

Chapter 9 - Implementation



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Implementation

Land Use Plan

The 2040 Comprehensive Guide Plan map and text will be amended periodically as circumstances warrant. Those features of the plan that are most fundamental, such as the overall policies and growth strategies, should be the least subject to change. The more detailed aspects of the plan, such as the 2040 land use plan map, should be considered the most flexible, and therefore subject to change based on specific criteria.

The following steps are required to maintain the integrity of the 2040 Comprehensive Guide Plan until it is updated in ten years:

- A.** The planning commission, in conjunction with other advisory commissions and city staff, should conduct periodic reviews of the entire comprehensive plan to determine if any sections need revision.
- B.** If community goals change, the comprehensive plan should be reviewed and adjusted, accordingly, by the city.
- C.** If a comprehensive plan change is requested for a particular property(ies), the city may allow sufficient time, to the extent allowed by state law, to develop review criteria for the property(ies) and any affected adjacent property(ies) prior to consideration of the comprehensive plan amendment by the planning commission and city council.
- D.** The following criteria will be used for review of requests to change the 2040 land use map or any of the text of the comprehensive plan chapters.
 1. The change would be consistent with the policies, strategies, or other elements of the 2040 Comprehensive Guide Plan and the city's Strategic Framework, including those for certain long term planning areas noted in this chapter.
 2. The change would not create an adverse impact on public facilities and services that could not be mitigated with proposed improvements. Public facilities and services include roads, sewers, water supply, drainage, schools and parks.
 3. Development resulting from the change would not create an undue impact to surrounding properties.

- (a) Such development would be consistent with the physical character of the surrounding neighborhood or would upgrade and improve its viability
 - (b) Physical character includes land use type, building height and size, relationship to the street, roof lines, and landscaping.
 - (c) Viability includes stabilization or enhancement of property values or removing blighting influences.
 - (d) An effective and reasonable buffer may be established and maintained on a continual basis in locations where the land use change is to a non-residential use such as commercial and is adjacent to an established residential neighborhood. The buffer may be established by utilizing the following techniques:
 - extraordinary setbacks to residential properties from hardsurface areas (buildings, driving lanes, parking areas, etc.) and other areas or features of development that result in impacts to residential properties, such as lighting,
 - sufficient berming of a height and design to screen non-residential activities,
 - use of structures such as non-accessible building walls or other effective barriers,
 - use and incorporation of existing topography and vegetation into the overall development,
 - new landscaping materials, of sufficient height and size to provide a year- round screen, or
 - a combination of the above features and techniques.
4. The change would allow a more viable transition to the planned uses on adjacent properties than the current land use.
 5. The change would not have an adverse impact on the natural environment, including trees, slopes and wetlands, or the impact could be mitigated by improvements on the site or in the same vicinity.
 6. There has been a change in city policies or neighborhood characteristics since the city adopted the original plan that would justify a change.
 7. The change would correct an error made in the original plan.

8. There is a community or regional need identified in the comprehensive plan for the proposed use or service.
9. The change would help the city meet its housing goals.
10. The change would not adversely impact any landmarks or other historically significant structures or properties unless mitigated through relocation, commemoration or dedication.
11. In the event a land use change includes numerous properties, such as a neighborhood area, the following factors should be considered:
 - (a) Determination of changed conditions on the properties or within the area surrounding the properties.
 - (b) The condition of the buildings on the property,
 - (c) If residential, the need to preserve the housing stock to meet city housing goals, or if non-residential, the ability of the proposed new land use(s) to meet city housing goals.
 - (d) The ability of the assembled properties to allow for a unified development that meets the appropriate development criteria for the area in which it is located, and
 - (e) The timing of intended development allows for any necessary roadway or other public infrastructure improvements to accommodate traffic from the proposed development.

The following table contains property land use changes from the 2030 to 2040 land use plan, which are illustrated on the map in **Error! Reference source not found.**

Table 9-1 Land Use Changes from 2030 to 2040 Land Use Plan

Area	Geography	2030 Designation	2040 Designation
1	Twelve Oaks	Commercial	High Density Residential
2	Fairfield Rd. W.	Low Density Residential	Medium Density Residential
3	Correns Dr.	Medium Density Residential	High Density Residential
4	Wayzata Blvd. (Sunset Hill)	Commercial	Mixed Use
5	Wayzata Blvd. (Fairfield Rd.)	Service Commercial	Mixed Use
6	Wayzata Blvd. (Westwood Rd.)	Service Commercial	Mixed Use
7	Cartway Ln.	Commercial	Mixed Use
8	Plymouth Rd.	Office	Mixed Use

9	Cedar Lake Rd.	Commercial	Mixed Use
10	Highwood Dr.	Low Density Residential	Medium Density Residential
11	Hwy 7	Commercial	Mixed Use
12	Shady Oak Station	Commercial / Industrial	Mixed Use
13	Glen Lake	Commercial	Mixed Use
14	Mtka. Blvd. / 101	Commercial	Mixed Use

Land Use Category Comparison to Zoning Ordinance Districts Existing Zoning Map

The following table contains existing zoning districts, purpose and key standards. It is the intent of the city to implement the 2040 land use plan map change areas with these districts and others that may be adopted over time.

Table 9-2 Existing Zoning Districts

Zoning District	Purpose	Key District Standards
R-1A Residential Alternative District	The purpose of the R-1A district is to continue and promote a diversity of housing by providing a single-family alternative to the R-1 zoning district. Development within this district may occur at densities not exceeding three dwelling units per acre. Single family detached dwellings in areas where such development is consistent with the low density residential designation of the comprehensive plan and compatible with surrounding land use characteristics. Development shall occur at densities not exceeding 4 dwelling units per acre.	Lot Area Minimum: 15,000 square feet with qualifying conditions
R-1 Low Density Residential District	Single family detached dwellings in areas where such development is consistent with the low density residential designation of the comprehensive plan and compatible with surrounding land use characteristics. Development shall occur at densities not exceeding 4 dwelling units per acre.	Lot Area Minimum: 22,000 square feet
R-2 Low Density Residential District	Two family dwellings in those areas where such development is consistent with the low density residential designation of the comprehensive plan and compatible with surrounding land uses. Development shall occur at densities not exceeding 4 dwelling units per acre.	Two family Lot Area Minimum: 12,500 square feet

Zoning District	Purpose	Key District Standards
R-3 Low or Medium Density Residential District	Attached residential dwelling units in those areas where such development is consistent with the low or medium density residential designation of the comprehensive plan and compatible with the development pattern of the surrounding area. Clustering of buildings to permit more orderly development is encouraged within the district. Development densities shall not exceed 12 dwelling units per acre.	Low density lot area minimum: 10,000 square feet per dwelling Medium density lot area minimum: 3,630 square feet
R-4 Medium Density Residential District	Attached and multiple family dwellings in those areas designated for medium density residential development in the comprehensive plan. Development densities shall occur at least 4 but not exceed 12 dwelling units per acre.	Floor to Area Ratio: 0.5 max Height: regulated by the FAR
R-5 High Density Residential District	Multiple family dwellings designated for high density residential development in the comprehensive plan. Development densities shall occur at least 12 dwelling units per acre.	Floor to Area Ratio: 1.0 max Height: regulated by the FAR
B-1 Office Business District	Office and accessory services uses but excludes general retail and service uses.	Floor to Area Ratio: 1.0 max
B-2 Limited Business District	Low intensity, service oriented commercial uses in areas designated as neighborhood or community centers in the comprehensive plan.	Floor to Area Ratio: 0.8 max
B-3 General Business District	General commercial development in areas so designated in the comprehensive plan.	Floor to Area Ratio: 1.5 max
I-1 Industrial District	Low intensity, service oriented commercial uses in areas designated as neighborhood or community centers in the comprehensive plan.	Floor to Area Ratio: 0.8 max
Planned Unit Development District	Uses permitted in all districts are allowed	As approved by PUD

The following table aligns land use categories with zoning districts that are consistent with use type and intensity/density ranges guided by the land use plan. The table demonstrates that each land use category has a number of zoning district options.

Table 9-3 Land Use Category Compared to Zoning Ordinance

Land Use Category	Zoning District (or Permitted Use within Specified Base District)
Low-Density Residential	R-1 Low Density Residential
	R-1a Low Density Residential
	R-2 Low or Medium Density Residential
	R-3 Low or Medium Density Residential
	B-1 Office ^(a)
	B-2 Limited Business ^(a)
	B-3 General Business ^(a)
	Planned Unit Development District
Medium-Density Residential	R-2 Low or Medium Density Residential
	R-3 Low or Medium Density Residential
	R-4 Medium Density Residential
	Planned I-394 District
	B-1 Office ^(a)
	B-2 Limited Business ^(a)
	B-3 General Business ^(a)
	Planned Unit Development District Planned I-394 District
High-Density Residential	R-5 High Density Residential
	Planned I-394 District
	B-1 Office ^(a)
	B-2 Limited Business ^(a)
	B-3 General Business ^(a)
	Planned Unit Development District
	Planned I-394 District
Mixed Use	B-1 Office ^(a)
	B-2 Limited Business ^(a)

Land Use Category	Zoning District (or Permitted Use within Specified Base District)
	B-3 General Business ^(a)
	B-2 Limited Business
	Planned Unit Development District
	Planned I-394 District
	Shady Oak Station District(b)

Land Use Category	Zoning District (or Permitted Use within Specified Base District)
Commercial Uses	
Office	B-1 Office
	B-2 Limited Business
	B-3 General Business
	I-1 Industrial
	Planned I-394 District
	Planned Unit Development District
Commercial/Retail	B-2 Limited Business
	B-3 General Business
	Planned I-394 District
	I-1 Industrial ^(a)
	Planned Unit Development District
Service Commercial	B-2 Limited Business
	B-3 General Business
	I-1 Industrial ^(a)
	Planned I-394 District
	Planned Unit Development District
Industrial	I-1 Industrial
	Planned I-394 District (light) ^(a)
	B-1 Office (light) ^(a)
	Planned Unit Development District

Land Use Category	Zoning District (or Permitted Use within Specified Base District)
Institutional	R-1 Low Density Residential ^(a)
	R-2 Low Density Residential ^(a)
	R-3 Low or Medium Density Residential ^(a)
	R-4 Medium Density Residential ^(a)
	R-5 High Density Residential ^(a)
	B-1 Office ^(a)
	B-2 Limited Business ^(a)
	B-3 General Business ^(a)
	Planned Unit Development District
	Planned I-394 District ^(a)
	Planned Unit Development District
Parks and Open Space	R-1 Low Density Residential
	R-2 Low Density Residential
	R-3 Low or Medium Density Residential
	R-4 Medium Density Residential
	R-5 High Density Residential
	Planned Unit Development District
Transportation and Utilities	Permitted in all Zoning Districts

(a) May be permitted as a Conditional Use

Capital Improvement Plan

The city adopts a 5-year capital improvement plan that is updated annually. The capital improvement plan identifies strategic infrastructure investments including:

- Roadways
- Parks and Trails
- Water System
- Sanitary Sewer System
- Stormwater System
- City Facilities