

**2018 Comprehensive Guide Plan Steering Committee**

**Wednesday, September 13, 2017**

**Minnehaha Room, Minnetonka City Hall**

**6:00 – 8:00 p.m.**

**Agenda:**

6:00 – 6:15 Dinner

6:15 – 6:45 Review of previous land use plans and future issues

6:45 – 8:00 Group Land Use Exercise

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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**Memorandum**

**To:** Comprehensive Guide Plan Steering Committee

**From:** Loren Gordon, AICP, City Planner

**Date:** September 13, 2017

**Subject:** Comprehensive Guide Plan meeting #4 – September 13, 2017

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The fourth steering committee meeting will focus on land use planning. This is usually one of the more engaging components of the comprehensive plan for both residents and policy makers. The land use plan is 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.

**Past Land Use Planning for Comprehensive Plan Updates**

Since the first comprehensive plan in 1964, the city has planned for the future use of all private and public property. The attached land use plans from 1964 to 2008 show the progression of these efforts. From the 1960s through the 1980s as the community was building out largely undeveloped lands, there was strong focus on quality residential development, parks, trails and open spaces. Location of schools, roadways to connect neighborhoods to commercial services and places of employment within the community were important to building a more balanced “third ring” suburban community. Also during this time Interstates 394 and 494 and Highway 62 were constructed bringing greater access and mobility to the community and along with that, development opportunities and pressure.

By the late 1990’s the city was effectively experiencing a full build out of available land supply. There were very few large contiguous tracks of land left for development. The 1999 plan recognized that the community was moving toward a full build out. Public land became more important and efforts to enhance natural spaces and systems. This was seen with the support of the parks and open space referendum.

The most recent 2008 comprehensive plan represents an evolution of land use policy

moving from “greenfields” to near “build out.” In the current plan is an overall growth strategy that focuses attention on a number of community assets:

- the established residential neighborhoods,
- village areas,
- regional areas and corridors, and
- natural corridors and resource areas.

This growth strategy helped further define land use policy in the land use chapter.

### **Land Use Planning in the 2030 Comprehensive Plan**

The 2030 land use plan promotes stability of past land use policy while recognizing future change is inevitable to accommodate additional residents, employees and opportunities to utilize and enjoy the community resources.

As identified in the plan, identified strategies to address this change include:

- Preserve existing neighborhoods and yet, at the same time broaden housing choice,
- Revitalize existing community and neighborhood commercial centers using a —village concept,
- Diversify housing opportunities in various mixed use areas of the city, including certain village areas,
- Encourage vitality in the Ridgedale regional center, Opus and the regional business corridors, and
- Preserve the city’s natural resources and amenity areas, and encourage sustainable practices in development and redevelopment activities.

### **Land Use Planning for the 2040 Comprehensive Plan**

The policy framework for the 2040 plan will likely take many cues from the [2030 land use plan](#) including the preservation of neighborhoods and a focus on redevelopment in village areas. As land use policy evolves over time, it will be important for policies to reflect how the city has developed but maintain a proactive and progressive view of the future. Recognizing trends in demographics, housing and work help identify key issues the community should address. As we discuss land use policy for this update, think about what those future opportunities may be and where they may be located.



## **Discussion**

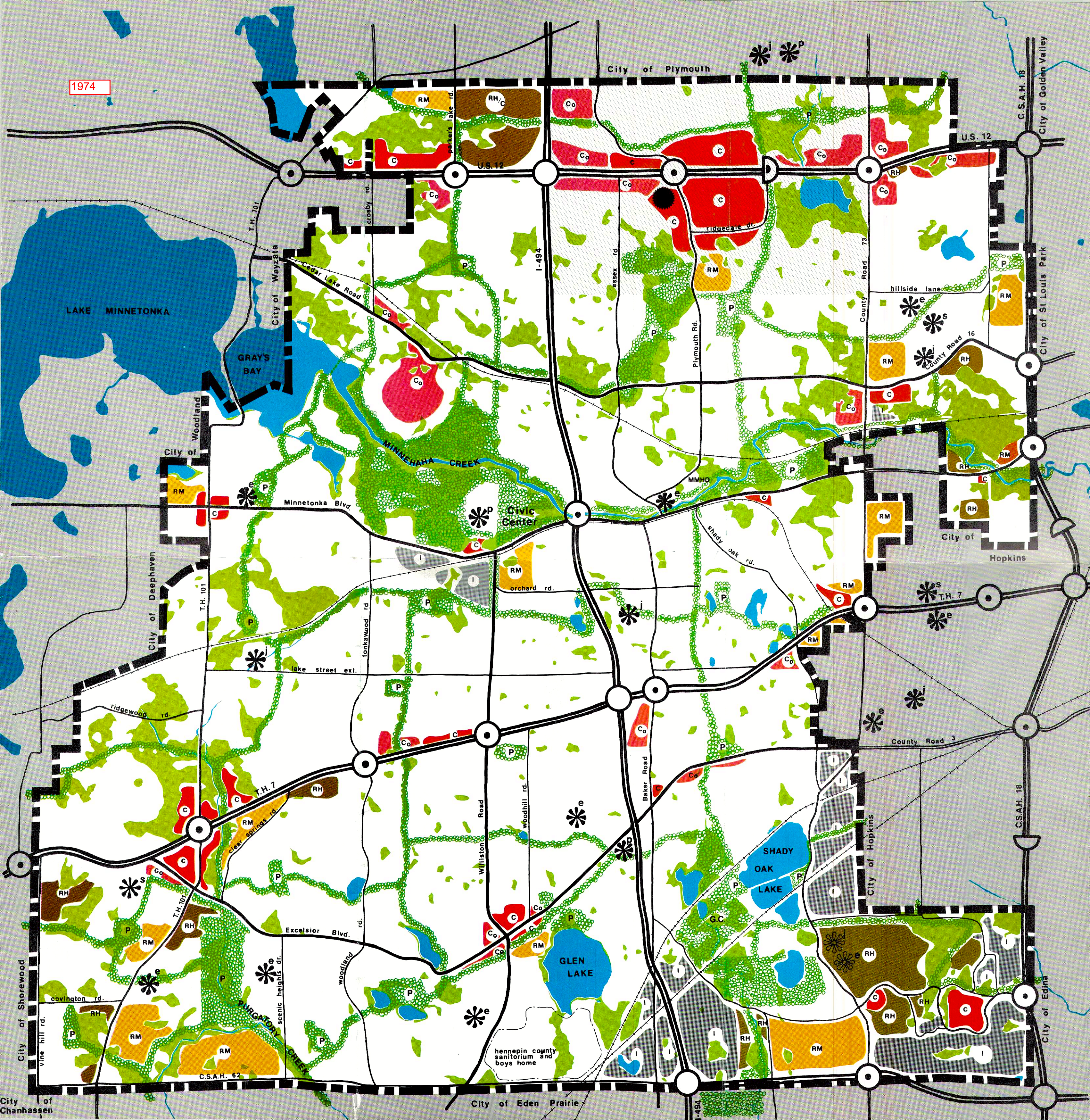
In preparation for a group exercise at our meeting, think about the following:

1. What does the forecasted increases in population, households and employment mean for land use?
2. What overall policies are important in guiding land use?
3. What geographic areas of the community should land use change be anticipated?
4. What sustainability principles are appropriate to consider for future land use planning?



1974

# community development guide plan of the city of minnetonka



	city boundary		interchange with controlled access
	water		interchange with access
	wetlands		interchange with partial access
	recreation open space		limited access highway
	major trail corridors		arterial street
MMHD	minnetonka mills historical district		major collector
G.C.	proposed golf course		collector street
	elementary school		high density residential (9 <sup>du</sup> / <sub>ac</sub> )
	junior high school		medium density residential (5 <sup>du</sup> / <sub>ac</sub> )
	senior high school		low density single family residential (2 <sup>du</sup> / <sub>ac</sub> )
	private school		commercial
	proposed school		office
	regional library		industrial
	community library		under study: subject to change



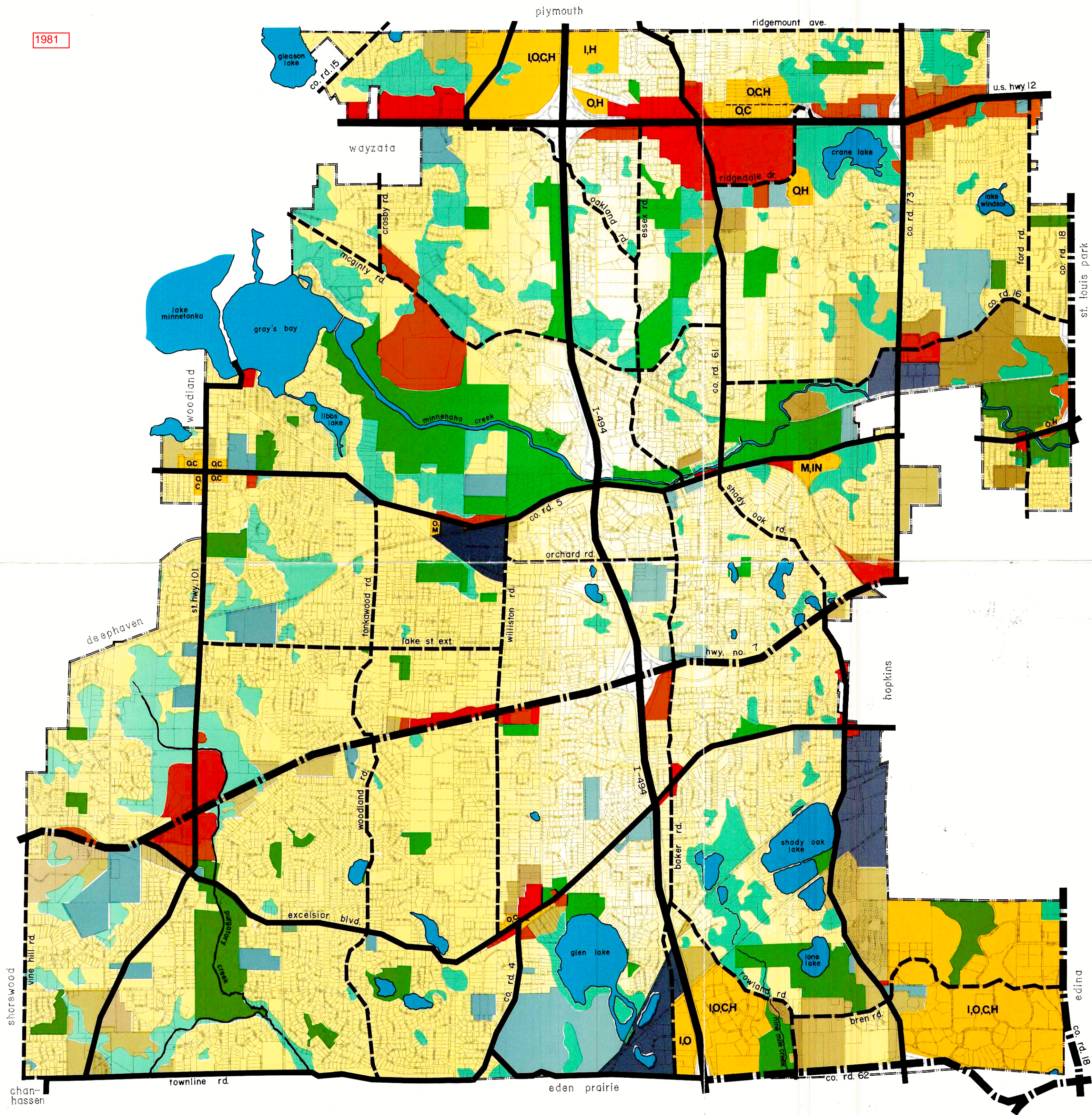
adopted  
17 DECEMBER 1973

The community development guide plan is but one step in the process of planning for the future development of Minnetonka, Minnesota. It has no force of law but is intended to reflect the City's policies toward future development. This plan may be changed from time to time to keep it current with changing city policies.

This Community Development Guide Plan was developed by the citizens of the City of Minnetonka with the assistance of Hodne-Stageberg Partners, Inc.



1981



1981

### land use

- low density (L)
- mid density (M)
- high density (H)
- office (O)
- commercial (C)
- industrial (I)
- institutional (IN)
- mixed use several land use designations apply to these areas
- park
- floodplain/wetland

### transportation

- principal arterial
- intermediate arterial
- minor arterial
- collector



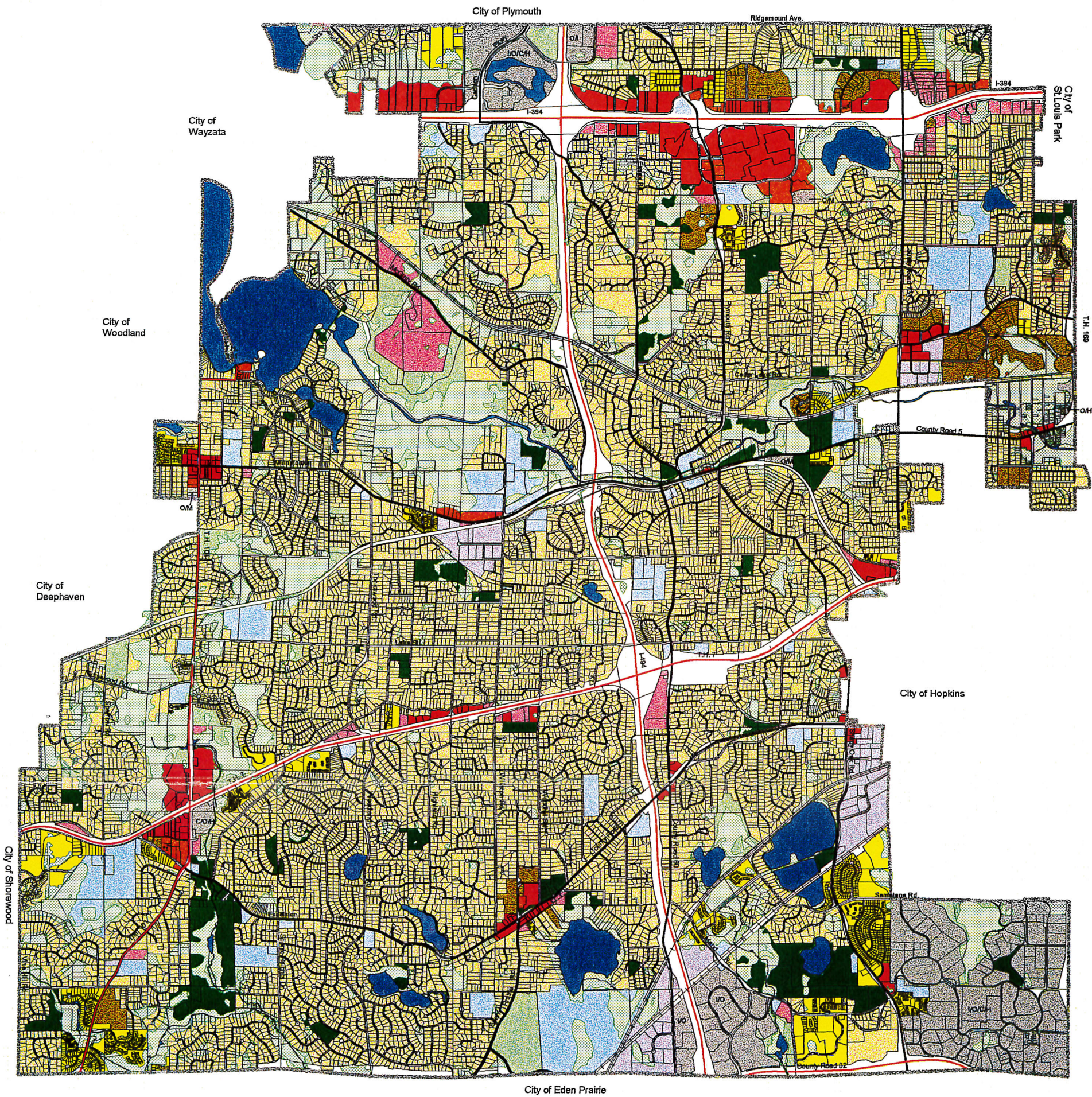
















Figure 3 - 2

## Land Use Plan

- |     |   |                            |      |   |               |
|-----|---|----------------------------|------|---|---------------|
| L   |  | Residential-Low Density    | INST |  | Institutional |
| M   |  | Residential-Medium Density | PARK |  | Parks         |
| H   |  | Residential-High Density   | OS   |  | Open Space    |
| C   |  | Commercial                 |      |  | Wetlands      |
| SC  |  | Service Commercial         |      |  | Water         |
| O   |  | Office                     |      |   |               |
| I   |  | Industrial                 |      |   |               |
| MIX |  | Mixed Use                  |      |   |               |

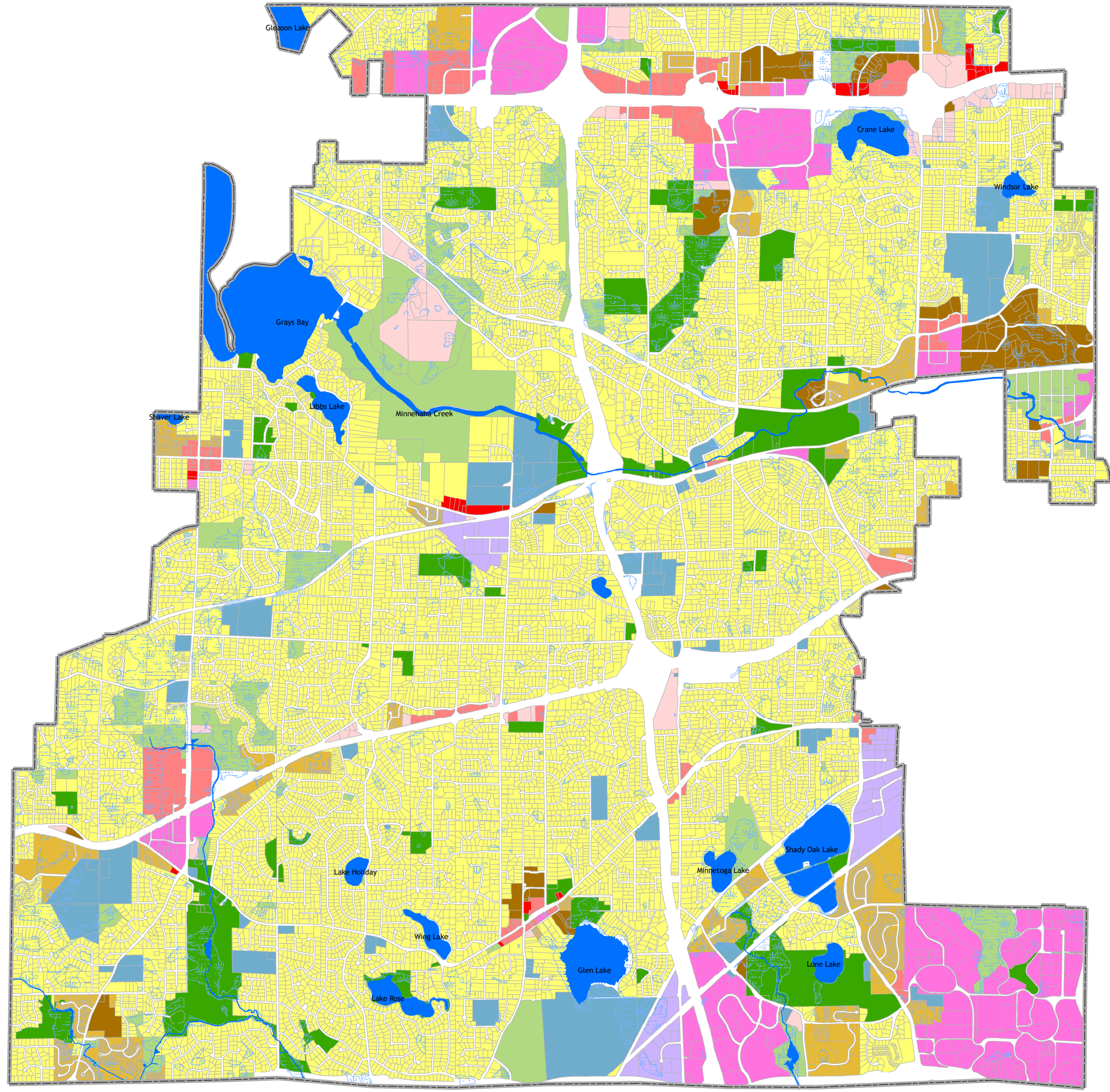
0 0.5 1 Miles

















Comprehensive Plan

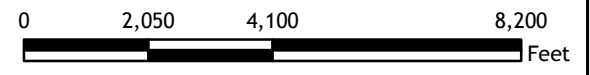
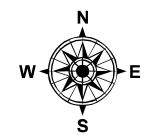


2008



**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