



PlanIt

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
November 16, 2017





Webinar Overview





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

PlanIt





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?

360.063 AIRPORT ZONING; AUTHORITY

Subdivision 1. **Enforcement under police power.** For the purpose of promoting health, safety and conserving property values and encouraging the location, size and use of buildings and the density of development, every municipality having an airport zoning board is permitted under subdivision 1 under the police power and in the manner and under the regulations for such airport hazard area, which includes zoning, specify the land uses permitted and regulated or erected or allowed to grow.

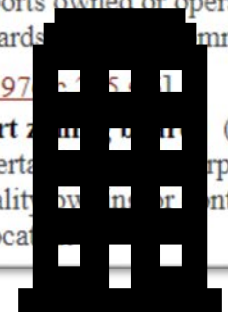
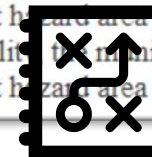
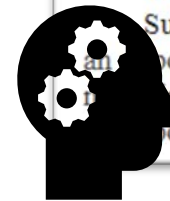
(b) For the purpose of promoting health, safety and conserving property values and encouraging the location, size and use of buildings and the density of development, approach zones for a distance not to exceed two miles from an airport hazard area may regulate by land use zoning, boundary, and by height-restriction zoning for a distance not to exceed two miles from an airport hazard area.

(c) The powers granted by this subdivision shall apply to contiguous cities of the first class in and for which the state airport zoning board has jurisdiction.

(d) In the case of airports owned or operated by the state airport zoning board, the state airport zoning board shall have jurisdiction.

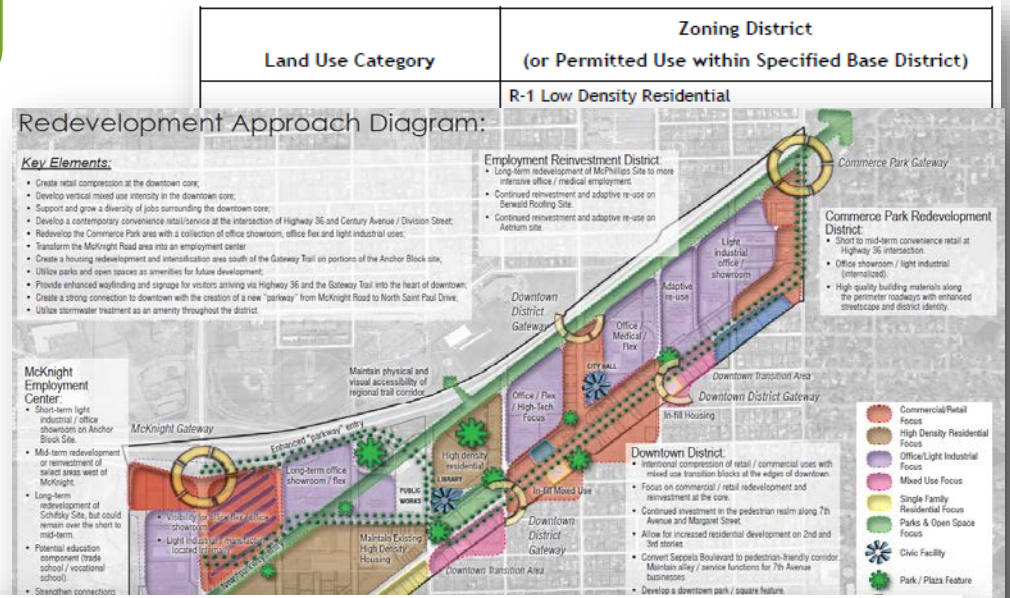
Subd. 2. [Repealed, 1975, ch. 51, § 1]

Subd. 3. **Joint airport zoning.** (a) For the purpose of promoting health, safety and conserving property values and encouraging the location, size and use of buildings and the density of development, the municipality having an airport hazard area shall have jurisdiction over the airport hazard area as located within its boundaries.



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

Mixed Use	B-2 Limited Business ^(a)
	B-3 General Business ^(a)
	Planned Unit Development District
	Planned I-394 District



Zoning Approaches

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

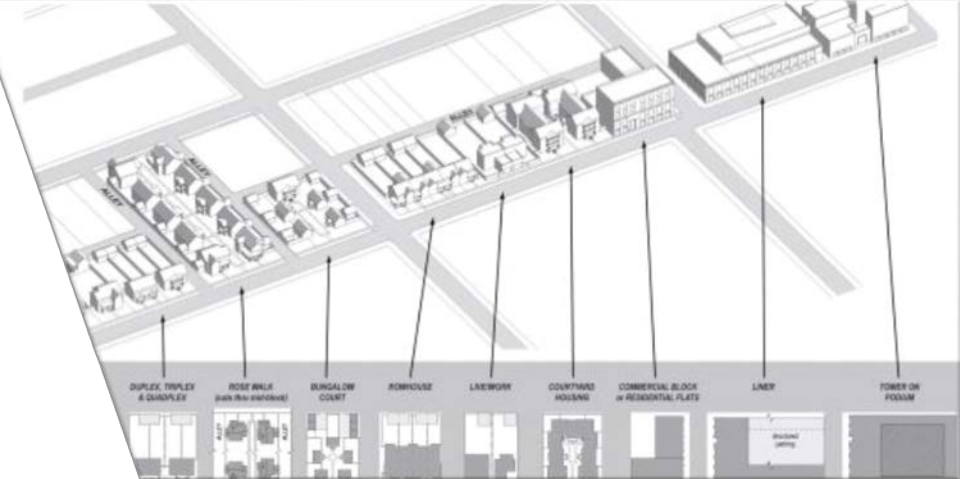


Table 142-05C
Minimum Required Parking Spaces for Multiple Dwelling Units and Related Accessory Uses

Multiple Dwelling Unit Type and Related Accessory Use	Automobile Spaces Required Per Dwelling Unit (Unless Otherwise Indicated)			Motorcycle Spaces Required Per Dwelling Unit	Bicycle ¹⁾ Spaces Required Per Dwelling Unit
	Units ²⁾	Front Area ³⁾	Parking Impact ⁴⁾		
Studios up to 400 square feet	1.25	1.0	1.3	0.03	0.3
1 Bedroom or studio over 400 square feet	1.3	1.25	1.35	0.1	0.4
2 Bedrooms	2.0	1.75	2.25	0.1	0.5
3-4 Bedrooms	2.25	2.0	2.3	0.1	0.6
5+ Bedrooms	2.25	2.0	(See Section 142-052)	0.2	1.0
Reduced Parking Demand Housing (see Section 142-0527)	N/A	N/A	0.25 beyond that required in Section 142-0527	(See Section 3)	(See Section 3)
Condominium conversion ⁵⁾					
1 bedroom or studio over 400 square feet	1.0	0.75	1.25	N/A	N/A
2 Bedrooms	1.25	1.0	1.3	N/A	N/A
3 + Bedrooms	1.3	1.25	1.35	N/A	N/A
renting house	1.0 per tenant	0.75 per tenant	1.0 per tenant	0.03 per tenant	0.30 per tenant
Hotel & Lodger conversions	1.0 per two Apartments or Lodgers	1.0 per two Apartments or Lodgers	1.0 per two Apartments or Lodgers except 1.0 per Lodger in health resort area	N/A	N/A
Daycare facility	1 per 3 beds	1 per 4 beds or per 1 per 3 beds or 400 sq ft	1 per 3 beds or 400 sq ft	N/A	N/A





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

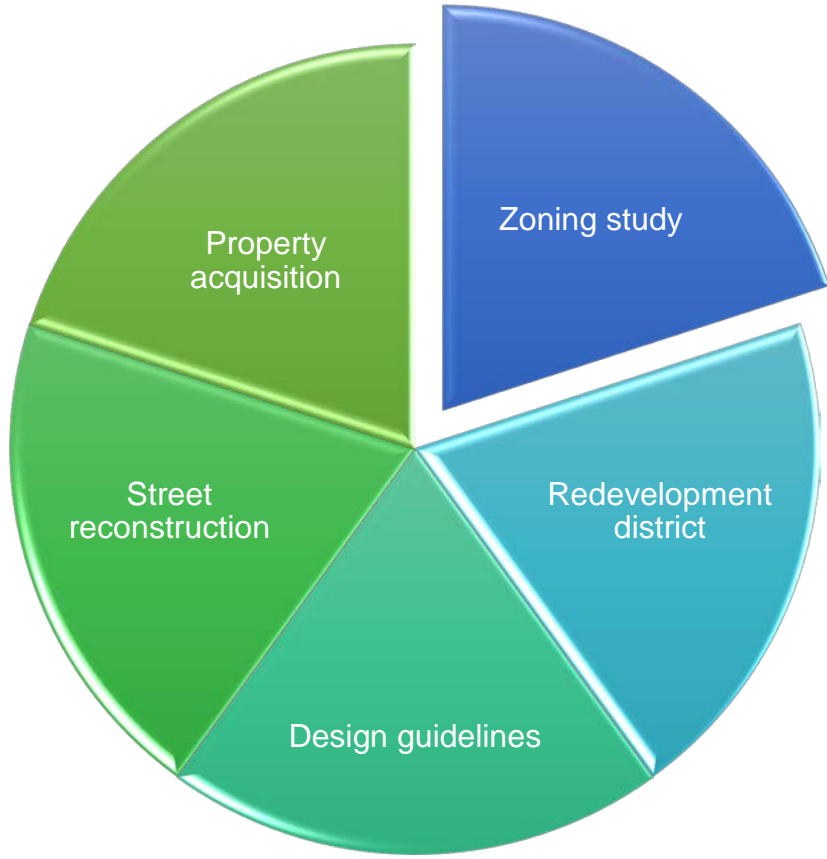
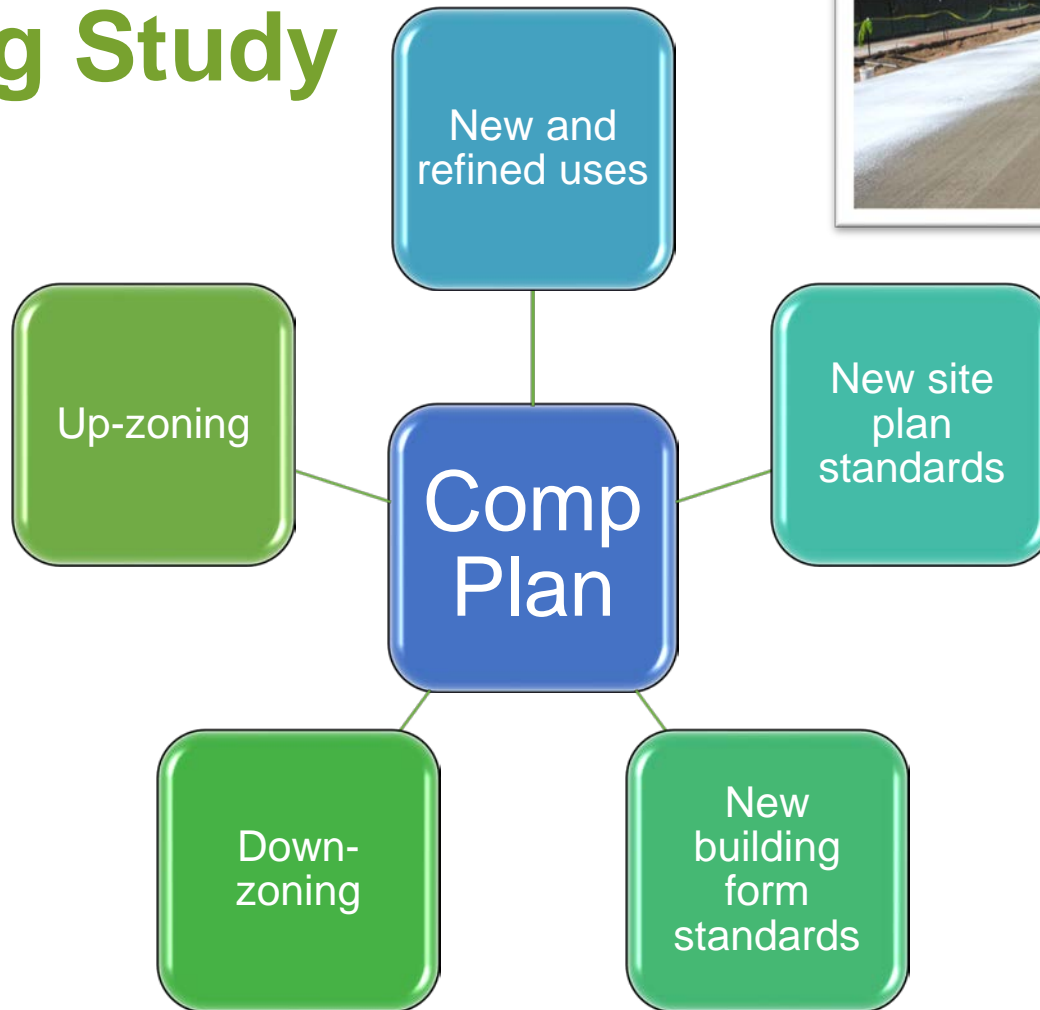


Diagram of Lot and Building Standards - TOD MU District

Density Standards - TOD MU District		Performance Standards.
Floor Area Ratio (FAR) ¹	1.5 min	
Residential Density	40 dwelling units/acre min	
Lot Standards - TOD MU District		1. Parking structures shall not be included in calculation of number of floors and FAR. 2. The above diagram is intended to show the proportion of usable open space required, but not the exact location or distribution. See Subdivision 8 for more requirements on usable open space.
Lot Size	None	
(a) Lot Width	50 ft min	



Case #1: Zoning Study



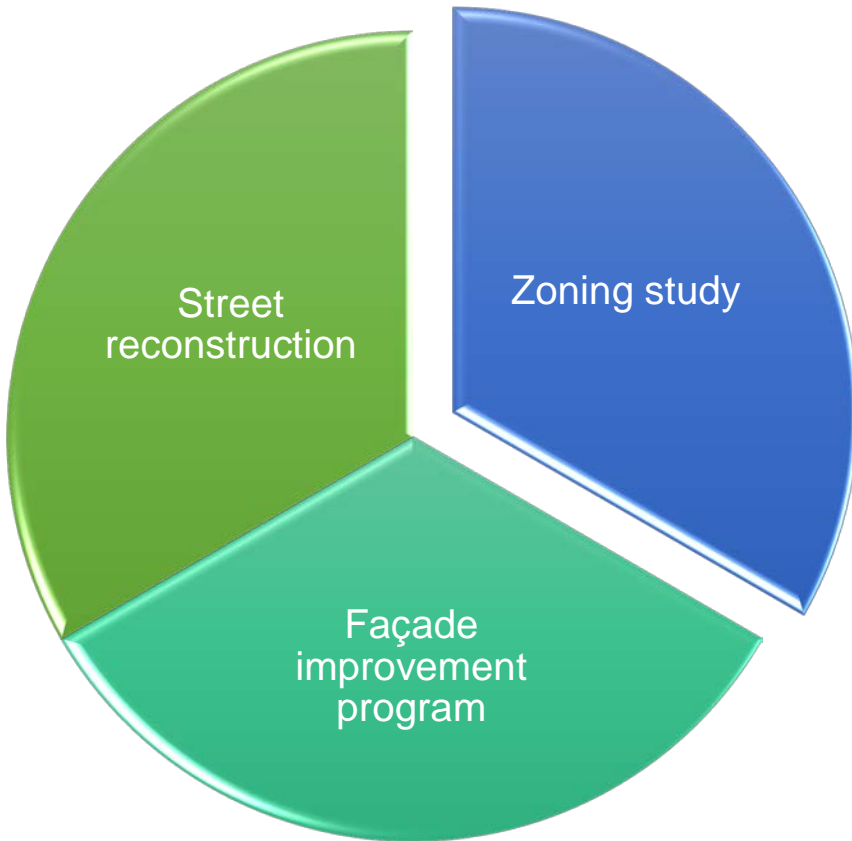
Case #2:

Commercial Corridor

- Low density retail
- Limited housing demand
- Support for senior housing
- Specific housing locations near City Hall



Case #2: Implementation



Case #2: Zoning Study



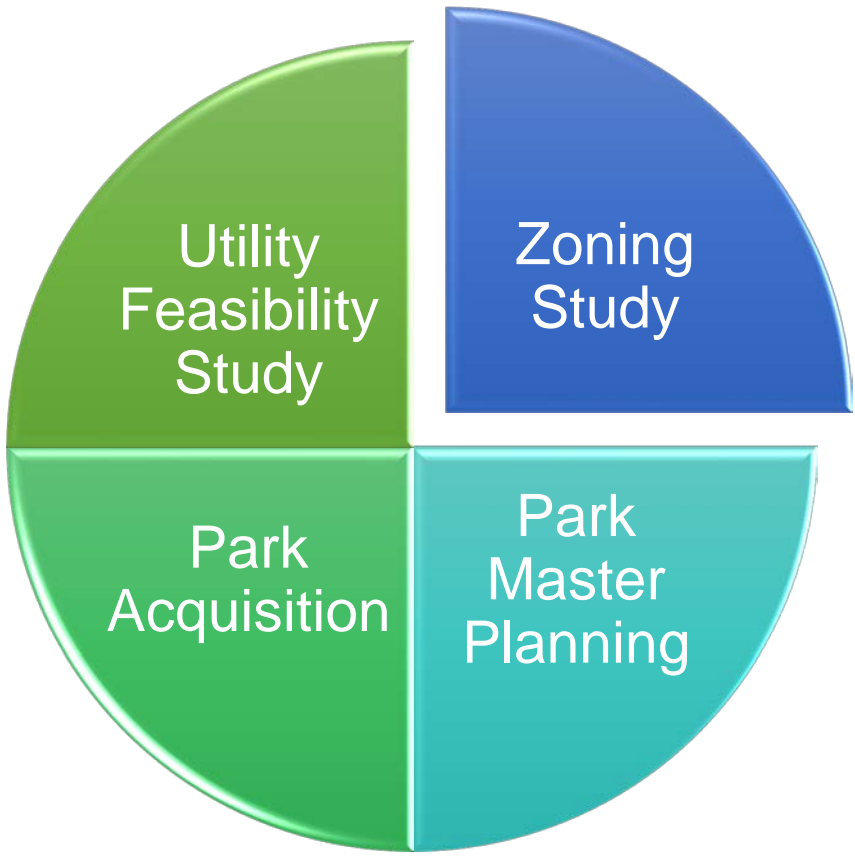
Case #3:

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



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

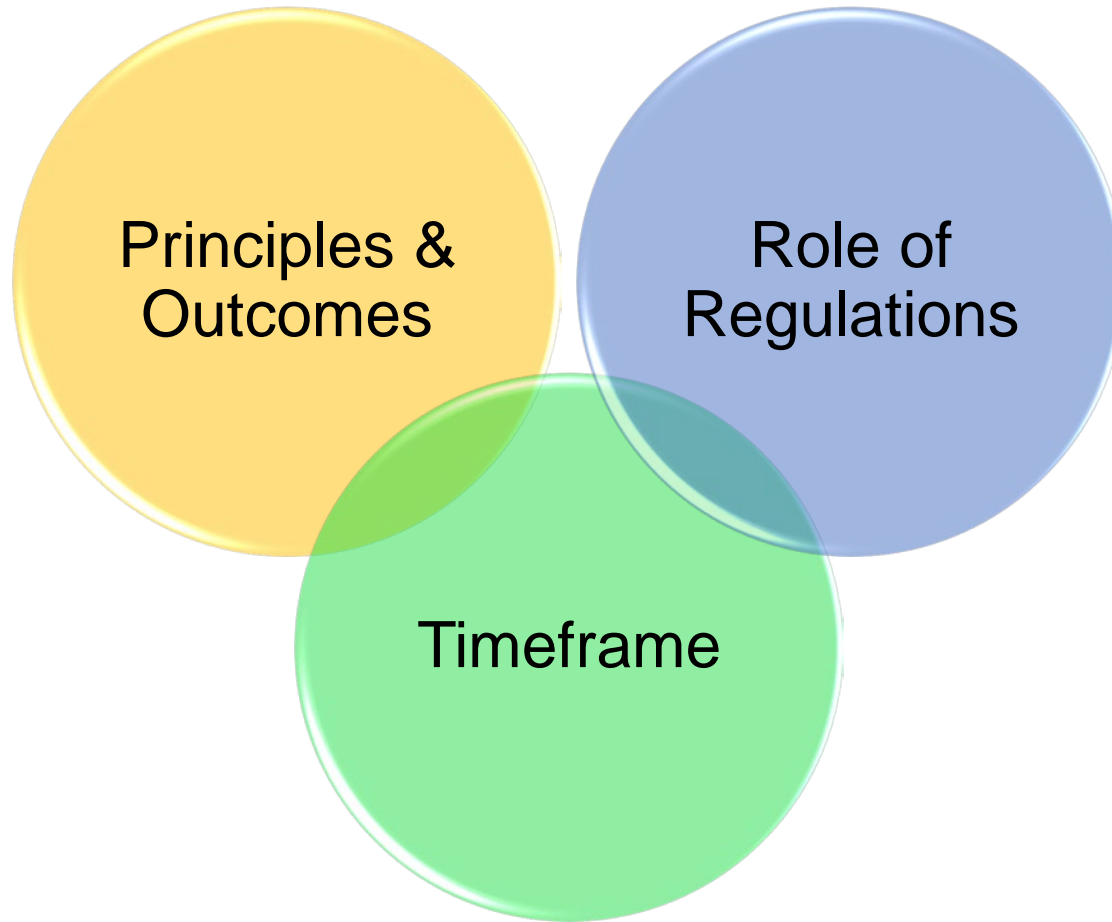
Subdivision Requirements

- 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



Resources

**LOCAL PLANNING
HANDBOOK**

<http://www.metrocouncil.org/Handbook>

PlanIt

<http://www.metrocouncil.org/PlanIt>

mn
DEPARTMENT OF
NATURAL RESOURCES

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

mn
DEPARTMENT OF
TRANSPORTATION

<http://www.dot.state.mn.us/aero/planning/zoning.html>


METROPOLITAN
COUNCIL



Questions?

LisaBeth Barajas, Manager, Local Planning Assistance
Lisa.Barajas@metc.state.mn.us

Michael Larson, AICP, Senior Planner
Michael.Larson@metc.state.mn.us



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