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# MEMORANDUM

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**TO:** Steering Committee  
**FROM:** Dusty Finke, City Planner  
**DATE:** June 3, 2016  
**MEETING:** June 10, 2016 Steering Committee Meeting  
**SUBJ:** Staff Report – June 10, 2016 Meeting

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## **Background**

At its May 25 meeting, the Steering Committee reviewed the feedback from the Community Meetings which were held on May 14 and 16. The Committee also heard additional information from a few property owners.

The Committee directed staff to make two changes to the Future Land Use Plan:

- 1) Change the use of property south of Fields of Medina West from Business to Commercial
- 2) Change the use of property north of OSI from Rural Residential to Business

The Committee also directed staff to review the draft Staging Plan in order to more evenly phase residential development over the term of the Plan.

Updated Land Use and Staging Maps are attached for reference.

The Committee also expressed an interest in reviewing the Vision Statement and members were invited to send comments to staff.

## **Staging Plan**

At the May 25 meeting, staff presented a draft Staging Plan that represented the City's existing Staging Plan, adjusted only to remove property which would no longer be in the MUSA and to add property as late as possible if added to the MUSA.

Because most of the land planned for development over the next 20 years is already in early Staging Periods and because of the limited amount of land being added to the MUSA, the Staging Plan was more heavily front-loaded with most of the development in 2020 and 2025.

The Steering Committee directed staff to adjust the Staging Periods so that residential development was more evenly divided between periods. Staff reviewed and delayed properties which were changing land use from the current Plan (which includes the Cates Ranch property and the property between Bridgewater and Fields of Medina).

The table at the top of the following page summarizes the Staging Periods with this adjustment. The current Staging Period still includes approximately ½ of the total residential land uses. If the Committee is interested in more evenly dividing the residential land uses, it could choose which properties in the current Staging Period should be delayed. It should also be noted that a number of the property owners south of Bridgewater had expressed a strong interest that their property

remain in the early Staging periods rather than being delayed. These properties are in the current Staging under the existing plan, although they are guided for Medium Density development.

<b>Time Period</b>	<b>Total Residential Units</b>	<b>High Density Residential Units</b>
2018-2020	570	225
2020-2025	0	
2025-2030	105	30
2030-2035	90	
2035-2040	160	
Total	925	255

Staff has attached the updated draft Staging Plan and also has attached the draft from the May 25 meeting for reference.

### **Draft Land Use and Housing Plans**

Prior to the May 25 meeting, staff provided rough drafts of the Housing and Land Use Chapters of the Comprehensive Plan to accompany the land use map. As has been discussed in previous meetings, these chapters establish objectives and strategies which implement the Vision and Community Goals.

Staff presented these chapters as red-lines from the existing documents. Staff has also provided a “clean” version of the Land Use chapter because the red-line is difficult to read. These documents have not changed since the May 25 meeting, and staff did not re-print for members who indicated that they still had their packets.

The Steering Committee is encouraged to provide feedback on these Chapters so staff can continue working forward on the plan.

The owner of property at the southeast corner of Highway 55 and Townline Road has requested that the Steering Committee consider guiding property along Highway 55 east and west of County Road 19 for Rural Commercial development to allow limited commercial development on septic and wells. In the current Comp Plan, these properties are guided for Commercial and Business development to be added to the MUSA after 2026. They are zoned for Rural Commercial in the interim which would allow for limited rural commercial until such time that urban services are available. The property owner would like to maintain the ability for limited commercial development.

### **Vision Statement**

Some members of the Steering Committee members expressed an interest in reviewing the Vision Statement following comments on mySidewalk and at the Community meeting. Members were invited to send comments to staff. Staff received two comments from Steering Committee members, which are attached for reference. Staff also received a comment from Planning Commissioner Robin Reid, which is attached.

All three comments suggested alternative phrasing for the first sentence “Medina is one community.” Staff has presented an alternative below in addition to those suggested in the comments.

Medina is ~~one community. The City will strive to maintain its unique heritage by a community united in its ambition to maintain,~~ promoting and protecting its rural character and its natural environment. Medina will foster well-designed neighborhoods and promote public and private destinations for the community to gather. The City will develop in a deliberate fashion which is commensurate with the resources and infrastructure available to sustain a high quality of life for residents.

### **Attachments**

1. Comments from Franklin, Lee, and R. Reid
2. DRAFT Housing Chapter (unless requested not to be printed)
3. DRAFT Land Use Chapter (clean) (unless requested not to be printed)
4. DRAFT Land Use Chapter (red line) (unless requested not to be printed)
5. DRAFT Land Use Map – updated 6/3/2016
6. DRAFT Staging and Growth Plan – updated 6/10/2016
7. DRAFT Staging and Growth Plan – May 25 version



## Dusty Finke

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**From:** robert.franklin@mchsi.com  
**Sent:** Thursday, May 26, 2016 2:09 PM  
**To:** Dusty Finke  
**Subject:** vision statement

Dusty,

We could tweak the beginning of the vision statement like this:

Medina is a geographically diverse community that strives to maintain one vision of its unique heritage by promoting and protecting its rural character and its natural environment.

Bob



## Dusty Finke

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**From:** Steve Lee <SLee@treancorp.com>  
**Sent:** Thursday, June 02, 2016 1:28 PM  
**To:** Dusty Finke  
**Subject:** RE: Steering Committee Meeting: Friday, June 10 at 7 a.m.

Dusty,

I've been out sick this week so haven't really had a chance to look anew at any of the material. I have one suggestion for our vision statement. I would delete the opening phrase "Medina is one community". I have never felt that was something we need to state in our vision. It is either obvious that we are one community in which case there is no need to state it or it implies we aren't really sure so we have to make sure everyone knows that we think we are. If the latter, we have bitter issues to address. However, I believe it is the former and thus not needed.

Thanks, S



## Dusty Finke

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**From:** robinreid@mchsi.com  
**Sent:** Tuesday, May 31, 2016 10:46 PM  
**To:** Dusty Finke  
**Subject:** Dusty, please forward to Comp Plan Steering Committee members

Members of the Comp Plan Steering Committee -

I noticed the following comment in the summary of the community meetings:

"I would like you to address that Medina is no longer one community. With the increased residential development mostly north of Hwy 55, the issues facing the city have changed. I see it as a diverse community and the "elephant on the table" is trying to manage/mediate the differences. Let's acknowledge the differences and work toward becoming "one community". Could the statement read: "Medina is a diverse community working to become one community" OR "Medina strives to be one community by balancing the needs of neighborhoods, rural and agricultural areas and commercial districts." My hope is this statement will lessen the perception of North vs. South. The needs ARE different but first we need to acknowledge that there is a difference. That will allow all parties to feel respected and engaged."

This is exactly why I continue to advocate for a revised Vision Statement. I am disappointed that the Committee has come this far along in the process without addressing the "draft" Vision Statement.

I suggest wording similar to this:

"Medina is a diverse community united by a common goal: To maintain the City's unique heritage by promoting and protecting the City's distinctive rural character and natural environment. Medina will foster well-designed neighborhoods and create retail and public destinations for citizens to congregate and interact. Businesses will be encouraged to develop along the Hwy 55 corridor. The City will develop in a deliberate fashion, with the pace of development commensurate with the availability of services and infrastructure. The City's over-arching goal is to maintain the current high quality of life for all residents."

I hope the Steering Committee will address this issue soon.

Respectfully submitted - RobinR



# Chapter 4: Housing and Neighborhoods

## Introduction

Medina is a growing community that provides a variety of housing types and neighborhood styles for a diverse population, while protecting and enhancing the City’s rural character and natural environment. Natural resources form the green infrastructure around which all housing and neighborhoods in the City will develop. The availability of land in proximity to existing urban services provides an opportunity for a range of housing types and neighborhoods, while maintaining and protecting the existing ecological integrity of Medina’s extensive natural areas. The following sections will provide general background information regarding housing trends, analysis and recommendations for diversifying neighborhoods ~~and specific objectives for meeting the Metropolitan Council’s Livable Communities Act (LCA)~~ and accomplishing the City’s housing and neighborhood goals.

## Housing Inventory

The following section provides a summary of the existing housing conditions in Medina and the foundation for developing the housing plan. This information has been obtained from a number of sources including the ~~2000 2010~~ US Census, ~~the 2015 Annual Housing Market Report from the Minneapolis Area Association of Realtors, October 2006 Hennepin County Property Records~~ and City Building Permit Information.

## Housing Supply

The table below indicates that there were a total of ~~1,333 16512,016~~ housing units in the City in ~~2000-2014~~ consisting of ~~1,2631,722~~ single family homes, ~~110 townhomes and~~ and ~~65-184~~ multi-family units (~~duplexes, townhomesmultiplexes~~ and apartments) ~~and 5 mobile homes~~.

**TABLE 4-A**  
**Types of Housing Units**

Housing Type	Number	Percent
Single Family (1 unit)	1,263	94.7
Duplexes (2 units)	30	2.3
3 or 4 units	17	1.3
5 or more units	18	1.4
Mobile homes	5	0.3
<b>Total Housing Units</b>	<b>1,333</b>	<b>100</b>

Source: U.S. Census Bureau, Census 2000

Table 4-A Types of Housing Units

<u>Housing Type</u>	<u>Number</u>	<u>Percent</u>
<u>Single Family (1 unit) detached</u>	<u>14641,722</u>	<u>88.70%85.4%</u>
<u>Townhomes (single-family attached)</u>	<u>110</u>	<u>5.5%</u>

<del>Duplexes (2 units)</del> Duplex, triplex and quad (2-4 units)	<del>0</del> 23	<del>0%</del> 1.1%
<del>Multifamily (5 or more units)</del>	<del>171</del> 161	<del>10.30%</del> 8.0%
<del>Mobile homes</del>	<del>0</del>	<del>0%</del>
<del>Total Housing Units</del>	<del>165</del> 2,016	<del>100.00%</del>

Source: ~~U.S. Census Bureau, American Community Survey 2009-2013~~ 2010-2014

As stated in the Community Background chapter, the City has issued building permits for approximately ~~293-379~~ single family units, ~~67~~ townhomes, and ~~169-no~~ multi-family units from ~~2000-2010~~ to ~~2005~~ 2015. ~~The percentage of multi-family housing in the City has increased from 5% in 2000 to 13% in 2005. This increase reflects the overall regional growth in the multi-family housing market that can be attributed to the rising land values, an increased demand for lower maintenance housing and lifecycle housing options. As development continues to occur, it is likely that multi-family units, such as townhomes, will continue to make up a greater percentage of built units.~~

### Housing Tenancy

The table below indicates that in ~~2000~~ 2010 ~~92%~~ 93 percent% of the housing units in Medina were owner-occupied and ~~8%~~ 7 percent% were renter-occupied. ~~The percentage of renter-occupied housing units in the City has likely increased with the additional multi-family projects from 2000 to 2005.~~

**TABLE 4-B  
Housing Tenancy**

Housing Type	Number of Units	Percent
Owner-occupied housing units	1,225	91.9
Renter-occupied housing units	108	8.1
Total Units	1,795	100

Source: U.S. Census Bureau, Census 2000

Table 4-B Housing Tenancy

<u>Housing Type</u>	<u>Number of Units</u>	<u>Percent</u>
<u>Owner-occupied housing units</u>	<u>1,581</u>	<u>92.9%</u>
<u>Renter-occupied housing units</u>	<u>121</u>	<u>7.1%</u>
<u>Total Occupied Units</u>	<u>1,702</u>	<u>100%</u>

Source: Census 2010

## Housing Conditions and Age

The table below shows that ~~17.6 percent of the housing stock in the City was built between 2000 and 2005~~ nearly 20 percent of Medina's housing stock was built between 2010 and 2015. Approximately ~~40%~~ 31 percent of the City's housing stock in the City was built before 1980.

**TABLE 4-C  
Housing Age**

Year	Total Units	Percent
2000 to 2005	299	17.6
1900 to 1999	364	21.4
1980 to 1989	332	19.9
1970 to 1979	245	14.4
1960 to 1969	242	14.2
1950 to 1959	83	4.8
1949 or earlier	132	7.7
<b>Total Units</b>	<b>1,795</b>	<b>100</b>

Source: Hennepin County Parcel Data, October 2006

Table 4-C Housing Age

<u>Year</u>	<u>Total Units</u>	<u>Percent</u>
<u>2010-2015</u>	<u>446</u>	<u>19.9%</u>
<u>2000-2009</u>	<u>401</u>	<u>17.9%</u>
<u>1990-1999</u>	<u>364</u>	<u>16.2%</u>
<u>1980-1989</u>	<u>332</u>	<u>14.8%</u>
<u>1970-1979</u>	<u>245</u>	<u>10.9%</u>
<u>1960-1969</u>	<u>242</u>	<u>10.8%</u>
<u>1950-1959</u>	<u>83</u>	<u>3.7%</u>
<u>1949 or earlier</u>	<u>132</u>	<u>5.9%</u>

Source: City of Medina

## Housing Costs

The cost of housing in Medina varies depending on location within the City. The housing values range from \$90,000 for older homes in the rural areas on small lots, small houses without lake access in the Lake Independence neighborhood and homes in the Uptown Hamel neighborhood to over \$2,000,000 for homes on large parcels. ~~The table below indicates that in 2000 23.4% of the housing units were valued at \$500,000 or more.~~ The table below indicates affordability by showing the percentage of the area median income (AMI) that a particular valuation reflects. 21% percent of owner occupied housing units would be considered affordable in the City of Medina (below 80% AMI).

**TABLE 4-D  
Housing Values**

Values	Total Units	Percent
Less than \$50,000	0	0
\$50,000 to \$99,999	50	5.1
\$100,000 to \$149,999	179	18.3
\$150,000 to \$199,999	237	24.2
\$200,000 to \$299,999	187	19.1
\$300,000 to \$499,999	119	12.2
\$500,000 to \$999,999	181	18.5
\$1,000,000 or more	26	2.7
<b>Total Owner Occupied Housing Units</b>	<b>979</b>	<b>100</b>

Source: US Census Bureau, Census 2000

**Table 4-D Owner Occupied Housing Values**

Housing Values	Parcels	Percent
<u>\$1 - \$153,000 (50% and below AMI)</u>	<u>80</u>	<u>4%</u>
<u>\$153,001 - \$240,500 (50% - 80% AMI)</u>	<u>303</u>	<u>17%</u>
<u>\$240,500 - \$300,500 (80% - 100% AMI)</u>	<u>182</u>	<u>10%</u>
<u>\$300,501 - \$405,500 (101% - 135% AMI)</u>	<u>219</u>	<u>12%</u>
<u>\$405,501 - \$601,000 (136% - 200% AMI)</u>	<u>402</u>	<u>22%</u>
<u>\$601,001 and above (Greater than 201% AMI)</u>	<u>634</u>	<u>35%</u>
<b>Total Owner Occupied Housing Units</b>	<b><u>1,820</u></b>	<b><u>100%</u></b>

Source: Hennepin County 2015

Median home sale price hit a peak in 2005 at \$625,400 prior to the housing market crash. The table below shows that the average single family home price has been steadily increasing since ~~2000~~2011, recovering significantly from the impacts of the collapse in the mid-2000s. ~~There has been a considerable demand in Medina for higher value homes and this trend will likely continue.~~

**TABLE 4-E  
Housing Sales**

Year	Number of Home Sales	Mean Sale Price	Median Sale Price
2000	52	443,400	410,000
2001	60	545,600	444,000
2002	83	520,700	406,500
2003	91	632,900	511,300
2004	101	697,700	552,900
2005	105	775,900	625,400
2006 (through September, 2006)	34	664,400	525,000

Source: Hennepin County Parcel Data, October 2006

Table 4-E  
Housing Sales

<u>Year</u>	<u>Number of Home Sales</u>	<u>Median Sale Price</u>
<u>2011</u>	<u>53</u>	<u>\$485,000</u>
<u>2012</u>	<u>88</u>	<u>\$457,985</u>
<u>2013</u>	<u>119</u>	<u>\$521,623</u>
<u>2014</u>	<u>134</u>	<u>\$527,500</u>
<u>2015</u>	<u>118</u>	<u>\$555,047</u>

Source: 2015 Annual Housing Market Report (Minneapolis Area Association of Realtors)

According to the Metropolitan Council, housing is considered “affordable” to buyers if it costs 30 percent or less of the total income of a family earning 80% of the metropolitan area median income. A household earning this income could afford to buy a home costing approximately ~~\$206,800~~\$240,500 in ~~2007~~2015.

## Housing Needs

During the last planning cycle the City identified housing needs in the community and established goals and policies to meet those needs. These housing needs included promoting high quality multi-family development in appropriately zoned areas and encouraging construction of senior housing. ~~included diversifying the housing stock by developing senior citizen housing, more multi-family housing (townhomes, condominiums and apartments) and rental housing.~~ Since the last planning cycle, the first senior housing facility was constructed in the City resulting in a total of 159 multi-family units in housing stock in the City. The percentage of the housing stock considered rental ~~has remained steady at around 8%.~~ is around 7 percent, similar to the overall rental share during the last planning cycle. One reason why more rental housing has not been developed in Medina is a lack of market demand in this area.

### ~~Livable Communities Act (LCA) Action Plan~~

~~In 1995, the City of Medina agreed upon housing goals with the Metropolitan Council. These housing goals affected housing located within Medina's MUSA boundary. A part of this agreement included the development of a Livable Communities Act Action Plan which stated that the community work to achieve affordability goals and to include increased housing diversity to reach diverse populations. The goals in that plan are in Table 4-F below. These goals are only applicable to the residential sections within the MUSA boundary, not to sections guided as permanent rural/rural residential.~~

TABLE 4-F  
LCA Action Plan Goals

	Medina's %	Goal
<b>Affordability</b>		
Ownership	5%	10-15%
Rental	21%(90)	35%
<b>Life Cycle</b>		
Non-single family detached	6%	10-15%
Owner/Renter Mix	92%/8%	85%/15%
<b>Urban Service Area Density</b>		
Single Family Detached	NA	1.5-2 units/acre
Multi-family	NA	10-11 units/acre
<small>Source: 1998 Hennepin County Property Tax Records, Medina City Records and Metropolitan Council.</small>		

### Affordable Housing Plan

The Metropolitan Council has identified affordable housing needs for all cities and townships in the region for ~~2011-2020~~ 2021-2030. The housing element of local comprehensive plans is required to reflect each community's share of this regional need for affordable housing. The Metropolitan Council calculation for the City of Medina's share of the ~~2011-2020~~ 2021-2030 regional affordable housing need is 506-253 total units. The table below indicates the expected need for affordable units in Medina by specific affordability level, with affordability based on percentage of Area Median Income (AMI).

**Table 4-G**  
**Affordable Housing Need Allocation (2021-2030)**

<u>At Or Below 30% AMI</u>	<u>147</u>
<u>From 31 to 50% AMI</u>	<u>106</u>
<u>From 51 to 80% AMI</u>	<u>0</u>
<b>Total Units</b>	<b><u>253</u></b>

Source: Metropolitan Council forecasts

Although there have been no additional multifamily units added in Medina in the past five years, the forecast indicates a need for affordable multifamily housing development over the next 15 years. These affordable units will be met through planning for higher-density residential development. Specifically, three sites are identified in this plan for higher-density residential development:

- 186 units are planned at a minimum of 12 units per acre at Wayazata Blvd and Townline Rd
- 57 units are planned at a minimum of 8 units per acre along Tamarack Drive
- 30 units are planned at a minimum of 8 units per acre at Medina Rd and Brockton Ln

The City supports creating a sustainability community through addressing the housing needs of area residents and local workforce. –Implementing an Affordable Housing Policy and Program in Medina is influenced by:

- socioeconomic demographic of the workforce population desiring to live in Medina
- growing number of senior citizens in Medina
- current land costs and/or availability of land in Medina and surrounding regions
- lack of infill opportunities in Medina
- zoning regulations and fees
- eligibility for supportive grants, programs, and partnerships
- capability to maintain long-term affordability
- strength of the current housing market
- defining appropriate design standards for the affordable housing market
- education of residents, city officials and staff concerning affordable housing

**The City's Affordable Housing Policy and Program will be proactive, incentive based and targeted at specific zoning areas.**

## Housing Objectives

The following objectives are consistent with the goals and strategies identified in section 2 of this Comprehensive Plan.

1. Provide opportunities for a diversity of housing at a range of costs to support residents at all stages of their lives.

1.2. Provide housing that will maintain the rural character of Medina's rural residential areas.

2.3. Preserve and protect single family housing and the neighborhoods in which they are located; encourage rehabilitation where necessary; require platting and design of new housing to be high quality and consistent with the Comprehensive Plan; and encourage conservation design in new housing stock.

3.4. Promote high quality multi-family development in appropriately zoned areas.

4.5. Encourage construction of senior citizen housing in and around Medina's Uptown Hamel Area.

5.6. Establish new and existing housing design standards which will:

- (a) require quality building and site design;
- (b) provide for recreation;
- (c) require open space and trails including links to adjacent neighborhoods;
- (d) respect and protect the natural environment, especially the lakes, wetlands, steep slopes, and the woodlands.

6.7. Require lots in new subdivisions to have frontage roads allowing for direct access on a local street and not on a county road or a state highway.

7.8. Allow the use of conservation subdivision design to preserve rural character, preserve ecologically significant natural resources and retain open space

8.9. Require new urban residential development to be consistent with the City's Growth Strategy.

<u>Housing Goals</u>	<u>Development Authorities</u>	<u>Housing Bonds</u>	<u>Tax Abatement</u>	<u>Tax Increment Finance</u>	<u>MN Housing Consolidated RFP</u>	<u>CDBG grants (Hennepin County)</u>	<u>HOME funds (Hennepin County)</u>	<u>Aff. Housing Incentive Funds (Hennepin Cty)</u>	<u>NSP Funds</u>	<u>Homebuyer assistance programs</u>	<u>Repair &amp; Rehab Support</u>	<u>Foreclosure prevention</u>	<u>Energy Assistance</u>	<u>Livable Communities grant (Met Council)</u>	<u>Local Fair Housing Policy</u>	<u>Fee waivers or adjustments</u>	<u>Zoning and subdivision policies</u>	<u>4(d) tax program</u>	<u>Land trusts</u>
<u>1. Provide opportunities for a diversity of housing at a range of costs to support residents at all stages of their lives.</u>	<u>Y<sup>1</sup></u>	<u>Y<sup>1</sup></u>	<u>C</u>	<u>C</u>	<u>Y<sup>1</sup></u>	<u>Y<sup>1</sup></u>	<u>Y<sup>1</sup></u>	<u>Y<sup>1</sup></u>	<u>Y<sup>1</sup></u>	<u>Y<sup>1</sup></u>	<u>Y<sup>1</sup></u>	<u>Y<sup>1</sup></u>	<u>Y<sup>1</sup></u>	<u>Y<sup>1</sup></u>	<u>N/A</u>	<u>C</u>	<u>C</u>	<u>Y<sup>1</sup></u>	<u>C<sup>2</sup></u>

Y= Yes, this strategy will be pursued for this goal

N= No, this strategy will not be pursued for this goal

C = This strategy will be pursued on a Conditional basis for this goal

NA = This strategy does not apply to this goal and was not considered

<sup>1</sup>Medina does not currently operate or partner with a housing development authority, but may consider a stronger association with the Hennepin County HRA.

<sup>2</sup>Medina is not currently involved in a housing land trust, but may consider working with West Hennepin Affordable Housing Land Trust or other.

## Affordable Housing Programs

Development Authorities: Medina does not have its own Housing and Redevelopment Authority (HRA) and depends on the Hennepin County HRA for affordable housing and redevelopment services. Medina encourages the Hennepin County HRA to construct, finance and/or partner with private developers to provide affordable housing for those Medina residents in need.

Housing Bonds: Minnesota State Statute allows HRAs the ability to issue housing bonds to provide affordable housing. Medina encourages the Hennepin County HRA to issue housing bonds to provide affordable housing for those Medina residents in need.

Tax Abatement: Cities may issue bonds to be used to support the construction of affordable housing and use a portion of the property tax received (tax abatement) from the development to finance these bonds. This removes this property taxes revenue from paying for the services needed for this property, its residents and the community in general. The City will develop a tax abatement policy to determine when the level of affordable housing and the guaranteed length of affordability to provide a public benefit great enough to justify the use of tax abatement.

Tax Increment Financing: Cities may create a housing district to create a tax increment financing (TIF) district. The TIF bonds issued on this district are to be used to support the construction of affordable housing and entire property taxes received above the original tax value (increment) from the development to finance these bonds. This removes this property taxes revenue from paying for the services needed for this property, its residents and the community in general. The City will develop a TIF policy to determine when the level of affordable housing and the guaranteed length of affordability to provide a public benefit great enough to justify the use of tax abatement

Minnesota Housing Consolidated Request for Proposals: The Minnesota Housing Finance Agency provides a once annually request for proposal (RFP) where affordable housing developers can apply for funding to construct affordable housing. Medina encourages developers to apply to the Consolidated RFP to provide affordable housing for those Medina residents in need.

Community Development Block Grants (CDBG): The U.S. Department of Housing and Urban Development (HUD) provides CDBG funds to communities with over 45,000 residents for the use of providing and maintaining affordable housing. Hennepin County HRA administers these CDBG funds for the City of Medina. Medina encourages the Hennepin County HRA to use CDBG funds to provide affordable housing for those Medina residents in need.

HOME Funds: The HOME Investment Partnerships Program (HOME) is a flexible federal grant program that allows Hennepin County to fund affordable housing activities for very low and low-income families or individuals, homeless families, and persons with special needs. Medina encourages the Hennepin County HRA to use HOME funds to provide affordable housing for those Medina residents in need.

Affordable Housing Incentive Funds(AHIF): The AHIF operates under the Hennepin County HRA. This loan program funds the development of affordable housing units for very low-income households. Medina encourages the Hennepin County HRA to use AHIF funds to provide affordable housing for those Medina residents in need.

Neighborhood Stabilization Program (NSP) Grants: The NSP was established by HUD for the purpose of stabilizing communities that have suffered from foreclosures and abandonment. The focus of this program is the purchase, rehabilitation and resale of foreclosed and abandoned properties. The NSP operates under the Hennepin County HRA. Medina encourages the Hennepin County HRA to use NSP funds to purchase foreclosed or abandoned properties to provide affordable housing for those Medina residents in need.

Homebuyer Assistance Programs: Homebuyer assistance programs funded directly by Hennepin County HRA are currently not available. Medina encourages residents to contact the Minnesota Homeownership Center regarding homebuyer assistance programs that are currently available. Medina encourages the Hennepin County HRA to consider funding a homebuyer assistance program.

Repair and Rehabilitation Support: The Community Action Partnership of Suburban Hennepin (CAPSH) provides home repair and rehabilitation assistance to Medina residents. Medina encourages CAPSH to continue its assistance program and that the Hennepin County HRA continues to provide funding to CAPSH.

Foreclosure Prevention: The Community Action Partnership of Suburban Hennepin (CAPSH) provides foreclosure counseling to Medina residents. Medina encourages CAPSH to continue its counseling program and that the Hennepin County HRA continues to provide funding to CAPSH.

Energy Assistance: The Community Action Partnership of Suburban Hennepin (CAPSH) administers the energy assistance program for Medina residents. Medina encourages CAPSH to continue its energy assistance program and that the Hennepin County HRA continues to provide funding to CAPSH.

Livable Communities Grants: Medina is a participating community in the Metropolitan Council's Livable Community Act (LCA) programs. Medina will apply for livable communities grant on behalf of developers who are provide level of affordable housing and the guaranteed length of affordability that generates a public benefit greater than the resources required to apply for and administer the livable community grants.

Local Fair Housing Policy: The Hennepin County HRA has a fair housing policy. Since the Hennepin County HRA administers affordable housing funding, there is no need for Medina to adopt a local fair housing policy. Medina encourages the Hennepin County HRA to continue the implementation of its fair housing policy.

Fee Waivers or Adjustments: Cities may waive or reduce fee to reduce the cost of construction of affordable housing. Conversely, State rules require that the fee that a City charges be related

to the cost of providing the services for which the fee are collected. This waiver or reduction could create a deficiency in the funding for services which could be required the use of general funds to resolve. The City should develop a fee waiver or reduction policy to determine when the level of affordable housing and the guaranteed length of affordability provide a public benefit great enough to justify the reduction or waiver of development fees.

Zoning and Subdivision Policies: The City has the ability to adjust its zoning and subdivision regulations through a planned unit development (PUD). Zoning and subdivision regulation are created in part to mitigate the impacts that a development may have on adjoining properties. When considering a PUD for affordable housing, the City should determine when the level of affordable housing and the guaranteed length of affordability provide a public benefit great enough to justify the potential impacts that would result from a deviation in the zoning or subdivision regulations.

4(d) Tax Program: The 4(d) tax program provides a 4% tax credit to affordable housing developers. This program is administered through the Minnesota Housing Finance Agency. Medina encourages Minnesota Housing Finance Agency to continue administer the 4(d) tax program to provide affordable housing for those Medina residents in need.

Land Trusts: A land trust achieves affordable home ownership by the resident by the house on a property, but the trust owns the land under the house therefore reducing the amount of the mortgage. The advantage of a land trust is that the trust can control the future sale of the property to ensure that affordability can be maintained and have the ability to scatter the land trust sites throughout the community. The disadvantage of a land trust is that it will take significant financial resources to purchase the land rights and those resources are never recovered during the period that the property remains affordable. Medina may evaluate if joining the West Hennepin Affordable Housing Land Trust is the most efficient way to use its resources to provide affordable housing.

## Neighborhoods

The residential portions of the City have historically developed at low densities on larger rural lots. Scattered throughout the City are more suburban residential neighborhoods on sewerred lots, as described below:

**Uptown Hamel Neighborhood**, located along the south side of TH 55 in northeast Medina, is a well-established community consisting of a variety of residential uses and small businesses. This area has developed as the more traditional small-town downtown with buildings located on smaller lots closer to the street. The City is interested in revitalizing this neighborhood into a vibrant, attractive and pedestrian-friendly mixed-use town-center. The 18-unit Argent Parc condominium building has been constructed and some existing building remodels have occurred in the Uptown Hamel neighborhood since the last planning cycle. Recent interest in redeveloping other properties has been expressed.

**Medina Morningside/Keller Estates Neighborhoods** consists of 80 lots each between 16,000 to 30,000 square feet. This area, located along the south border of Medina, was originally developed with on-site sewage treatment systems. After a number of the systems failed, the neighborhood was connected to the Blue Lake Treatment facility through the City of Orono. Keller Estates, developed in 2006/7, immediately south of Medina Morningside, has larger homes on 30,000 square feet to one-acre sewerred lots at a density of 1.2 units an acre.

**Independence Beach Neighborhood** is located along the eastern edge of Lake Independence, and was initially developed as a vacation home area with cottage homes on small lots that were served by on-site sewage treatment systems. A connection to the Blue Lake Treatment System through the City of Orono was required as the neighborhood gradually converted to year round homes. The remaining vacation homes and modest housing are gradually being expanded or torn down and rebuilt into larger year around homes.

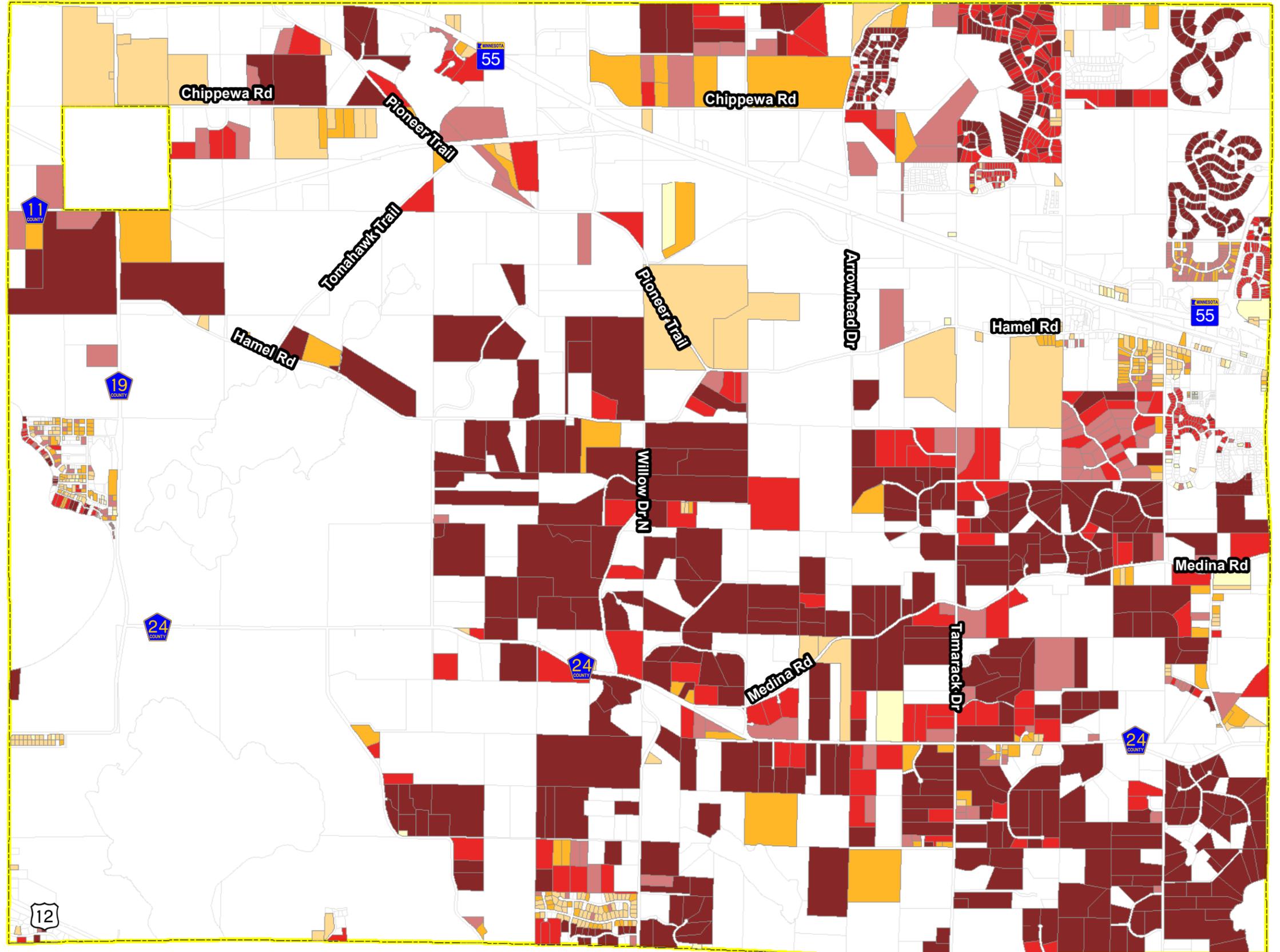
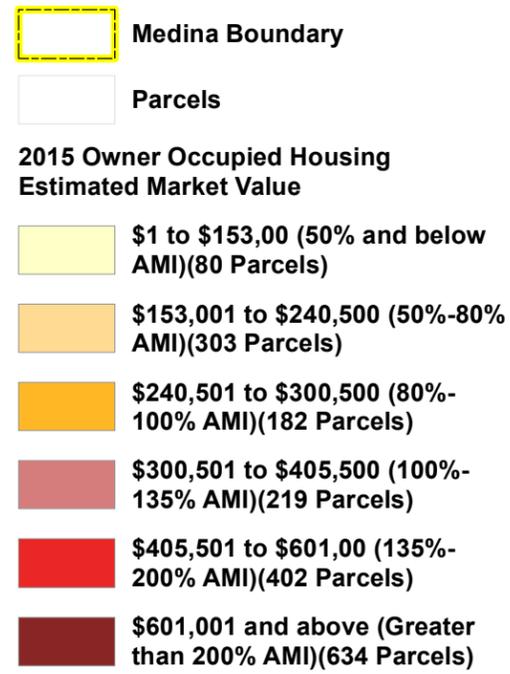
**Wild Meadows Neighborhood** is a successful conservation development adjacent to the Medina Golf and Country Club. The neighborhood consists of larger scale homes on sewerred lots ranging from 0.5 to 1.7-acres in size surrounded by protected open spaces of restored prairie lands and woodlands.

**Foxberry Farms, Regency Estates and Cherry Hill Neighborhoods** are located generally to the northwest of the Uptown Hamel area and are developed with City services and include some open space and trail connections. The lots typically range in size between ½ and 5 acres and the average density of these neighborhoods is slightly over 2 units per acre.

**Bridgewater at Lake Medina** is a single-family neighborhood in progress as of 2007. The subdivision is located north of Highway 55 and is platted at a density of 2.5 units an acre with an average lot size of 17,000 square feet and larger homes.

# Owners Occupied Housing Value

2040 Comprehensive Plan  
Medina, MN



0 2,650 Feet





**Residential Use** is divided into four designations:

*Rural Residential* consists of large tracts of land and homesteads, including hobby farms and horse stables on parcels greater than five acres in size without City sewer and water service.

*Single Family Large Lot* includes residential properties between 0.5 acres and 5 acres in size. This designation does not differentiate between sewered and unsewered lots but does include larger lot subdivisions.

*Single Family Small Lot* includes single-family residential properties less than 0.5 acres, sewered.

*Multi-Family* includes apartment buildings, fourplexes, duplexes, condominiums and townhouses and attached single-family homes.

**Industrial Use** is primarily in the TH 55 corridor and includes light industrial, office, warehouse and manufacturing facilities.

**Commercial Use** is primarily in the TH 55 corridor. Businesses tend to be clustered in and around the Uptown Hamel area and become more dispersed west of Uptown Hamel along the existing sanitary sewer system. A large commercial/retail development north of TH 55 and west of CR 101 anchored by a Target retail store opened in 2006.

**Park and Recreation Use** includes parks and public recreational open space. Baker Park Reserve has a significant impact on planning due to its size and regional attraction, its effect on the City's tax base and use.

**Private Recreation Use** includes areas used for recreational purposes held under private ownership, including golf courses and a campground, but could be expanded to include other recreational uses not publicly maintained.

**Open Space Use** identifies areas that are public or privately held including known conservation easements, important preserved natural resources such as Wolsfeld Woods (SNA) and other areas that are protected through active measures.

**Public and Semi-Public Use** includes City, county, or state owned property, churches, cemeteries, and other similar uses. Most of these properties are community oriented and blend into other land uses permitted in the supporting zoning districts.

**Undeveloped Use** identifies areas that are currently described as vacant. There are no known agricultural uses or residential uses on parcels with this designation. This land is considered available for development or is currently on the market. These areas also include unknown land uses, or uses that do not fit into the land use designations identified.

**Lakes** comprise approximately 10.2 percent of the City and are identified in the land use designations because of the obvious impact on surrounding development and land uses.

**Wetlands** are not identified on the existing land use map. However, wetlands and lakes play an important role in the City because together they affect 35.4 percent of the City land and significantly impact the City's ability to develop.

## Natural Features and Areas

The City contains many ecologically significant natural resource areas that provide value to all residents by providing natural beauty and wildlife habitat, improving water quality and adding to land values. These natural areas are described in further detail in the Open Space Report but merit discussion from a land use and development perspective.

The City has an extensive network of wetlands and lakes that significantly impact the developable areas in the City. The community has made conscious choices to preserve and protect the natural areas and to improve their quality. For example, the City requires five contiguous acres of suitable soils for development of properties for rural residential uses. These areas outside urban services are guided for an average density of a 1 Unit/10 Acres. The larger acreages help preserve open areas as well as prevent the deterioration of wetland complexes and lakes. Because 35.4% of the land area in Medina is comprised of lakes and wetlands and many of these areas are under private ownership, it is critical for the City to educate residents about the importance of maintaining healthy wetlands, rain gardens, woodlands and lakes.

These natural features comprise the City's green infrastructure system: the City's natural support system that promotes healthy sustainability of the community. As the City grows, the natural areas will be a critical element of every decision-making process. The City undertook an extensive natural resource and open space planning effort that will be the foundation for land use decisions. The Open Space Report indicates the ecologically significant areas that require protection and the areas that will be maintained as a part of the City's conservation network.

## Solar Access Protection

Medina is committed to encouraging and promoting solar energy as a clean, alternative form of energy production and reducing carbon-based emissions. Protecting solar access means protecting solar collectors (or the location of future collectors) from shading by adjacent structures or vegetation. Existing structures and buildings in the city generally do not present significant shading problems for solar energy systems. Most single family attached and detached homes are one or two stories and most multi-family, commercial, and industrial buildings are three stories or less.

Solar energy systems and equipment are generally a permitted use if attached to structures and freestanding solar arrays are permitted with a conditional use permit in most districts. The zoning ordinance provides standards for the protection and establishment of these solar energy systems.

While these ordinance standards help protect solar access, it is not possible for every part of a building or lot to obtain unobstructed solar access. Mature trees, topography, and the location of structures can limit solar access. However, on most properties the rooftop of the principal building would be free of shading by adjacent structures. Therefore, the majority of property owners in the city could utilize solar energy systems, if they so desired, as a supplement or alternative to conventional fuels.

## Historic Preservation

The City of Medina currently does not have any sites or structures listed on the National Register of Historic Places. The City of Medina has a strong interest in preserving representative portions of its history. The City previously worked with the West Hennepin Pioneer's Museum to restore the Wolsfeld Family cabin which was originally built in 1856. It is thought to be one of the original homes in Medina. The city further commits to providing the following general guidelines related to historical preservation:

- Partner with organizations that want to preserve historically significant areas, landmarks, and buildings in Medina;
- Modify zoning regulations as necessary to help preserve areas that may be historically significant; and
- Create an inventory of historically significant features, landmarks, and buildings in Medina as they become known or identified.

## **Future General Land Use Policy Direction**

As described in the Vision Statement, the City of Medina strives to promote and protect its rural character and natural environment. The City has historically been and intends to continue to be primarily a rural community.

The City has planned for a limited amount of future development consistent with regional forecast and consistent with Community Goals.

## **Future Land Use Plan Principles**

The Future Land Use Plan guides the development of Medina through 2040, and will be used to implement the City's goals, strategies and policies. The Plan is guided by the Vision and Community Goals as furthered by the following principles:

### ***Development Patterns and Neighborhood Form***

- Encourage open spaces, parks and trails in all neighborhood development. The survey indicated that a high quality of life is found when residents have visual access to green spaces.
- Create neighborhoods with a variety of housing types that are well connected with roads, trails or sidewalks.
- Maintain the integrity of rural neighborhoods and promote development patterns consistent with existing rural residential development.
- Recognize neighborhood characteristics and promote new development compatible in scale, architectural quality and style with existing neighborhoods.
- Guide density to areas with proximity to existing infrastructure and future infrastructure availability.
- Concentrate higher density development near service oriented businesses to help promote walkability.

### ***Road Patterns***

- Establish collector streets with good connections through the community's growth areas.
- Promote trails and sidewalk access near roads and thoroughfares to encourage multi-modal transportation choices.

### ***Open Spaces and Natural Resources***

- Preserve natural resources throughout the community and provide educational opportunities to residents to help them understand the value of natural areas.
- Preserve open spaces and natural resources.
- Support the guidelines identified in the Open Space Report to preserve the City's natural systems.

### ***Business Districts and Commercial Areas***

- Focus service businesses and development near urban residential densities and along primary transportation corridors.
- Provide connections between residents and commercial areas and promote businesses within mixed-use areas.
- Work to create job opportunities in the community for Medina residents to reduce traffic and commuting demands.



**Future Development Area (FDA)** identifies areas which could potentially be planned for future urban development in the City that will be provided municipal sewer and water services. This area will remain rural unless and until designated for urban services in a future Comprehensive Plan update. The purpose of the FDA designation is to communicate the future planning intentions to the community.

**Low Density Residential (LDR)** identifies residential land uses developed between 2.0 units per acre and 3.0 units per acre which are served or are intended to be served by urban services. The primary use in this area is single- and two-family residential development.

**Medium Density Residential (MDR)** identifies residential land uses developed between 5.0 and 7.0 units per acre that are served, or are intended to be served, by urban services. The primary uses in this designation will be a mix of housing such as single family residential, twin homes, town homes, row homes, and small multiple family buildings.

**High Density Residential (HDR)** identifies residential land uses developed between 12.0 and 15.0 units per acre that are served, or are intended to be served, by urban services. The primary uses will include town homes, apartment buildings and condominiums which should incorporate some open space or an active park.

**Mixed Residential (MR)** - identifies residential land uses developed between 3.5 and 4.0 units per net acre that are served, or are intended to be served, by urban services. The land use provides flexibility for the type of housing developed, provided the overall density of a project falls within the range noted above and provides some higher density housing. Some portion of each site shall be developed at densities over 8.0 units per net acre. At a minimum, each development in the land use shall include one higher density housing unit per net acre.

**Uptown Hamel (UH)** the Uptown Hamel land use is allows residential and commercial to be mixed on adjacent sites and to be mixed within the same building or property. Residential development in this designation may be between 4.0 and 15.0 units per acre. The mixed-use business areas will be served by urban services.

**Commercial (C)** provides areas for highway oriented businesses and retail establishments including commercial, office and retail uses. These uses are concentrated along the arterial corridors and are served or will be served by urban services.

**Business (B)** provides opportunities for corporate campus uses including office, warehouse, and light industrial. This designation identifies larger tracts of land that are suitable for office and business park developments and are served or will be served by urban services.

**Rural Commercial (RC)** - identifies commercial land uses which are not served by urban services, but rather by individual wells and septic systems. The scale of development in this land use shall be limited in order to protect water resources.

**Institutional (INST)** - identifies existing public, semi-public, and non-profit uses such as governmental, cemeteries, religious, educational and utilities.

**Parks, Recreation, and Open Space (PROS)** - identifies publicly owned or permanently conserved land which is used for park, recreational, or open space purposes.

**Private Recreation (PREC) - identifies** areas that are currently used for outdoor recreational uses which are held under private ownership that are not publicly maintained. Limited numbers of residential uses may be included or have previously been developed within this land use designation.

**Closed Sanitary Landfill (SL)** identifies an existing closed sanitary landfill. The land is owned by the Minnesota Pollution Control Agency (MPCA) which also has jurisdiction over land use regulations.

## Land Use Policies by Area

The following section provides policies for land use designations and is categorized into generalized subsections. The policies for each category as provided below directly support the Community Goals and Land Use Principles.

These designations are generalized land uses and are not specific zoning districts. The City will update the zoning ordinance and applicable codes to be consistent with the land use plan and designations identified in this section.

The planning process revealed a strong interest in promoting high quality, sustainable development in the City. The Planned Unit Development (PUD) process for large scale or master plan types of development, regardless of whether they are residential, commercial or mixed-uses will be available and will be supported through zoning.

### *Rural Designations*

The rural designations include Agricultural, Rural Residential and Future Development Area. A large percentage of the community falls into these categories. The purpose of these designations is to provide low-intensity land uses, such as rural residential, farming, hobby farms, horticulture, conservation of natural and ecologically significant natural resources and passive recreation. This area will not be provided with water or sewer service during the timeframe covered by this Plan.

The City's goal is to maintain the rural character of this area. The Metropolitan Council System Statement shows the majority of this area as Diversified Rural, and the City utilizes the Rural Residential designation to be consistent with the System Statement.

A significant segment of this area consists of large, rural parcels with single-family homes. The City recognizes that such low-density, development will continue to be a desired housing alternative.

The City's Open Space Report proposes several different implementation techniques for allowing open space development and planning to maintain rural character and simultaneously preserve significant natural resources. This result may take the form of innovative developments that clusters smaller lots on larger parcels with permanently conserved open space. Such innovative arrangements can help preserve the City's natural resources, open space and rural character, while still maintaining an average overall density of ten acres per unit. Medina's wetlands, lakes, scattered woodlands and soil conditions prevent smaller, unsewered lot development, but are ideal for low-density rural housing.

Medina's policy in the permanent rural area is to keep strict soil requirements for septic sites, but allow flexibility for Open Space design developments and to ensure that the permanent rural area will remain rural by eliminating the need for future extension of a sanitary sewer service to replace failing systems.

**Objectives:**

1. Allow low-density development in the Rural Residential Area including innovative arrangements of homes that preserve open space and natural resources.
2. Encourage conservation of open space, farms and ecologically significant natural resources in the rural areas.
3. Enforce standards for the installation and maintenance of permanent, on-site sewage disposal systems.
4. Allow public facilities and services, such as parks and trail systems, if compatible with rural service area development.
5. Allow land uses, such as home-based businesses, hobby farms, horse stables, nurseries and other smaller-scale rural activities, which will not conflict with adjoining residential development.
6. Regulate noise, illumination, animals, and odors as needed to maintain public health and safety.
7. Maintain a maximum density of one unit per forty acres for property in the Agricultural land use.
8. Maintain a maximum density of one unit per ten acres for new development in the Rural Residential and Developing Post-2030 land use. The City will continue to utilize a five-acre contiguous suitable soils requirement in order to pursue this objective. This requirement has maintained the required density for the past decade and one-half (see Table ### below) and the City will monitor rural subdivisions and adjust regulations in the event the density is consistently exceeded.

**TABLE ###  
Density of Conventional Rural Subdivisions 2000-2016**

Subdivision	# of Lots	Gross Acres	Acres/Unit
Winchester Hills	3	15.7	5.2
Wild Acres	3	75.0	25.0
Dahl 2 <sup>nd</sup> Addn	2	23.3	11.6
Leawood Farms	9	212.0	23.6
High Pointe Ridge	3	51.4	17.1
Beannact Farm	3	42.1	14.0
Parkview Knoll	2	72.6	36.3
Unplatted	2	24.8	12.4
Willow Hill Preserve	4	31.2	7.8
Tuckborough Ridge	7	47.8	6.8
Fox Path Farm	2	27.4	13.7
Hunter Ridge	2	13.6	6.8

Wakefield Valley Farm	3	64	21.3
All Rural Subdivisions	45	701	15.6

9. Continue to enforce five contiguous acres of soils suitable for septic systems per development site, but consider exceptions for open space developments that protect natural features and put land into permanent conservation.
10. Urban services will not be provided to the Agricultural, Rural Residential, or Future Development Area land uses during this planning cycle.
11. Require preservation of natural slopes, wetlands, woodlands and other significant natural characteristics.
12. Determine lot sizes by soil types and conditions as defined in the City's on-site septic system requirements.
13. Protect property within the Future Development Area designation from subdivision and development by requiring ghost plats for subdivisions so that future urban expansion is not compromised.
14. Reduce impervious surfaces where possible by applying low impact design standards and encourage innovative materials and plans that reduce runoff.
15. Encourage and incentivize landowners to participate in the protection and conservation of significant natural resources.

### ***Urban Service Designations***

The Urban Service Area includes the residential and commercial areas of the City that are currently or will be served by municipal water and sewer services.

### **Residential Uses**

#### ***Objectives:***

1. Require preservation of natural slopes, wetlands, woodlands, and other significant natural characteristics of the property.
2. Consider exceptions to or modifications of density restrictions for developments that protect the natural features or exceed other standards of the zoning district.
3. Restrict urban development to properties within the sewer service boundary.
4. Encourage green building practices such as Leadership in Energy and Environmental Design (LEED) principles in neighborhood planning and residential building and low impact development design standards.
5. Protect urban residential areas from excessive noise, odors, and illumination.

6. Regulate the rate and location of development in keeping with availability of public facilities and the City's stated goals, including the undesignated MUSA and growth strategies.
7. Restrict commercial development to areas designated in this Plan.
8. Protect property within the City's MUSA boundary from development prior to the provision of urban services that will hinder future division.
9. Create flexible zoning standards that would allow for innovative arrangements of homes, conservation easements, or other creative land use concepts that preserve the City's open space and natural features.
10. Promote attractive, well-maintained dwellings on functional, clearly marked roads, with adequate facilities and open space.
11. Emphasize resident and pedestrian safety.
12. Encourage a controlled mix of densities, housing types, age groups, economic levels, lot sizes, and living styles that are of appropriate scale and consistent with appropriate land use, market demands, and development standards.
13. Establish design criteria for platting and developing site plans which will be compatible with surrounding physical features, existing land uses and the preservation of ecologically significant natural resources.
14. Establish standards for higher density residential development so that such development is compatible with surrounding uses. Such standards may include enclosed parking, green space, landscape buffering and height limitations.
15. Require utilities to be placed underground wherever possible for reasons of aesthetic enhancement and safety.
16. Plan interconnections between separate developments to encourage shared road use to reduce costs and minimize the amount of road surface required.
17. Require planning of trails and walkway systems in the early design stages of all new development so that residential areas are provided safe access to parks and open space.
18. In urban residential zones with sanitary sewer service permit higher density in PUD's in exchange for (1) reduced land coverage by buildings, (2) provision of more multi-family units; and, (3) sensitive treatment of natural resources.
19. Implement standards for lot sizes and setbacks which recognize the development characteristics and natural resources of each existing neighborhood.

## **Uptown Hamel**

The Uptown Hamel land use allows for a mix of residential and commercial uses in order to create a vibrant, walkable, and attractive town center. .

### ***Objectives:***

1. Allow a mix of residential and commercial uses to co-exist on adjacent parcels as well as within the same structure or on the same parcel.
2. Consider alternatives for meeting parking requirements including parking in the rear of buildings, shared parking, on-street, underground, or ramp parking.
3. Use building standards that enhance and maintain the small town heritage and traditional small-town look including brick facades, traditional street lighting, overhangs over the sidewalk, boardwalks, and the like.
4. Involve residents, businesses, community groups and other stakeholders in the planning of these areas.
5. Create master plans for mixed-use areas to ensure integration of uses and responsiveness to adjacent land uses.
6. Establish design criteria for platting and developing site plans which will be compatible with surrounding physical features, existing land uses and the preservation of ecologically significant natural resources.

## **Commercial Uses**

The following objectives refer to commercial land uses which will provide a variety of retail products and services mixed with smaller offices.

### ***Objectives:***

1. Provide convenient and attractive shopping and services to meet the needs of City residents.
2. Encourage businesses that benefit the local community by providing employment opportunities offering convenience goods and services, utilizing high quality design, and having limited impact on public services.
3. Require commercial activities that serve the broader metropolitan market to have access to a regional highway or frontage road.
4. Regulate the impact of commercial development along the border between commercially and residentially guided areas to ensure that commercial property has a minimal impact on residential areas.

5. Regulate construction to ensure high quality, energy and resource efficient buildings and to promote such Green Building standards as LEED Certifications or the State of Minnesota Sustainable Building Guidelines: Buildings, Benchmarks and Beyond (B-3) standards.
6. Encourage construction that enhances the visual appeal of TH 55 corridor.
7. Establish standards for the commercial area north of TH 55 at Tamarack Drive which results in a high quality, walkable and appropriately scaled development which complements nearby residential neighborhoods, emphasizes goods and services for local residents over highway users and provides gathering opportunities for the community.
8. Require frontage roads that do not directly access arterial roadways and limit access to arterial and collector roadways.
9. Limit the scale of commercial development where urban services are not available in order to protect water resources and to integrate such uses with surrounding rural lands.
10. Use the site plan review process to ensure that commercial and industrial uses are compatible with neighboring future and existing uses, and with the adjoining public streets and highways. PUD's may be used to help accomplish this policy.

### **Business Uses**

The following objectives refer to business land uses that are connected to or planned for urban services. Businesses in this use generally include office complexes, business park development, warehouse and light industrial opportunities.

#### ***Objectives:***

1. Encourage businesses that benefit the local community by providing employment opportunities utilizing high quality design, and having limited impact on public services.
2. Regulate the impact of development along the border between business and residentially guided areas to ensure that business uses have a minimal impact on residential areas.
3. Regulate construction to ensure high quality, energy and resource efficient buildings and to promote such Green Building standards as LEED Certifications or the State of Minnesota Sustainable Building Guidelines: Buildings, Benchmarks and Beyond (B-3) standards.
4. Encourage construction that enhances the visual appeal of TH 55 corridor.
5. Create or update standards that promote a more rural appearance, or create campus style developments that protect ecologically significant areas and natural features.
6. Require frontage roads that do not directly access arterial roadways and limit access points to collector and arterial roadways.

7. Use the site plan review process to ensure that commercial and industrial uses are compatible with neighboring future and existing uses, and with the adjoining public streets and highways. PUD's may be used to help accomplish this policy.

## Staging Plan

The staging plan is tied to infrastructure plans, including water, wastewater and transportation, to ensure that services are provided to new residents and businesses in an efficient and cost-effective manner.

The staging plan, Map ###, utilizes flexible staging boundaries to direct where and when development should proceed within the City and is built on the following principles:

- Growth should encompass a balance of land uses to provide residential and business areas for development throughout the planning period. The staging plan also is intended to reduce concentration of development within a location during a particular timeframe.
- The staging plan identifies staged increments of 5-year periods and provides some flexibility between adjacent staging periods. Development shall be limited to a maximum of one staging increment beyond the existing staging period, and will be tied to an incentive based points system.

## Chapter 5: LAND USE & GROWTH

### Introduction

Medina has significant natural resources, high-quality neighborhoods and areas for commercial and retail development. The City’s extensive wetlands and limited infrastructure availability together with past community planning have contributed to its rural character. The metropolitan area is a high growth area. Medina’s rural charm makes it an attractive alternative to the more intensely populated areas found closer to Minneapolis and St. Paul.

This chapter discusses existing and future land use patterns in the City.

### 2007 Existing Land Uses

The types of uses within the existing land use categories are described in Map 5-1 and Table 5-A.

**TABLE 5-A  
Existing Land Uses**

Land-Use Designation	Area	
	Acres	Percent
Agricultural	4,490	25.9%
Rural Residential	4,701	27.1%
Single Family Large Lot	1,191	6.9%
Single Family Small Lot	198	1.1%
Multi-Family Residential	16	0.1%
Commercial	245	1.4%
Industrial	472	2.7%
Public Semi Public	260	1.5%
Parks and Recreation	2,612	15.1%
Open Space	208	1.2%
Private Recreation	357	2.1%
Undeveloped Land	620	3.6%
Right of ways	682	3.9%
Lakes/Open Water	1,283	7.4%
<b>Total City</b>	<b>17,335</b>	

Note: Wetlands are not excluded from each land use. There are approximately 4,871 acres of wetlands in the City.

**Agricultural Use** includes farms and other parcels greater than five acres in size used primarily for agricultural, pasture and rural purposes. A large percentage of the City is designated as agricultural.

**Residential Use** is divided into four designations:

*Rural Residential* consists of large tracts of land and homesteads, including hobby farms and horse stables on parcels greater than five acres in size without City sewer and water service.

*Single Family Large Lot* includes residential properties between 0.5 acres and 5 acres in size. This designation does not differentiate between sewer and unsewered lots but does include larger lot subdivisions.

*Single Family Small Lot* includes single-family residential properties less than 0.5 acres, sewer.

*Multi-Family* includes apartment buildings, fourplexes, duplexes, condominiums and townhouses and attached single-family homes.

**Industrial Use** is primarily in the TH 55 corridor and includes light industrial, office, warehouse and manufacturing facilities.

**Commercial Use** is primarily in the TH 55 corridor. Businesses tend to be clustered in and around the Uptown Hamel area and become more dispersed west of Uptown Hamel along the existing sanitary sewer system. A large commercial/retail development north of TH 55 and west of CR 101 anchored by a Target retail store opened in 2006.

**Park and Recreation Use** includes parks and public recreational open space. Baker Park Reserve has a significant impact on planning due to its size and regional attraction, its effect on the City's tax base and use.

**Private Recreation Use** includes areas used for recreational purposes held under private ownership, including golf courses and a campground, but could be expanded to include other recreational uses not publicly maintained.

**Open Space Use** identifies areas that are public or privately held including known conservation easements, important preserved natural resources such as Wolsfeld Woods (SNA) and other areas that are protected through active measures.

**Public and Semi-Public Use** includes City, county, or state owned property, churches, cemeteries, and other similar uses. Most of these properties are community oriented and blend into other land uses permitted in the supporting zoning districts.

**Undeveloped Use** identifies areas that are currently described as vacant. There are no known agricultural uses or residential uses on parcels with this designation. This land is considered available for development or is currently on the market. These areas also include unknown land uses, or uses that do not fit into the land use designations identified.

**Lakes** comprise approximately 10.2 percent of the City and are identified in the land use designations because of the obvious impact on surrounding development and land uses.

**Wetlands** are not identified on the existing land use map. However, wetlands and lakes play an important role in the City because together they affect 35.4 percent of the City land and significantly impact the City's ability to develop.

## Natural Features and Areas

The City contains many ecologically significant natural resource areas that provide value to all residents by providing natural beauty and wildlife habitat, improving water quality and adding to land values. These natural areas are described in further detail in the Open Space Report but merit discussion from a land use and development perspective.

The City has an extensive network of wetlands and lakes that significantly impact the developable areas in the City. The community has made conscious choices to preserve and protect the natural areas and to improve their quality. For example, the City requires five contiguous acres of suitable soils for development of properties for rural residential uses. These areas outside urban services are guided for an average density of a 1 Unit/10 Acres. The larger acreages help preserve open areas as well as prevent the deterioration of wetland complexes and lakes. Because 35.4% of the land area in Medina is comprised of lakes and wetlands and many of these areas are under private ownership, it is critical for the City to educate residents about the importance of maintaining healthy wetlands, rain gardens, woodlands and lakes.

These natural features comprise the City's green infrastructure system: the City's natural support system that promotes healthy sustainability of the community. As the City grows, the natural areas will be a critical element of every decision-making process. The City undertook an extensive natural resource and open space planning effort that will be the foundation for land use decisions. The Open Space Report indicates the ecologically significant areas that require protection and the areas that will be maintained as a part of the City's conservation network.

## Solar Access Protection

Medina is committed to encouraging and promoting solar energy as a clean, alternative form of energy production and reducing carbon-based emissions. Protecting solar access means protecting solar collectors (or the location of future collectors) from shading by adjacent structures or vegetation. Existing structures and buildings in the city generally do not present significant shading problems for solar energy systems. Most single family attached and detached homes are one or two stories and most multi-family, commercial, and industrial buildings are three stories or less.

Solar energy systems and equipment are generally a permitted ~~by conditional use~~ if attached to structures and freestanding solar arrays are permitted with a conditional use permit in most districts in the Agriculture Preservation, Rural Residential and Suburban Residential zoning districts only, whereas the existing commercial and industrial districts are absent of any allowances for solar equipment. The City intends to revise its land use controls by allowing "Solar Equipment" in all districts as a permitted accessory use with specific performance standards. Additionally, ~~the~~ zoning ordinance provides standards for the protection and establishment of these solar energy systems.

While these ordinance standards help protect solar access, it is not possible for every part of a building or lot to obtain unobstructed solar access. Mature trees, topography, and the location of structures can limit solar access. However, on most properties the rooftop of the principal building would be free of shading by adjacent structures. Therefore, the majority of property

owners in the city could utilize solar energy systems, if they so desired, as a supplement or alternative to conventional fuels.

## Historic Preservation

The City of Medina currently does not have any sites or structures listed on the National Register of Historic Places. The City of Medina has a strong interest in preserving representative portions of its history. The City previously worked with the West Hennepin Pioneer's Museum to restore the Wolsfeld Family cabin which was originally built in 1856. It is thought to be one of the original homes in Medina. The city further commits to providing the following general guidelines related to historical preservation:

- Partner with organizations that want to preserve historically significant areas, landmarks, and buildings in Medina;
- Modify zoning regulations as necessary to help preserve areas that may be historically significant; and
- Create an inventory of historically significant features, landmarks, and buildings in Medina as they become known or identified.

## Existing Growth and Neighborhood Patterns

~~Medina is located approximately 20 miles from downtown Minneapolis making it close enough to commute but far enough to maintain its rural character. The City has developed commercial and business parks in proximity to TH 55, Uptown Hamel and Loretto. The urban service area is primarily focused along the TH 55 corridor. Residential uses have typically been developed at rural residential densities with larger acreage lots. Urban service residential developments exist within the community and help to diversify housing stock. Pockets of sewer development in the rural areas of the community exist because their original septic systems failed and were sewer subsequently to protect water and lake quality. The rural area of the community continues to have individual septic systems and rural density development.~~

~~Residents have enjoyed the rural quality of Medina and have supported larger lot subdivisions in the more suburban residential neighborhoods where sewer subdivisions are developed at or below 2.0 units per acre. The existing suburban neighborhoods are independent of the rural residential areas and typically not connected through traditional grid development but are subdivided with curvilinear streets and cul-de-sacs.~~

~~Infrastructure and the MUSA line have affected development and will influence the areas guided to develop with increased density. The City has planned for growth and development by guiding increased density near transportation corridors and other available systems. This pattern is demonstrated on the Future Land Use Plan (Map 5-2). Analysis for water, sewer and transportation planning can be found in the attached plans and appendices.~~

## Future General Land Use Policy Direction

~~As described in the Vision Statement, the City of Medina strives to promote and protect its rural character and natural environment. The City has historically been and intends to continue to be primarily a rural community with opportunities for agricultural uses, commercial and residential development and open spaces. These factors will continue to guide development but will also include opportunities for diversification of land uses not presently found in the community.~~

~~The City has planned for a limited amount of guided future development consistent with regional forecast and consistent with Community Goals, and increased density along the TH-55 corridor to help encourage sustainable land use patterns. Sustainability principles include proximity to existing transportation systems and available infrastructure without leap frogging into areas not currently served by urban services. The majority of growth and development will be located in the areas with urban services to maintain the rural character of the community and to use the infrastructure.~~

~~The Future Land Use Plan is primarily an extension of the 2020 Comprehensive Plan area. The areas guided for future development are within the 2000 service areas but phasing and available land has been adjusted to reflect recent experience, growth and population projections. Although the proposed plan is consistent with the 2000 Comprehensive Plan, changes occur within the specific land use designations:~~

### General Land Use Development Policies:

- ~~1. The Future Land Use Plan guides future development to strengthen, enhance, and protect the City's rural character and natural environment.~~
- ~~2. Medina recognizes the historical development pattern as a framework for the City's future land use policy.~~
- ~~3. Medina will guide growth in compact efficient locations to preserve open space and the rural heart of the community.~~
- ~~4. The Planning Commission and Council will review each development proposal to ensure consistency with the City's Comprehensive Plan.~~
- ~~5. The staging plan will be referenced for all future development plans in the growth corridor and shall guide future land use decisions to ensure availability and adequacy of services.~~
- ~~6. Medina will encourage commercial and business development to locate along the TH-55 corridor and retail and service opportunities to locate in mixed use areas.~~
- ~~7. Developments will be required to provide buffers between incompatible land uses and will be required to provide landscaping, berms, or other screening methods to ensure the integrity of neighborhoods.~~

~~9. Ecologically significant natural areas will be protected using conservation easements and other open space tools as identified in the Open Space Report.~~

## Future Land Use Plan Principles

The Future Land Use Plan guides the development of Medina through ~~2030~~2040, and will be used to implement the City's goals, strategies and policies. The Plan is guided by the Vision and Community Goals as furthered by the following principles: ~~he purpose of the Plan is to create a community with the following characteristics:~~

- ~~• A well integrated and preserved natural resources and open space system focused on maintaining the rural heart of the community.~~
- ~~• Housing diversity and options within the community including rural, suburban and urban densities with the most compact development guided along the TH 55 transportation corridor.~~
- ~~• Opportunities for business and commercial development along major transportation corridors and intersections.~~
- ~~• An efficient, safe transportation system.~~
- ~~• Support of active living opportunities such as a well planned parks and trails systems that are accessible to all residents.~~

~~Four physical land use elements affect the overall character of the community:~~

- ~~1. Suburban and rural development patterns and neighborhood form;~~
- ~~2. Major road patterns;~~
- ~~3. Open spaces and natural resources; and~~
- ~~4. Commercial and business development.~~

~~The relationship of these elements will impact the transportation system and community facilities and may need review as a result of increased development.~~

### *Development Patterns and Neighborhood Form*

- Encourage open spaces, parks and trails in all neighborhood development. The survey indicated that a high quality of life is found when residents have visual access to green spaces.
- Create neighborhoods with a variety of housing types that are well connected with roads, trails or sidewalks.
- Maintain the integrity of rural neighborhoods and promote development patterns consistent with existing rural residential development.
- Recognize neighborhood characteristics and promote new development compatible in scale, architectural quality and style with existing neighborhoods.
- Guide density to areas with proximity to existing infrastructure and future infrastructure availability.
- Concentrate higher density development near service oriented businesses to help promote walkability.

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### *Road Patterns*

- ~~Encourage development near existing roads and transportation intersections to ensure efficiencies within the system.~~
- ~~Connect existing neighborhoods with infill neighborhoods to ensure safety through increased access.~~
- Establish collector streets with good connections through the community's growth areas.
- Promote trails and sidewalk access near roads and thoroughfares to encourage multi-modal transportation choices.

### *Open Spaces and Natural Resources*

- Preserve natural resources throughout the community and provide educational opportunities to residents to help them understand the value of natural areas.
- Preserve open spaces and natural resources.
- Support the guidelines identified in the Open Space Report to preserve the City's natural systems.

### *Business Districts and Commercial Areas*

- Focus service businesses and development near urban residential densities and along primary transportation ~~the TH-55 corridors and CR-101 and CR-19.~~
- ~~Guide commercial development to areas along key transportation corridors, primarily TH-55.~~
- Provide connections between residents and commercial areas and ~~P~~promote businesses within mixed-use areas.
- Work to create job opportunities in the community for Medina residents to reduce traffic and commuting demands.

## The Guide Plan

Medina's Future Land Use Plan, Map 5-2###, is shaped by the City's General Land Use Development Policies, and the Land Use Goals and Strategies identified in Chapter 1 which maintains keep a large portion of Medina's rural character and protects the City's natural resources while accommodating compact, systematic limited growth and development in strategic areas, which is consistent with the City's Vision, Community Goals and Land Use Principles.

Table 5-B## below demonstrates the expected 2030-2040 land uses in the community.

**TABLE 5-B##**  
Future Land Use Plan

Land Use Designation	Gross Area		Net Area	
	Acres	Percent	Acres	Percent
Agricultural (AG)	251	1.4%	180	1.0%
Rural Residential (RR)	7,835	45.2%	4,982	28.7%
Low-Density Residential (LDR)	944	5.5%	630	3.7%
Medium-Density Residential (MDR)	451	2.6%	307	1.8%
High-Density Residential (HDR)	123	0.7%	103	0.6%
Mixed-Use (MU)	338	1.9%	234	1.3%
Mixed-Use—Business (MU-B)	59	0.3%	39	0.2%
Developing Post-2030	444	2.6%	337	1.9%
Commercial (C)	427	2.5%	308	1.8%
General-Business (GB)	559	3.2%	359	2.1%
Industrial (IB)	68	0.4%	48	0.3%
Closed Sanitary Landfill (SL)	192	1.1%	106	0.6%
Public-Semi Public (PSP)	271	1.6%	173	1.0%
Parks and Recreation	93	0.5%	46	0.3%
Parks and Recreation—Regional or State	2,519	14.5%	1,528	8.8%
Private Recreation (PREC)	358	2.1%	272	1.6%
Open Space (OS)	208	1.2%	153	0.9%
Rights-of-Way	912	5.1%	912	5.1%
Lakes	1,283	7.4%	1,283	7.4%
Wetlands and Floodplains	-	-	5,335	30.8%
<b>Total City</b>	<b>17,335</b>		<b>17,335</b>	

## Future Land Use Designations

**Rural Residential (RR)** – identifies areas for low-intensity uses, such as rural residential, hobby farms, agricultural, horticulture, conservation of ecologically significant natural resources and passive recreation. This area is not planned to be served by urban services during the timeframe covered by this Plan and generally requires each lot to have five contiguous acres of soils suitable for septic systems.

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**Agricultural (AG)** identifies areas which are planned for long-term agricultural uses. Density within the land use can be no more than one lot per 40 acres which will not be served by urban services. Property within this land use is eligible to be part of the Metropolitan Agricultural Preserves Program and are reserved for agricultural uses as a long-term land use. This area is not planned to be served by urban services and allows no more than one lot per forty acres.

**Rural Residential (RR)** identifies areas for ~~low-intensity uses, such as rural residential, rural commercial, farming, hobby farms, horticulture, conservation of ecologically significant natural resources and passive recreation.~~ This area is not planned to be served by urban services during the timeframe covered by this Plan and requires each lot to have five contiguous acres of soils suitable for septic systems.

**Developing Post-2030 Future Development Area (FDA)** identifies areas which could potentially be planned for future urban development in the City that will be provided municipal sewer and water services. This area will remain rural unless and until designated for urban services in a future Comprehensive Plan update. This area is primarily concentrated around the City of Loretto and is presently planned for each lot to have five contiguous acres of acceptable soils. The purpose of the Developing Post-2030 FDA designation is to communicate the future planning intentions to the community.

**Low Density Residential (LDR)** identifies residential land uses developed between 2.0 units per acre and 3.0-3.49 units per acre which are served or are intended to be served by urban services. The primary use in this area is single- ~~and two-~~ family residential development. ~~The areas designated for low-density residential uses are located near to existing low-density residential uses, natural resources and provide a transition between higher density residential districts and the permanent rural areas of the community.~~

**Medium Density Residential (MDR)** identifies residential land uses developed between 5.0-5 and 7.0 units per acre ~~and 6.99 units per acre~~ that are served, or are intended to be served, by urban services. The primary uses in this designation will be a mix of housing such as single family residential, twin homes, town homes, ~~and row homes,~~ and small multiple family buildings. ~~This designation provides a transition area between the commercial and retail uses along the TH 55 corridor and the single-family uses.~~

**High Density Residential (HDR)** identifies residential land uses developed between 12.0-15.0 units per acre ~~and 30 units per acre~~ that are served, or are intended to be served, by urban services. The primary uses will include ~~duplexes, triplexes,~~ town homes, apartment buildings and condominiums which should incorporate some open space or an active park. ~~This designation is identified in areas that are generally accessible to transportation corridors and commercial uses.~~

**Mixed Residential (MR)** - identifies residential land uses developed between 3.5 and 4.0 units per net acre that are served, or are intended to be served, by urban services. The land use provides flexibility for the type of housing developed, provided the overall density of a project falls within the range noted above and provides some higher density housing. Some portion of each site shall be developed at densities over 8.0 units per net acre. At a minimum, each development in the land use shall include one higher density housing unit per net acre.

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~~Mixed-Use (MU) provides opportunities for multiple, compatible uses on a single site including a residential component and one or more of the following: general business, commercial, office and public semi-public uses in each case where the primary use is residential. The areas designated with this land use will have residential densities between 3.5 units per acre and 6.99 units per acre over a minimum of half of the developable area. The mixed-use areas are served, or are intended to be served, by urban services in the future.~~

~~Mixed-Use Business Uptown Hamel (MU-BUH) the Uptown Hamel land use is allows residential and commercial to be mixed on adjacent sites and to be mixed within the same building or property. provides opportunities for multiple, compatible uses on one site including two or more of the following: residential, general business, commercial, or office. Residential densities development in this designation will may be between 4.07.0 units per acre and 15.045.0 units per acre across the entire area and may include some vertically integrated uses. The mixed-use business areas will be served by urban services.~~

~~Commercial (C) provides areas for highway oriented businesses and retail establishments; can include including commercial, office and retail uses. These uses are; is concentrated along the TH 55 arterial corridors and are served or will be served by urban services.~~

~~General Business (GB) provides opportunities for corporate campus uses including office, warehouse, and light industrial and retail uses. This designation identifies larger tracts of land that are suitable for office and business park developments and are served or will be served by urban services.~~

~~Industrial Business (IB) identifies areas that are currently used for manufacturing or processing of products and refers to lighter industrial uses in the community. The area is concentrated on TH 55 to allow access to primary transportation corridors and is served by urban services.~~

~~Rural Commercial (RC) - identifies commercial land uses which are not served by urban services, but rather by individual wells and septic systems. The scale of development in this land use shall be limited in order to protect water resources.~~

~~Institutional (INST) - identifies existing public, semi-public, and non-profit uses such as governmental, cemeteries, religious, educational and utilities.~~

~~Parks, and Recreation, and Open Space (PROS) - identifies publicly owned or permanently conserved land which is used for includes parks, and public recreational, or open space purposes. Baker Regional Park has a significant impact on planning due to its size and attraction to those living outside of the City.~~

~~Private Recreation (PREC) - identifies refers to areas that are currently used for outdoor recreational uses which, are held under private ownership including a campground and golf courses and could be expanded to include other recreational uses that are not publicly maintained. Limited numbers of residential uses will may be included or have previously been developed within this land use designation.~~

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~~Open Space (OS) identifies public or privately held property protected as open space and includes known conservation easements, significant preserved natural resources and other areas that are protected through active measures.~~

~~Public Semi-Public includes governmental, religious, educational, and cemetery uses.~~

~~Rights-of-Way (ROW) refer to all public or private vehicular, transit, pedestrian, or rail rights-of-way.~~

~~Closed Sanitary Landfill (SL) identifies an existing area that was previously used for a closed sanitary landfill but is now closed. The land is owned by the Minnesota Pollution Control Agency (MPCA) which also has jurisdiction over and special land use regulations apply to the property.~~



## Land Use Policies by Area

The following section provides policies for land use designations and is categorized into generalized subsections ~~with the following land uses: Rural Designations, Urban Service Designations, and Public Semi Public Designations.~~ The policies for each category as provided below directly support the Community Goals and Land Use Principles ~~strategies outlined in Chapter 2.~~

These designations are generalized land uses and are not specific zoning districts. The City will update the zoning ordinance and applicable codes to be consistent with the land use plan and designations identified in this section.

The planning process revealed a strong interest in promoting ~~good~~ high quality sustainable development in the City. The Planned Unit Development (PUD) process for large scale or master plan types of development, regardless of whether they are residential, commercial or mixed-uses will be available and will be supported through zoning.

### *Rural Designations*

The rural designations include Agricultural, Rural Residential and Developing Post 2030 Future Development Area. A large percentage of the community falls into these ~~two~~ categories. The purpose of these designations is to provide low-intensity land uses, such as rural residential, farming, hobby farms, horticulture, conservation of natural and ecologically significant natural resources and passive recreation. This area will not be provided with water or sewer service during the timeframe covered by this Plan.

The City's goal is to maintain the rural character of this area. The 2005 Metropolitan Council Regional Framework System Statement shows the majority of this area as Diversified Rural, and the City utilizes the Rural Residential designation to be consistent with the System Statement.

A significant segment of this area consists of large, rural parcels with single-family homes. The City recognizes that such low-density, development will continue to be a desired housing alternative.

The City's Open Space Report proposes several different implementation techniques for allowing open space development and planning to maintain rural character and simultaneously preserve significant natural resources. This result may take the form of innovative developments that clusters smaller lots on larger parcels with permanently conserved open space. Such innovative arrangements can help preserve the City's natural resources, open space and rural character, while still maintaining an average overall density of ten acres per unit. Medina's wetlands, lakes, scattered woodlands and soil conditions prevent smaller, unsewered lot development, but are ideal for low-density rural housing.

Medina's policy in the permanent rural area is to keep strict soil requirements for septic sites, but allow flexibility for Open Space design developments and to ensure that the permanent rural area will remain rural by eliminating the need for future extension of a sanitary sewer service to replace failing systems.

**Objectives:**

1. Allow low-density development in the Rural Residential Area including innovative arrangements of homes that preserve open space and natural resources.
2. Encourage conservation of open space, farms and ecologically significant natural resources in the rural areas.
3. Enforce standards for the installation and maintenance of permanent, on-site sewage disposal systems.
4. Allow public facilities and services, such as parks and trail systems, if compatible with rural service area development.
5. Allow land uses, such as home-based businesses, hobby farms, horse stables, nurseries and other smaller-scale rural activities, which will not conflict with adjoining residential development.
6. Regulate noise, illumination, animals, and odors as needed to maintain public health and safety.
7. Maintain a maximum density of one unit per forty acres for property in the Agricultural land use.
8. Maintain a maximum density of one unit per ten acres for new development in the Rural Residential and Developing Post-2030 land use. The City will continue to utilize a five-acre contiguous suitable soils requirement in order to pursue this objective. This requirement has maintained the required density for the past decade and one-half (see Table 5-E### below) and the City will monitor rural subdivisions and adjust regulations in the event the density is consistently exceeded.

**TABLE 5-E###**  
**Density of Conventional Rural Subdivisions 2000-~~2008~~2016**

Subdivision	# of Lots	Gross Acres	Acres/Unit
Winchester Hills	3	15.7	5.2
Wild Acres	3	75.0	25.0
Dahl 2 <sup>nd</sup> Addn	2	23.3	11.6
Leawood Farms	9	212.0	23.6
High Pointe Ridge	3	51.4	17.1
Beannact Farm	3	42.1	14.0
Parkview Knoll	2	72.6	36.3
Unplatted	2	24.8	12.4
Willow Hill Preserve	4	31.2	7.8
Tuckborough Ridge	7	47.8	6.8
Fox Path Farm	2	27.4	13.7
<u>Hunter Ridge</u>	<u>2</u>	<u>13.6</u>	<u>6.8</u>

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<u>Wakefield Valley Farm</u>	<u>3</u>	<u>64</u>	<u>21.3</u>
All Rural Subdivisions	4045	623-3701	15.86

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9. Continue to enforce five contiguous acres of soils suitable for septic systems per development site, but consider exceptions for open space developments that protect natural features and put land into permanent conservation. ~~Within the Metropolitan Council's long term sewer service area (see Map 5-4), these exceptions will not be allowed to result in development with a density in excess of one unit per ten gross acres.~~
10. Urban services will not be provided to the Agricultural, Rural Residential, or ~~Developing Post-2030~~Future Development Area land uses during this planning cycle.
11. Require preservation of natural slopes, wetlands, woodlands and other significant natural characteristics.
12. Determine lot sizes by soil types and conditions as defined in the City's on-site septic system requirements.
13. Protect property within the ~~City's Developing Post-2030~~Future Development Area designation from subdivision and development by requiring ghost plats for subdivisions so that future urban expansion is not compromised.
14. Reduce impervious surfaces where possible by applying low impact design standards and encourage innovative materials and plans that reduce runoff.
15. Encourage and incentivize landowners to participate in the protection and conservation of significant natural resources.

### Urban Service Designations

The Urban Service Area includes the residential and commercial areas of the City that are currently or will be served by municipal water and sewer services.

#### Residential Uses

##### Objectives:

1. Require preservation of natural slopes, wetlands, woodlands, and other significant natural characteristics of the property.
2. Consider exceptions to or modifications of density restrictions for developments that protect the natural features or exceed other standards of the zoning district.
3. Restrict urban development to properties within the sewer service boundary.
4. Encourage green building practices such as Leadership in Energy and Environmental Design (LEED)<sup>+</sup> principles in neighborhood planning and residential building and low

- impact development design standards.
- 5. Protect urban residential areas from excessive noise, odors, and illumination.
- 6. Regulate the rate and location of development in keeping with availability of public facilities and the City's stated goals, including the undesignated MUSA and growth strategies.
- 7. Restrict commercial development to areas designated in this Plan.
- ~~8. Limit industrial activities, including agri-business facilities, to the urban commercial or industrial park areas.~~
- ~~9.8.~~ Protect property within the City's ~~2030~~ MUSA boundary from development prior to the provision of urban services that will hinder future division.
- ~~10.9.~~ Create ~~more~~ flexible zoning standards that would allow for innovative arrangements of homes, conservation easements, or other creative land use concepts that preserve the City's open space and natural features.
- ~~11.10.~~ Promote attractive, well-maintained dwellings on functional, clearly marked roads, with adequate facilities and open space.
- ~~12.11.~~ Emphasize resident and pedestrian safety.
- ~~13. Allow for a variety of housing types with a range of economic affordability in the urban residential areas.~~
- ~~14.12.~~ Encourage a controlled mix of densities, housing types, age groups, economic levels, lot sizes, and living styles that are of appropriate scale and consistent with appropriate land use, market demands, and development standards.
- 13. Establish design criteria for platting and developing site plans which will be compatible with surrounding physical features, existing land uses and the preservation of ecologically significant natural resources.
- ~~15.14.~~ Establish standards for higher density residential development so that such development is compatible with surrounding uses. Such standards may include enclosed parking, green space, landscape buffering and height limitations.
- ~~16. Require standards for site improvements that ensure compatibility with adjacent residential areas.~~
- ~~17.15.~~ Require utilities to be placed underground wherever possible for reasons of aesthetic enhancement and safety.
- ~~18.16.~~ Plan interconnections between separate developments to encourage shared road use to reduce costs and minimize the amount of road surface required.
- ~~19.17.~~ Require planning of trails and walkway systems in the early design stages of all new development so that residential areas are provided safe access to parks and open space.

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~~20-18.~~ In urban residential zones with sanitary sewer service permit higher density in PUD's in exchange for (1) reduced land coverage by buildings, (2) provision of more multi-family units; and, (3) sensitive treatment of natural resources.

19. Implement standards for lot sizes and setbacks which recognize the development characteristics and natural resources of each existing neighborhood.

~~21.~~

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### Uptown Hamel Mixed-Use

~~The Uptown Hamel land use allows for a mix of residential and commercial uses in order to create a vibrant, walkable, and attractive town center. mixed-use designations focus on integrating a mix of uses to help promote housing and commercial diversity within the community. Such mixed-use designations are concentrated along the TH 55 corridor to promote a more compact development pattern in proximity to existing infrastructure and will include residential and commercial components with ratios of use determined by topography and market conditions. Mixed-use areas are all located in the urban service area.~~

#### *Objectives:*

1. Allow a mix of residential and commercial uses to co-exist on adjacent parcels as well as within the same structure or on the same parcel.

~~2. Create flexible zoning standards that would allow for a mix of residential and commercial uses on parcels that preserve the City's open space and natural features.~~

~~3.2.~~ Consider alternatives for meeting parking requirements including parking in the rear of buildings, shared parking, on-street, underground, or ramp parking.

~~4.3.~~ Use building standards that enhance and maintain the small town heritage and traditional small-town look including brick facades, traditional street lighting, overhangs over the sidewalk, boardwalks, and the like.

~~5.4.~~ Involve residents, businesses, community groups and other stakeholders in the planning of these areas.

~~6.5.~~ Create master plans for mixed-use areas to ensure integration of uses and responsiveness to adjacent land uses.

~~7.6.~~ Establish design criteria for platting and developing site plans which will be compatible with surrounding physical features, existing land uses and the preservation of ecologically significant natural resources.

## Commercial Uses

~~The previous objectives outlined referred to urban land uses with a residential component. The following objectives refer to commercial and industrial land uses that are connected to or planned for urban services.~~

~~The Urban Commercial area is along the TH 55 corridor and will support businesses to benefit the residential areas to the north and south and commuters who travel on TH 55. Businesses which will provide a variety of retail products and services mixed with light industrial/warehouses and smaller offices.~~

### Objectives:

1. Provide convenient and attractive shopping and services to meet the needs of City residents.
- ~~2. Avoid multiple access points to collector and arterial roads.~~
- ~~3.2. Encourage businesses that benefit the local community by providing employment opportunities offering convenience goods and services, utilizing high quality design, and having limited impact on public services.~~
- ~~4.3. Require commercial activities that serve the broader metropolitan market to have access to a regional highway or frontage road.~~
- ~~5.4. Regulate the impact of commercial development along the border between commercially and residentially guided areas to ensure that commercial property has a minimal impact on residential areas.~~
- ~~6.5. Regulate construction to ensure high quality, energy and resource efficient buildings and to promote such Green Building standards as LEED Certifications or the State of Minnesota Sustainable Building Guidelines: Buildings, Benchmarks and Beyond (B-3) standards.~~
- ~~7.6. Encourage construction that enhances the visual appeal of TH 55 corridor.~~
- ~~8.7. Establish standards for the commercial area north of TH 55 at Tamarack Drive which results in a high quality, walkable and appropriately scaled development which complements nearby residential neighborhoods, emphasizes goods and services for local residents over highway users and provides gathering opportunities for the community. Create or update standards that promote a more rural appearance, or create campus style developments that protect ecologically significant areas and natural features.~~
- ~~9.8. Require frontage roads that do not directly access TH 55 arterial roadways corridor and limit access to arterial and collector roadways.~~
- ~~10.9. Limit the scale of commercial development where urban services are not available in order to protect water resources and to integrate such uses with surrounding rural lands. Require developments to provide frontage roads as shown conceptually in the transportation plan.~~

~~11. Require conditional use permits for manufacturing, processing, cleaning, storage, maintenance and testing of goods and products in order to prevent adverse affects to the City and its residents.~~

10. Use the site plan review process to ensure that commercial and industrial uses are compatible with neighboring future and existing uses, and with the adjoining public streets and highways. PUD's may be used to help accomplish this policy.

~~12.~~

### Business Uses

The following objectives refer to business land uses that are connected to or planned for urban services. Businesses in this use generally include office complexes, business park development, warehouse and light industrial opportunities.

### Objectives:

1. Encourage businesses that benefit the local community by providing employment opportunities utilizing high quality design, and having limited impact on public services.
2. Regulate the impact of development along the border between business and residentially guided areas to ensure that business uses have a minimal impact on residential areas.
3. Regulate construction to ensure high quality, energy and resource efficient buildings and to promote such Green Building standards as LEED Certifications or the State of Minnesota Sustainable Building Guidelines: Buildings, Benchmarks and Beyond (B-3) standards.
4. Encourage construction that enhances the visual appeal of TH 55 corridor.
5. Create or update standards that promote a more rural appearance, or create campus style developments that protect ecologically significant areas and natural features.
6. Require frontage roads that do not directly access arterial roadways and limit access points to collector and arterial roadways.
7. Use the site plan review process to ensure that commercial and industrial uses are compatible with neighboring future and existing uses, and with the adjoining public streets and highways. PUD's may be used to help accomplish this policy.

### Public and Semi-Public Land Use

~~Public and Semi-Public uses including golf courses and wastewater treatment facilities exist in both the urban and rural areas.~~

### Objectives:

- ~~1. Achieve a balanced framework of public uses and private development.~~
- ~~2. Set aside land for parks and preservation of ecologically significant natural resources to meet a wide variety of recreational, educational and functional needs as defined and~~

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~~discussed in the Park, Trails, and Open Space chapter and the Open Space Report.~~

- ~~3. Provide a trail system connecting parks, open space and other public uses.~~
- ~~4. Provide space for some public and semi-public uses in urban areas. These could include: churches, recreation areas, and public service facilities such as post office, fire stations, libraries and utility structures.~~
- ~~5. Continue to pursue conservation and preservation of wetlands, woodlands, ecologically significant natural resources and other open space, as appropriate.~~
- ~~6. Protect wetlands, as they provide wildlife habitat, preserve open space, improve water quality and provide water storage areas for the City's storm drainage system.~~
- ~~7. Protect the shoreline of lakes, creeks and wetlands from development.~~
- ~~8. Utilize existing regulatory tools and supplement as necessary to allow these types of lands to be preserved or protected for public use.~~
- ~~9. Require public and semi-public zoning to complement the character of surrounding land uses.~~

## Staging Plan

The staging plan is tied to infrastructure plans, including water, wastewater and transportation, to ensure that services are provided to new residents and businesses in an efficient and cost-effective manner.

The staging plan, Map ~~5-3###~~, utilizes flexible staging boundaries to direct where and when development should proceed within the City and is built on the following principles:

- ~~• Compact growth will occur along the TH 55 corridor to ensure the preservation of the rural heart of the City.~~
- ~~• Growth will proceed in an east-west pattern to develop efficiently the City's infrastructure, including sewer and water.~~
- ~~• The City shall promote contiguous growth within the urban service areas to provide efficient and cost-effective services to residents.~~
- Growth should encompass a balance of land uses to provide residential and business areas for development throughout the planning period.
- The staging plan also is intended to reduce concentration of development within a location during a particular timeframe.
- The staging plan identifies staged increments of 5-year periods and provides some flexibility between adjacent staging periods. Development shall be limited to a maximum of one staging increment beyond the existing staging period, and will be tied to an incentive based points system ~~(see Chapter 7; Growth Strategy, Page 7-4).~~

~~These principles are developed based on known development constraints related to existing water and sewer infrastructure. When development is proposed, the City will review the staging plan for consistency with the water and sewer plans attached as appendices to this document. The following are some of the constraints to be considered when guiding development:~~

- ~~• There is presently capacity for approximately 160 additional water units through 2009, which needs to include a variety of growth options over the short term planning timeline. The construction of additional wells and water storage facility will increase the availability of water units.~~
- ~~• The City's sewer infrastructure has capacity for approximately 2,000 additional units that is expected to be adequate through at least 2015.~~
- ~~• The City plans on developing the water system to match the Guide Plan which stages growth through 2030 and may include the development of a well field in the western area of the urban service boundary that may allow growth near Loretto.~~
- Sewer improvements will be required to meet 2030 projection population growth.
- 

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~~The staging plan supports the timing and planning for future improvements and recognizes the existing limitations of water and sewer systems in 2007.~~

~~*Objectives*~~

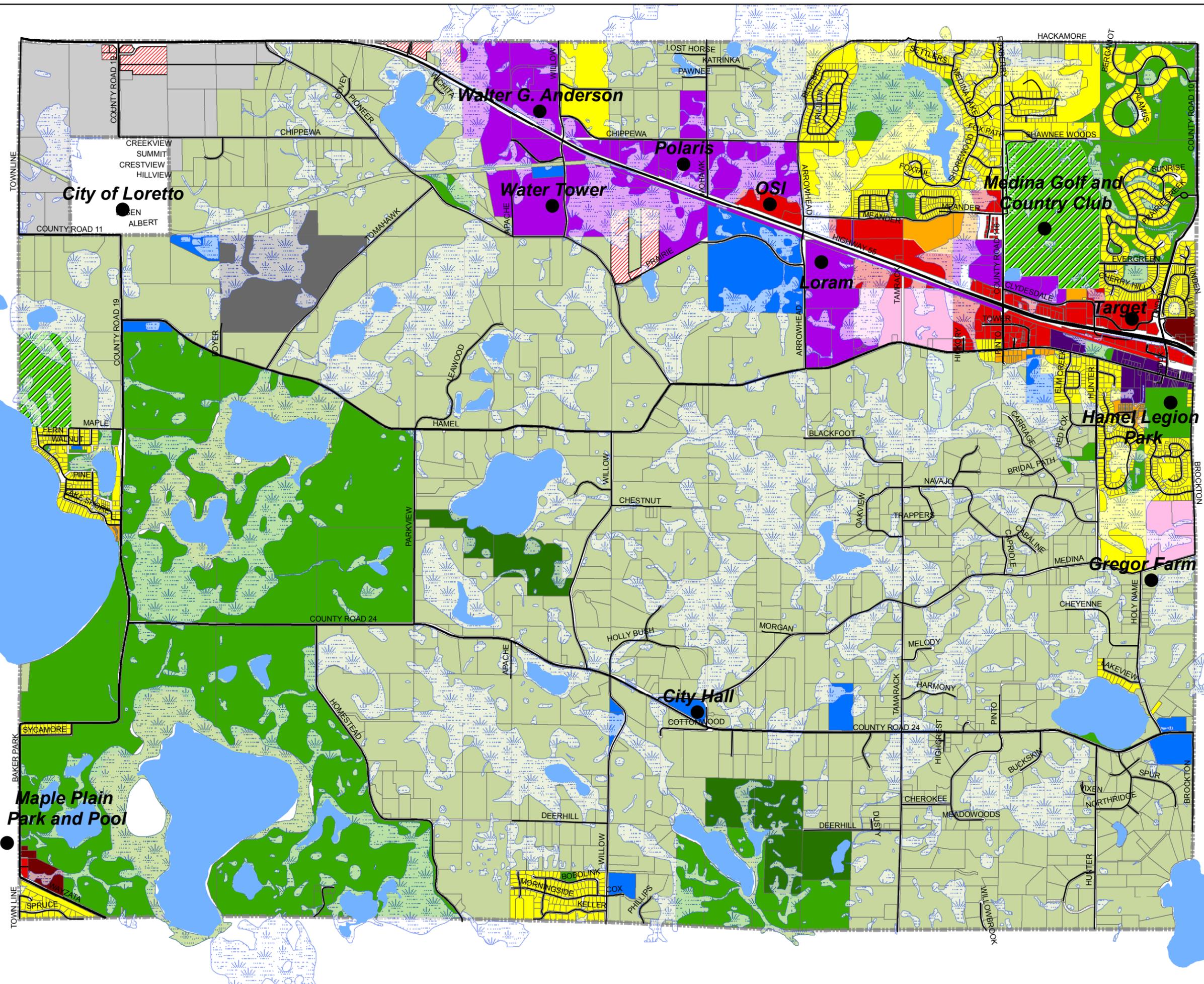
- ~~• The constraints on growth over the planning period ending in 2030 are related to water and wastewater infrastructure capital improvements. The City shall develop a capital improvement plan to address these needs and to monitor development and phasing in an appropriate way.~~
- ~~• The City shall evaluate the creation of a well field in the western portion of the urban service area.~~
- ~~• The City shall develop a system for evaluating developments within the urban service area to help prioritize developments that are consistent with the goals of the City.~~
- ~~• The City will promote low impact development, conservation development and environmentally sustainable design.~~

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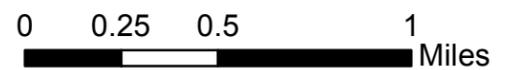
# Future Land Use Plan DRAFT 06/10/2016



## Legend

- Future Land Use**
- Rural Residential
  - Agricultural
  - Future Development Area
  - Low Density Residential (2-3 u/a)
  - Medium Density Residential (5-7 u/a)
  - High Density Residential (12-15 u/a)
  - Mixed Residential (3.5-5 u/a; 1 u/a HDR)
  - Uptown Hamel
  - Commercial
  - Business
  - Rural Commercial
  - Institutional
  - Private Recreation
  - Park, Recreation, Open Space
  - Closed Landfill
  - Right-of-ways
- Wetland Locations**
- Wetland Locations

Map Date: June 3, 2016







**MEDINA**

# Staging and Growth DRAFT 06/10/2016

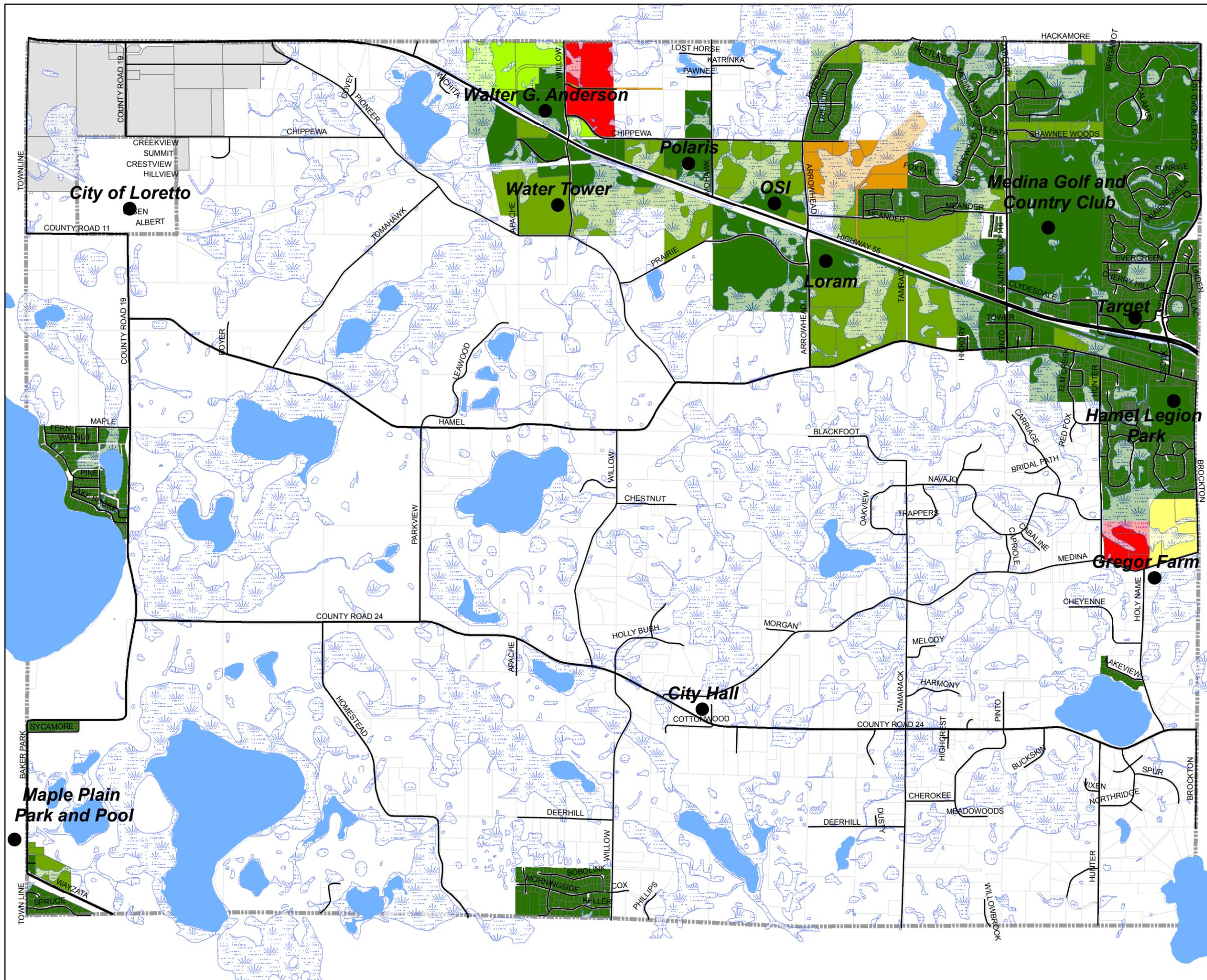
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### Staging

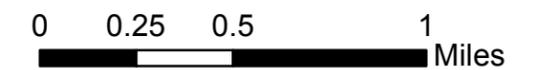
- 
-  Developed
-  2018
-  2020
-  2025
-  2030
-  2035
-  FDA

### Wetland Locations

-  Wetland Locations



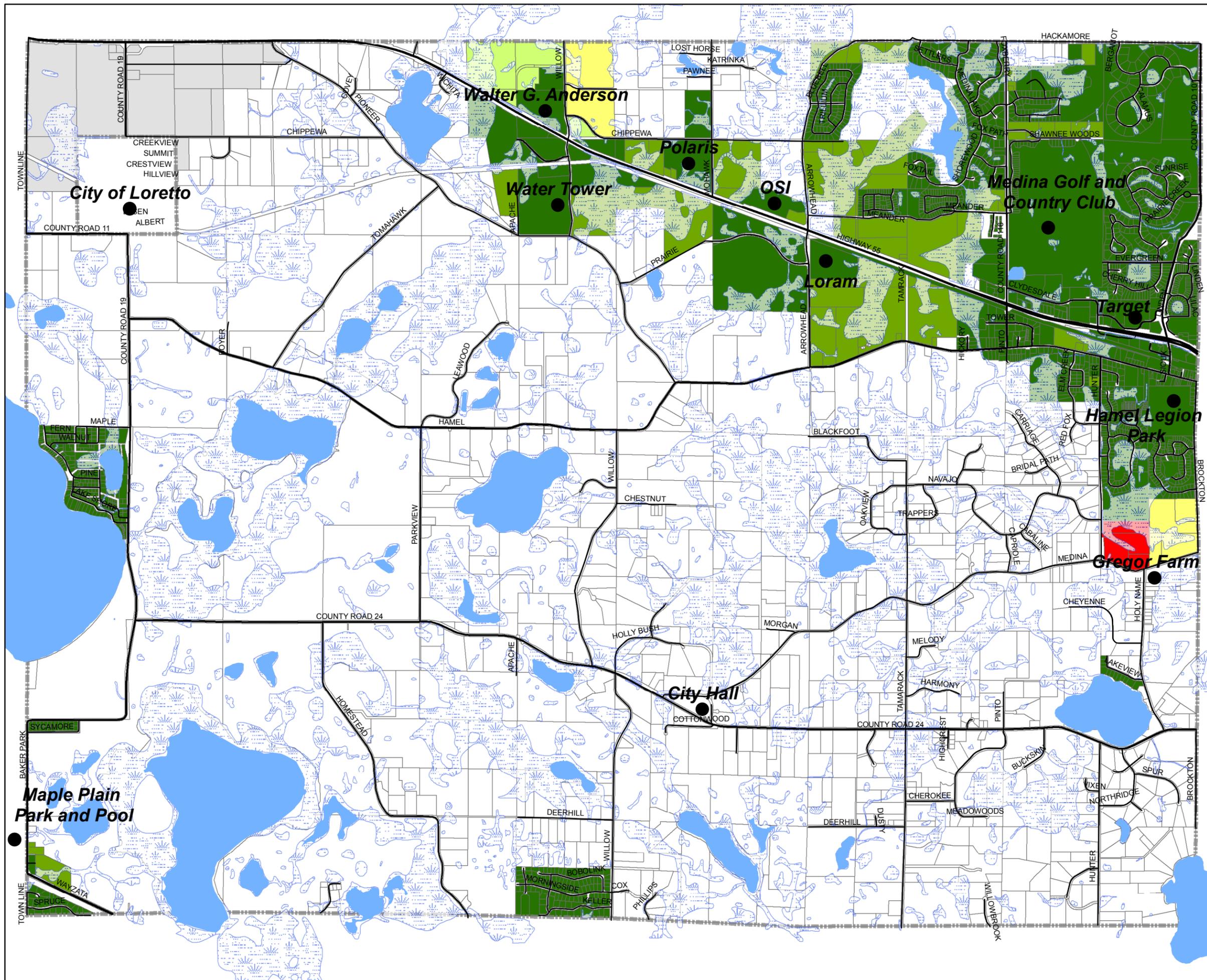
Map Date: June 3, 2016





**MEDINA**

# Staging and Growth DRAFT 05/25/2016



### Legend

#### Staging

- 
-  Developed
-  2018
-  2020
-  2025
-  2030
-  2035
-  FDA

#### Wetland Locations

-  Wetland Locations

Map Date: May 20, 2016



## Medina 2040 Comprehensive Plan

### Steering Committee Summary

Wednesday, May 25, 2016 (DRAFT)



1. Steering Committee Chair Martin called the meeting to order at 7:00 a.m.
2. **Community Meeting Feedback** – Committee members discussed the main takeaways from the Community Meetings. There was a great deal of discussion about the land south of Fields of Medina and overwhelming support for this property to be guided Commercial instead of Business. Property owners who were proposed to be removed from the MUSA expressed a good deal of concern about reduction in the value of their property. There were some concerns raised related to the development at Medina Road between Hunter and Brockton, with most comments requesting good buffering from Medina Road.
3. **Discuss Draft Land Use Map** – Chair Martin invited members of the public present to speak.

Joe Cavanaugh stated that their family saw it as unfair that the property west of Arrowhead and north of OSI was proposed to be removed from the MUSA. This property is assessed over \$10,000 in taxes every year based upon the availability of development. The family has owned the property for over 50 years. Cavanaugh also noted that this property makes more sense for residential than the property at Medina Road between Hunter and Brockton. Development at Medina Road would increase traffic along Holy Name Drive which would hurt property owners along Holy Name Drive and would be unsafe at County Road 24.

Rose Lorsung stated that she represents the property owners of 242 Medina Road and property south of Medina Road and east of Holy Name Drive. She suggested that the Committee should think longer term about this area and that it would be poor planning to not at least consider the possibility of additional development in this area. How roads and utilities would be planned would be affected if the City later chose to develop.

Tim Boser stated that they had purchased the Raskob farm and that his wife was related to the Raskob family. They also own property in Hamel and are excited to be part of construction in the Hamel Area.

Joe Cavanaugh Sr. stated that they are excited to have a high-end commercial development south of the Fields of Medina and he urged the Committee to designate commercial. He stated that the Cavanaughs had owned the property west of Arrowhead, north of OSI for 50 years, and the pipe is in place. With all of this and the high tax valuation, it seemed unfair to now designate the property rural.

Committee members directed staff to designate the property south of Fields of Medina as Commercial. Committee members expressed a strong interest in development which serves local residents rather than a big-box highway oriented development.

Committee members discussed the property west of Arrowhead and north of OSI. Members discussed how the rural designation goes to the goal of maintaining rural character throughout the community and in spreading out residential development. Some members inquired if a Business land use may make sense and may have more of a rural feel than residential development, would spread out residential development, but also recognize the fact that the property has historically been planned for some type of development.

The consensus of the Committee was to guide the property west of Arrowhead and north of OSI as Business.

4. **Discuss Draft Housing and Land Use Chapters** – Finke noted that staff presented these drafts for the Committee to review. Staff did not anticipate any discussion at this meeting, but wanted to provide for discussion ahead of the next meeting.
5. **Meeting Notes** – Committee Members indicated that the notes for the May 9 meeting were acceptable.
6. **Schedule** – The Committee discussed meeting again at 5:30 p.m. on Tuesday, June 7. The Committee asked staff to send a confirmation email with other options in case the meeting does not work for most members.
7. **Adjourn** – The Steering Committee adjourned at 8:40 a.m.

# 2040 Comprehensive Plan Update

## Meeting Schedule



<b>Saturday, September 19, 2015</b>	Celebration Days Kick-Off
<b>Thursday, October 29, 2015</b>	Steering Committee Meeting
<b>Monday, November 9, 2015</b>	Community Visioning Meeting
<b>Thursday, November 12, 2015</b>	Steering Committee Meeting
<b>Thursday, November 19, 2015</b>	Steering Committee Meeting
<b>Tuesday, December 15, 2015</b>	Joint City Council/Planning Commission Workshop
<b>Wednesday, January 6, 2016</b>	Steering Committee Meeting
<b>Wednesday, February 10, 2016</b>	Steering Committee Meeting
<b>Wednesday, February 24, 2016</b>	Steering Committee Meeting
<b>Thursday, April 21, 2016</b>	Steering Committee Meeting
<b>Saturday, May 14, 2016</b>	Draft Land Use Community Meeting
<b>Monday, May 16, 2016</b>	Draft Land Use Community Meeting
<b>Wednesday, May 25, 2016</b>	Steering Committee Meeting
<b>Friday, June 10, 2016</b>	Steering Committee Meeting
<b>Tuesday, July 5, 2016</b>	Joint City Council/Planning Commission Workshop
<b>Wednesday, July 20, 2016</b>	Parks Commission Meeting
<b>Wednesday, August 11, 2016</b>	Steering Committee Meeting
<b>Tuesday, September 13, 2016</b>	Planning Commission Public Hearing; Open House Before
<b>Tuesday, October 4, 2016</b>	City Council Preliminary Adoption
<b>Tuesday, October 18, 2016</b>	City Council Preliminary Adoption
<b>October 2016 – April 2017</b>	Neighboring Community Review
<b>April 2017 – July 2017</b>	Metropolitan Council Review and Approval
<b>August 2017</b>	City Council Adoption