
MEMORANDUM

TO: Planning Commission
FROM: Dusty Finke, City Planner
DATE: October 9, 2014
MEETING: October 14, 2014 Planning Commission
SUBJ: Comprehensive Plan Amendment – Staging and Growth Plan; Projections

Background

At the July 15 meeting, the City Council directed staff to initiate a study of the City's Staging and Growth Plan. This direction came following discussions related to concerns raised to the City Council members of the rapid pace of residential development over the past few years, and the impact that such development has on infrastructure and services. There were also discussions related to the Metropolitan Council's adoption of the Thrive MSP2040 plan. The Thrive documents include projections of population, household, and employment growth in the various communities in the metropolitan areas. The projections show less growth in Medina than was previously projected and planned for.

With these two factors in mind, the City Council directed staff to initiate a study of the Staging/Growth Plan of the Comprehensive Plan. The study is intended to assist the Planning Commission and City Council in determining whether to consider amendments to the Staging/Growth Plan. The City Council specifically limited the scope of the study to the Staging/Growth Plan. Matters related to planned land uses, the extent and location of the MUSA (Metropolitan Urban Service Area), and so forth are planned to be discussed in the next few years as the City updates the entire Comprehensive Plan.

Staff held two open houses and solicited feedback on the relevant issues in August. Information was also posted to the City's website and feedback solicited from residents and property owners who did not attend the open houses. Staff collected this information and provided additional study, the results of which were presented at the September 9 meeting. The staff report from that meeting is attached for reference (although the attachments are not included in order to reduce printing. If you would like to see the attachments, please contact staff).

Following review and additional public comment at the September 9 meeting, the Planning Commission discussed the information and directed staff to prepare a Comprehensive Plan Amendment which would:

- 1) Remove the ability permitted in the current Comprehensive Plan for a property to "jump ahead" one staging period.
- 2) Amend the Staging/Growth Plan to shift property (except Business, Commercial, and Industrial) into the Staging period one later than currently located.

Proposed Amendments

Staff reviewed the Comprehensive Plan in order to assess where amendments need to be made in order to implement the direction of the Planning Commission. The amendments will include:

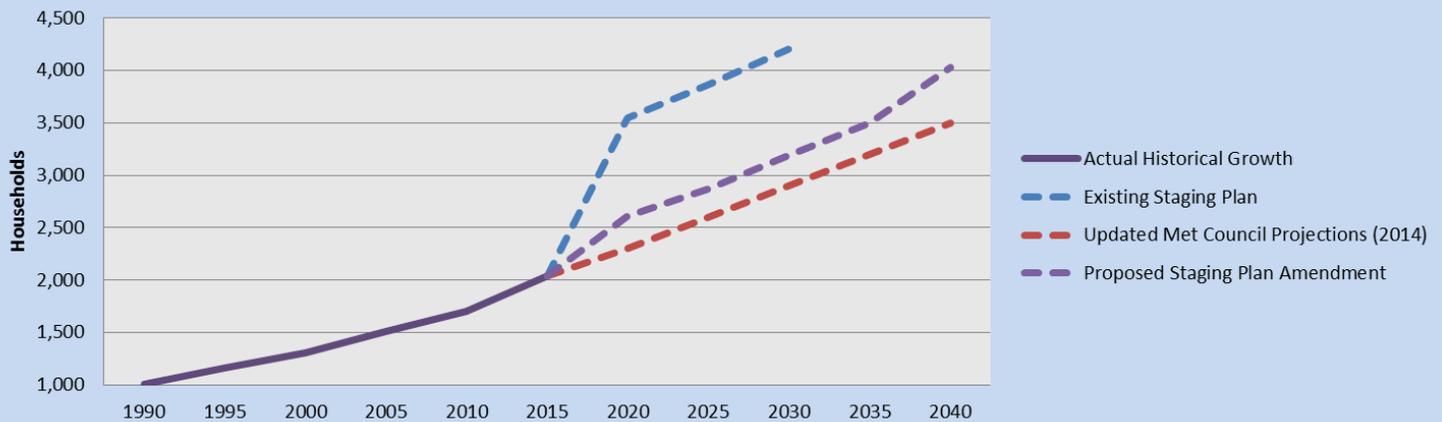
- 1) Map 5-3. The changes to the map (identified with black cross-hatches) shift all property guided Low Density Residential, Medium Density Residential, High Density Residential, and Mixed Use to one staging period later. The “jump ahead” flexibility is also referenced on this map and would need to be updated if amended.
- 2) Text of Chapter 5 (Land Use and Growth), page 5-19 where the flexibility to “jump ahead” is discussed. At this point, the draft removes the flexibility for residential development.
- 3) Table 5-F, which describes land uses within each Staging Period. Changes to this table are necessary if property is shifted between staging periods.
- 4) Text of Chapter 3 (Community Background), pages 3-2 and 3-3. This language is proposed to be amended to recognize the updated Metropolitan Council forecasts.
- 5) Table 3-A. This table is proposed to be updated to be consistent with the updated (lower) Metropolitan Council projections.
- 6) Table 3-B. This table is proposed to be updated to be consistent with the updated Metropolitan Council projections and the proposed changes to the Staging Plan.
- 7) Transportation, Sewer, and Water Supply Plans. Changes will need to be made to tables and text throughout in order to be consistent with the proposed changes. These changes are technical in nature and are based on math equations from the Staging Plan amendments. Engineering staff will need to make these updates, and staff recommends not doing so until the City Council has made a decision on the Staging Plan amendments.

Table 5-F in the Comprehensive Plan describes the gross acreage of each land use within each Staging Period. The red-line changes shown provides some context to the proposed amendments. However, staff believes some additional detail is helpful. The table to the right summarizes net area of each residential land use within each Staging period. It also provides an estimated number of residential units which could be expected to develop within such property. It is important to note that this can be seen as “capacity” because the market will drive development and all property will not instantly be developed the moment the Staging Plan permits it. This table assumes the Staging Plan is amended as directed by the Planning Commission at the September meeting. If any changes are made, it would need to be updated.

The graph at the top of the following page shows the residential development capacity within the proposed Staging Plan amendment compared to the updated Metropolitan Council projections and the development capacity within the existing Staging Plan.

| | Net Acres | Estimated # Units |
|-------------------------------|-----------|-------------------|
| Current Staging Period | | |
| Low Density Residential | 45.7 | 91 |
| Medium Density Residential | 54.7 | 219 |
| Mixed Use | 7.0 | 28 |
| Estimated Units: | | 338 |
| 2016-2020 | | |
| Low Density Residential | 32.2 | 64 |
| Medium Density Residential | 47.6 | 190 |
| Mixed Use | 43.4 | 87 |
| Estimated Units: | | 341 |
| 2021-2025 | | |
| Low Density Residential | 132.1 | 264 |
| Estimated Units: | | 264 |
| 2026-2030 | | |
| Low Density Residential | 32.2 | 64 |
| Mixed Use | 62.2 | 249 |
| Estimated Units: | | 313 |
| Post 2030 | | |
| High Density Residential | 75.3 | 753 |
| Mixed Use | 48.1 | 96 |
| Estimated Units: | | 849 |

Residential Development Capacity - Number of Households



Although the existing Staging Plan references the goal of establishing a mix of uses between Staging periods, when investigating the breakdown of uses in each, it is apparent that much of the residential land uses were included in the earlier periods.

Additional Discussion Items

The Planning Commission provided general direction during the September meeting, which has been incorporated into the attached draft amendment. Not surprisingly, preparing the amendment to implement the direction has brought up additional specific questions for further discussion.

Property/Uses Shifted to Later Period

The Planning Commission clearly expressed the desire to not include commercial/business/industrial property in the shift to later staging period. The proposed amendment does not include any changes to properties of these uses.

The proposed amendment does shift Mixed Use property to the subsequent Staging period. This use was not listed specifically in the Planning Commission's recommendation.

The vast majority of development during recent years has been single-family detached residential. There is a good deal of Medium Density Residential property which could currently be developed to include other types of housing, but the City has not received many requests. The Planning Commission and Council may wish to discuss whether the shifts in the Staging Plan should exclude other types of residential development.

2001-2010 Staging Period

The Planning Commission discussed shifting property to the next later Staging period. There is property that has not been developed that was included within the 2001-2010 Staging period. Shifting this property a single Staging period would place it within the 2011-2015 period, which would have no practical effect.

The properties includes 46 net acres of Low Density Residential property (~92 units), 55 net acres of Medium Density Residential property (~193-360 units), and 7 net acres of Mixed Use

property. With the proposed amendment, this would be the capacity for additional development prior to 2016.

Geographical Location/School District

The proposed amendment requested by the Planning Commission shifts all residential and mixed use property to a later Staging period. The amendment does not differentiate based on location, school district, or any other factor.

The current Staging and Growth plan speaks predominantly about an east-to-west progression related to proximity to existing sewer and water infrastructure. This east-to-west progression resulted in a great deal of property within the Wayzata School District being in the earlier Staging periods, with little in future periods. Similarly, there is very little property within the Rockford, Delano, or Orono school districts in the earlier staging periods, but large areas of these districts open up in future periods.

“Jump Ahead” for Non-Residential

The Commission had discussed not changing the staging for non-residential property, but staff was not certain if this is to include the ability to “jump ahead.” As noted above, the current draft leaves open the possibility for non-residential to jump ahead one time period. If the Commission desires to remove the flexibility for all uses, the language will need to be updated.

Properties Under Review

The Planning Commission did not discuss whether property which is under development review should be included in the amendment or not. Under the current draft, it appears that this question would only be relevant for one property, which has received Mixed Use Stage I Plan approval (the DR Horton mixed use development north of Highway 55 between Arrowhead and Mohawk). Depending on how long the amendment takes for review, additional property may come into play as well.

Potential Action

Staff recommends that the Commission hold a Public Hearing on the proposed amendment, discuss the policy questions above and provide any additional direction to staff. The Public Hearing noticed was published in the newspaper and placed on the City’s website, but no mailed notices were sent. Staff does not believe state law or City ordinance would not require mailed notice in this case, but staff believes it is advisable to do so for the property proposed to be changed and neighboring parcels within 350 feet. If the Planning Commission concurs, staff would recommend that the Planning Commission continue the hearing to the November 12 meeting and staff will mail notices.

Attachments

1. Planning Commission report from 9/9/2014 meeting
2. Chapter 3 of Comprehensive Plan (proposed amendments are on pages 3-2 and 3-3)
3. Chapter 5 of Comprehensive Plan (proposed amendments are on pages 5-19 and 5-20)
4. Map 5-3 – Staging and Growth Plan (with proposed amendments)
5. Future Land Use Map (with proposed Staging Periods shown)

MEMORANDUM

TO: Planning Commission
FROM: Dusty Finke, City Planner
DATE: September 4, 2014
MEETING: September 9, 2014 Planning Commission
SUBJ: Comprehensive Plan – Staging and Growth Plan; Pace of Development

Background

At the July 15 meeting, the City Council directed staff to initiate a study of the City’s Staging and Growth Plan. This direction came following discussions related to concerns raised to the City Council members of the rapid pace of residential development over the past few years, and the impact that such development has on infrastructure and services. There were also discussions related to the Metropolitan Council’s adoption of the Thrive MSP2040 plan. The Thrive documents include projections of population, household, and employment growth in the various communities in the metropolitan areas. The projections show less growth in Medina than was previously projected and planned for.

With these two factors in mind, the City Council directed staff to initiate a study of the Staging/Growth Plan of the Comprehensive Plan. The study is intended to assist the Planning Commission and City Council in determining whether to consider amendments to the Staging/Growth Plan. The City Council specifically limited the scope of the study to the Staging/Growth Plan. Matters related to planned land uses, the extent and location of the MUSA (Metropolitan Urban Service Area), and so forth are planned to be discussed in the next few years as the City updates the entire Comprehensive Plan.

Summary of Development Activity

As of the 2010 census, Medina had 1702 households, and a population of 4892. The City’s 2010-2030 Comprehensive Plan, in accordance with Met Council mandates, planned for approximately 2500 additional households over the 20 year time period, approximately 125 units per year.

Since 2011, the City has granted at least preliminary approval for the development of 518 single family lots and 41 townhomes as follows:

- 1) Enclave at Medina (2011) – 118 single family, 41 townhomes
- 2) Enclave at Brockton (2012) – 118 single family
- 3) Fields of Medina (2011) – 65 single family
- 4) Fields of Medina West (2012) – 64 single family
- 5) Reserve of Medina (2013) – 126 single family
- 6) Woods of Medina (2014) – 16 single family
- 7) Fawn Meadows (2014) – 11 single family

In addition to these approved developments, the following developments have been discussed:

- 1) DR Horton Stage I Plan (stage I plan approved) – 85 single family, 56 apartment units
- 2) Villas at Medina Country Club (preliminary plat pending) – 48 single family

- 3) Dominion (stage I plan pending) – 26 affordable rental townhomes
- 4) 22 Hamel Place – (site plan review pending) – 8 apartment units
- 5) Woodland Hill Preserve (concept plan reviewed) – 4 additional single family

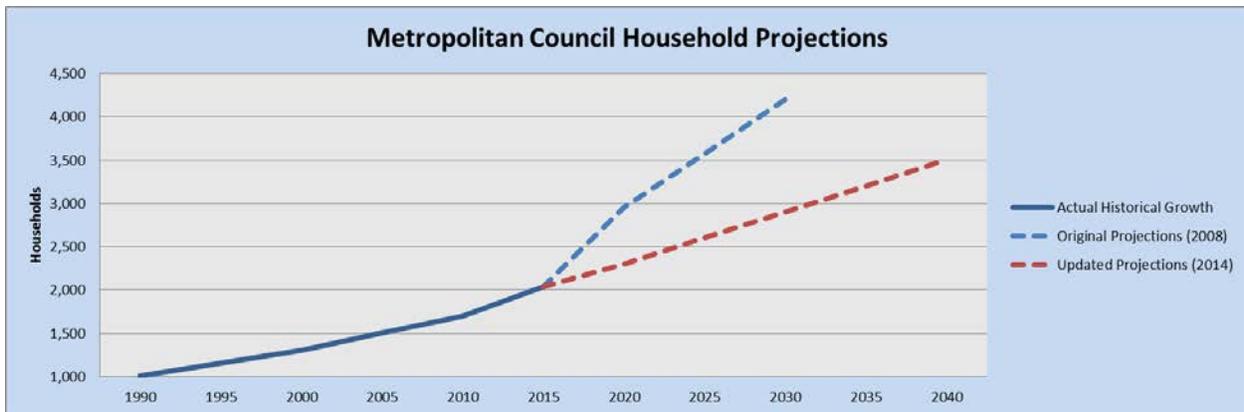
In terms of actual build-out, the City has issued permits for 309 residential units since April 2010. In 2013, the City issued a record number of permits, for 163 units. These new homes have added an approximate \$153,000,000 of market value to the City’s tax base.

In comparison to the large amount of residential development and construction, the City has experienced relatively little commercial development. Since April 2010, two commercial projects have been constructed, adding approximately \$5,000,000 of market value to the City’s tax base.

The new development discussed above are displayed on the enclosed map.

Updated Metropolitan Council projections/Process

During May of 2014, the Met Council approved of the “Thrive MSP2040” document. This document includes household, population, and employment forecasts for each city in the metro area for the next 25 years. The projections show substantially less residential growth in the City than was forecasted in the 2010-2030 Comp Plan. The Met Council projects 1800 new households between 2010-2040, approximately 60 units per year; half of the pace planned for in the current Comp Plan. The City’s historical growth and these projections are displayed on the graph below:



These updated projections are one of the first actions taken by the Metropolitan Council in the decennial Comp Plan update process. From these projections, the Met Council prepares system plans for wastewater treatment, transportation, parks, etc., over the next eight months. The Met Council plans to finalize these documents into city-specific system statements in September 2015. The release of these system statements triggers the City’s requirement to update its Comp Plan by 2018.

The City will be required to update its Comprehensive Plan sometime between September 2015 and the end of 2018. In the past, this has been a multi-year process with many open houses, task force meetings, and additional public participation components.

The Met Council has decided that it will review Comprehensive Plan Amendments before September 2015 under the updated population forecasts. However, until the various system plans have been approved, amendments will be reviewed to make sure they are consistent with the existing system plans.

Additional Development Capacity

In addition to the 559 residential units approved and the applications pending review, there is additional property identified within the Staging Plan which can be developed at any time. This includes approximately:

- 80 net acres Low Density Residential (160-250 units)
- 100 net acres Medium Density Residential (minimum of 350 units)
- 35 net acres Mixed Use (minimum 13 acres residential; 35-180 residential units)
- 100 net acres Business/Commercial land uses

Most of the property noted above is located within the Wayzata School District. Staff has included the school district boundaries on the enclosed Future Land Use Map and Staging/Growth Plan map for reference.

As discussed above, the City will have between fall 2015 to the end of 2018 to update the Comprehensive Plan. Additional property would become available for development in 2016 under the current adopted Staging/Growth Plan. This property is identified in yellow on the map. The property includes approximately:

- 137 net acres Low Density Residential (274-411 units).
- 116 net acres Business/Commercial land uses

The current Comprehensive Plan permits flexibility within the Staging/Growth plan. This flexibility would permit a property to “jump ahead” one five-year time period under certain circumstances. The 2021-2025 staging period includes approximately:

- 35 net acres Low Density Residential (70-210 units)
- 65 net acres Mixed Use (minimum 33 acre residential; 115-350 residential units)
- 60 net acres Business/Commercial land uses

Open House Feedback

Staff held two Open Houses to seek feedback from residents, businesses, and property owners on the information provided above. Comment cards were received at the meeting and are attached to this report. Approximately 60-70 people attended the open houses. Staff has summarized the responses to the most quantitative questions on the cover page. Staff requested that Open House attendees mark where they lived or owned property in order to display these geographically. This map is attached for reference.

In addition to the forms submitted at the Open Houses, a good number of comments were submitted from residents after the Open Houses, most of whom did not attend the Open Houses but reviewed the information on the City’s website. These are also attached. Many of these people included their addresses so there is a sense of the location of many of the respondents.

The Planning Commission should draw its own conclusions from the comments submitted. Generally, there was a fairly even mix of responses from attendees at the Open Houses, with the

exception of commercial/industrial development. Few attendees believed the pace of commercial/industrial development was too rapid or supported reducing the pace.

The comments submitted after the Open Houses were predominantly from Bridgewater residents and overwhelmingly concluded that residential development was too rapid and should be slowed. Many of these respondents also found that commercial/industrial development was too rapid.

Potential Options

As noted above, the City Council directed staff to prepare the study of the Staging/Growth plan to determine if amendments to the Staging/Growth plan should be considered prior to the City initiating the Comprehensive Plan update process.

Depending on the Planning Commission's recommendation and the Council's determination whether action is necessary, there are various options available to the City. The following list does not include all potential actions, but is meant to provide context and examples to consider.

If the Planning Commission and Council determine that amendments are not necessary at this time, the following actions could be taken:

Take no action

The City could take no action and continue implementing the existing Comprehensive Plan. As noted above, the City would begin an update of the entire plan during the fall of 2015.

Take no immediate action, expedite update process

As noted above, updating the Comprehensive Plan tends to take a few years and is due by the end of 2018. The City could attempt to expedite the process to the extent possible while still ensuring a robust public process. The City could begin some of the process in the near term even before the fall 2015 release of the system statements.

There is some risk that work would need to be duplicated if one of Met Council's revised system statements contained unexpected requirements for the City. However, staff believes this is unlikely based on the information released in Thrive MSP2040.

Even under the best circumstances utilizing an aggressive schedule, staff does not believe the City could have an updated Comp Plan before late 2016. This is largely related to at least six months of review time likely by neighboring jurisdictions and the Met Council.

If the Planning Commission and City Council are interested in considering amendments to the Staging/Growth Plan to reduce the "development capacity", the following actions could be considered:

Remove flexibility in Staging/Growth plan

As referenced above, the current Staging/Growth plan includes flexibility for a property to "jump ahead" by one five-year timeframe. For example, current regulations would permit a property owner in the 2016-2020 timeframe (yellow on the Staging/Growth map) to request

development at this time. There are special requirements for such a request which are described in the zoning code.

Removing this flexibility would mean less property would be eligible for development at this time. It would also mean that on January 1, 2016, the property in the 2021-2025 staging period could not request to “jump ahead.”

If the Commission and Council want to consider this option, it may be worth discussing whether removing the flexibility should apply to ALL land uses or if it should only apply to certain uses.

Amend Staging/Growth plan to shift property to later Staging periods

The Planning Commission and Council could consider amendments to the Staging/Growth plan which would delay when properties would be permitted to develop.

If the Commission and Council consider such amendments, there are many things to consider. The amendments could be applied to all uses, or only uses. The amendments could be centered on certain geographical areas of the City. Alternatively, the Commission and Council could consider amendments on a parcel-by-parcel basis.

Based on the feedback related to commercial/industrial development, the Planning Commission and City Council could also consider amendments to the Staging/Growth plan which would add flexibility for the Staging of business/commercial properties. Staff does not believe there is strong evidence that the slower pace of commercial/industrial development is a result of a lack of land supply. However, if there is a belief that this may be the case, the Staging/Growth plan could be amended to allow these properties to develop sooner.

Staff Recommendation

Staff recommends that the Planning Commission discuss the matters above and provide a recommendation to the City Council on whether amendments to the Staging/Growth Plan should be initiated, and generally what those amendments should be.

Attachments

1. Staging and Growth Plan (w/ School District Boundaries)
2. Future Land Use Plan (w/ School District Boundaries)
3. Map showing location of recent developments
4. Map showing location of Open House attendees
5. Summary of Comments Received
6. Comments received at Open House
7. Comments received after Open House

Chapter 3: COMMUNITY BACKGROUND

Introduction

Medina was a part of the “Big Woods,” a vast region of hardwood forest, broken only by lakes, marshes, and streams. Its Dakota people lived on game, fish, berries, wild rice, and maple sugar and traded with other bands in the region.

In 1853 the Traverse de Sioux Treaty opened up the region to white settlers, who were attracted by the huge stands of timber and the availability of land for farming.

The first settlers arrived in Medina in 1855. On April 10, 1858, County Commissioners gave the City an official designation as “Hamburg Township.” Local residents preferred the name, “Medina,” after the Arabian holy city that was in the news that year. On May 11, 1858, 37 residents met in the home of Valorius Chilson and voted unanimously to change the name. Medina graduated from township status to become a village in 1955 and was incorporated as a city in 1974.

Medina’s early European settlers were chiefly German, Irish and French-Canadian and had names still common in Medina such as Scherer and Reiser; Mooney and Crowe; Hamel and Fortin. The first generations tended to group according to their language ties and to help each other through the long hard winters.

Townships were always divided into 36 sections, each consisting of a square mile. This meant that the City of Excelsior extended beyond the north shore of Lake Minnetonka to Medina’s southern border. Excelsior’s northern residents tolerated this inconvenience until 1868, when Excelsior’s north shore residents voted to become a part of Medina. This expanded Medina to over 50 square miles.

In 1889, George A. Brackett led a successful drive to carve the City of Orono out of the southern 11 sections of Medina. Later, the City also ceded away land to Loretto, when it incorporated in 1940. Loretto had been platted since 1886 at the time the Minneapolis & St. Paul and Sault St. Marie railroad came through.

The Hamel area of Medina was platted as a City as early as 1879, but its efforts to incorporate failed, in part, because of the complication of straddling the borders of both Medina and Plymouth. The town might have been called Lenz after Leander Lenzen, who built a mill in Elm Creek and set up a post office in the name of Lenz in 1861. But when the Lange Hamel family gave land to the railroad for the train depot in 1884 they asked that it be called “Hamel,” and the name took root. To this day people still refer to this area of the city as Hamel.

Built on the road from Minneapolis to Rockford, Hamel was a busy town. At the turn of the 19th century Hamel boasted a school, two hotels, the Church of St. Anne’s, a hall for the Ancient Order of United Workman and numerous stores. The town decreased to its present size after TH 55 bypassed it in the 1950’s.

Community Survey

In 2006 the City of Medina conducted a community wide citizen and business survey to gauge the interests and desires of the residents and business owners. The survey provided residents and businesses the opportunity to rate the quality of life in the City, delivery of services and their satisfaction with local government. The full report and responses can be found in the official Medina Citizen Survey document prepared by National Research Center in September of 2006 and is available for review at the Medina City Hall.

The survey focused on community and rural character and attempted to gain insight on what rural quality included. The following information summarizes the survey:

- Approximately 80% of resident respondents rate their quality of life as good or excellent.
- Approximately 75% of resident respondents felt that maintaining the City's rural character is very important or essential.
- The major contributors to rural character include: presence of natural features, less noise pollution, low crime rates and open spaces. The majority of resident respondents felt that maintaining these characteristics is essential to maintaining the rural character.
- The top three reasons resident respondents chose to live in Medina are the rural character, the location and the quality of life in general.
- Approximately 50% of resident respondents rated the natural environment, schools neighborhoods and large lots as critical to their decision to live in Medina.
- 38% of resident respondents have lived in the community for less than 5 years, 20% from between five and ten years and 42% for more than ten years.
- Resident respondents felt the quality of new residential development was excellent or good.
- Some of the lowest rated community characteristics included: lack of sidewalks, inability to travel by bike or walking, and lack of affordable housing options.
- Auto travel within the community was also viewed as excellent or good
- Resident respondents felt that growth was occurring at about "the right amount" in recent years
- Resident respondents were focused on controlled and well-planned development as important to the future of the community.
- Resident respondents felt that community involvement, quality city government and city services are essential to the success of the community.

Population and Household Trends

Table 3-A below shows historical and projected population and household size data for the City of Medina. The 1990, ~~and 2000, and 2010~~ population and household data is from the U.S. Census. The ~~2005 population and household estimates and the 2010-2030 2040~~ population and household projections are from the Metropolitan Council's ~~2030 Regional Development Framework~~ [ThriveMSP2040 documents](#). ~~The population of Medina was estimated by the Metropolitan Council to be 4,770 people and 1,616 households in 2005.~~ According to the Metropolitan Council, the average household size is expected to continue to decline regionally over the next 20 years due to an increase in the number of seniors and lifestyle changes.

**TABLE 3-A
Metropolitan Council Forecasts**

| Growth and Forecast | Population | Households | Employment |
|---------------------|-------------------|------------------|------------------|
| 1990* | 3,096 | 1,007 | 2,155 |
| 2000* | 4,005 | 1,309 | 2,928 |
| 2005** | 4,770 | 1,616 | 3,940 |
| 2010*** | 5,800 4,892 | 2,100 1,702 | 5,500 3,254 |
| 2020*** | 9,200 | 3,240 | 6,700 |
| 2030*** | 12,700 | 4,450 | 7,900 |
| 2040*** | 9,000 | 3,500 | 4,580 |

Source: U.S. Census Bureau, ~~Census 2000*~~
Metropolitan Council Estimates**
Metropolitan Council Projections***

The City experienced relatively constant growth up to the 1990s before rapidly increasing in the last ~~5 to 10~~ 15 years. This population trend will continue to increase as areas within the City guided for urban residential densities are developed. The City had a population of 4,892 at the time of the 2010 Census and the Metropolitan Council forecasts a population of 5,800 in 2010, 9,200 in 2020 and 12,700 in 2030-2040 which corresponds to a ~~30-84~~ percent increase ~~over each 10-year period~~. ~~Current development patterns suggest that the City may fall short of these projections due to the 2007 housing slump.~~

Table 3-B below was developed based on the Guide Plan and Staging Plan developed as a part of this Plan. This table demonstrates the City’s projections for future growth in the community. The City plans to grow and has anticipated a population of approximately 11,219,000 in 2030-2040. ~~Although this population forecast is lower than that of the Metropolitan Council, the forecast is based on a lower person per household estimate then utilized by the Metropolitan Council. If the City utilized the same person per household estimate as the Metropolitan Council, the forecast would be 98 percent of the Metropolitan Council forecast. The City has also projected much lower growth in the number of unsewered households than projected by the Metropolitan Council. This lower forecast is based on historical trends and an analysis of remaining undivided property. In terms of sewerred households, the City forecast slightly exceeds Metropolitan Council forecasts,~~

**TABLE 3-B
Medina Population and Households Forecast based on Future Land Use**

| | 1990 | 2000* | 2005** | 2010 | 2020 | 2030 | 2040 | Change 2000-2010- 2030-2040 |
|-------------------------|------|-------|--------|----------------------|----------------------|----------------------|------|---|
| Total Population | | | | | | | | |
| Sewered | 3096 | 2158 | 2745 | 3066 2838 | 6958 4922 | 8993 6801 | 7006 | 317 147% |
| Unsewered | | 1848 | 2025 | 2145 2053 | 2146 2024 | 2218 1976 | 1994 | 20% -3% |
| Total Households | | | | | | | | |
| Sewered | 1007 | 705 | 927 | 1050 987 | 2530 1856 | 3597 2547 | 2725 | 410% 176% |
| Unsewered | | 604 | 685 | 715 | 740 | 765 | 775 | 27% 8% |

*2000 Sewered and Unsewered numbers are estimates based on US Census Data, exact sewer units is unknown.
**2005 population and households from 2000 US Census, employment from Minnesota Department of Employment and Economic Development (DEED) estimates.
Source: 2000 US Census and City of Medina Data collected and processed in 2007.
Source: 2000 US Census and City of Medina Data collected and processed in 2007.

Residential Development Activity

Table 3-C below shows the residential development activity in Medina from 2000 to 2006. During this period, the City issued building permits for a total of 293 single family homes and 169 multi-family units. The majority of these single family homes were built in the Foxberry Farms and Wild Meadows developments. The multi-family developments include the 87-unit Gramercy at Elm Creek Senior Cooperative, Medina Highlands, and the 18-unit Argent Parc condominium building located in the Uptown Hamel area.

TABLE 3-C
Medina Residential Building Permits (2000-2006)

| Year | New Single-Family Dwelling Units | Total Valuation | New Multi-Family Dwelling Units | Total Value |
|--------------|----------------------------------|----------------------|---------------------------------|---------------------|
| 2000 | 43 | \$17,519,000 | 0 | \$0 |
| 2001 | 21 | \$11,843,000 | 0 | \$0 |
| 2002 | 38 | \$30,000,000 | 22 | \$7,952,000 |
| 2003 | 43 | \$36,561,000 | 113 | \$23,548,000 |
| 2004 | 53 | \$33,355,000 | 16 | \$6,530,000 |
| 2005 | 50 | \$41,073,000 | 18 | \$3,180,000 |
| 2006 | 45 | \$34,903,000 | 0 | \$0 |
| TOTAL | 293 | \$204,254,000 | 169 | \$41,210,000 |

Source: City of Medina, 2007

Economic Overview

The economic health of a community contributes to a high standard of living and a desirable place to live. Medina has a strong economy that is likely to improve as population increases. The City has experienced considerable growth of its economic base and the addition of diverse employment opportunities since the last planning cycle. Table 3-D below shows that employment growth in the City of Medina increased 35.9% from 1990 to 2000. The Metropolitan Council's initial projections indicated an increase of 87.8% between 2000 and 2010. However, due to the recent economic downturn, the City readjusted these numbers and percentage increases accordingly. The availability of commercial and general business land along the TH 55 corridor, adequate transportation and utility infrastructure and the proximity of the City to the metropolitan area make Medina attractive to businesses. The City anticipates that most business growth will serve Medina and surrounding areas.

TABLE 3-D
City of Medina Employment Growth and Forecasts

| Year | Number | Percent Increase |
|--------|--------|------------------|
| 1990* | 2,155 | |
| 2000* | 2,928 | 35.9 |
| 2007 | 3,940 | 34.6 |
| 2010** | 5,100 | 29.4 |
| 2020** | 6,200 | 21.6 |
| 2030** | 7,200 | 16.1 |

Source: U.S. Census Bureau, Census 2000*

Employers and Employees

The City has approximately 150 employers that provide a range of industry and job choices. The following table represents the number of establishments per industry in Medina as provided in the 2002 Economic Census.

**Table 3-E
Number of Establishments in Medina by Industry**

| Industry Description | Number of Establishments | Percentage |
|--|--------------------------|------------|
| Manufacturing | 22 | 14.6 |
| Wholesale trade | 28 | 18.7 |
| Retail trade | 12 | 8 |
| Information | 3 | 2 |
| Real estate and rental and leasing | 6 | 4 |
| Professional, scientific and technical services | 28 | 18.7 |
| Administrative and support and waste management and remediation services | 21 | 14 |
| Arts, entertainment and recreation | 4 | 2.7 |
| Accommodation and food service | 11 | 7.3 |
| Other services (except public administration) | 15 | 10 |
| Total number of establishments in City | 150 | 100 |

Source: US Census Bureau, 2002 Economic Census

51.6 percent of the total population over the age of 16 in Medina was employed in 2000. The following table demonstrates the number of employees per industry. The industries that most heavily employ Medina residents include finance, insurance, real estate and rental and leasing (14.2%); education, health and social services (13.4%); manufacturing (13.2%); professional, scientific, management and administrative support services (12.7%) and retail trade (11.3%).

**Table 3-F
Number of Employees by Industry in Medina**

| Industry Description | Number of Employees | Percentage |
|---|---------------------|-------------|
| Agriculture, forestry, fishing and hunting and mining | 9 | 0.4 |
| Construction | 200 | 9.7 |
| Manufacturing | 273 | 13.2 |
| Wholesale trade | 170 | 8.2 |
| Retail trade | 233 | 11.3 |
| Transportation and warehousing and utilities | 70 | 3.4 |
| Information | 63 | 3 |
| Finance, insurance, real estate and rental and leasing | 294 | 14.2 |
| Professional, scientific, management, administrative, and waste management services | 263 | 12.7 |
| Educational, health and social services | 277 | 13.4 |
| Arts, entertainment, recreation, accommodation and food services | 118 | 5.7 |
| Other services (except public administration) | 60 | 2.8 |
| Public administration | 36 | 1.7 |
| Total employed residents over 16 years old | 2066 | 100% |

Source: US Census Bureau, Census 2000

Major Employers

Most residents travel outside Medina for their jobs; however, employers within the City provide a wide range of potential employment options to residents. The following table identifies the major employers in the City:

**Table 3-G
Largest Medina Employers**

| Top Employer's | Number of Employees |
|-------------------------------|---|
| Polaris Industries | 300 |
| Loram Maintenance of Way, Inc | 230 |
| Hennepin County Public Works | 225 |
| Rockler Companies | 200 |
| Walter G. Anderson, Inc. | 200 |
| Temroc Metals, Inc. | 130 |
| Tol-O-Matic, Inc. | 125 |
| Intercomp Co. | 75 |
| Twinco/Romax Automotive | 44 |
| Target Corporation | 36 full-time and 65-90 part time |
| Medina Golf & Country Club | 35 full-time and 125 seasonal part time |
| Maxxon Corporation | 35 |
| Oil-Air Products | 35 |
| Clam Corporation | 25 |

Source: City of Medina, 2006

The table below shows that since 2000 there has been approximately \$23,843,000 of commercial development in the City. This growth occurred from expansion of existing businesses as well as the location of new employers into the City including Target Corporation and Polaris Industries.

**Table 3-H
Medina Commercial Building Permits
(2000-2006)**

| Year | New Commercial Building Permits | Total Valuation |
|--------------|---------------------------------|---------------------|
| 2000 | 0 | \$0 |
| 2001 | 1 | \$400,000 |
| 2002 | 3 | \$1,795,000 |
| 2003 | 2 | \$1,263,000 |
| 2004 | 9 | \$4,519,500 |
| 2005 | 5 | \$9,353,000 |
| 2006 | 8 | \$6,513,000 |
| Total | 28 | \$23,843,000 |

Source: City of Medina, 2007

Economic Development Initiatives

The City created a Tax Increment Financing District (TIF District 1-9) in 2004 to provide public improvement incentives for the redevelopment of properties within and around the Uptown Hamel area. The TIF district consists of more than 60 parcels on both sides of TH 55 near its intersection with Sioux Drive/CR 101. TIF funds have been used to fund public improvements to entice development north and south of TH 55 in the Uptown Hamel area, including storm water infrastructure in Uptown Hamel. Through 2007, redevelopment in Uptown Hamel has been slow.

Investment Framework

In order to maintain a reasonable tax base, Medina will be working to off-set the large rural residential areas with commercial and mixed use developments along TH 55. Commercial development is a significant part of Medina's tax base plan. Map 3-1 Illustrates the amount of taxes paid by residential and commercial properties in the City.

Demographics

This demographic data has been extrapolated primarily from the 2000 US Census. If information was collected from alternative sources, those sources are identified. The 2000 census is the most up-to-date demographic information available and much of this information is already out of date. However, the data is still relevant because it suggests trends of development and characteristics of the population. Where more up-to-date information is available, regardless of source, that information is included as a point of reference.

Household Income

The following table describes the household income levels of current residents in Medina in the year 2000. 19.8% percent of the City population has income of less than \$50,000 per year, 36.5% between \$50,000 and \$100,000 per year and 43.8% over \$100,000 per year.

**Table 3-I
City of Medina Household Income**

| Income | Households | Percentage |
|--|--------------|------------|
| Less than \$10,000 | 14 | 1.1 |
| \$10,000 to \$24,999 | 42 | 3.3 |
| \$25,000 to \$49,999 | 197 | 15.4 |
| \$50,000 to \$74,999 | 255 | 19.9 |
| \$75,000 to \$99,999 | 213 | 16.6 |
| \$100,000 to \$149,999 | 229 | 17.8 |
| \$150,000 to \$199,999 | 74 | 5.8 |
| \$200,000 or more | 258 | 20.1 |
| Total households that earned income in 2000 | 1,282 | 100 |

Source: US Census Bureau, Census 2000

The following table indicates that the average household income in Medina is high relative to the Hennepin County average. The median household income in Medina is \$88,847 which is 158.6% of the median County household income. The mean or average household income in Medina is \$144,702, which is 188.7% of the mean County household income. The contrast between the mean and the median household income levels in Medina is due to the high numbers of Medina households with incomes that exceed \$200,000 per year.

**Table 3-J
Medina and Hennepin County Median and Mean Household Income**

| Income | Medina | State of MN | Percentage of State |
|-----------------------------------|---------|-------------|---------------------|
| Median household income (dollars) | 88,847 | 55,996 | 158.6% |
| Mean household income (dollars) | 144,702 | 59,348 | 188.7% |

Source: US Census Bureau, Census 2000

Level of Educational Attainment

The following table shows that Medina residents are well educated. Approximately 96.3% of the adult population graduated from high school or higher and 44% of the population has completed a Bachelors degree or higher.

**Table 3-K
Medina Adult Resident Level of Educational Attainment**

| Level of Educational Attainment | Number of Residents | Percentage |
|---|---------------------|------------|
| No high school diploma | 91 | 3.7 |
| High school graduate (includes equivalency) | 542 | 22 |
| Some college, no degree | 572 | 23.2 |
| Associate degree | 175 | 7.1 |
| Bachelor's degree | 737 | 29.9 |
| Graduate or professional degree | 346 | 14 |
| High school graduate or higher | 2,372 | 96.3 |
| Bachelor's degree or higher | 1,083 | 44 |
| Total population 25 years and older | 2,463 | |

Source: US Census Bureau, Census 2000

Age

The table below shows that 34.3% of the population is 19 years old or younger, 31.5% of the population is between 20 and 44 years old, 27.3% of the population is between 45 and 64 years old and 6.9% of the population is 65 years or older. Residents of the City of Medina are almost half male and half female.

**Table 3-L
Age of Medina Residents**

| Age of Residents | Number of Residents | Percentage |
|-------------------------|---------------------|------------|
| Under 5 years | 270 | 6.7 |
| 5 to 9 years | 367 | 9.2 |
| 10 to 14 years | 434 | 10.8 |
| 15 to 19 years | 303 | 7.6 |
| 20 to 24 years | 119 | 3 |
| 25 to 34 years | 316 | 7.9 |
| 35 to 44 years | 827 | 20.6 |
| 45 to 54 years | 712 | 17.8 |
| 55 to 64 years | 380 | 9.5 |
| 65 years and over | 277 | 6.9 |
| Median age (years) | 38 | |
| Total population | 4,005 | 100 |

Source: US Census Bureau, Census 2000

When planning future community facilities and housing options in the City, all of these age groups must be considered. For example, as the population continues to age the demand for senior lifestyle housing and activities within the City will continue to increase.

School Enrollment

There are 1,286 residents in the City of Medina who are enrolled in school. Of these residents 8.7% are enrolled in preschool or kindergarten, 50.5 percent are enrolled in elementary school, 29.3% are enrolled in high school and 9.6% are enrolled in college or graduate school.

**Table 3-M
City of Medina School Enrollment**

| School Enrollment | Number of Students | Percentage |
|---|--------------------|------------|
| Nursery school, preschool | 97 | 7.5 |
| Kindergarten | 41 | 3.2 |
| Elementary school (grades 1-8) | 649 | 50.5 |
| High school (grades 9-12) | 375 | 29.2 |
| College or graduate school | 124 | 9.6 |
| Total population 3 years and over enrolled in school | 1,286 | 100 |

Source: US Census Bureau, Census 2000

Race

The table below indicates that 97.3% of the population are white, 0.5% are Black or African American and 1.2 percent are some other race or two or more races.

**Table 3-N
City of Medina Race**

| Race | Number of Residents | Percentage |
|--|---------------------|------------|
| White | 3,946 | 98.5 |
| Black or African American | 19 | 0.5 |
| American Indian and Alaska Native | 9 | 0.2 |
| Native Hawaiian and Other Pacific Islander | 1 | 0 |
| Some other race | 7 | 0.2 |
| Two or more races | 23 | 0.6 |
| Total Population | 4,005 | 100 |

Source: US Census Bureau, Census 2000

Household Demographics

Approximately 85% of families have children under 18 years of age. Single householders make up the next largest group with 11.2 percent. The average household size is 3.05 and the average family is 3.31 people. Household averages are slightly higher than the Metropolitan Council's, estimates which suggests that average household size will decrease as the population ages.

Table 3-O
Household Demographics

| Type of Households | Number of Households | Percentage |
|---|----------------------|------------|
| Family households | 1,118 | 85.4 |
| With own children under 18 years | 615 | 47 |
| Married-couple family | 1,026 | 78.4 |
| With own children under 18 years | 558 | 42.6 |
| Female householder, no husband present | 56 | 4.3 |
| With own children under 18 years | 37 | 2.8 |
| Non-family households | 191 | 14.6 |
| Householder living alone | 146 | 11.2 |
| Householder 65 years and over | 37 | 2.8 |
| Households with individuals 65 years and over | 188 | 14.4 |
| Average household size | 3.05 | |
| Average family size | 3.31 | |
| Total households | 1,309 | 100 |

Source: US Census Bureau, Census 2000

Marital Status

69.5% of Medina residents are married; 23.8% are single and 6.7% are married but separated, widowed or divorced. The number of married couples in the City of Medina is relatively high as compared to communities in closer to proximity to either Minneapolis or St. Paul.

Table 3-P
Medina Resident Marital Status

| Marital Status | Number of Residents | Percentage |
|--|---------------------|------------|
| Never married, single | 701 | 23.8 |
| Now married, except separated | 2,047 | 69.5 |
| Separated | 5 | 0.2 |
| Widowed | 48 | 1.6 |
| Divorced | 145 | 4.9 |
| Total population 15 Years and older | 2,946 | 100 |

Source: US Census Bureau, Census 2000

Factors Influencing Development

Natural features within the City of Medina will substantially influence the feasibility of extending municipal services and where and when development will occur. The City undertook an extensive open space and natural resources initiative as a part of this plan. An Open Space Report was prepared by an Open Space Task Force and is available for review at the City of Medina City Hall. A summary of information in the Open Space Report follows.

- I. **Natural Features:** significantly affect current and future development.
 - A. **Lakes and Wetlands:** Map 3-2 illustrates the Wetland Locations throughout Medina and is based on Hennepin County wetland data records. Nearly 35 percent of the land in Medina is wet, with many lakes, creeks and wetlands. These natural areas affect where and in what intensity development can occur within the City. Upland areas suitable for development need to be well planned to ensure that lakes, wildlife and wetlands are not adversely impacted. The City completed a Functional Assessment of Wetlands (FAW) in November 2007, which was developed to provide guidelines for regulating and protecting these wetlands, and a comprehensive inventory and assessment of existing wetland functions with the City. An overall wetland classification map was provided as part of the FAW and is referenced at the end of this section as Map 3-2.A
 - B. **Floodplains:** Map 3-3 identifies the FEMA designated floodplains found in Medina. Minnehaha Creek, Elm Creek and Pioneer-Sarah Creek Watersheds have floodplains that will limit development in Medina. Much of the floodplains cover the same area as wetlands. Limited portions of these floodplains may be used for development, if criteria for building elevations, floodproofing and filling can be met as outlined in the City's Floodplain Ordinance.
 - C. **Watershed District Boundaries:** Map 3-4 identifies the three Watershed District Organizations and boundaries inside Medina. Although not visible as landscape features, these boundaries are significant because they define the direction of surface water flow. The boundaries are commonly used as major parameters for development of sewer interceptor and trunk lines. Each of the various watershed districts has its own regulations for land development, and some require watershed board approval of all water management plans for development proposals. The City has designated itself as the Local Governmental Unit (LGU) responsible for reviewing development proposals affecting wetlands.
 - D. **Woodlands:** Preservation of woodlands is important aesthetically, ecologically and functionally. Woodlands provide wildlife habitat, prevent soil erosion, absorb runoff, provide wind breaks, and define the patterns of streets and land use.
 - E. **Soils:** The United States Department of Agriculture's Soil Survey and Soil Classifications are used to evaluate development proposals in Medina and to determine the capability of on-site septic systems. Rural residential lots are required to have at least 5-acres of contiguous soils suitable for a standard sewage disposal system as defined by Medina's Sewage Treatment and Disposal System Code. A significant portion of the rural residential area of Medina contains soils that are considered

unsuitable for septic site development. The general soil conditions, therefore, establish the intensity of unsewered development. Map 3-5 generally identifies the areas where suitable soils are present in Medina.

- F. **Topography:** Topography and steep slopes in the City will impact future and current developments. Map 3-5 identifies areas considered as “Steep Slopes” and “Steep Slopes with Grades Greater than 18 percent.” Management and maintenance of steep slopes and other topographic challenges will be critical to future development and growth plans.

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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% |
| Total City | 17,335 | |

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 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 a permitted by conditional use 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 development 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 development 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

The City continues 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 guided future development 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 2000 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.
8. 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 Plan guides the development of Medina through 2030, and will be used to implement the City's goals, strategies and policies. The 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.

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 the TH 55 corridor and CR 101 and CR 19.
- Guide commercial development to areas along key transportation corridors, primarily TH 55.
- 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 keep a large portion of Medina rural and protect the City's natural resources while accommodating compact, systematic growth in strategic areas.

Table 5-B below demonstrates the expected ~~2030~~ 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% |
| Total City | 17,335 | | 17,335 | |

Future Land Use Designations

Agricultural (AG) identifies areas which are 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 identifies areas for future urban development in the City that will be provided municipal sewer and water services. 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 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 3.49 units per acre which are served or are intended to be served by urban services. The primary use in this area is single-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 3.5 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. 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 7.0 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-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 (MU-B) provides opportunities for multiple, compatible uses on one site including two or more of the following: residential, general business, commercial, or office. Residential densities in this designation will be between 7.0 units per acre and 45.0 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 commercial, office and retail uses; is concentrated along the TH 55 corridor and are served or will be served by urban services.

General Business (GB) provides opportunities for corporate campus uses including 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.

Parks and Recreation includes parks and public recreational open space. 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) refers to areas that are currently used for recreational uses, 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 be included within this land use designation.

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 area that was previously used for a sanitary landfill but is now closed. The land is owned by the Minnesota Pollution Control Agency (MPCA) and special land use regulations apply to the property.

Net Residential Density

The residential land uses described above creates a wide range of housing options. The Future Land Use Plan allows a fairly broad range of densities within the sewerred residential land uses. The following tables illustrate a possible range of net residential density within the sewerred residential land uses.

TABLE 5-C
Net Residential Density
(Assuming Lowest of Density Range)

| Land Use | # of Units | Gross Acres | Acres Undevelopable ¹ | Net Acres Commercial | Net Acres Residential | Net Density (Units/Acre) |
|--------------------------|--------------|--------------|----------------------------------|----------------------|-----------------------|--------------------------|
| | A | B | C | D | E = B - (C+D) | A / E |
| Existing LDR | 486 | 346 | 55 | | 291 | 1.7 |
| Existing MDR | 497 | 181 | 17 | | 164 | 3.0 |
| Existing HDR | 140 | 17 | 2 | | 15 | 9.3 |
| Future LDR | 678 | 598 | 259 | | 339 | 2.0 |
| Future MDR | 501 | 270 | 126 | | 143 | 3.5 |
| Future HDR | 616 | 106 | 18 | | 88 | 7.0 |
| Future MU ² | 408 | 338 | 105 | 116 | 116 ² | 3.5 |
| Future MU-B ³ | 273 | 59 | 20 | | 39 ³ | 7.0 |
| TOTAL | 3,599 | 1,915 | 602 | 116 | 1,197 | 3.01 |

1 Acres Undevelopable include wetlands, floodplains, and steep slope

2 The Mixed Use (MU) land use requires residential units equivalent to the minimum density over at least half of the developable area

3 The Mixed Use-Business (MU-B) land use requires residential units equivalent to the minimum density over the entire developable area

TABLE 5-D
Net Residential Density
(Assuming Middle of Density Range)

| Land Use | # of Units | Gross Acres | Acres Undevelopable ¹ | Net Acres Commercial | Net Acres Residential | Net Density (Units/Acre) |
|--------------------------|--------------|--------------|----------------------------------|----------------------|-----------------------|--------------------------|
| | A | B | C | D | E = B - (C+D) | A / E |
| Existing LDR | 486 | 346 | 55 | | 291 | 1.7 |
| Existing MDR | 497 | 181 | 17 | | 164 | 3.0 |
| Existing HDR | 140 | 17 | 2 | | 15 | 9.3 |
| Future LDR | 915 | 598 | 259 | | 339 | 2.7 |
| Future MDR | 715 | 270 | 126 | | 143 | 5.0 |
| Future HDR | 880 | 106 | 18 | | 88 | 10.0 |
| Future MU ² | 580 | 338 | 105 | 116 | 116 ² | 5.0 |
| Future MU-B ³ | 390 | 59 | 20 | | 39 ³ | 10.0 |
| TOTAL | 4,603 | 1,915 | 602 | 116 | 1,197 | 3.85 |

1 Acres Undevelopable include wetlands, floodplains, and steep slope

2 The Mixed Use (MU) land use requires residential units equivalent to the minimum density over at least half of the developable area

3 The Mixed Use-Business (MU-B) land use requires residential units equivalent to the minimum density over the entire developable area

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 goals and 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, 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. 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 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 (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 Rural Subdivisions 2000-2008**

| Subdivision | # of Lots | Gross Acres | Acres/Unit |
|-------------------------------|-----------|--------------|-------------|
| Winchester Hills | 3 | 15.7 | 5.2 |
| Wild Acres | 3 | 75.0 | 25.0 |
| Dahl 2 nd 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 |
| All Rural Subdivisions | 40 | 623.3 | 15.8 |

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 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 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 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)¹ principles in neighborhood planning and residential building and low impact development design standards.

¹ LEED defined under Chapter 7 – Implementation (pg. 7-8)

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. Protect property within the City's 2030 MUSA boundary from development prior to the provision of urban services that will hinder future division.
10. 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. Promote attractive, well-maintained dwellings on functional, clearly marked roads, with adequate facilities and open space.
12. 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. 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.
15. 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.
16. Require standards for site improvements that ensure compatibility with adjacent residential areas.
17. Require utilities to be placed underground wherever possible for reasons of aesthetic enhancement and safety.
18. Plan interconnections between separate developments to encourage shared road use to reduce costs and minimize the amount of road surface required.
19. 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.
20. 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.
21. Implement standards for lot sizes and setbacks which recognize the development characteristics and natural resources of each existing neighborhood.

Mixed-Use

The 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. Consider alternatives for meeting parking requirements including parking in the rear of buildings, shared parking, on-street, underground, or ramp parking.
4. 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. Involve residents, businesses, community groups and other stakeholders in the planning of these areas.
6. Create master plans for mixed-use areas to ensure integration of uses and responsiveness to adjacent land uses.
7. 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 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. 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. Require commercial activities that serve the broader metropolitan market to have access to a regional highway or frontage road.
5. 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. 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. Encourage construction that enhances the visual appeal of TH 55 corridor.
8. Create or update standards that promote a more rural appearance, or create campus style developments that protect ecologically significant areas and natural features.
9. Require frontage roads that do not directly access TH 55 corridor.
10. 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.
12. 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 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 identifies staged increments of 5-year periods and provides some flexibility for non-residential development 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.

The following table describes the land use allocation by 5-year staging increments and is a guide for the City when developing infrastructure and future planning efforts.

**Table 5-F
Land Use in 5-Year Increments**

| Land Use Designation | Allowed Density Ranges | | Existing 2008 | 2010 | 2015 | 2020 | 2025 | 2030 | %Change 2010-2030 |
|--|------------------------|------------------|---------------|---------|-----------------------|-----------------------|-----------------------|-----------------------|---------------------|
| | Min | Max | | | | | | | |
| Residential Uses | | | (acres) | (acres) | (acres) | (acres) | (acres) | (acres) | |
| -Rural Residential 2.5 acres or less | -- | -- | | 212 | 212 | 212 | 212 | 212 | 0% |
| -Rural Residential 2.5 -10 acres | 1U/10A | TBD ¹ | | 2197 | 2207 | 2217 | 2227 | 2237 | 1.8% |
| -Rural Residential 10-40 acres | 1U/40A | 1U/10A | | 3591 | 3661 | 3691 | 3721 | 3751 | 4.5% |
| - Rural Residential 40+ acres | -- | 1U/40A | | 1835 | 1755 | 1715 | 1675 | 1635 | -10.9% |
| -Agricultural 40+ acres | -- | 1U/40A | | 251 | 251 | 251 | 251 | 251 | 0% |
| Subtotal Unsewered | | | 8086 | 8086 | 8086 | 8086 | 8086 | 8086 | 0% |
| Low Density Residential (LDR) | 2 | 3.49 | 346 | 600 | 713 637 | 911 711 | 944 905 | 944 | 57% |
| Medium Density Residential (MDR) | 3.5 | 6.9 | 181 | 326 | 451 358 | 451 | 451 | 451 | 38% |
| High Density Residential (HDR) | 7 | 30 | 17 | 21 | 21 | 21 | 21 | 123 21 | 486 0% |
| Mixed Use (MU) ² | 3.5 | 6.9 | 0 | 80 | 166 80 | 166 | 239 166 | 338 238 | 323 198% |
| Mixed Use – Business (MU-B) ³ | 7 | 45 | 5 | 59 | 59 | 59 | 59 | 59 | 0% |
| Future Developing Areas | | 1U/10A | 2501 | 1954 | 1372 | 982 | 771 | 444 646 | -77 67% |
| Commercial Uses | | | | | | | | | |
| Commercial (C) | | | 246 | 256 | 349 | 380 | 380 | 427 | 67% |
| General Business (GB) | | | 92 | 92 | 214 | 375 | 480 | 558 | 507% |
| Industrial (IB) | | | 25 | 25 | 68 | 68 | 68 | 68 | 172% |
| Institutional Uses | | | | | | | | | |
| Public Semi-Public (PSP) | | | 271 | 271 | 271 | 271 | 271 | 271 | 0% |
| Parks and Recreation | | | 93 | 93 | 93 | 93 | 93 | 93 | 0% |
| Parks and Recreation – Regional/State | | | 2519 | 2519 | 2519 | 2519 | 2519 | 2519 | 0% |
| Private Recreation (PREC) | | | 358 | 358 | 358 | 358 | 358 | 358 | 0% |
| Open Space (OS) | | | 208 | 208 | 208 | 208 | 208 | 208 | 0% |
| Closed Sanitary Landfill (SL) | | | 192 | 192 | 192 | 192 | 192 | 192 | 0% |
| <i>Right-of-Ways</i> | | | | | 912 | | | | |
| <i>Lakes</i> | | | | | 1,283 | | | | |
| <i>Wetlands and Floodplains</i> | | | | | 5,335 | | | | |
| Total City | | | | | 17,335 | | | | |

¹ To be determined later for cluster/open-space developments. Density in excess of one unit per ten acres will not be allowed within Metropolitan Council's long term sewer service area.

² This land use require a minimum 50% of the developable property includes a residential component within the density range

³ The Mixed Use-Business (MU-B) land use requires residential units equivalent to the minimum density over the entire developable area. The MU-B "Existing 2008" acreage is based on the approximate area which has been developed consistent with the Objectives of the MU-B land use.

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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MEDINA

Map 5-3 Staging and Growth

Urban Services Phasing Plan

- Developed 2008
- 2001-2010
- 2011-2015
- 2016-2020
- **2016-2020
- 2021-2025
- **2021-2025
- 2026-2030
- **2026-2030
- Post 2030
- **Post 2030
- Met Council LTSSA

**Note: Crosshatched areas are proposed to be amended from an earlier staging period to the period indicated.

There are several critical infrastructure milestones that will control growth including:

- The existing water infrastructure has capacity of approximately 160 units available until 2009.
- The sewer constraints shall limit development to 2,000 units without improvements.

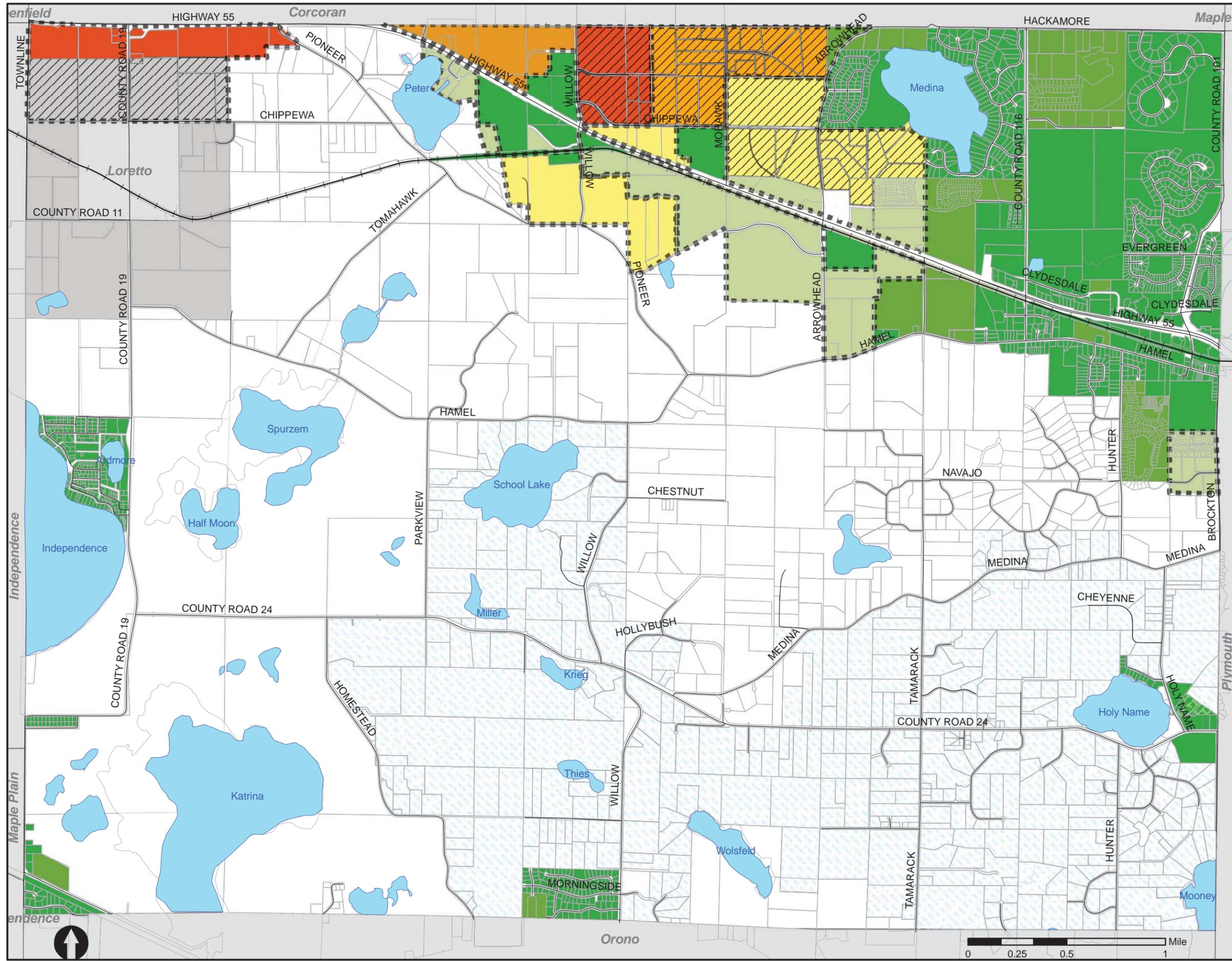
Generally, the Phasing Plan demonstrates that development shall proceed in an east to west pattern. This phasing plan allows flexibility for non-residential development between adjacent phases to allow for property infrastructure planning and development.

The Grey area reflects the area identified by the City to be developed Post 2030.

The Met Council has identified the LTSSA for potential future access to urban services. No services are planned during the timeframe covered by this Plan.

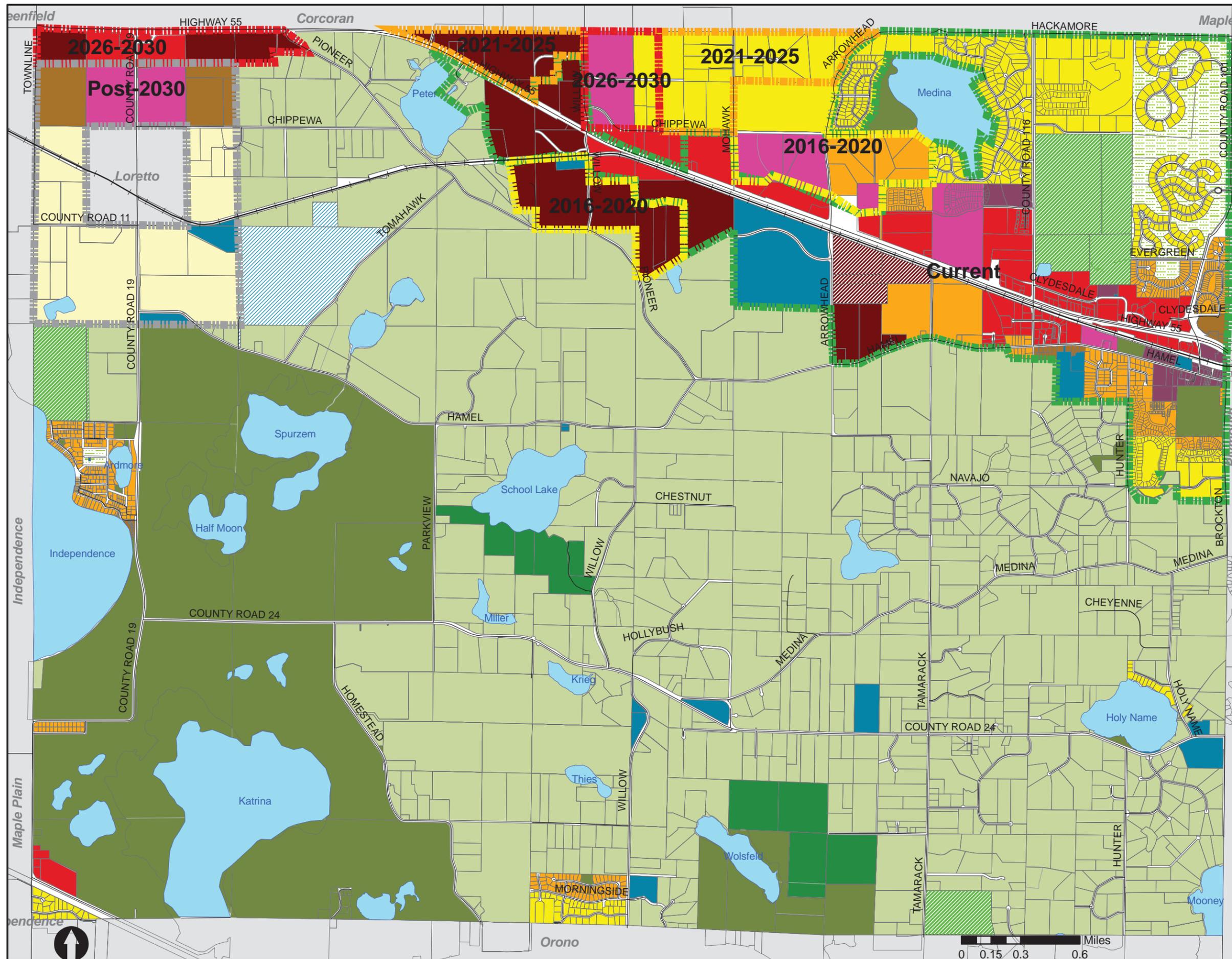
Proposed Amendment: October 2014

Scale: 1:30,000
Map Date: October 9, 2014





Future Land Use Plan With Phasing Periods



- Rural Residential
- Agriculture
- Developing-Post 2030
- Low Density Res 2.0 - 3.49 U/A
- Medium Density Res 3.5 - 6.99 U/A
- High Density Res 7 - 30 U/A
- Mixed Use 3.5 - 6.99 U/A
- Mixed Use - Business 7 - 45 U/A
- Commercial
- General Business
- Industrial Business
- Private Recreation (PREC)
- Parks and Recreation
- P-R - State or Regional
- Open Space
- Public Semi-Public 0 U/A
- Closed Sanitary Landfill
- Right-of-Way

- Staging Period**
- 2001-2015
 - 2016-2020
 - 2021-2025
 - 2026-2030
 - Post-2030

Note: Phasing periods shown are as proposed in amendment requested by Planning Commission.

Scale: 1:30,000

Map Date: October 9, 2014

