

2040 Comp Plan and Zoning Review



PRESENTED BY:

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WHAT IS THE 2040 COMPREHENSIVE PLAN?

- ▶ Provides a vision for how the community will grow and develop over the coming decades.
- ▶ Intended to be reflective of the desires of the entire community.
- ▶ Analyzes various topics related to development.
- ▶ Builds off the goals and policies identified in the 2030 Comprehensive Plan so that momentum may be continued.



WHAT IS THE 2040 COMPREHENSIVE PLAN? (continued)

- ▶ Minnesota Statute requires cities to update their comprehensive plans every ten years.
- ▶ Plans are reviewed by the Met Council to ensure local plans are consistent with forecasts and policies prepared by the council.
- ▶ Regular updates allows for communities to adjust their goals based on emerging trends and changing demographic needs.



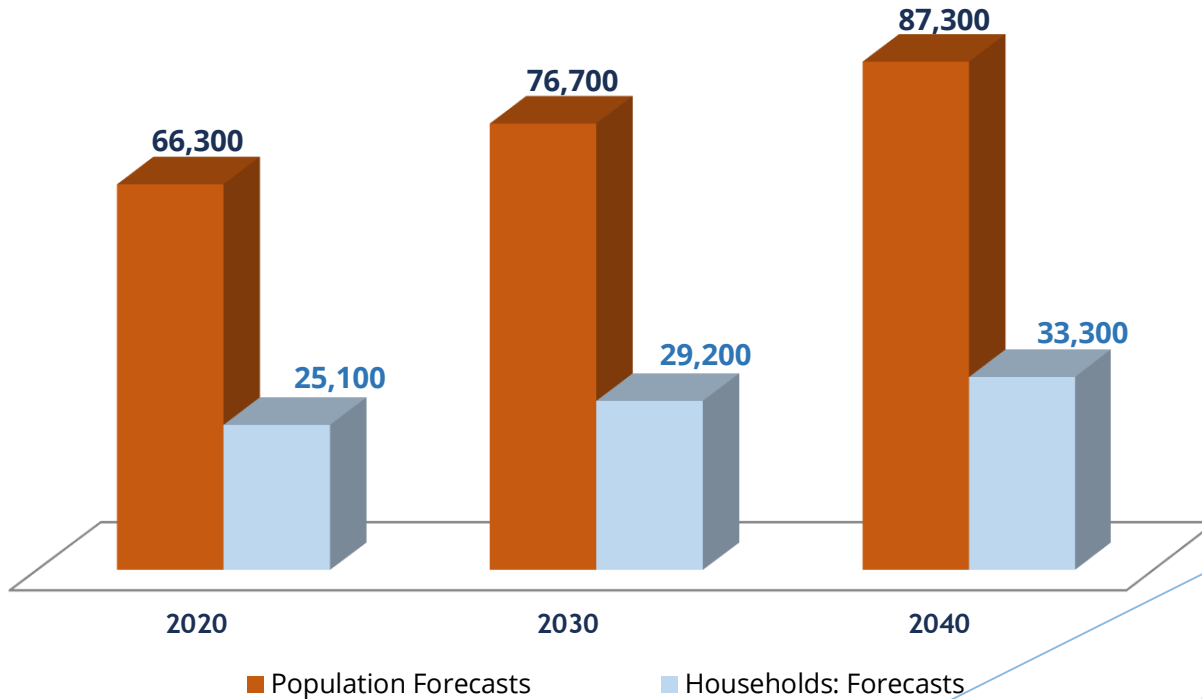
HOW TO USE THE PLAN

- ▶ Living document, grounded in real challenges and opportunities.
- ▶ Meant to be revisited often and revised as conditions change.
- ▶ To ensure the vision, goals, and policies are still relevant, continuous public input is essential.





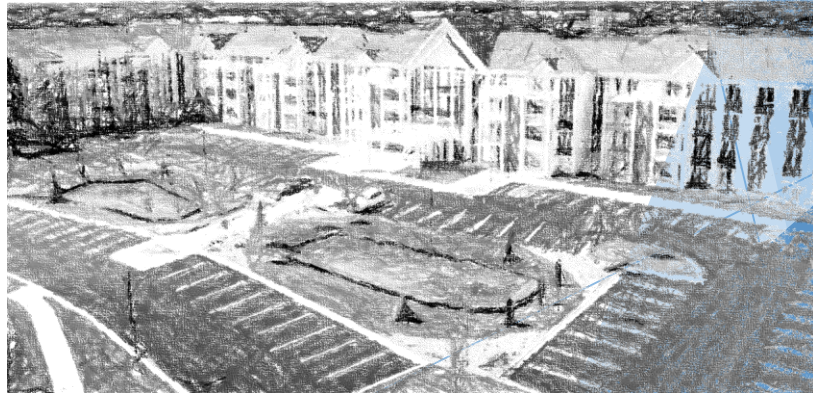
POPULATION AND HOUSEHOLDS IN BLAINE





WHAT ARE THE CHAPTERS OF THE PLAN?

1. Introduction
2. Natural Resources and Sustainability
3. Housing
4. Economic Development
5. Land Use
6. Parks, Trails and Recreation





WHAT ARE THE CHAPTERS OF THE PLAN? (continued)

- 7. Transportation
- 8. Water Supply System
- 9. Surface Water Management
- 10. Sanitary Sewer System
- 11. Implementation





WHAT IS THE DIFFERENCE BETWEEN LAND USE AND ZONING?

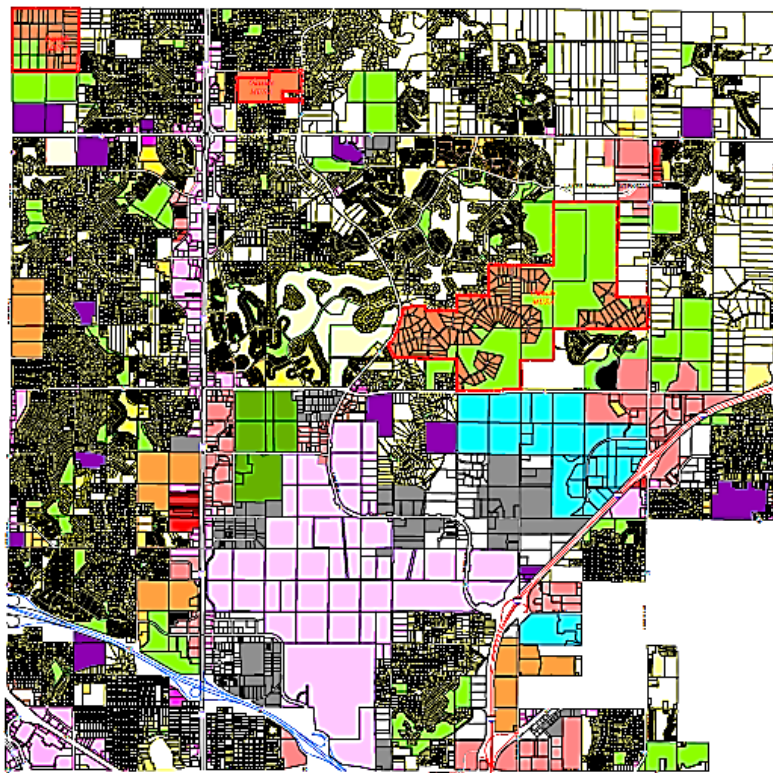
Zoning:

Established by local ordinance and regulates uses, development and performance standards. Zoning changes only require a majority vote of the City Council. City Council has final approval.

Land Use:

Established as part of the Comprehensive Plan and guides future use of property. Comprehensive Plan changes require a super majority (5 votes) of the City Council. Metropolitan Council has final approval.

2040 LAND USE MAP



Legend

	Outside MUSA		HDR/PC - High Density Residential/Planned Commercial		CC - Community Commercial
	Interstate Highway		HDR/PI - High Density Residential/Planned Industrial		PC - Planned Commercial
	US Highway		HDR/PI/PC - High Density Residential/Planned Industrial/Planned Commercial		O - Office
	State Highway		MHR - Manufactured Home Residential		ABD - Airport Business
	R - Rural Residential		LI - Light Industrial		PI/PC - Planned Industrial/Planned Commercial
	LDR - Low Density Residential		HI - Heavy Industrial		RR - Regional Recreation
	L-MDR - Low-Medium Density Residential		PI - Planned Industrial		GC - Golf Course
	MDR - Medium Density Residential		NC - Neighborhood Commercial		P/OS - Park/Open Space
	MDR/HDR - Medium-High Density Residential		PUB/S-PUB - Public/Semi-Public		AP - Airport
	HDR - High Density Residential				



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ZONING ORDINANCE

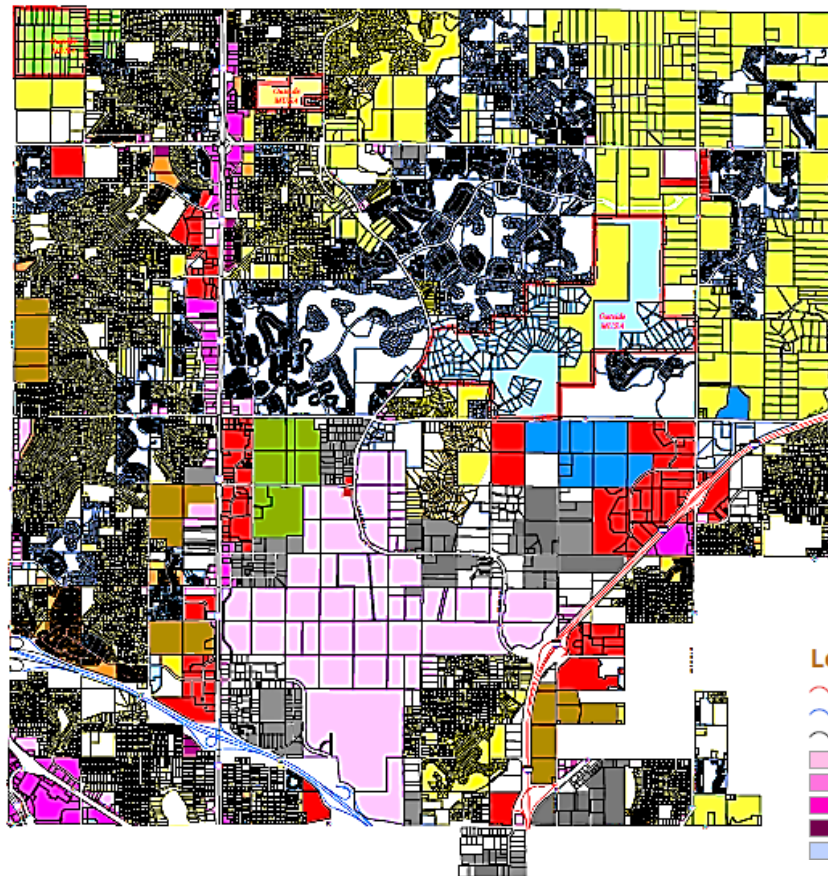
- ▶ Created in the 1970's and recodified in 2004 and in 2020.
- ▶ Used daily by Planning Department staff to make decisions regarding development.
- ▶ Establishes a purpose and intent for the adoption of a zoning ordinance.
- ▶ Provides rules and definitions for all vocabulary/terms used within the ordinance
- ▶ Lays out the administrative processes for appeals, amendments, conditional use permits and variances.



ZONING ORDINANCE (continued)

- ▶ Provides regulation for all permitted, accessory and conditional uses within residential, commercial and industrial zoning districts
- ▶ Includes general requirements for all aspects of any type of development in the City through a set of performance standards
- ▶ Creates a Flood Plain and Highway 65 Overlay District to regulate these areas.

ZONING MAP



The City has 27 zoning districts as depicted on Blaine's official zoning map.

Legend

Interstate Highway	Airport	R-1 - Single Family	R-4 - Mobile Homes
US Highway	PBD-4 - Planned Business District - Airport	R-1A - Single Family	RE - Residential Estate
State Highway	I-1 - Light Industrial	R-1AA - Single Family	RF - Residential Flex
B-1 - Neighborhood Business	I-1A - Light Industrial	R-1B - Single Family	RR - Regional Recreation
B-2 - Community Commercial	I-2 - Heavy Industrial	R-2 - Two Family	AG - Agriculture
B-3 - Regional Commercial	I-2A - Heavy Industrial	R-3A - Low Density Multi-Family	FR - Farm Residence
B-4 - Office Research Park	PBD - Planned Business District	R-3B - Medium Density Multi-Family	
DF - Development Flex	POD - Planned Office District	R-3C - High Density Multi-Family	

TYPICAL APPLICATIONS FOR COUNCIL APPROVAL

Conditional Use Permits (CUP's):

- ▶ *Represents uses that often are too problematic to be permitted without additional review.*
- ▶ *Essentially an allowed use if the applicant meets conditions that minimize impacts to the site or surrounding areas.*

TYPICAL APPLICATIONS FOR COUNCIL APPROVAL (continued)

Conditional Use Permits (CUP's): (continued)

- ▶ *Council does not have much discretion on conditional uses if the applicant meets all of the stated conditions.*
- ▶ *If the Council wishes to deny a conditional use permit, the City Council must be very clear that there is sufficient evidence to deny. This proves to be very difficult most of the time.*

TYPICAL APPLICATIONS FOR COUNCIL APPROVAL (continued)

Variances:

- ▶ *Exceptions to rules laid out by the Zoning Ordinance.*
- ▶ *Can be granted only when an applicant proves they have a practical difficulty in meeting the zoning ordinance requirements.*
- ▶ *Practical difficulty factors must be present when reviewing an application.*

TYPICAL APPLICATIONS FOR COUNCIL APPROVAL (continued)

Variances: (continued)

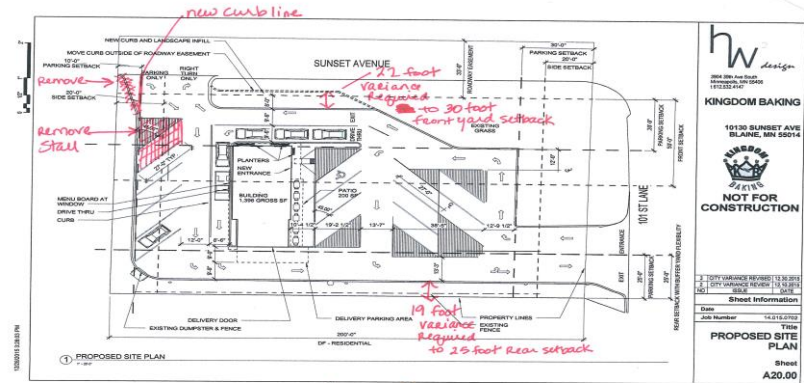
Practical difficulties factors include:

- ▶ *The applicant cannot, when all ordinances are applied, use the property in a reasonable way. Often difficult to prove.*
- ▶ *The applicant did not create the situation and the need for a variances is unique to the property. This generally relates to unique physical characteristics of the property.*

TYPICAL APPLICATIONS FOR COUNCIL APPROVAL (continued)

Variances: (continued)

- ▶ *The variance cannot alter the essential character of the area.*
- ▶ *Economic hardships cannot be used as a reason to approve a variance.*



TYPICAL APPLICATIONS FOR COUNCIL APPROVAL (continued)

Variances: (continued)

- ▶ *Staff generally does not support variance requests because, in most circumstances, the request is based on a “want” and not a “need” and there are no practical difficulty factors involved.*
- ▶ *If the Council chooses to approve or deny a variance, very clear criteria and rationale must be established in the resolution.*

TYPICAL APPLICATIONS FOR COUNCIL APPROVAL (continued)

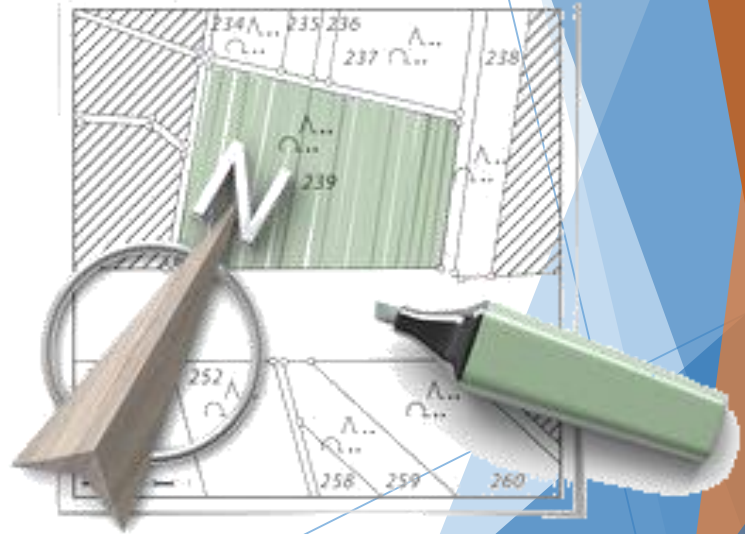
Rezoning:

- ▶ *Typically requested when new subdivisions are created or there is a specific desire for a particular type of development on a parcel that is not zoned appropriately.*
- ▶ *Requires two readings by the City Council. First reading is a brief introduction of the project by staff, with no motion for approval or denial. Second reading is a full report by staff with action requested of the City Council.*

TYPICAL APPLICATIONS FOR COUNCIL APPROVAL (continued)

Rezoning: (continued)

- *Spot zoning is not allowed. This would occur if a specific zoning district is requested for a parcel that is not contiguous with the zoning of the surrounding parcels.*



TYPICAL APPLICATIONS FOR COUNCIL APPROVAL (continued)

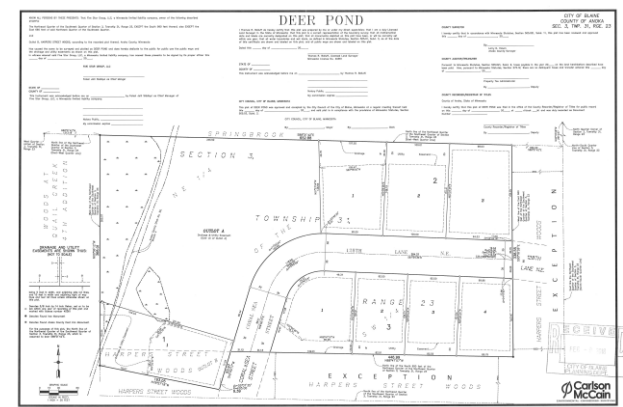
Comprehensive Plan Amendment (Land Use Amendment):

- ▶ *Most often requested on vacant parcels when a new development is proposed.*
- ▶ *Most often used when going from low density to a higher density.*
- ▶ *Requires an additional review by the Met Council AFTER the City Council approves a land use amendment.*

TYPICAL APPLICATIONS FOR COUNCIL APPROVAL (continued)

Plats/Subdivisions:

- ▶ Preliminary plat approval is requested when dividing one parcel into more than two lots. Usually reviewed at the same time as a rezoning, conditional use permit or land use amendment.
- ▶ Final plat approval is required to record the new subdivision at Anoka County. Final plats cannot be reviewed at the same meeting as the preliminary plat.



TYPICAL APPLICATIONS FOR COUNCIL APPROVAL (continued)

Plats/Subdivisions: (continued)

- ▶ *Waiver of Platting, or a lot split, is required when subdividing one parcel into two parcels.*
- ▶ *All subdivisions must meet the subdivision codes as established in the City's Code of Ordinances.*



THE DEVELOPMENT PROCESS

Step 1:

Developers identify a preferred site for their project and approach a landowner.

- ▶ *Residential developers often approach land owners to gauge selling interest.*
- ▶ *City staff will assist in site searches (typically industrial, commercial or high density residential).*



THE DEVELOPMENT PROCESS

Step 1: (continued)

- ▶ *Market conditions dictate choices for many developers and businesses.*
- ▶ *Population density, household income, traffic counts, etc., are key factors for developers and businesses.*





THE DEVELOPMENT PROCESS (continued)

Step 2:

Developers often meet with staff early on in the process.

► *Departments involved in the process:*

- *Planning and Zoning*
- *Building Inspections*
- *Engineering*
- *Fire Inspections*





THE DEVELOPMENT PROCESS (continued)

Step 2: (continued)

- ▶ *Early meetings allow for comments to be provided to developer prior to formal submittal.*
- ▶ *Developers also engage the local watershed agency early in the process. Watershed District “concurrence” is required prior to a “complete” application.*



THE DEVELOPMENT PROCESS (continued)

Step 3:

- ▶ *Submittal for planning commission and city council review.*
- ▶ *Cities are required by state statute to act on an application within 60 days of the application being deemed complete. Cities are allowed to take 120 days for plats.*



THE DEVELOPMENT PROCESS (continued)

Step 3:

- ▶ *Open house held by developer.*
 - *New process created in 2020.*
 - *Allows a developer to introduce their project to the neighborhood.*
- ▶ *Public hearing and recommendation by the Planning Commission.*

