

AGENDA

Wright County Northeast Quadrant Land Use Plan Task Force Meeting #5

Monday, July 10, 2006

9:00am – 12:00pm

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|-----------------------------------------------------------------------|--------------|
| I. Introductions | 9:00 |
| A. Purpose of the meeting | |
| B. Roles of participants | |
| C. Introductions of meeting attendees | |
| II. Review of Land Use Planning in NE Quadrant Cities | 9:15 |
| A. Brief (5-minute) presentations by each city | |
| 1. Vision/goals of comprehensive plans | |
| 2. Overall land use strategies | |
| B. Questions and answers | |
| III. Preliminary NE Quadrant Land Use Definitions | 10:00 |
| A. Present updated descriptions of land uses, matrix | |
| B. Input and feedback | |
| IV. Land Use Planning Workshop: Part 2 | 10:20 |
| A. Explanation of workshop process | |
| 1. Active participation | |
| 2. Visionary thinking | |
| B. Conduct workshop in groups | |
| C. Reconvene for feedback from each table | |
| V. Next Steps | 11:30 |
| A. Next Task Force meeting: August 7 th | |
| B. Second Public Meeting: Wednesday, August 16 th ; 7:00pm | |
| C. What's next? | |
| VI. Adjourn | 11:45 |



MEMORANDUM

TO: Northeast Quadrant Task Force

FROM: Dan Jochum

DATE: July 10, 2006

RE: Wright County Northeast Quadrant Land Use Definitions - *suggested*

The following document includes updated land use definitions for the Northeast Quadrant Land Use Plan. These definitions include the general purpose and density of each land use designation.

*These land use designations are preliminary and subject to change based on input obtained throughout the remainder of the project.

The following are the definitions for land uses as defined in 1988 Land Use Plan:

Agricultural - Designates those areas appropriate to remain in agricultural use over the long term. Purpose is to both preserve productive farmland for the future and to protect agricultural activity from encroachment by other activities. Existing land types may include productive farmland, pasture, farm woodlots, and other agricultural or open lands. Forty (40) acres is the minimum lot size.

Appropriate zoning will generally include only the agricultural district.

Agricultural/Residential - Designates those areas where a combination of agriculture, hobby farms and very large-lot residential areas is deemed appropriate. Purpose is to provide a buffer between agricultural and other uses, and also to provide housing opportunities in a rural environment where large lot sizes and the rural atmosphere will be maintained. Existing land types may include large wooded areas, non-prime farmland, pasture and other lands in areas not well suited to long term agricultural use. Ten (10) acres is the minimum lot size.

Appropriate zoning may include Agricultural and Agricultural/Residential zoning district, or, in unique circumstances, R-2(a).

Residential Large Lot - Designates those areas deemed appropriate for conversion to a rural/suburban, residential environment in the near future. Purpose is to provide for a rural living environment where hobby farms and large lot sizes will be maintained over the long term. Existing land types may include large wooded areas, non-productive farmland near

existing developed areas, infill on lands near highly developed lakeshore areas and other areas where large-lot development may occur without posing a threat to the environment or long-term agricultural uses. The lot sizes in this district range from one (1) acre to ten (10) acres in size.

Appropriate zoning may include Agricultural, Agricultural/Residential, R-2(a) and, in special cases, R-2.

Residential - Designates existing residential areas and those undeveloped areas deemed appropriate for conversion to residential use. Purpose is to provide for housing opportunities in the unincorporated areas where environmental and other factors are appropriate. Existing land types may be of any type, but this district is generally limited to existing developed areas, to riparian lakeshore, and adjacent to growing urban areas. Lot sizes in this district range from 20,000 square feet to 2.5 acres.

Appropriate zoning may include Agricultural or Agricultural/Residential in transitional areas, R-2a, R-2, and R-1.

Commercial - Designates existing commercial areas and undeveloped land well suited to commercial development that does not require a significant level of urban services. Purpose is to provide for limited commercial development in areas that are especially well-suited to such use. Existing land types may include areas near major highway interchanges, existing service centers (unincorporated communities) or adjacent to urban commercial areas.

Appropriate zoning may include the B-1 or B-2 district.

Limited Industrial - Designates existing industrial areas as well as undeveloped land considered especially well suited to industrial uses which do not require urban services. Purpose is to provide for certain industrial uses which may not be appropriate in urban areas, or are near urban industrial areas or on land especially well suited to industrial use. Existing land types may include areas near major highway interchanges, land with access to rail lines and are otherwise appropriate and land near urban areas with a high suitability to industrial use.

Appropriate zoning includes the I-1 district.

Major Growth Areas - Designates areas adjacent to cities where a combination of uses in an urban or near-urban environment is likely to develop over the long term. Purpose is to provide a buffer between urban and rural areas, and promote cooperation between affected cities and townships in making land use decisions. Existing land types may vary widely from active farms to industrial uses.

Appropriate zoning may include any zoning district, depending on the circumstances.

Open Space/Resource Land – This land use classification identifies lands that have very limited development potential, that may be best used for public or private recreation or open space uses. These lands are characterized by properties that contain wooded bluff lands, wetlands floodplains, or other environmentally sensitive areas.

An appropriate zoning district will need to be identified for this zoning district.