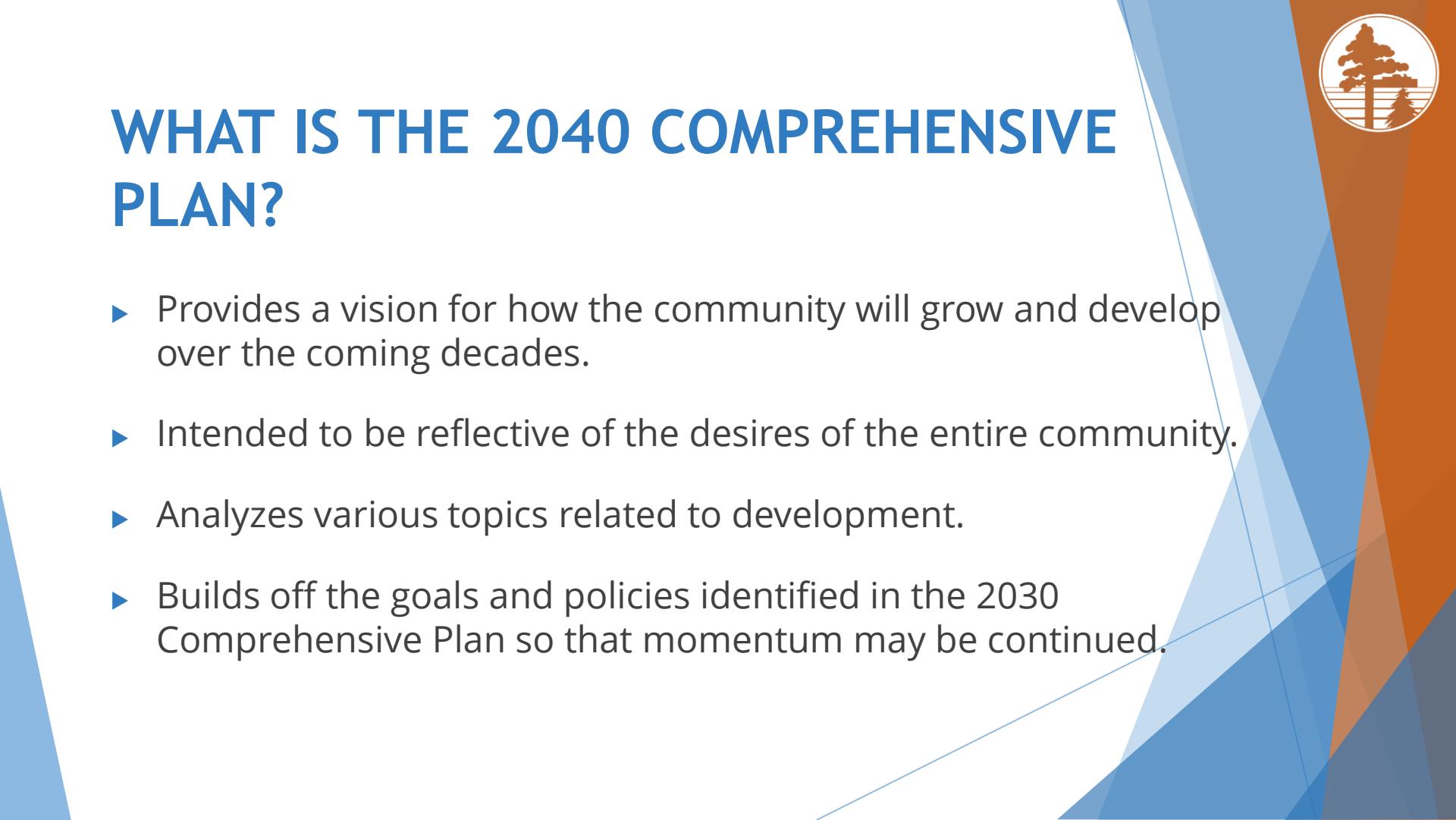


# 2040 Comp Plan and Zoning Review



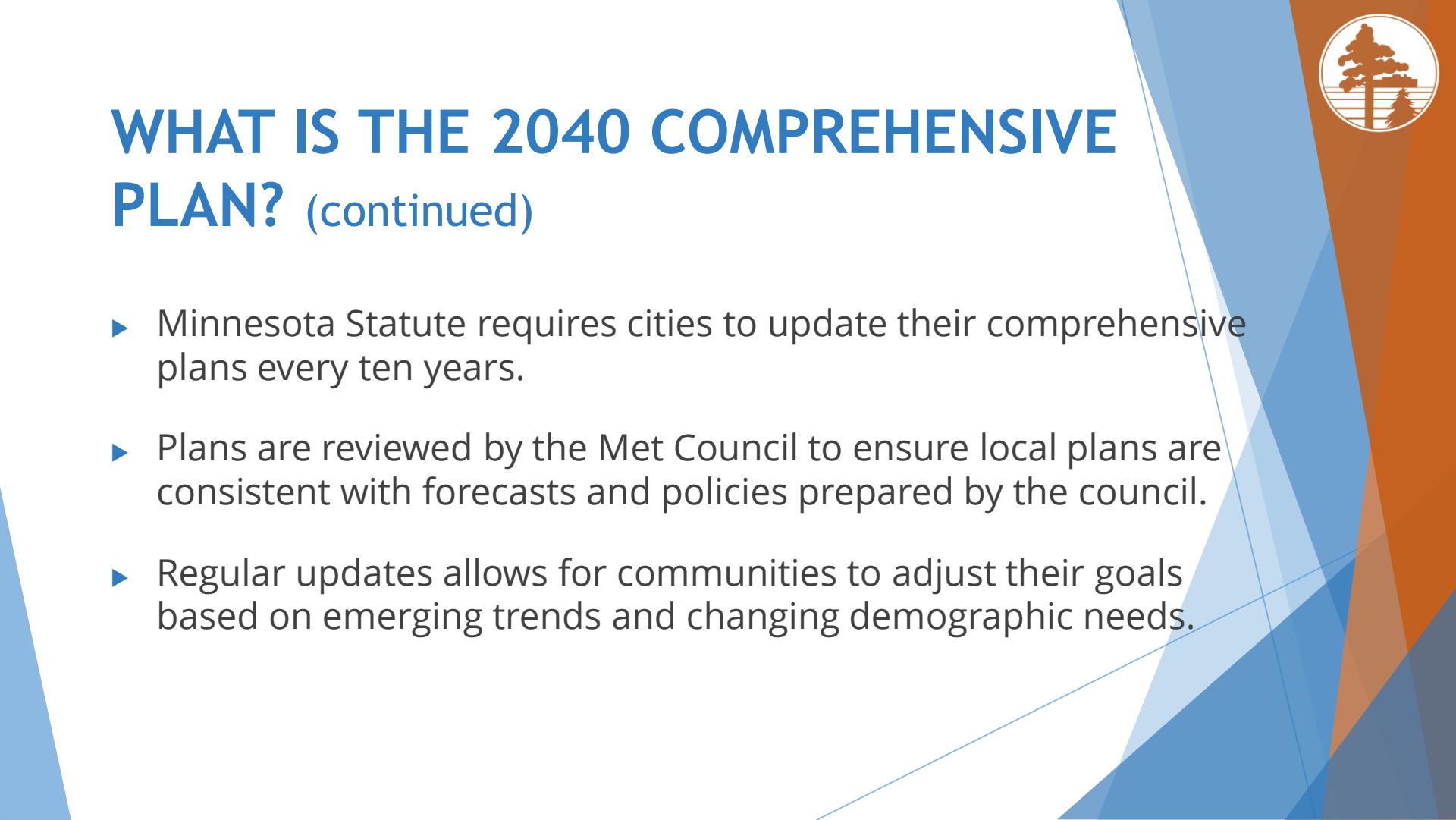
*PRESENTED BY:*

*Erik Thorvig, Community Development Director*



# 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)

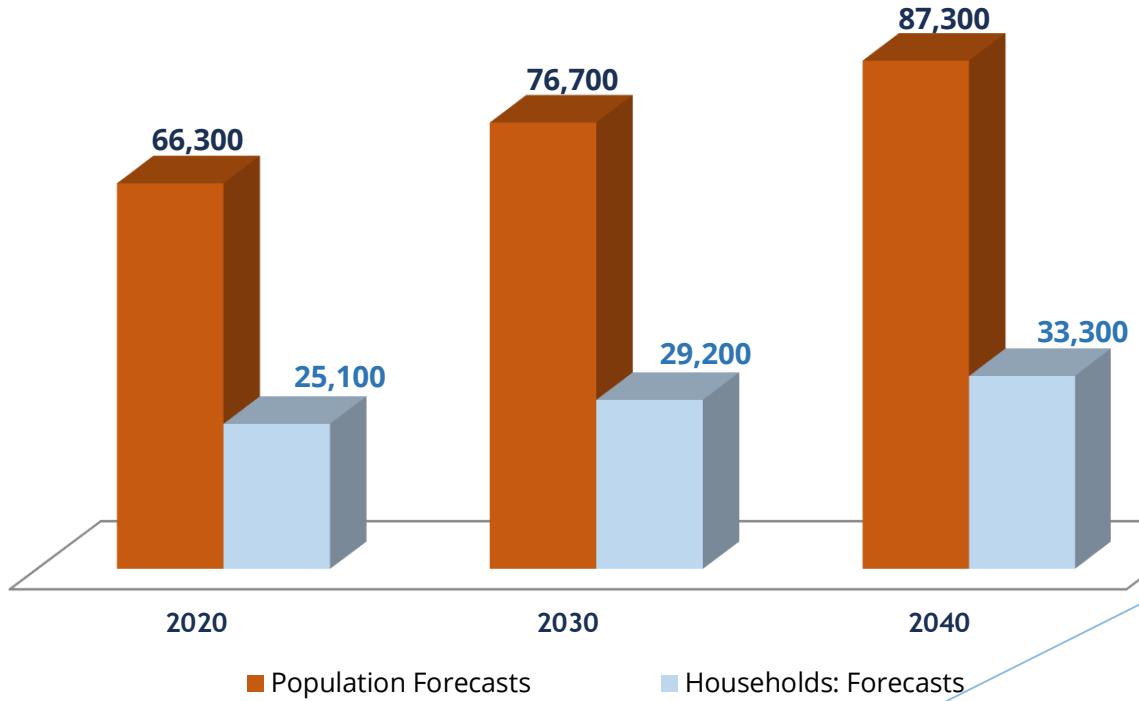
- ▶ Minnesota Statute requires cities to update their comprehensive plans every ten years.
- ▶ Plans are reviewed by the Met Council to ensure local plans are consistent with forecasts and policies prepared by the council.
- ▶ Regular updates allows for communities to adjust their goals based on emerging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

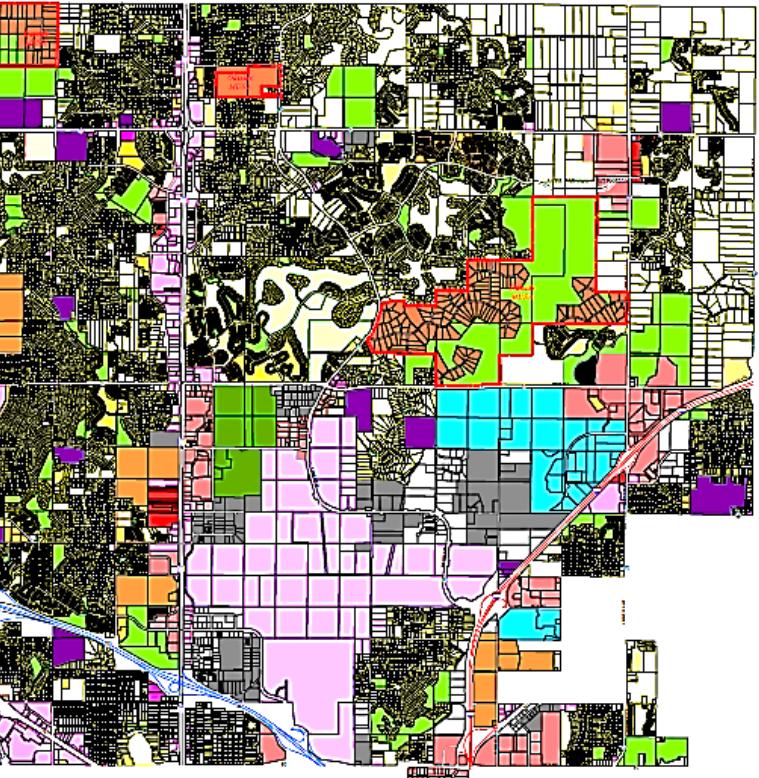
## Zoning:

*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



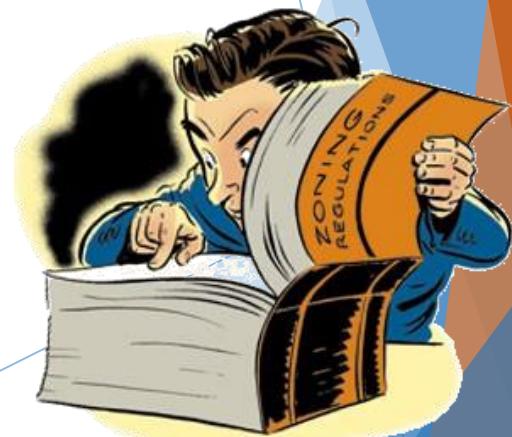
## Legend

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	P/OS - Park/Open Space	PUB/S-PUB - Public/Semi-Public
MDR/HDR - Medium-High Density Residential	NC - Neighborhood Commercial	AP - Airport
HDR - High Density Residential		



# ZONING ORDINANCE

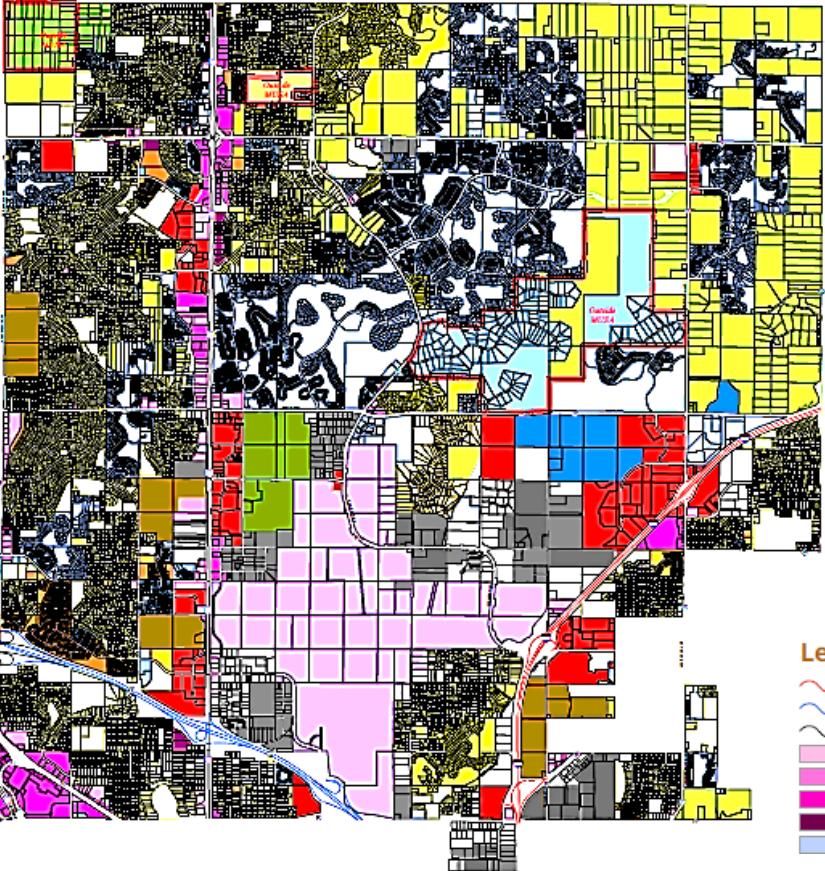
- ▶ Created in the 1970's and recodified in 2004 and in 2020.
- ▶ Used daily by Planning Department staff to make decisions regarding development.
- ▶ Establishes a purpose and intent for the adoption of a zoning ordinance.
- ▶ Provides rules and definitions for all vocabulary/terms used within the ordinance
- ▶ 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.



# 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)

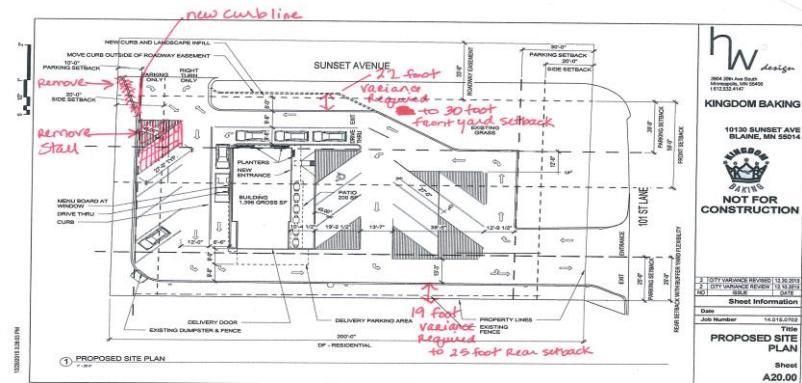
*Practical difficulties factors include:*

- ▶ *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.*



## 2015 Variance Drawings

# 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)

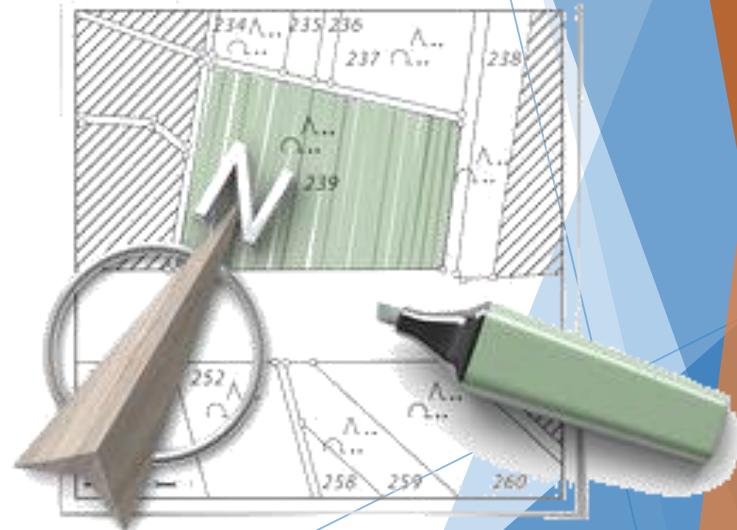
## Rezoning:

- ▶ *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)

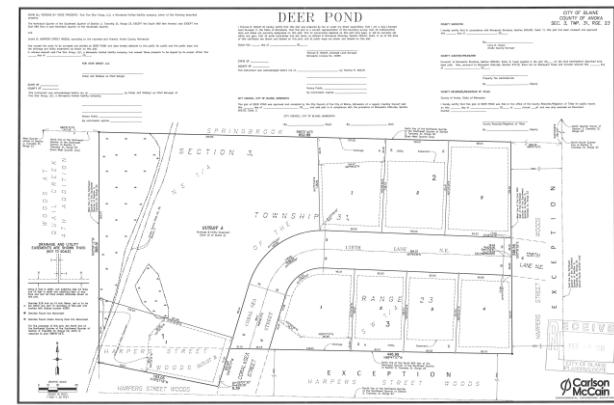
## Comprehensive Plan Amendment (Land Use Amendment):

- ▶ *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)**

## Plots/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.*

