



FRAMEWORK ²⁰³⁰
partnering for the future

Regional Factbook Briefings

VOLUME 6: **LAND USE & GROWTH ANALYSIS**

Thursday July 23, 2020

Framework 2030 is an initiative of the
Central Mississippi River Regional Planning Partnership

To find out more about Framework 2030, please visit:

www.RegionalPlanningPartnership.org/Framework2030

Introduction

- **The following is a briefing from the conditions and trends research for Framework 2030**
- **This presentation is part of a “deep dive” series focusing on the regional market, economic performance, and land use and growth**

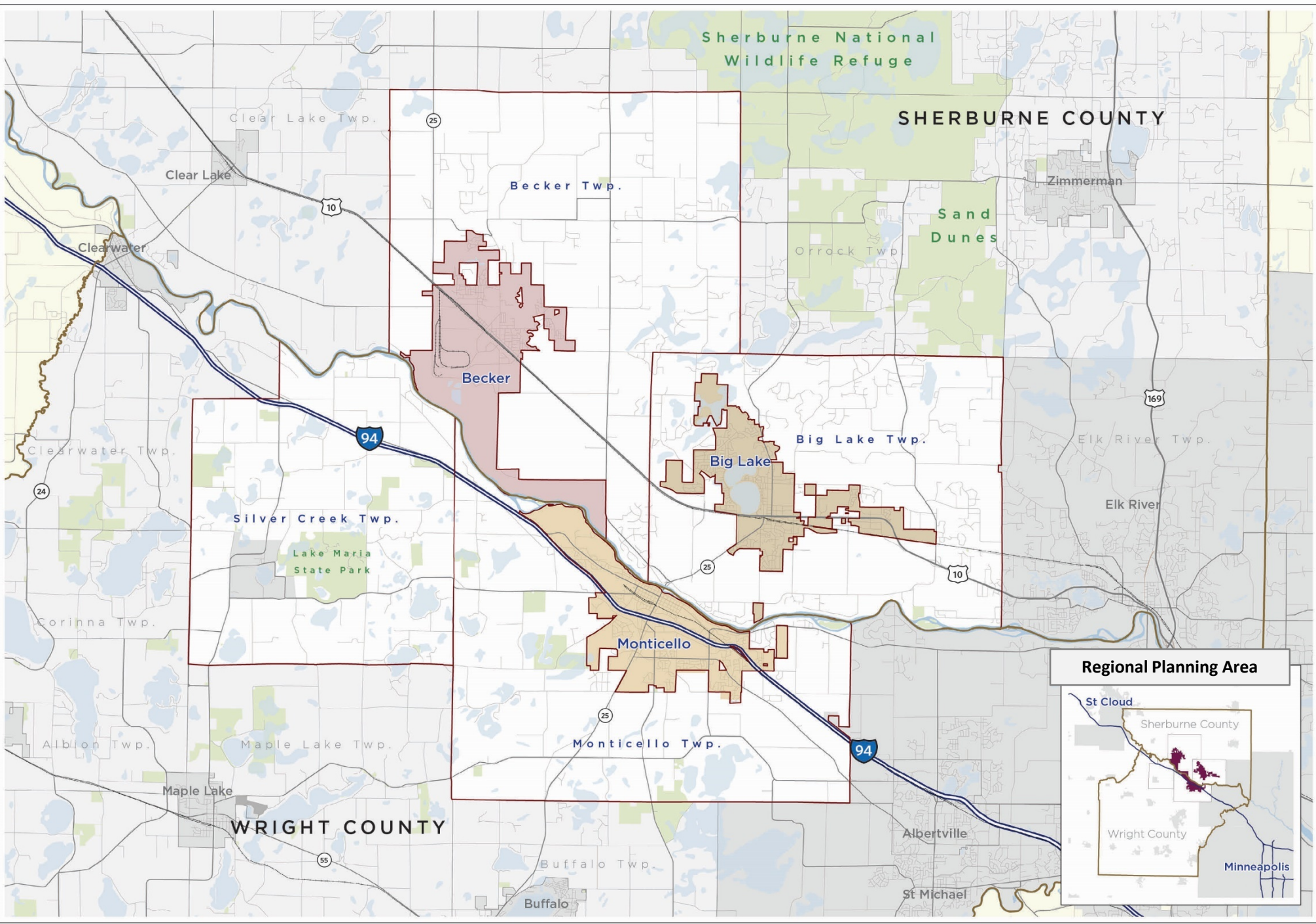
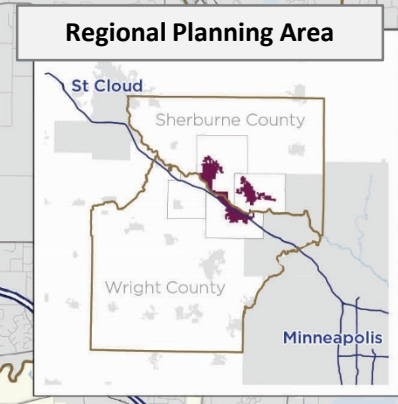
Framework 2030 and COVID-19

These are challenging times for our communities and region. We are working diligently to meet our obligations while protecting everyone. Even as we act on critical current needs, we recognize the need to work together to plan the future. With significant growth and development projected for the region, the [Central Mississippi River Regional Planning Partnership](#) recently launched [Framework 2030](#) -- a collaborative effort to develop our region's first-ever strategic land use and economic development plan.

Focused Planning Area

**Sometimes abbreviated to FPA in the briefing*

-  Participating Townships
-  Surrounding Counties
-  Other Cities
-  Park Land
-  Mississippi River
-  Open Water
-  City of Becker
-  City of Monticello
-  City of Big Lake
-  Interstate
-  US Highway
-  State Highway



Land Use & Growth Analysis



Purpose

- Inventory land uses “on the ground” today
- Establish common regional development types, verbiage, definitions for comparative analysis
- Map the future regional land use based on adopted plans
- Establish FPA planned capacity for various uses (commercial, industrial, residential, etc.)
- Understand the regulatory landscape

Land Use & Growth Analysis | Methodology

Methodology

- Review current zoning maps to develop consolidated zoning map for the FPA
- Calculate zoning acreages by classification type (i.e. residential, commercial, industrial, etc.)
- Review current and past plans to build a regional use map
- Calculate planned acreages by land use type
- Compare existing zoning acreages with planned land use types

Why focus on zoning?

- Zoning defines the legal use of land in each jurisdiction
- Represents the process for achieving planned land uses

Land Use & Growth Analysis | Terminology

Land Use

- Current activity on the parcel
- Layers of specificity
- Does not always align with the underlying zoning

Zoning

- Legal expression of planning
- Zoning Code and Map define legal uses for all parcels

Character

- How a place (a collection of parcels) feels or is experienced
- Considers the site activity, surrounding context, and what occurs in the right-of-way

Comprehensive Plan

- Broad vision and goals for the community's future
- Informs more specific policies across a wide range of topics including infrastructure, public facilities, land use, and others

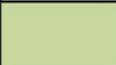















Future Land Use Plan

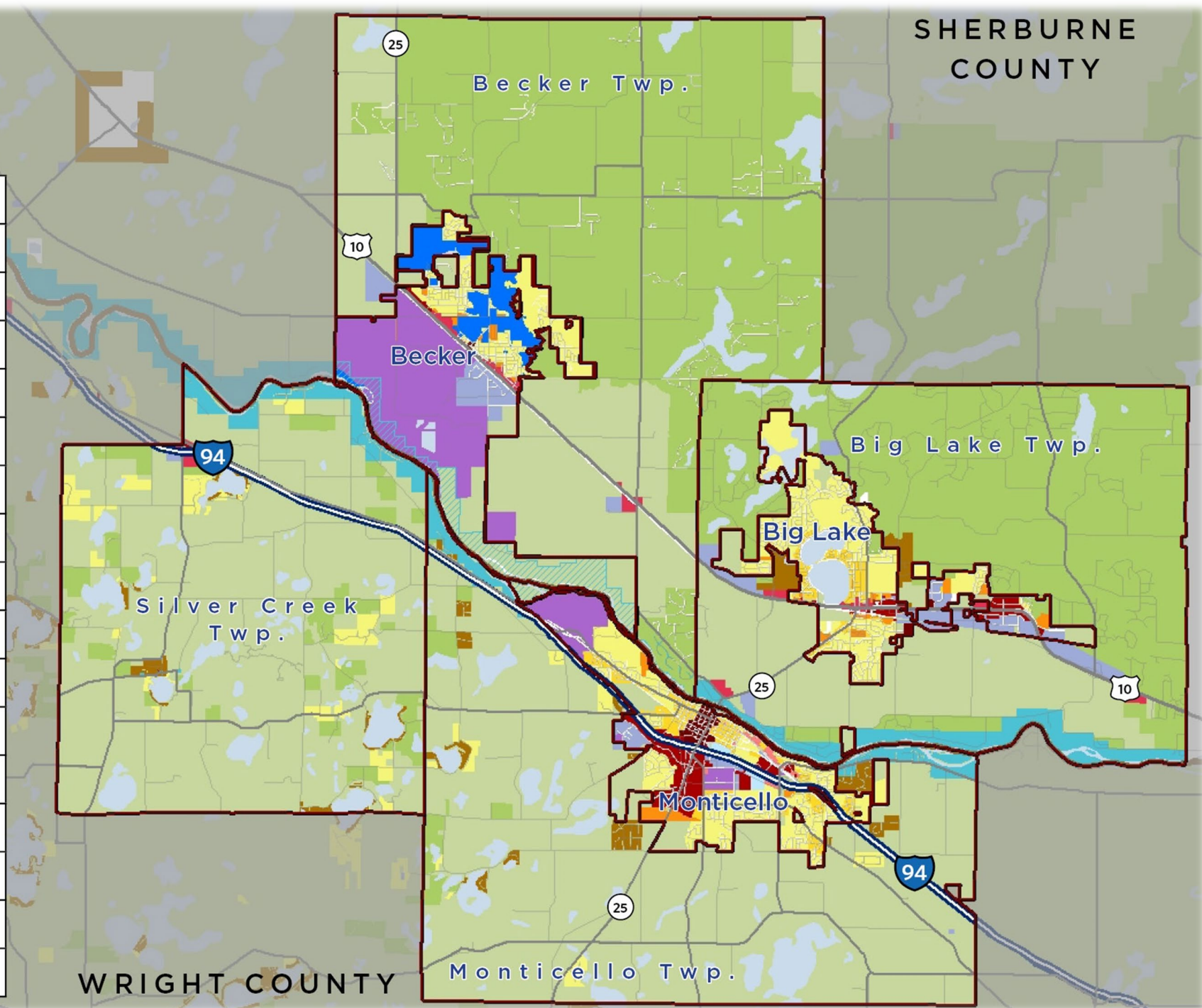
- A community's blueprint for future growth and development
- Updated at regular intervals (5 to 10 years)
- Considers current and prospective land under the entity's jurisdiction

Land Use & Growth Analysis | Highlights

- **All land uses exist on a spectrum from low to high intensity; but not all land use types are present in the FPA today**
- **Potential for oversaturation of planned commercial land uses without significant, unexpected increase in demand**
- **Planned residential growth could add between 12,000 and 18,000 new residents depending on density**
- **Largest industrial sites are in transition, but industrial areas across the FPA offer a healthy mix of types and site opportunities**
- **Transportation corridors play a major role in defining land use patterns and shaping opportunities**

Zoning

Zoning Classifications	
	Agriculture
	Estate / Large Lot Residential
	Suburban Residential
	Semi-Suburban Residential
	Multi-family Residential
	Neighborhood Commercial
	Community Commercial
	Regional Commercial
	Employment
	Public / Institutional
	Mixed-Use
	Light Industrial
	Heavy Industrial
	Riverfront
	Riverfront Overlay
	Transitional



Zoning | Governance

- **Two enabling statutes in Minnesota for Zoning, Chapter 394 (Counties) and Chapter 462 (Cities and Townships)**
- **Six jurisdictions regulate land use in the FPA (3 cities, 2 counties, 1 township)**
 - City of Big Lake
 - City of Becker
 - City of Monticello
 - Becker Township
 - Sherburne County (includes Big Lake Township)
 - Wright County (includes Monticello and Silver Creek Twps.)

Zoning | Land Breakdown

128,896

**Acres of Land
within the FPA**
(including right-of-way)

	Ag. / Rural	Residential	Industrial	Riverfront	Commercial	Public / Institutional	Transitional	Mixed-Use	Employment
Acres (Existing)	107,863	8,141	5,665	2,852	1,150	994	360	141	80
% of FPA	84%	6%	4%	2%	<1%	<1%	<1%	<1%	<1%

Zoning | Land Breakdown

- **Agriculture and large-lot residential uses dominate the Focused Planning Area with more than 100,000 acres**
 - *In the FPA, many farmers grow potatoes using center-pivot irrigation systems*
 - *In the two-county regional planning area, over 75% of agricultural land produces soybeans or corn (2017)*
 - *Family-owned farms are the primary growers in the region comprising over 95% of all farms in each county (2017)*
- **Rural Residential**
 - *These uses are characterized as having large-lots (>1 acre) and are, typically, not on central services like water and sewer.*
 - *Rural residential development is not uniformly distributed across the FPA but is present in each of the four townships.*

Transition, <1%
Mix-Use, <1%
Employment, <1%

Residential, 6%

Industrial, 4%

Commercial,
1%

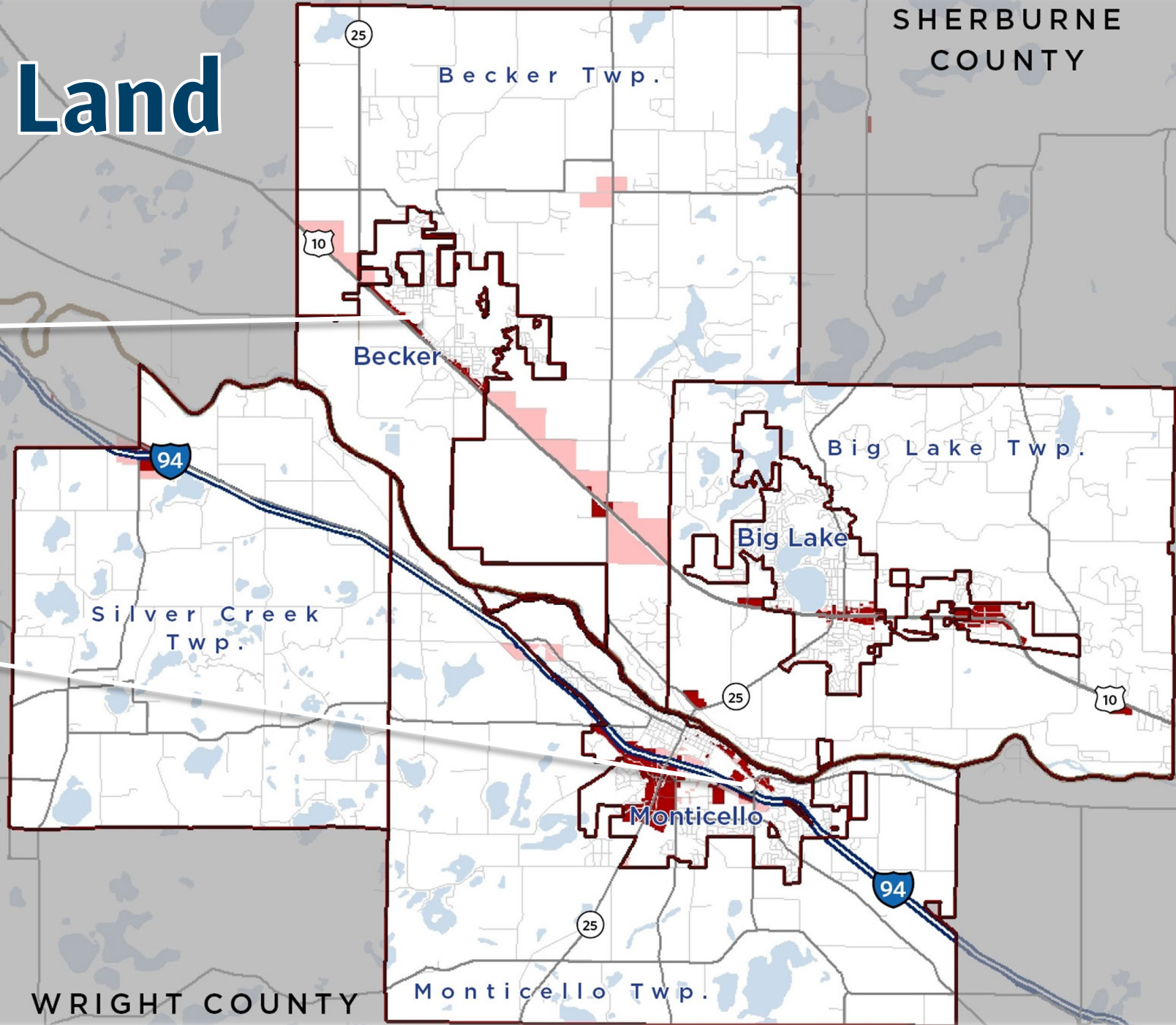
Public /
Institutional,
1%

Riverfront,
2%

Agriculture / Rural, 85%

Commercial Land

SHERBURNE
COUNTY



Land Use Classifications	
	Existing Commercial
	Planned Commercial

WRIGHT COUNTY

Monticello Twp.

Commercial Land | Character

General Definition in the FPA

- Parcels designated for retail and service-oriented businesses from small-scale, local shops to shopping centers containing large-footprint, single-tenant buildings
- Can include a range of styles, characters, and development patterns
- With significant move to e-commerce, "brick and mortar" commercial is seeing decline nationally



1,150
Acres of
Commercially
Zoned Land

*That's equivalent to roughly
52 Walmart lots (~22 acres)*

Commercial Land | Coverage

1,150

**Acres of
Commercially
Zoned Land**

*That's equivalent to roughly
52 Walmart lots (~22 acres)*



Commercial Land | Coverage

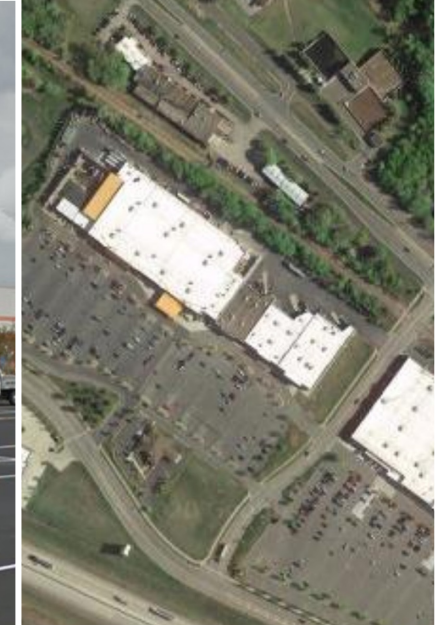
1,150

**Acres of
Commercially
Zoned Land**

*That's equivalent to roughly
52 Walmart lots (~22 acres)*



Commercial Land | Type Spectrum



Neighborhood Commercial
Less than two stories, on individual lots with on-street parking

Community Commercial
Small, attached retail centers with shared parking areas

Regional Commercial
Large, single-use buildings or multitenant shopping centers

Commercial Land | Analysis

- **2,950 acres of commercial land planned (includes existing commercial)**
- **About 50% of commercial land is partially or completely undeveloped at the time of analysis**
- **Potential mismatch between commercial market demand and land use planning:**
 - Market analysis calculated 100,000 sq. ft. / 2.5 acres (internal space) of retail demand
 - Commercial Development Reference – Walmart in Monticello is ~200,000 square feet on roughly 22 acres

+163%

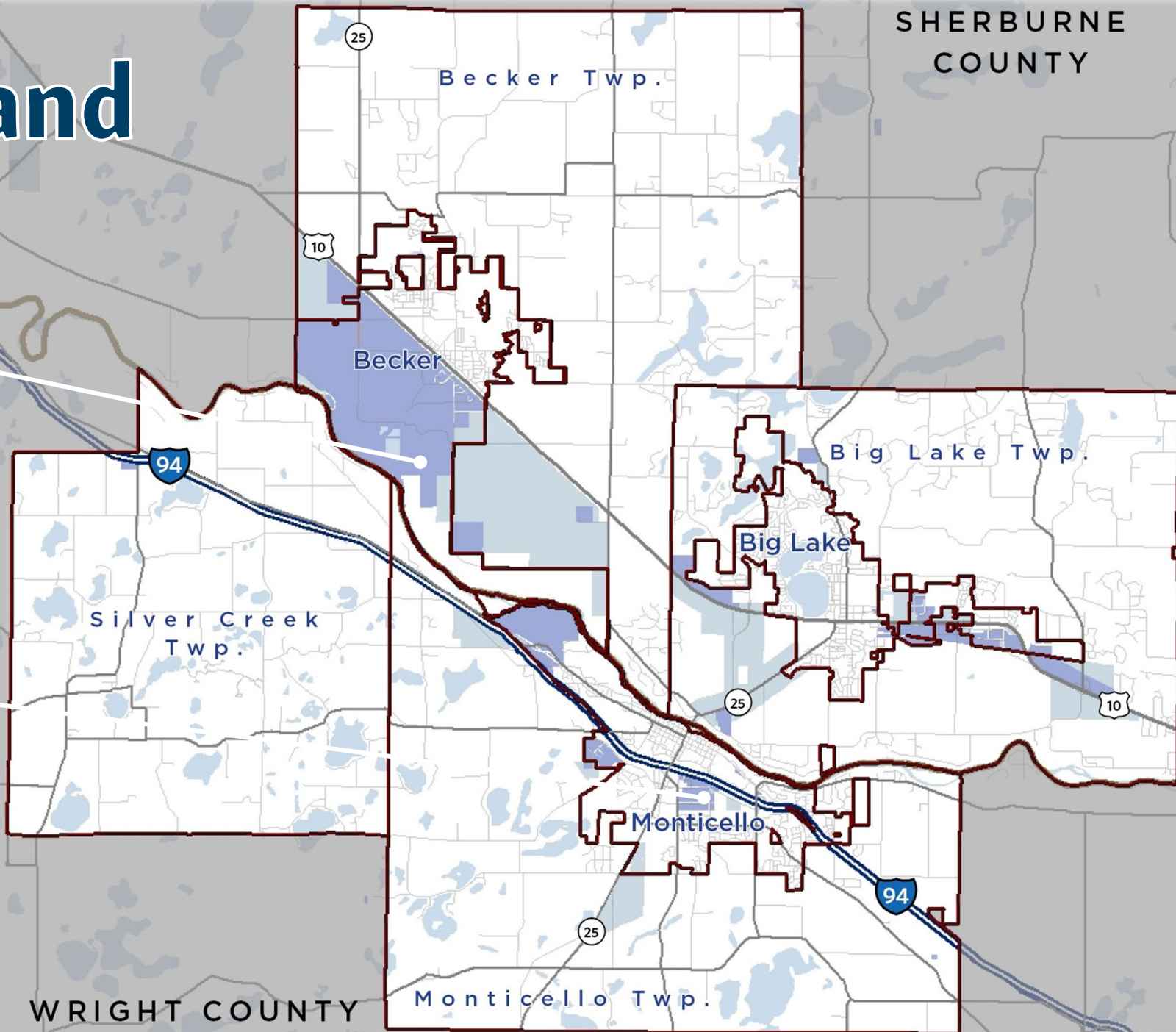
Planned Increase Commercial Land

*From what currently exists
based on community future
land use plans*

**Flexible Planning Areas –
Sherburne County**
*Comp Plan identifies 2,400+ acres as
“Business & Industry” allowing for
commercial or industrial growth
(classified as industrial in analysis)*

Industrial Land

SHERBURNE COUNTY



WRIGHT COUNTY

Monticello Twp.

Big Lake Twp.

Becker Twp.

Silver Creek Twp.

Becker

Big Lake

Monticello

Land Use Classifications

	Existing Industrial
	Planned Industrial



Industrial Land | Character

- **Variety of industrial uses in the FPA based on:**
 - Operations: internal and external, light and heavy
 - Footprint of structures and sites
 - Supporting infrastructure: transportation, utilities, etc.
 - Legal structure: Single owners, leased, parks, etc.
- **Each community has a unique portfolio based on land availability, supporting infrastructure, and site limitations**



5,600
Acres of
Industrially
Zoned Land

Industrial Land | Energy

- **Mississippi River enabled significant investments in energy production in the FPA**
 - SherCo Generating Station (1976) three combined units produce 2,000 megawatts, planned decommissioning in 2023 and ending in 2030
 - Xcel Nuclear Generating Station (1971) produces 650 megawatts, plans for decommissioning slowed (2030)
- **Despite decommissioning, legacy infrastructure would enable future investments in renewable energy production and energy-intensive industrial uses**



Industrial Land | Analysis

- **Not all industrially zoned parcels are fully utilized: 1,800 acres or 32% of industrial areas are currently vacant or used for agriculture**
- **Combined community plans show an increase of 92% in industrial land by 2040**
- **Supporting infrastructure and energy plant decommissioning schedule will drive future growth and/or investment**

+92%

Planned Increase Industrial Land

*From what currently exists
based on community future
land use plans*



Flexible Planning Areas – Sherburne County

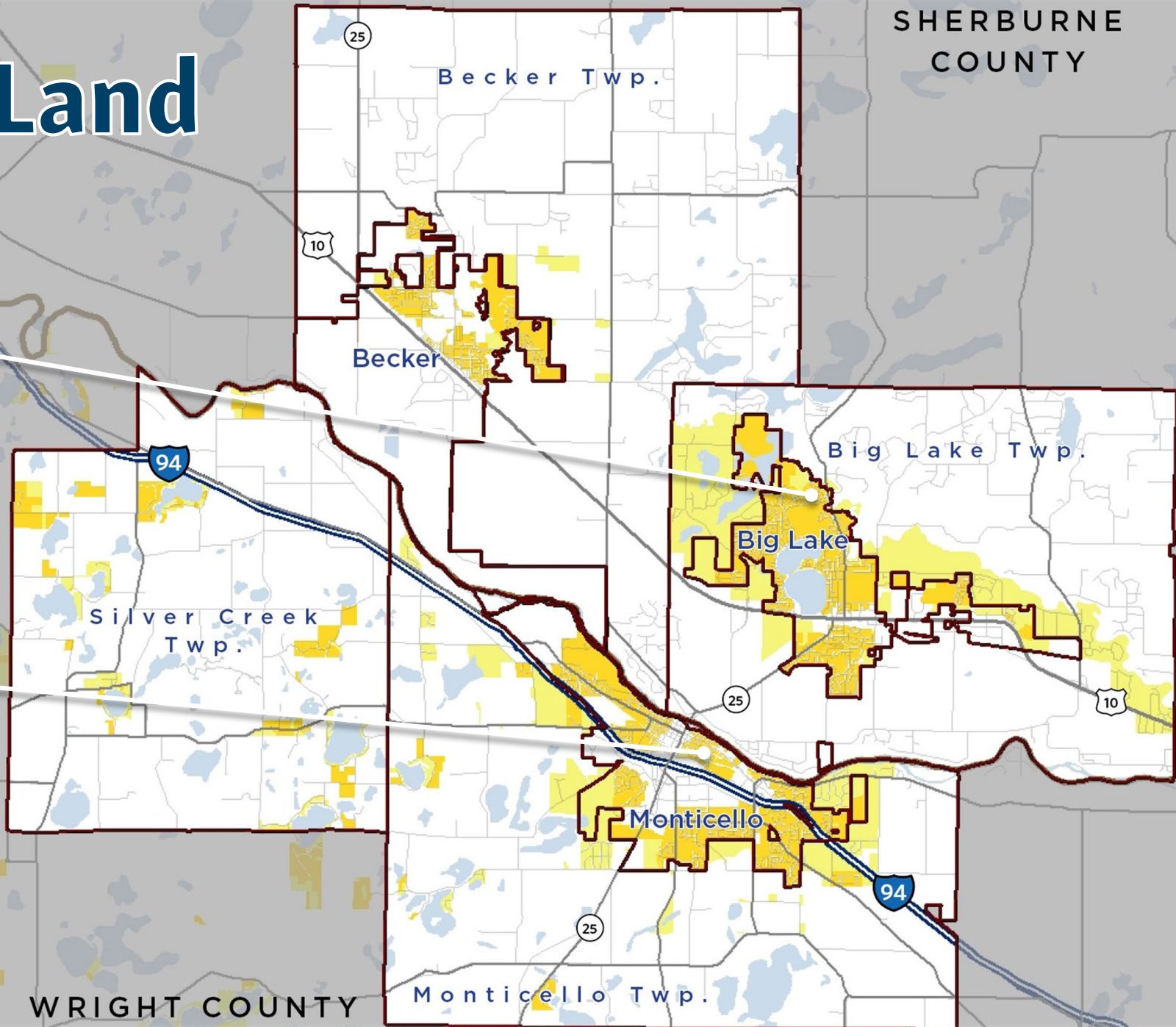
*Comp Plan identifies 2,400+ acres as
“Business & Industry” allowing for
commercial or industrial growth
(classified as industrial in analysis)*

Residential Land

SHERBURNE COUNTY



Land Use Classifications	
	Existing Residential
	Planned Residential



WRIGHT COUNTY

Monticello Twp.

Residential Land | Character



- **Second largest land use in the FPA, behind Agriculture**
- **Focuses on predominant residential districts in the FPA**
- **6% / 8,100 acres in the FPA is zoned residential***
- **Over 7,100 acres of residential land is 'Suburban' or detached single-family homes built within major subdivisions**

What about rural residential?

Because the analysis is based on the dominant permissible use within a zoning category, totals to the left do not include spot or incremental residential growth in a rural context. These uses are characterized as having large-lots (>1 acre) and are, typically, not on central services like water and sewer. Rural residential development is not uniformly distributed across the FPA but is present in each of the four townships.

Residential Land | Type Spectrum



Large Lot

Large-lot homes in rural areas surrounded by parkland or agriculture



Suburban

Detached homes located on curvilinear streets in single developments



Semi-Suburban

Mix of detached and attached homes in grid pattern neighborhoods



Multi-family

Multi-unit housing areas developed around shared private streets

Residential Land | Analysis

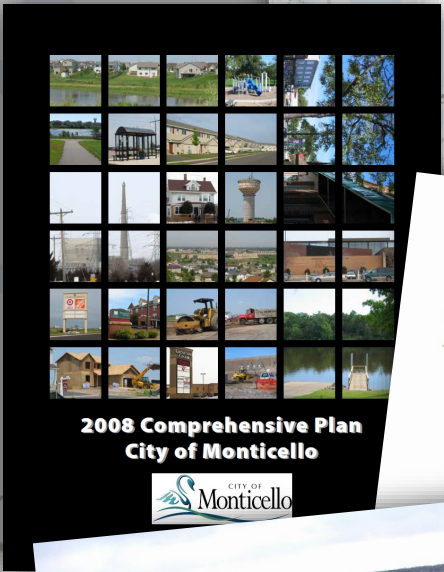
- **Significant planned growth for residential land based on existing community plans**
- **55% / 4,500 acres more than existing residential development**
 - Equates to **12,000-18,000** more residents, depending on density (assumes 30% of land for roads and utilities, and stable median household size)

↑ 12,000

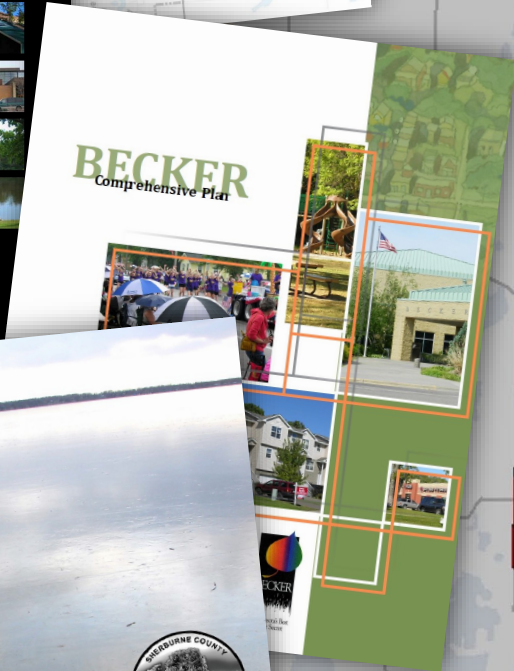
Residents moving into the FPA

Potential population increase based on current residential growth plans, roughly the population of the city of Monticello

Planning Guidance



2008 Comprehensive Plan
City of Monticello



Sherburne County
Comprehensive Land Use Plan
2010-2030



Zoning Update: 2019
Comp Plan Update: Ongoing

Zoning Update: 2019
Comp Plan Update: 2009

Zoning Update: 2020
Comp Plan Update: 2014

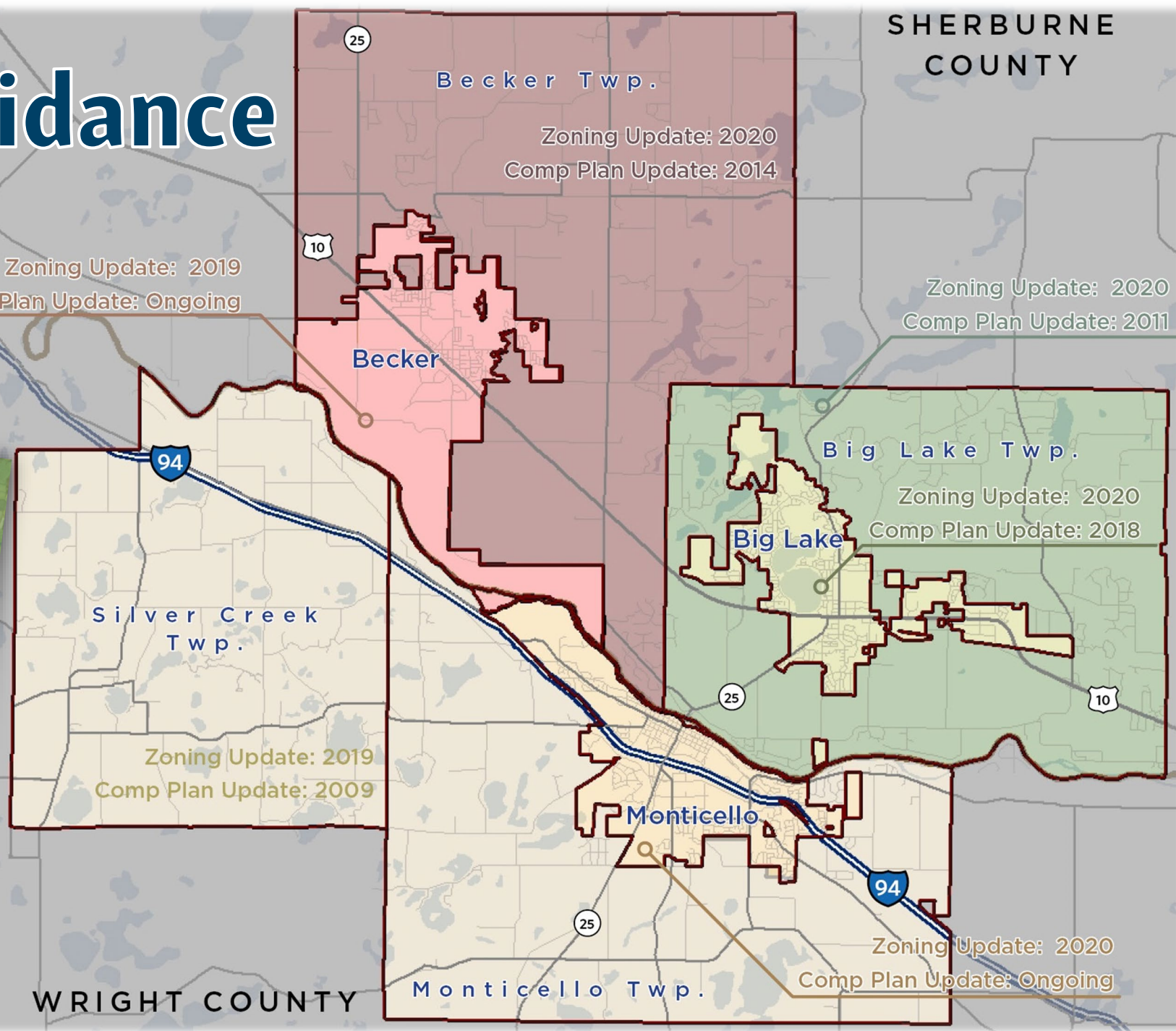
Zoning Update: 2020
Comp Plan Update: 2011

Zoning Update: 2020
Comp Plan Update: 2018

Zoning Update: 2020
Comp Plan Update: Ongoing

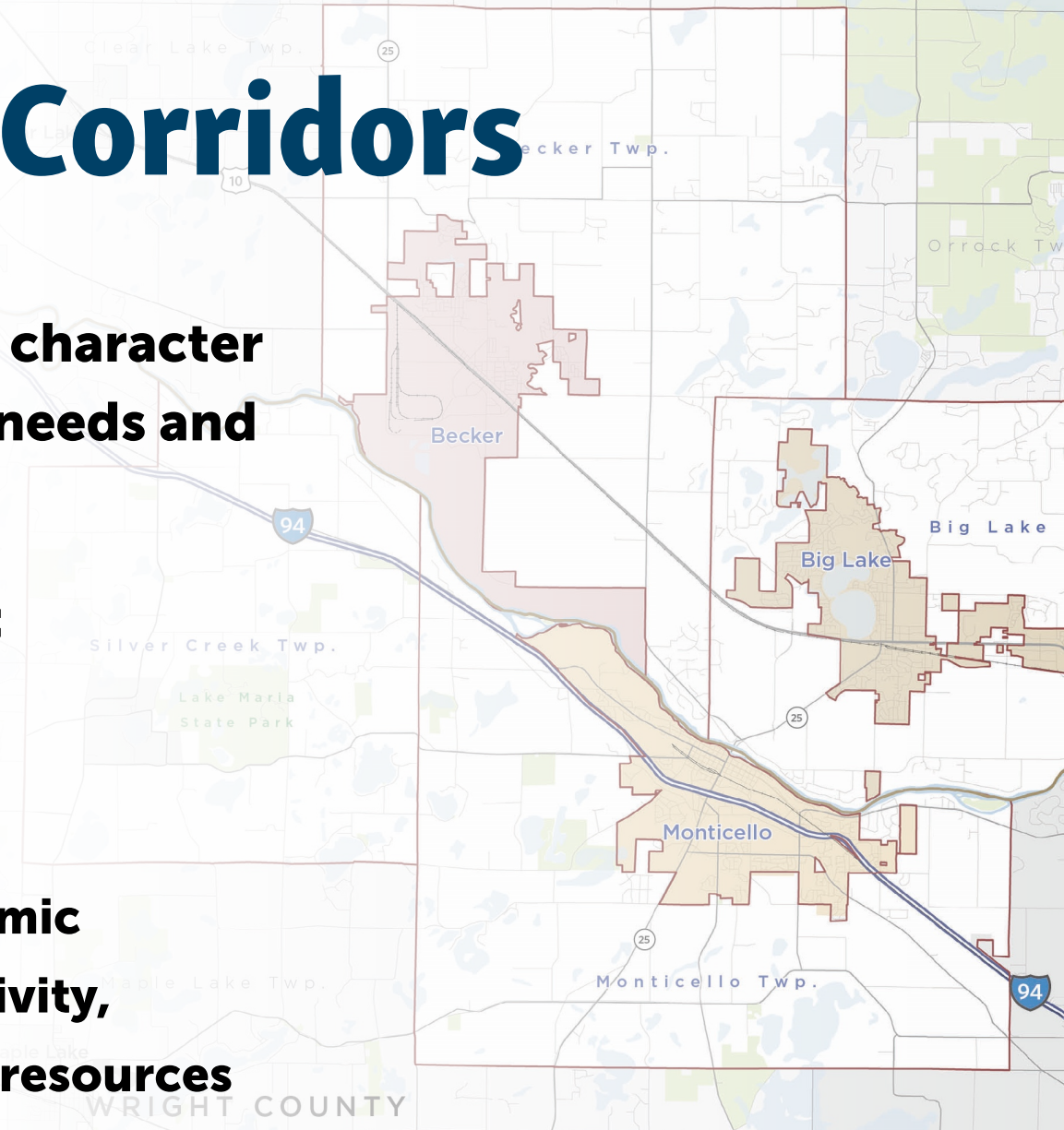
WRIGHT COUNTY

SHERBURNE COUNTY



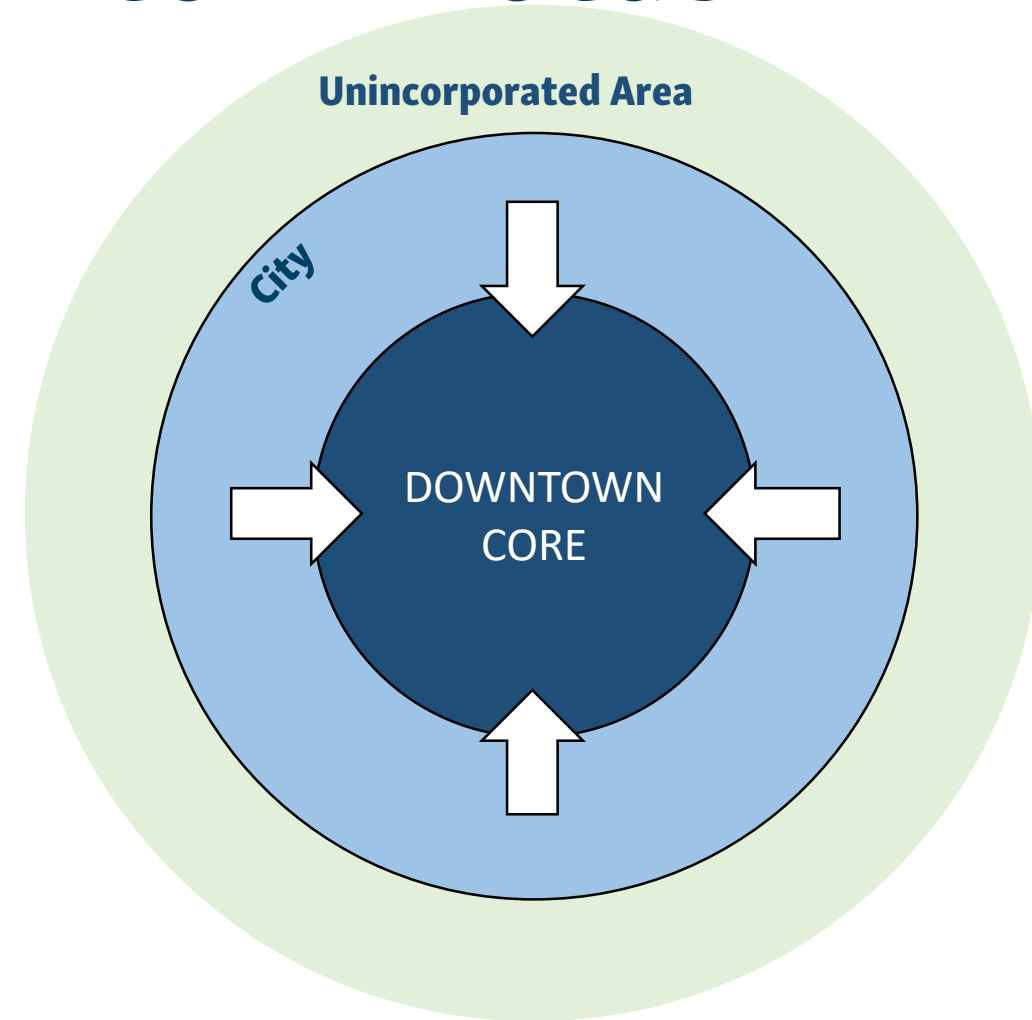
Planning Guidance | Corridors

- **Corridor connections influence land use character based on business/industry operational needs and residential preferences**
- **FPA has three major economic corridors:**
 - Interstate: I-94
 - Rail: BNSF and Northstar commuter lines
 - River: Mississippi
- **Each corridor offers unique assets for economic development including multimodal connectivity, community amenities, and access to natural resources**



Planning Guidance | Downtown Focus

- **Each city has pursued strategies to strengthen and reinforce its downtown**
- **Outward expansion is governed through Orderly Annexation Agreements that allow a wide variety of land uses**
- **Downtown core serves as the center of activity for each city**



Planning Guidance | Specialized Planning

- **“Flex” Land Areas**

- Defined areas of “flexible” land allowing a wide variety of development opportunities
- “Business & Industry” category in Sherburne County encourages both commercial and industrial growth

- **Solar Energy Use**

- State initiative encourages solar energy growth, aiming for 10% of all electricity sales from solar by 2030
- Infrastructure connections are critical to siting new solar energy installations, FPA has direct access to both local and regional energy networks

Planning Guidance | Plans and Studies

- **Downtown Plans**

- *Downtown Design Standards, City of Big Lake (2019)*
- *Downtown Small Area Plan, City of Monticello (2017)*
- *Highway 10-1st Street Corridor Plan, City of Becker (2016)*

- **Land Use**

- *Monticello 2040 Comprehensive Plan, City of Monticello (Ongoing)*
- *Comprehensive Plan, City of Big Lake (2018)*
- *Comprehensive Plan, Becker Township (2014)*
- *Comprehensive Plan, City of Becker (Ongoing)*
- *Comprehensive Land Use Plan, Sherburne County (2011)*
- *NE & NW Quadrant Land Use Plans, Wright County (2009)*

Planning Guidance | Plans in Progress

- **Monticello 2040, City of Monticello**

- Comprehensive Plan Update
- Draft plan showing modifications to the future land use types
- Reduction in planned commercial land use – increase of 134% across the FPA (down from 163%)
- Opportunity to diversify industrial land use (General & Light Industrial, Employment Campus)
- Focused residential growth – down from 55% planned increase to 38% across the FPA

- **City of Becker**

- Comprehensive Plan Update
- Early stages of the process

Additional Information

FRAMEWORK ²⁰³⁰
partnering for the future

A little more about FRAMEWORK 2030

- **Our communities anticipate significant growth over the coming decades**
- **There are many dynamic forces (internal and external) that may impact our quality of life, place, and opportunity**
- **We have an opportunity to act and take advantage of this time and energy**

Who's involved?

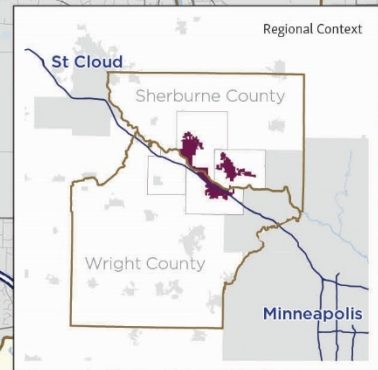
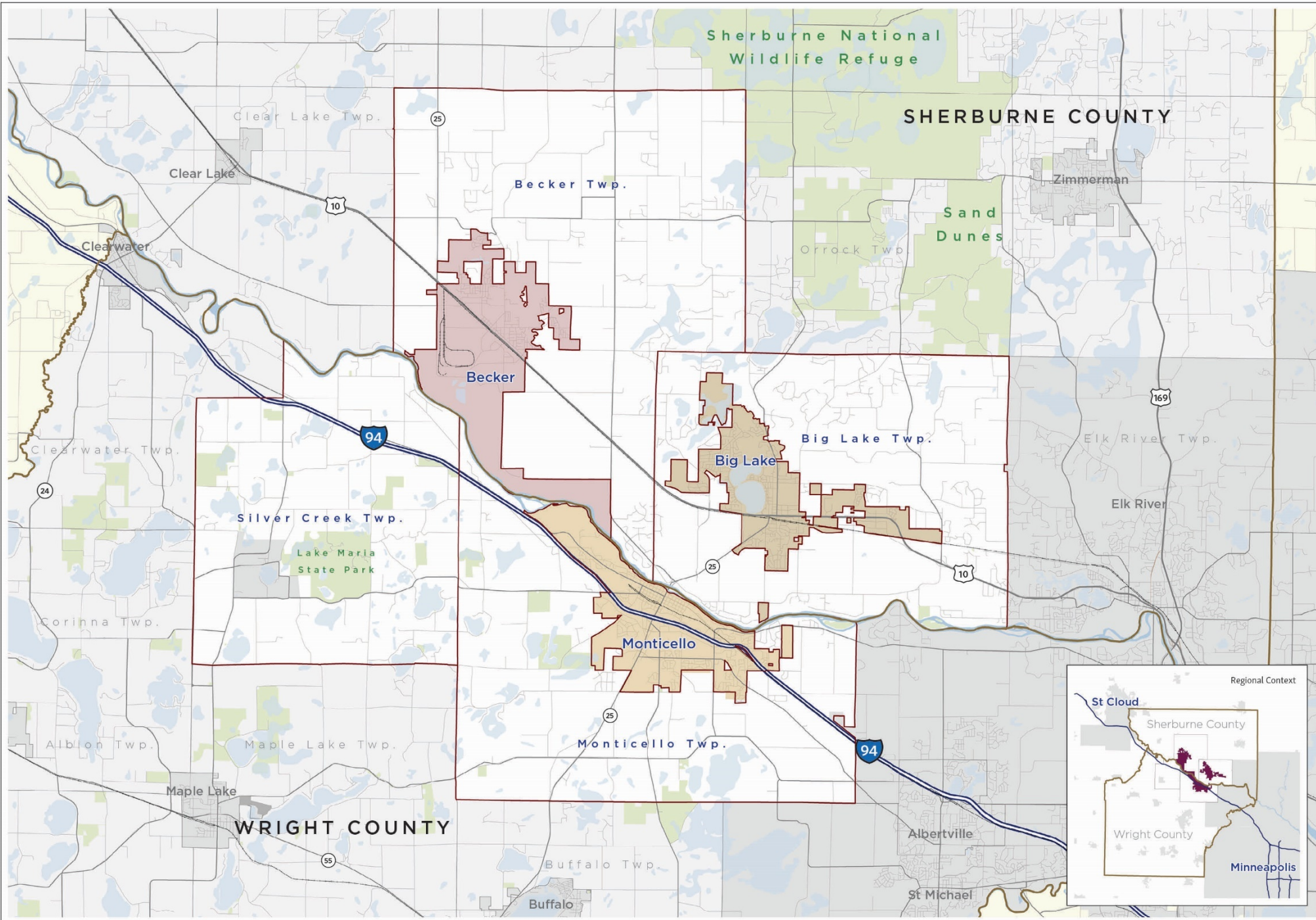
Led by the Central Mississippi River Regional Planning Partnership

- *Cities of Becker, Big Lake, and Monticello; Becker, Silver Creek, Monticello, and Big Lake townships; and Sherburne and Wright counties*
- *Coalition formed in 2016 focused on transportation issues*
- *Partnership's evolving focus on regional challenges and opportunities*



The Planning Area

-  Interstate
-  US Highway
-  State Highway
-  Participating Townships
-  Surrounding Counties
-  Other Cities
-  City of Becker
-  City of Monticello
-  City of Big Lake
-  Park Land
-  Mississippi River
-  Open Water



The Project

- **Four components to the work plan**
 1. *Preparation*
 2. *Engagement*
 3. *Analysis*
 4. *Framework Development*
- **Integrate the intuition of the public and stakeholders with strong technical analysis**

What are the goals for the project?

Through the planning project, the Partnership will work to:

- Reach consensus on major opportunities and choices that benefit the region, and successfully collaborate to maximize benefit and minimize risk;
- Position Partners to be leaders and shape their own futures individually and collectively, and;
- Support connectivity within the region, and between the region and beyond.

PREPARATION

ENGAGEMENT

PLANNING

**COMPONENT 1
Preparation**

Kick-off the project

Develop a strategy for promoting the plan and motivating participation

Create a plan for community engagement

**COMPONENT 3
Technical Analysis**

Research key challenges and opportunities facing the region

**COMPONENT 2
Community Engagement**

Think big about the future of the region and its communities

**COMPONENT 4
Plan Development**

Finalize the Framework action plan

**BIG PICTURE
SPRING 2020**

Get the conversation started and think about our goals for the future

**TESTING THE
DIRECTION
SUMMER 2020**

Affirm our goals and build actions for reaching our goals

**OPEN HOUSE
WINTER 2020**

Identify priorities and implementation strategies



How can you get involved?

- **Access the project website**
www.RegionalPlanningPartnership.org/projects/Framework2030
- **On the website you can ...**
 - *Find out more about the project;*
 - *Share your ideas through a community survey, and;*
 - *Contact the planning team with any questions or ideas.*



FRAMEWORK 2030
partnering for the future

To find out more, please visit:

www.RegionalPlanningPartnership.org/projects/Framework2030