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COMPREHENSIVE PLAN TASKFORCE

Meeting Agenda

January 23, 2018, 7:00 PM

Mounds View City Hall, 2401 Mounds View Blvd.

1. **Call to Order**
2. **Roll Call**
3. **Approval of the Agenda**
4. **Special Order of Business**
 - A. (none)
5. **Regular Business**
 - A. Discussion of Future Land Use Map, and Goals & Policies
 - B. Discussion of Community Survey
6. **Direction for Next Meeting**
 - A. Discussion of Future Land Use Map, and Goals & Policies (cont.)
7. **Other Business**
 - A. Next scheduled meeting: Tuesday, February 13, 2018 at 7:00 PM
8. **Call to Adjourn**



Item No: 05A
Meeting Date: Jan 23, 2018
Type of Business: Regular Business

City of Mounds View Staff Report

To: Comprehensive Plan Taskforce
From: Jon Sevald, City Planner/Supervisor
Item Title/Subject: Discussion of Future Land Use Map, and Goals & Policies

Introduction

A major task for the Taskforce is to develop the “Future Land Use Map”. This map is heavily used by Staff, potential developers, and the City Council to decide if a change in land use is appropriate (e.g. from residential to commercial).

Included within your packet is the existing land use map, current (2010) future land use map, and what Staff believe will likely redevelop within the 10-year to 20-year lifespan of this Comprehensive Plan. Most of these properties are along the Mounds View Blvd corridor.

The current Future Land Use map guides much of this corridor for “Mixed-Use”, which provides maximum flexibility and minimum guidance as to what is an appropriate land use (everything is case by case). There are equal pros & cons to this.

During the January 9th Taskforce meeting, it was very clear that there is a desire to transform the corridor and provide consistent character. One challenge with community character is that character develops over time (in most cases). Think about how your neighborhood has transformed since its homes were first built.

Staff's intent is for the Taskforce to begin the conversation by discussing what common character traits are desirable, and how those can be incorporated into redevelopment projects along the corridor and elsewhere.

In future meetings (or perhaps this one), the intent is for these ideas to be transferred onto the map, i.e., should “parcel-X” be guided as Residential or Commercial. If Residential, then single-family homes vs. townhomes vs. apartments vs. assisted living. If Commercial, then office vs. clinic vs. retail vs. gas station vs. endless possibilities.

Challenges to keep in mind include:

- Mounds View Blvd has 20,000 cars per day. It looks and feels like a highway, and is difficult to disguise it.
- Many of the lots that may be redeveloped are small, and therefore are more challenging to attract redevelopment. Smaller projects have a tendency to look dis-similar to neighboring buildings and uses.

- Mounds View is a suburb dependent upon cars. Commercial development along the corridor is auto-oriented, and this is difficult to change.
- Residential redevelopment along the corridor will likely be apartment buildings, which tends to be opposed by adjacent homeowners. Think about what the opposition is (traffic, people, building heights, loss of trees, change in general). Can these oppositions be overcome?

Think about corridors similar to ours (e.g. Coon Rapids Blvd, Co Rd 96, Central Ave, etc). What character traits do they have that are desirable or not. In my own observations, what makes a corridor attractive is seeing people, or at least, a place inviting to people (e.g. food, sidewalks, something to look at while participating in either one).

Although much of this discussion is centered around Mounds View Blvd, don't forget about the other 99% of the City. During the January 9th meeting, there was much discussion of parks being the center of the neighborhood. These and others areas of the City need attention.

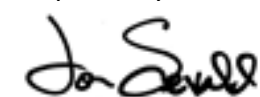
Recommendation

Discuss desirable character traits for the Mounds View Blvd corridor, and elsewhere within the city. This will be used to develop more detailed Goals & Policy statements, and the Future Land Use map.

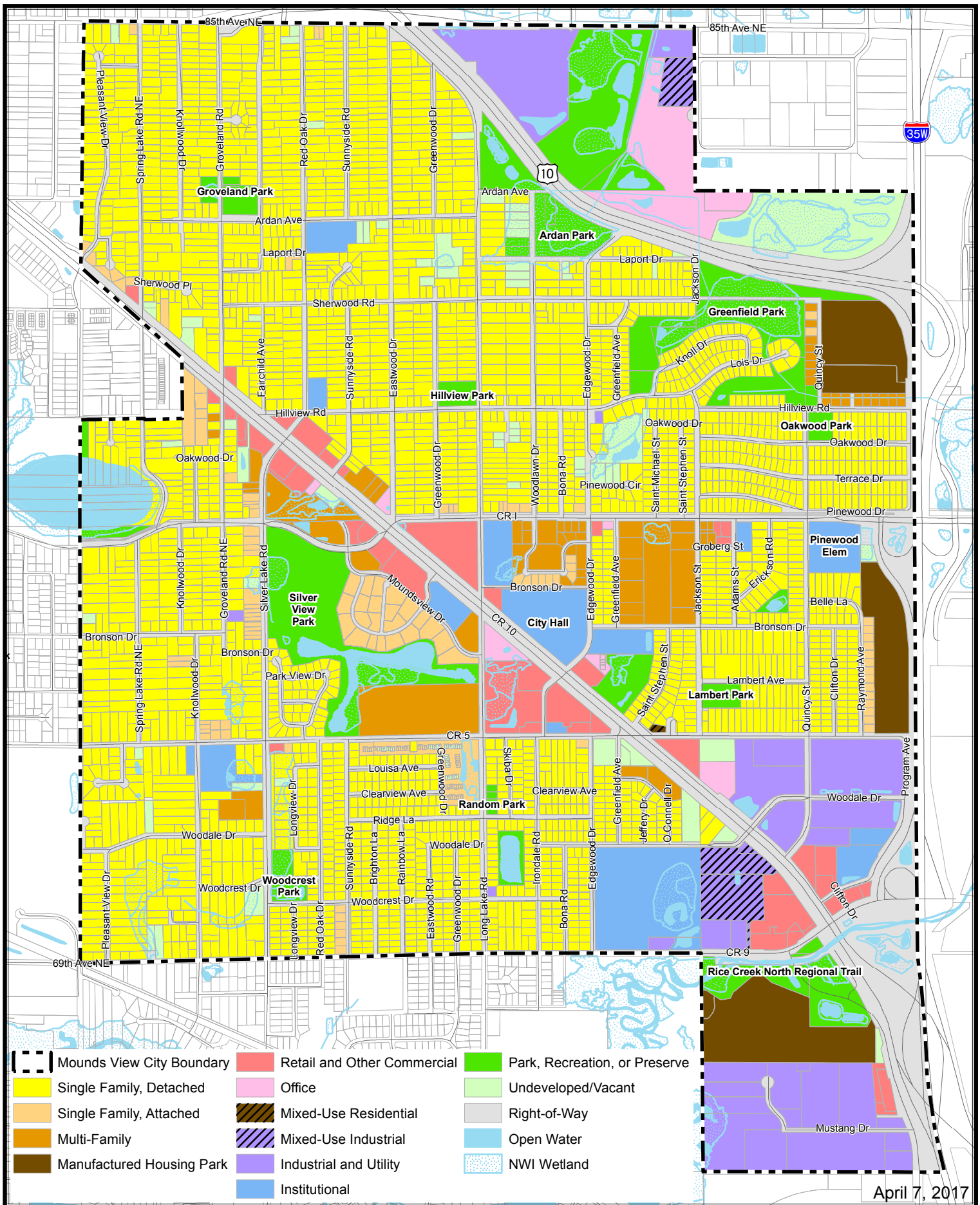
Attached:

1. Existing Land Use Map
2. Existing Future Land Use Map (2010)
3. Map of properties which Staff believe could redevelop within the next 20-years. This map is 100% speculative.

Respectfully,



Jon Sevald, AICP
City Planner / Supervisor

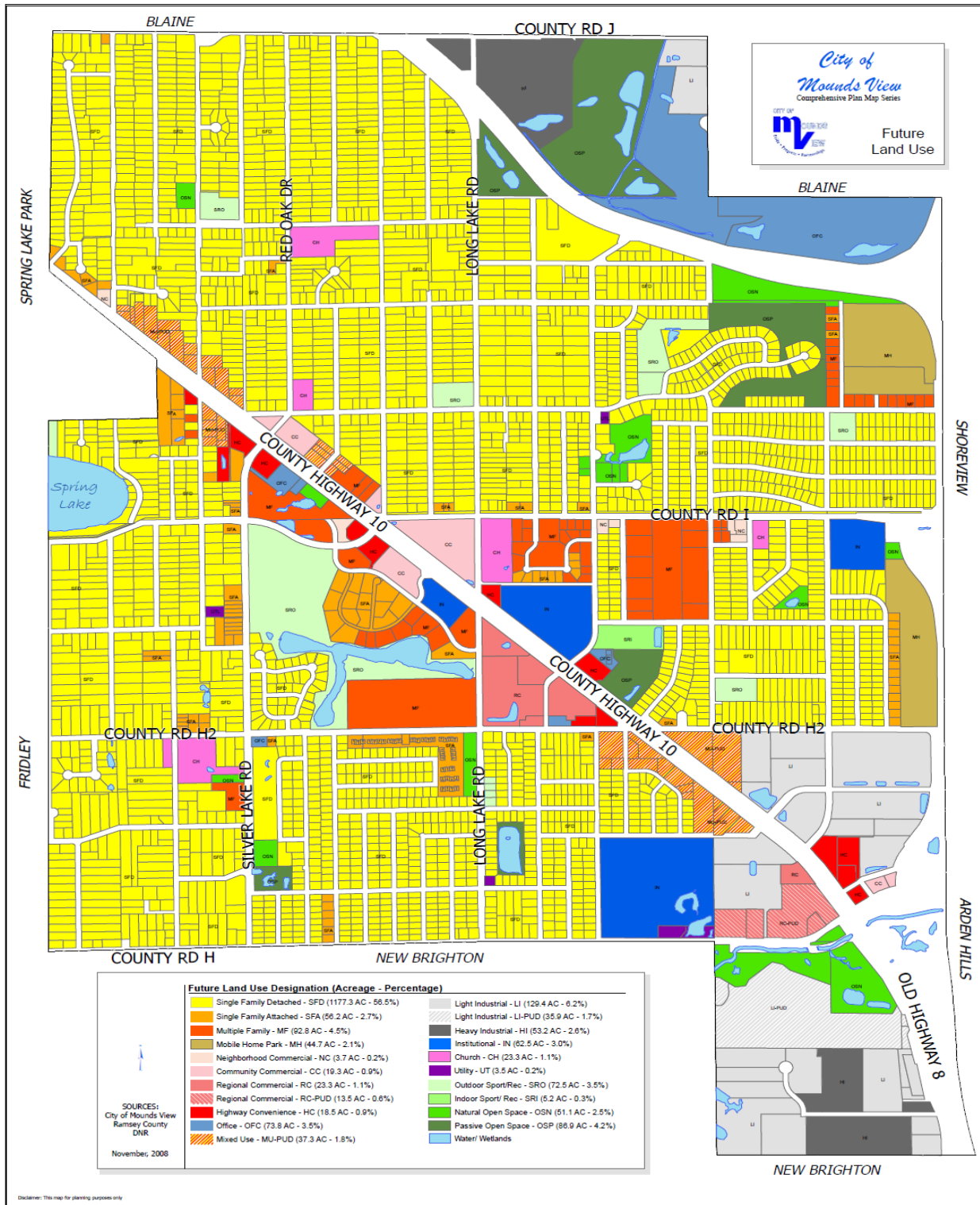


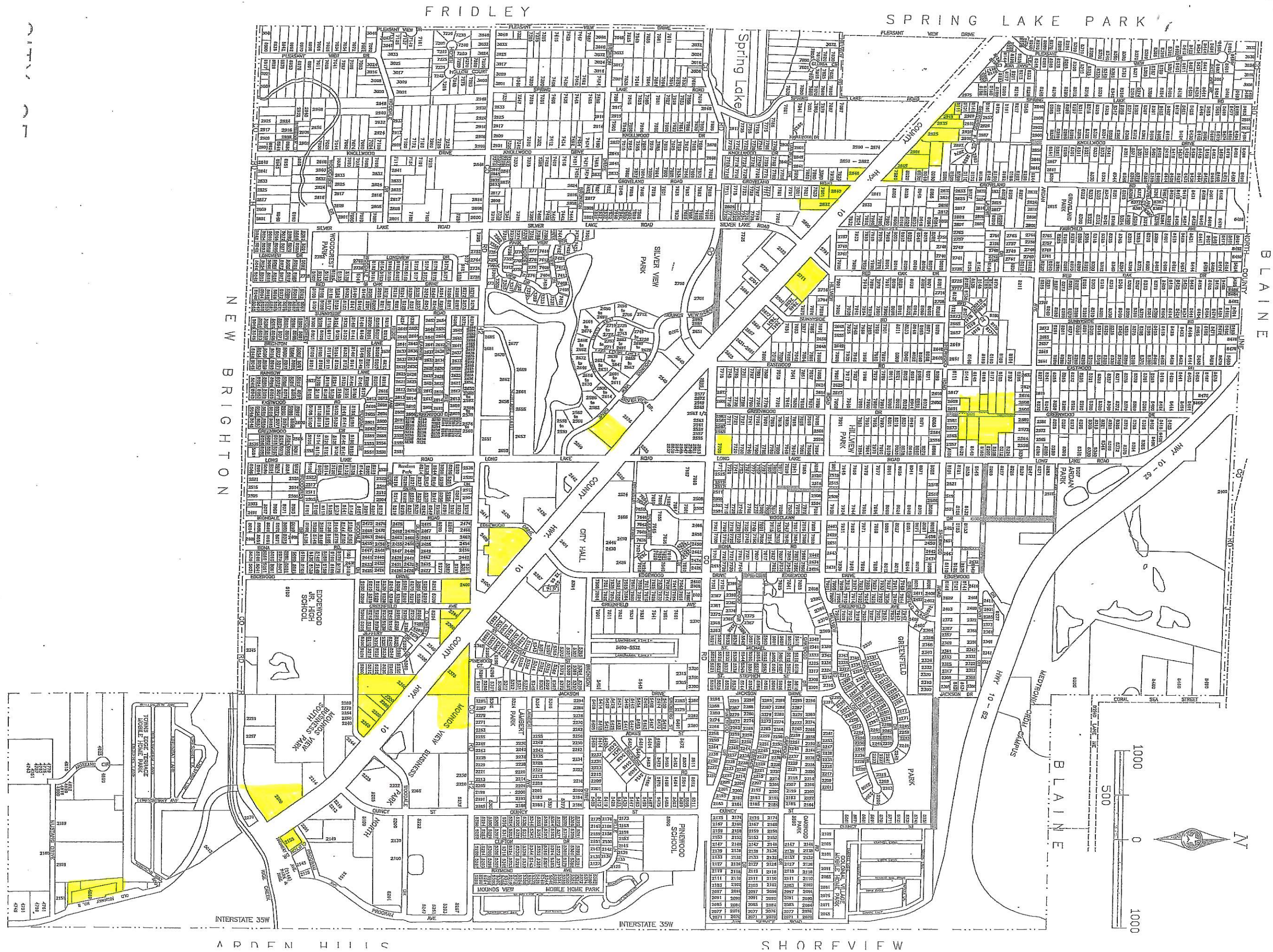
2017 Existing Land Use

City of Mounds View



Figure 6: Future Land Use Map







Item No: 05B
Meeting Date: Jan 23, 2018
Type of Business: Regular Business

City of Mounds View Staff Report

To: Comprehensive Plan Taskforce
From: Jon Sevald, City Planner/Supervisor
Item Title/Subject: Discussion of Community Survey

Introduction

During the January 9th Taskforce meeting, it was suggested that an opinion survey be generated. Options include:

1. Inserted into utility billing statements (deadline: Jan 15th).
2. Inserted into the spring addition of Mounds View Matters (deadline: Jan 25th).
3. Hand delivered to apartments, mobile homes, other non-homeowners.
4. Handout at churches, schools, and other community/congregating places.
5. Survey Monkey on City's website.
6. Door knocking by Taskforce members
7. Open House meeting.
8. Phone Survey.

Staff is discussing options with consultants, and associated costs. These costs are not within the project's budget. Therefore, the costs would need to be justified by the results. Staff will have more details at the January 23rd Taskforce meeting.

Recommendation

(none)

Respectfully,

Jon Sevald, AICP
City Planner / Supervisor