

PLANNING 101



What society thinks I do



What my friends think I do



What applicants think I do



What architects think I do



What I think I do



What I really do

PLANNING 101

- Introduction
- Land Use & Zoning Tools
- The Development Process
- Legal Basics



Why Plan?

- ❑ Because we have to (it's the law)
- ❑ Is an integral part of municipal government (multi-disciplinary)
- ❑ Involves the entire community (public participation in government)
- ❑ Encourages orderly development and improves overall quality of life



Role of Planning Commission

- Role of the Planning Commission
 - Appointed advisory body
 - Research, study and generate ideas
 - Inform the City Council on citizens requests and best long range interests of the community
 - Evaluate information
 - Make recommendations to City Council
 - Support decisions to promote health, safety, and welfare of citizens and as guided in the Comprehensive Plan

Role of the City Council

■ Role of the City Council

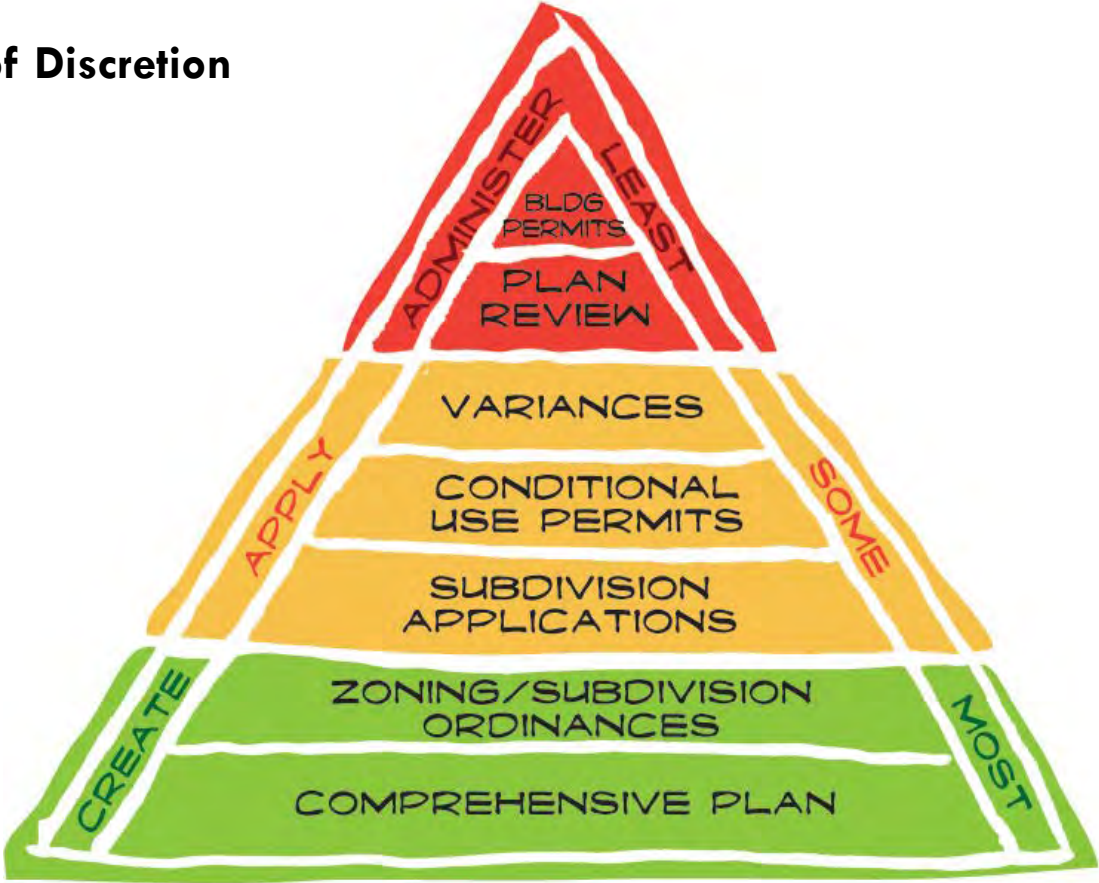
- Elected body
- Legislating for the city
- Directing and enforcement of the city ordinances
- Appointing administrative personnel
- Transacting city business'
- Managing the city's financial operations
- Appointing members of the boards
- Providing community leadership

Land Use and Zoning Tools

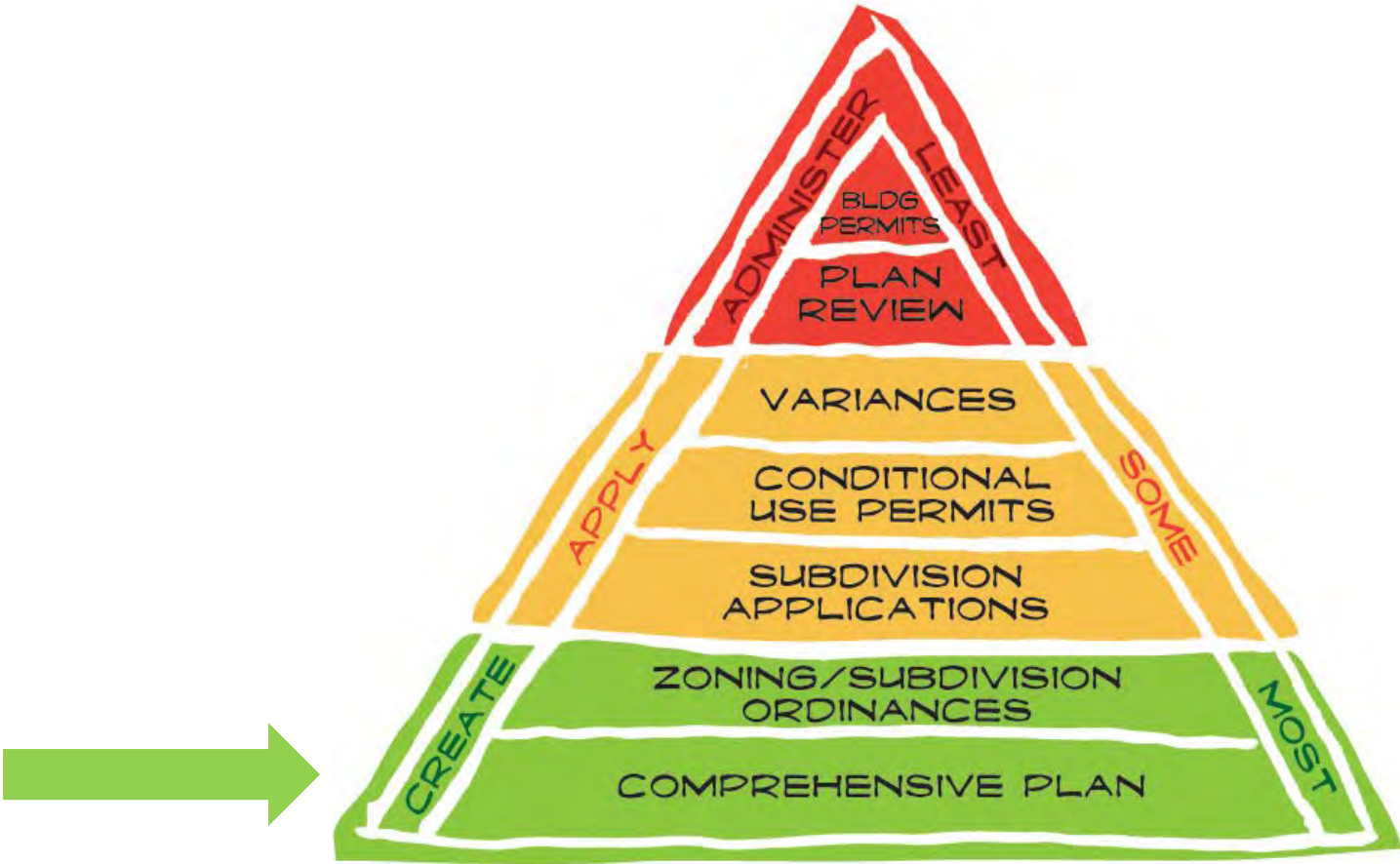


Land Use and Zoning Tools

Pyramid of Discretion



Land Use and Zoning Tools



Land Use and Zoning Tools

- **Comprehensive Plan**
 - ▣ Serves as a community compass / resource guide on development
 - ▣ Tool used for fostering change or dealing with unanticipated changes
 - ▣ Every community in the 7-County Metro Area is **REQUIRED** to have a Comprehensive Plan
 - Update Plan ever 10 years
 - “Future Land Use Map”
 - Goals, objectives, policies
 - CIP and other elements



Public involvement in any planning process can help build community ownership and buy-in

Comprehensive Plans



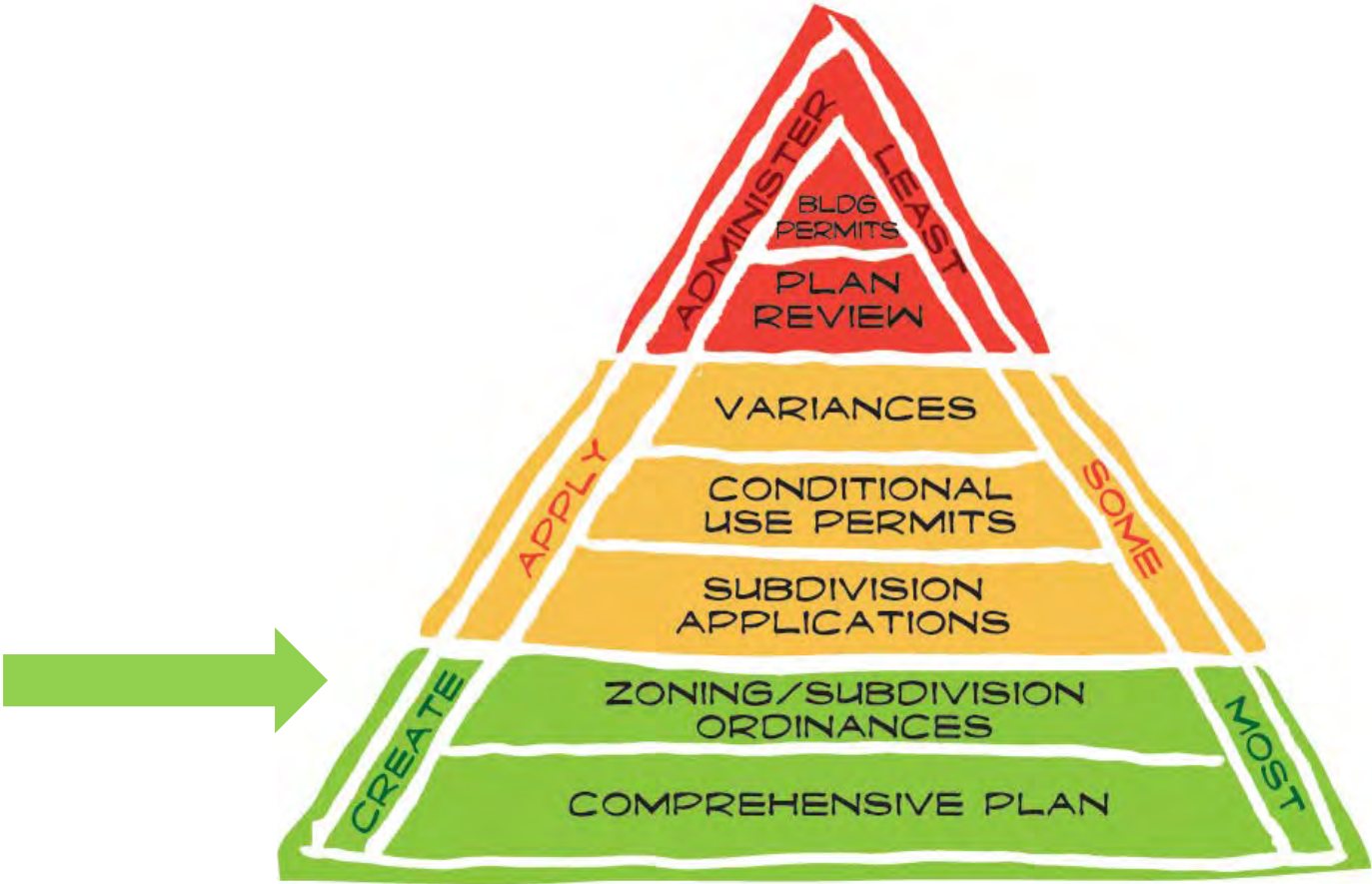
Comprehensive Plans

- All cities and counties HAVE received system statements, and they are available online:
 - ▣ Forecasts
 - ▣ Policy plan application
 - ▣ Affordable housing goals

- ▣ Cities have until December 31, 2018 to update their comp plans.

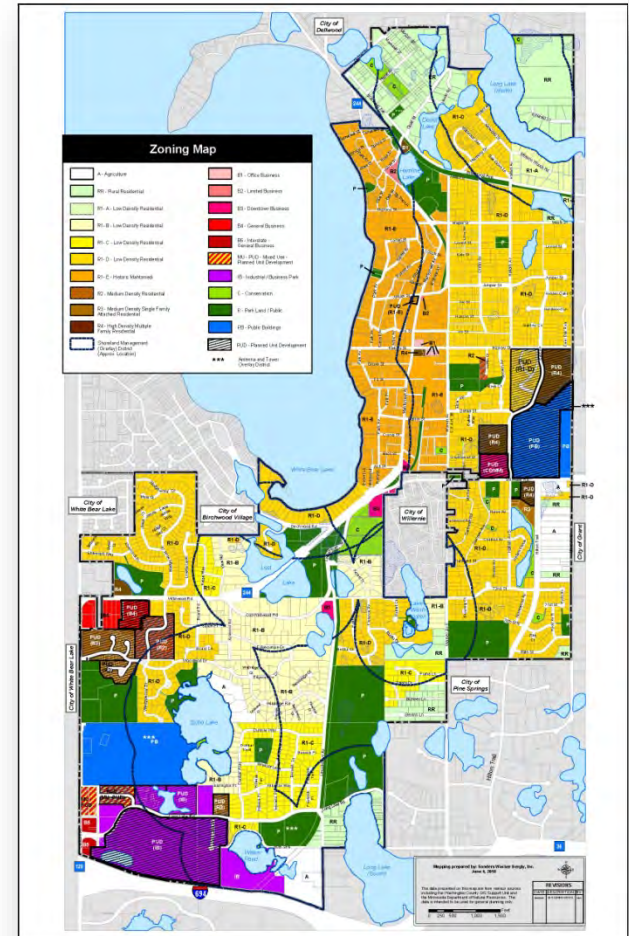


Land Use and Zoning Tools



Land Use and Zoning Tools

- **Zoning Map and Zoning Code**
 - ▣ Encourages orderly development
 - ▣ Reduces conflicting adjacent land uses
 - ▣ Used to implement the policies of the comprehensive plan
 - ▣ Should be regularly analyzed and updated
 - ▣ Broken into “Zoning Districts”
 - Residential
 - Commercial/Industrial
 - Public/Parkland
 - Institutional
 - Etc.



Land Use and Zoning Tools

□ Zoning Map and Zoning Code

▣ Use Categories in Districts

- Permitted Uses
- Accessory Uses
- Restricted Uses
- Conditional Uses
- Interim Uses

Table 23.7-1 Permitted Uses

Use	R-1	R-2	R-3	B-1	B-2	I-1
Residential						
Single-Family Dwelling	P	P	P			
Duplex		P	P			
Multi-Family			P	P		
Commercial						
Bar/Lounge					P	
Bookstore				P	P	

▣ Minimum Requirements – “Dimensional Requirements”

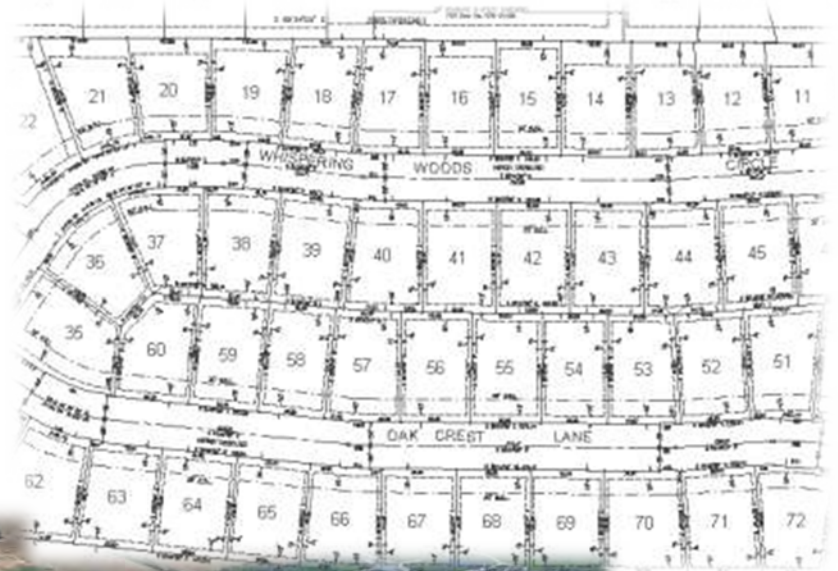
- Lot Size (area), width and depth
- Front, rear, and side building setbacks from property lines
- Building coverage (impervious surface coverage)
- Maximum building size and height
- Landscaping requirements
- Parking standards

Land Use and Zoning Tools



Land Use and Zoning Tools

- Subdividing/Platting
 - ▣ Preliminary Plat/Final Plat
 - ▣ Follow subdivision ordinance
 - ▣ Meets requirements= generally approved



Land Use and Zoning Tools



Land Use and Zoning Tools

□ Conditional Use Permit (CUP)

■ Permitted use with conditions

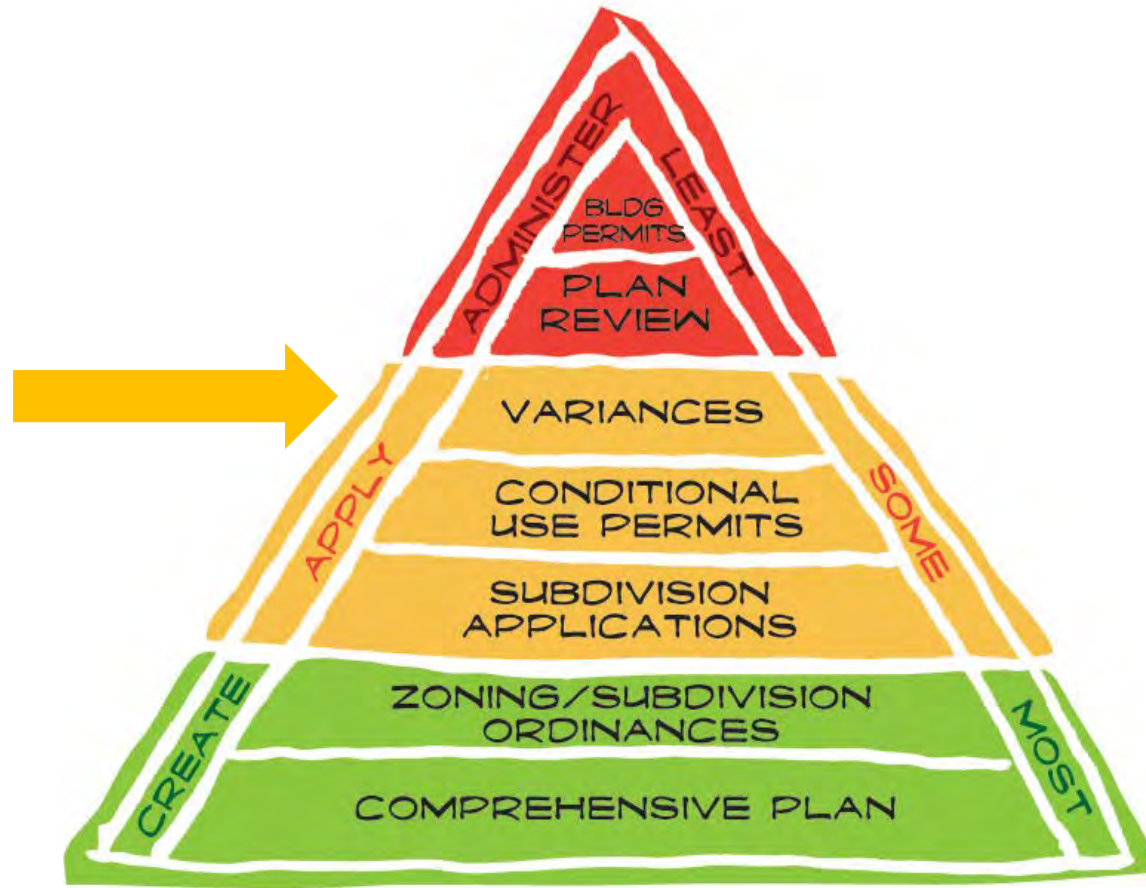
■ Conditions:

- Hours of operation
- Timing of drop-off/pick-up of deliveries
- Truck parking location
- Signage

■ If a specific use is not desired, it should not be listed as a permitted “conditional use”



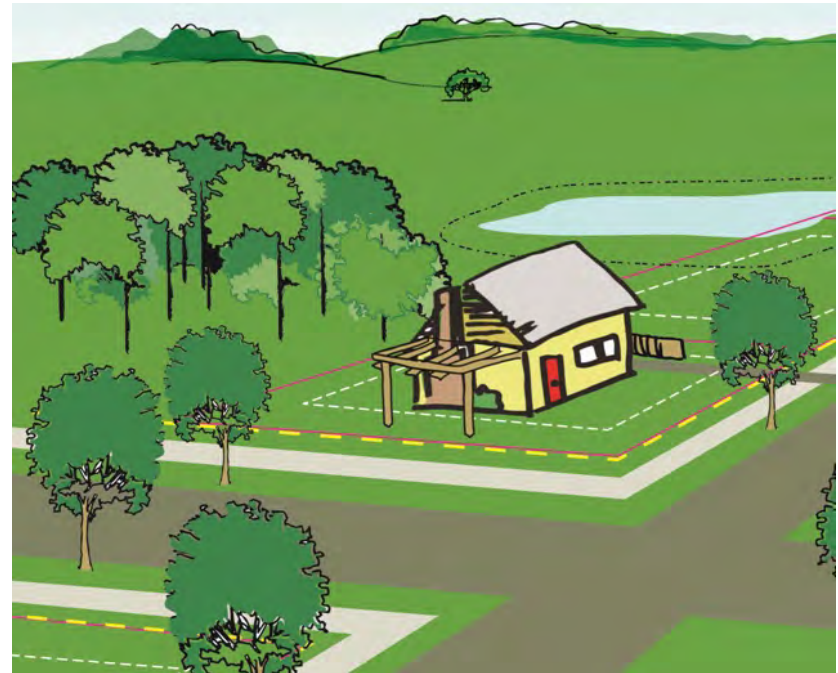
Land Use and Zoning Tools



Land Use and Zoning Tools

□ Variance

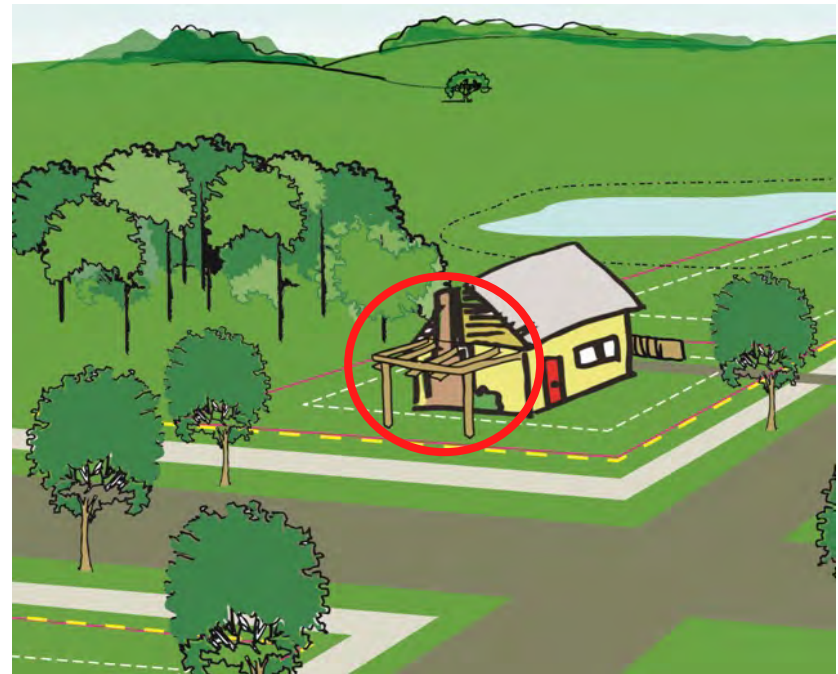
- A permitted departure from strict enforcement of the ordinance
- Hardship vs. Practical Difficulty
 - Reasonableness
 - Uniqueness
 - Essential character



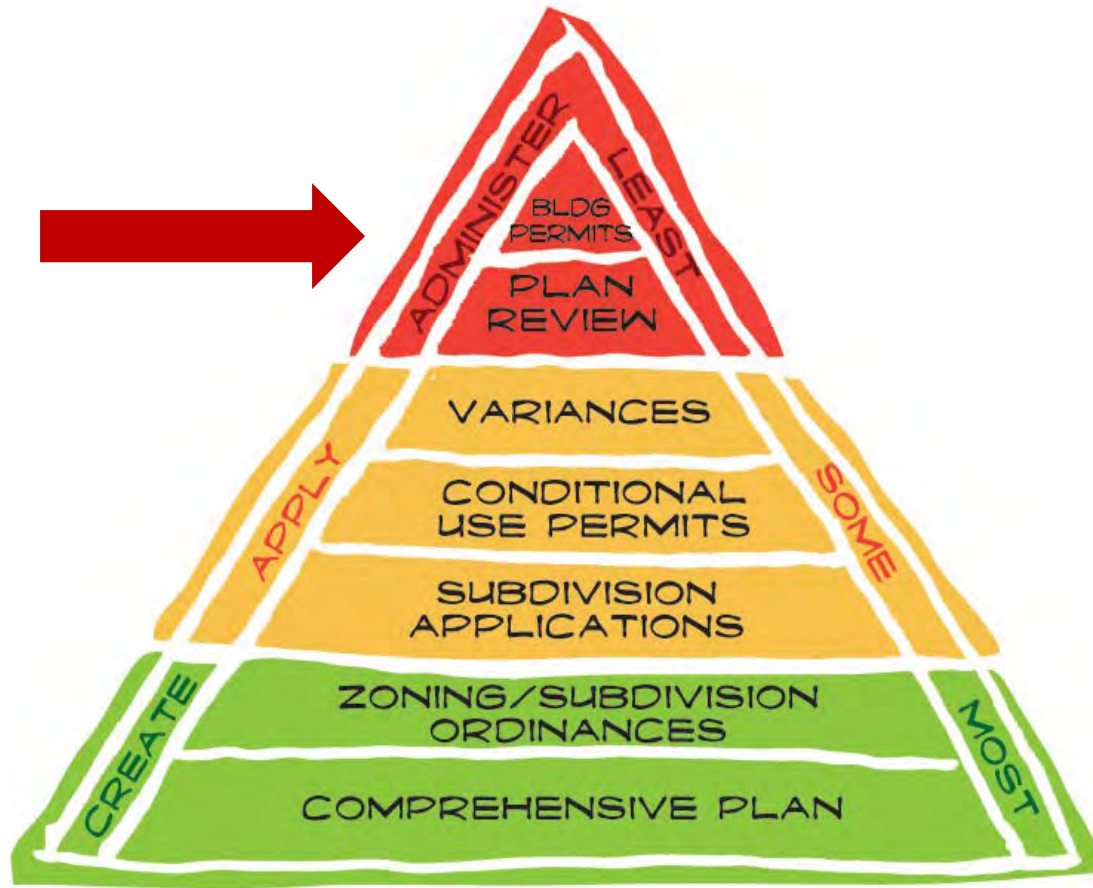
Land Use and Zoning Tools

□ Variance

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Land Use and Zoning Tools



Land Use and Zoning Tools

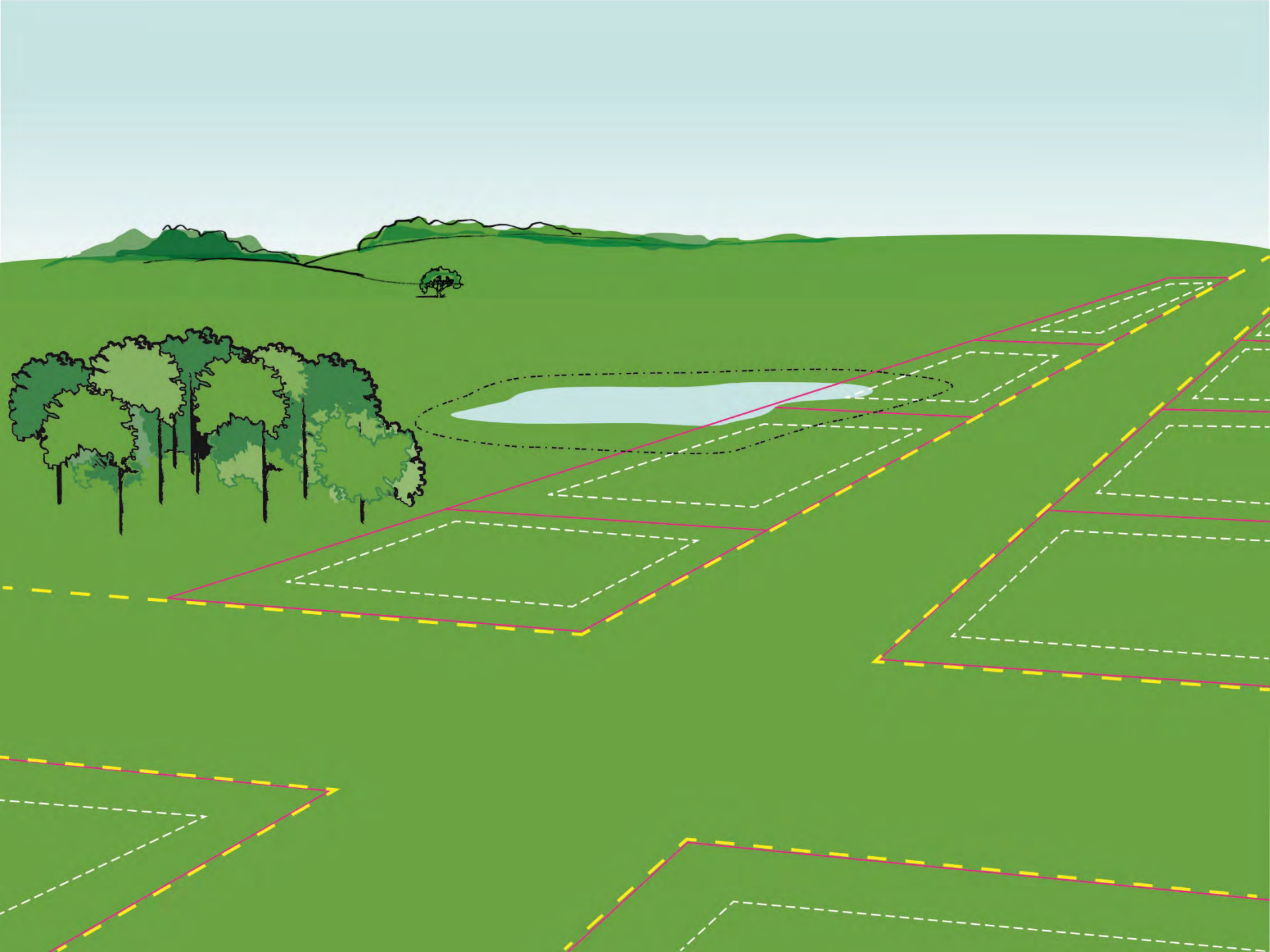
- Other
 - ▣ Annexation
 - ▣ Interim Use Permit (IUP)/Special Use



The Development Process











The Development Process

- Legal boundaries of a lot: front lot line vs. edge of the street/back of curb



Legal Basics

Legal Basics

- Metropolitan Land Planning Act
 - Requires 7-County Metro to adopt **Comprehensive Plan** within 3 years of receipt of system statements (2015)
 - Requires official controls (**Zoning**) to “not conflict” with Comprehensive Plan within 9 months of adoption of Comp Plan

What is the difference between Land Use Plan and Zoning Map?

Legal Basics

□ Parliamentary Procedure/Roberts Rules

■ Order of Business

- Establishing a quorum
- Call to order
- Approval of agenda and minutes
- Agenda items: consent items, public hearings, other business
- Announcements
- Adjournment

■ Making a Motion

■ Calling the Question

■ Amending a Motion



Legal Basics

▣ Open Meeting Law

- Intended to provide transparency and openness
- Prohibits members of a governing body from discussing official business outside of a public forum
- Includes social media and discussion before a meeting starts



Legal Basics



- Applications
 - 15-days to deem an application complete/incomplete
- 60-Day Rule – Agency must approve or deny a request within 60-days
 - Failure of an agency to deny a request within 60-days is approval of the request
 - Extension of time limit allowed with written notice by an additional 60-days (thus “120-day rule”)
 - Beyond 120-days requires consent by applicant

Legal Basics

- Case Law Topics
 - ▣ Manufactured home communities
 - ▣ Adult uses
 - ▣ Group homes
 - ▣ Religious Land Use and Institutionalized Persons Act (RLUIPA)
 - ▣ Variances
 - ▣ Conditional Use Permits



Trending Topics

Urban Design



Livability



Place-making

- What sets your community apart or makes it memorable?



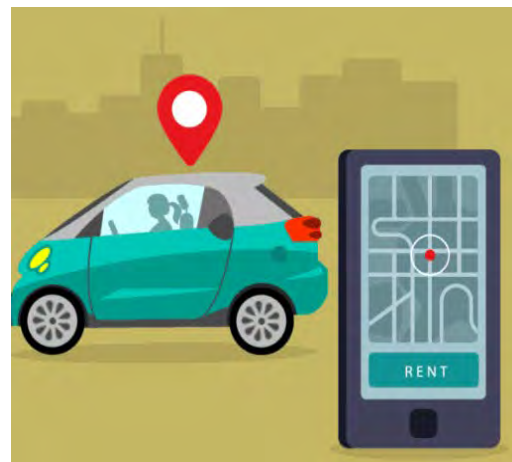
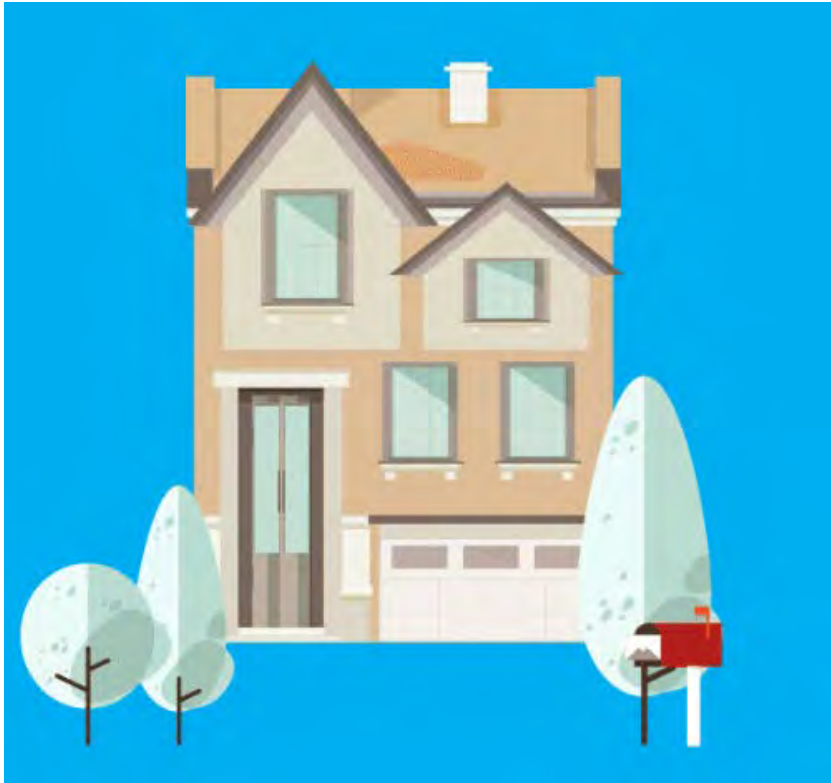
Solar



Breweries and Taprooms



Planning for Millennials



Funding

- Metropolitan Council
 - ▣ Transit Oriented Development
 - ▣ Tax Base Revitalization Account
 - ▣ Livable Communities Demonstration Account
 - ▣ Local Housing Incentive Account
- DEED
 - ▣ Small Cities Development Program
 - ▣ Contamination Cleanup and Investigation Grant Program
- MnDNR
- BWSR/Clean Water Act/Watershed Districts



The screenshot shows a web application titled "Grant and Funding Database". It features a navigation menu with "Home", "Grant and Funding Database", "All Funding", and "Funding Deadline Calendar". The main content area displays two tables of funding opportunities.

Bridge Funding					
Title	Assigned To	Amount Available	Application Deadline	Link	Additional Deadline
Local Bridge Replacement Program	Barritt Lovelace	varies up to 100%	2/14/2011		
Federal Aid Bridge Replacement	Barritt Lovelace	Varies up to 80%	2/14/2011		
Town Bridge Replacement program	Barritt Lovelace	Varies up to 100%	2/14/2011		

Brownfield & Cleanup Funding					
Title	Assigned To	Amount Available	Application Deadline	Link	Additional Deadline
Contamination Cleanup Grant	Ryan Spencer	Up to 75% of cleanup costs	11/1/2012		5/1/2013
Contamination Investigation and RAP Development Grant	Ryan Spencer	Up to 75% of cleanup costs	11/1/2012		5/1/2013
Hennepin County Environmental Response Fund	Ryan Spencer	Up to \$2,000,000	11/1/2012		5/1/2013
Ramsey County Environmental Response Fund	Ryan Spencer	Minimum request of \$100,000	11/1/2012		5/1/2013
Tax Base Revitalization Account	Ryan Spencer	Up to \$100,000	11/1/2012		5/1/2013



Plan Today for a Better Tomorrow

