



### REQUEST FOR CITY COUNCIL ACTION

<b>Meeting Date:</b>	January 17, 2012						
<b>Item Name:</b>	Comprehensive Plan Amendment of Land Use Plan Map – Establish Consistency with the City of Waconia Zoning Map						
<b>Originating Department:</b>	Planning and Zoning						
<b>Presented by:</b>	John Hilgers, Planning Director						
<b>Previous Council Action (if any):</b>							
<b>Item Type (X only one):</b>	<table border="1"> <tr> <td>Consent</td> <td>X</td> <td>Regular Session</td> <td></td> <td>Discussion Session</td> <td></td> </tr> </table>	Consent	X	Regular Session		Discussion Session	
Consent	X	Regular Session		Discussion Session			

**RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED** (Include motion in proper format.)

Adopt Resolution 2012 – 32, Amending 2030 Comprehensive Land Use Plan

**EXPLANATION OF AGENDA ITEM** (Include a description of background, benefits, and recommendations.)

**BACKGROUND:**

In June of 2009, the Metropolitan Council approved the 2030 Comprehensive Plan for the City of Waconia. The Comprehensive Plan is a document that is an expression of the community’s vision for the future with respect to land use, parks, utilities, transportation, housing and water resources. The Comp Plan is the foundation, or base, from which official controls are established such as zoning regulations and subdivision (platting) standards.

The zoning ordinance is one tool or official legal control that carries out the policies and objectives of the Comprehensive Plan. While the Comp Plan will guide the use of a property for a certain use (such as industrial), the zoning ordinance is the official control that then regulates performance standards for that industrial development to take place such as what the structure setbacks, heights of buildings, off-street parking requirements, types of industrial uses allowed, etc will be. In this case, it is important that the zoning of the property is Industrial and that it matches the Industrial designation laid out in the Land Use Plan Map of the Comprehensive Plan map.

State Statute 473.865 requires consistency between the Zoning Ordinance and the Comprehensive Plan. For example, the zoning map and the respective zones within the City should correspond to the Land Use Plan Map of the Comprehensive Plan. This consistency establishes a sound and defensible basis that assists communities in their land use decisions.

In reviewing the City Zoning Map and Land Use Plan, a number of changes are being recommended to bring consistency to the Zoning Map and Land Use Plan Map of the Comprehensive Plan. These changes correct some minor mapping errors that occurred during the creation of the Land Use Plan map in 2009 that we worked on with our Consultant. Additionally, these changes also reflect consistency with the Comprehensive Land Use Plan from 2004-2005 or from the approved Master Guide Plans from the Fronterra, Waterford and Interlaken developments. In other words, we are assigning land uses to what they were previously approved or assigned to be either from the prior Land Use Plan in 2004-05 or from Master plan adoptions of the larger developments of Fronterra, Waterford or Interlaken.

**RECOMMENDATION:**

Modify the Land Use Plan Map of the Comprehensive Plan in the following areas of the community in order for the Land Use Plan and Zoning Map to be consistent. The Proposed Land Use Plan (attached) has numbers that correspond to the respective numbers below (and a brief description of each change).

1. Downtown Business District – Show entire downtown boundary as Commercial (C) instead of various designations that are placed on current guide plan map in order to match the current B-2 and B-3 Downtown Business Zoning Districts these properties have and to match the 2004-05 Land Use Plan. This would bring consistency to the Zoning Map and Land Use Plan. The Commercial designation affords the widest array of uses for this area which was the intent during the Comp Plan update discussion.

2. Three small areas have been allocated (H) High Density Residential Development to reflect current zoning of R-5 High Density Housing on these parcels versus the current allocation of (L) Low Density Residential. These parcels are projected to ultimately develop or redevelop as higher density housing which was the intent of recent Comp Plan discussions.
3. This area is proposing to be changed to (M) Medium Density Residential from the current (L) Low Density Residential designation to reflect the current Provence Townhome Development. This would correspond to the R-3 Medium Density Residential Zoning District currently on the property.
4. Numbers 4 and 5 go together. The current plan has them reversed. The (H) High Density is correctly shown on the Proposed Plan to match the townhomes built in that area while the area circled as #5 correctly shows (L) Low Density Residential that was approved as part of the Waterford Master Plan in 2006-07.
5. See #4
6. The proposed (M) Medium Density Residential designation replaces the current (L) Low Density Residential in this location in order to match the current R-3 Medium Density Residential Zoning District designation and Land Use Plan from 2004-05.
7. The proposed (C) Commercial designation replaces the current (M) Medium Density to reflect existing Ridgeview Medical Place development. This (C) designation would be consistent with the current zoning of B-4 Health Care Business Zoning District and consistent with the 2004-05 Land Use Plan.
8. Interlaken – NW corner of Sparrow and County Road 10 is shown guided for commercial consistent with the past Comp Plan and the Interlaken Master Plan. It currently is labeled as (L) Low Density Residential.
9. Fronterra Business Park – This area is shown guided for commercial to reflect current land use of office condominiums and the Church of Latter Day Saints facility as laid out in the original Fronterra Master Plan of the late 1990's. It is currently shown as (M) Medium Density Housing.

**PUBLIC COMMENT:**

The City is required to post and publish a public hearing notice on proposed amendments to the Comprehensive Plan. The City posted (in the entry way of City Hall) and published (April 28, 2011 Waconia Patriot) the hearing notice for this amendment as required by City Code and State Statute. No public comments were received as a result of the posted and published notice.

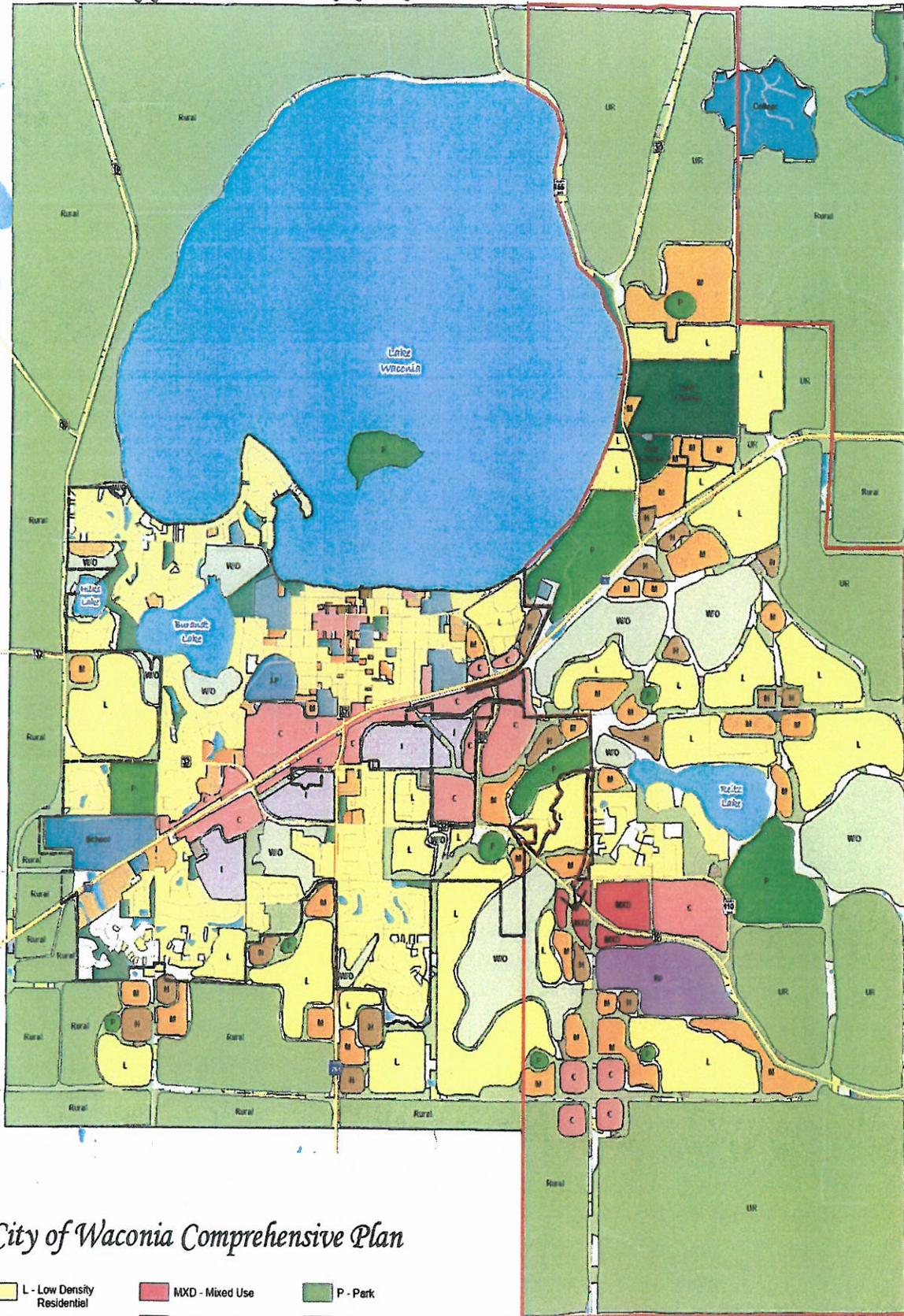
**RECOMMENDATION:**

The Planning Commission recommended approval of this matter at their May 12, 2011 meeting on a vote of 5 to 0 consistent with the narrative in items 1 through 9 above.

**STAFF COMMENT:** The reason for the time delay in moving this amendment forward was that we were going to combine various amendments for submittal to the Met Council at one time for this amendment, the Parks and Open Space Amendment (the other Planning agenda item in this packet), along with population and household projections we had anticipated we were going to have to do (however the Met Council has not required cities to formally amend their growth projections at this point in time).

<p><b>Funding Sources &amp; Uses:</b></p> <p><b>Budget Information:</b></p> <p>_____ Budgeted</p> <p>_____ Non Budgeted</p> <p>_____ Amendment Required</p>	<p><b>ADVISORY BOARD RECOMMENDATIONS:</b></p> <p>Planning Commission: _____</p> <p>Parks and Recreation Board: _____</p> <p>Safari Island Advisory Board: _____</p>
<p><b>Approved</b> _____ <b>Denied</b> _____</p> <p><b>Resolution No.</b>    <b>2012-32</b> _____</p>	<p><b>Tabled</b> _____ <b>Other</b> _____</p> <p><b>Ordinance</b> _____</p> <p><b>No.</b> _____</p>

# \* CURRENT



## City of Waconia Comprehensive Plan

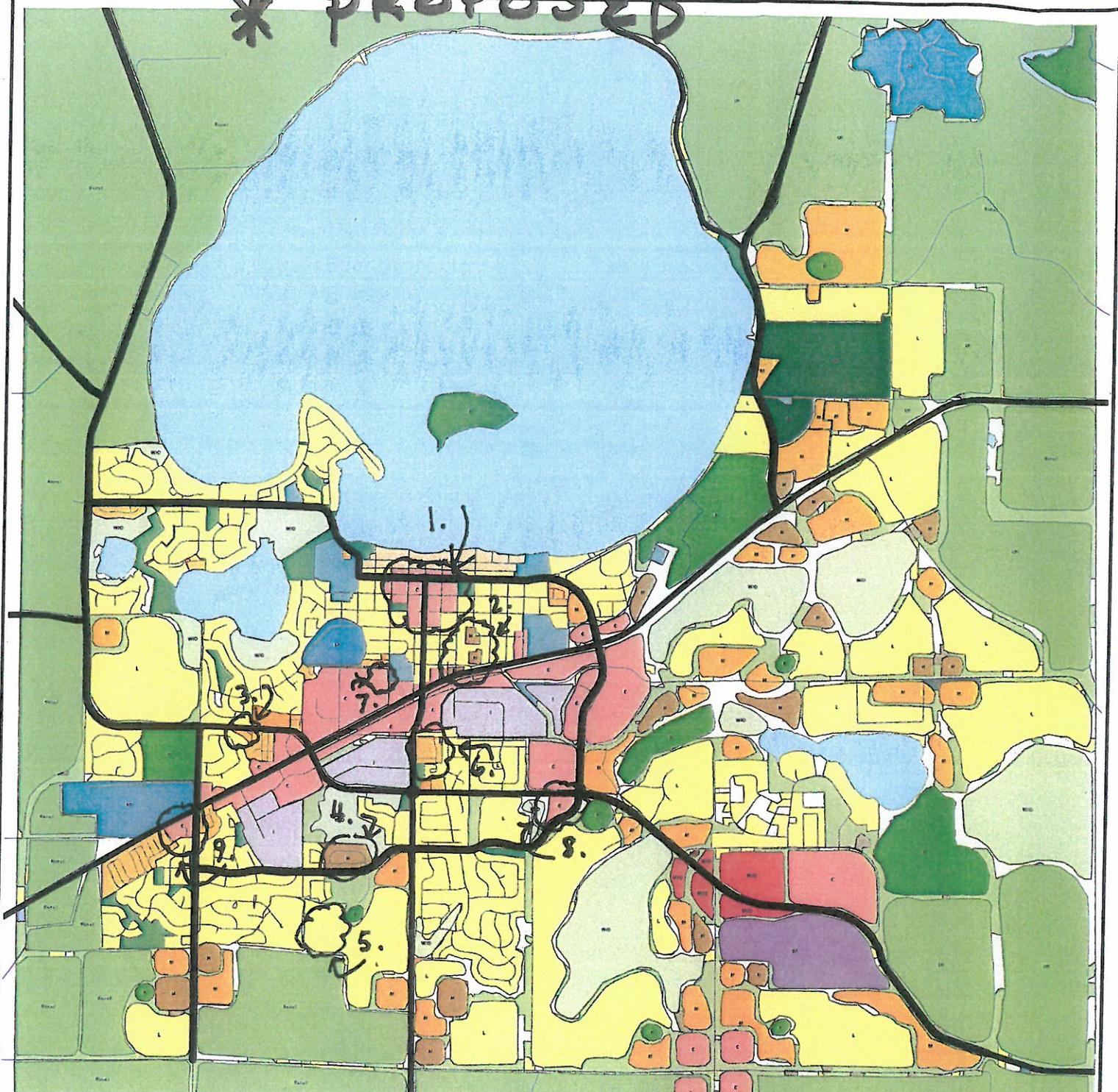
- |                                |                         |                          |
|--------------------------------|-------------------------|--------------------------|
| L - Low Density Residential    | MXD - Mixed Use         | P - Park                 |
| M - Medium Density Residential | C - Commercial          | W/O - Wetland/Open Space |
| H - High Density Residential   | BP - Business Park      | Golf Course              |
| UR - Urban Reserve or "Rural"  | I - Industrial          | Municipal Boundary       |
| I-P - Institutional or Public  | Orderly Annexation Area |                          |

March 24, 2010



Figure 3-6  
Land Use Plan Map

**\* PROPOSED**



**City of Waconia Proposed Land Use Plan**

- |   |   |
|---|---|
|  L - Low Density Residential    |  BP - Business Park            |
|  L/M - Mixed Residential        |  I - Industrial                |
|  M - Medium Density Residential |  I-P - Institutional or Public |
|  H - High Density Residential   |  P - Park                      |
|  UR - Urban Reserve or "Rural"  |  W/O - Wetland/Open Space      |
|  MXD - Mixed Use                |  Golf Course                   |
|  C - Commercial                 |   |



**Figure 3-6  
Land Use Plan Map**

CITY OF WACONIA  
RESOLUTION 2012- 32

RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT  
TO THE 2030 LAND USE PLAN MAP

WHEREAS, the Planning Commission conducted a public hearing in the Council Chambers of City Hall, 201 South Vine Street, Waconia, Minnesota on Thursday, May 12, 2011 to consider a Comprehensive Plan Amendment to the 2030 Land Use Plan Map; and

WHEREAS, the Amendment to the 2030 Land Use Plan Map is to correct minor mapping errors that occurred when the original Land Use Plan map was created in 2009; and

WHEREAS, the supporting documentation describing the changes is attached as Exhibit "A" and includes a January 17, 2012 "Request for City Council Action" memo and a corrected version of the 2030 Land Use Plan Map; and

WHEREAS, the Planning Commission recommended approval of the amendment on May 12, 2011.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Waconia hereby approves the Comprehensive Plan Amendment and authorizes submittal of the amendment to the Metropolitan Council for final action.

Adopted by the City Council of the City of Waconia this 17<sup>th</sup> day of January, 2012

ATTEST: Susan Armtz  
Susan Armtz, City Administrator

Jim Nash, Mayor

M/	<u>Carrier</u>	Carrier	<u>Aye</u>
		Millender	<u>Aye</u>
S/	<u>Bloudek</u>	Bloudek	<u>Aye</u>
		Sanborn	<u>Aye</u>
		Nash	<u>Aye</u>

February 17, 2012

John Hilgers, Planning Director  
City of Waconia  
201 South Vine Street  
Waconia, MN 55387-1337

RE: City of Waconia - Comprehensive Plan Amendment – Minor Mapping changes  
Metropolitan Council Review File No. 20423-4  
Metropolitan Council District 4 (Gary Van Eyll, 651-602-1474)

Dear Mr. Hilgers:

On January 27, 2012, the Metropolitan Council staff received a Comprehensive Plan Amendment (CPA) to correct very small mapping errors on the Planned Land Use Map to ensure consistency between the planned land use and zoning in the City.

Council staff finds that the amendment is in conformance with metropolitan system plans, consistent with the *Regional Development Framework*, and has no impact on the plans of other units of local government. Council staff also finds that this amendment meets the *Comprehensive Plan Amendment Administrative Review Guidelines* revised by the Council on July 28, 2010. These changes will not affect the City's forecast, or its ability to meet its affordable housing needs. Therefore, the Council waives further action on this review and the City may place this amendment into effect immediately.

The amendment, explanatory materials supplied and the information submission form will be appended to the City's plan in the Council's files. If you have any questions about this review, please contact Tom Caswell, Principal Reviewer, at 651-602-1319.

Sincerely,



Phyllis Hanson, Manager  
Local Planning Assistance

cc: Susan Arntz, Waconia City Administrator  
Gary Van Eyll, Council Member, District 4  
Tom Caswell, Sector Representative & Principal Reviewer  
Cheryl Olsen, Reviews Coordinator

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