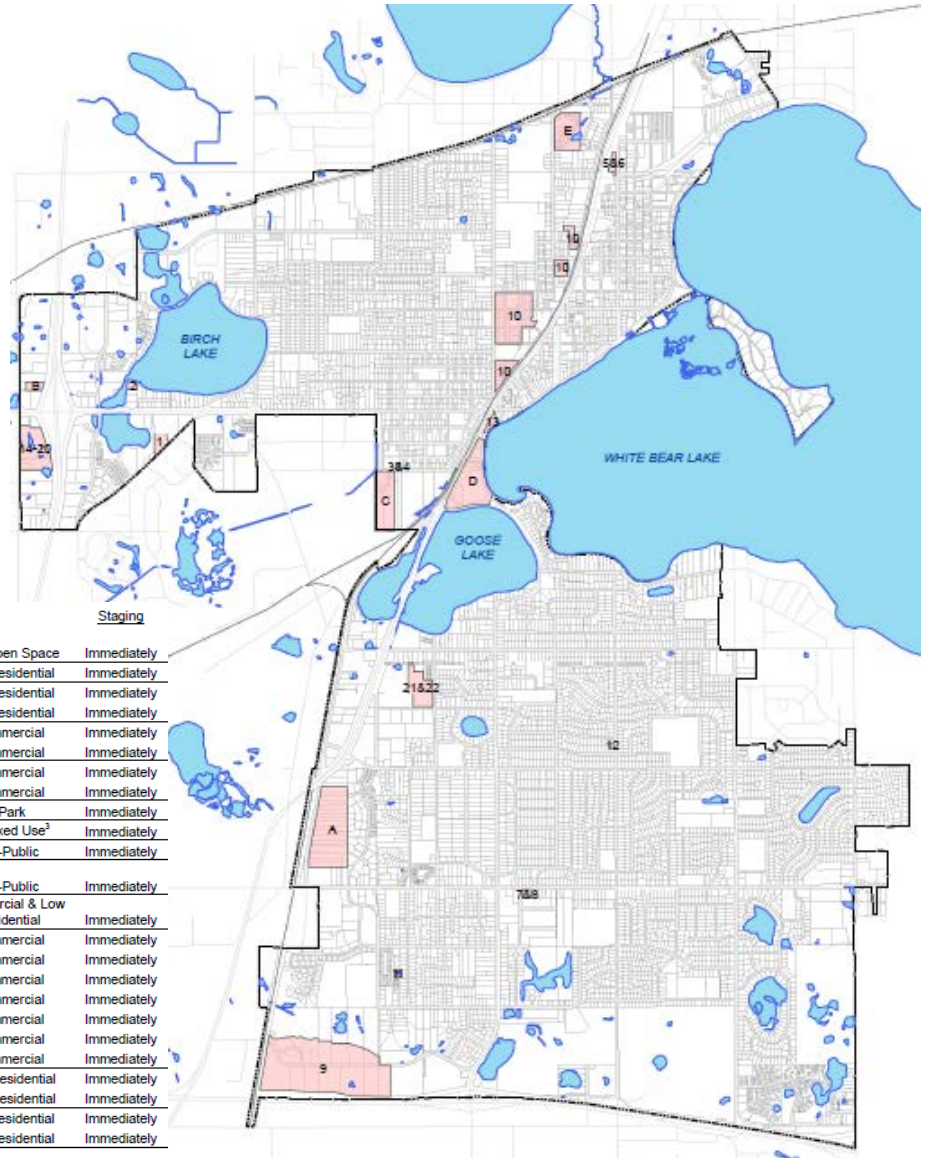


Metropolitan Urban Service Area

-  Urban Center
-  Urban
-  Suburban



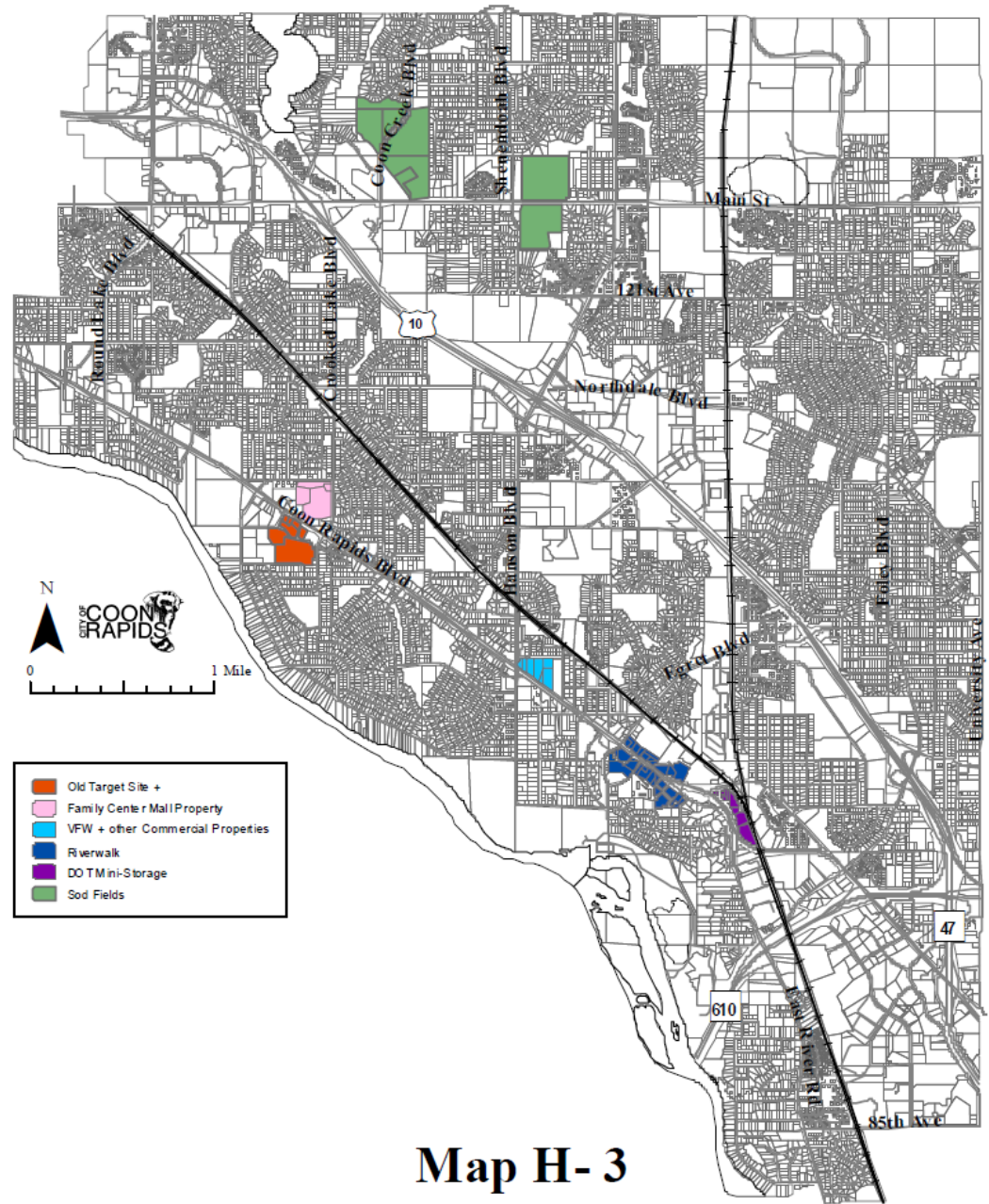
White Bear Lake



Acres	Owner Name	Parcel Description	Future Land Use Change		Staging
			From	To	
2.4	City of White Bear Lake	Vacant parcel near Sports Center	Proposed Park	Park, Rec. & Open Space	Immediately
1.4	Mitchell D. & Tamara L. Jensen	Mitchell D. & Tamara L. Jensen	Proposed Park	Low Density Residential	Immediately
0.1	City of White Bear Lake	Habitat for Humanity Property	Park, Rec. & Open Space	Low Density Residential	Immediately
0.1	City of White Bear Lake	Habitat for Humanity Property	Park, Rec. & Open Space	Low Density Residential	Immediately
0.3	Ronald J. Schloer	Bait & Tackle	Medium Density Residential	General Commercial	Immediately
0.2	Carl S. & Clarice M. Hamlow	World Around Us Day Care	Medium Density Residential	General Commercial	Immediately
0.5	Reddet Real Estate LLP	Realty Offices?	Low-Density Residential	General Commercial	Immediately
0.4	BoBev LLC.	Hoffman Comer Heating & Air	Low-Density Residential	General Commercial	Immediately
75.4	See list - Attachment D	Buerkle Business Park	General Industrial	Business Park	Immediately
8.9	See list - Attachment E	Downtown "Fringe" (West Side)	Various	Downtown Mixed Use ³	Immediately
0.5	City of White Bear Lake	Willow Avenue Stormwater Pond	Low Density Residential	Public/Semi-Public	Immediately
0.2	City of White Bear Lake	Pocket Park near Sunrise Middle	Low Density Residential	Public/Semi-Public	Immediately
0.42 & 1.18	See list - Attachment F	Marina Triangle Parcels north of Veteran's Memorial Park	Proposed Park	General Commercial & Low Density Residential	Immediately
2.2	Robert L. Keifer	Northeast Dental Clinic	Business Park	General Commercial	Immediately
4.5	Thomas C. Schumann	Schumann Parcel	Business Park	General Commercial	Immediately
2.4	Rustad Properties, LLC	Advanced Skin Care Clinic	Business Park	General Commercial	Immediately
0.3	R&J Deschane Family Ptrshp	Car Wash	Business Park	General Commercial	Immediately
0.3	Edward & Linda Leick	Amoco Transmissions	Business Park	General Commercial	Immediately
0.1	Mark & Amy Smith	Smith Property	Business Park	General Commercial	Immediately
0.8	William & Andrea Drake	Gas Station?	Business Park	General Commercial	Immediately
14.3	First English Ev. Lutheran	Back-half of Church	Other Public/Semi Public	High Density Residential	Immediately
8.3	WBL United Methodist	Back-half of Church	Other Public/Semi Public	High Density Residential	Immediately
0.4	Katherine L. Frogner	Single Family near Sports Center	Park, Rec, and Open Space	Low Density Residential	Immediately
0.4	Elma L. Frogner	Single Family near Sports Center	Park, Rec, and Open Space	Low Density Residential	Immediately

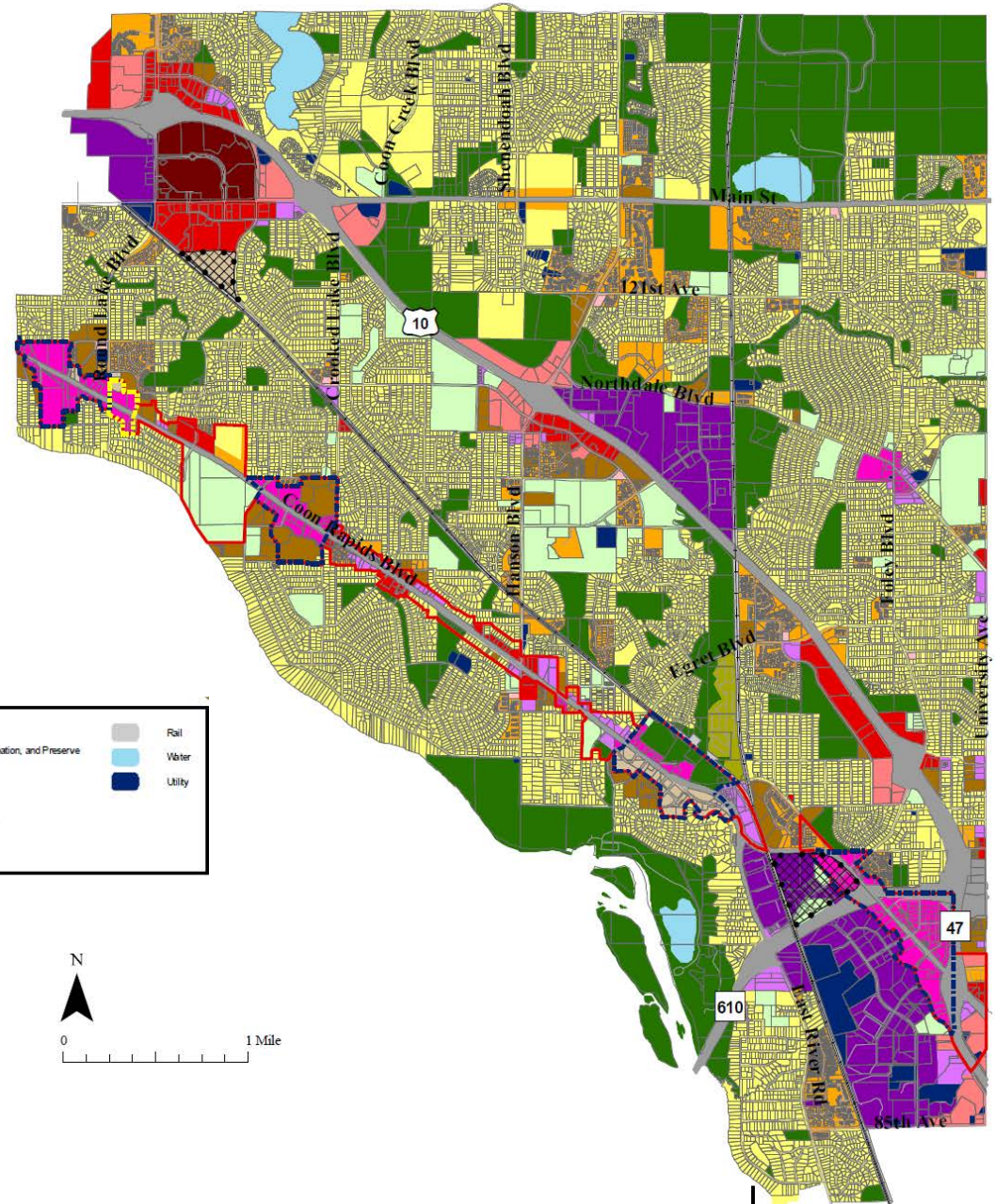


Coon Rapids



**Map H-3
Potential Development Sites**

Coon Rapids



	PORT		Residential Low Density		Commercial Community		Other Park, Recreation, and Preserve		Rail
	PORT 2007 REVISION		Moderate density		Neighborhood		Office		Water
	TRANSIT STATION		High Density		Commercial Mixed use		Industrial		Utility
	RiverRapids Overlay		Residential Mixed Use		General		Institutional		
			Mobile Home		Regional Shopping		ROW		





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

**LOCAL PLANNING
HANDBOOK**

<http://metro council.org/Handbook.aspx>

PlanIt

<http://www.metro council.org/Handbook/PlanIt.aspx>

**Land Use
Plan Element**

<http://metro council.org/Handbook/Plan-Elements/Land-Use.aspx>

**Community
Pages**

<http://lponline.metro council.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.

