

Chapter 3

LAND USE AND COMMUNITY CHARACTER

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LAND USE AND COMMUNITY CHARACTER

“Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it’s the only thing that ever has”. - Margaret Mead

What This Element Will Do

This plan element guides planned land use and promotion of community character in Belle Plaine. Duality exists within this high-level land use plan in that it simultaneously charts a future course for overall growth and redevelopment and is intentionally fluid and flexible furthering openness to: innovation, resiliency influences, and accommodation of unforeseen circumstances. Further duality exists in that planned land use maps and staging plans assist in managing density and overall future use patterns while the preferred physical form of “planning areas” define and describe the preference, look, feel, and character of individual neighborhoods.

When determining whether or not individual developments are or are not consistent with this plan element a holistic approach is required. This means individual developments will be broadly consistent with the vision, plans, and maps set forth herein although they may not be perfectly consistent with each and every sentence contained in this plan element.

What Drives This Element

We envision a community of distinct, interconnected neighborhoods that are close to nature, walkable, and tied together by a resilient community fabric rooted in plentiful opportunities for social interaction and purposefully planned public environs. Our livable neighborhoods will be connected by complete streets to vibrant commercial districts and productive industrial areas with equal access for all to shopping, working, entertaining, and commerce. Our neighborhood’s will feature a mix of housing types, styles, densities, and values and will be within a short walking or biking distance from commercial goods and services. Downtown will continue to be a hub for entertainment activities, public services, and professional offices. There will be a significant increase in industrial opportunities in specialized areas providing for enhanced employment opportunities and diversification of the tax base. Healthy, active living will be supported by an interconnected network of parks, trails, open spaces, and access to a variety of food options. Natural and environmental resources, community character, and cultural opportunities will be recognized for their intrinsic value, preserved, and nurtured.

The goals, plans, and policies in this Section support a steady, managed rate of growth as desired by the residents and elected officials of Belle Plaine. Efforts to maintain small-town character, sustain the existing built environment, provide for future public investment needs, enhance quality of life, and promote sustainable economic development are central our perception of managed growth.

This *Destination 2040* plan element depicts and describes existing and planned land use, growth staging, and goals and policies pertaining to land use. The plan element is consistent with forecasts and regional community designation as assigned by the Metropolitan Council.

Forecasts

Year	Population	Household	Employment
2020	7,800	2,900	2,600
2030	10,100	3,860	2,950
2040	12,600	4,900	3,300

Thrive 2040 Community Designation: Rural Center

Belle Plaine is classified as a “Rural Center”. Rural centers are local commercial, employment, and residential activity centers serving rural areas in the Twin Cities region. Forecast growth is at an overall average density of three to five units per acre.

Belle Plaine is surrounded by agricultural lands and areas designated under *Thrive 2040* as Diversified Rural and Agricultural classifications. Diversified Rural communities are home to a variety of farm and non-farm land uses including very large-lot residential, clustered housing, hobby farms and agricultural uses. Rural Residential communities have residential patterns characterized by large lots and do not have plans to provide urban infrastructure, such as centralized wastewater treatment.

Existing Land Use

The current corporate limits contain approximately 3,934 acres of land with an additional 4,040 acres in the unincorporated municipal urban service area (MUSA) which is coterminous with area subject to existing orderly annexation agreement. GIS estimates find approximately 712 buildable acres remaining in the City limits with 474 acres zoned residential, 151 acres zoned commercial, 47 acres zoned industrial/commercial, and 40 acres zoned industrial. An estimated 40 vacant lots are available at this time, approximately a one year supply.

Two parcels within the MUSA and subject to orderly annexation agreement with Belle Plaine Township are enrolled in the Metropolitan Agricultural Preserves Program. The parcels (PID 019040040 & 019090020) are included in the 2040 staging area and planned for low density residential. Under annexation agreement terms lands must not be annexed to the City unless urban service extension is imminent. The City of Belle Plaine is not the land use authority at this time. A joint annexation board is the land use authority. Prior to annexation the Scott County zoning ordinance controls properties within the annexation area. Scott County has classified the subject parcels as “urban expansion reserve district”. The minimum lot size in the urban expansion reserve district is forty (40) acres. The subject property will not be annexed unless the terms of the OAA are met. Upon annexation urban densities shall be required.

Figure 3-1 Community Designation

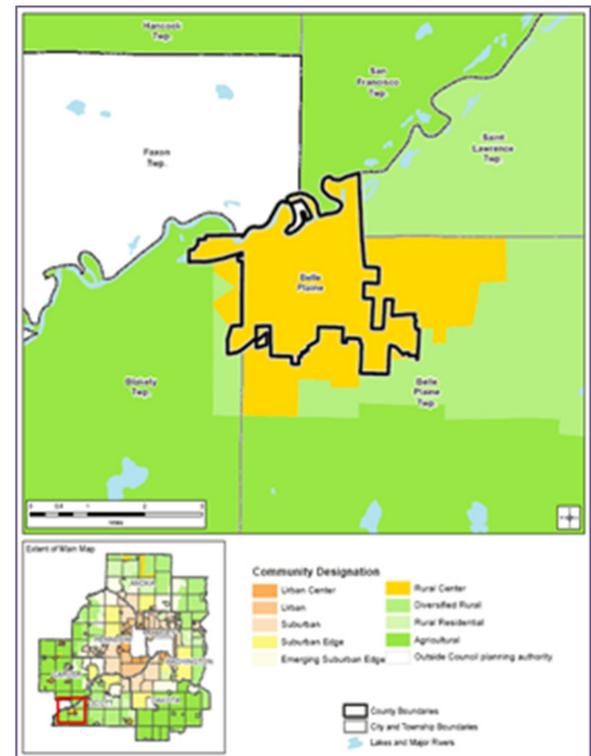


Table 3-1

Existing Land Use Category	Existing (ac)	Existing %
Low Density Residential	1366	44%
Medium High Density Residential	358	12%
Medium - High Density Residential	n/a	n/a
High Density Residential	13	0%
Mixed Use Residential & Commercial	110	4%
Commercial	108	3%
Mixed Use Commercial & Industrial	134	4%
Industrial	86	3%
Public	313	10%
Park/Open Space	121	4%
Floodplain (Undevelopable)	504	16%
Total	3,113	100%

Table 3-1 and Map 3-1 illustrate existing land use (2016) compiled from Metropolitan Council and local resources.

Map 3-1

Future Land Use Needs

This section addresses future land use needs for the City of Belle Plaine based on Metropolitan Council forecasts.

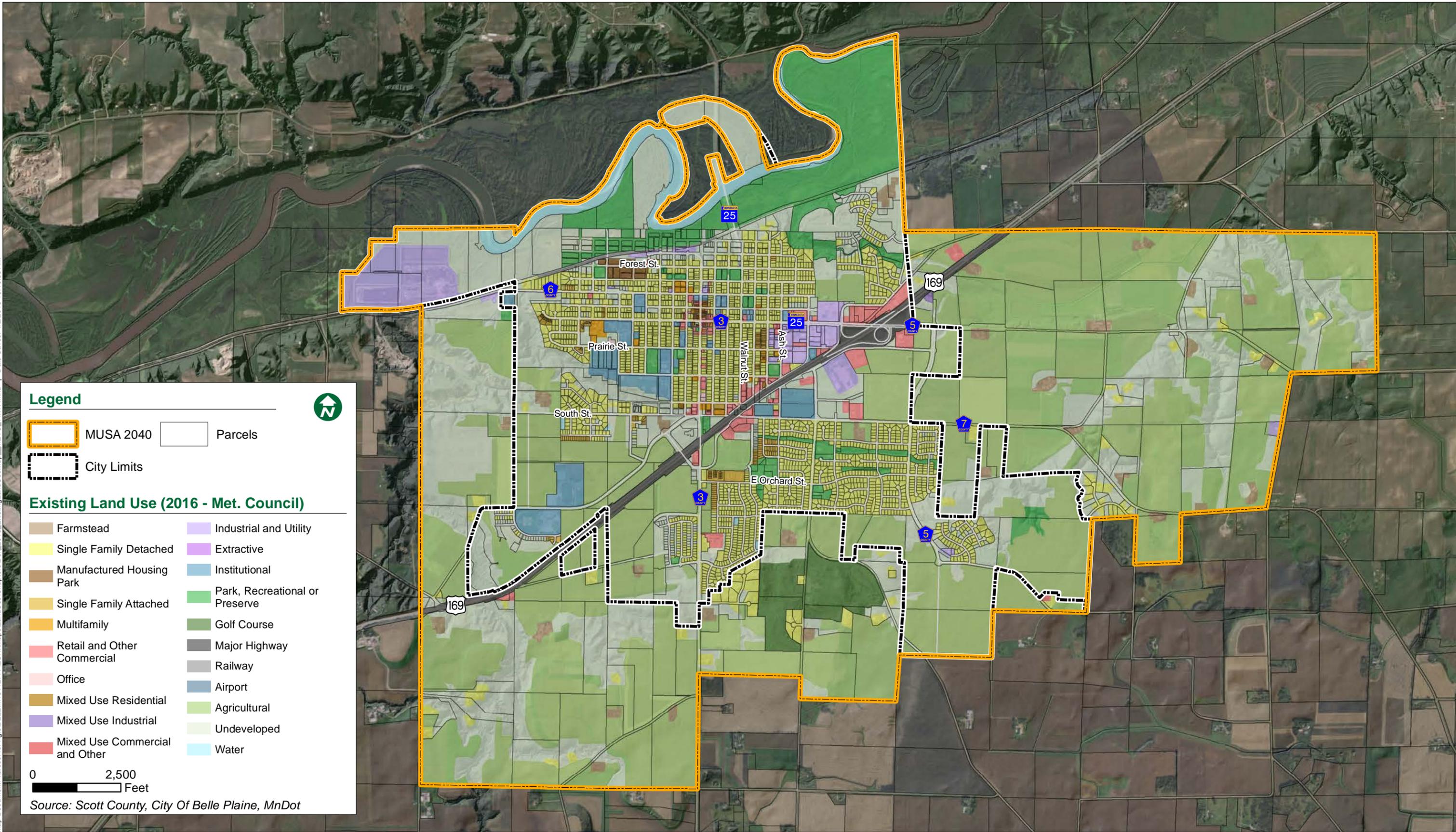
Residential Acreage Needs

Destination 2040 includes forecasts for 4,900 households in 2040, that’s an increase of 2,327 units over the 2016 estimate of 2,573 households. Household type in Belle Plaine has historically been heavily weighted toward single family units. Metropolitan Council 2016 data reveals 87% of housing units are single-family while 13% are multiple family units. The City has recognized a need to support a variety of life cycle housing types within the community. As such future residential acreage needs are projected at 80% single family and 20% multiple family. Low density residential uses are guided at a minimum of three dwelling units per acre; high density residential uses are guided at 8-12 dwelling units per acre. Therefore, residential acreage needs are projected at three du/ac for single family and 10 du/ac for multiple family. Table 3-2 illustrates forecast net residential acreage need which totals 868 acres by 2040.

Table 3-2

	Single Family	Multiple Family
Growth by Housing Type (Forecast 2,327 Increase in Households)	1,862	465
Average Density (DU/AC)	3	10
Projected Residential Demand (Acres)	621	47
30% For Right-Of-Way, Storm, & Parks (Acres)	186	14
Net Residential Acreage Demand By Type (Acres)	807	61

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Legend

MUSA 2040
 City Limits
 Parcels

North Arrow

Existing Land Use (2016 - Met. Council)

 Farmstead	 Industrial and Utility
 Single Family Detached	 Extractive
 Manufactured Housing Park	 Institutional
 Single Family Attached	 Park, Recreational or Preserve
 Multifamily	 Golf Course
 Retail and Other Commercial	 Major Highway
 Office	 Railway
 Mixed Use Residential	 Airport
 Mixed Use Industrial	 Agricultural
 Mixed Use Commercial and Other	 Undeveloped
	 Water

0 2,500 Feet

Source: Scott County, City Of Belle Plaine, MnDot

Table 3-3 illustrates allowable density ranges for residential land uses within the City of Belle Plaine.

Table 3-3

Type	Corresponding Zoning Districts	Unit/Acre Minimum	Units/Acre Maximum
Low Density	R-1 & R-2	2	9
Medium Density	R-3 & R-7	3	22
Medium to High Density	R-3 & R-7	8	22
High Density	R-7	12	22
Mixed Use	B-3	3	22

Commercial/Industrial Acreage Needs

Destination 2040 includes forecasts for 3,300 jobs Belle Plaine in 2040, an increase of 1,630 jobs over the 2015 estimate of 1,670 employment positions. Table 3-4 illustrates planned employment bearing land use intensity and non-residential acreage demand in the City of Belle Plaine. Within the *Destination 2040* planning window, an estimated 88 gross acres are needed for retail, seven (7) acres for office, and 205 acres for industrial use. Employment density per gross acre is projected at 4.66, 11.75, and 5.56 for retail, office, and industrial uses respectively. Based on the Maxfield study, retail demand is projected to consume 25% of non-residential land use, office five (5) percent, and industrial 70 percent.

Table 3-4

		Retail Demand	Office Demand	Industrial Demand
2020	*Space Utilization Per Job	1,429	847	1,500
	**FAR Ratio	0.20	0.30	0.25
	***Employment Forecast	233	47	651
	SF Demand for Forecast Employment	332,957	39,809	976,500
	Net Acreage Demand	38	3	90
	****Gross Acreage Demand	50	4	117
	Estimated Employment/Gross Acre	4.66	11.75	5.56
2030	*Space Utilization Per Job	1,429	847	1,500
	**FAR Ratio	0.20	0.30	0.25
	***Employment Forecast	0.20	0.30	0.25
	SF Demand for Forecast Employment	125,734	15,251	367,500
	Net Acreage Demand	14	1	34
	****Gross Acreage Demand	19	1.5	44
	Estimated Employment/Gross Acre	4.66	11.75	5.56
2040	*Space Utilization Per Job	1,429	847	1,500
	**FAR Ratio	14	1	34
	***Employment Forecast	88	18	245
	SF Demand for Forecast Employment	125,734	15,251	367,500
	Net Acreage Demand	14	1	34
	****Gross Acreage Demand	19	1.5	44
	Estimated Employment/Gross Acre	4.66	11.75	5.56

* Space utilization per job source: Commercial Buildings Energy Consumption Survey U.S. Energy Information Administration. Data represented in the table is an average of existing classified uses per classification.

** FAR ratio source: Maxfield Research "A Commercial/Industrial Demand Analysis for Scott County, Minnesota".

*** Employment forecast source: Twin Cities Metropolitan Council. Retail, office, and industrial calculated as 25%, 5%, & 70% of future demand based on conclusions included in the Maxfield Research Study.

**** Gross acreage demand based on 30% acreage increase for infrastructure and roadways.

Planned Land Use

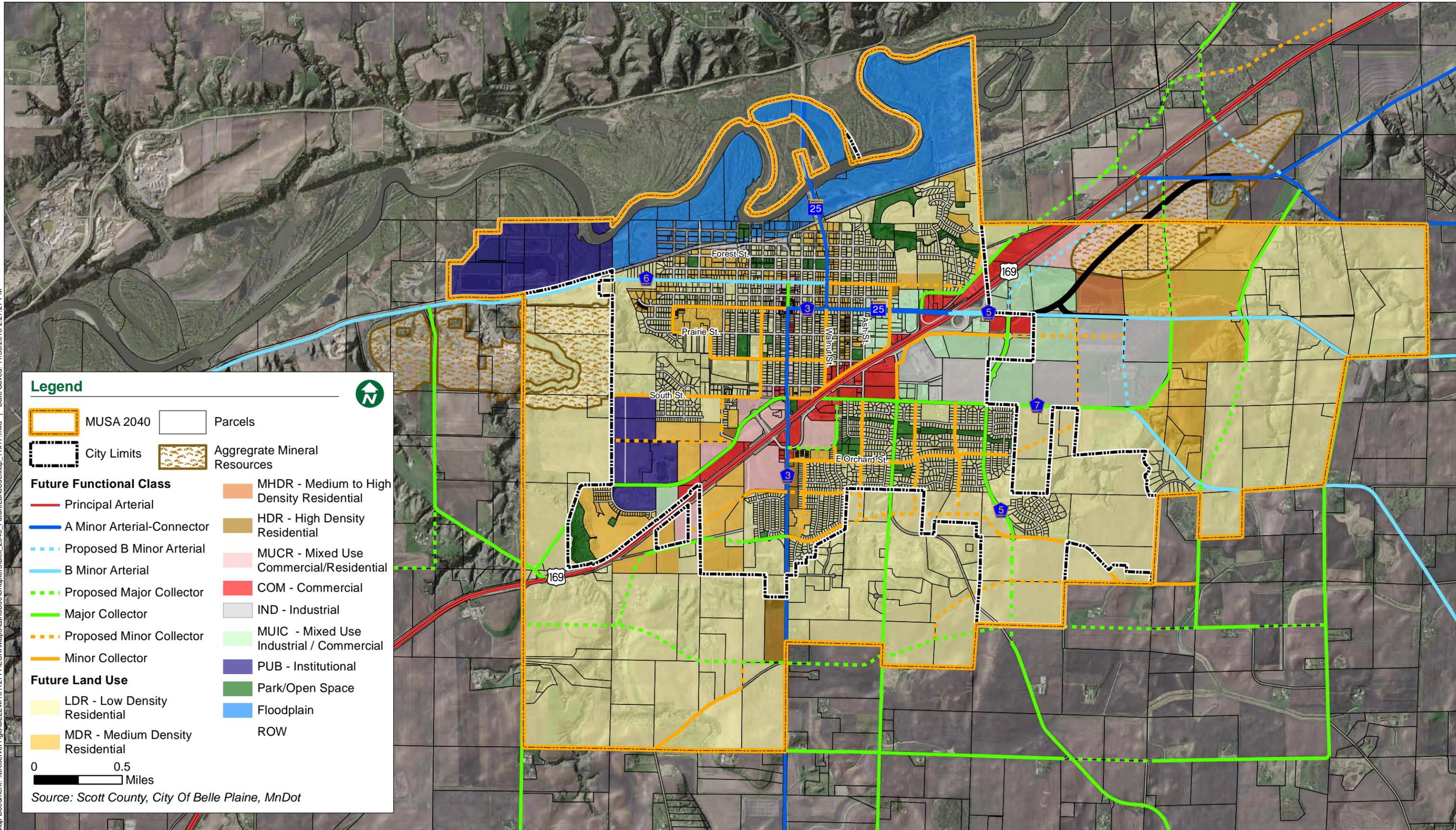
Metropolitan Council population, household, and employment forecasts are used by the City of Belle Plaine for growth planning. The City has planned land uses consistent with the forecasts.

The projections at minimum required residential densities of three to five units per acre and employment densities between five and twelve jobs/acre and floor area ratios of 0.20 to 0.30. Total residential and non-residential land unit (acres) demand which is less than the total acreage contained in the 2040 MUSA. The MUSA, however, is based on boundaries of existing orderly annexation areas. This results in surplus acreage in the 2040 MUSA. The vast majority of the surplus acreage is included in the 2040 staging period.

To accommodate anticipated growth and redevelopment Destination 2040 provides for 4,687 acres of land for development. Of the 4,687 acres, 3,401 acres are designated for residential development, 53 for mixed uses, 376 for various levels of commercial and industrial development, and 144 acres of public, park/open space, and/or undeveloped (floodplain).

Planned land use through 2040 is illustrated in Map 3-2. The planned land use and MUSA are similar to that included in the City's 2030 Comprehensive Plan, except that areas within St. Lawrence Township included in the 2030 plan have been removed due to lack of an annexation agreement.

Map 3-2



Legend

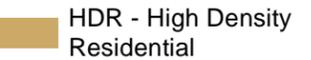
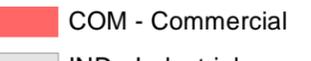
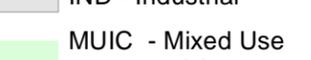
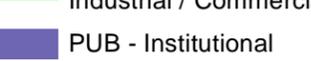
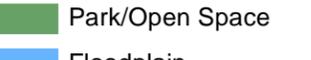
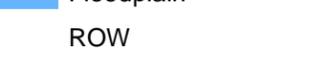
 MUSA 2040

 City Limits

 Parcels

 Aggregate Mineral Resources

Future Functional Class

-  Principal Arterial
-  A Minor Arterial-Connector
-  Proposed B Minor Arterial
-  B Minor Arterial
-  Proposed Major Collector
-  Major Collector
-  Proposed Minor Collector
-  Minor Collector
-  MHDR - Medium to High Density Residential
-  HDR - High Density Residential
-  MUCR - Mixed Use Commercial/Residential
-  COM - Commercial
-  IND - Industrial
-  MUIC - Mixed Use Industrial / Commercial
-  PUB - Institutional
-  Park/Open Space
-  Floodplain
-  ROW

Future Land Use

-  LDR - Low Density Residential
-  MDR - Medium Density Residential

0 0.5 Miles

Source: Scott County, City Of Belle Plaine, MnDot

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Land Use Categories

The Planned Land Use Map includes twelve categories grouped into six general classes: residential, commercial, industrial, mixed uses, park/public, and undeveloped (floodplain). Institutional uses (schools, places of worship, fire stations, police stations), planned unit development (PUD), right-of-way, and certain undeveloped or undevelopable areas (wetlands, ravines, streams, open spaces, bluffs) may be interspersed within the categories.

As indicated in Table 3-5, planned unit developments allow greater flexibility by incorporating a mix of densities or intensities or use types with an allowance for deviation from strict performance standards such as setbacks, height, lot area, lot width, lot depth, and the like. Planned unit development must achieve a public purpose and must be consistent with the Comprehensive Plan including but not limited to standards pertaining to planned land use, density, and system plans (e.g. parks, water resources, transportation, etc). PUD may be located in any land use classification.

Table 3-5

PUD Public Purposes

Innovations in development addressing demand for all styles of housing and economic expansion which, may be achieved through greater variety in type, design, and siting of structures and/or by conservation and more efficient use of land

Development achieving higher standards of site and building design through the use of trained and experienced land planners, architects and landscape architects

Development achieving the preservation and/or enhancement of desirable site characteristics such as natural topography and geologic features and the prevention of soil erosion

Development achieving an efficient use of land resulting in smaller networks of utilities and streets thereby lowering development costs and public investments

Development achieving creative use of land and related physical development allowing a phased and orderly transition of land from rural to urban uses

Clustered development that respect the overall planned density for the area and that minimize the impact of development of the environment and significant natural features

Table 3-6 on the following pages describes existing and planned land use categories and corresponding zoning designations.

Table 3-6
Planned Land Use Tables

Planned Land Use Category	Description	Planning Application	Corresponding Zoning Designations	Density Range	Planning Area
Low Density Residential	<p>This category includes various types of single family residential units at low densities and may occasionally include institutional uses (e.g. schools, places of worship, fire stations, police stations), residential planned unit development, right of way, and certain undeveloped areas such as wetlands, ravines, streams, open spaces, and bluffs. Typical uses include mostly one-family homes but may also include manufactured homes, accessory dwelling units (where allowed), duplexes, townhouses, and condominiums.</p>	<p>This is one of the primary planned land use categories in the City. Existing and future development types are expected to vary from neighborhood to neighborhood.</p> <p>This category applies to existing built environments, partially developed subdivisions, and currently rural but transitioning areas. In general, this land use category is removed from high traffic corridors, areas of intense development.</p> <p>In addition to typical residential development patterns, this planned land use category may, under PUD, accommodate a variety of residential developments, including, but not limited to:</p> <ol style="list-style-type: none"> 1. Traditional residential development patterns with smaller lot footprints, dwellings placed forward on lots, prominent front porches connected to sidewalks, and garage access from alleys. 2. Natural amenity and/or open space preservation developments. 3. Mixed housing developments combining a variety of housing values, sizes, types, and styles in one planned development. 4. Special amenity area developments featuring a unique element (e.g. river setting), ecolandscapes (e.g. scenic vista preservation, unique recreational feature access, conservation areas, and the like), and constructed amenities (e.g. lakes, specialized recreation, etc.). 	<p>A-2 Rural Residential: provides for existing very low density residential and agricultural uses but disallows further subdivision until urban services are provided.</p> <p>R-1 Single Family Low Density Residential: provides for single-family detached residential dwelling units and directly related, complementary uses.</p> <p>R-2 Single Family Low Density</p> <p>detached residential dwelling units and directly related complementary uses on larger lots.</p> <p>R-3 Single and Two Family Low to Medium Density Residential: provides for single and two family residential dwelling units and directly related complementary uses.</p>	<p>R-1 Single Family Low Density: 2-4 du/ac</p> <p>R-2 Single Family Low Density: 2-3 du/ac</p> <p>R-3 Single and Two Family Low to Medium Density: 3-9 du/ac</p>	<p>Classic Residential Neighborhood</p> <p>Suburban Residential Neighborhood</p>

Table 3-6
Planned Land Use Tables

Planned Land Use Category	Description	Planning Application	Corresponding Zoning Designations	Density Range	Planning Area
Medium Density Residential	<p>This category includes a variety of housing types at medium to high densities and may occasionally include institutional uses (e.g. schools, places of worship, fire stations, police stations), residential planned unit development, right of way, and certain undeveloped areas such as wetlands, ravines, streams, open spaces, and bluffs. Typical uses include attached single family dwellings, accessory dwelling units (where allowed), duplexes, townhouses, condominiums, row houses, and apartments.</p> <p>This planned land use category where assigned an R-7 zoning classification will accommodate a minimum density of eight units per acre.</p>	<p>This category applies to existing built environments, larger platted vacant lots, and currently rural but transitioning areas. In general, areas guided to multiple family residential development are closer in proximity to higher traffic streets, commercial concentrations, and/or industrial land uses.</p> <p>In addition to typical suburban development patterns, this land use category may, under PUD, accommodate a variety of residential developments, including, but not limited to:</p> <ol style="list-style-type: none"> 1. Traditional neighborhood development featuring a variety of residential housing types close to neighborhood commercial nodes. 2. Natural amenity and/or open space preservation. 3. Transit oriented development in proximity to future transit corridors. 4. Mixed housing developments combining different housing values, sizes, types, and styles in one planned development. 5. Special amenity area development. 	R-3 Single and Two Family Low to Medium Density Residential: provides for single and two family residential dwelling units and directly related complementary uses.	<p>R-3 Single and Two Family Low to Medium Density: 3-9 du/ac</p> <p>R-7 Mixed Housing Medium to High Density: 3-22 du/ac</p>	<p>Classic Residential Neighborhood</p> <p>Suburban Residential Neighborhood</p> <p>Urban Residential Neighborhood</p>

Table 3-6
Planned Land Use Tables

Planned Land Use Category	Description	Planning Application	Corresponding Zoning Designations	Density Range	Planning Area
Medium to High Density Residential	This category includes a variety of housing types at a minimum density of eight dwelling units per acre and may occasionally include institutional uses (e.g. schools, places of worship, fire stations, police stations), residential planned unit development, right of way, and certain undeveloped areas such as wetlands, ravines, streams, open spaces, and bluffs. Typical uses include townhouses, condominiums, row houses, and apartments.	In addition to typical single lot development patterns, this land use category may, under PUD, accommodate a variety of residential developments, including, but not limited to: <ul style="list-style-type: none"> 1. Traditional neighborhood development featuring a variety of residential housing types close to neighborhood commercial nodes. 2. Natural amenity and/or open space preservation. 3. Transit oriented development in proximity to future transit corridors. 4. Mixed housing developments combining different housing values, sizes, types, and styles in one planned development. 5. Special amenity area development. 	R-7 Mixed Housing – Medium to High Density Residential: provides for two or more family attached dwellings, including multiple family structures, and intermixing of a range of medium and high density residential uses.	R-7 Mixed Housing Medium to High Density: 8-22 du/ac	Classic Residential Neighborhood Suburban Residential Neighborhood Urban Residential Neighborhood
High Density Residential	This category includes a variety of housing types at a minimum density of twelve (12) dwelling units per acre and may occasionally include institutional uses (e.g. schools, places of worship, fire stations, police stations), residential planned unit development, right of way, and certain undeveloped areas such as wetlands, ravines, streams, open spaces, and bluffs. Typical uses include townhouses, condominiums, row houses, and apartments.	In addition to typical single lot development patterns, this land use category may, under PUD, accommodate a variety of residential developments, including, but not limited to: <ul style="list-style-type: none"> 1. Traditional neighborhood development featuring a variety of residential housing types close to neighborhood commercial nodes. 2. Natural amenity and/or open space preservation. 3. Transit oriented development in proximity to future transit corridors. 4. Mixed housing developments combining different housing values, sizes, types, and styles in one planned development. 5. Special amenity area development. 	R-7 Mixed Housing – Medium to High Density Residential: provides for two or more family attached dwellings, including multiple family structures, and intermixing of a range of medium and high density residential uses.	R-7 Mixed Housing Medium to High Density: 12-22 du/ac	Classic Residential Neighborhood Suburban Residential Neighborhood Urban Residential Neighborhood

Table 3-6
Planned Land Use Tables Continued

Planned Land Use Category	Description	Planning Application	Corresponding Zoning Designations	Density Range	Planning Area
Mixed Use Residential/ Commercial	<p>This category includes :</p> <ol style="list-style-type: none"> 1. Mixed residential, commercial, public, or institutional uses within a single structure. 2. A mix of structures within a PUD which combines two or more of the following: residential, commercial, public, and/or institutional uses. 3. Stand-alone multiple family residential uses in close proximity to arterial or major collector streets. 4. Freestanding commercial and multiple family residential uses on separate lots of record created as a result of subdivision of larger tracts of land in urbanizing areas adjacent to arterial and major collector streets. <p>This planned land use category where assigned an R-7 zoning classification will accommodate a minimum density of eight units per acre.</p>	<p>This category has several three different applications.</p> <p>First, this category applies to existing mixed commercial and residential uses either within one structure or within multiple structures on one lot of record. Areas of existing mixed use under this type are primarily located in the Downtown core. Anticipated share of uses is 60% residential and 40% commercial. The share reflects a desire to increase residential density within the Downtown including second and third story residential with first floor commercial. The City embraces a need to provide increased residential density within and in close proximity to the Downtown. Increased residential density may be in the form of commercial/residential mixed uses and/or freestanding high density residential apartments, townhomes, and condominiums</p> <p>Second, this category applies to areas proposed for redevelopment and revitalization primarily adjacent to arterial and major collector streets wherein the existing built environment features commercial and residential uses interspersed on separate lots of record. Areas proposed for revitalization and/or redevelopment are primarily located adjacent to Meridian Street; however, this category could also be appropriate in areas adjacent to Main Street. Anticipated share of uses overall in the redevelopment and revitalization corridor is 50% residential and 50% commercial/ office with increased residential proportion as vertical housing expansion is desired.</p> <p>Finally, this category also applies large non-platted tracts of land adjacent to arterial and major collector streets (i.e. Meridian Street, Commerce Drive, and Enterprise Drive) which are transitioning to urban use. Subdivision of large tracts of land are expected to contain transitioning uses. Generally, nodes of commercial use adjacent to major street intersections transitioning to multiple family residential uses are anticipated. The exact point of transition is unknown at this time. Anticipated share of uses overall in transitioning areas is anticipated at 50% residential and 50% commercial with some localized variation.</p>	<p>R-7 7 Mixed Housing – Medium to High Density Residential: provides for two or more family attached dwellings, including multiple family structures, and intermixing of a range of medium and high density residential uses. It is anticipated a minimum of ten (10) percent of this category will be residential.</p> <p>B-3 Central Business District: provides specifically for the regulation of high intensity commercial uses located within the downtown Central Business District of the City.</p> <p>B-2 Highway Commercial District: provides for and limits the establishment of motor vehicle oriented or dependent high intensity commercial and service activities. Related complementary uses.</p>	<p>R-7 Mixed Housing Medium to High Density: 3-22 du/ac.</p> <p>B-3: Maximum impervious coverage 85%.</p> <p>B-2: Maximum impervious surface coverage 70%.</p>	<p>Urban Residential Neighborhood</p> <p>Downtown</p> <p>Neighborhood Commercial Center</p>

Table 3-6

Planned Land Use Tables Continued

Planned Land Use Category	Description	Planning Application	Corresponding Zoning Designations	Density Range	Planning Area
Commercial	<p>This category includes typical goods and service providing uses. Retail, office, service, institutional, and public uses are typical.</p>	<p>This land use category includes existing commercial uses and urbanizing acreage presumed suitable for pure commercial use.</p>	<p>B-2 Highway Commercial District: provides for and limits the establishment of motor vehicle oriented or dependent high intensity commercial and service activities.</p> <p>I/C Industrial Commercial District: provides for industrial or commercial development. All uses are require a conditional use permit so as to (1) ease land use transition, (2) control development so that it is compatible with surrounding property, and (3) establish dimensional requirements on an individual basis.</p>	<p>B-2: Maximum impervious surface coverage 70%.</p> <p>I-C: Maximum impervious surface coverage 85%.</p>	<p>Neighborhood Commercial Center</p> <p>Community Commercial Corridor</p>
Mixed Use Commercial/Industrial	<p>This category includes a mix of commercial and industrial uses as follows.</p> <ol style="list-style-type: none"> 1. A mix of structures within a PUD which combines commercial and industrial uses. 2. Stand-alone commercial or industrial uses in close proximity to arterial or major collector streets (e.g. freestanding commercial and industrial uses on separate lots of record created as a result of subdivision of larger tracts of land in urbanizing areas adjacent to arterial and major collector streets). 	<p>This category has two different applications.</p> <p>First, this category applies to mixed commercial and industrial uses within a PUD including 'business park' type developments.</p> <p>Second, this category also applies large non-platted tracts of land adjacent to arterial and major collector streets which are transitioning to urban use and could become either commercial or quasi-industrial in nature. The exact point of transition is unknown at this time. Anticipated share of uses overall in transitioning areas is anticipated at 50% commercial and 50% industrial with some localized variation.</p> <p>Primary centers of existing or planned commercial use include areas adjacent to Main and Meridian Streets, Enterprise Drive, West Commerce Drive, and Hickory Boulevard.</p>	<p>B-2 Highway Commercial District: provides for and limits the establishment of motor vehicle oriented or dependent high intensity commercial and service activities.</p> <p>I/C Industrial Commercial District: provides for industrial or commercial development. All uses require a conditional use permit so as to (1) ease land use transition, (2) control development so that it is compatible with surrounding property, and (3) establish dimensional requirements on an individual basis.</p>	<p>B-2: Maximum impervious surface coverage 70%.</p> <p>I-C: Maximum impervious surface coverage 85%.</p>	<p>Neighborhood Commercial Center</p> <p>Community Commercial Corridor</p> <p>Employment Center</p>

Table 3-6
Planned Land Use Tables

Planned Land Use Category	Description	Planning Application	Corresponding Zoning Designations	Density Range	Planning Area
Industrial	This category includes wholesale, warehouse, manufacturing, production, assembly, data-related, and similar light and heavy industrial uses.	<p>This land use category includes existing industrial uses and urbanizing acreage presumed suitable for pure industrial use.</p> <p>Primary centers of existing industrial use are adjacent to the river (Beaver Street and Forest Street) in the northwest quadrant of the City and adjacent to Enterprise Drive and Main Street.</p> <p>Areas planned for industrial use are adjacent to Enterprise Drive, Main Street, and Hickory Boulevard.</p>	<p>I/C Industrial Commercial District: provides for industrial or commercial development. All uses require a conditional use permit so as to (1) ease land use transition, (2) control development so that it is compatible with surrounding property, and (3) establish dimensional requirements on an individual basis.</p> <p>I-2 General Industrial District: provides for general industrial activities which have adequate and convenient access to thoroughfares and provide effective controls for nuisance and pollution characteristics.</p>	<p>I-C: Maximum impervious surface coverage 85%.</p> <p>I-2: Maximum impervious surface coverage 85%.</p>	Traditional Industrial Center
Park/Open Space	This land use category includes institutional, parks/recreation, open space, roadways, utilities, and railways.	This category is primarily interspersed throughout other land use classifications (e.g. roadways are not separated as land use category), however, a few larger volume areas (typically parks or open space) are specifically designated on the planned land use map as "Park/Public".	<p>PUB Institutional District: provides for governmental, public utility, recreational, cultural, and educational facilities.</p> <p>The Official Zoning Map identifies park/open space as 'park'.</p>	PUB Institutional: Maximum impervious surface coverage 80%.	All
Public	This land use category includes existing public and institutional uses.	This category applies to large tracts of land owned by Belle Plaine Public Schools and the City of Belle Plaine (wastewater treatment facilities). It is noted other public and institutional uses are interspersed throughout other land use classifications (e.g. secondary school sites, secondary public sites, and roadways are not separated as land use category).	PUB Institutional District: provides for governmental, public utility, recreational, cultural, and educational facilities.	PUB Institutional: Maximum impervious surface coverage 80%.	All
Undeveloped (Floodplain)	This land use category includes undeveloped acreage primarily including the Minnesota River and associated mapped floodplain.		Floodplain District.	Primarily undevelopable.	N/A

Areas of Stability, Redevelopment/Revitalization, and New Development

The City has identified, in general, areas of stability, potential redevelopment/revitalization, and areas of new development as illustrated on Map 3-3. The areas are general representations for guidance and planning purposes, but not to be of an absolute or firmly fixed nature.

Map 3-3

Areas of stability include both existing built environments and areas included in the 2040 MUSA but likely not to be developed at urban densities over the next ten years.

Areas with redevelopment/revitalization potential include parcels with existing buildings and infill sites with established municipal urban services.

Areas of new development are tracts with existing municipal services to the property line, tracts subject to previous platting, and areas available for development if/when an interceptor sewer in the northern portion of the City is extended (plans and specifications are being drafted as of the writing of this plan element).

Areas of Stability	Redevelopment Revitalization Areas	Areas of New Development
<ul style="list-style-type: none"> • Maximize existing neighborhood character • Invest in connectivity, livability, and asset preservation • Promote infill development • Protect integrity of existing neighborhoods 	<ul style="list-style-type: none"> • Manage anticipated and desired changes in use and/or intensity • Invest in connectivity, mixed uses, higher densities, transit options, historic character, and livability • Promote infill and renewal 	<ul style="list-style-type: none"> • Manage growth consistent with Destination 2040 • Nurture, leverage, and maximize anticipated private investment • Prudent public investment in complete streets, complete housing, connectivity, livability, and community character

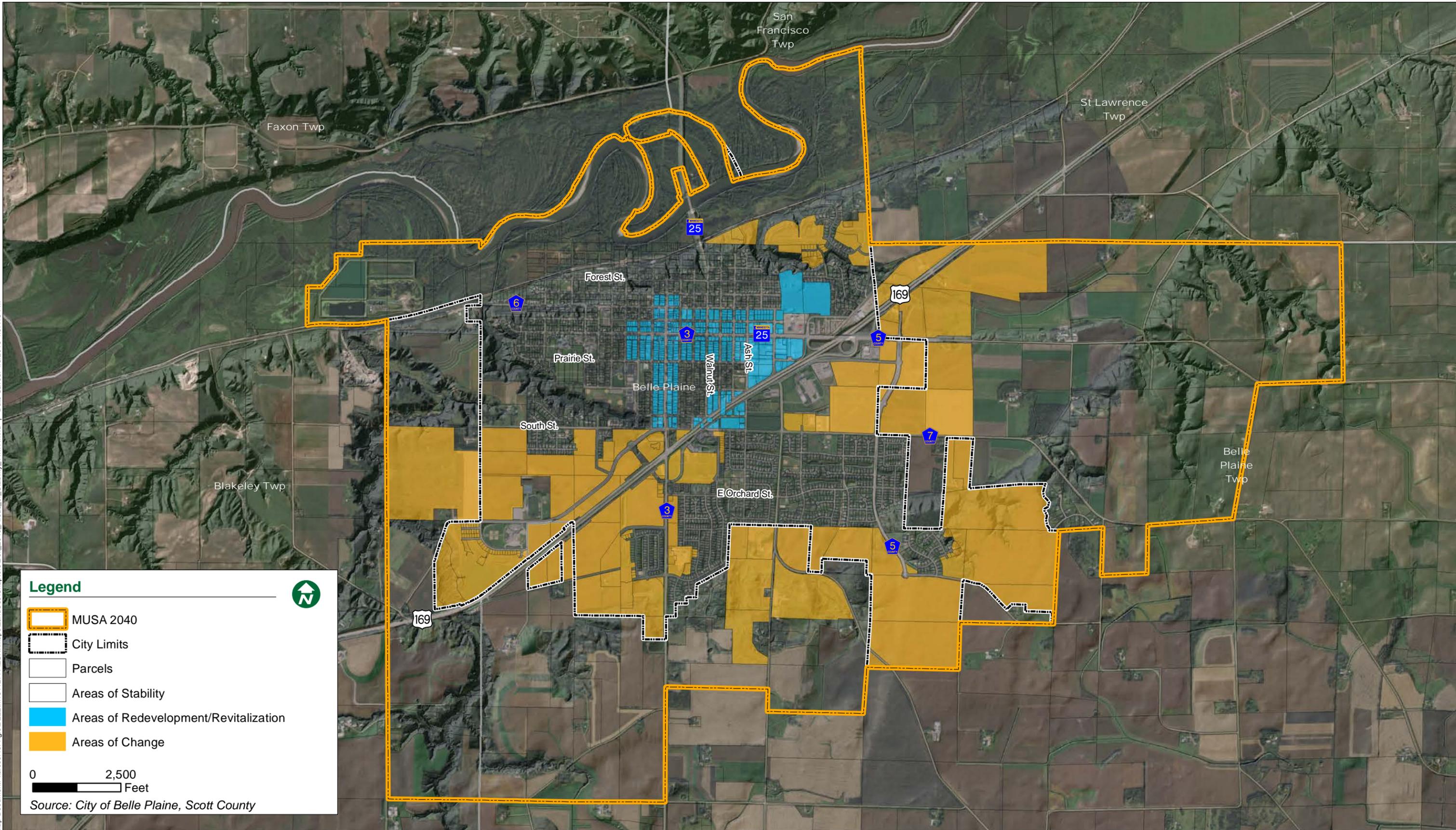
There are currently approximately fifty (50) vacant residential lots within existing subdivisions served by a full complement of municipal services. This equates to a lot supply sufficient for one year of growth.

Land Use Staging

To accommodate anticipated growth and redevelopment *Destination 2040* provides for 4,687 acres of land for development. Of the 4,837 acres, 3,875 acres are designated for residential development, 112 acres for mixed uses, and 400 acres for various levels of commercial and industrial development. The distribution of land uses is illustrated in Table 3-7 and Map 3-4 in ten (10) year increments.

The staging plan is intended as a tool to logically and incrementally guide development and growth during prescribed time periods consistent with Metropolitan Council forecasts. The staging plan is based on: (a) logical extension of existing municipal services and roadways, (b) discussions with property owners and developers regarding anticipated timing of development, and (c) the City's capital improvement plan (CIP). Longstanding City policy is development is to 'pay for itself'. As such costs associated with new roadways, facilities, and collection/distribution mains are developer funded. Capacity expansion at the wastewater

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Legend

- MUSA 2040
- City Limits
- Parcels
- Areas of Stability
- Areas of Redevelopment/Revitalization
- Areas of Change

0 2,500 Feet

Source: City of Belle Plaine, Scott County

treatment plant, water treatment facility expansion/improvement, new wells, and water storage are capital expenses included in the final year of the CIP. Since the rate of growth is unpredictable items included in year five of the CIP are “development driven”. This means if growth is not sufficient to require additional treatment, production, or storage capacity such facility projects are pushed back to the final year of the next annual CIP.

Map 3-4

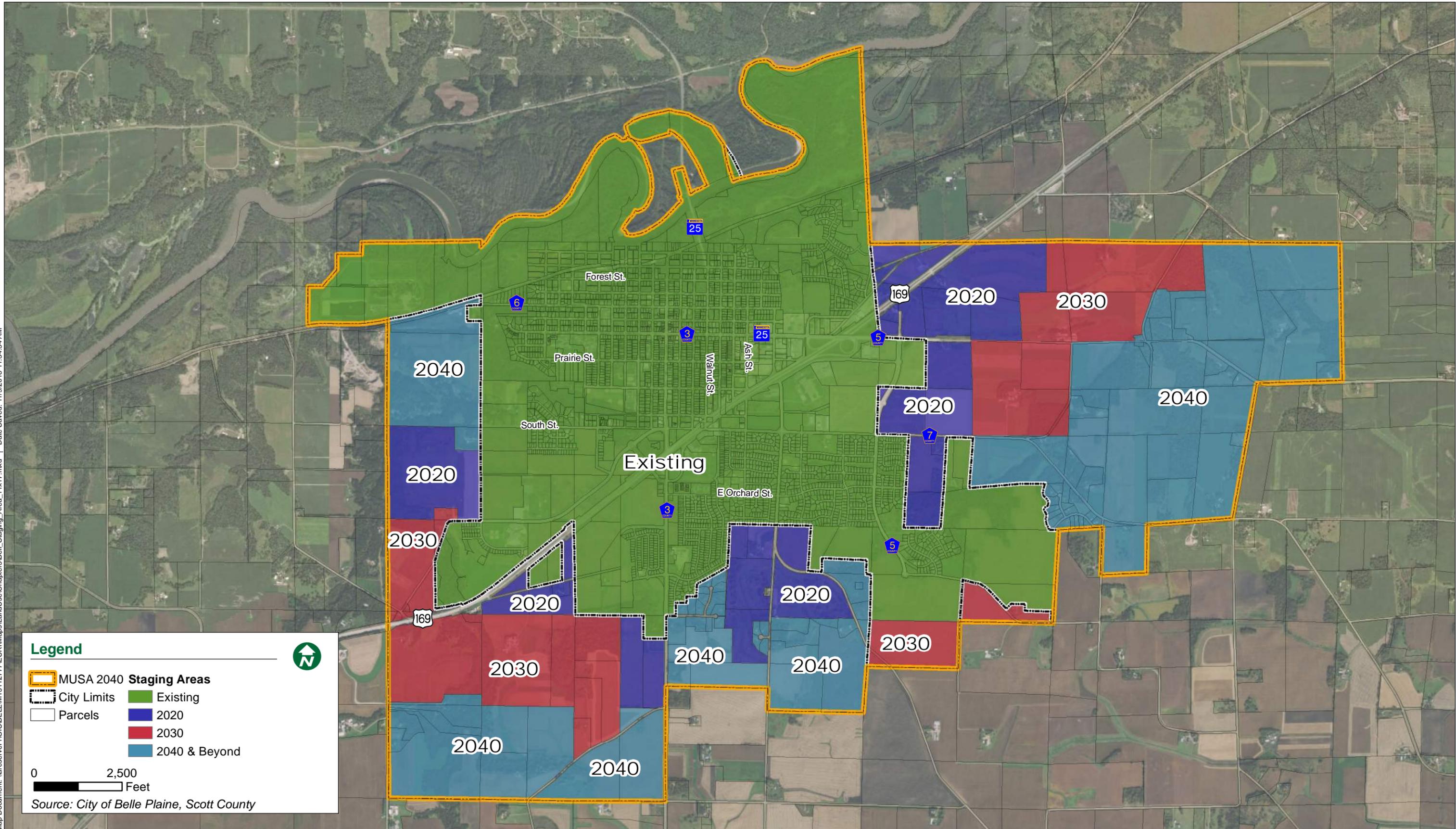
Table 3-7

Planned Use Category	Existing (ac)	Existing %	2018-2020 (ac)	2018-2020 %	Forecast 2021-2030 (ac)	2021-2030 %	Forecast 2031-2040 (ac)	2031-2040%	Forecast 2040+ (ac)	2040+ %
Low Density Residential*	1366	44%	95	54%	455	52%	637	62%	1877	92%
Medium Density Residential*	358	12%	23	13%	139	16%	234	23%	159	8%
Medium - High Density Residential*		n/a	4	2%	37	4%				
High Density Residential*	13	0%	11	6%	27	3%				
Mixed Use Commercial & Residential*	110	4%	8	5%	9	1%				
Commercial	108	3%	16	9%	30	3%				
Mixed Use Industrial & Commercial	134	4%	6	3%	138	16%				
Industrial	86	3%	2	1%	42	5%	160	16%	1	0%
Public	313	10%								
Park/Open Space	121	4%	10	6%						
Floodplain (Undevelopable)	504	16%								
Total	3113	100%	175	100%	877	100%	1031	100%	2037	100%

* Residential acreage projections are expressed as net acreage.

Planning Areas

Planned land use mapping and staging assist in managing density and overall use patterns. To further define and describe the look, feel, and character of Belle Plaine individual planning areas have been defined. In



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general, the planning areas are comprised of residential neighborhoods, commercial centers, corridors, and or employment areas. Most often planning areas contain identifiable characteristics, however, some marginal blending/overlapping of planning areas is an expected, natural occurrence. Examining planning areas assists in expressing community vision at a granular level.

Planning areas are illustrated on Map 3-5 and denoted by assigned codes.

Map 3-5

Residential Neighborhoods

Neighborhoods are the “building blocks” of Belle Plaine. This plan envisions purposefully designed and sustained residential neighborhoods of simple, timeless design with distinct character and meaningful connectivity. This plan embraces and values:

- A mix of housing choices, including various dwelling types, styles, values, and sizes within all residential neighborhoods.
- The creation, management, maintenance, and preservation of public amenities important to neighborhoods including parks, schools, civic buildings, open spaces, special places, and recreational opportunities.
- Complete streets which achieve a desired functional purposes and are suitable, safe, and attractive for users of all types, ages, and abilities.
- Diverse architectural styles.
- Physical design supporting healthy and active lifestyles including walkability, the purposeful presence of greenspace, and functional connectivity to adjacent neighborhoods, districts, and corridors.

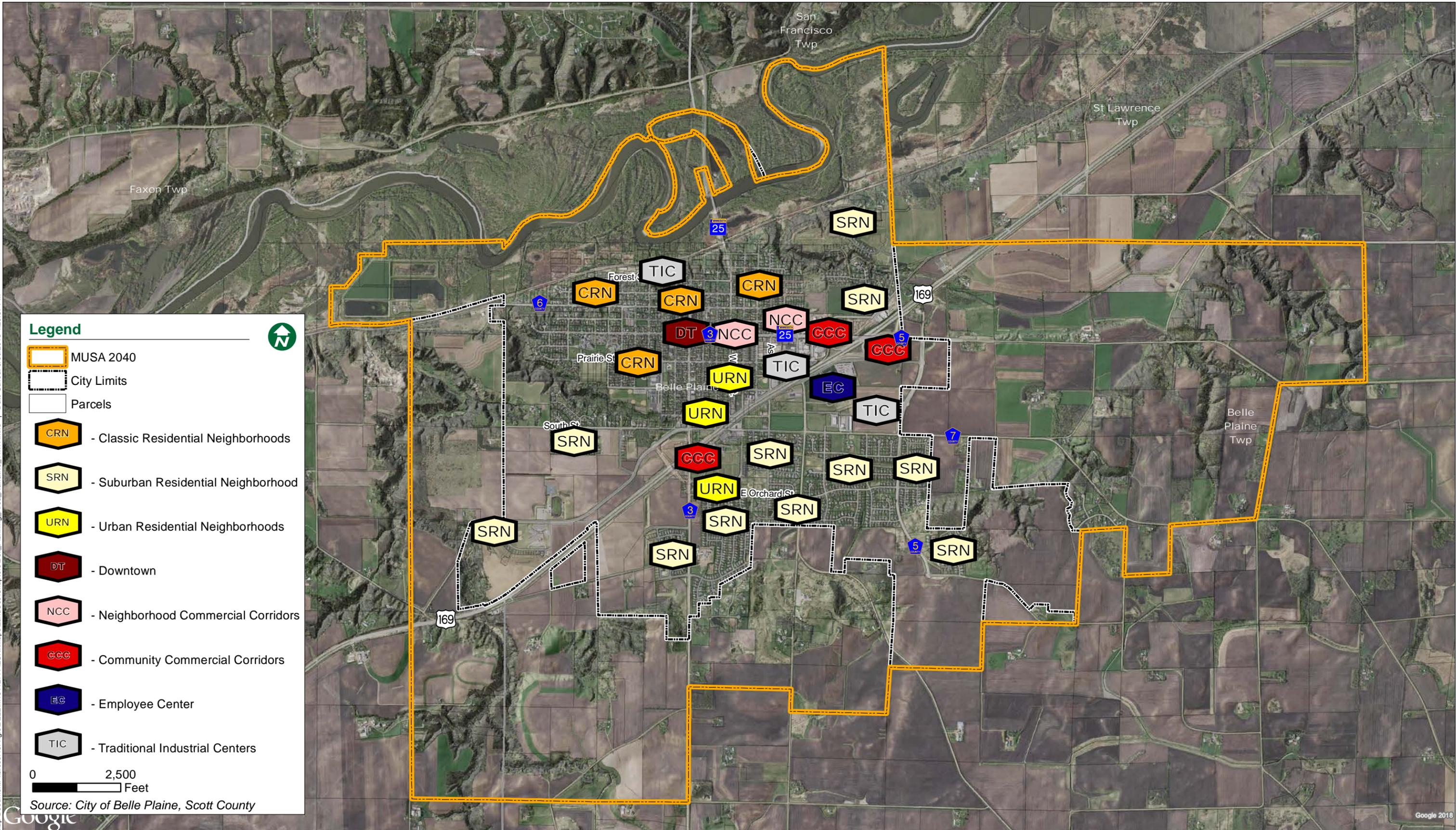
The aforementioned characteristics are visionary and not necessarily present in existing neighborhoods. Over time, however, investment in complete street infrastructure, vibrant public spaces, improved pedestrian/bicycle connectivity, and residential revitalization programs can achieve measurable gains.

Classic Residential Neighborhoods (CRN)

Jotham F. Baldwin and Andrew G. Chatfield filed a plat entitled “Belle Plaine” on August 4, 1857. The area platted was generally north and west of what today is the Highway 169 corridor. The plat created a series of blocks and lots in a rectilinear grid pattern oriented to a compass centered on Main and Meridian Streets. The blocks were 300 feet square most often featuring two tiers of six lots each oriented north/south and separated by alleys. The original plat design form resulted in a simple, efficient use of land which is easy to navigate and build out. Four city blocks were reserved for public use with one block centered in each quadrant of the City. Those blocks remain under public ownership as platted: Fountain Park, Court Square, Prairie Park, and Union Square.

Classic Residential Neighborhoods developed around Court and Union Squares and Fountain Park and they exist, mostly intact, today. Housing within Classic Residential Neighborhoods is primarily one family per lot but occasionally several lots have been combined to provide for higher densities. Streets are wide and tree lined. Sidewalk, when present, varies in location, number, and continuity generally becoming less common the further one proceeds from the Downtown. Dwellings generally occupy a larger percentage of the smaller lots; lots have defined front and rear yards. The original town site generally developed outward from the intersection of Main and Meridian, as a result the most aged dwellings exist on lots in close proximity to the Downtown district.

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Legend

- MUSA 2040
- City Limits
- Parcels
- CRN - Classic Residential Neighborhoods
- SRN - Suburban Residential Neighborhood
- URN - Urban Residential Neighborhoods
- DT - Downtown
- NCC - Neighborhood Commercial Corridors
- CCC - Community Commercial Corridors
- EC - Employee Center
- TIC - Traditional Industrial Centers

0 2,500 Feet

Source: City of Belle Plaine, Scott County

Dwellings constructed in Classic Neighborhoods in the late 19th and early 20th Century's feature compact, simple, two-story designs prioritizing form and function over aesthetics. The housing choices are reflective of the agrarian lifestyle predominant in Belle Plaine at the turn of the 20th Century. Front porches, sidewalks leading from front doors to the street, rear driveway access, and dwellings positioned forward on the lot create inviting, close-knit neighborhoods which promote community interaction. Community interaction was further encouraged by typical modes of transportation at the turn of the century, that is, primarily walking. Garages, when added, were typically situated to the rear of the dwelling and accessed from alleys or newly added driveways.

Housing styles in Belle Plaine, like those across the nation, were greatly impacted by the Great Depression and world events in the early, mid-20th Century. As the population grew, resources were scarce. Economic hardship limited the types of housing families could afford. Minimal colonial, tudor, and ranch style homes gained favor as practical and affordable. Oftentimes the homes were positioned further back from the street with front sidewalks and porches foregone in favor of economic reality. As automobiles gained a foothold garages became more prominent features of homes. As build out of the original town site continued, dwellings constructed early through mid-20th Century radiate outward from the Downtown district and previously established early farmhouse style dwellings.

Classic Residential Neighborhoods include the Fountain Park, Union Square, and Court Square neighborhoods.

Suburban Residential Neighborhoods (SRN)

As development in Belle Plaine moved through the mid-twentieth century, further variations in development patterns were introduced. Larger lot footprints, longer and less regularly shaped blocks, and occasional curvilinear streets gained favor. Demand for lower intensity, quieter, family-oriented neighborhoods along with increasing dependence on automobiles and changing development patterns combined to lessen neighborhood connectivity and walkability. While connections remained, travel to/from points of interest, employment, recreation, and commerce became less direct. New houses became larger with greater setbacks from front streets and attached garages became more prominent development features.

Suburban Residential Neighborhoods were initially created on the periphery of the original town site. In addition to changing dwelling preferences design was influenced by topographic limitations, availability of municipal services, and new construction techniques.

A residential building boom began in the late 1980's and continued through the early 2000's. Hundreds of homes were constructed annually primarily in suburban developments south of the Highway 169 corridor. House sizes increased while lot sizes remained relatively standard. Home designs became more uniform with custom builds becoming the exception to the rule.

Most Suburban Neighborhoods were designed to be accessed by a central collector street with local streets often terminating in cul-de-sacs. Streets are wide but typically without boulevard plantings. Garage access is directly from the front street with garages mostly positioned forward on the lot. In general Suburban Neighborhoods have fewer public and institutional uses including schools, places of worship, and civic buildings. Public design and land uses in the built environment lend themselves to resident trips to and from home mostly by automobile and of longer lengths.

Locations of parks, sidewalks, and trails in Suburban Neighborhoods vary from development to development. Park land was acquired as part of the development review process with decision-makers occasionally opting for a park fee payment instead of land dedication. Open spaces, where preserved, are generally on the

outside edge of suburban developments and often include ravines, bluffs, and steep slopes. Central trail system planning and construction has been initiated with ongoing attention given to making trail connections.

The predominant lot design in Suburban Residential Neighborhoods is one family detached with occasional two family lots. Lots suitable for higher intensity uses are generally on the periphery of Suburban Neighborhoods in areas transitioning from residential to higher intensity uses and/or higher capacity streets.

Suburban Residential Neighborhoods include: Provence, Deer Creek, Heritage Park, Farmers, Wildflower, Chatfield, Oakwood, and Roberts Creek neighborhoods.

Urban Residential Neighborhoods (URN)

Urban Neighborhoods primarily feature higher density residential development with reasonably convenient access to commercial centers and larger capacity transportation corridors. Urban Residential Neighborhoods often, but not always, feature multiple family dwellings including those near Commerce Drive and Meridian Street and those near Meridian and Orchard Streets. Urban Neighborhoods featuring primarily single family uses in close proximity to employment and commercial opportunities are located near Prairie Park.

Urban Neighborhoods are compact and often vertical in nature. Higher densities allow larger concentrations of residents to live next to one another. Increased pedestrian and vehicular traffic adds energy and vitality to urban residential neighborhoods but also increases demand for high functioning transportation and pedestrian facilities. Mixed high density residential, retail, office, and service uses may be interspersed providing added convenience value to living spaces and increased 'rooftops' to support commercial uses.

Urban Neighborhoods include: Orchard Park, Prairie Park, and Meridian/Commerce neighborhoods.

Commercial Centers and Corridors

As the classification connotes, commercial centers are areas of concentrated commercial development within clustered nodes or existing linear commercial corridors. The commercial uses exist as concentrations of retail, service, and office type uses. Commercial centers may include public, institutional, and multiple family residential uses (mostly on upper floors). This plan envisions vibrant, sustainable commercial centers comprised of organically occurring traditional commercial venues, mixed uses, planned unit developments, and/or carefully planned multi-tenant venues. This plan embraces and values:

- A mix of commercial types, styles, and choices, including cultivation of creative entrepreneurial enterprises.
- Compact streets which achieve a desired functional purposes and are suitable, safe, and attractive for users of all types, ages, and abilities.
- Premium pedestrian amenities and urban character.
- Diverse architectural styles.
- Physical design supporting healthy and active lifestyles including walkability, the purposeful presence of greenspace, and functional connectivity to adjacent neighborhoods, districts and corridors.

The aforementioned characteristics are visionary and not necessarily present in existing commercial centers. Over time, however, investment in complete street infrastructure, vibrant public spaces, improved pedestrian/bicycle connectivity, and commercial revitalization programs can achieve measurable gains.

Downtown (DT)

Downtown is the urban center of Belle Plaine featuring City Hall, a public library, the local post office, historic buildings, and numerous entertainment venues. Downtown is intended to be a place of destination and the go-to area for civic business, night-life, local goods/services, and a traditional small-town, rural downtown experience. Past efforts to retain civic uses, existing land use form, and services in the Downtown and management of potentially historic structures (primarily by individual property owners) have resulted in a traditionally defined rural town center.

Renewed emphasis on increasing residential density within and in close proximity to the Central Business District is a stated, definitive priority. Promoting connectivity to the Central Business District from adjacent residential neighborhoods, institutional uses, and other commercial centers is a stated, definitive priority.

Downtown is defined as the original heart of the City, generally radiating outward from the intersection of Main and Meridian Streets. Lots are small and narrow, floor area ratios high. Buildings are placed to front and side lot lines creating a nearly continuous building wall which frames public sidewalks. Commercial street level storefronts feature large windows and are suitable for perusing by pedestrians. Front entries are prominent and enhanced welcoming to passersby. Parking is on-street, primarily adjacent furniture and planting zones of public sidewalks.

Neighborhood Commercial Center (NCC)

Neighborhood Commercial Centers are small concentrations of commercial retail and service businesses which may be mixed with or in close proximity to civic amenities and multiple family housing. Generally, Neighborhood Commercial Centers are located adjacent to or near the intersections of two major roadways (e.g. collector or minor arterial roadways) but within convenient walking or biking distance of nearby residential neighborhoods. Neighborhood Commercial Centers differ from Community Commercial Corridors in that they are 'one-off' of prime principal highway locations. Lot sizes and building footprints are generally smaller and variable, uses are more likely to be separate and independent with individual access points. Streets are sized appropriately with suitable measures employed to ensure proper vehicular and pedestrian circulation within the site. Pedestrian and cyclist connectivity with adjacent neighborhoods and civic places are definitive priorities for Neighborhood Commercial Centers. Primary market served include residents and workers in the immediate vicinity and the broader local community.

Neighborhood Commercial Centers include areas adjacent to the intersection of Aspen Lane and Main Street, Highway 25 and Main Street, and potential future intersections of collector and/or minor arterial streets.

Community Commercial Corridors (CCC)

Community Commercial Corridors are concentrations of automobile-oriented commercial businesses generally located near Highway 169 and 25 and dependent on high volumes of vehicular traffic. Community Commercial Corridors differ from Neighborhood Commercial Centers in that there are higher concentrations of commercial retail, lodging, service and other commercial establishments typically featuring larger lot sizes, larger setbacks, larger building footprints, larger associated parking facilities, and larger lot ingress/egress separation. Signage and landscape plans may be enhanced so as to appropriately harmonize with associated development scales. Common lot and structure ingress/egress, cross-over parking, multi-tenant establishments, and integrated mixed commercial and multiple family and/or commercial and quasi-industrial uses accommodated through planned unit developments may be present. Streets are well designed and thoughtfully placed so as to balance

needs of vehicular and pedestrian traffic. Although emphasis may be placed on accommodating vehicular traffic to/from the commercial sites, the true importance of safe, welcoming, and comfortable pedestrian environments for shoppers are not to be overlooked. Primary market served includes visitors, travelers, tourists, and community members.

Community Commercial Corridors include the Highway 169 Corridor, commercial nodes adjacent to the Highway 169/CSAH 64 (Main Street) interchange, and commercial nodes adjacent to the Highway 169/Enterprise Drive overpass.

Employment and Industrial Centers

Employment and Industrial Centers provide for a range of employment and industrial uses to help expand and diversify the City's economic, tax, and employment bases.

Employment Center (EC)

Employment Centers feature a mix of business center, corporate headquarter, research, corporate office, and quasi commercial/light industrial uses. Employment Centers differ from Traditional Industrial Centers in that Employment Center uses minimize generation of noise, light, odor, or truck traffic often common with typical industrial uses such as wholesale storage, warehousing, manufacturing, transportation terminals, and the like. Larger lot sizes, thoughtful and professional architectural design, higher quality building materials, and landscaped 'curb appeal' are indicative of Employment Centers. Streets are well designed to accommodate employees arriving by motorized and non-motorized means while not overlooking the need to accommodate delivery and light freight traffic. Connecting EC's to residential neighborhoods (potential employees) and appropriately designed (tonnage) streets are priorities.

Employment Centers include Enterprise Drive/Laredo Street and the northeast quadrant of the Highway 169/Main Street CSAH 64 interchange.

Traditional Industrial Center (TIC)

Traditional Industrial Centers accommodate quasi-industrial and industrial businesses which provide employment opportunities and needed uses which may generate more noise, light, odor, or truck traffic that would be appropriate in an Employment Center. Traditional Industrial Centers accommodate higher concentrations of industrial business. As such, typical industrial uses such as wholesale storage, warehousing, manufacturing, transportation-associated, assembly, and production uses are common. Building architecture and materials may be more industrial in nature and less compatible with the scale and character of neighborhoods and commercial areas; however, streets are well designed and non-motorized transportation is not overlooked. Trails and sidewalks to accommodate pedestrians, bicyclists, and persons arriving by transit shall be able to safely and conveniently walk to/from work sites.

Traditional Industrial Centers are adjacent to Beaver Street, CSAH 5, and Commerce Drive East.

Our Goals and Policies

Destination Belle Plaine 2040 envisions a community of distinct, interconnected neighborhoods that are close to nature, walkable, livable, and sustainable. Neighborhoods will be connected by complete streets to vibrant commercial districts and productive industrial areas with equal access for all to shopping, working, entertaining, and commerce. A mix of housing types, styles, densities, and values and will be within a short walking or biking distance from commercial goods and services. Downtown will continue to be a hub for entertainment activities, public services, and professional offices. There will be a significant increase in industrial opportunities in specialized areas providing for enhanced employment opportunities and diversification of the tax base. Healthy, active living will be supported by an interconnected network of parks, trails, open spaces, and access to a variety of food options. Natural and environmental resources, community character, and cultural opportunities will be recognized for their intrinsic value, preserved, and nurtured.

To achieve our vision we are committed to the following goals and policies.

LUC 1. Compact, orderly, and steady growth.

- 1.1. Embrace the concepts of planned land uses and staged growth included in this plan as a means of ensuring new development can be effectively served by public facilities and curtail wasteful consumption of finite land resources.
- 1.2. Embrace the look, feel, and character of individual planning areas included in this plan.
- 1.3. Recognize and nurture the very best opportunities for growth, including higher densities.
- 1.4. Ensure minimum community-wide density of three to five dwelling units per acre.
- 1.5. Work with adjacent jurisdictions to maintain low densities in undeveloped areas within the Belle Plaine MUSA until such a time as development at sewerred, urban densities can be accommodated.
- 1.6. Recognize that while the volume of land included in the MUSA is plentiful and exceed forecast demand through 2040, the prudent, sensible, logical, and economic consumption of land resources is in definitively within the public's best interest.
- 1.7. Nurture and proactively administer orderly annexation agreements and rapport with adjacent townships.

LUC 2. Energized neighborhoods.

- 2.1. Pursue infill development to maximize return on previous public investment in streets and utilities.
- 2.2. Encourage redevelopment of underutilized or vacant buildings and sites to induce additional private investment and improve tax base.
- 2.3. Invest in economic development opportunities involving adaptive reuse of historically important buildings as a means of growing the economy while preserving community identity and encouraging the growth of heritage tourism.
- 2.4. Address instances of potential slum and blight.
- 2.5. Invest in high-density residential uses in close proximity to Downtown.

LUC 3. Well-designed, vibrant, walkable, sustainable, well-connected mixed use development.

- 3.1. Provide for mixed use development through appropriate land use and subdivision standards.
- 3.2. Encourage mixed housing types as a means of integrating neighborhoods and addressing the very real need for a complete housing stock.

- 3.3. Encourage mixed commercial and residential uses in the urban core so as to enhance Belle Plaine's traditional Downtown canvas while simultaneously serving as a catalyst for redevelopment.
- 3.4. Pursue mixed commercial and residential uses in urban neighborhoods to accommodate demand for urban-style living within a walkable community setting.
- 3.5. Pursue walkable and well-connected mixed commercial/industrial uses in employment centers and the commercial corridor fringe as a means of accommodating multi-faceted businesses and complementary uses.
- 3.6. Insist on well-designed and thoughtful mixed use developments which are fully integrated into the adjacent locale and which provide maximum benefit to future residents/business operators in exchange for flexibility in regulatory review.

LUC 4. Viable, livable, distinct, and well-connected residential neighborhoods accommodating a variety of housing types, sizes, styles, and values.

- 4.1. Provide for inclusive, integrated neighborhoods accommodating a mix of housing types and residential occupancies.
- 4.2. Connect residential neighborhoods to public, institutional, commercial, and employment centers through meaningful and usable sidewalks and trails.
- 4.3. Encourage neighborhood character and sense of place.
- 4.4. Accommodate a variety of approaches development including, but not limited to: traditional neighborhood design, natural amenity protection/open space preservation design, transit oriented development, mixed housing development, and special amenity development.
- 4.5. Purposefully pursue an equitable distribution of public facilities, services, and spaces across all neighborhoods.

LUC 5. Plentiful commercial development.

- 5.1. Plan for, actively embrace, and consistently be mindful of the Maxfield Research market study finding that thirty (30) percent of commercial and industrial land demand will be for commercial uses with the majority being office as opposed to retail spaces.
- 5.2. Encourage commercial opportunities in existing and planned commercial areas and in the Downtown.
- 5.3. Acknowledge market realities of commercial development, remove impediments to commercial development where possible, and be mindful of the reality of limits on retail and service demand.
- 5.4. Pursue public/private partnerships and target economic investment in commercial development that fulfills a demonstrated need and/or achieves multiple objectives simultaneously.
- 5.5. Invest in creativity and nurture entrepreneurship.
- 5.6. Support and provide for development of cohesive commercial nodes and centers as opposed to lineal single-tier commercial strip development.
- 5.7. Promote opportunities for neighborhood commercial centers that assure compatibility with residential properties.

LUC 6. Diverse industrial development, including manufacturing, warehousing, and production.

- 6.1. Plan for, actively embrace, and consistently be mindful of the Maxfield Research market study finding that seventy (70) percent of commercial and industrial land demand will be for industrial uses.
- 6.2. Promote retention and expansion of existing industrial uses and encourage new industrial development in suitable locations.
- 6.3. While minimizing potential incompatibility with adjacent development provide meaningful sidewalk and trail connections to commercial and residential areas.

- 6.4 Encourage industrial opportunities in existing and planned industrial use areas.
 - 6.5 Acknowledge market realities of industrial development, remove impediments to industrial development where possible, and be mindful of the reality industrial demand.
- LUC 7. Distinct community character.
- 7.1. Purposefully manage the look, feel, and character of individual planning areas in Belle Plaine to be sympathetic in form to what is existing and mindful of urban design improvement priorities relating to connectivity and vibrancy.
 - 7.1.1. Classic Residential Neighborhood (CRN) character features compact, simple design and priorities form and function over aesthetics. Dwellings occupy larger percentages of smaller lots, streets are designed in a grid-like pattern, and lots have defined front and rear yards. Front porches, sidewalks to the front street, rear driveway access and dwelling positioned forward on lots are prevalent. Development form creates close-knit neighborhoods which were historically based on pedestrians. Future development/redevelopment should be sympathetic in form to that existing. Connectivity to public spaces, institutional uses, and commercial areas are urban design priorities. The City should strive to ensure each CRN has a sustained public/institutional use as a catalyst for neighborhood cohesion/interest/activity and consciously make prudent facility and programming investments to maximize said public/institutional use.
 - 7.1.2. Suburban Residential Neighborhood (SRN) character most often features larger lot footprints, longer and less regularly shaped blocks, and curvilinear streets. Urban form is lower intensity, environment is less busy/quieter, and primary means of accessing public/institutional, commercial, and employment centers is via automobile as opposed to on-foot. Locations of parks, sidewalks, and trails vary from development to development. Open spaces, where preserved, are generally on the outside edge of developments and often include ravines, bluffs, and steep slopes. Central trail systems have been planned and portions constructed with ongoing attention given to making trail connections. Future development/redevelopment should be sympathetic to existing form and open to fluid, flexible design through planned unit development. Individual development character, neighborhood cohesiveness, environmental preservation, and connectivity are priorities.
 - 7.1.3. Urban Residential Neighborhood (URN) character features higher density residential development with reasonably convenient access to commercial centers and larger capacity transportation corridors. Oftentimes urban residential neighborhoods feature multiple family dwelling and are of compact design and vertical in nature. Higher densities allow larger concentrations of residents to live next to one another which increase pedestrian and vehicular traffic resulting in increased energy and vitality. Mixed density residential and retail, office, and service uses may be interspersed providing added convenience to living spaces and support for commercial development. Future development/redevelopment should be sympathetic to existing form but flexible in design. Mixed uses, vertical expansion, active pedestrian spaces, and connectivity are priorities.
 - 7.1.4. Downtown is the urban center of Belle Plaine where the town originated in the 1850's and from which all growth radiated outward. It is the go-to area for civic business, night-life, and local goods/services. It is a traditional small-town, rural Downtown with structures of historical significance and a mix of uses within individual buildings. Downtown is walkable and well lit. Development and redevelopment efforts must be sympathetic to existing form, pedestrian-friendly,

and human-scale. Preservation of potentially historic structures and design elements of potentially historic structures are priorities. Retaining civic institutions, promoting continuous activity (i.e. opportunities to live, work, play), and investing in creative, independently-owned shops are priorities. Immediate and sustained investment in increased residential density in close proximity to the Downtown and connectivity to adjacent neighborhoods and the Minnesota River are imperative and appropriate.

- 7.1.5. Neighborhood Commercial Centers (NCC) are small concentrations of commercial retail and service businesses which may be mixed with or in close proximity to civic amenities and multiple family housing. NCC's are typically located near collector and minor arterial roadways but within convenient walking or biking distance from predominantly residential neighborhoods. Lot sizes and building small, variable; uses separate/independent with individual access drives. Primary markets served are residents and workers in the immediate vicinity and the local community. Existing neighborhood commercial centers are candidates for reinvestment with a goal of maximizing livability as a public benefit. Public/private partnerships to achieve desired reinvestment goals are warranted. New development/redevelopment should be mindful of the benefit of well-designed mixed uses, connectivity to adjacent neighborhoods, and treatment of transitional areas so as to avoid incompatibility of land uses.
- 7.1.6. Community Commercial Corridors (CCC) are concentrations of automobile-oriented commercial businesses located near principal arterial roadways (i.e. Highways 169 and 25). CCC's are dependent on high volumes of vehicular traffic and serve the needs of the local community, the broader region, persons passing through, and visitors/tourists. Larger lot sizes, greater setbacks, larger building footprints, larger ancillary parking facilities, and greater required ingress/egress separation distances are typical. Signage and landscaping scale. Common lot and structural ingress/egress, cross-over parking, multi-tenant establishments, and integrated mixed commercial/multiple family or commercial/industrial uses are sensible and warranted. New development and redevelopment activities and public infrastructure (streets, utilities, sidewalks, trails) must be well-designed and thoughtfully placed so as to balance the needs of vehicular and pedestrian traffic. Post development environments that are safe, welcoming, and comfortable are absolute priorities.
- 7.1.7. Employment Centers (EC) feature a mix of business center, corporate headquarter, research, corporate office, and quasi commercial/light industrial uses. EC uses minimize generation of noise, light, odor, truck traffic and the like which are commonly associated with manufacturing, warehousing, production, and storage uses. Larger lot sizes, thoughtful and professional architectural design, higher quality building materials, and landscaped 'curb appeal' are indicative of EC's and desired for future EC developments. Connecting EC's to residential neighborhoods and appropriately designed streets are priorities. Enhanced design and resulting public benefits warrant consideration of public/private investment partnerships.
- 7.1.8. Traditional Industrial Centers (TIC) accommodate quasi-industrial and industrial businesses. TIC's provide employment opportunities and needed uses, but which may generate noise, odor, light, truck traffic, and similar attributes incompatible with residential uses. Typical uses include manufacturing, warehousing, production, and storage. A market study completed by Maxfield

Research indicates up to seventy percent (70%) of demand for commercial/ industrial land consumption over the next two decades will be for TIC uses. To capture land consumption demand and respond to fiscal market realities, building architecture and material standards may be more industrial in nature and less compatible with the scale and character of neighborhoods and commercial areas. As such, special attention should be given to buffering uses in transition areas and siting of TIC uses in sensible areas close to high-tonnage roads but not in areas more conducive to commercial uses. Future development and redevelopment efforts should ensure streets are well designed to service TIC uses but also equally ensure adequate provisions for pedestrian and non-motorized traffic and transit options.

LUC 8. A physically accessible City.

- 8.1. Actively, and firmly communicate desire for new development concepts that by design enable people to walk or bike to work, school, day-care, shopping, and recreation venues.
- 8.2. Invest in design elements that enable people to walk or bike or access transit options to get to/from work, school, shopping, and recreation venues.
- 8.3. When possible, facilitate enhanced accessibility within existing developments.
- 8.4. Adopt a “Living Street” policy that provides for multiple modes of transportation and street design that reduces environmental impacts by reducing impervious surface, managing stormwater, and providing shade.
- 8.5. Be mindful of the needs of persons of all ages and abilities when conducting development review.

LUC 9. Plentiful open spaces and pristine environmental resources.

- 9.1. Insist on purposeful urban design which encourages active-living and getting people moving whether walking, biking, playing, or swimming.
- 9.2. Provide meaningful spaces for community members to connect to nature.
- 9.3. Set aside and invest in development of meaningful contemplative spaces which are professionally designed to be serene and calming and which may feature expansive natural areas, panoramic view sheds, untouched clearings, and expansive views of the sky.
- 9.4. Focus on creating an attractive City built around unspoiled bluffs, prairies, wetlands, waterways, and natural areas.
- 9.5. As development/redevelopment occur, encourage protection and restoration of bluffs, ravines, prairies, wetlands, water resources, and the river corridor.