



AGENDA OF THE PLANNING
COMMISSION
CITY OF BIRCHWOOD VILLAGE
WASHINGTON COUNTY, MINNESOTA
March 9, 2017
7:00 P.M.

CALL TO ORDER

APPROVE AGENDA

Regular Agenda

- A. Welcome newly appointed Commissioner Jozsef Hegedus
- B. Introduce Hamline MPA Students and Permitting Project
- C. Establish officers and set meeting times
- D. Review variance Case No. 17-01-VB for 191 Wildwood Avenue* (pp. 2-9)
- E. Discuss City's Comprehensive Plan and Commission's role* (pp. 10-56; 57-81)
- F. Review 2016 Generalized Land Use Map from Metropolitan Council* (supplement)

ADJOURN

* Denotes items that have supporting documentation provided

March 3, 2017

Mr. Tobin Lay, City Administrator
City of Birchwood Village
207 Birchwood Ave.
Birchwood, MN 55110

Dear Mr. Lay,

The Metropolitan Council has completed the first draft of its 2016 Generalized Land Use data for your community. To help assure that the Council has compiled the most accurate information possible, we are asking representatives from each community across the seven-county region to review the enclosed map of their community to verify the Council's interpretation before the data is finalized. The land use data will be used by the Council and others to help determine land availability, forecast growth, and explore a wide range of other public policy issues in the region.

In addition, your community may choose to use the Council's Generalized Land Use classifications and data for your local comprehensive planning purposes. However, you are also free to use categories of your own choosing if deemed appropriate.

Please review the enclosed Draft 2016 Generalized Land Use map for discrepancies and return it to the Metropolitan Council by March 20, 2017 in the postage-paid return envelope provided. For more information regarding the data sets and review procedures, please consult the attached Instructions and Classification Definitions document and the map. If there are further questions regarding this request or any of the information shown on the map, please contact the project manager, Paul Hanson, at 651-602-1642.

Thank you for your time. Your comments are greatly valued and we look forward to hearing from you.

Sincerely,



Beth Reetz
Director of Community Development

CC: Corrin Wendell, Sector Representative

Enclosures: Instructions to review and classification definitions for the 2016 Generalized Land Use map;
2016 Generalized Land Use map;
Postage-paid return envelope.

Instructions and Classification Definitions for the 2016 Generalized Land Use

The Metropolitan Council has completed the first draft of the Council's 2016 Generalized Land Use data. To assure that the Council has compiled the most accurate information possible, we are asking community representatives to review and verify the Council's interpretation before the Council finalizes the data. The land use data help the Council and others to determine land availability, forecast growth, monitor development and explore a wide range of other public policy issues in the region.

The 2016 Generalized Land Use data are based on aerial photos (April 2016), county parcel and tax assessor data, building permit data, and the 2010 Generalized Land Use data. We also checked questionable areas with Bing Maps' Oblique View Imagery, Google Street View, Internet searches, and communities' comprehensive plans.

Here is our request for you:

Step 1: Please review our enclosed draft 2010 Generalized Land Use map for discrepancies. Draw your land use corrections directly on the map. Since this is land use for 2016, only make changes to uses that existed by April 2016. To clarify our land use classes, we have also provided our full definitions below. If you have questions, please contact Paul Hanson (phone: 651-602-1642 or e-mail: paul.hanson@metc.state.mn.us).

Please Note: The objective of these data is to document a "snapshot" in time and to reflect land uses that are easily discernable within broad, generalized land use categories. The Council's goal is to classify land based on its actual use regardless of land zoning, planned use, or even ownership. As a result, land parcels are frequently divided into multiple land use classifications as defined below. In particular, please note that land designated as "Undeveloped" does not mean that the land is available to be developed. Simply, "Undeveloped" is a nomenclature for land that has no discernable active use at the time that the aerial photography was taken.

Step 2: Please return the corrected map in the enclosed envelope as soon as possible.

Thank you for your time!

Note: Observations of multiple “drive-ways” or individual unit walkways was used to help differentiate. When difficult to tell, we used the number of units, if impossible, to differentiate between Single Family, Attached & Multifamily: Two to four units - Single Family, Attached; Five or more units - Multifamily. If the number of units is not available, we used the "house like" test – if it looks like a house from the photo (e.g. large house split into apartments), classify it as Single Family Attached, otherwise Multifamily.

Special Situations and Issues

Three general rules used while working with residential areas:

On any residential parcel,

1. Classify the part of the parcel that is visibly used for residential purposes. This is typically the mowed part of the yard but may be less for large rural lots.
2. If the part of the parcel to be classified as residential covered approximately 75% or more of the parcel, the entire parcel was to be coded as residential.
3. If a number of parcels completely surround an unused area of **less than 3 acres**, and that area is part of those residential parcels, even though it is unused, fill it in as residential.

What to include in large rural lots?

With large rural farmstead and residential lots, it was sometimes difficult to decide what area to include in the residential category. The general rule is to include all buildings and mowed yard. Although buildings can often be easy to see on early spring aerial imagery, mowed yard was sometimes difficult or impossible to determine. Tree, shrub or grass lines are frequently good indicators of residential property. When physical features were in close approximation to the parcel boundary, parcels was used to delineate the residential category.

Also, if the buildings were less than 200 ft. from the road, the residential category was extended to the road centerline. If the house or buildings was 300 ft. or more from the road centerline, the residential category may not be extended to the road centerline. Between 200 and 300 ft., it was a judgement call based on the look of the land from the aerial photos.

Non-Residential

Retail and Other Commercial

Land used for the provision of goods or services. This category is for general sales and services that comprise the vast majority of establishments typically associated with commercial land use and is the default for commercial/retail land uses. Ex include: **store, restaurant, hotel, bank, US Bank Stadium, Excel Center – large commercial stadiums or arenas, Mini-storage, Canterbury Downs, YMCA, seasonal RV-Parks, American Legion, thrift stores (e.g. Goodwill, Salvation Army, etc), Commercial Nurseries (portion open to public), Mini Storage, skeet clubs and outdoor gun ranges** (large game/gun clubs (80+ acres) should be Park & Rec).

Mixed Use Commercial and Other

Land containing a building with multiple uses but with *NO residential units or industrial uses*. An example would be a building containing commercial shops, childcare facility, offices, and/or restaurants. Downtown areas usually have buildings where the first and/or second floor is commercial and the rest is office (e.g. Lawson Software Building), these types of buildings would be coded under this category.

Parks, Recreation, and Preserves

Land used for park and recreational assembly (Ex: community level ball fields, regional or small urban parks – public or private, playgrounds, rest areas, and other venues – indoors or outdoors – for sporting events or like purposes). Includes passive activity uses such as park preserves, wildlife refuges, habitat area, public plazas, river walk, DNR owned land, greenways, and other public or private preserved land. Also includes campgrounds - privately owned or owned by an organization – the principle use is for recreation, is similar to private parks.

Golf Courses

Land used for golfing, including driving range and practice areas.

Major Vehicular Rights-of-Way

Major roadway strips of land or area, on which a vehicular rights-of-passage exists under the following conditions: all interstate highways; all 4-lane divided highways with rights-of-way of 200 feet or greater in width; or all 4-lane roads with a Metropolitan Council functional class designation of "Principal Arterial". NOTE: Where closely aligned frontage roads exist along vehicular rights-of-way which meet the preceding criteria, these frontage roads will be included in the total rights-of-way. Also, areas dipping inside the parcel rights-of-way that clearly have a different use (such as agriculture) but still meet the above guidelines, will be classified by its use and the actual road (out to the other use) will still be delineated through those areas in this category. Because the Hiawatha Light Rail line co-exists on local vehicular rights-of-way or along side major vehicular rights-of-way, it is included in this category. Also includes Park-n-Rides adjacent to major vehicular rights-of-way..

Major Railway

Land used and occupied or intended to be occupied by **multiple railroad track lines** or similar use including railroad classification, storage and repair yards, intermodal containerized freight and transload facilities, depots, etc. that could be classified under an industrial land use. Also include light-rail transit lines.

Airport

Land used for the operation of **aircraft and any related uses** that are on the airport property (Ex: parking lot or car rental). Also includes smaller airstrips for private use. Uses such as ball fields on the airport property would not be included in this category.

- Narrow strips of uncultivated land (≤ 30 meters) surrounded by cultivated land at its narrowest axis with an overall aerial extent of less than 5 acres in size

Undeveloped

- Land not clearly cultivated or discernable;
- Narrow strips of uncultivated land (≥ 30 meters) surrounded by cultivated land at its narrowest axis with an overall aerial extent greater than 5 acres in size

Open Water

A body of water or flowing waterway inclusive within a discernable shoreline. General **area** covered by the feature should be **3 acres or more**. Designation should be focused on areas not already defined as a land use type. (This does not include wetlands or periodically flooded areas.)