

ITEM: Receive update on the process and progress of the interim zoning ordinances – South of 10th Street and Village Area

SUBMITTED BY: Ben Gozola, Senior Planner

REVIEWED BY: Susan Hoyt, City Administrator
Kelli Matzek, Assistant City Planner
Jerry Filla, City Attorney

SUMMARY AND ACTION REQUESTED: The city council will receive a brief report on the rezoning process that is mandated to bring the city's comprehensive plan and zoning code into compliance. The process involves about 600 property owners. The staff has created as simple an approach for this interim zoning as possible.

Approval of the Comprehensive Plan 2030 requires the City to also rezone properties throughout the community as necessary to bring all zoning into conformance with the new land use designations. The City's current deadline to complete this process is July 12, 2007. The discussion will provide staff with an opportunity to illustrate the changes currently being proposed prior to the public open houses scheduled for May 9th & 10th. A public hearing on the zoning district changes will occur before the planning commission on May 30th & 31st.

ADDITIONAL INFORMATION: *Our flier is being prepared and will be distributed at the council meeting to summarize key points.*

- Attached you will find two maps :
 - A zoning map identifying the new zoning districts and affected properties in the **I-94 corridor**.
 - A zoning map identifying the new zoning districts and affected properties in the **Village Area**.
- In working with the City Attorney, it was determined that separate districts (rather than two overlay districts) would be preferable.
- The goal of each district is to ensure that properties do not subdivide in a manner inconsistent with plans for future development. Met Council would not be supportive of any parcel creation less than twenty (20) acres in size. The main (and generally only) impact of the rezoning will be this limitation on development.
- Current land uses are not changing for any parcel being rezoned to one of the proposed holding districts. For example, lots zoned "RR" will continue to have the ability to do everything allowable in the "RR" district except for development into parcels less than 20 acres in size.
- Once all holding districts are in place, zoning will be conforming to the comprehensive plan as the future guided land uses cannot occur until sewer is available (July 2008 at the earliest for the Village, and 2010 at the earliest along I-94. The holding districts are all written specifically to identify the fact that rezoning for development will occur upon the availability of sewer in conformance with the development staging plan.

- Establishing the proposed holding districts will provide the city with time necessary (at a minimum one year) to craft the final zoning regulations governing development in the Village and I-94 corridor.
- Rezoning Impact Example:
 - A property owner has 25 unimproved acres in an area currently zoned Rural Residential (RR). This process rezones the property to the VR-RR zoning district. Upon completion of the rezoning, the property owner can still build a single family dwelling or run a farm operation. Had the property contained an existing home, the property owner could build a conforming addition on the existing structure or add conforming accessory structures as desired. The main impact to this property owner would be the loss of ability to create either two ten (10) acre parcels or a cluster development at this time. Instead, the property owner must now wait until sewer is available in order to subdivide the property.

PUBLIC INFORMATION/DECISION MAKING PROCESS

- Information letters mailed to property owners alerting them to meetings/providing information
- Public information meetings: May 9 6:30 PM to 8:30 PM South of Tenth Street
May 10 6:30 PM to 8:30 PM The Village
- Public hearings: May 30 and May 31
- Additional public hearings: June 6 and June 7

SUGGESTED ORDER OF BUSINESS:

- Introduction/Summary Report Susan Hoyt, City Administrator
(in absence of Ben Gozola, Planner)
Mayor and Councilmembers
- Questions to staff
- Questions/comments from
- Public, if any (3 minutes) Mayor facilitates
- Discussion Mayor and Councilmembers
- No action required

ATTACHMENTS: -

- 1 Proposed I-94 Zoning Districts Map
- 2 Proposed Village Zoning Districts Map

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