Planning Commission Work Session
Monday, September 18, 2023 at 6:00 PM
Council Chambers

AGENDA

1. **Call to Order**
2. **Items for Discussion**
   A. Discussion of Zoning Ordinance Updates for Implementation of 2040 Comprehensive Plan Recommendations
3. **Routine Business**
4. **Future Discussion**
5. **Adjournment**

Please contact the Departments of Community & Economic Development at 507-334-0100 if you need special accommodations to participate in this meeting.

Planning Commission Work Session Memorandum

TO:	Planning Commission
THROUGH:	Dave Wanberg, Community and Economic Development Director
FROM:	Peter Waldock, AICP Planning and Zoning Coordinator
MEETING DATE:	September 18, 2023
SUBJECT:	Discussion of Zoning Ordinance Updates for Implementation of 2040 Comprehensive Plan Recommendations

Background:

This discussion continues the Planning Commission's ongoing efforts to implement the recommendations of the City's 2040 Comprehensive Plan. This memo lists and summarizes the proposed zoning updates and additions that will be brought forward this year.

The Planning Commission is asked to review the list and provide comments and feedback. This will be an opportunity to prioritize the scheduling for these ordinances. Staff plans to start public hearings on each of these zoning items individually, based on this feedback and direction.

Discussion:

Airport Zoning District. The Planning Commission has been discussing the establishment of an Airport Zoning District to address existing uses and accommodate new commerce at the airport facility. The airport zoning district will replace the underlying O, Agriculture / Open Space Zoning District in place there now. The open zoning district does not address many of the business and industrial uses at the airport. The new Airport Zoning District will be complementary to the Airport Safety Zoning that is administered by the Joint Airport Zoning Board and required by the State for airport operations.

Park Zoning District. Public parks are usually located throughout the city's residential and open space districts. These districts don't adequately address the unique development needs, structures, parking lots, activities, and uses posed by Public Parks. A Park Zoning District addresses these needs, recreational structures, and uses.

Cemetery Zoning. The Planning Commission has previously discussed the specific uses and needs of cemeteries as part of the city's institutional

zoning districts but did not include these sites on the updated zoning map when the institutional sites were rezoned to establish the Institutional Zoning District on the map. Cemeteries can now be rezoned into Public and Institutional Zoning Districts. The process will include any needed zoning text updates to the district regulations to accommodate cemeteries.

C-2 and C-3 Commercial Zoning Districts. There is little difference between the list of permitted uses and the development requirements in these zoning districts. They are redundant and combining them into one commercial zoning district designation will reduce confusion and be more efficient for developers and property owners.

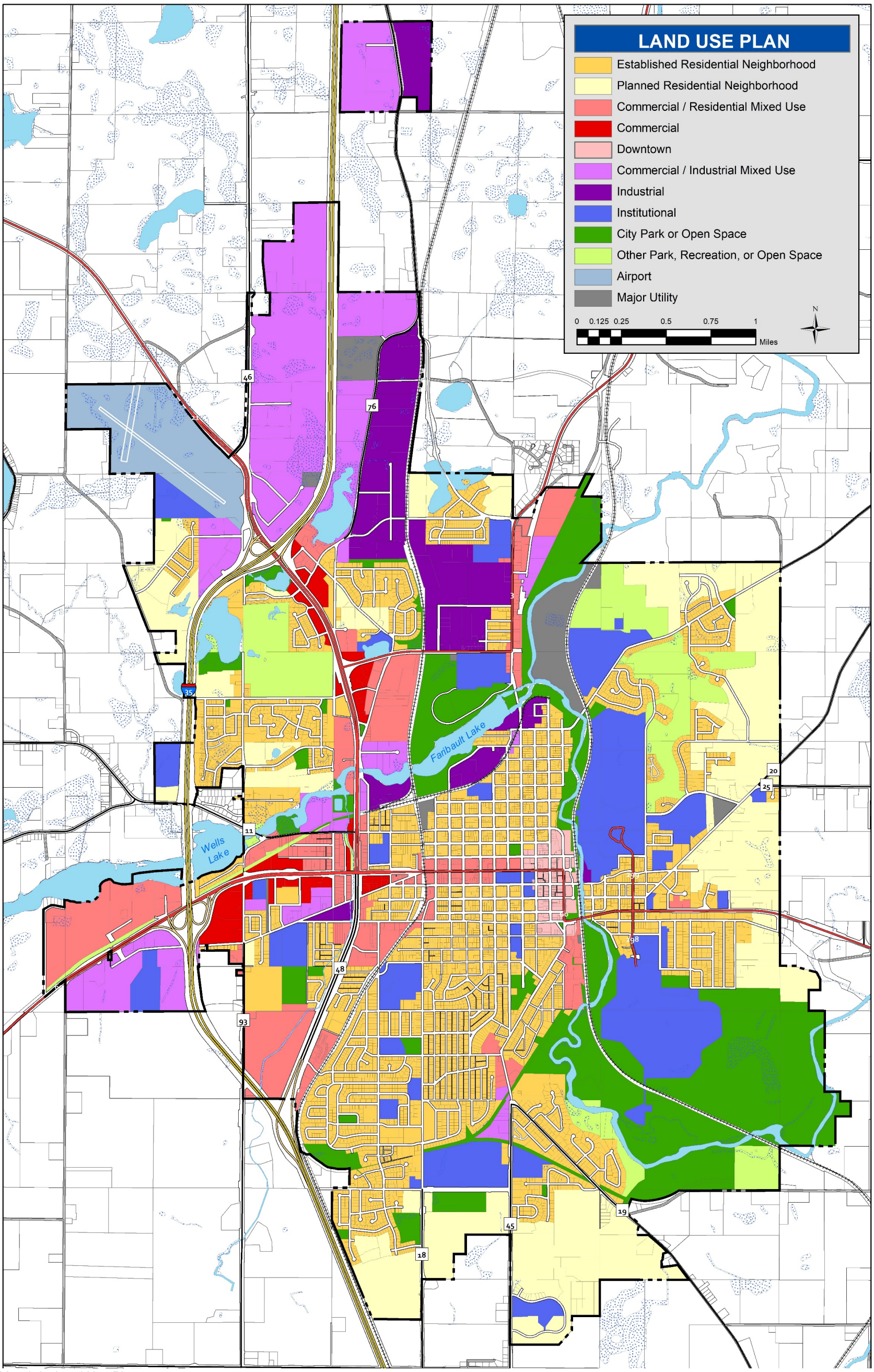
Industrial Park District. Similar to the Commercial Districts, the Planning Commission should consider combining the Industrial Park Zoning District with the Light Industrial District. The Industrial Park District and Light Industrial Districts share many characteristics and can be combined to reduce confusion and be more efficient for developers, proper owners, and other users.

Residential Density. Cities are trending toward increased residential development densities in Minnesota and throughout the country to accommodate more affordable housing and more efficient use of land and community services. Staff is recommending increases in residential development, particularly in high-density residential districts.

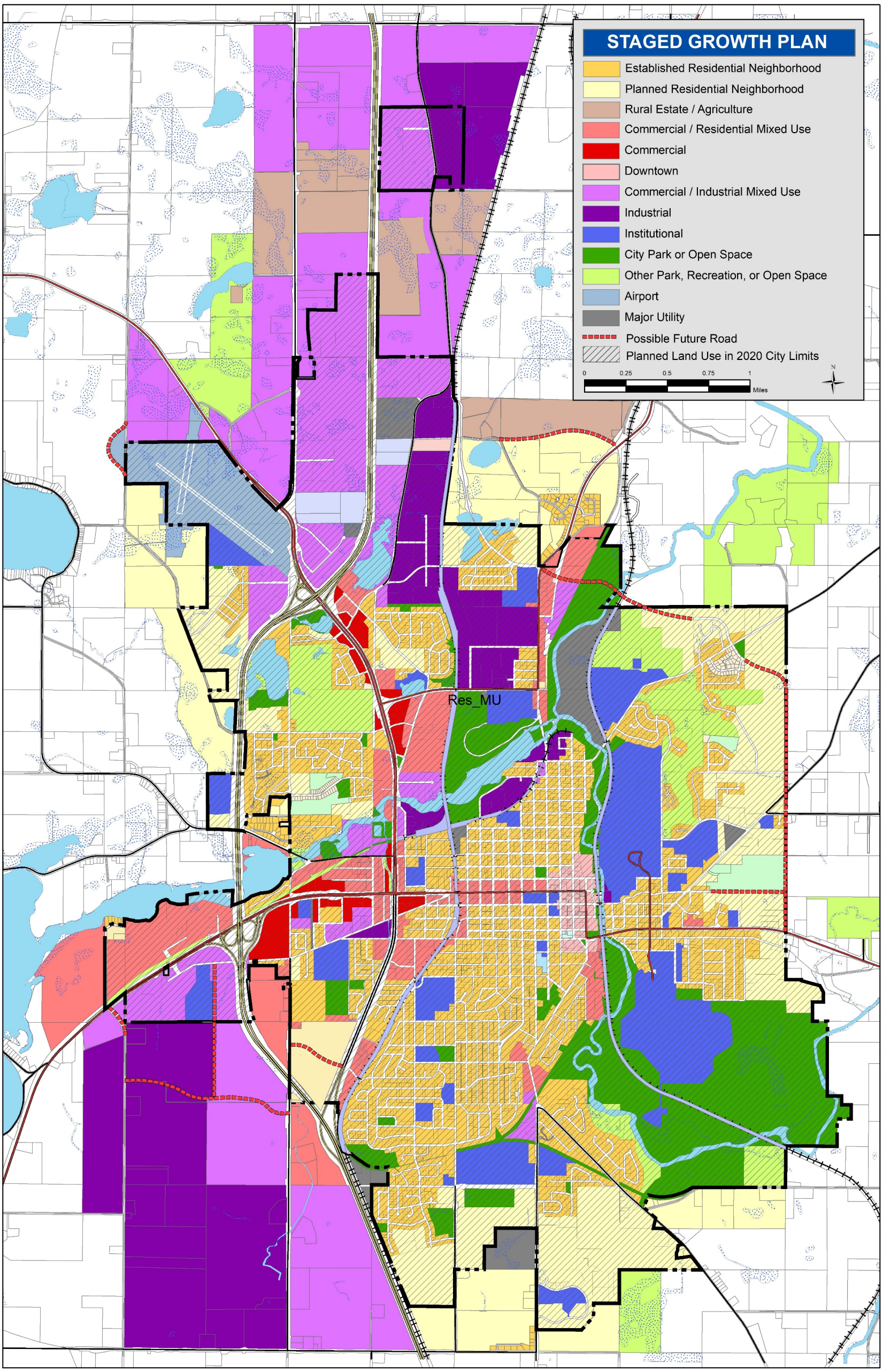
Transitional Urban Development (TUD) Districts. The purpose of this district has been a holding zone upon annexation until a permanent development or use is established. The sites in this district have not always been rezoned after development, such as the Middle School site, and the district's usefulness is not as clear in practice and can be replaced with an Urban Reserve Zoning District specifically written to address current planning trends and city needs.

Attachments:

1. Land Use Plan Maps



Map 3-2: Land Use Plan



Map 3-3: Staged Growth Plan