



**PLANNING COMMISSION and
Joint meeting with CITY COUNCIL**

November 18, 2020 at 7:00 PM

Meeting will be held virtually on Zoom

AGENDA

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. Adopt Agenda
4. Approve Minutes October 28, 2020
5. Public Comment
6. Regular Business Items
 - a. Development Code Rewrite Update
7. Discussion by Planning Commissioners
8. Adjournment

Website Link to Agenda and Packets: <https://www.stfrancismn.org/meetings>

There may be a quorum of St. Francis Council Members present at this meeting.

Zoom Instructions attached:

Topic: Planning Commission

Time: Nov 18, 2020 07:00 PM Central Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/81443488274?pwd=L3hnamN6SVV5TFNqMUNqYmxFVkJFsUT09>

Meeting ID: 814 4348 8274

Passcode: 2Vj9MW

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Passcode: 542713

**CITY OF ST. FRANCIS
ST. FRANCIS, MN
PLANNING COMMISSION MINUTES
October 28, 2020**

1. **Call to Order:** The Planning Commission meeting was called to order at 7:02 pm by Chairman Zutz virtually through Zoom
2. **Roll Call:** Present were Todd Gardner, Greg Zutz, Liz Fairbanks, and Tara Kelly. Connected after item #4: Colleen Sievert and William Murray. Absent: Joe Kollodge

Others in attendance: Kate Thunstrom- Community Development Director, Kevin Robinson - City Council, Beth Richmond – City Planner
3. **Adopt Agenda:** Motion by Fairbanks, second by Gardner to approve the agenda. Motion carried 4-0.
4. **Approve Minutes:** Motion by Fairbanks, second by Gardner to approve the October 21, 2020 minutes. Motion carried 4-0.
5. **Public Comment:** None received
6. **Regular Business Items:**

Zoning Code and Map were addressed as one item. Richmond reviewed the slides attached. Comments and discussion included the following:

Mobile Food Units – PC agreed with zoning districts. Clarification that the 21 days means at a single property. PC wants to clarify mobile means mobile and if they are stationary they still have a deadline, wheels and the ability to move. Discussion on keeping this code identified by this name or another. This name will correspond to what the State uses. Require permits and limit the number of nights stationary. Consider 5 consecutive days. Protections should be on a case-by-case basis. Consider how this Code will apply to Farmers Markets as they also serve food. In regards to business permission, do not want one business the ability to stop a MFU from being nearby.

Outdoor Dining – On weekends ending the outdoor dining to 10pm may be early. Discussed a better time from when the business stops serving food. Dining would include just beverages. Group discussed current businesses and outdoor options. Was in favor of allowing businesses outdoor time during business hours and not limiting. Staff identified it may be difficult to enforce or setting the city up for a difficult enforcement issue to close the outdoor area before the business stops serving.

Rural Event Centers – also known as wedding barns. Fits best in the A2 district to allow for space from residential districts. Camping to be considered, must meet state guidelines for camp grounds, group was not all in agreement to allow this use. These types of uses could also be used for overnight but have a bed and breakfast or an extended winery use. These types of facilities could use the barn and a house onsite to host events. Property must be compliant with safety and building codes.

Short Term Vacation Rentals – also known as Airbnb, VRBO or other short-term vacationing properties. Stays cannot exceed 30 days. City standards in other areas range from licensing to not addressing at all. STF needs to decide what is right for us. Recommended to treat as a permitted use with standards. Accessory structures must be permanent structure, no use of wheel house or campers and meet all standards of dwellings.

Zoning Map –

- **Slide #17** – staff recommend BKP due to surrounding residential area. This is a new space for businesses and not very large. Group discussed the need for additional business space. If not in this Comp Plan, the City needs to continue to expand available space in future plans. It is beneficial for our businesses to be along Hwy 47 and like seeing the extra possibility for a business to locate to. In the future keep increasing business space.
- **Slide #18** – includes expanding the business district to the south. The northern area would be identified as I1 and the southern district would be created into BPK. This would support a business area that would also be near residential property and not include industrial manufacturing.
- **Slide #19** – Currently I1, staff would recommend continuing due to current and future possible use. This area has Hwy access.
- **Slide #20** – Bridge street is a mix of uses. Looking to clarify the area that is and has been, identified as commercial south of 229th along Ambassador. Does PC want to keep as Commercial and if so what type? Makes sense to be commercial as it is a busy road and has possibility to support commercial. Would prefer a use that allows the mix with residential (boutique or residential friendly uses).
- **Slide #21** – the area along Bridge that holds both high density residential and B1 commercial. One property is split between the two. PC can either hold firm on the split or allow the B1 to allow for high density in its permitted use. Group wanted to support the mixed use and allow the high density in the B1.

Next steps include additional information at the November PC and then possibly a full draft by Thanksgiving to be sent to the group. Any other thoughts or comments submit no later than Monday, November 2nd to Beth or Kate.

7. Planning Commission Discussion –

- In depth discussion on parks and park land. City lacks quality, usable parks. The type of parks in which a family can push a stroller or play ball, not grassland and a shooting range. The group discussed the County park and the lack of BBQ pits and benches. The City has not increased parks or the space for families

8. Adjournment: Motion by Gardner, second by Fairbanks to adjourn. Motion carried 6-0. Meeting adjourned at 9:06 pm.

Website Link to Packets and Minutes for the Planning Commission:

<https://www.stfrancismn.org/meetings>

Signed by: Kate Thunstrom

DATE APPROVED:

Code Rewrite Update

Planning Commission – October 28, 2020

Outline

- **Zoning Districts**
 - Comments?
- **Use-Specific Standards**
- **Zoning Map**
- **Next Steps**

10/28/2020
Planning
Commission

Outline

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Mobile Food Units (MFUs)

- **Licensed by the State**
- **Potential definition:**
 - *A Mobile Food Unit (MFU) is a food and beverage service establishment that is a vehicle mounted unit, either:*
 - *Motorized or trailered, operating no more than 21 days annually at any one place, or operating more than 21 days annually at any one place with the approval of the regulatory authority; or*
 - *Operated in conjunction with a permanent business licensed under Minnesota Statutes, chapters 157 or 28A at the site of the permanent business by the same individual or company, and readily movable, without disassembling, for transport to another location.*

MFUs – Regulations

Topic	Sample standards and/or thresholds
Location	• On public property – need City permit (regulated by business codes) ◦ On public/private street if street is closed to nonemergency vehicles ◦ In park or other city property with prior written approval ◦ May not travel in or operate on public sidewalks or trails • On private property: permitted with standards accessory use ◦ Need City permit (administrative) ◦ Need written approval from property owner (B-1, B-2, BPK) ◦ May operate on private residential property for "one-time" catering purposes – not open to the general public ◦ May not obstruct ingress or egress from commercial buildings during building hours of operation • Each MFU needs proper licenses/permits from City and State of MN which must be posted at all times on MFU.
Length of Stay	• Limit number of days per 12-month period (21) – annual permit • Allow MFUs year-round or limit to warm-weather months? • Annual vs. Temporary permit • Prohibit overnight parking? Could also permit for a certain number of nights. • Limit number of days in a row?
Hours of Operation	• Options include: ◦ Limiting hours to regular business hours (7am to 10pm) ◦ Could allow extended evening hours where appropriate while maintaining 10pm near residences ◦ Could only allow during the lunch period ◦ CC could exempt hours on per-event basis

MFUs – Regulations

Sign Code	• Could require MFUs to meet sign code • Could allow 1 sign per mobile food unit
Operation	• No tables/chairs permitted • Independent power supply screened from public view, complying with noise regulations • Waste/recycling receptacles required for each MFU • Waste to be removed from site daily • Dispose of gray water daily (not into city stormwater drains) • Need to keep area around MFU clean (daily) and MFUs in good repair with neat appearance • Operators may not call attention to that permittee's business by crying out, blowing a horn, ringing a bell, loud music, or by any loud or unusual noise, or by use of any amplifying device • MFUs may not be left unattended nor remain at an authorized location outside allowed hours of operation
Restaurant/Event Protections	• MFUs may not locate within 300 feet from the perimeter of any pre-approved festival, sporting event, or civic event unless a license is issued to be part of the festival or event; • MFUs may not operate within 100 feet from the public entrance to any restaurant and/or any portion of a restaurant's outdoor dining area during that restaurant's hours of operation unless the licensee obtains permission from restaurant owner/manager
Miscellaneous	• Out-of-service MFUs must comply with all applicable zoning ordinance requirements • MFU operators may not claim endorsements by the city based on permit

Outdoor Dining

- An outdoor dining use shall not be located in interior side or rear yard if it is adjacent to a residential district. An outdoor dining use may be located in an interior side or rear yard adjacent to a mixed-use district, provided that any adjacent residential uses are not located on the first floor.
- Outdoor dining areas where liquor will be served shall be clearly designated and contained within the site by use of a fence or other means.
- Tables or chairs associated with the outdoor dining use shall not obstruct the area used to provide for an adequate pedestrian flow.
- Any dining area within the public right-of-way shall apply for and obtain the necessary permits from the regulating authority.
- No speakers or other electronic devices are permitted outside of the principal structure.
- Hours of operation shall be limited to 7am to 10pm.
- Additional parking will not be required if the outdoor seating area does not exceed 500 sq. ft. or 10 percent of the gross floor area of the principal use, whichever is less. Parking will be required at the same rate as the principal use for that portion of outdoor seating area in excess of 500 sq. ft. or 10 percent of gross building area, whichever is less.

Rural Event Centers

• Potential Definition

- *A structure or designated area used for celebration, weddings, ceremonies, receptions, corporate functions or similar activities for the benefit for someone other than the property owner that takes place on an occasional basis. This does not include uses accessory to single-family uses, such as private parties, gatherings and similar activities.*

• Regulations

- If the owner of the rural event venue use is not the owner of the property on which it is operated, then the owner of the property shall be a consenter to the interim use permit application and have a letter on file with the City stating her/his permission for the use to occur and her/his acknowledgement of the standards required for the use.
- Rural event venues shall have direct access to an arterial or collector street.
- The responsible road authority shall grant written permission for such use at the proposed location.
- All structures and portions of the parcel used for the rural event venue, including temporary structures, shall be located at least 200 feet from property lines and 300 feet from neighboring residential dwellings.

Rural Event Centers

• Regulations, cont.

- Adequate parking for employees and customers shall be provided on site and shall meet parking standards of Section 10-19 General Parking, Loading, and Access Requirements.
- Adequate restroom facilities shall be provided.
- If there is a commercial kitchen on-site or if the facility has its own liquor license, an individual sewage treatment system shall be provided that complies with Section 3-4 and regulations from the Minnesota Pollution Control Agency (MPCA). If food and/or alcohol are provided by a caterer, the site, at the discretion of the Planning Commission, may permit the use of a holding tank or provide restroom facilities via portable toilets.
- All buildings used in conjunction with the use shall meet the requirements of the state building code, including state mandated accessibility requirements.
- Local and state health and liquor regulations shall be met if food or beverages are served.
- Hours of operation shall be limited to 7 a.m. to 10 p.m. The Council may grant approval for modified hours of operation.

Rural Event Centers

• Regulations, cont.

- Any outdoor lighting shall be arranged so as to reflect the light away from adjoining property and right-of-way and shall comply with the regulations listed in Section 10-16-8 Exterior Lighting.
- All signs for the rural event venue shall meet the regulations listed in Section 10-23 Signs.
- All garbage shall be kept in rubbish containers that are stored out of view of a public street.
- **Overnight accommodations** may be provided for guests attending the event at the venue.
 - The length of stay for guests shall be limited to 3 consecutive nights.
 - Meals shall not be provided beyond the food and beverages served during the actual event.
 - These accommodations shall be considered a hotel room for tax purposes.
- Local law enforcement shall be notified prior to event.

Short-Term Vacation Rentals (STVRs)

• Various approaches to regulating STVRs

• Proposed Definition

A dwelling, or portion thereof, that is used for accommodations or lodging of guests paying a fee or other compensation for a period of less than 30 consecutive days.

STVRs – Regulations

Potential Standards

- **Number of guests**

The maximum number of overnight guests will be limited to two times the number of bedrooms rented plus one.

- **Events**

Events are not allowed to be hosted by transient guests on the premises. An event means a gathering on the premises of more than three un-registered transient guests. Events hosted by the property owner are allowed, but must abide by all applicable city ordinances and policies.

STVRs – Regulations

Potential Standards

- **Dwelling requirements**

- The dwelling must be connected to city sewer and water.
- Rooms used for sleeping shall have an egress windows and smoke detectors.
- The guest(s) must have access during their entire stay to a full bathroom, including sink, toilet, and tub or shower.
- Accommodation of guests is not allowed in recreational vehicles, tents, accessory structures, fish houses, or similar structures.

STVRs – Regulations

Potential Standards

• Parking

- All guest parking must be accommodated on improved surfaces on the premises. No on-street parking is allowed for guests.
- At a minimum, parking shall be provided at the following rate:
 - 1 space for each 1-2 bedroom rental
 - 2 spaces for each 3 bedroom rental
 - Spaces equal to the number of bedrooms minus one for each 4 and 4+ bedroom rental
- In short term vacation rentals where the property owner resides on the premise, additional off-street parking for personal use must be provided at a rate of one parking space per two bedrooms not dedicated to the guest use.

STVRs – Regulations

Potential Standards

• Proximity of assistance

If not residing on the property, the property owner or a manager/representative must be located within 30 miles of the property. The property owner shall maintain with the City the name, address, phone number, and email for the local contact or managing agent for the property.

• Guest records

A guest record must be maintained, including the name, address, phone number, and vehicle license plate information for all guests. This record must be provided to the City within 48 hours of a request for the guest record.

STVRs – Regulations

Potential Standards

• Guest disclosures

The property owner must disclose in writing to their transient guests the following rules and regulations. This disclosure shall be conspicuously displayed in the home:

- The name, phone number and address of the owner, operating lessee or managing agent/representative.
- The maximum number of guests allowed at the property.
- The maximum number of vehicles allowed at the property and where they are to be parked.
- City nuisance ordinances requirement that noise levels be reduced between 10 p.m. and 7 a.m. and that this will be enforced by the St. Francis Police Department.
- Property rules related to use of outdoor features, such as decks, patios, grills, recreational fires, saunas and other recreational facilities.
- No events are allowed to be hosted on the premises.

STVRs – Regulations

Potential Standards

• Garbage

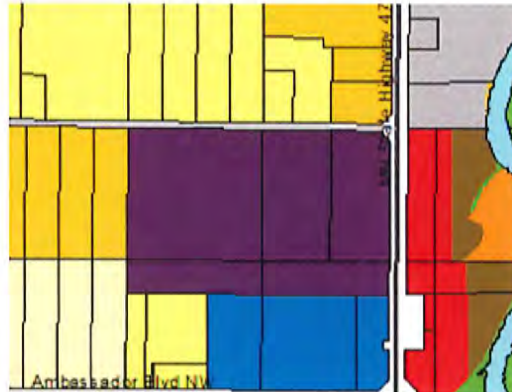
All garbage must be kept in rubbish containers that are stored out of view of a public street.

• Signage

No signage pertaining to the short-term vacation rental is allowed on the property.

Zoning Map – BPK/I-1

- Includes BPK, I-1 districts
 - BPK: office and lighter industrial uses
 - I-1: higher-intensity industrial uses, along major roadways



Zoning Map – BPK/I-1



Zoning Map – Bridge Street (east)

- Hiller property
- East Shop site



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Commission

Zoning
Map

21

Next Steps

• November

- Executive Summary
- Performance Standards
- Full draft for review
- Zoning map (draft)

10/28/2020
Planning
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Next Steps

22



MEMORANDUM

TO: City of St. Francis Planning Commission & City Council
FROM: Beth Richmond, Consulting Planner
DATE: November 12, 2020
SUBJECT: Development Code Rewrite Update
MEETING DATE: November 18, 2020

The November 18th meeting will be a Joint Meeting of the Planning Commission and City Council. The focus will be to preview the major changes to the Code and discuss the upcoming zoning code review process.

As part of the development code rewrite process the City will need to undertake some rezoning. Staff believes it would be helpful for the Planning Commission and City Council to review the zoning map and discuss where changes are needed and where new districts should be applied. To facilitate that discussion, Staff has included in the packet the future land use map and categories from the Comprehensive Plan, the existing zoning map, and the draft zoning districts proposed.

Future Land Use Categories

The following sections provide detailed descriptions of land use classifications through 2040 in St. Francis. Each residential land use category is tied to a particular density range. Household growth is calculated by multiplying residential land use categories by the appropriate housing density range identified for the particular land use category. These numbers and calculations represent the potential for residential development, and do not represent a guarantee that the maximum potential development will be achieved in each residential area. The Future Land Use Plan provides for the Metropolitan Council's forecasted figure of 5,100 households by the year 2040.

St. Francis's Future Land Use Plan provides for enough residential land at appropriate densities to achieve these goals, for the Rural Center and Diversified Rural designations. The Rural Center portion of St. Francis coincides with the area that is anticipated to be covered by the Urban Service Area, and can develop at higher densities and with more intensity. Because of the very low densities allowed in the Diversified Rural areas, this plan anticipates only incidental growth in the areas outside of the Urban Service Area/Rural Center.



Agricultural Preserve (maximum density of 1 unit per 40 acres)

Lands in the Agricultural Preserve classification are enrolled in the Agricultural Preserves Program (Minnesota Statute 473H). This enrollment offers tax benefits and specific planning protections in the Comprehensive Plan and land use ordinances. Other programs such as Green Acres are also important options for protecting farmland, but do not have the same land use plans and ordinance restrictions and are not included in the Agricultural Preserve classification.



Agriculture (maximum density of 1 unit per 10 acres)

The City intends the Agriculture classification to offer a rural setting and to help protect the City's working lands and natural resources. Future land uses and development shall maintain and embrace the existing rural character as an essential element if subdivided. Rural, not urban, planning and servicing principles apply to these areas. The City may allow the use of density bonuses if the applicant or property owners show how their proposal meets additional conservation design principles. Developments will need to utilize on-site sewage systems meeting the Individual Sewage Treatment System (ISTS) standards and will have to provide for adequate acreage.



Urban Reserve (maximum density of 1 unit per 10 acres)

Similar to the Agriculture land use classification, Urban Reserve is intended to preserve the rural character of St. Francis until such a time as those areas are ready for development. This classification is found outside of the 2040 MUSA in areas that would be difficult to service today, but that may be serviced and developed at higher densities after 2040. The City may allow further subdivision in these areas, given adherence to flexible residential development as discussed in this plan and anticipated in the new zoning and subdivision ordinance.

Urban Reserve - Wild & Scenic (maximum density of 1 unit per 2.5 acres non-riparian and 1 unit per 4 acres riparian)

This sub-classification encompasses the Rural Wild & Scenic district of the City. While land within this district is not currently able to be developed at urban densities, the City is hoping to change this restriction and has therefore guided this area as urban reserve to preserve the future development potential of the area. The City may allow further subdivision in these areas, given adherence to flexible residential development as discussed in this plan and anticipated in the new zoning and subdivision ordinance. Municipal sewer and water may be extended to serve clustered development in this district.



Rural Residential (maximum density of 1 unit per 5 acres*)

Previous developments have occurred in St. Francis outside of the sewered areas of the city. These are large lot residential subdivisions that are on septic systems. Most land shown as Rural Residential has already been developed at lower densities. Any undeveloped land guided Rural Residential is guided to develop consistent with the development pattern that already exists. The City may encourage adherence to flexible residential development as discussed in this plan and anticipated in the new zoning and subdivision ordinance.

*Some existing parcels classified as rural residential have been developed at greater densities. New parcels must meet existing requirements or utilize methods shown in the Flexible Residential Development Guide.



Low Density Residential (2.0 – 3.0 units per net acre)

Low Density Residential is by far the largest residential classification in St. Francis. The City intends for residential densities of 2.0 to 3.0 units per net acre in this land use category. The predominant land use in this category is detached single family homes. Projects may utilize Planned Unit Development (PUD) design and support a more flexible design approach. However, the use of PUD will be allowed at the discretion of the City, and the City will rigorously apply the intent and procedural requirements of the City's PUD ordinances.

Within the Low Density Residential category, the City may allow a moderate mix of housing types, provided that net residential densities do not exceed 3.0 units per acre. For PUD design, the City will require substantial architectural enhancements as a minimum component of the amenity package. The City will also expect enhancements to the quality and quantity of open space. A project may also warrant consideration for a PUD if it provides significant attention to natural environmental design details. The City must see these various design elements in order to consider allowing the flexibility of PUD design.



Medium Density Residential (3.0 – 7.0 units per net acre)

The City intends the Medium Density Residential land use for moderately higher densities ranging from 3.0 to 7.0 units per net acre. Housing types in this land use category would typically include lower density attached housing, manufactured housing and higher density single family detached housing units. The Future Land Use Plan sets aside various locations for medium density residential development, scattered within the current Urban service area.



Medium / High Density Residential (7.0 – 12.0 units per net acre)

The Plan sets aside locations for medium to high density residential development, including a variety of attached units such as townhomes, rowhomes, duplexes, and similar housing types. Medium to high density residential logically should locate near major transportation routes, including Highway 47, Bridge Street, and Rum River Boulevard as indicated in the Future Land Use Plan.



High Density Residential (12.0 - 60.0 units per net acre)

St. Francis intends the High Density Residential land use for higher housing densities ranging from 12.0 to 60.0 units per net acre. Housing types in this category would include higher density townhome, condominium and apartment developments in stacked or attached configuration. These housing

areas are often located along major road corridors and near shopping and employment areas. Also of importance to the location of High Density Residential is proximity to the parks and open space system, employment, goods and services, and transit.

Commercial

The commercial classification includes a wide variety of commercial land use activities that focus on retail goods, services, offices, restaurants, and entertainment. This classification may also include but is not limited to areas for offices and related uses, car dealerships, and auto repair services. Low-intensity commercial uses, such as clinics, child care facilities, and smaller retail uses that cater to convenience shopping are included as well. This land use classification will work to provide for a transition between high-intensity employment and residential districts. The City may allow high-intensity uses in this area, subject to performance guidelines.

Most of the existing commercial lands in St. Francis are located along the Highway 47 and Bridge Street corridors, and the Future Land Use Plan retains these designations. In line with the recommendations of the St. Francis Forward Plan, the Comprehensive Plan calls for the infill development of vacant commercial lands along these corridors. In addition, because utilities would be easily available to serve new development to the north, the Future Land Use Plan calls for commercial uses just to the north of the Highway 47 and Ambassador Blvd intersection.

Business Park / Light Industrial

Land use activities within the Business Park / Light Industrial designation place a special emphasis on job retention and creation. This classification includes both lower- and higher-intensity manufacturing and industrial areas and employment centers. Higher-intensity office, clinical, and business uses are supported to provide an integrated and attractive employment center. Industrial uses may include but are not limited to; warehouses, laboratories, wholesale businesses, and other manufacturing and industrial uses.

The land use plan designates an area to the west of Highway 47 and north of Ambassador Blvd for future industrial or business park development. This location would provide access to the Highway 47 corridor without providing disruption to nearby residential areas.

Low Intensity Industrial

This category is intended for low intensity industrial uses that must be separated from urban areas due to the nature of their operations. This land is concentrated on the western side of St. Francis and is currently used for ammunitions and explosives testing and storing. This land use is not intended to expand.

Park/Open Space

St. Francis intends the parks classification to represent active or passive recreation areas. Some uses are informal recreation areas while others are more formal with groomed fields.

The City intends the open space classification to reflect lands that are either undevelopable or that city intends to not develop, especially along the Rum River. St. Francis wants these areas to be used for passive recreational needs, habitat restoration, or as a preserve.





AREAS OF LAND USE CHANGE FROM ST. FRANCIS' 2030 COMPREHENSIVE PLAN

The residential areas anticipate more of a mix of densities. This reflects requirements related to density in the "Rural Center" designation, as well as changing market conditions that shows increased demand for smaller lots and some types of multifamily housing. This will help the City provide services more efficiently and cost effectively.

There is a greater mix of uses, largely commercial and higher density housing along the Bridge Street and Highway 47 corridors.

The area northwest of Highway 47/ St. Francis Blvd and 241st Avenue has been reclassified to residential land uses. This change reflects the environmental constraints in that area that would restrict commercial and industrial land uses.

Urban reserve is shown on the east side of the planned urban service area as well as within the Rural Wild & Scenic district of the City.

Public/Institutional

The Public/Institutional classification includes uses such as public schools, fire stations, libraries, water-system facilities, religious institutions, cemeteries, private schools, and other City-used and owned properties.

Future Land Use Plan

The City of St. Francis has various opportunities for redevelopment and development within its boundaries given the availability of lands for development, both in the existing portions of the community as well as areas within the urban service area, in the northern portion of the City limits. With this plan, the City seeks to ensure continued investment and reinvestment in the community while maintaining and enhancing the character of various neighborhoods around the City. The City of St. Francis has identified future land use designations to guide the location and intensity of development and redevelopment.

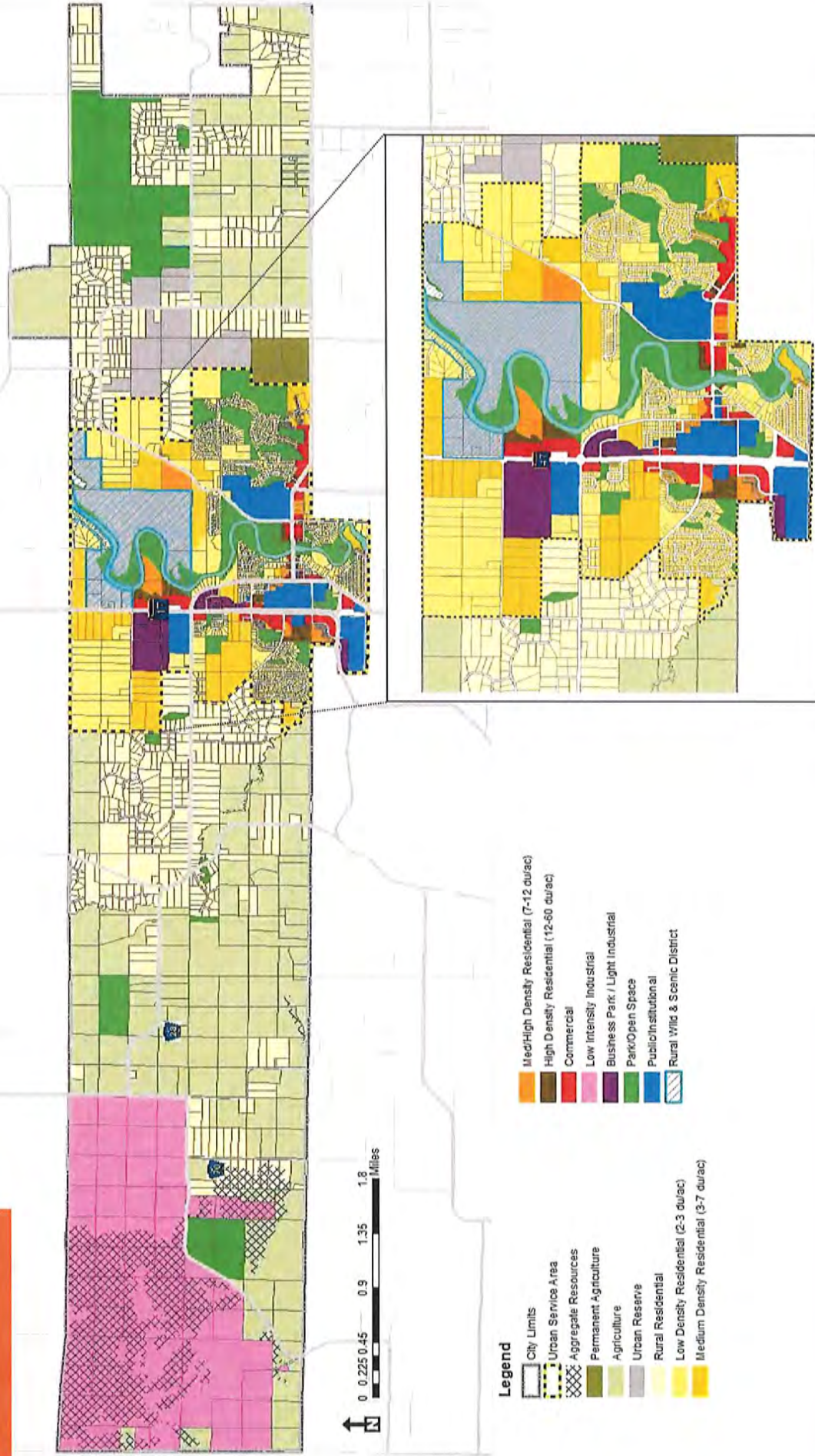
The City has considered a number of factors in determining the future land use designations, including the location of existing development and infrastructure, forecasts of households and employment growth, environmental considerations and constraints, regional growth strategies, the compatibility of land uses with one another, and other community goals. The ultimate outcome of this process is a land use plan that identifies future land uses that serve the needs of the existing community and anticipates the future needs of the community.

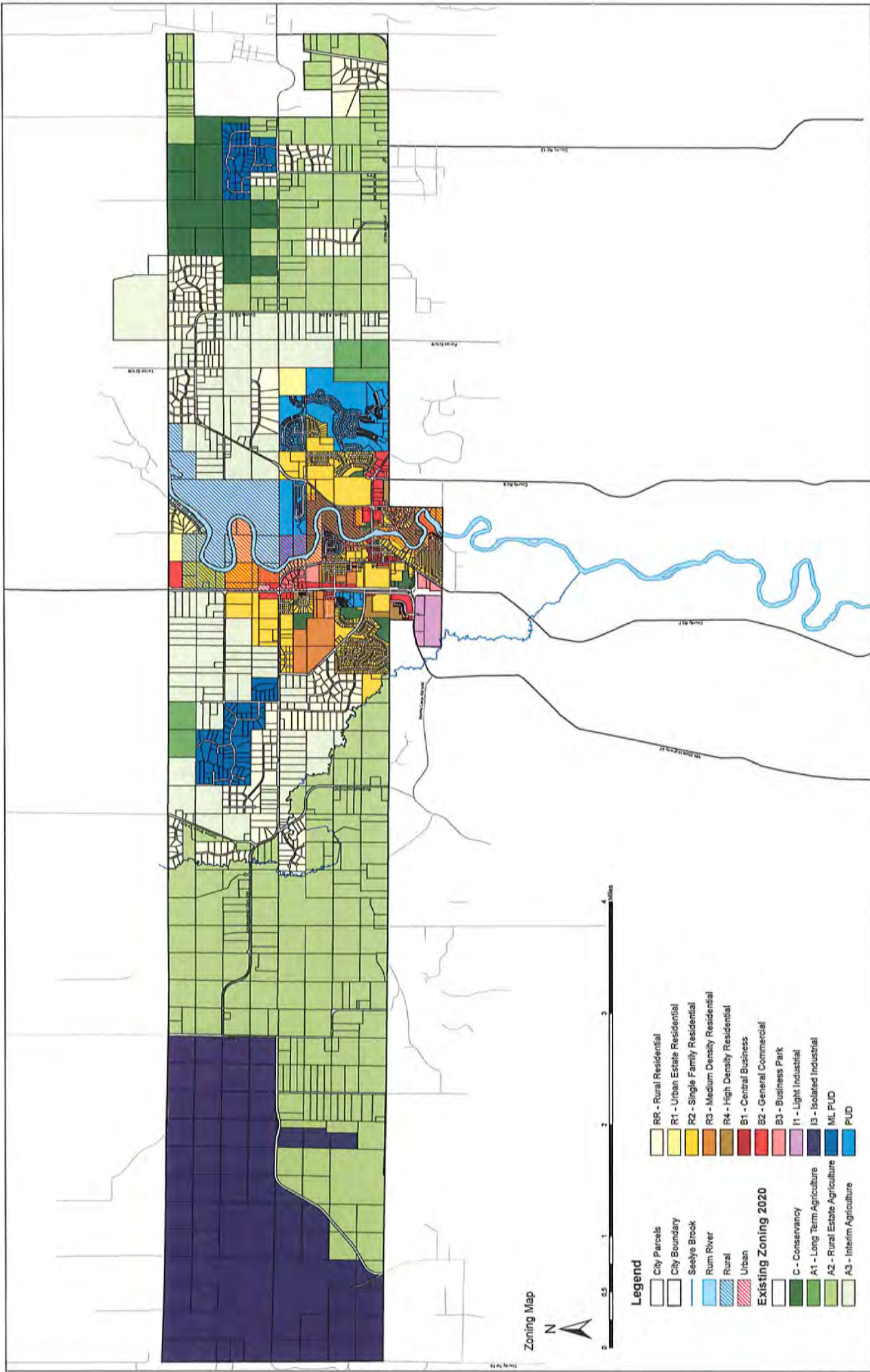
TABLE 3.3 FUTURE LAND USE (GROSS ACRES AND % OF TOTAL)

		Total	
		Density Range	%
	Agricultural Preserve	≤1 du/40 ac	117.7 0.78%
	Agriculture	<4 du/40 ac	4,333.9 28.58%
	Urban Reserve	<4 du/40 ac	237.0 1.56%
	Urban Reserve (Wild & Scenic)		489.4 3.23%
	Rural Residential		3,067.9 20.23%
	Low Density Residential	2-3 du/ac	1,156.5 7.23%
	Medium Density Residential	3-7 du/ac	530.5 3.50%
	Medium/High Density Residential	7-12 du/ac	85.8 0.57%
	High Density Residential	12-60 du/ac	50.4 0.33%
	Commercial		134.8 0.89%
	Low Intensity Industrial		2,480.0 16.35%
	Business Park / Light Industrial		135.3 0.89%
	Park / Open Space		1,295.8 8.54%
	Public / Institutional		263.4 1.74%
	Open Water		113.7 0.75%
	Existing ROW		786.8 5.19%
	Total		15,165.3 100.36%

Source: HKGI

FIGURE 3.3 FUTURE LAND USE





A-1 Permanent Agriculture District

The A-1, Permanent Agriculture District is intended to accommodate those farms willing to make long term commitments to agricultural operations. This district is intended to contain those areas of St. Francis in the rural service area where, because of the land capability, and capital investment in farming operations, it is necessary to preserve, promote, maintain, and enhance the use of land for long term agricultural purposes. This district will be used solely at the request of area farmers.

A-2 Rural Estate-Agriculture District

The purpose of the A-2 District is to provide suitable areas of the City to be retained and utilized for agricultural uses, un-sewered residential in a rural pattern, and open space, and to prevent rapid urbanization and provide economy in public expenditures.

UR Urban Reserve District

The purpose of the UR District is to reserve land for future urban development. Areas within this district face imminent urbanization. Uses which do not hinder the future possibility of urban development in the area, such as interim agriculture or large lot, un-sewered residential are appropriate in this district. At such time as the land is developed, the land shall be rezoned out of this district.

RR Rural Residential District

The purpose of the RR District is to accommodate and preserve existing un-sewered single unit residential homes developed at low densities (no greater than one (1) unit per five (5) acres). This district is not meant to be expanded further.

R-1 Urban Low Density Detached Residential District

The purpose of the R-1, Urban Low Density Residential District is to provide for detached single-unit residential uses served by municipal sanitary sewer. Two-unit residential uses may also be located in this district.

R-2 Medium Density Detached and Attached Residential District

The R-2 District is intended to support a mixture of detached and attached residential units served by municipal sanitary sewer. This district is appropriate for smaller lot detached units and limited attached units such as townhomes and rowhouses.

R-3 High Density Residential District

The R-3 District is intended to provide for higher density attached residential housing types in a vertical or horizontal orientation within the Urban Service Area. This district is intended to support areas of greater concentrations of commercial, employment, and public activity.

B-1 Central Business District

The purpose of the B-1, Central Business District, is to provide for the establishment of a mix of cultural, civic, entertainment, retail, service, office, and multi-unit housing uses in the area along the Bridge Street corridor. Consideration for pedestrian and bicycle access shall be integrated.

B-2 General Business District

The purpose of the B-2, General Business District is to provide for higher intensity retail, office, and service-oriented business along arterial roadways. The uses in this District shall be oriented toward motorists and rely on higher volumes of traffic.

BPK Business Park District

The BPK district is intended to provide for a mix of compatible office and light industrial uses situated in transitional areas near the City's main transportation corridors. Uses in this district are limited to those that are compatible with lower intensity residential and business uses and which have limited amounts of truck traffic in comparison to higher intensity industrial uses.

I-1 General Industrial District

The purpose of the I-1, General Industrial District is to provide areas suitable for the location of higher-intensity industrial activities which have adequate and convenient access to major streets and provide effective controls for "nuisance" and pollution characteristics. This district is intended to be located fully within the City's urban service area.

I-2 Isolated Industrial District

The general intent of this district is to accommodate industrial users that, due to the nature of their operations, must be isolated from urban areas.

PUD Planned Unit Development District

The purpose of the PUD, Planned Unit Development District is to provide for the integration and coordination of land parcels as well as the combination of varying types of residential, commercial and industrial uses to create a flexible development which provides a public benefit.