Webinar Series for Comprehensive Plan Updates

It’s Not Just a Color on the Map: Zoning in Plan Implementation

Presented by LisaBeth Barajas and Michael Larson, AICP
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Webinar Overview

- Statute
- Plan implementation
- Zoning considerations
- Case studies
Statute

Guidelines for timing and sequencing of adoption of official controls

Planned, orderly, and staged development and redevelopment

Minn. Stat. § 473.858, Subd. 1
Statute

Guidelines for timing and sequencing of adoption of official controls

Planned, orderly, and staged development and redevelopment

When
In What Order

Minn. Stat. § 473.858, Subd. 1
Statute

Fiscal device or official control not in conflict

Ensures planned, orderly, and staged development or redevelopment

Minn. Stat. § 473.858, Subd. 1
Plan Implementation: Market demand

- Supportive real estate markets
- Flexible vision vs. concrete plans
- Impact of City participation
Plan Implementation:
Public support & expectations

- Timing and conditions of change
- Political and legal impacts of your vision
- Champions and priorities
Zoning Considerations: How does zoning implement the plan?

- Support existing uses / character
  - Limit changes
  - Manage changing needs

- Transform use / character
  - Limit expansion of inconsistent uses and forms
  - Support new uses and forms
Zoning Considerations: Questions

- Does zoning allow it?
- Can zoning prevent it?
- Is zoning adaptive and flexible?
- Statutory requirement?
- Other implementation pieces?
Connecting Your Plan to Your Zoning

- Reference existing zoning districts
- Identify areas for zoning updates

Zoning Regulations

More direct control of development comes from zoning regulations. The existing regulations within the Diversified District will require modification to conform to this plan. Part of the necessary modification is enabling the type and form of development proposed in this master plan, for example, allowing single story office and light industrial development within the district. The Diversified District in its current form is intentionally restrictive, forming a barrier for private investment. Zoning changes are likely needed in order to implement the Redevelopment Master Plan. Detailed analysis and formal recommendation of any zoning changes will be handled by the City of North.
Zoning Approaches

- Planned Unit Development (PUD)
- Form Based Code
- Periodic review and revision
Special Considerations

• Mississippi River Corridor Critical Area
• Airport Zoning
• Housing plans
Case #1: Urban/industrial Mix

- New mixed-use district
- Adaptive re-use
- Limits generalized industrial uses
Case #1: Implementation

- Property acquisition
- Zoning study
- Redevelopment district
- Street reconstruction
- Design guidelines

PlanIt
Case #1: Zoning Study

Comp Plan:
- New and refined uses
- Up-zoning
- Down-zoning
- New site plan standards
- New building form standards
Case #2: Commercial Corridor

- Low density retail
- Limited housing demand
- Support for senior housing
- Specific housing locations near City Hall
Case #2: Implementation

- Zoning study
- Street reconstruction
- Façade improvement program
Case #2: Zoning Study

New Mixed Use zone

General support for housing

Commercial zone text change

Rezoning of key sites
Case #3: Developing Edge

- Staged future growth areas
- Keep these areas very low density
- Current demand for new homes in this rural area.
- Goal of preserving significant natural resources
- Recently completed natural resource inventory and priority mapping
Case #3: Implementation

- Utility Feasibility Study
- Zoning Study
- Park Acquisition
- Park Master Planning
Case #3: Zoning Study

Rezoning to Higher Rural Densities
- Limited Areas
- Allow up to 8 units per 40 acres only with clustering
- Limited to residential
- Performance standards

Subdivision Requirements
- Ghost Platting Near Future Parks
- Ghost Platting or Clustering in Areas Contiguous to Existing Sewer
- Clustering Encouraged to Preserve High Quality Natural Resources
Key Takeaways

- Principles & Outcomes
- Role of Regulations
- Timeframe
Resources

http://www.metrocouncil.org/Handbook

http://www.metrocouncil.org/PlanIt

http://dnr.state.mn.us/waters/watermgmt_section/critical_area/faqs.html

http://www.dot.state.mn.us/aero/planning/zoning.html
Questions?

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Upcoming Events

**Workshop: Continuing the Comprehensive Plan Conversation – Community Working Committees**
Friday, December 1, 2017

**Workshop: Solar Energy Systems**
Tuesday, December 12, 2017

**Webinar: Implementing A Local Fair Housing Policy**
Presented by Jonathan Stanley and Lael Robertson
Thursday, December 14, 2017