

## LAND USE PLAN

### LAND USE GOALS

OLD (2030) GOAL	PROPOSED 2040 GOAL
The MUSA boundary will be amended to include all of the remaining parcels, with the exception of property in AG Preserve and the 160 acres of land in the far northwestern corner of the City (NW Quarter of Section 6), to reflect the City's policy that all developable property in Blaine can ultimately and in an orderly and sustainable manner be served with city sewer and water. The City will consider MUSA for the 160 acres in the far northwest corner as part of the next overall comprehensive plan update or sooner if requested by a majority of the area's property owners.	The City's policy is that all developable property in Blaine can ultimately, in an orderly and sustainable manner, be served with city sewer and water. The City supports adding to the MUSA the 160 acres in the far northwest corner of Blaine to allow the possibility of connection to municipal sewer and water services.
The Comprehensive Plan will maintain the existing mix between single-family, commercial and industrial land uses. Emphasis will be placed on fostering industrial and professional/corporate office business development wherever appropriate and decreasing emphasis on retail-commercial development.	Maintain flexibility in land use districts to respond to market conditions regarding the mix of industrial, commercial, and high density residential in key locations. Emphasis will be placed on fostering industrial and professional/corporate office business development.
Where appropriate, the City will encourage increased density through appropriately designed townhouses and apartments, a variety of single family detached-style homes with clustering, varying lot sizes, and shared open space.	The City recognizes varied housing densities as a means of accommodating community growth. The City will encourage increased density through appropriately designed and located townhouses and apartments, a variety of single family detached-style homes with clustering, varying lot sizes, and shared open space.
The City will continue to discourage additional private septic rural development in order to preserve the remaining undeveloped areas for future urban development through MUSA designation and existing zoning ordinance restrictions.	The City will continue to discourage additional private septic rural development in order to preserve the remaining undeveloped areas for future urban development through MUSA designation and existing zoning ordinance restrictions. <b>(No change)</b>

Redevelopment will be encouraged and supported for areas that are obsolete or blighted, and where such redevelopment is to foster job growth and increase property values as well as create a more positive community image. The plan will include specific targeted areas such as the University Avenue corridor, the older industrial park located in the area of 105th Avenue and Nassau Street as well as select areas along Highway 65 and others, including residential	The City will encourage and support development of underutilized areas, particularly where such redevelopment fosters job growth, increased property values, and a positive community image. The plan will include the target corridors of University Avenue and Highway 65, as well as the locations identified as target redevelopment sites in this Plan.
The City will continue to implement practices to improve the image along major roadway corridors relating to building design, architecture and materials, signage, land use and landscaping.	The City will continue to review and revise regulation relating to building design, architecture and materials, signage, land use and landscaping to improve the visual landscape along major roadway corridors.
The City will continue programs and strategies to address aging commercial, industrial and residential structures. The strategy will focus on community education, reviewing existing zoning and code standards dealing with maintenance standards, encouraging the local financial community to provide financial programs in addition to public resources to encourage maintenance, and utilizing code compliance only where appropriate.	The City will continue programs and strategies to improve and revitalize aging commercial, industrial and residential structures.
(No 2030 goal)	The City prioritizes the incorporation of community amenities and functional gathering spaces, where feasible and sustainable, into proposed development.

## PURPOSE OF THE LAND USE PLAN

Blaine's future land use plan identifies the location and intensity of future development within the City, and establishes a framework in which future development will occur. This plan is intended to guide future development and growth to achieve the community's objectives for balanced, compatible and efficient growth. A key purpose of a Comprehensive Plan is to incorporate forecasted population growth, housing needs, and development opportunities into future land use decisions. The Future Land Use Map is the primary way to do that.

Blaine has a unique pattern of development, with large portions of the City covered by wetlands (**FIGURE X-2**); regional transportation linkages (I-35W, US 10 and Central Avenue); the Anoka-Blaine Airport and the National Sports Center all providing a basic framework to the City's land use pattern.

The City has prepared a Future Land Use Plan that guides the use and phasing of development in a manner that allows for flexibility to respond to market conditions and provides for types of development desired in the future, such as a variety of housing densities and mixed use developments. The Future Land Use Plan utilizes the Metropolitan Council forecasts for potential development and provide methods through land use and density to meet the Metropolitan Council's guidance to develop at a minimum density of 3 to 5 units per net acre. As a regional planning organization, the Metropolitan Council's role is to ensure regional infrastructure can accommodate Blaine's potential growth and growth within the region. Meeting this minimum density requirement ensures that regional infrastructure is used in a cost-effective and efficient manner.

The purpose of the land use inventory is to identify existing development in the City. From this inventory, and the other background information that is compiled, areas of potential development or redevelopment can be analyzed. The inventory can also help classify areas, revealing development patterns, densities, and trends that can provide direction for future development and redevelopment.

## EXISTING LAND USE

Blaine's existing land use contains a variety of uses including rural and urban residential areas, small and large-scale commercial areas, industrial parks, an airport and the National Sports Center. The City's existing land use is defined by the following categories, illustrated in **FIGURE X-1** and summarized in **TABLE X-1**. More than one third of the City's land area is covered by wetlands, open water and the airport. The extent of the city's wetland coverage is so significant to development patterns that a separate map showing wetlands overlaid with existing land uses is provided in **FIGURE X-2**.



FIGURE X-1: EXISTING LAND USE MAP (DATA FROM 2016)



Existing Land Use (2016)

2016 Generalized Land Use

- Land Use Category
- Agricultural
  - Airport
  - Farmstead
  - Golf Course
  - Industrial and Utility
  - Institutional
  - Major Highway
  - Manufactured Housing Parks
  - Mixed Use Commercial
  - Mixed Use Industrial
  - Mixed Use Residential
  - Multifamily
  - Office
  - Open Water
  - Park, Recreational, or Preserve
  - Retail and Other Commercial
  - Single Family Attached
  - Single Family Detached
  - Undeveloped

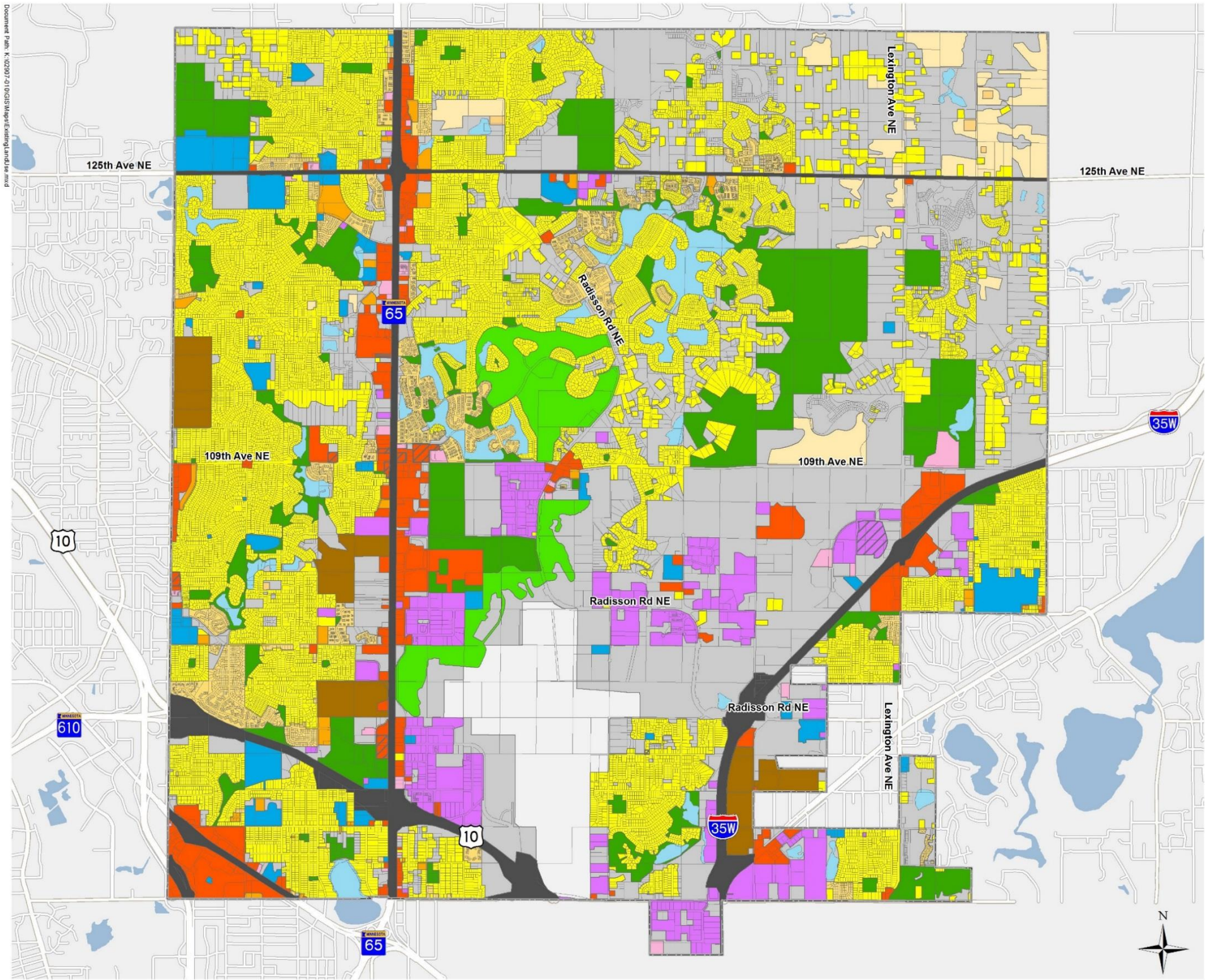
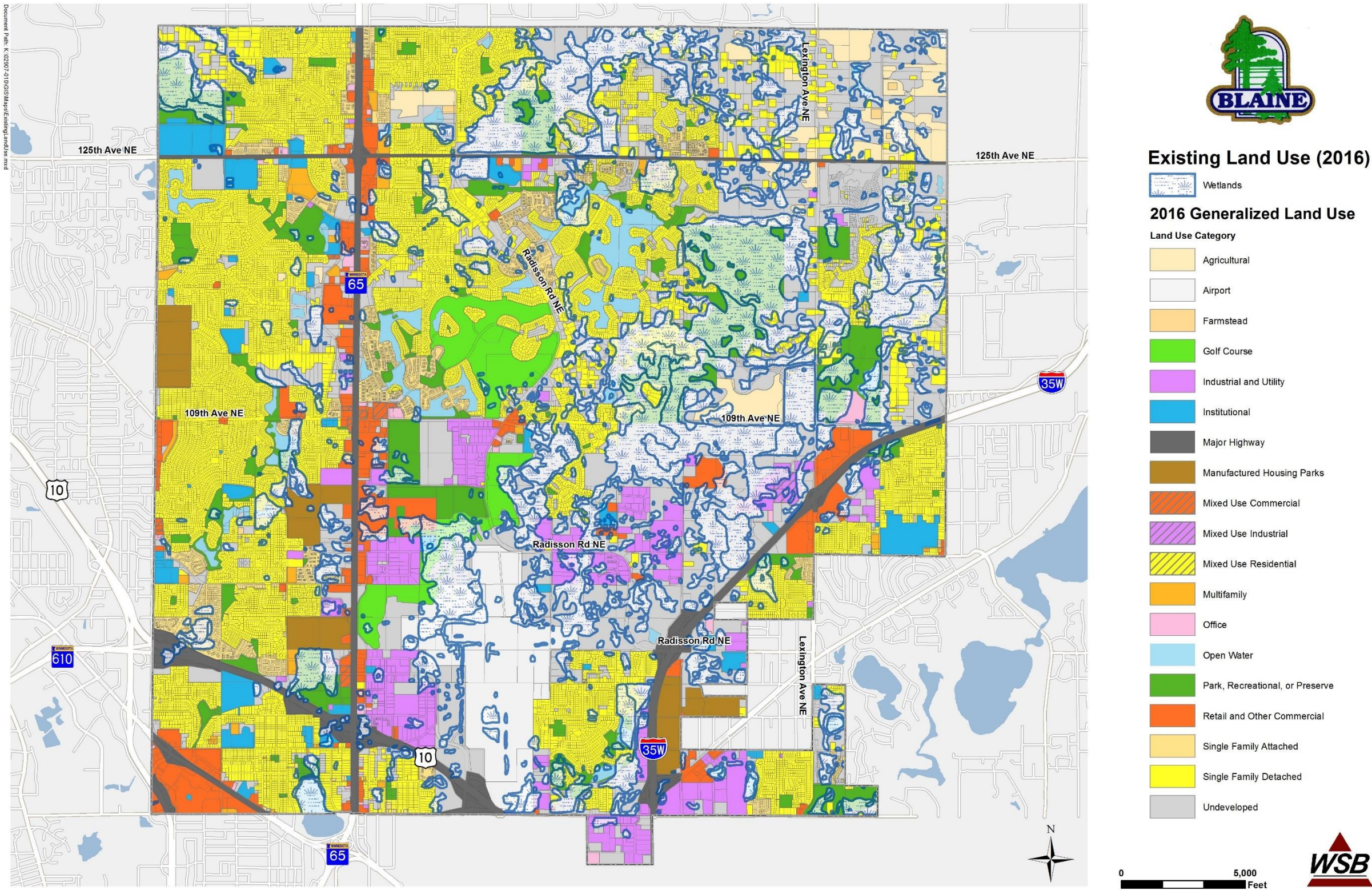




FIGURE X-2: EXISTING LAND USE MAP SHOWING LOCATION OF WETLANDS





As shown in **TABLE X-1**, Blaine's largest existing land use by area is Single Family Detached housing which is typical of a suburban community. However, unlike many suburban communities, Blaine is uniquely characterized by a wide variety of land uses that include from major transportation facilities (including Anoka County-Blaine Airport and major County and Federal highways), higher intensity commercial and industrial uses, and an extensive array of housing types ranging from rural residential homes to manufactured housing and apartment buildings. Many of Blaine's highest intensity uses are located along the Highway 65 corridor, while its lesser intensity or undeveloped land is largely located in the northeast corner of the city.

**TABLE X-1: EXISTING LAND USE TABLE**

Land Use	Description	Acres	Percent of Total
Single Family Detached	Land meeting the general definition of single-family residential and detached from any other residential dwelling unit (i.e., with open space on all four sides, includes detached town homes).	6,696	30.7%
Undeveloped Land	Land not currently used for any defined purpose that may or may not contain buildings or other structures or has no discernable use based upon the aerial photos or available data. Undeveloped may include non-protected wetlands or lands currently under development.	6,275	28.8%
Park, Recreational or Preserve	Land used for park and recreational assembly (Ex: community level ball fields, regional or small urban parks - public or private, playgrounds, rest areas, and other venues - indoors or outdoors - for sporting events or like purposes). Also includes passive activity uses such as park preserves, wildlife refuges, habitat area, public plazas, river walk, DNR owned land, greenways, and other public or private preserved land.	1,843	8.5%
Industrial and Utility	Land containing manufacturing, transportation, construction companies, communications, utilities (including water towers) or wholesale trade. This category includes publicly owned industrial lands (e.g. waste water treatment plant, warehouses (including commercial warehouses), automotive junk yards, and some special horticultural uses (large greenhouses that do not sell to the public).	1,030	4.7%
Retail and Other Commercial	Land used for the provision of goods or services. This category is for general sales and services that comprise the vast majority of establishments typically associated with commercial land use. This category is used as the default for commercial/retail land uses.	905	4.2%

Major Highway	Major roadway strips of land or area, on which a vehicular rights-of-passage exists under the following conditions: all interstate highways; all 4-lane divided highways with rights-of-way of 200 feet or greater in width; or all 4-lane roads with a Metropolitan Council functional class designation of "Principal Arterial".	801	3.7%
Airport	Land used for the operation of aircraft and any related uses that are on the airport property	791	3.6%
Single Family Attached	Land meeting the general definition of multifamily residential containing two or more attached dwelling units (share a common wall, each with primary ground floor access to the outside regardless of the number of units or size. Ex: Attached townhouse, double bungalow, triplex, etc.	762	3.5%
Agriculture	Land used for agricultural purposes. Includes discernable cultivation (Ex: ground tillage or crop rows) horticulture, floriculture (exotic flowers), viticulture (grapes) activities, pasture, and a broad range of other agricultural activities (Ex: horse boarding and training, kennels, sod farms, tree farms, fish production and processing, storage areas or buildings).	495	2.3%
Golf Course	Land used for golfing, including driving range and practice areas and in most cases includes all land belonging to a country club if the predominant land use is golf course.	502	2.3%
Institutional	Land used primarily for religious, governmental, educational, social, cultural or major health care facilities - patients with overnight stays (Ex: hospitals, schools, places of worship, cemeteries, city halls, museums, and county and state fairgrounds).	511	2.3%
Open Water	A body of open water or flowing waterway inclusive within a discernable shoreline. This typically does not include wetlands or periodically flooded areas. Generally only features three acres or greater in size are to be delineated.	465	2.1%
Manufactured Housing Park	Land meeting the general definition of Single-Family, Detached dwelling and designated for the placement of multiple manufactured housing structures. Note: this classification IS NOT used for an individual manufactured home.	402	1.8%
Multifamily	Land used exclusively for residential multiple-family dwellings containing a building or multiple buildings.	124	0.6%
Office	Land used predominantly for administrative, professional, or clerical services. Examples are, law offices, accounting firms, clinics (but not hospitals), and veterinarian clinic or hospital.	96	0.4%

Mixed Use Commercial and Other	Land containing a building with multiple uses but with NO residential units or industrial uses. An example would be a building containing commercial shops, childcare facility, offices, and/or restaurants. Downtown areas usually have buildings where the first and/or second floor is commercial and the rest is office, these types of buildings would be coded under this category.	35	0.2%
Farmstead	Land that encompasses the single family residential dwelling and associated buildings of a farm. Associated buildings of a farm may include buildings used for animal husbandry (barns, chicken coops, grain solos, etc.) along with accessory uses, provided that such accessory uses are incidental to the agricultural activities.	13	0.1%
Mixed Use Industrial	Land containing a building with multiple uses in combination with industrial uses and NO residential units. An example would be a building containing a warehouse, offices, and stores.	30	0.1%
Mixed Use Residential	Land containing a building with multiple uses in combination with at least a residential unit(s).	1	0.0%
<b>TOTAL</b>		<b>21,777</b>	

## REGIONAL CONTEXT: COMMUNITY DESIGNATION

Comprehensive planning often involves planning for people and jobs that are not yet here. The Metropolitan Council develops population, housing and employment forecasts as a component of a city's System Statement to help set realistic goals and policies to plan for the future needs and trajectories of the community over the decades to come.

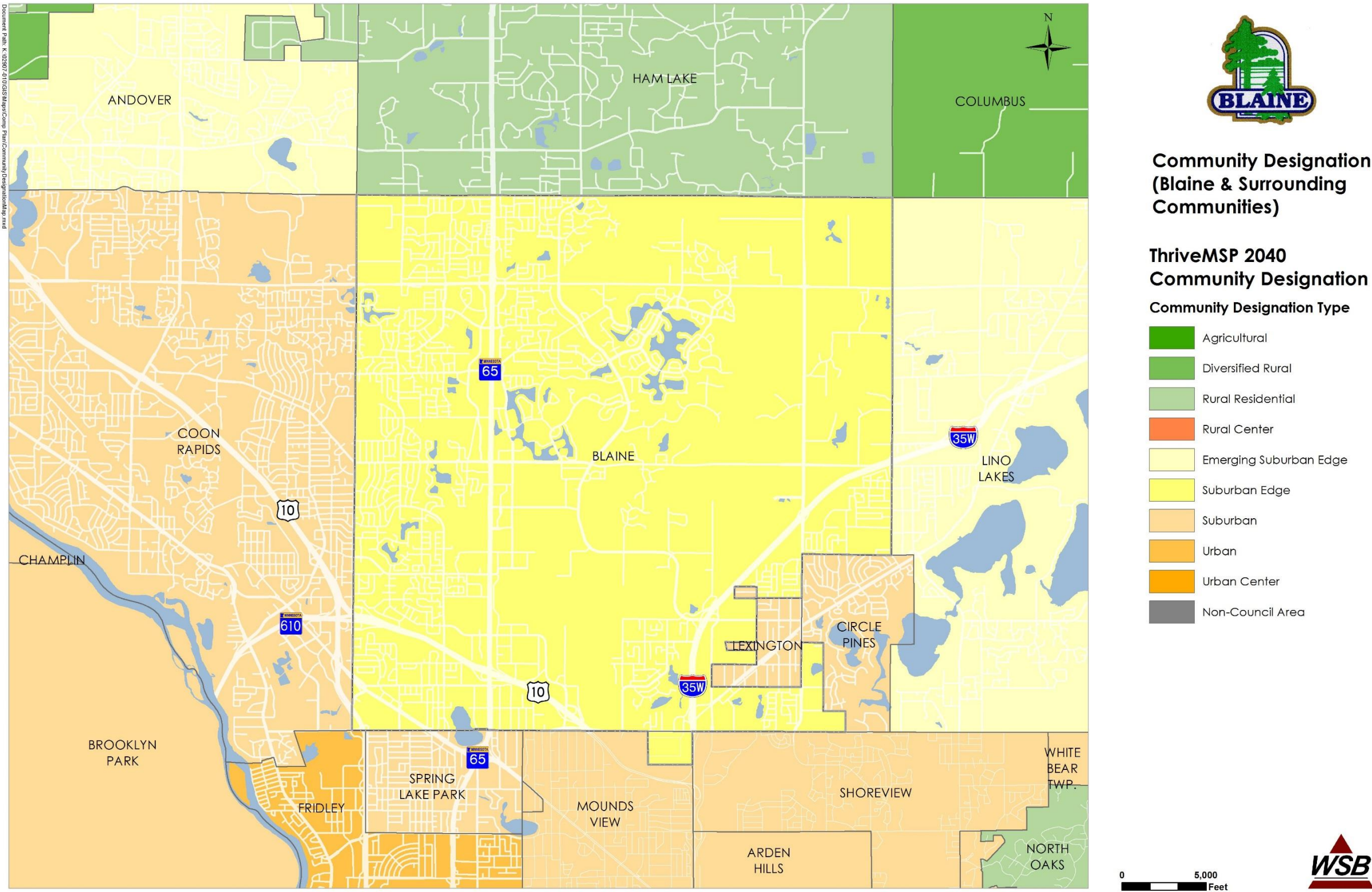
In *Thrive 2040*, the Metropolitan Council groups jurisdictions within the metro with similar characteristics based on urban or rural character for the application of the regional policies outlined in *Thrive*. Blaine's "Suburban Edge" designation translates to specific expectations in terms of development density and incorporation of transit services as a transition city between the urban core and more auto-dependent suburban communities. Blaine's community designation relative to the designations of surrounding communities is shown in **FIGURE X-3**.



**Community Designation:** The Metropolitan Council identifies Blaine as a Suburban Edge community. The Suburban Edge includes communities that have experienced significant residential growth beginning in the 1990s and continuing to the 2010s. At least 40% of the land in these cities is developed, but significant amounts of land remain for future development. These communities generally no longer contain large-scale agricultural areas.

Suburban Edge are expected to Plan and stage development for forecasted growth through 2040 and beyond at overall average net densities of **at least 3-5 dwelling units per acre** in the community. These communities should target higher intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities. These communities should ensure the efficient use of land when planning for and approving new developments and redevelopment projects.

FIGURE X-3: COMMUNITY DESIGNATION MAP





## FUTURE LAND USE

The Future Land Use Plan provides a guide for managing development pressure and growth by determining future land uses, development intensity, and areas for environmental protection. The Land Use Plan also ensures that adequate infrastructure is in place to accommodate new growth as it occurs. The City supports new development but wants to ensure that growth can be accommodated wisely and in an orderly fashion, while protecting the many natural resources that make Blaine a unique community. The land use categories used in the future land use plan are contained below (TABLE X-2). Detailed discussion of some of the key categories follows the table.

TABLE X-2: 2040 FUTURE LAND USE CATEGORIES

Land Use Category	Map Abbreviation	Description
Rural Residential	R	Residential purposes, including mostly one-family homes and land used for agricultural purposes. Housing development across the land use designation should <b>not be more than 1 home per 10 gross acres</b> .
Low Density Residential	LDR	Residential purposes, including mostly one-family homes and manufactured homes. <b>(2.5-6 units per acre)</b>
Low Density Residential-Medium Density Residential	L-MDR	Residential purposes that combine both the lower density and housing styles allowed by the Low Density Residential as well as the higher density and housing styles allowed by the Medium Density Residential. <b>(2.5-12 units per acre)</b>
Medium Density Residential	MDR	Residential purposes, including triplexes, quads, and townhomes. May include open space within or adjacent to related to a residential development. <b>(6-12 units per acre)</b>
High Density Residential	HDR	Residential purposes, including, quads, townhomes, apartments, co-ops, and condominiums. May include open space within or adjacent to related to a residential development. <b>(12-25 units per acre)</b>
Mobile Home Residential	MHR	Manufactured and mobile home parks. <b>(4-8 units per acre)</b>
Neighborhood Commercial	NC	Neighborhood based goods and services and includes uses such as a small grocery or convenience store, coffee shop/deli, day care center, and personal services. The site and architecture design should be of a scale and design compatible with the surrounding uses.
Community Commercial	CC	Retailing and services that serve larger areas, from multiple neighborhoods up to city-wide and beyond coverage. Typical uses include apparel, food, financial services and furniture.
Planned Commercial	PC	Retailing and services in a limited, mixed development environment. Development in these areas should occur utilizing an overall master development plan.

Office	O	Professional and research offices in a park-like setting. Offices can be neighborhood or community-wide in scale.
Medium Density Residential/Planned Commercial	MDR/PC	Combined category designation. This land use category is intended to provide flexibility in development and also to allow for the possibility of a mixture of uses within the same area. See individual category definitions above.
High Density Residential/Planned Commercial	HDR/PC	Combined category designation. This land use category is intended to provide flexibility in development and also to allow for the possibility of a mixture of uses within the same area. See individual category definitions above.
Light Industrial	LI	Small to large scale industry and related services. Development in these areas should be free of hazardous or objectionable outputs (noise, odor, dust, smoke, glare, pollutants, etc.); accessible to major highways; and have full municipal services.
Heavy Industrial	HI	Small to large scale industry with a need for outdoor uses and related services. Development in these areas should be free of hazardous or objectionable outputs (noise, odor, dust, smoke, glare, pollutants, etc.); accessible to major highways; and have full municipal services.
Planned Industrial	PI	Industrial, office and related services that utilize an overall master development plan.
Planned Commercial/Industrial	PC/PI	Combined category designation. This land use category is intended to provide flexibility in development and also to allow for the possibility of a mixture of uses within the same area. See individual category definitions above.
High Density Residential/Planned Industrial	HDR/PI	Combined category designation. This land use category is intended to provide flexibility in development and also to allow for the possibility of a mixture of uses within the same area. See individual category definitions above.
Airport	AP	Public or private airports and related activities (Anoka County – Blaine Airport).
Airport Business District	ABD	
Park/Open Space	P/OS	<p>Parks are primarily for public active recreation activities improved with playfields/grounds or exercise equipment, golf courses, or other similar areas. Open space is land primarily used for the following:</p> <ol style="list-style-type: none"> <li>1. Resource protection or buffer;</li> <li>2. Support unorganized public recreational activities, may contain trails, picnic areas, public fishing; etc or</li> <li>3. Preservation of unaltered land in its natural state for environmental or aesthetic purposes.</li> </ol>



Regional Recreation	RR	The Blaine National Sports Center.
Public/Semi-Public	PUB/SPUB	These are areas that include public and semi-public land uses including schools, utilities, and city-owned properties.

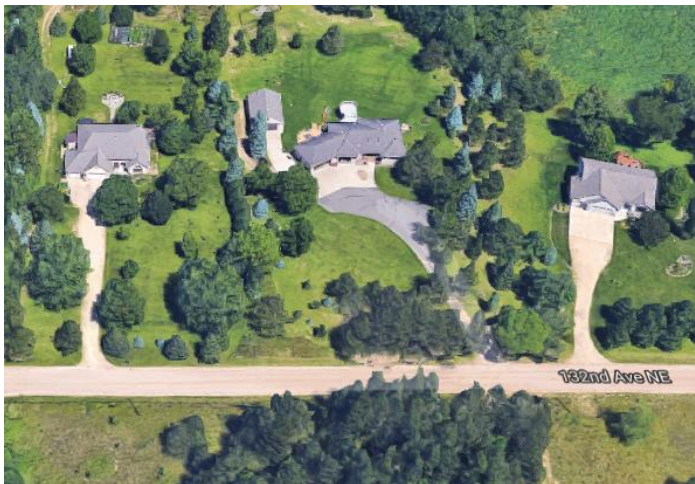
The 2040 future land use map creates the following land use districts:

- **Public/Semi-Public** – This category is intended to include locations of schools, public utilities, and ponds or wet areas associated with private developments. This category was added as a separate designation to differentiate these sites as providing a common amenity or service and to indicate that these sites are not intended to be developable within the 2040 planning horizon.
- **Golf Course** – This designation is applied to the TPC golf course. This land is anticipated to remain as this specific use in this planning horizon and is distinguished from both a park or a public/semi-public use by nature of its private ownership and specificity of purpose.

## RESIDENTIAL LAND USE

### Rural Residential

This land use designation accounts for existing unsewered residential development in the City of Blaine at very low densities. The 2030 Plan calls for the eventual elimination of this land use category,



with the exception of one small area north of 125th Avenue (Radisson Road) that is occupied by a land trust intended for preservation. The northwest portion of the city that was previously planned to be unserved and guided Rural Residential is now guided Low Density Residential to reflect its eventual transition to a serviced area inside the MUSA. It is anticipated that the conversion of existing rural residential areas into urban residential density

areas will occur gradually in response to failing septic systems, owner requests for services and subdivision of large lot residential into new urban-sized residential building lots.

### Low Density Residential

This land use category identifies areas for single-family detached residential development at a density of 2 to 6 units per acre. The picture displayed below is an example of a single family suburban development. This land use category will be Blaine's predominant land use in 2040, accounting for

approximately 39% of the city's gross land area. Because development in low density residential areas is less intense and has more lot size/shape flexibility than other land use types, many low density areas are located within or adjacent to the City's environmentally sensitive areas, including its many wetlands, to reduce development impacts to these areas. Of the 8,498 gross acres guided for low density development, approximately 1,544 of these acres consist of wetlands and other undevelopable area. Development in these areas should continue to be sensitive to the environment to preserve the community's significant natural features.



### Medium Density Residential



These areas are intended to provide for attached single family homes such as triplexes, quads, and townhomes at densities of 6 to 12 units per acre. This land use, along with the Low-Medium Density category that allows for either low or medium density housing, will account for about 6 percent of Blaine's total area in 2040.

### High Density Residential

The purpose of this land use is to accommodate the development of quads, townhomes, apartments, co-ops, and condominiums. Development will occur at a density of 12 to 25 units per acre. Architecture, landscaping, open space and resident recreational area is important in high density residential areas to ensure that development is appropriate and consistent with the community's character. Ideally, streets and buildings will be designed around the pedestrian to accommodate alternative transportation use such as bicycles and transit. Therefore, the scale of development, in terms of both height and density, relative to the surrounding environment is essential.





The High Density Residential housing land use district will account for only 1 percent of Blaine's housing. There are many land use districts, however, that combine high density housing with one or more other allowed uses (i.e., mixed use districts). In each of these mixed use districts that include a residential component, high density residential is expected to account for 50 percent of the land use by area. Combined, the high density residential share of the mixed use districts accounts for an additional 2.4 percent of Blaine's total land area.

## COMMERCIAL LAND USE

### Community Commercial

The purpose of this land use category is broad, and is intended to accommodate larger commercial development to serve the entire community or region, such as big box retail or large free-standing and retail/commercial centers that may include several retail stores or restaurants. Limited office and service uses are also appropriate, depending on scale and location.



### Neighborhood Commercial

This category is intended to be neighborhood based and include uses such as a small grocery or convenience store, coffee shop/deli, or personal and health type services for Blaine's residents. The site and architecture design should be of small scale and compatible with the surrounding uses.



These neighborhood commercial areas are scattered throughout the city for convenient access. In addition to providing convenient access to retail goods for residents, providing small areas of commercial development throughout the city will reduce stress on the city's transportation system by limiting trip lengths for the purchase of retail goods and services.

### Planned Commercial

The purpose of this land use category is to accommodate commercial, retail and office uses in a planned, cohesive style of development. Planned commercial areas are located in areas with good visibility and access from major roadways, and are sufficiently sized to accommodate a larger-scale planned design and concept.

## INDUSTRIAL LAND USE

### Planned Industrial

The purpose of this land use category is to accommodate industrial and office buildings in a planned, corporate campus style of development. Planned industrial areas are concentrated in areas with convenient access to the airport and interstate highway system.



## MIXED USE DISTRICTS

Blaine's 2040 land use plan designates 6 mixed use districts that provide flexibility in use and development of the land. These districts may accommodate a variable composition of individual districts described in this plan, thereby conveying land use flexibility and an openness to negotiation of development concepts. In districts that include High Density Residential as an option, it is expected that residential uses will comprise 50 percent of the district by area. The six mixed-use districts are listed below:

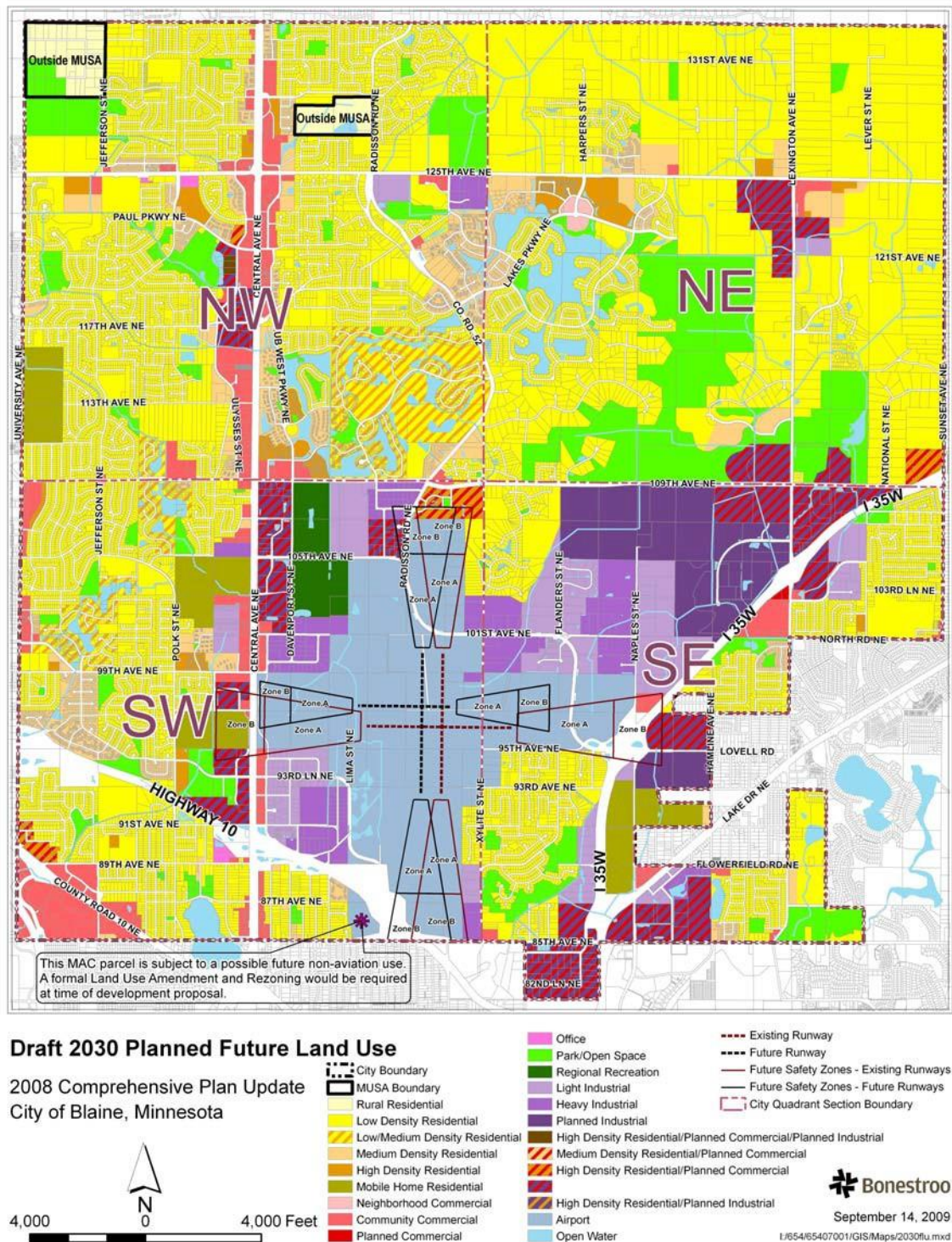
- Low-Medium Density Residential (L-MDR)
- Medium-High Density Residential (M-HDR)
- Medium Density Residential-Planned Commercial (MDR/PC)
- High Density Residential-Planned Commercial (HDR/PC)
- High Density Residential-Planned Industrial (HDR/PI)
- High Density Residential-Planned Industrial-Planned Commercial (HDR/PI/PC)

## 2030 COMPREHENSIVE PLAN

The City's current land use plan is referred to as the 2030 Comprehensive Plan. The 2030 plan and subsequent amendments extended sewer to all areas of the city with the exception of the northwest corner and a land trust west of Radisson Road. The 2030 plan made 22 land use changes to reflect new serviced areas as well as areas of known development or redevelopment interest and increased flexibility through mixed-use designations. A map of the current 2030 Land Use Plan is shown in **FIGURE X-4** on the following page.



FIGURE X-4: 2030 COMPREHENSIVE PLAN, PLANNED LAND USE





## 2040 COMPREHENSIVE PLAN

This plan updates the current land use plan and replaces it with the 2040 Comprehensive Plan. The 2040 Planned Land Use map is shown in **FIGURE X-5**. The 2040 plan brings all areas of the city into the 2030 MUSA, with the exception of a land trust area west of Radisson Road. The 2040 plan features some changes to the land use categories and definitions, which will be described in detail in this section of the plan, as well as some minor adjustments to land use guidance. Total guided land area by category is shown in Table X-3 below.

**TABLE X-3: 2040 PLANNED LAND USE GROSS AND NET ACREAGE TABLE BY CATEGORY**

Land Use Category	LU Code	Current MUSA		2030 MUSA	
		Gross Acres	Percent	Gross Acres	Percent
Airport Business District	ABD	30	0.1%	30	0.1%
Airport	AP	1,711	0.9%	1,711	7.9%
Rural Residential	R	198	0.3%	73	0.3%
Low Density Residential	LDR	8,482	38.9%	8,607	39.5%
Low-Medium Density Residential	L-MDR	413	1.9%	413	1.9%
Medium Density Residential	MDR	883	4.1%	883	4.1%
Medium-High Density Residential	MDR/HDR	10	0.04%	10	0.04%
High Density Residential	HDR	241	1.1%	241	1.1%
Heavy Industrial	HI	625	2.9%	625	2.9%
Light Industrial	LI	537	2.5%	537	2.5%
Neighborhood Commercial	NC	4	0.02%	4	0.02%
Community Commercial	CC	658	3.0%	658	3.0%
Office	O	17	0.1%	17	0.1%
Planned Commercial	PC	71	0.3%	71	0.3%
Planned Industrial	PI	622	2.9%	622	2.9%
Planned Industrial/Planned Commercial	PI/PC	856	3.9%	856	3.9%
High Density Residential/Planned Commercial	HDR/PC	93	0.4%	93	0.4%
High Density Residential/Planned Industrial	HDR/PI	27	0.1%	27	0.1%
High Density Residential/Planned Industrial/Planned Commercial	HDR/PI/PC	40	0.2%	40	0.2%
Mobile Home Residential	MHR	417	1.9%	417	1.9%
Park/Open Space	P/OS	1,723	7.9%	1,723	7.9%
Regional Recreation	RR	238	1.1%	238	1.1%
Public/Semi-Public	PUB/S-PUB	403	1.9%	403	1.9%
Golf Course	GC	269	1.2%	269	1.2%
Right of Way and Road	ROW	3,208	14.7%	3,208	14.7%
<b>Total</b>		<b>21,777</b>		<b>21,777</b>	

FIGURE X-5: 2040 PLANNED LAND USE MAP

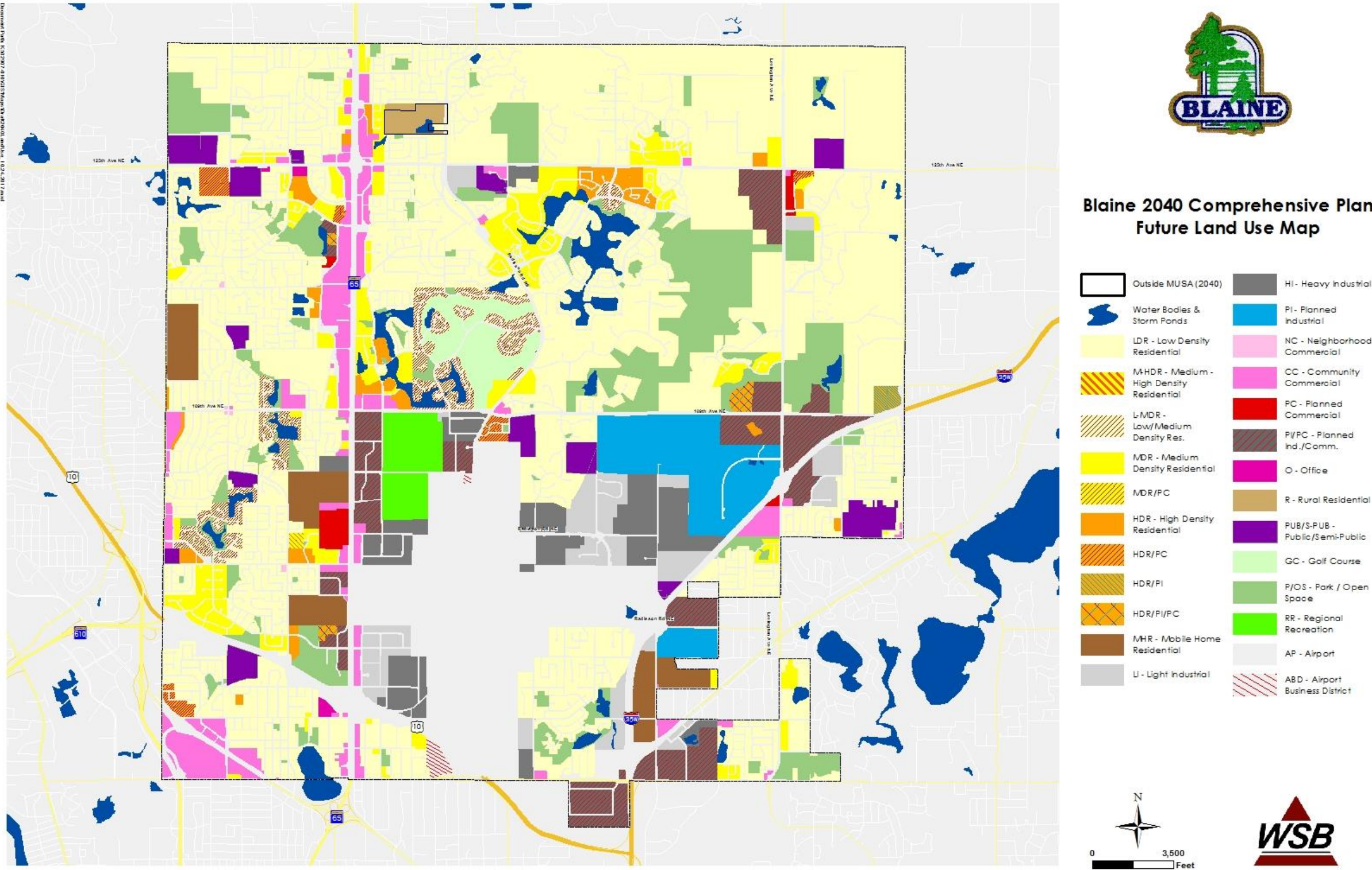
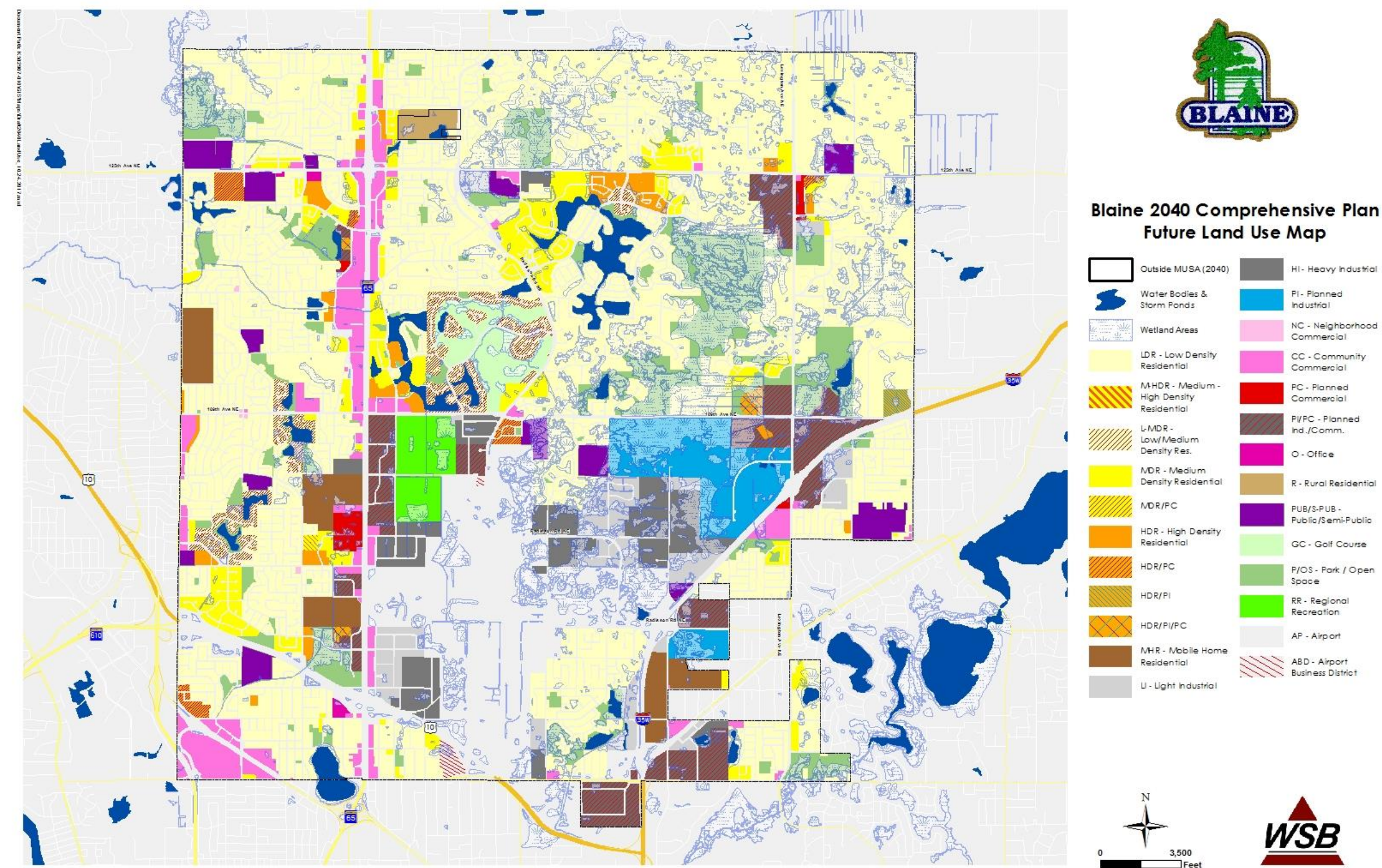




FIGURE X-6: 2040 LAND USE MAP SHOWING WETLAND AREAS





## Expected Growth and Change from Forecasts

Future land use planning begins with incorporating forecasts of community growth, and anticipating the needs that will arise as a result of this growth and change. The Metropolitan Council has developed growth forecasts for Blaine by decade, addressing the projected population, number of households, and number of jobs. Meeting expected growth projections requires intentional land use planning. Metropolitan Council forecasts indicate that Blaine will grow by over 23,000 people and just under 10,000 households by the year 2040.

**TABLE X-4: Blaine forecast, 2010-2040.** Source: 2010 U.S. Census and Metropolitan Council 2016 Estimates and Metropolitan Council Forecasts.

Forecast Year	Population	Households	Employment
2010	57,186	21,077	20,561
<b>2016 (estimate)</b>	<b>64,188</b>	<b>23,586</b>	<b>23,986</b>
2020	66,300	25,100	25,800
2030	76,700	29,200	28,400
2040	87,300	33,300	31,000
<b>Overall Change from 2016</b>	<b>+23,112</b>	<b>+9,714</b>	<b>+7,014</b>

## Meeting Population Growth Expectations

Areas of growth potential were identified through the exercise of locating developable, suitable land. This was accomplished through both GIS analysis and then a spot check review of development practicality. The GIS criteria for land suitable for development or redevelopment were as follows:

- Parcels with a future land use that is **not** park or open space, institutional, airport, or outside the MUSA
- Parcels at least **3 net acres in size** after wetland and water areas were netted out, and
- Parcels with a current building value of \$250,000 or less

Properties meeting these criteria could be considered developable, subdividable or potentially redevelopable. City staff reviewed and amended the results of this analysis to include any parcels of known development interest and to exclude any areas that are known to have significant barriers to redevelopment. Some minor adjustments to future land use guidance of particular areas or parcels were also made to reflect current expectations.

Overall, the growth expectations for Blaine through the year 2040 can be met through the identified net developable land. **TABLE X-4** below further breaks down the amount of net developable land by residential land use category. The table below shows the residential acreage associated with the parcels included in the likely redevelopment areas, as well as the land use density ranges associated with each of these residential categories.

**TABLE X-4: OVERALL EXPECTED GROWTH FROM RESIDENTIAL REDEVELOPMENT**

Land Use Type	Net Developable Land Area	Land Yield	Density Min	Density Mid	Density Max	Units Min	Units Mid
<b>Residential Land Use Districts</b>							
High Density Residential	36.7	100%	12	18.5	25	441	679
High Density Residential/Planned Commercial	48.3	50%	12	18.5	25	290	447
High Density Residential/Planned Commercial/Industrial	23.4	50%	12	18.5	25	141	217
High Density Residential/Planned Industrial	25.1	50%	12	18.5	25	150	232
Medium/High Density Residential (Med)	9.6	50%	6	9	12	29	43
Medium/High Density Residential (High)	9.6	50%	12	18.5	25	57	89
Low Density Residential	1,499.3	100%	2.5	4.25	6	3748	6372
Low/Medium Density Residential	3.5	100%	2.5	7.25	12	9	25
Medium Density Residential	56.9	100%	6	9	12	341	512
Mobile Home Residential	None						
<b>Total Vacant Residential Land</b>	<b>1,654</b>					<b>5,206</b>	<b>8,616</b>

The Metropolitan Council issued guidance in April 2017 regarding the incorporation of historical platting back to the year 2000 into overall community density. Blaine is a participant in the Metropolitan Council's Plat Monitoring program. According to the guidance issued by the Metropolitan Council for communities with platted development history, the Council will calculate density using an acreage average of the city's actual platting since 2000, the lowest allowable density on land guided for development for the next decade of planned development, and any reguided land within the community's current approved MUSA. Table X-5 below shows the platted development acreage and units that Blaine has submitted to the Metropolitan Council through that

program from the year 2000 through the year 2015, added to the overall expected growth at minimum densities from reguired or designated redevelopable land defined in this land use plan. The result is an overall community density average of 3.3 units per acre.

TABLE X-5: OVERALL COMMUNITY DENSITY, INCORPORATING HISTORICAL PLATTING

	ACRES	UNITS
Total Vacant Residential Land	1,654	5,206
Historical Platting Back to Year 2000 (2000 thru 2015)	2,078	7,050
<b>Total (Expected growth + Historical Platting)</b>	<b>3,732</b>	<b>12,256</b>
<b>Average Community Density: 3.3 units per acre</b>		

Applying the expected density ranges to the land use areas, tables X-4 and X-5 demonstrate the two ways in which the likely redevelopment areas will meet Blaine's forecasted and expected 2040 growth.

- **Overall Average Density:** Applying the *minimum* end of the density range to each residential land use category, the overall density is the total number of expected minimum units divided by the total number of acres in the likely redevelopment areas. This calculation incorporates Blaine's "historic" platted development areas back to the year 2000 as recommended by the Metropolitan Council. The overall expected average density of the potential growth areas of Blaine is about **3.3 units per acre**, which falls into the 3 to 5 unit per acre range expected of Suburban Edge communities.
- **Overall Forecasted Growth:** Applying the *midpoint* of the density range to each residential land use category, the net number of expected units from this calculation is 8,616 units added by 2040.

This calculation only accounts for identified redevelopable land and does not capture recently permitted units nor the units in Blaine that have been platted but currently remain unbuilt. Adding in both the units permitted in 2016 and 2017 as well as the platted but currently vacant units in Blaine, the total number of units that can be expected by 2040 is 9,818 (Table X-6). This demonstrated growth potential is within one percent of the Metropolitan Council's forecasted growth of 9,714 units from 2016 to 2040.



TABLE X-6: ADDITIONAL UNITS FACTORED INTO MEETING 2040 FORECAST

<b>Total Forecasted Units (using density midpoint, from Table X-4)</b>	<b>8,616</b>
<i>Total building permits issued for new units in 2016 and 2017</i>	652
<i>Lots that have been platted but are currently vacant</i>	360
<i>Impending development at 109<sup>th</sup> and Lexington</i>	190
<b>Total Expected 2040 Unit Growth</b>	<b>9,818</b>

### Growth Staging

The 2040 Comprehensive Plan extends sewers to the entire city with the exception of a land trust site that will remain outside of the urban service area since it is protected from development. In order to plan for regional sewer system capacity, the Metropolitan Council requests that cities submit 10-year staging plans so that it can size the regional system to accommodate the projected growth. In a City with large amounts of vacant land, this often results in the creation of growth staging areas that are left unsewered until a particular time period or a certain development stage is reached. Since the 2040 Comprehensive Plan provides access to sewers for all of the developable areas of Blaine, this plan will not contain any growth staging areas. Development can occur City-wide and sewers can be constructed, as needed, for new development or to replace failing private systems.

The Metropolitan Council requests a forecast of development in ten-year increments, which is shown in Table X-7 and is meant to complement Figure X-7. Within the planning timeframe 2017-2040, redevelopment expected from present to 2020 is the most well-known due to current development proposals, known areas of market interest, and a large number of vacant platted lots, approved units and building permits issued in 2016 and 2017 that are very likely to see construction prior to 2020. For the remaining redevelopable land (that which corresponds with "Beyond 2020" in Figure X-7), the table assumes that a significant fraction of Low Density Residential redevelopment (80 percent) is likely to occur by 2030, and that all of the Medium and High Density redevelopment is likely to occur by 2030. These staging assumptions are based on current market trends and known development interest and momentum in the City.

From an infrastructure perspective, there are no significant staging considerations that would preclude any of the "Beyond 2020" area from redevelopment, although growth is expected first in areas adjacent to existing roadways and trunk lines. It is expected that infill and higher intensity redevelopment areas connected to existing infrastructure will fill in by 2030. Although none of the redevelopment areas are precluded from growth in the 2020 - 2040 time period, there may be redevelopment that does not occur until the 2030 to 2040 decade, particularly with respect to the Low Density Residential redevelopment guided for the northeast corner of the City which requires more infrastructure to be put in. Overall, Blaine is likely to see about 28 percent of its unit growth by 2020, 61 percent from 2021 to 2030, and 11 percent of its unit growth from 2031 to 2040.

TABLE X-7: RESIDENTIAL DEVELOPMENT STAGING FOR 2016-2040 PERIOD

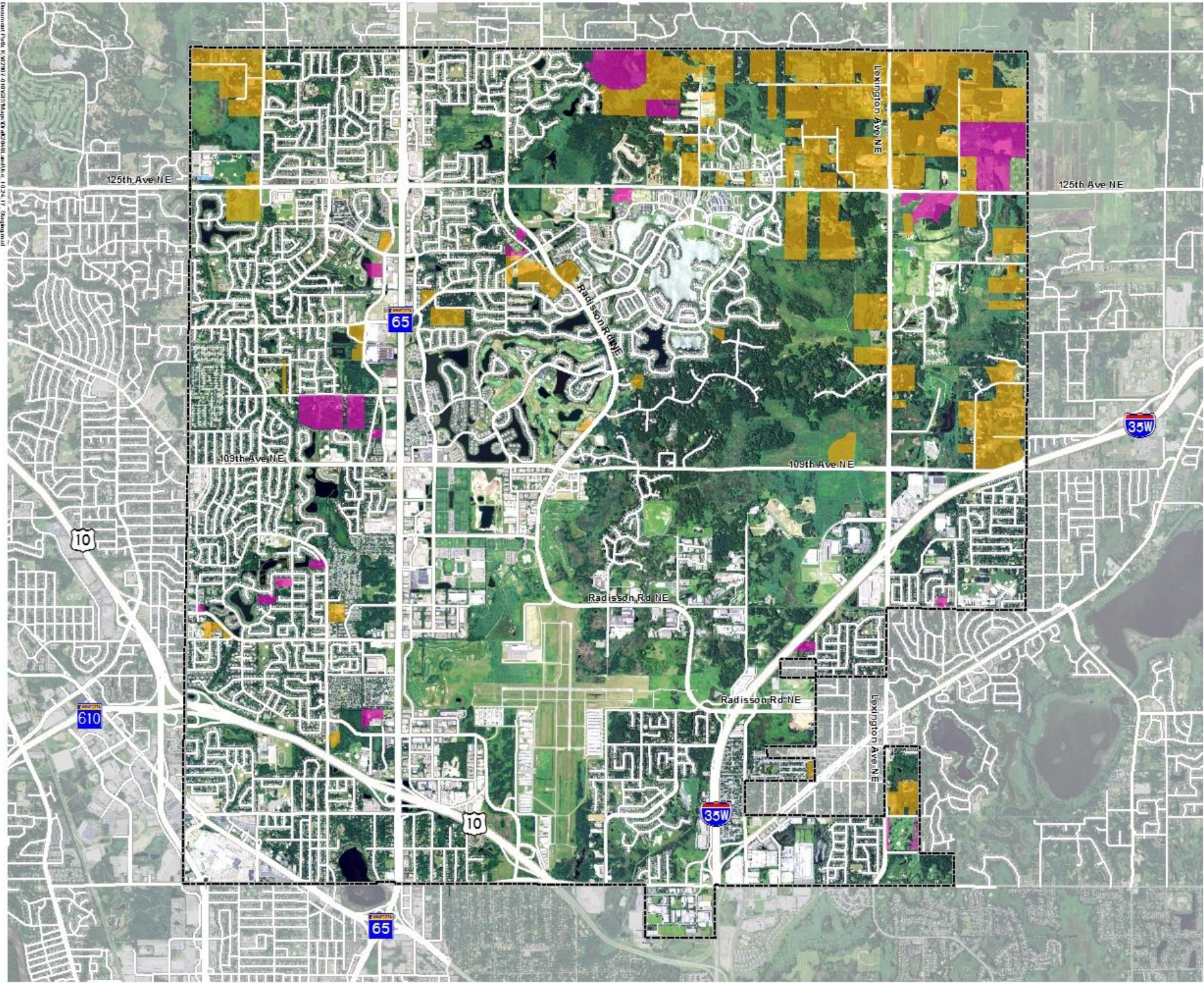
			Acres			Density Range			(Minimum) Units			(Midpoint) Units		
Residential Land Use Districts	Land Yield	Total Acres	2020	2030	2040	Min	Mid	Max	2020	2030	2040	2020	2030	2040
High Density Residential	100%	36.71	0.00	36.71		12	18.5	25	0	441	0	0	679	0
High Density Residential/Planned Commercial	50%	48.31	4.69	43.61		12	18.5	25	28	262	0	43	403	0
High Density Residential/Planned Industrial	50%	25.07	0.00	25.07		12	18.5	25	0	150	0	0	232	0
High Density Residential/Planned Commercial/Industrial	50%	23.44	13.36	10.08		12	18.5	25	80	60	0	124	93	0
Low Density Residential	100%	1499.32	292.22	965.67	241.42	2.5	4.25	6	731	2414	604	1242	4104	1026
Low/Medium Density Residential	100%	3.49	0.00	2.79	0.698	2.5	7.25	12	0	7	2	0	20	5
Medium Density Residential	100%	56.85	16.50	40.35		6	9	12	99	242	0	149	363	0
Medium/High Density Residential (Med)	50%	9.58	0.00	9.58		6	9	12	0	29	0	0	43	0
Medium/High Density Residential (High)	50%	9.58	0.00	9.58		12	18.5	25	0	57	0	0	89	0
<b>TOTAL</b>		<b>1,654</b>							<b>938</b>	<b>3,663</b>	<b>605</b>	<b>1,557</b>	<b>6,027</b>	<b>1,031</b>
Plus total '16 and '17 Units									652			652		
Plus remaining vacant platted lots									360			360		
Plus 109th & Lex development units									190			190		
<b>TOTAL</b>									<b>2,140</b>	<b>3,663</b>	<b>605</b>	<b>2,759</b>	<b>6,027</b>	<b>1,031</b>

It is important to note that it is difficult to provide an accurate forecast at the individual land use category level and individual category growth rates could vary significantly. However, the City of Blaine will monitor the growth in aggregate to ensure that it remains within forecasted ranges or that the Metropolitan Council is alerted if aggregate growth begins to appear that might significantly exceed what is forecasted.

Note that table cells surround by an orange box in Table X-7 are those units that can be counted toward meeting the regional affordable housing allocation need for Blaine. More discussion on this can be found in the Housing Chapter of this plan.



FIGURE X-7: GROWTH AND REDEVELOPMENT STAGING MAP



**Blaine Comprehensive Plan  
Draft 2040 Land Use Map - Staging**

**Residential  
Redevelopment Staging**

**Staging Timeline**

- 2016 to 2020
- Beyond 2020





## Land Use Changes

The 2040 Comprehensive Plan identifies 85 areas of land use change that are consolidated into nine different change categories in **FIGURE X-8**.

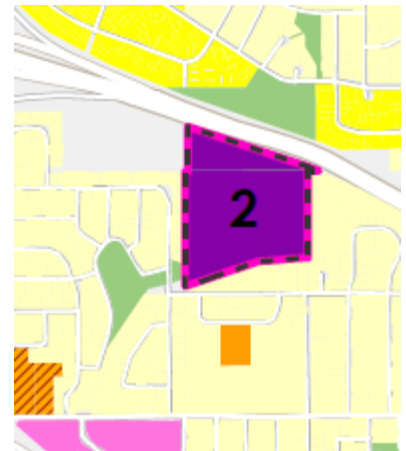
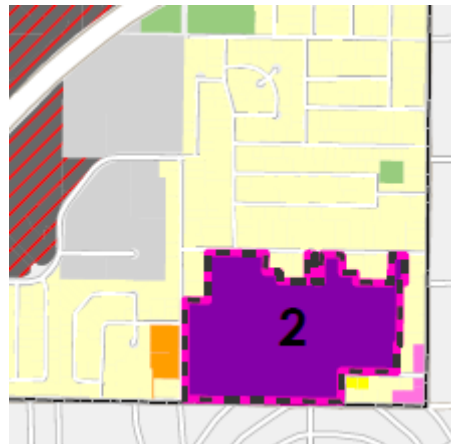
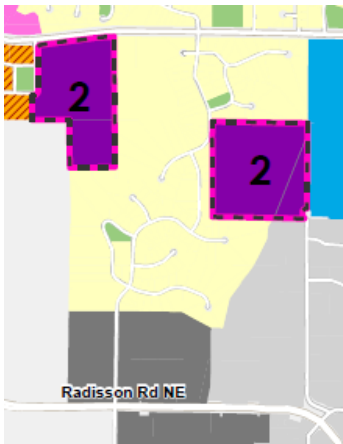
### Change Type 1

This area was re-guided from Low Density Residential to Golf Course, a new land use category for the 2040 plan. This land use change is a more accurate projection of the future use of this land and signals that the current golf course use of the site is intended to remain as such.



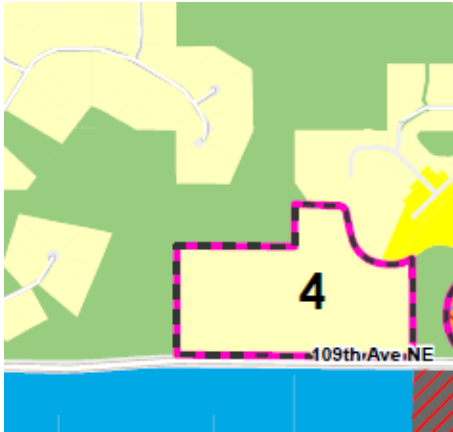
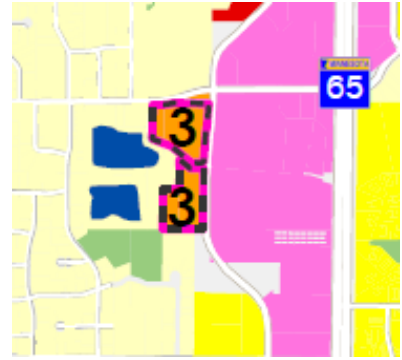
### Change Type 2

These are areas that were formerly guided for a residential use or other uses that are now designated Public/Semi-Public, a new land use category for the 2040 plan. These areas comprise schools, city-owned and other public properties.



### Change Type 3

Each of these areas have been “up-guided” or re-guided from their current designation (largely Medium or Medium-High Residential) to a designation that contains High Density Residential.

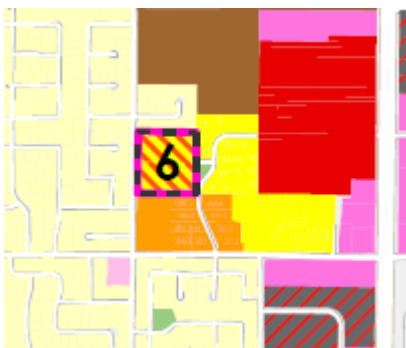
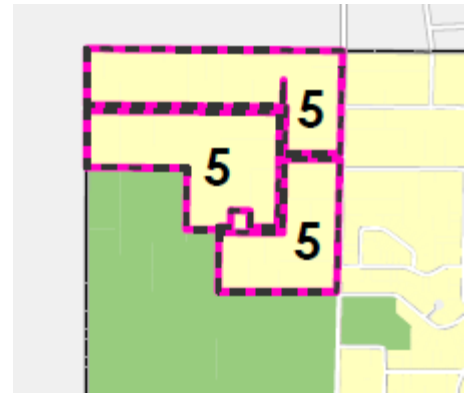


### Change Type 4

This site has been re-guided from Park and Open Space to Low Density Residential, due to known residential development interest for the 18-20 acres located on the western edge.

### Change Type 5

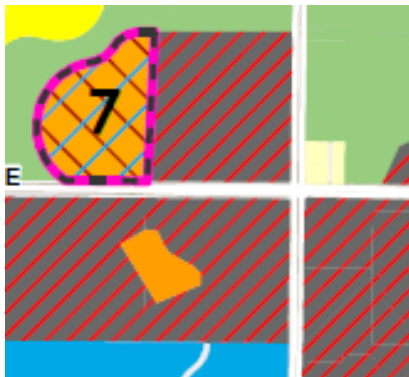
This formerly Rural Residential area has been moved inside the 2030 MUSA, and as such, these parcels have been re-guided for Low Density Residential because of their capacity to now be served by sewer and water.



### Change Type 6

This area has been changed from a straight Medium Density Residential use to a Medium Density/High Density flexible land use guidance.



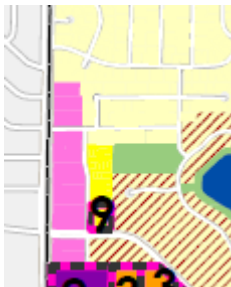
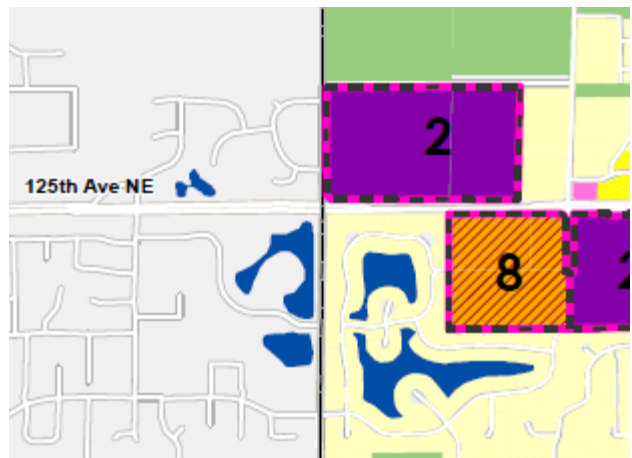


### Change Type 7

This area, formerly guided for Planned Commercial and Planned Industrial, now allows for High Density Residential as well as PI/PC uses in its flexible land use guidance.

### Change Type 8

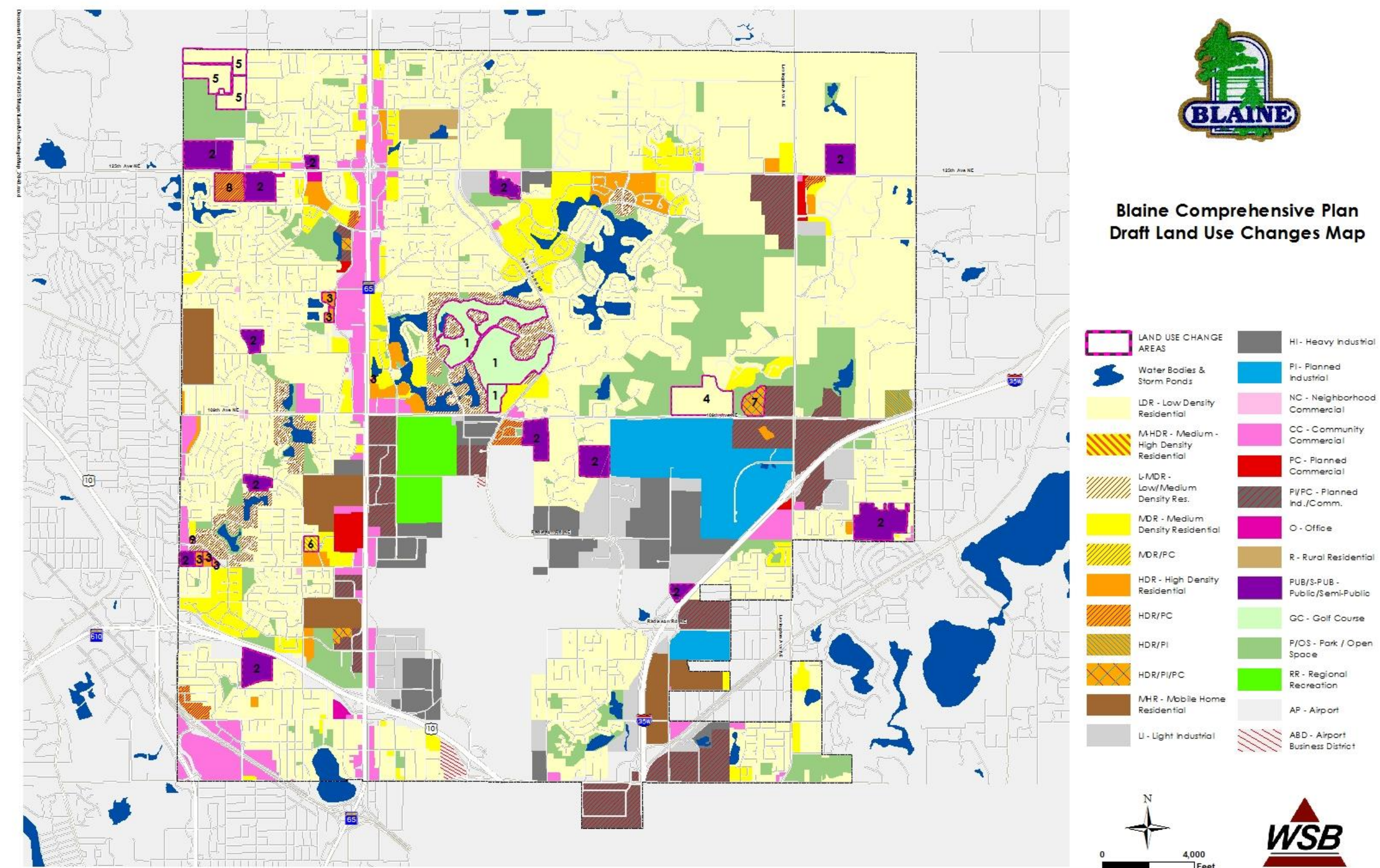
This area has been changed from a mix of Commercial, Medium Density and High Density residential to HDR/PC to reflect current market and known site conditions.



### Change Type 9

This area is changed from Commercial to Medium Density Residential to reflect current conditions.

FIGURE X-8: LAND USE CHANGES IN 2040 LAND USE PLAN

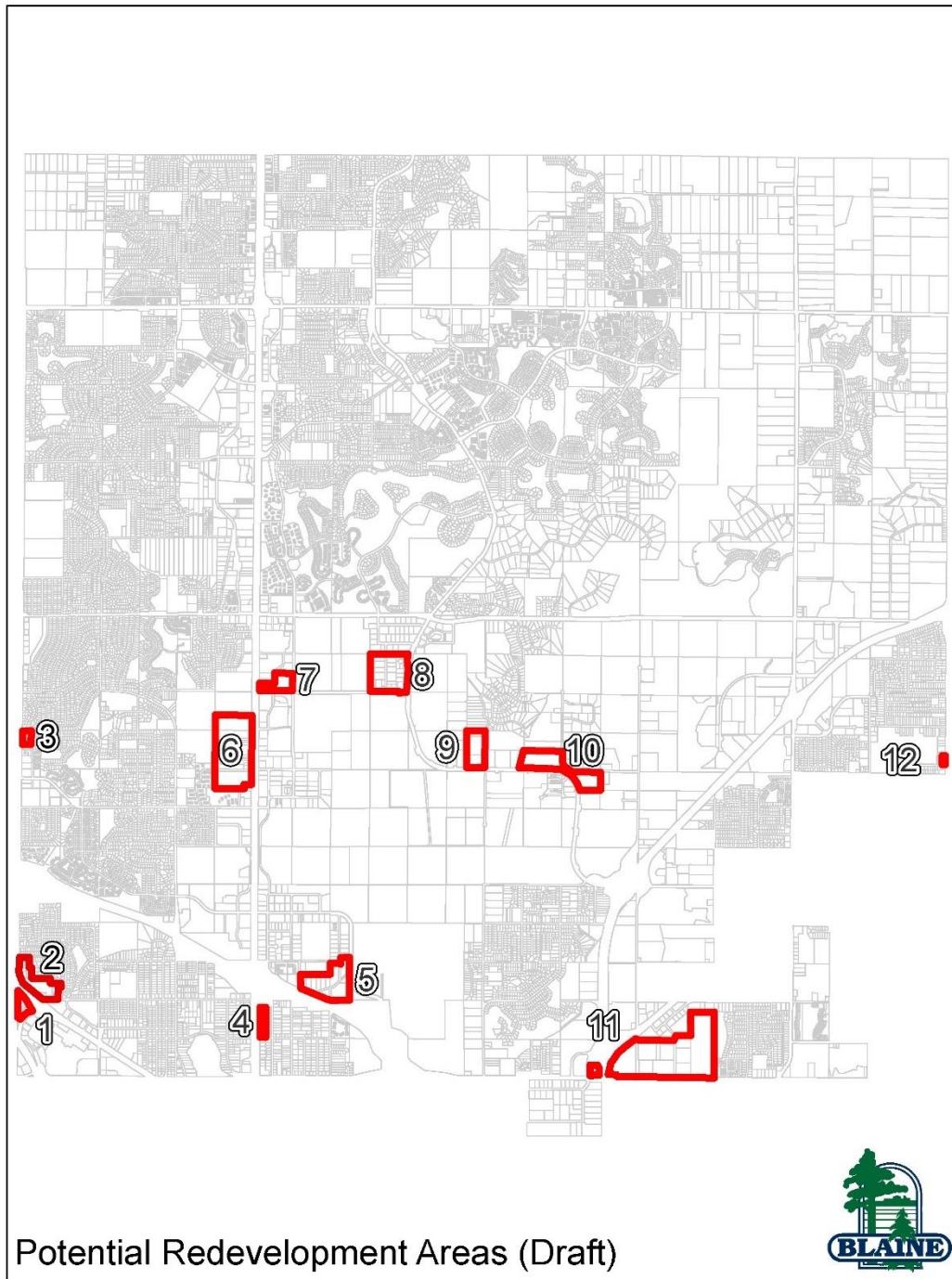




## Commercial and Industrial Land Use

### Key Redevelopment Areas

The areas that are identified for significant redevelopment are discussed in greater detail below. The location of the potential redevelopment areas are identified on **FIGURE X-9** below.





## Area 1

### Site characteristics:

Seven-acre site in City's extreme southwest corner. Six (6) commercial sites including two (2) automotive service shops, bank, restaurant, veterinary clinic and cabinet retail shop. Site has more difficult access than some sites but very good exposure and location next to Northtown Mall.

### Strategy:

At some point in the future the City may need to help assemble parcels if overall health of the site creates multiple vacant buildings.

## Area 2

### Site characteristics:

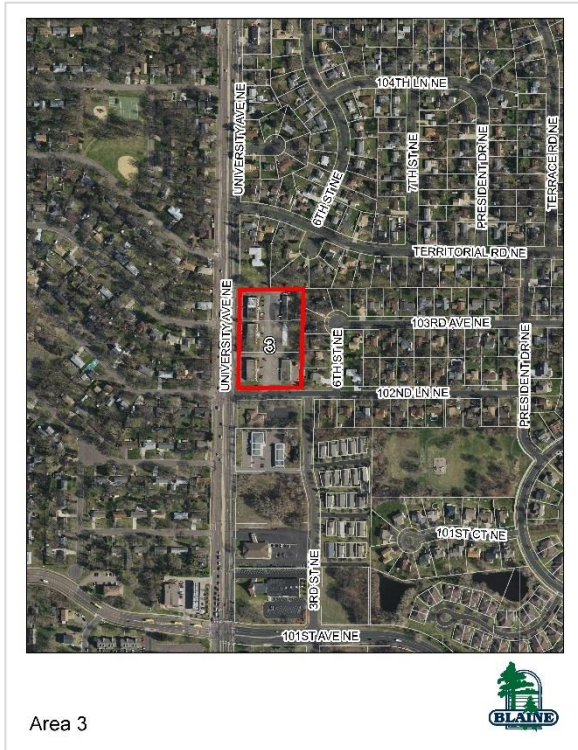
21-acre developed area consisting of older commercial sites and fifteen (15) single-family homes. The K-Mart space (110,000 sf.) has been vacant since 2014. The EDA owns 5.03 acres of land on each side of the K-Mart property. This is a potential long-term redevelopment area that could be triggered by something happening to the K-Mart site. The land use was changed in the 2030 plan to HRD/PC which creates opportunities for future redevelopment at fairly high intensity and density levels.

### Strategy:

The EDA/City should explore opportunities to assemble land in this area that would help lead to efficient redevelopment and possible access to the site from 91st Avenue to take advantage of the traffic signal. The EDA/City should also consider financial assistance for removal of buildings and site preparation, particularly the K-Mart building. Future redevelopment could consist of a mix of medium/high density residential and retail/commercial uses.



### Area 3



Area 3

#### Site characteristics:

This area occupies just over 3 acres and contains three (3) older office buildings and several “storage” garages in the rear of the site. The site is extremely non-conforming and the buildings, built in the 1970’s, and have exceeded their functional life span.

#### Strategy:

Work with the owners on redevelopment possibilities including City/EDA assistance if it is determined public assistance is warranted. Consider zoning and land use changes to allow for medium or high density residential uses that limit the impact to the adjacent single family residential uses.

### Area 4

#### Site characteristics:

Five-acre area with a mixture of small houses and office buildings, from 87th Avenue to 89th Avenue. The City (EDA) has purchased and removed four (4) of the small houses. The zoning and land use for this area is commercial.

#### Strategy:

Continue to assemble parcels from willing sellers. Look for opportunities to work with the two larger office users for possible redevelopment. Eventually market the vacant/assembled parcels for destination office uses.



Area 4

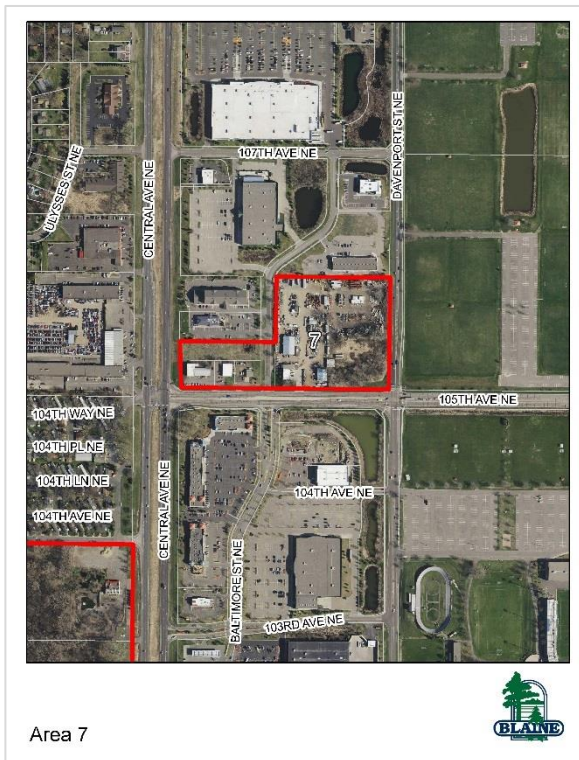






in determining a new service road alignment and process for implementation.

## Area 7



### Site characteristics:

10-acre area located at the northeast corner of 105th Avenue and Highway 65. The area contains three (3) small industrial buildings and a large heavy contractor storage yard. The current market will likely cause the large “contractor yard” to self-redevelop. The smaller industrial buildings will be more difficult for the market to remove. The entire area is guided and zoned for commercial/office/retail uses.

### Strategy:

Continue to monitor the three industrial buildings. Opportunities to acquire any of the buildings from willing sellers should be explored if they come up. Opportunities to assist a developer in demolition and clean-up should also be considered in-lieu of acquisition.

## Area 8

### Site characteristics:

The area at the northwest corner of 105th Avenue and Radisson Road, is one of the key redevelopment areas within the City and consists of 37 acres of mostly older industrial buildings, developed in the 1960’s and early 70’s, and one (1) non-conforming residential structure. The Blaine 2030 Plan changed the land use for this area from Heavy Industrial to Planned Commercial/Planned Industrial. The implementing zoning could then be PBD (Planned Business District) or DF (Development Flex).

Redevelopment, either completely market driven or assisted by the City, is expected. The edges of the area along 105th and Radisson Road lend themselves to service, retail, office and other commercial uses



because of the visibility and access. The interior properties likely make sense to continue as, or redeveloped to new light industrial and office uses. Because of how the land is currently used, redevelopment would likely result in higher building density, increase in employment opportunities, a larger tax base and significantly improved aesthetics and community image. The City would work with those existing uses that would be appropriate to relocate somewhere else in the community.

It should be noted that the properties along the eastern edge of Area 8 fall within the safety zone of a potential new runway within the Anoka County/Blaine Airport. Although there are no immediate plans by the Metropolitan Airports Commission to add this runway, any new redevelopment that falls within its safety zone will need to comply with Federal and State rules that govern land use within airport safety zones.

### Strategy:

The City has started to acquire property and several private businesses/developers have purchased land/buildings and made improvements. The EDA/City should continue to explore land assembly options with willing sellers as they come up. Be prepared to work with the private market to help finish the redevelopment of this area.

## Area 9



### Site characteristics:

18-acre area located at the northwest corner of Xylite Street and Radisson Road. The site contains three (3) industrial uses, all with trucks or other outside storage, and a small single family home. This is a long-term redevelopment area that may redevelop over the next 10 or more years. The site has great access and good visibility from Radisson Road. Xylite Street leads into one of Blaine's larger and higher quality residential neighborhoods, The Sanctuary.

### Strategy:

Consider a land use change from the HI (Heavy Industrial) to other uses that would help support redevelopment. Explore possible land assembly options, over time, as property comes up for sale.



## Area 10



### Site characteristics:

This area consists of three parcels that total 31.14 acres. Two of the three parcels make up almost 30 acres and have non-conforming, single family houses built in the 1950s. These two parcels are zoned I-1 and guided for light industrial on the land use map. Though the parcels are large, only small portions can be developed due to wetlands. The third parcel is a 1.25-acre parcel consisting of a trucking and trailer storage use with a small building and unimproved lot. Overall the area has great access and visibility to Radisson Rd. and Interstate 35w.

### Strategy:

Encourage the private market to acquire the two single family houses and redevelop for light industrial uses consistent with the current zoning and land use designations. Commercial land use (food, gas) could be considered for the parcel on the southeast corner of 101st and Radisson Road to serve the larger industrial area. Wetland credits could be considered to assist in making both parcels more desirable for development.

The small trucking use as a standalone site is not desired into the future. The city should encourage acquisition of the site by the adjacent property owner to the west to make the area more functional.

## Area 11

### Site characteristics:

120-acre industrial park with the primary users being trucking terminals and heavy construction yards. Area is adjacent to 35W and County Road J with great access and visibility. The business park on the south side of County J (Shoreview) has a number of office and office showroom uses as well as a new hotel and restaurants. This area represents a long-term redevelopment opportunity for the truck yards and heavy construction



Area 11



yards within the park to be converted into higher density office, research and design, manufacturing type uses. The site's great location and high visibility will have an impact on the future of this area.

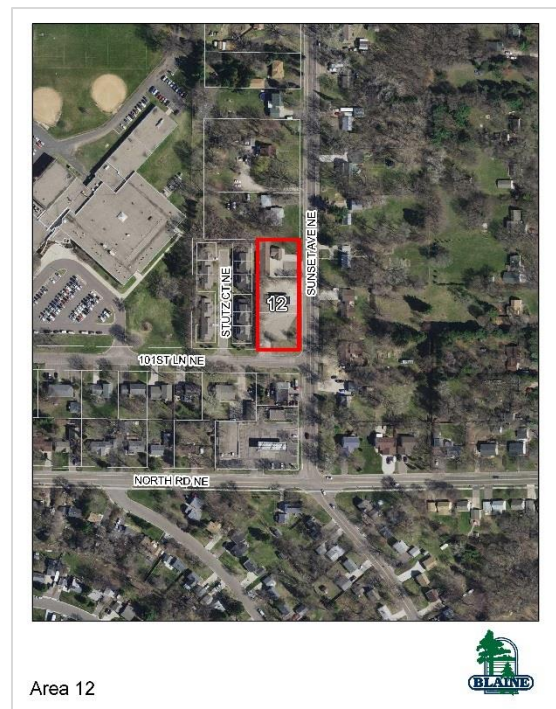
### Strategy:

The land use designation was changed to PI (Planned Industrial)/PC (Planned Commercial) that could someday be implemented by either a change to PBD (Planned Business District) or POD (Planned Office District) zoning. Examine possible land assembly options as they occur in the future.

## Area 12

### Site characteristics:

This 0.79-acre area consists of two parcels. The parcels are zoned B-2 Community Commercial and identified as Community Commercial in the land use plan. One parcel has a vacant, former gas station. This property has a dilapidated structure that should be removed. The other parcel is a commercial building used for various uses since it was constructed. This building is in relatively decent condition. The area lacks depth to make it functional for redevelopment of commercial uses. The neighborhood generally consists of single and multi-family uses along a moderately busy road (Sunset Ave.). The properties are also in close proximity to Centennial High School.



Area 12



### Strategy:

Consider changing the future land use and zoning to allow for residential redevelopment on either one or both parcels. Focus should first occur on redevelopment of the former gas station site through either acquisition or financial assistance through the EDA or grants for demolition of the structure. Additional environmental work may need to occur if residential uses are proposed.

## EMPLOYMENT FORECAST

Based on the twelve commercial and industrial redevelopment areas described in the previous section, it is possible to conduct an estimate of employment yield. Such an analysis must incorporate several assumptions, including estimated floor area ratios and an average value for square footage per employee, and should therefore not be substituted for a more nuanced economic development analysis. However, Table X-8 below shows an employment estimate for the twelve commercial and industrial redevelopment areas outlined in this plan.

TABLE X-8: EMPLOYMENT YIELD ESTIMATE (COMMERCIAL &amp; INDUSTRIAL REDEVELOPMENT AREAS)

Redevelopment Area	Guided Land Use	Site Acres	Site Square Feet	Land Yield	FAR*	SF Yield	SF per Employee**	Employee Yield
1	CC	7	304,920	100%	28%	85,378	1200	71
2	HDR/PC	21	914,760	50%	28%	128,066	600	213
3	CC	3	130,680	100%	28%	36,590	1200	30
4	CC	5	217,800	100%	28%	60,984	1200	51
5	HI	36.5	1,589,940	100%	32%	508,781	1500	339
6	PC	68	2,962,080	100%	28%	829,382	600	1,382
7	PI/PC	10	435,600	100%	32%	139,392	600	232
8	PI/PC	37	1,611,720	100%	32%	515,750	600	860
9	HI	18	784,080	100%	28%	219,542	1500	146
10	LI	31.14	1,356,458	100%	32%	434,067	600	723
11	PI/PC	120	5,227,200	100%	32%	1,672,704	600	2,788
12	CC	0.79	34,412	100%	28%	9,635	1200	8
								<b>6,845</b>

\*Uses 50<sup>th</sup> percentile FAR assumptions from the Metropolitan Council's analysis of Xceligent data, found in the November 2016 "Measuring Employment" factsheet.

\*\*Uses employee per square foot assumptions from the U.S. Energy Information Administration. Community Commercial is assumed to have a "service" use (1,200 SF/employee), Planned Commercial an "Office" use (600 SF/employee) and industrial guided areas a "warehouse and storage use" (1,500 SF/employee).

The total employee yield shown in **TABLE X-8** comes quite close to the Metropolitan Council forecast for 2040 employment growth. The additional consideration of mixed-use redevelopment areas from the residential redevelopment section, which were not included in this analysis of twelve commercial and industrial sites, is likely to yield even more employment growth by 2040.