



2040 Comprehensive Guide Plan Steering Committee

Wednesday, Feb. 21, 2018

Minnetonka Community Center Community Room

6:00 – 8:00 p.m.

Agenda:

- | | |
|-------------|--------------------|
| 6:00 – 6:15 | Dinner |
| 6:15 – 8:00 | Land Use Exercises |
| 8:00 | Adjourn |

Steering Committee Roster

Steven	Adams
Colbert	Boyd
Matt	Henry
Melissa	Johnston
Brian	Kirk
Farhia	Mohamed
Jerry	Nystuen
Lance	Reschke
Zachary	Robins
Rebecca	Schack
Terry	Schneider (chair)
Tom	Scott
Madeline	Seveland
Barbara	Westmoreland
Brad	Wiersum (alternate)

Staff

Loren	Gordon (lead)
Julie	Wischnack



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To: Comprehensive Guide Plan Steering Committee
From: Loren Gordon, AICP, City Planner
Date: Feb. 21, 2018
Subject: Comprehensive Guide Plan meeting #9 – Feb. 21, 2018

In September, the steering committee discussed future land use policy approaches and ideas. This discussion was primarily informed by 2040 growth forecasts, the draft housing study and evolution of city development. Some of the major themes from that discussion included the following. Notes from that group exercise are attached.

- Single family neighborhoods are least likely to experience change.
- Balancing neighborhood character, natural resource preservation with opportunities for smaller residential lots.
- Reuse of office areas as high density housing.
- Focus senior and affordable housing in village centers where services, amenities and transportation options exist.
- Invest in greater density in the village centers. Ridgedale, Opus and Shady Oak provide the most opportunities.
- Trends for decreasing retail commercial provide opportunities to transition to other uses. Parking lots provide opportunities for infill development.
- Preservation of open space. Use incentives, promote green infrastructure.

As discussed, land use policy is usually one of the more engaging components of the comprehensive plan for both property owners and policy makers as one of the more important policy documents in the comprehensive plan. Land use policy directly impacts decisions of other major systems such as transportation, water and sanitary sewers. Land use planning can be difficult as the rights of private property owners must always be held in balance with the greater good and community vision.

There are a few common themes developing about density and diversity of land use in the village centers, commercial areas and areas of employment. In addition, a number of similar themes came out of the Feb. 12, 2018 joint meeting. At our steering committee meeting, the goal will be to translate those land use themes to the map by identifying specific areas/properties for land use guidance/change.

To help prepare for the meeting a number of maps showing village centers, commercial and employment areas are attached. The maps include a current status of land use conditions with 2017 aerial photography and the guidance from the 2030 comprehensive land use plan. At our meeting we will discuss each of these areas and determine what changes, if any, should be

reflected in the 2040 land use plan.

Attachments:

- Sept. 13, 2017 steering committee meeting 2040 land use policy ideas
- Feb. 12, 2018 joint meeting notes
- 2030 land use definitions
- Land use areas of potential change

**Comprehensive Plan Steering Committee
September 13, 2017 meeting**

2040 Land Use Plan Policy Ideas

Group 1

Residential

- City could stress single lot subdivision and tear downs.
- Not letting large houses on small lots which prices many out being able to afford them.
- Discussed inclusionary principle that St. Louis Park has.
- Potentially driving affordable housing to village areas like 7-Hi where there are lots of amenities and quiet transportation access.

Areas that could be expanded or changed

- Commercial areas have most chances for growth.
- Hennepin County property where medical examiner is now.
- Village areas might best be moved from commercial to mixed use zoning. Modest opportunity for development.
- Felt that SF homes would mostly stay the same or we couldn't impact that as much.
- Some need for employment space might be offset by
- Extra office space condos to townhomes.
- Opportunities in Ridgedale, Opus areas, and Shady Oak industrial zoned area.

Open Space and Sustainable

- Preserve open space.
- Incapacitate, incentive, green infrastructure
- Sustainability – aging houses and infrastructure

Group 2

Where to accommodate 2040 household forecasts

- 800 LRT Shady Oak
- 800 Ridgedale
- 1,600 Opus
- 50/unit/30 years 1,000 SF Home Construction
- 400 Carlson
- 200 Class B/C office space
- Trade Retail Reuse Village Centers (no more strip malls)
- 4,800 total units

Other ideas

- Not as much retail?
- Reuse of office space
- Build more senior near services.
- Housing age dilemma.
- Smaller lot size.
- Identify a certain criteria or area.
- Park lot redevelopment.
- Near open space: adjacent.
- No trails, shrinking open space, wetlands floodplain

Group 3

- Invest in greater density in village centers
- Infill in parking lots
- Promote stability by using the concentric development principles
- Land use designation changes
 - Residential density next to retail/commercial
 - Village center buffers
 - Lower height buildings reguided to high density

Notes from the Feb. 12, 2018 Joint Meeting of the City Council, Economic Development Advisory Commission, Planning Commission and Park Board

Group Discussion:

1. What do the forecasted increases in population, households and employment mean for land use?
 - More higher density
 - Conversion from commercial to residential.
 - Strip malls turn into higher density housing.
 - Intensification of areas we haven't thought of at Hopkins Crossroads.
 - Different look with less green space.
 - Residential will need less parking space.
 - Continued demand on resources, roads and natural resources.
 - Higher density buildup/smaller lots.
 - Commercial convert to residential (as foot print of worker decreases less office space per employee)
 - Much higher density
 - Strain/balance between limited resources.
 - Continued pressure on natural space and resources including water.
 - Six-story max for wood, concrete higher, meaning builders need 12 stories.
 - Aversion by community to go higher, affordability crisis.

2. What overall policies are important in guiding land use?
 - The ones for 2030 are still current.
 - Will have to enhance affordability and resiliency.
 - Reduce parking (with new development public transit and ride share).
 - How to approach not having stock decline versus McMansion/tear downs versus remodeling.
 - Rethinking density to drive affordability.
 - Office sharing
 - Diversity in household and housing types
 - Higher density in large, regional centers
 - Community
 - Forward-thinking zoning, land acquisition, planning.
 - Knowing who wants to live/work in Minnetonka.
 - Transportation infrastructure – LRT/roads.
 - Increased vitality in neighborhood, community and special purpose village areas.
 - Diversity in household and housing.
 - Resource protection and sustainable practices.

3. In what geographic areas of the community should land use change be anticipated?
 - Underutilized industrial parks anywhere.

- Hopkins Crossroads and Cedar Lake Road.
- Ridgedale parking lot – parking lots in general.
- Corner of Minnetonka Boulevard and Co Rd 101.
- Opus – Higher density and more mixed use.
- Ridgedale – Higher density and more mixed use.
- Village Centers – focus on mixed use.
- Glen Lake is controversial.
- Opus.
- Mtka Blvd/101
- Ridgedale
- Shady Oak
- Opus
- Ridgedale
- Hwy 7 and Co Rd 101

4. What principles for resiliency are appropriate to consider for future land use planning?

- Surface water used for anything other than drinking.
- Grey water usage
- Semi-permeable party
- Integrated water approach
- Dedicated removed asphalt to be permeable surfaces.
- Stormwater management
- Solar/battery/energy storage
- Diverse trees and people
- Changing stations
- Alternative forms of transportation
- Multi-use
- Incorporating more green space to high density areas.
- Walkable
- Provides all services.
- On a transportation corridor for work/fun.
- Parks
- Restraints/entertainment
- Biking trails
- Circular reference
- Water management
- Affordable housing is the feeder for ongoing vitality

Land Use Definitions

RESIDENTIAL	<p>Low Density (1-4 dwelling units per acre)</p> <ul style="list-style-type: none"> • Single family • Duplex • Attached townhouse 			
	<p>Medium Density (4.1-12 units/acre)</p> <ul style="list-style-type: none"> • Duplex • Townhouse • Small-lot single family • Low-rise multi-family 			
	<p>High Density (12+ units/acre)</p> <ul style="list-style-type: none"> • Multi-story apartment or condominium 			
BUSINESS	<p>Office</p> <ul style="list-style-type: none"> • Professional or other offices • Related Services 			
	<p>Service Commercial</p> <ul style="list-style-type: none"> • Hotels • Health clubs • Theatres 			
	<p>Commercial</p> <ul style="list-style-type: none"> • Retail • Service uses 			
	<p>Industrial</p> <ul style="list-style-type: none"> • Warehouse • Showroom • Manufacturing <p><i>Limited office, retail and service uses are also allowed. Mixed uses, including business parks, governed by master plans</i></p>			

Land Use Definitions

MIXED/MULTIPLE USE

Mixed Use

- One or more uses in a single building or within a planned multi-use area
- Allows flexibility in land use, creative site design
- Can incorporate natural resource protection/enhancement
- Master plans define:
 - specific land uses
 - relationships between uses
 - overall design

Multiple Use

- More than one land use is designated but only one land use may be developed
- Ultimate land use depends on specific criteria (e.g., buffering) being met



PUBLIC/SEMI PUBLIC

Institutional

- Schools
- Religious institutions
- Government buildings
- Multi-purpose complexes



Parks and Open Space

- Designated parks
- Protected open space areas



Roadway Right-of-Way

- Public/private vehicular
- Transit and/or pedestrian



Utility

- Water, gas, sewer, communications



Railroad

- Public/private freight or passenger rail

WATER RESOURCES

Lakes

- Lakes
- Creeks



Wetlands

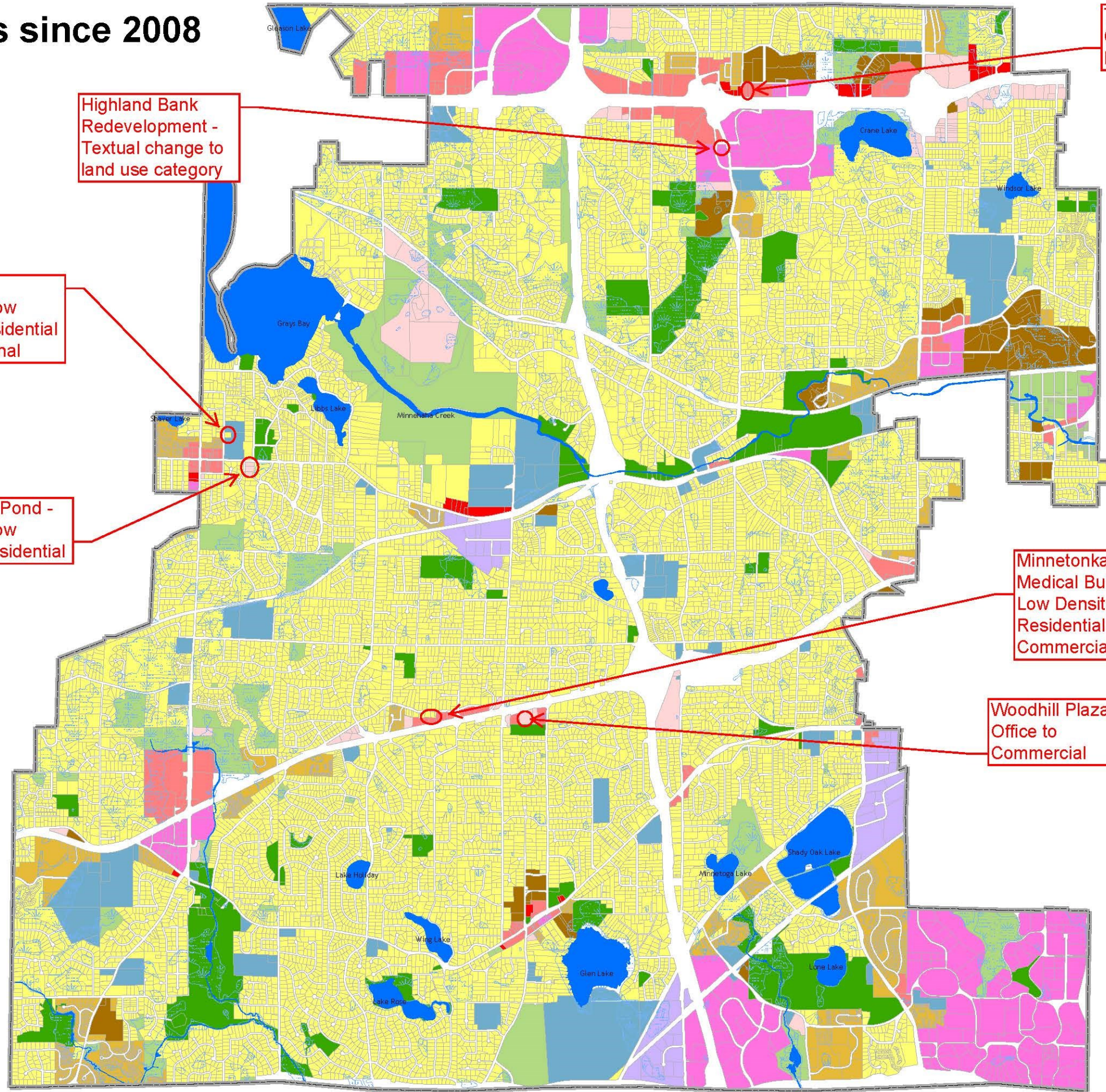
- Areas designated by city's wetland protection program and maps

Floodplains

- Delineated on Federal Emergency Management Agency (FEMA) maps; sometimes overlap water bodies and wetlands



Changes since 2008



Highland Bank
Redevelopment -
Textual change to
land use category

Minnetonka
Schools - Low
Density Residential
To Institutional

Groveland Pond -
Office to Low
Density Residential

The Ridge -
Commercial to High
Density Residential

Minnetonka
Medical Building -
Low Density
Residential to
Commercial

Woodhill Plaza -
Office to
Commercial

Land Use Category

- Low Density Residential
(2 - 4 units per acre)
- Medium Density Residential
(5 to 12 units per acre)
- High Density Residential
(over 12 units per acre)
- Commercial
- Service Commercial
- Office
- Mixed Use
- Industrial
- Institutional
- Open Space
- Parks
- Wetlands
- Lakes

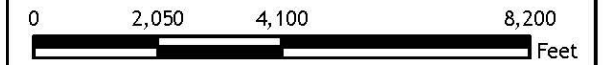
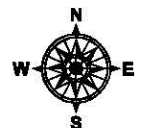
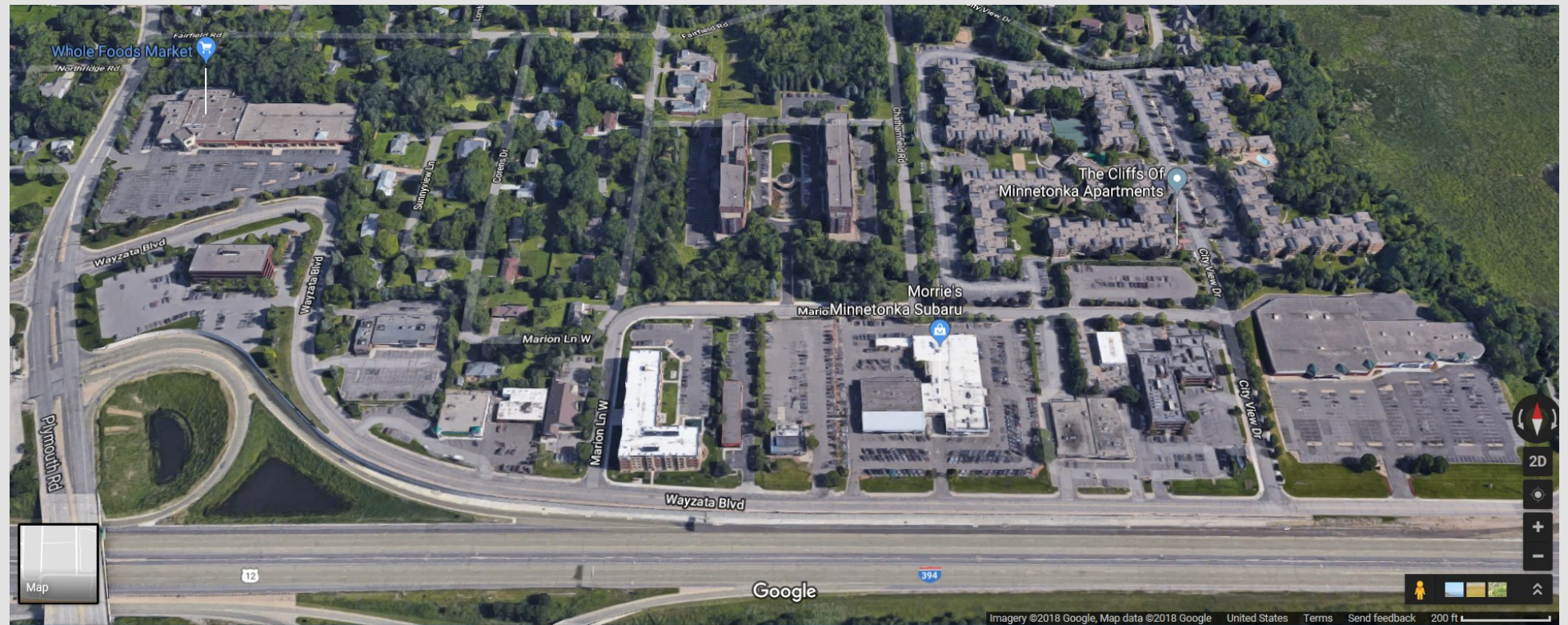


Figure IV-15
2030 Land Use Plan

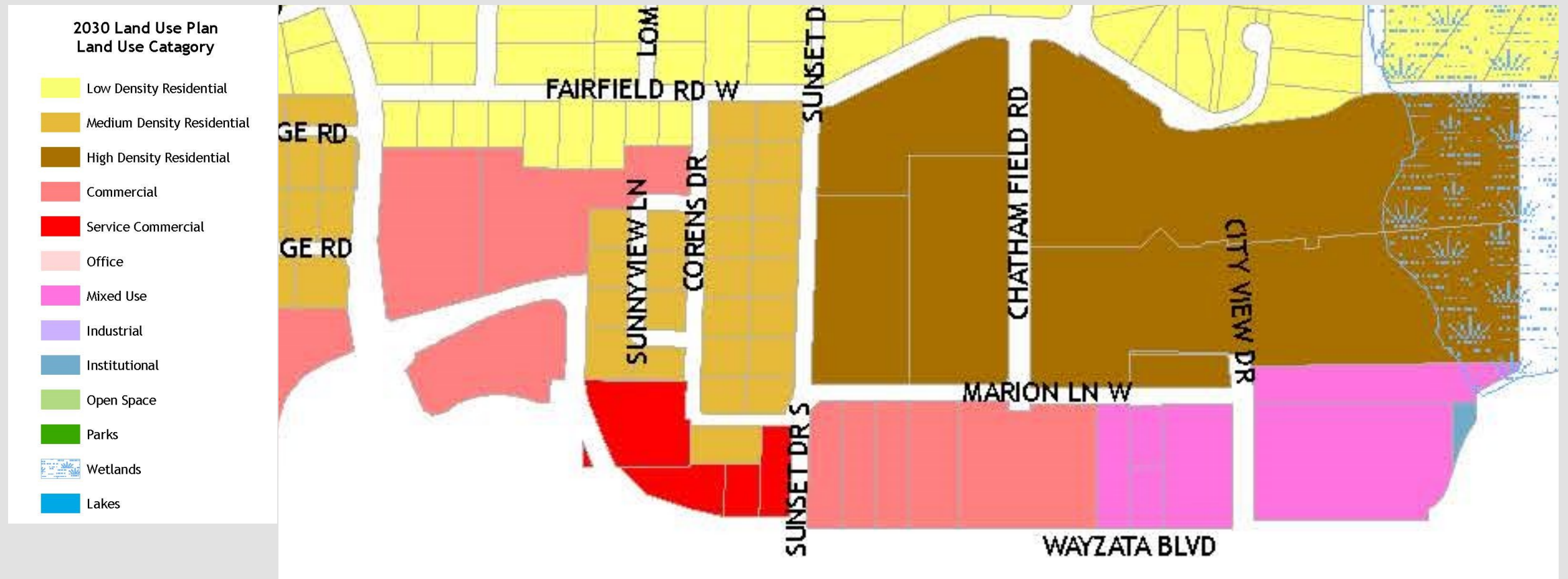
Source: City of Minnetonka

I-394 Regional Corridor — Ridgedale Area (North Frontage Rd., Plymouth Road to Ridgedale Drive)

2017 Aerial



2030 Land Use

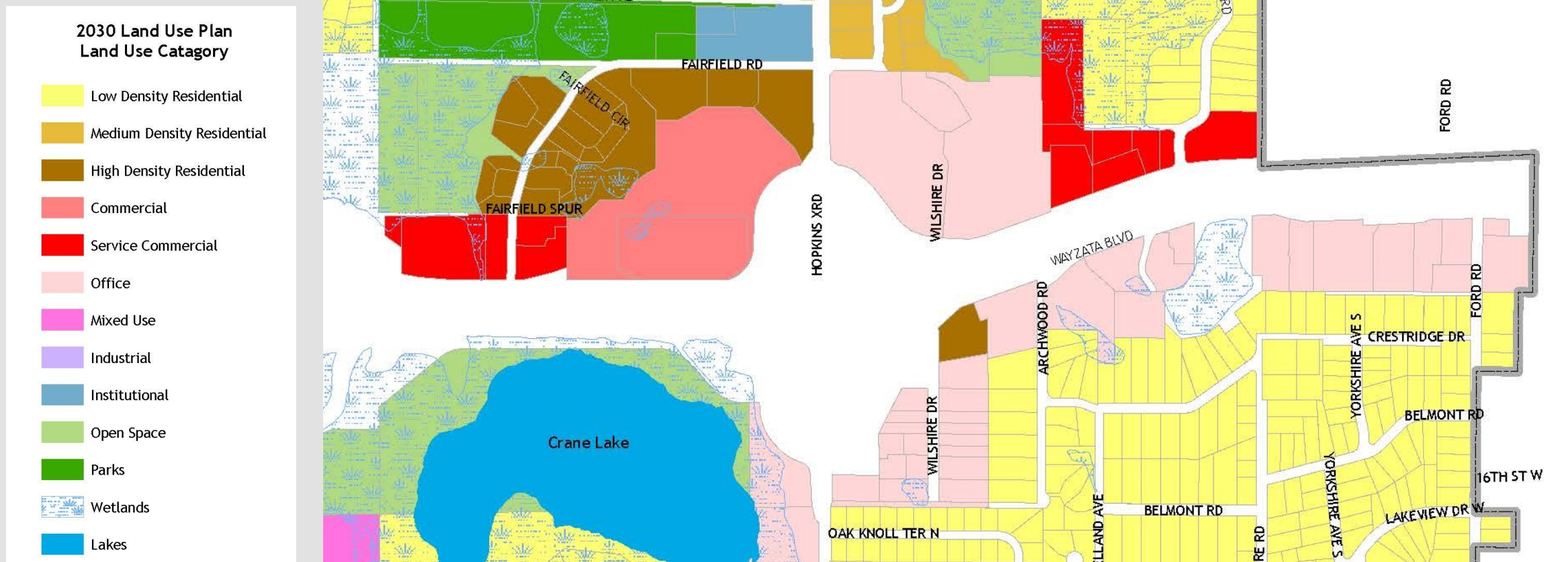


I-394 Regional Corridor - Eastern Area (Hopkins Crossroads to Ford Road)

2017 Aerial

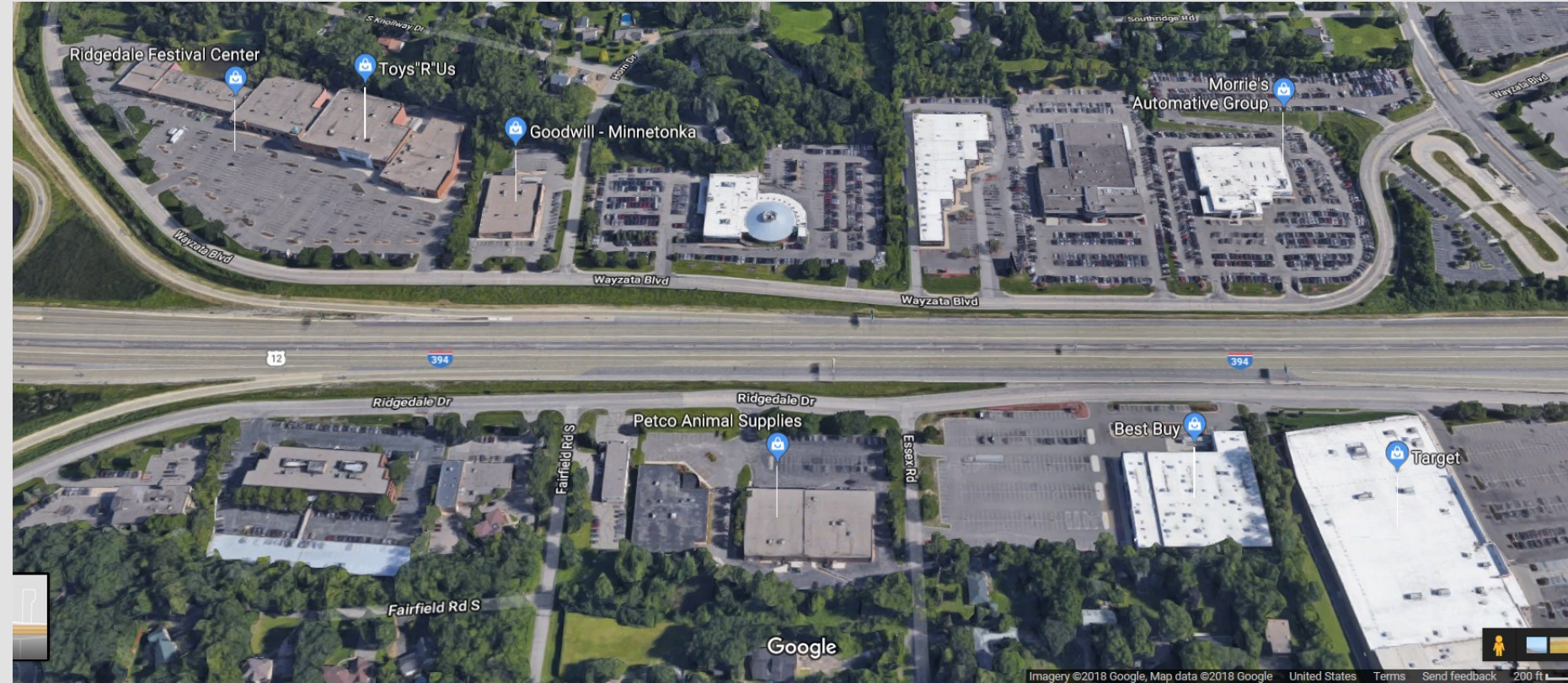


2030 Land Use Plan

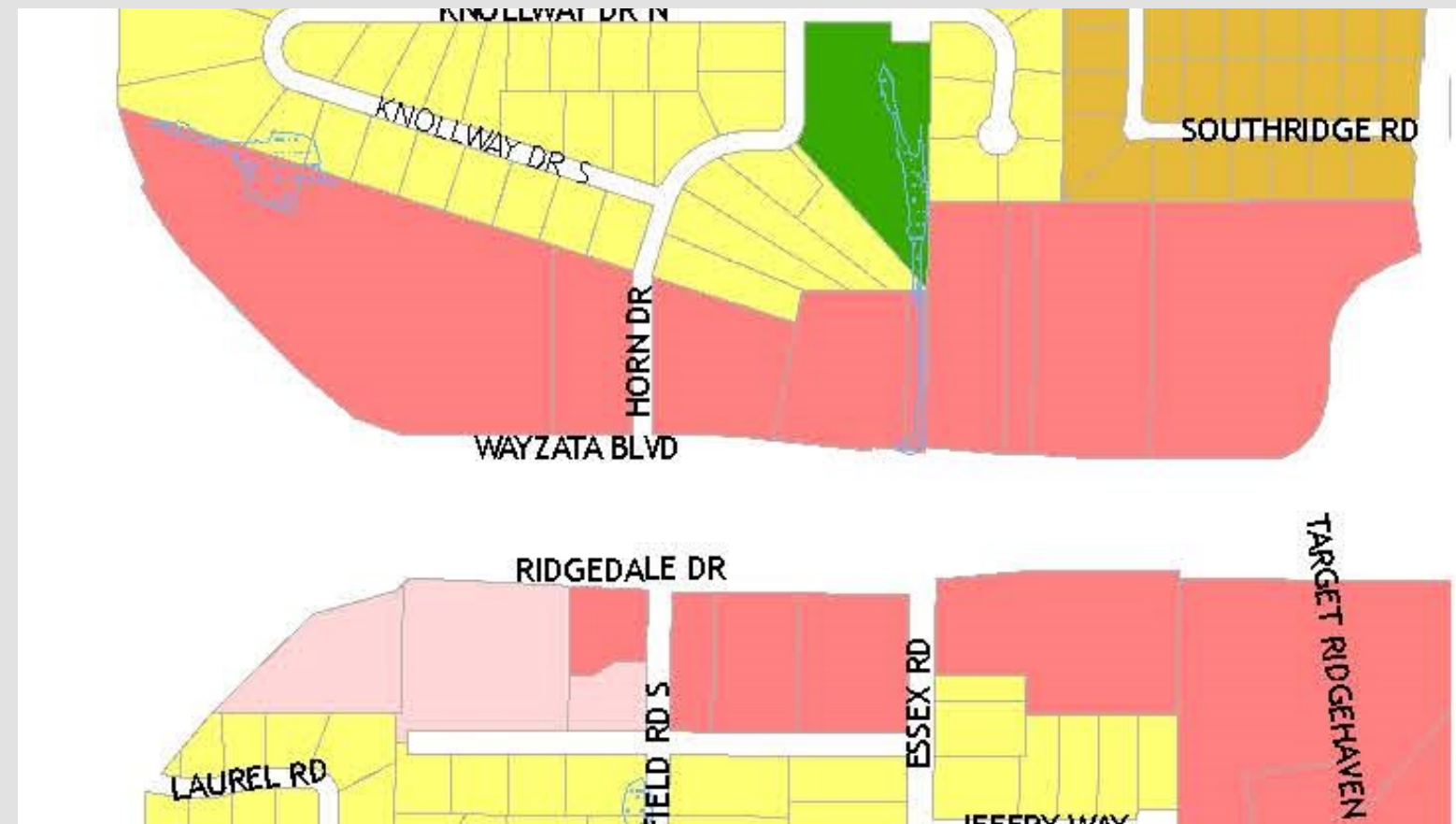


I-394 Regional Corridor - Central Area (I-494 to Plymouth Road)

2017 Aerial

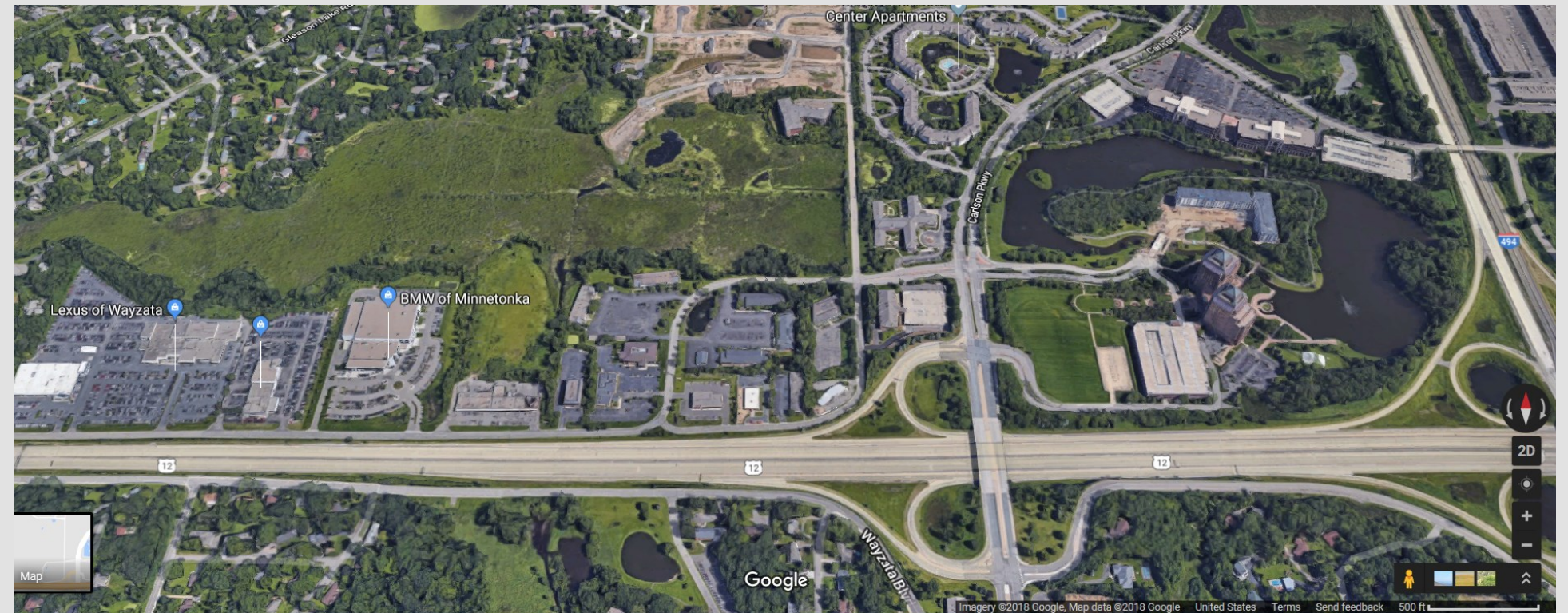


2030 Land Use Plan

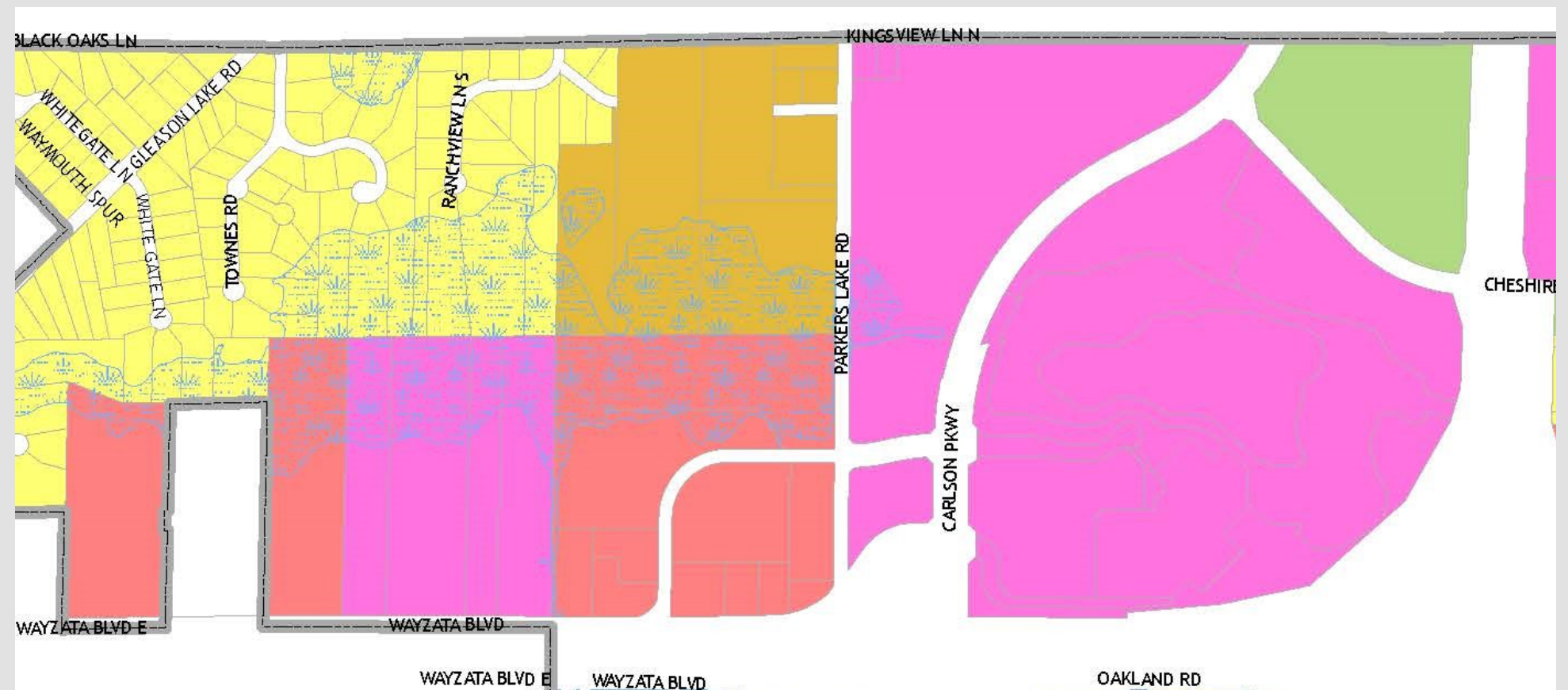
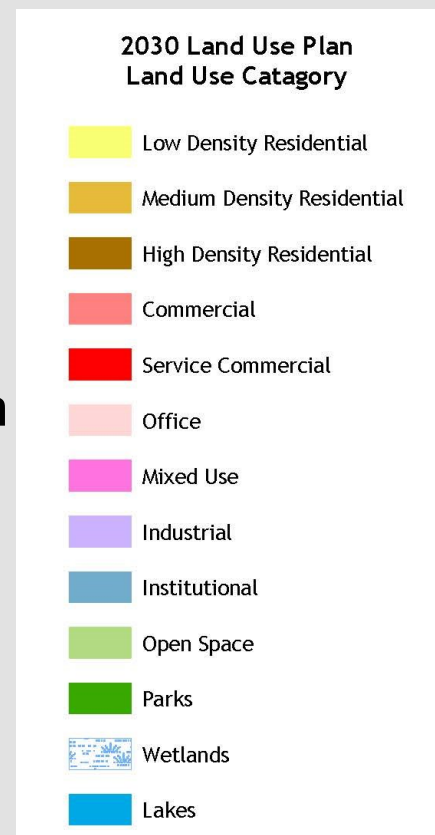


I-394 Regional Corridor - Western Area (Village Chevrolet to I-494)

2017 Aerial

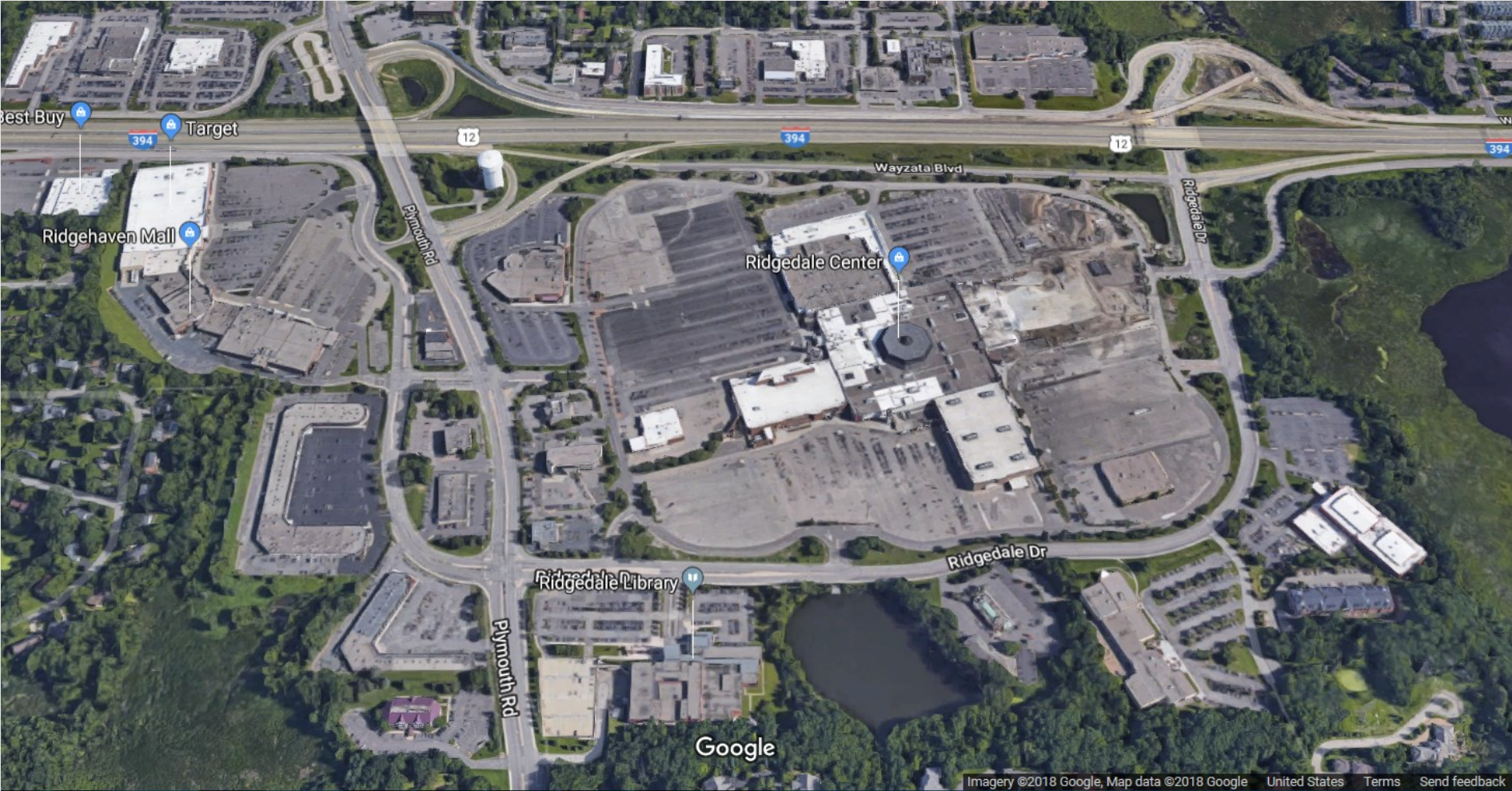


2030 Land Use Plan

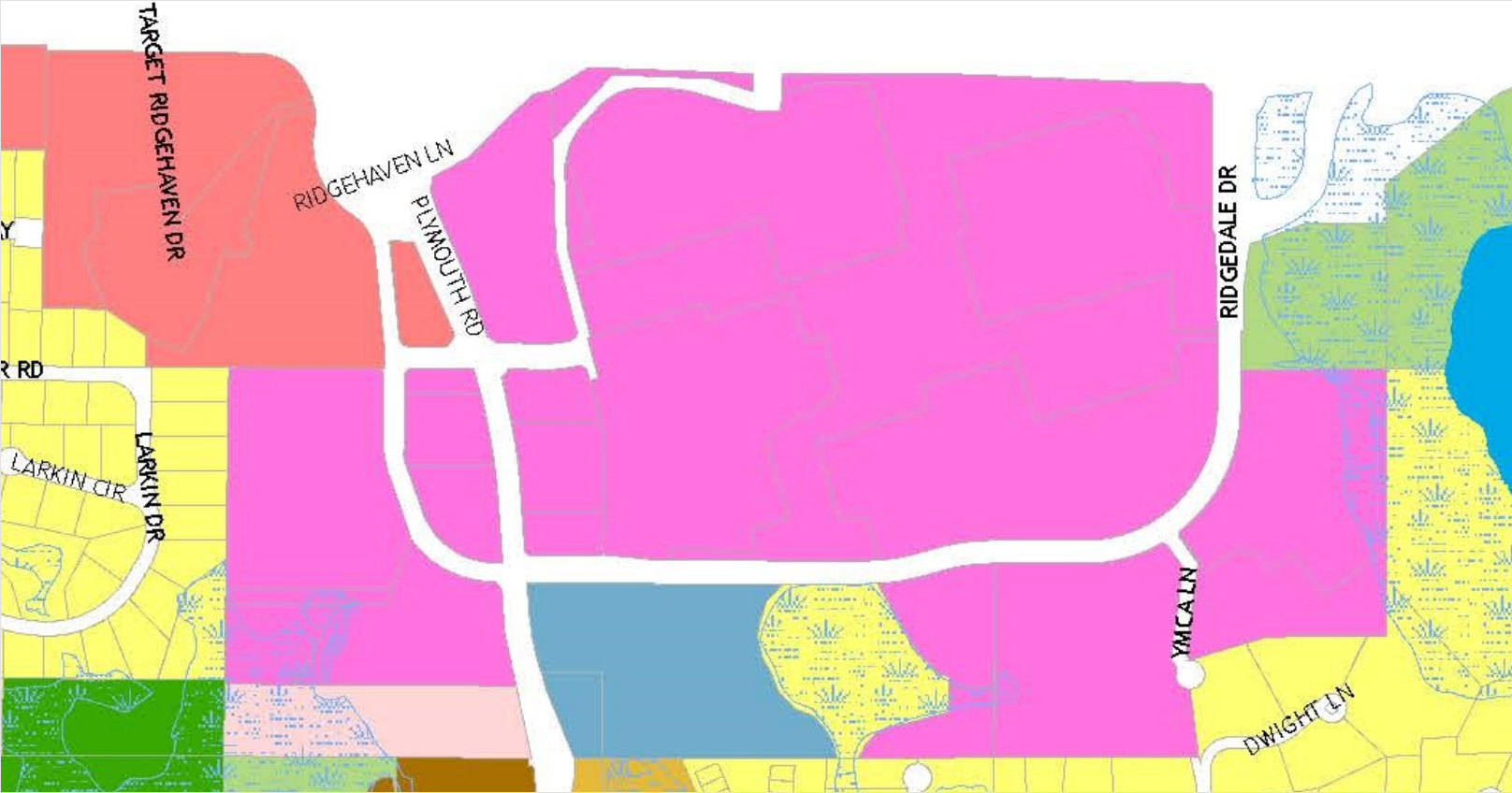


Village Center - Ridgedale

2017 Aerial



2030 Land Use Plan

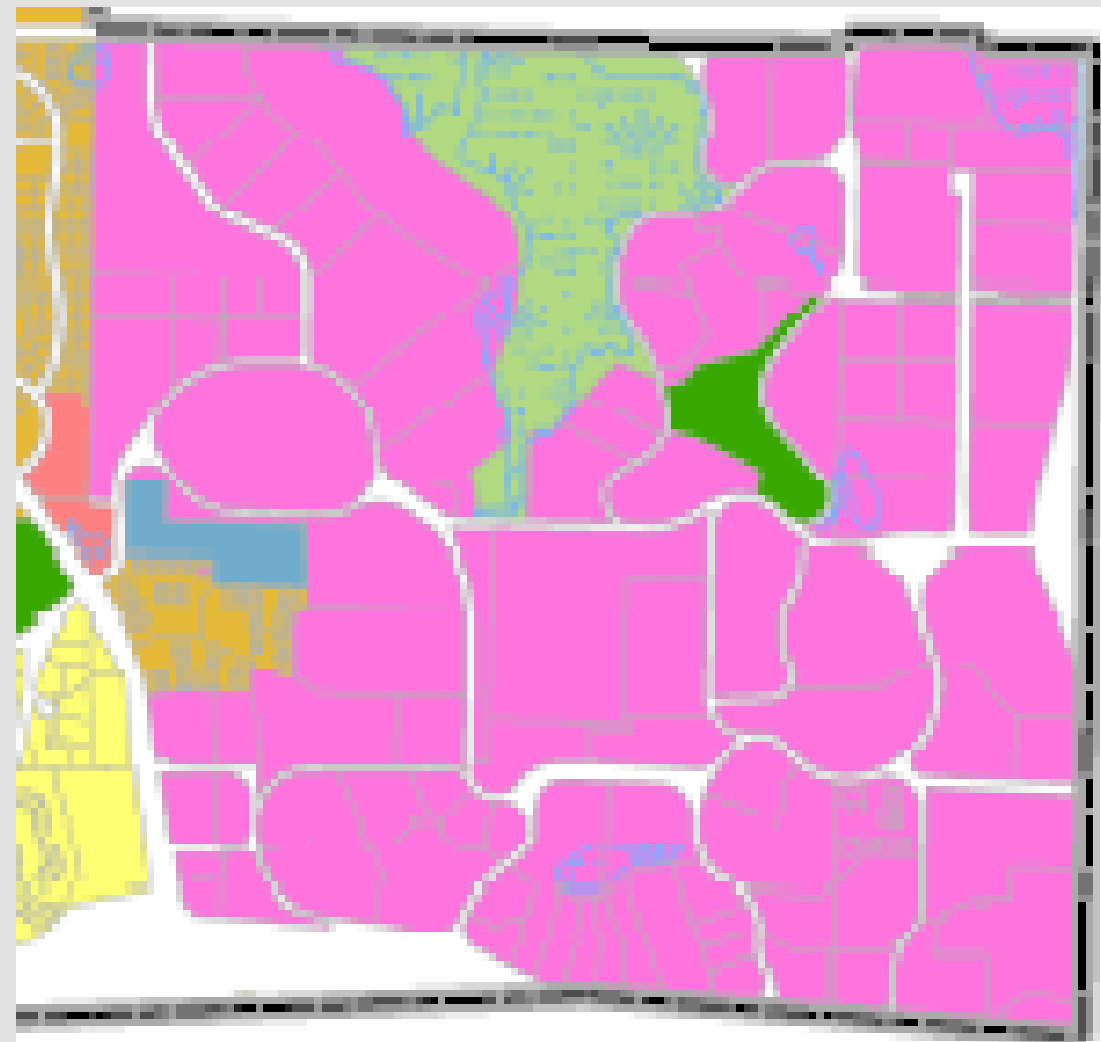


Village Center - Opus

2017 Aerial



2030 Land Use Plan

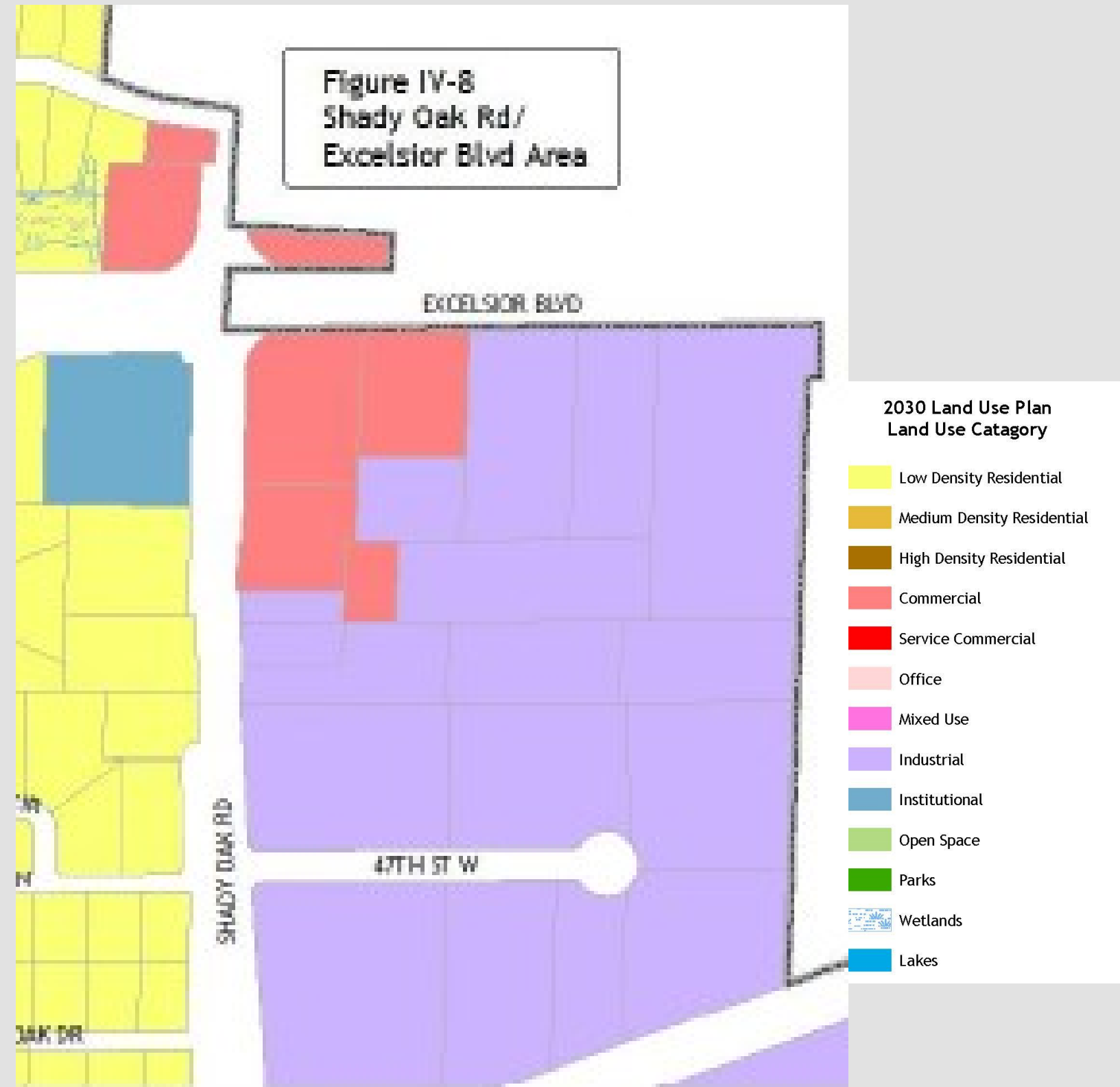


Village Center - Shady Oak Station

2017 Aerial



2030 Land Use Plan

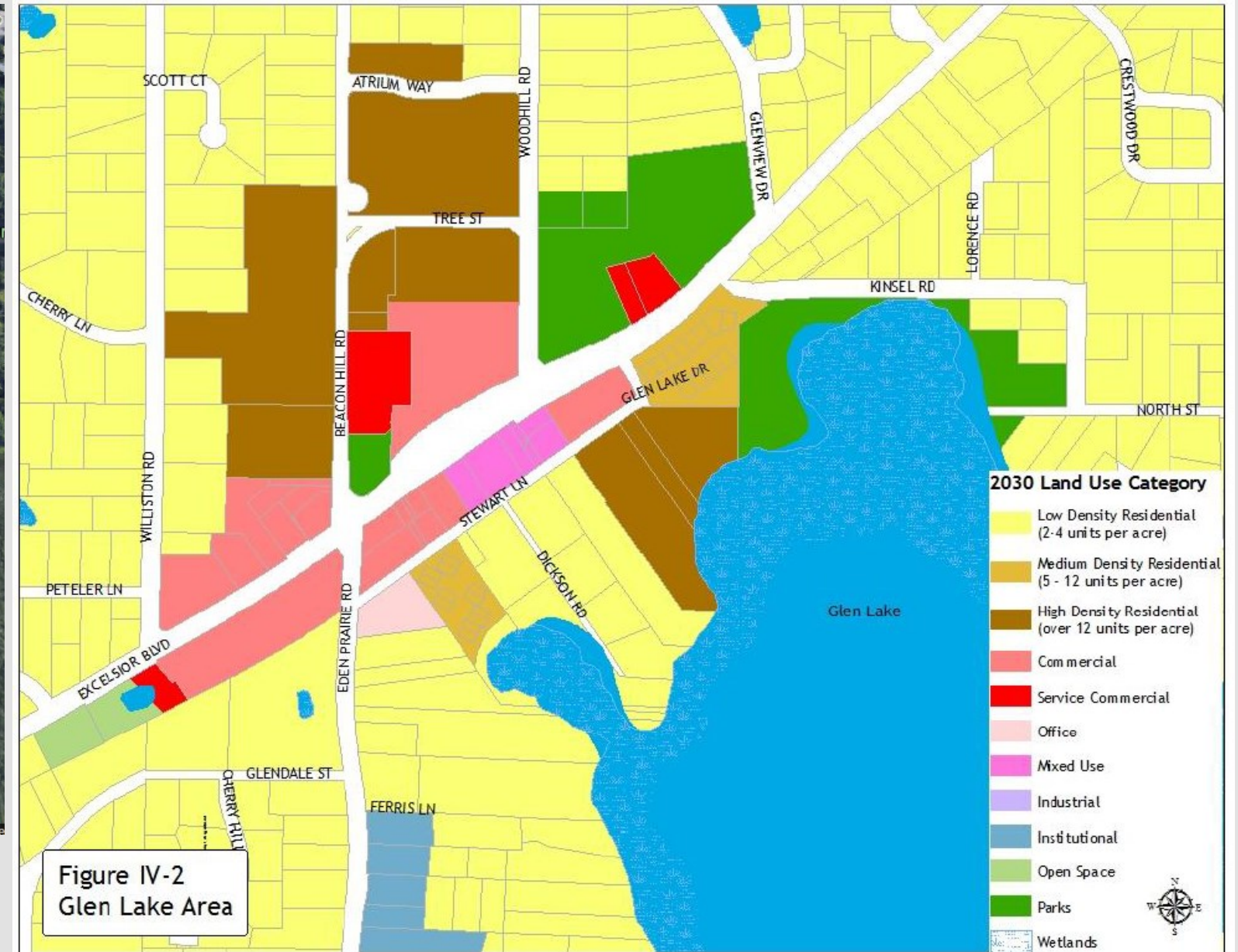


Village Center - Glen Lake

2017 Aerial



2030 Land Use Plan

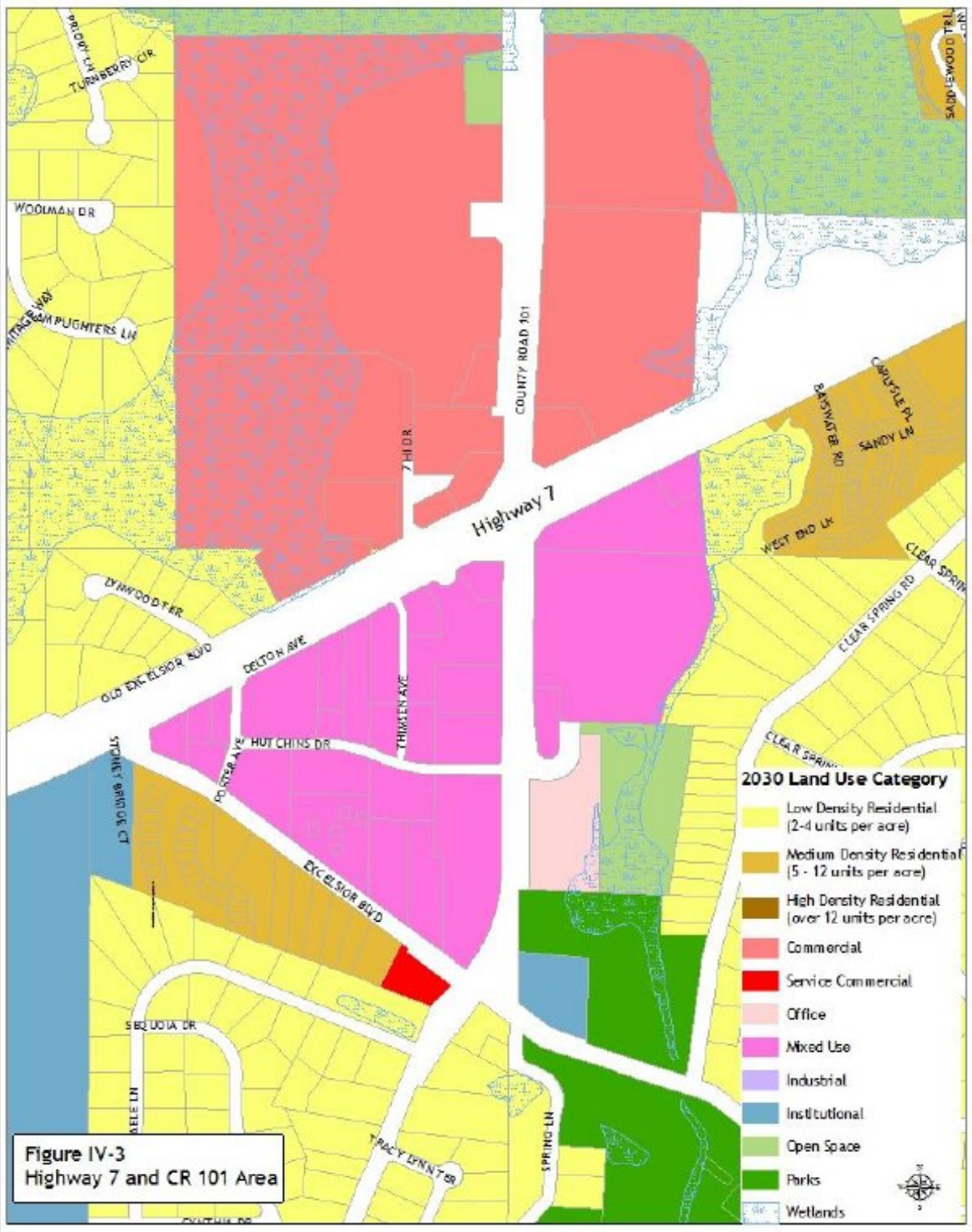


Village Center - County Road 101 / Hwy 7

2017 Aerial

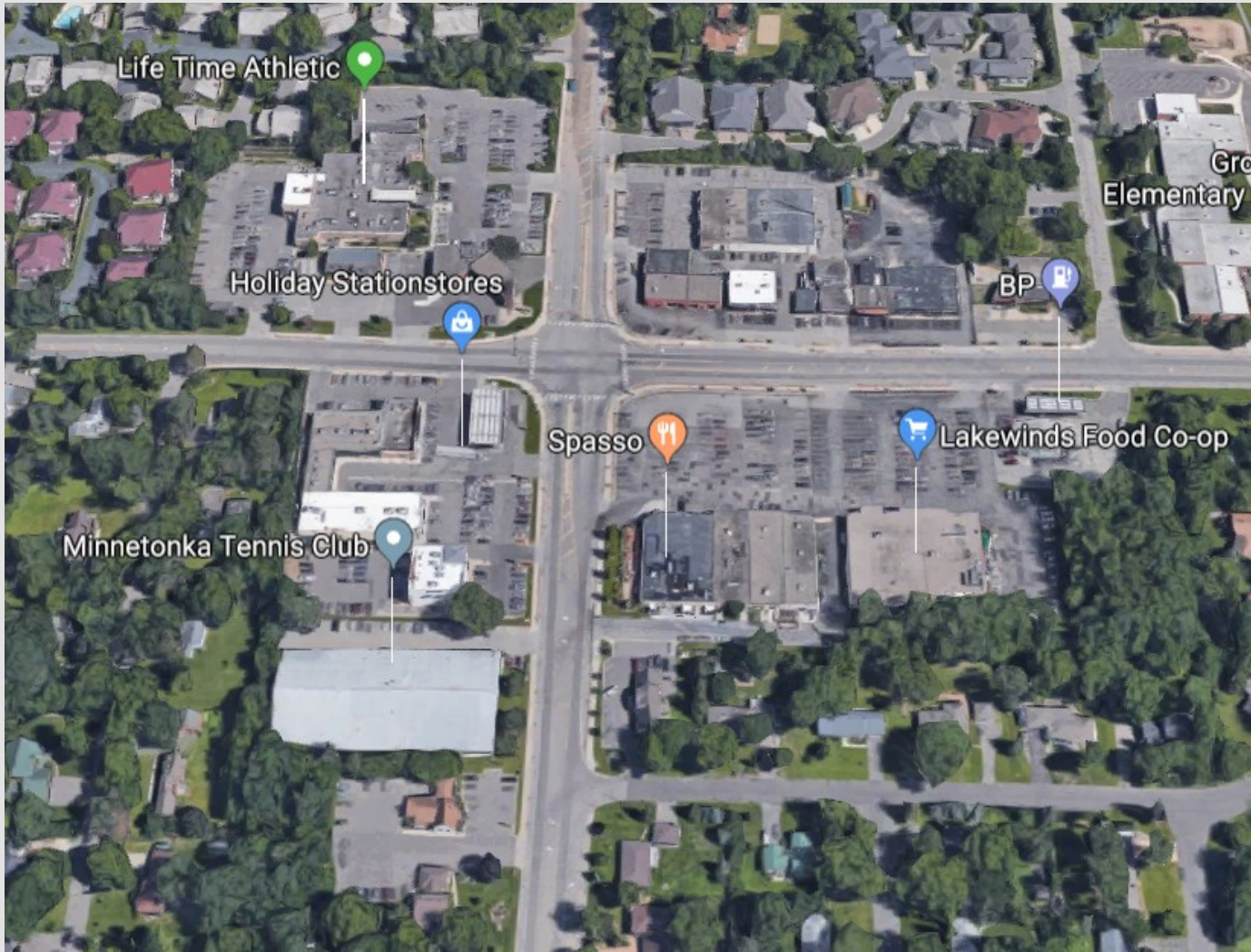


2030 Land Use Plan

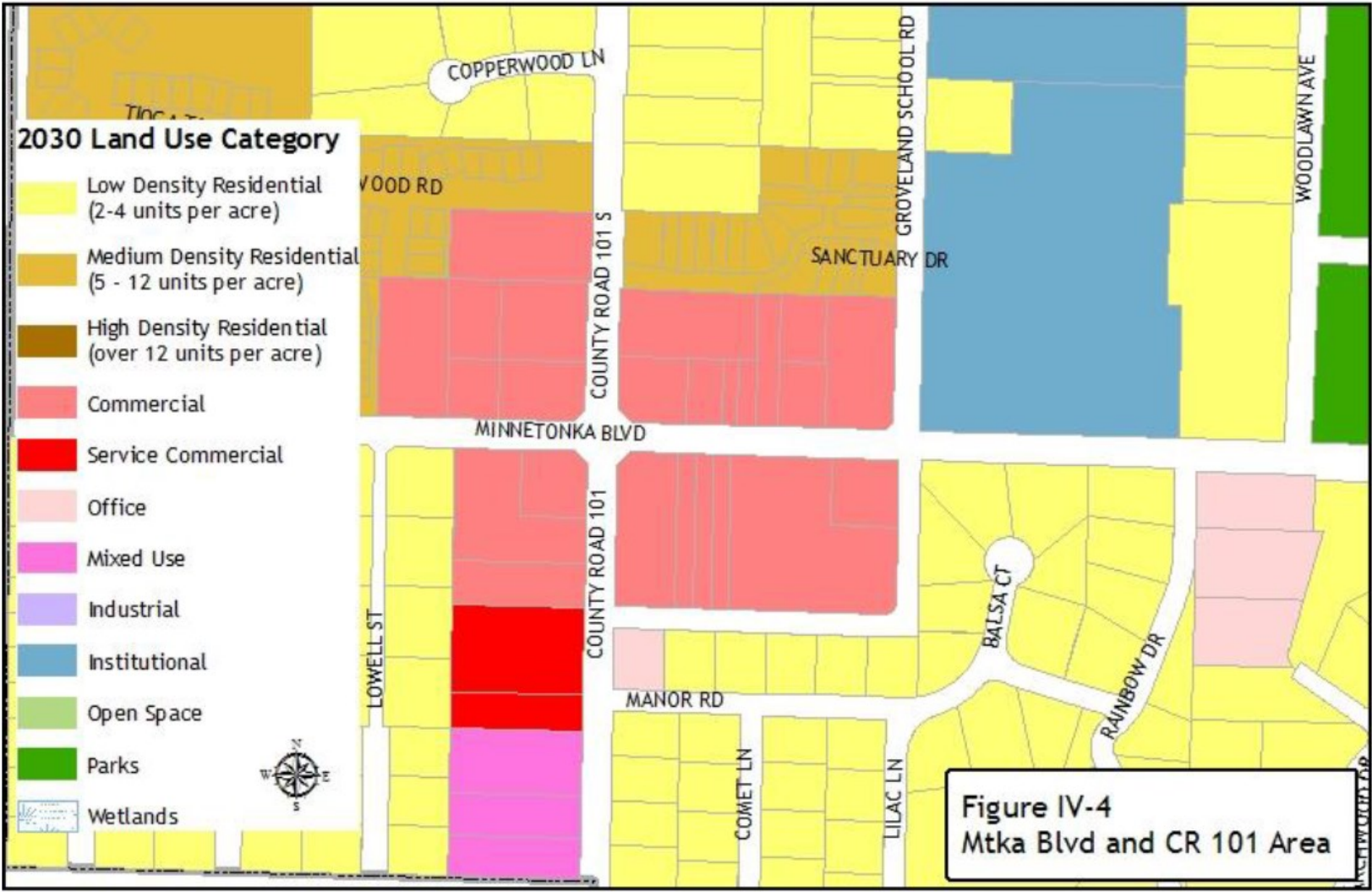


Village Center - Minnetonka Blvd. and CR 101

2017 Aerial



2030 Land Use Plan

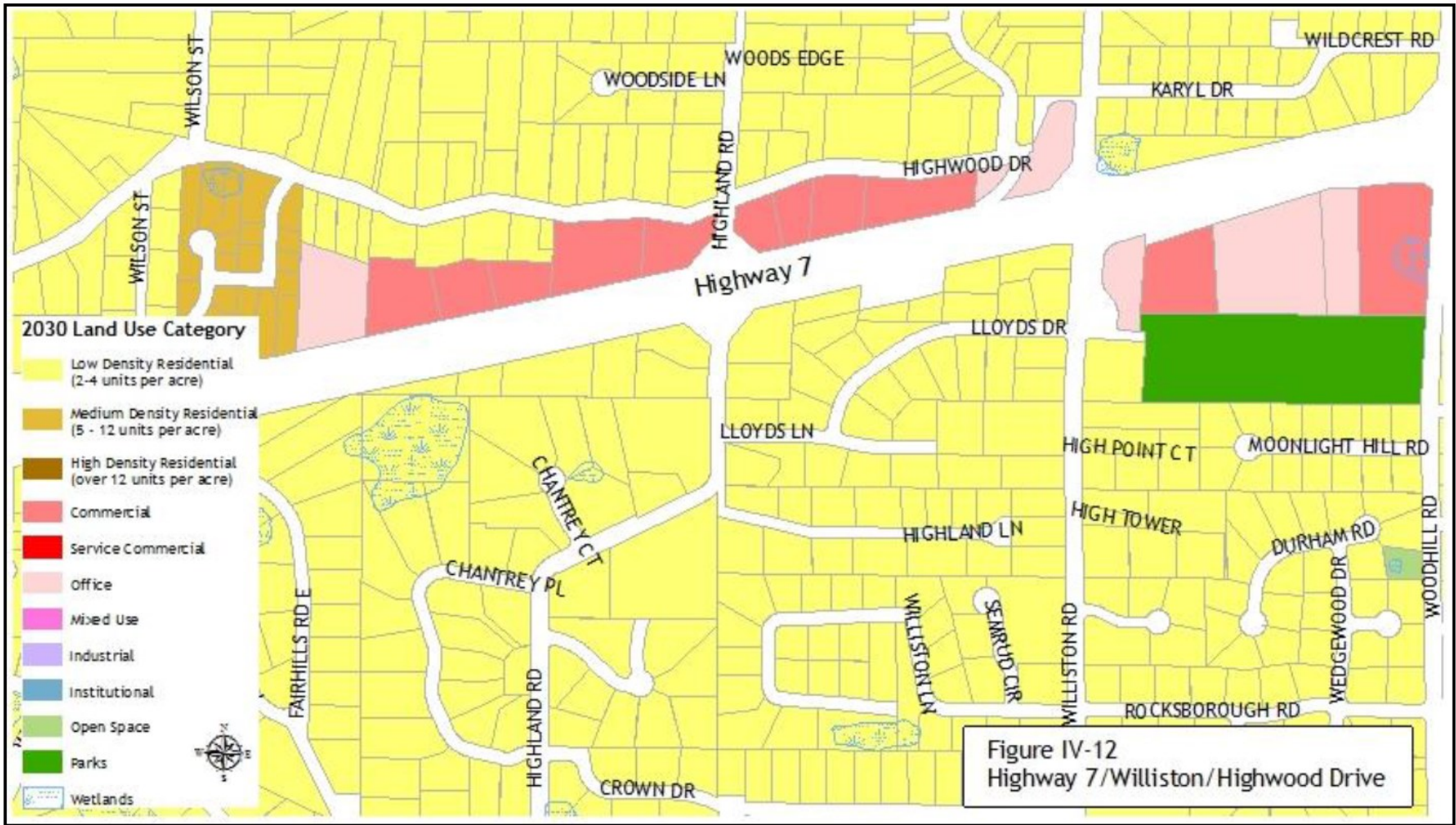


Village Center - Highway 7/Williston/Highwood Drive

2017 Aerial



2030 Land Use Plan

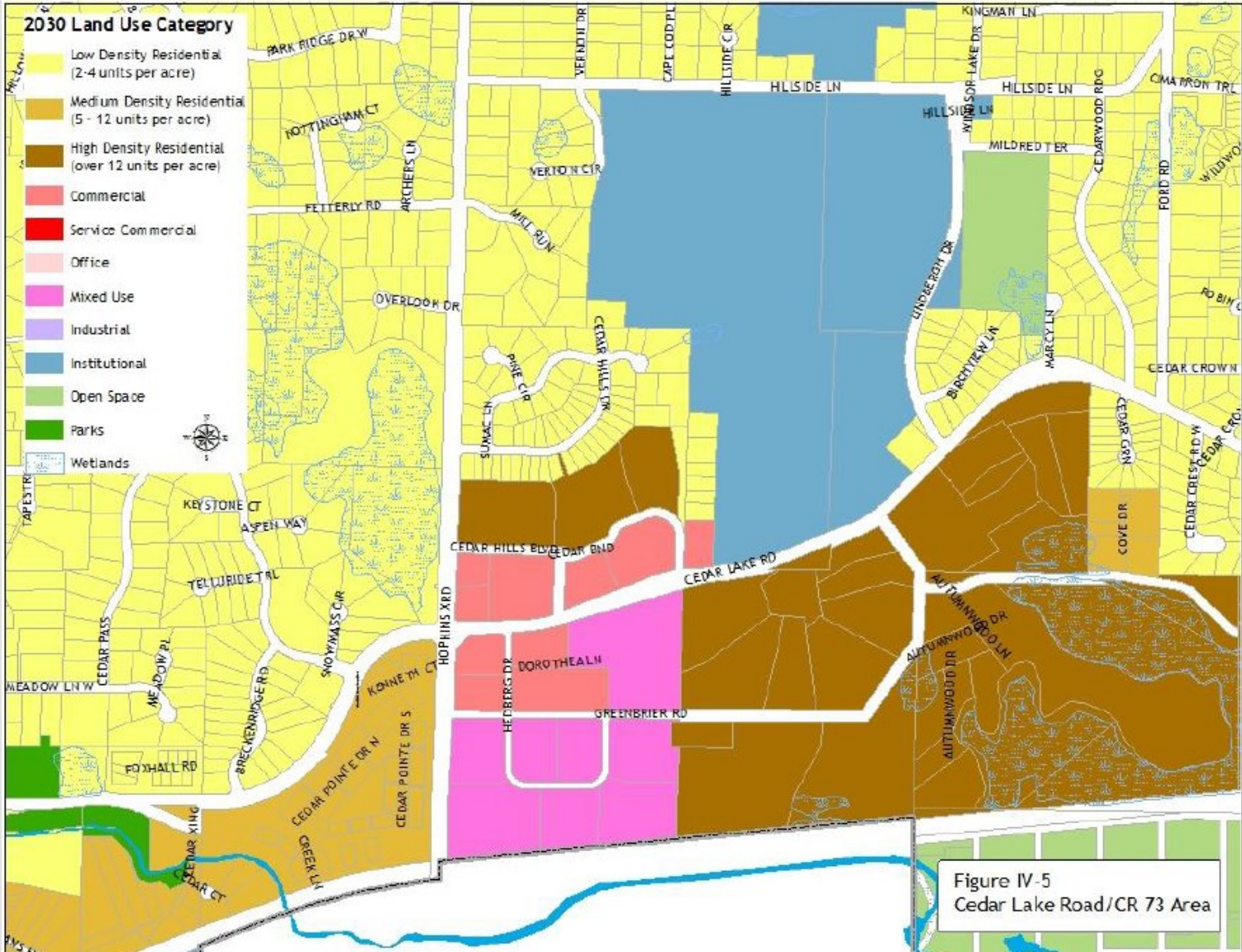


Village Center - Minnetonka Blvd. and CR 101

2017 Aerial

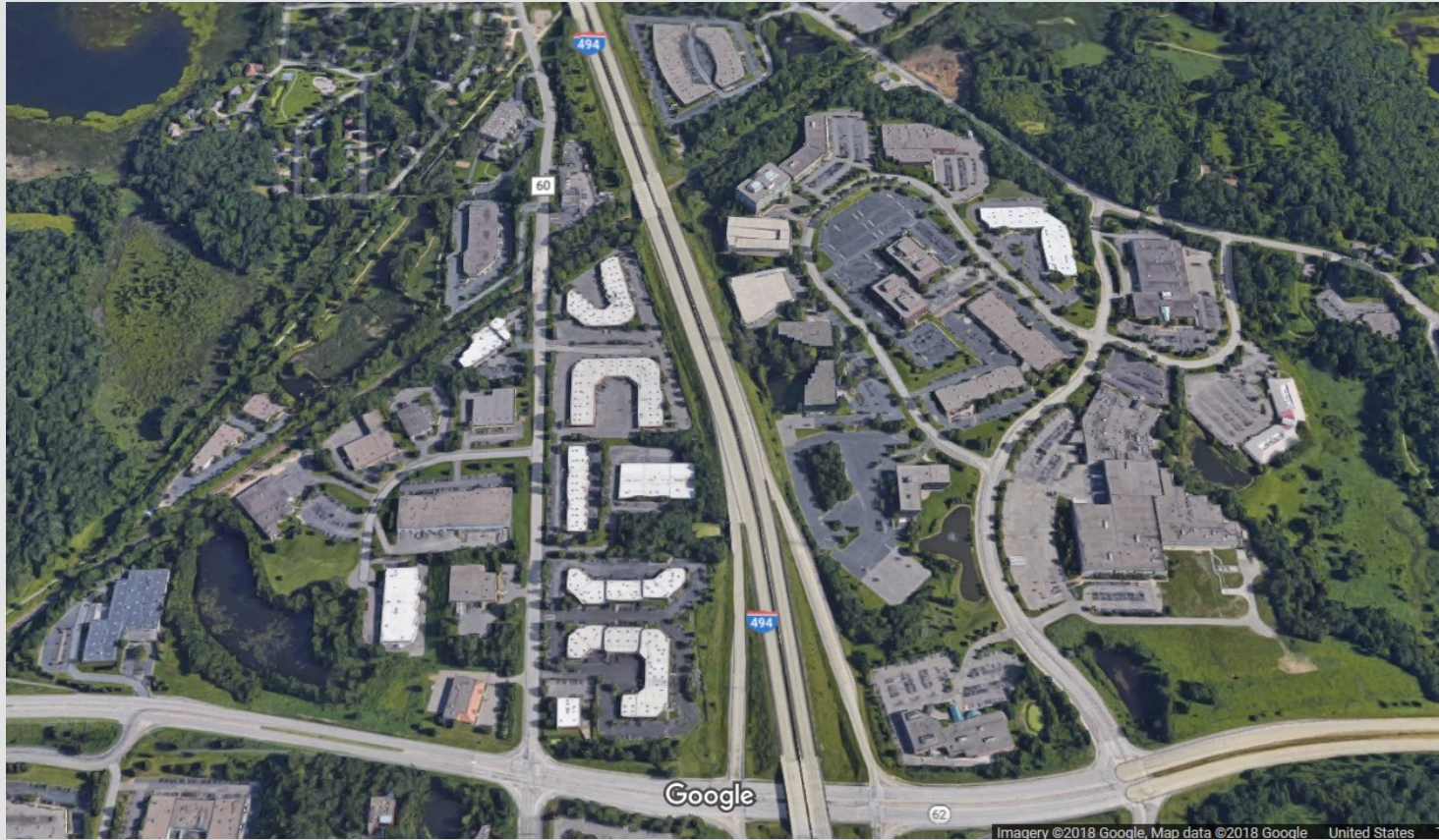


2030 Land Use Plan

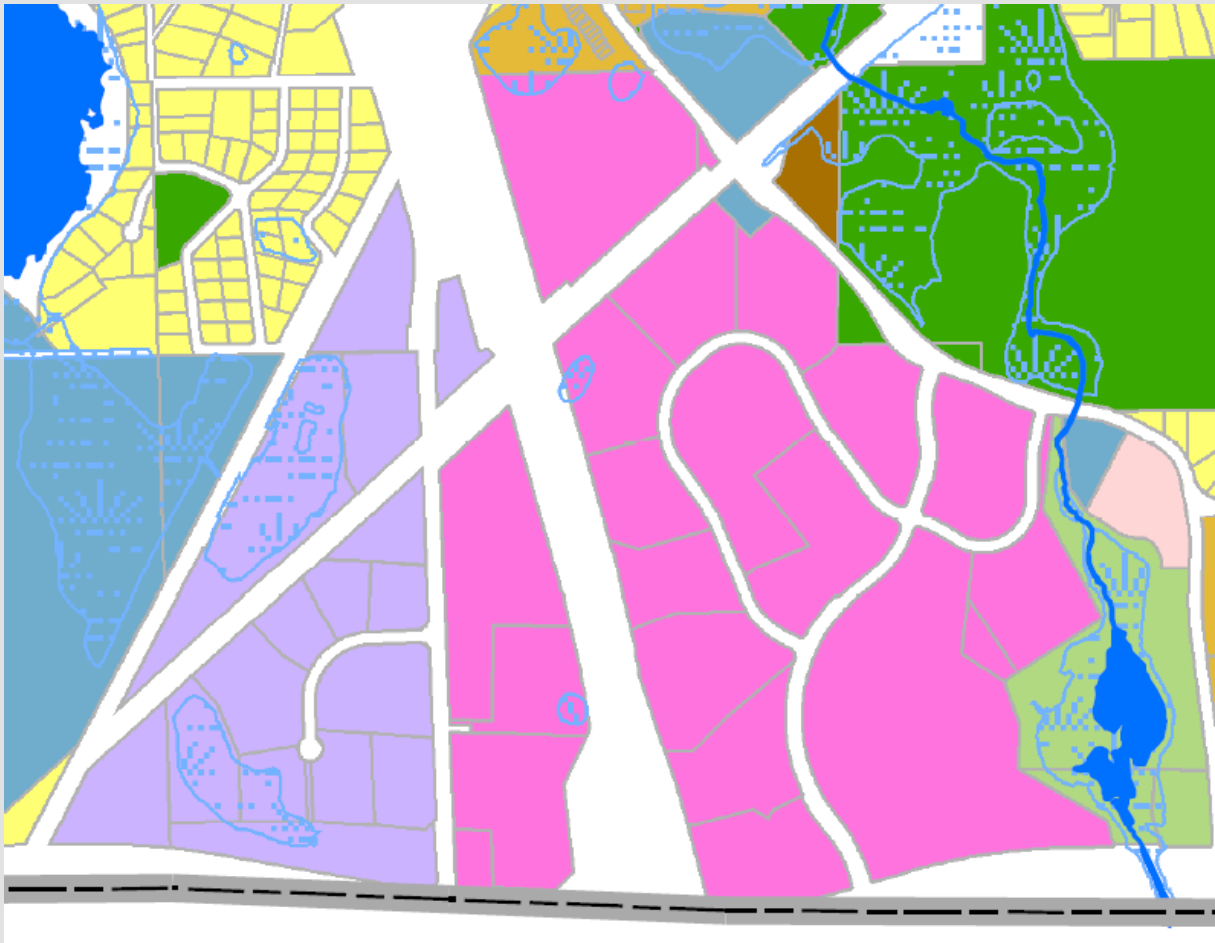


Employment Center - Whitewater / Baker Rd.

2017 Aerial



2030 Land Use Plan

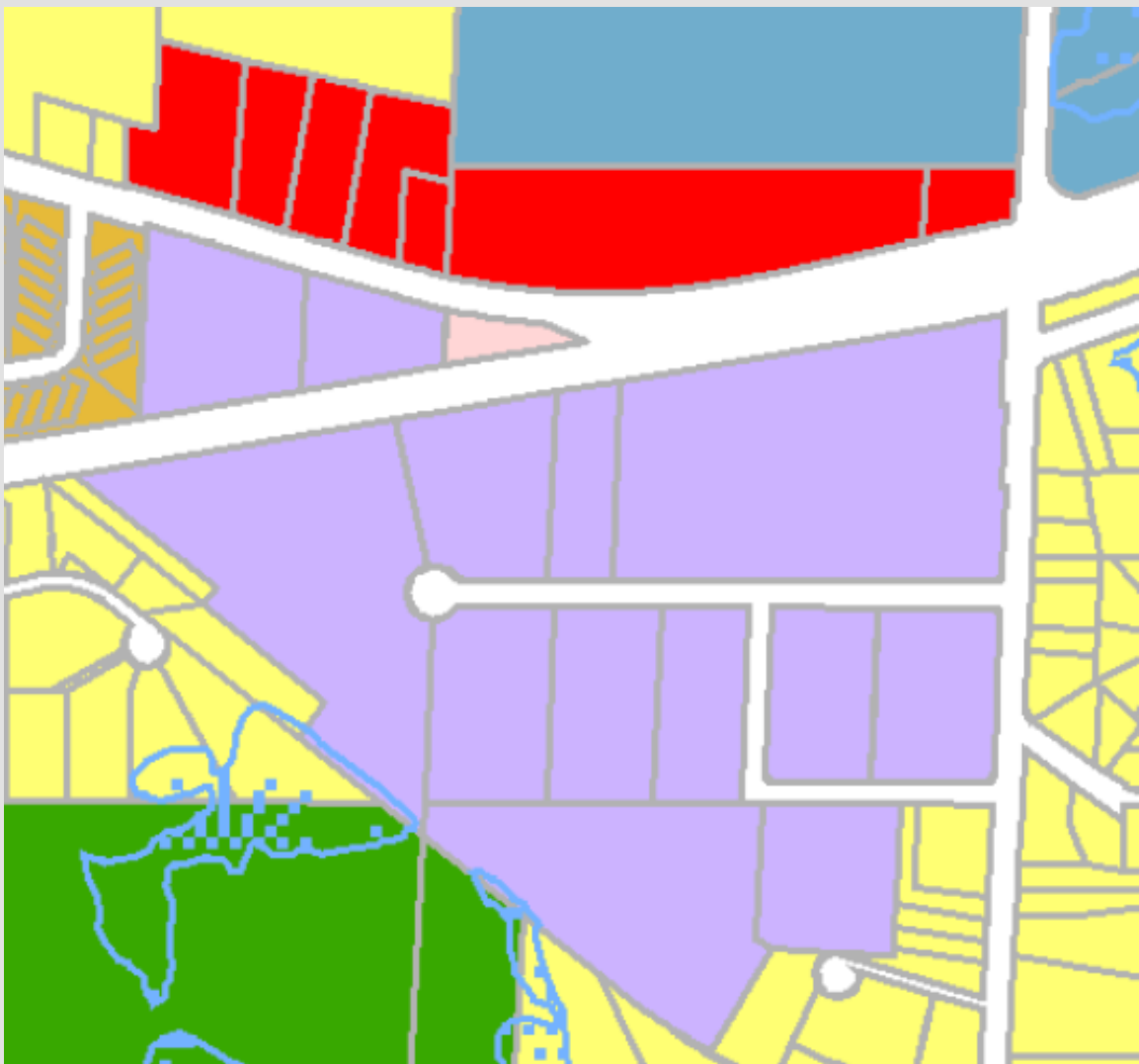


Employment Center - Minnetonka Industrial Park

2017 Aerial



2030 Land Use Plan



- 2030 Land Use Plan
Land Use Category**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Commercial
 - Service Commercial
 - Office
 - Mixed Use
 - Industrial
 - Institutional
 - Open Space
 - Parks
 - Wetlands
 - Lakes