Chapter 3: Land Use Plan

Introduction

The community of Lino Lakes anticipates growth in upcoming years. Planning for growth poses opportunities and challenges for the community. The city's Land Use Plan is an important tool to ensure that the city is adequately prepared to respond to these opportunities and challenges. The Land Use Plan plays a key role in managing growth within the city. The Land Use Plan builds on the vision, goals, and strategies to establish a policy framework in which future development will occur. The Land Use Plan is also used to accommodate forecasted household and employment growth. These household and employment forecasts are used to develop the remaining chapters of the Comprehensive Plan.

Additionally, the Land Use Plan was prepared in conjunction with the Resource Management System Plan, which incorporates the Rice Creek Watershed District/Lino Lakes Resource Management Plan (RMP), the City's Parks, Natural Open Space/Greenways and Trail System Plan, and the city's Local Surface Water Management Plan to manage and protect community resources. As part of this process, the Land Use Plan was analyzed to determine impacts to the natural environment and to identify appropriate mitigation measures, which are identified in the Resource Management System Plan. This process ensures that adequate infrastructure is in place to accommodate the community's growth and that natural resources are protected. The ultimate purpose of this Land Use Plan is to implement community vision developed by the Citizen Vision Committee, and to manage future growth in an efficient manner while protecting Lino Lakes' valuable natural resource and community assets.

The Land Use Plan will provide a guide for managing future development and growth by determining future land uses, development intensity, and areas for environmental protection. In addition to the Land Use Plan, this chapter will also incorporate growth management tools for the City to ensure that adequate infrastructure is in place to accommodate new growth. While growth in the city is inevitable due to market forces, its location in the Twin Cities metropolitan area, and regional policy, the comprehensive plan will ensure that growth can be accommodated in an orderly fashion, while enhancing the existing environmental, social and economic resources found in Lino Lakes.

Growth in Lino Lakes is shaped by a variety of community features, including the Rice Creek Chain of Lakes Regional Park Reserve, Interstates I-35W and I-35E, regional sewer interceptors, and an abundance of wetlands and other natural resource areas scattered throughout the city. The Rice Creek Chain of Lakes Regional Park Reserve runs the entire length of the city, from the southwest to the northeast corner. This area provides important ecological and recreational benefits to the community. However, it also divides the city in two; connectivity between the eastern and western areas of the city is an issue. The Park Reserve will shape growth, as it represents a large portion of the City's land area that will be permanently preserved as open space. Additionally, because the Park Reserve divides the City in two halves, development patterns and growth pressure may differ on either side of the Park Reserve.

In addition to the Park Reserve, the presence of Interstates I-35W and I-35E will also affect the city's growth, as demand for available commercial and industrial land with convenient transportation access increases. In particular, a potential future interchange on I-35E will facilitate development in the northeast quadrant of the city.
Growth in Lino Lakes will also be shaped by the location of regional sewer interceptors. The city contains three general growth areas based on sewer interceptors in the northwest, northeast, and southern half of the city. Development patterns extend from each growth area.

Lastly, the large number of wetlands within the city will shape growth by limiting the amount of developable land within the city. Protection and management of these resources was a critical component of the comprehensive plan process.

These factors shaped the Land Use Plan presented in this chapter. The plan includes discussion of the community's land use goals and policies, existing land use, future land use, staging and growth management, and protection of resources.

**Vision, Goals and Policies**

The Citizen Comprehensive Plan Advisory Panel refined the goals and policies prepared by the Citizen Visioning Committee developed as part of the Lino Lakes visioning process to guide the Comprehensive Plan. The vision statement, goals and strategies provide a guide for the future land use plan, as they define what the community should look like in the future. The city's future land use plan is based on the vision statement and revised goals and strategies from the Community, Residential, and Neighborhood Development portion of the Vision document. Goals and strategies from other sections of the visioning document, such as Transportation, Resource Management, or Commercial and Economic Development, are presented in the corresponding comprehensive plan chapter, but were also used as a basis for development of this Land Use Plan chapter.

### 2030 Vision for Community, Residential and Neighborhood Development

*Lino Lakes is a well-designed and aesthetically pleasing community that has retained its strong sense of identity and pride, neighborhood orientation, and commitment to preserving its many precious and unique natural resources and amenities. These assets contribute to the quality of life valued and enjoyed by its citizens. The citizens of Lino Lakes have achieved, enhanced, and sustained their community, rich in quality and spirit, through conserving and preserving that which they value and desire. They have achieved this through sound comprehensive planning and accompanying official controls, and the creation and application of strategic innovations in community planning and development.*

The following goals and policies were developed from the goals and strategies identified by the Citizen Visioning Committee and the Comprehensive Plan Advisory Panel to achieve the vision for community, residential and neighborhood development:

**Goal 1:** Create a unified vision and future for the city, promote a well-planned community, prevent fragmented development, address the impacts of development and redevelopment on natural resources, aesthetics and view corridors, and provide balanced land use and connectivity that ensures the integration of both sides of the regional park.

**Rationale:** A carefully created Comprehensive Plan will ensure the community’s ability to grow in a rational and responsible manner, preclude decision making processes that overlook long-range land use implications, and help ensure fulfillment of citizens’ desires for a well-planned community and preservation of their quality of life.
Policies:
1. Create a housing development plan that defines the types and locations of housing development required to meet the community’s projected needs.
2. Work closely with neighboring communities to ensure an integrated plan that is consistent with the Metropolitan Council’s requirements and compatible with adjacent jurisdictions.
3. Ensure that the fully integrated comprehensive plan is kept current to provide a rationale for all decisions.
4. Create and maintain a development staging plan to manage growth and guide the orderly and cost effective provision of infrastructure at a rate that is consistent with forecasted growth.
5. Provide clearly defined incentives to achieve significant and discernable public values not achievable under conventional development standards. These public values include, but are not limited to:
   a. Preserving open space, providing park dedication and trails, and/or providing stormwater management areas, in excess of minimum standards to implement the Resource Management System Plan, as amended, and Rice Creek Watershed District’s Lino Lakes Resource Management Plan, as amended
   b. Using “Green” building and low impact development techniques
   c. Restoring/enhancing ecological systems
   d. Ensuring long term natural resource stewardship funding
   e. Managing stormwater using natural filtration and other ecologically based approaches
   f. Providing life-cycle and affordable housing
   g. Diversifying the tax base to lessen the tax burden on residential properties
   h. Providing infrastructure that benefits community beyond the project site that would otherwise not be financially feasible
6. Identify and define incentives offered to developers for achieving specific public values not achievable under conventional development standards. These incentives may include, but are not limited to:
   a. Density transfer/bonuses
   b. Reduced street and right-of-way widths
   c. Trunk utility and stormwater management fee credits
   d. Staging plan flexibility
   e. Streamlined city approval process
   f. Financial incentives when consistent with city policy
7. Encourage master planning to accomplish the objectives of the Comprehensive Plan including, but not limited to, implementing the Resource Management System Plan, as amended, implementing Rice Creek Watershed District’s Lino Lakes Resource Management Plan, as amended, providing life-cycle housing, and diversifying the city’s tax base.
8. Ensure, as areas are developed, that a specific development project bears its proportionate share of infrastructure improvement costs to the fullest extent possible.
Rationale: Sound land-use plans and accompanying official controls are essential tools that enable the community to attract those specific uses intended for the land and ensure the quality community and life citizens of Lino Lakes value highly.

Policies:
1. Ensure developers meet the standards specified within the land-use plan and official controls, including zoning and subdivision ordinances and official maps.
2. Streamline the current permitting and development processes to facilitate the type of development and redevelopment desired.
3. Coordinate the plans for housing with plans for light industrial and commercial businesses to balance land uses, serve the quality of life needs of the residential areas, foster a positive business climate for light industrial and commercial business, and expand and balance the community’s tax base.
4. Ensure compatibility of adjacent land uses.

Goal 3: Ensure housing development is compatible with existing and adjacent land uses and provides accessibility to key community features and natural amenities.

Rationale: Accessibility to the most attractive features of Lino Lakes is important to the citizens of our community.

Policies:
1. Link trails to parks, lakes, and schools.
2. Ensure commercial development and mixed-use areas are appropriately dispersed throughout the city.

Goal 4: Maintain safe neighborhoods and community areas.

Rationale: A sense of security is important to neighborhood quality and maintaining housing values.

Policies:
1. Maintain and ensure strong community support for the city’s fire and police departments.
2. Encourage community involvement in Crime Prevention Programs.
3. Develop neighborhoods with mixed housing styles that promote diversity and attract all age groups.

Goal 5: Improve availability of affordable and life-cycle housing.

Rationale: Lino Lakes, as a developing city, is expected to accommodate the projected housing needs, entry level through retirement, of the community’s population.
Policies:
1. Work with developers to identify innovative strategies for providing entry-level and life cycle housing.
2. Use redevelopment tools to revitalize aging residential properties, made possible by various federal, state, local government, and non-profit programs.
3. Provide expanded opportunities for housing ownership made available by various federal, state, local government and non-profit agencies.
4. Provide for and designate appropriate areas for high-density and mixed-use development.
5. Strive to integrate affordable housing in all residential land use districts.

Goal 6: Enhance opportunities for senior housing.

Rationale: As Lino Lakes continues to grow and develop, it must also accommodate the housing needs of a growing aging population.

Policies:
1. Develop partnerships with non-profit and private sector groups who assist in the creation of senior housing.
2. Coordinate development of housing with retail accessibility (restaurants, shops, groceries).

Goal 7: Increase commercial/residential mixed-use development in appropriate and designated areas in the City of Lino Lakes.

Rationale: An increased city tax base, including desired and accessible commercial and retail development, is essential to decreasing the city’s dependence on residential property tax to fund the services, amenities and infrastructure that citizens desire and expect.

Policies:
1. Ensure commercial and mixed-use development is dispersed throughout the city.
2. Ensure the Comprehensive Plan and official controls allow for mixed-use development, including higher density residential.
3. Encourage developers to take advantage of opportunities provided by mixed-use and nodal development design standards especially within designated redevelopment areas.
The following goals and policies were developed during the Comprehensive Plan Update in addition to the goals and strategies presented in the Vision document. These goals and policies were added to further address issues that arose during the comprehensive planning process, including community identity and involvement, natural resource protection, coordinated land use planning, and maintenance of the existing housing stock.

**Goal 8:** Promote community involvement in the development process and city affairs.

**Policies:**
1. Provide opportunities for and encourage citizens to participate in public forums.
2. Improve the current public participation process to elicit more citizen involvement.

**Goal 9:** Sustain Lino Lakes’ Natural Resources which make it such a desirable place to live.

**Policies:**
1. Continue to promote the use of Planned Unit Developments (PUD) as the City’s preferred development process to implement the Resource Management System Plan.

**Goal 10:** Promote a unified community identity.

**Policies:**
1. Promote the Town Center Area as the economic and social center of the community to promote pride and “sense of community” in Lino Lakes.
2. Create, strengthen and maintain the appearance of the city’s gateways and key transportation corridors through streetscapes, design standards, trails, lighting, signage and other tools.

**Goal 11:** Maintain existing housing stock to insure a high-quality environment in all residential neighborhoods.

**Policies:**
1. Promote the improvement of the existing housing stock, and to encourage the rehabilitation or redevelopment of substandard housing.
2. Encourage in-fill housing where appropriate.

**Goal 12:** Coordinate transportation with land use planning.

**Policies:**
1. Analyze the traffic generation characteristics of proposed land uses to avoid exceeding the capacity of local, county, and regional roadways.
2. Consider the impacts to neighborhoods when planning new or upgrading existing roadways.
3. Ensure that the fully integrated comprehensive plan, which includes coordinated land use and transportation plans, is reviewed biannually to provide a rationale for transportation and land use decisions.

4. Land use planning surrounding the Lino Airpark and the Seaplane Base should be compatible with the air base operations with respect to noise, building height, and flight operations.

5. Encourage shared parking facilities for commercial, industrial, and mixed use projects to reduce impervious surface, minimize land consumption, and minimize traffic.

Existing Land Use

Lino Lakes contains a variety of uses including several business parks and commercial areas, large agricultural tracts, suburban and rural residential development, the Town Center, and a large park reserve. The city also contains many wetlands and upland natural areas distributed across the city, and the Rice Creek Chain of Lakes. Despite its proximity to the Minneapolis-St. Paul Central Business District and the presence of two interstate highways, the city maintains a vast amount of agriculture and rural areas. Nearly 50 percent of the city’s existing land use consists of agriculture or rural residential areas. These areas will capture a majority of new growth in the city, and have been guided in the future land use plan to accommodate future development.

The City’s existing land use is defined by the following categories:

- **Agriculture**: Agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry and accessory uses, including farmstead.

- **Commercial**: General commercial and highway-oriented businesses such as restaurants, convenience stores, office, and service uses.

- **Industrial**: Primarily manufacturing and/or processing of products; could include light or heavy industrial land use, or large warehouse facilities.

- **Vacant**: Undeveloped areas that do not serve a commercial, industrial, institutional, agriculture, or residential purpose nor are occupied by wetlands or open water.

- **Open Water**: Permanently flooded open water, rivers and streams, not including wetlands or periodically flooded areas.

- **Wetlands**: Transitional lands between terrestrial and aquatic systems where the water table is usually at or near the surface or the land is covered by shallow water. Wetland areas in Lino Lakes have been identified by the Rice Creek Watershed District.

- **Rural Residential**: Residential purposes, including mainly single family homes at very low densities supported by individual sewage treatment systems.

- **Public/Semi-Public**: Designated for specific public or semi-public purpose, such as schools and government buildings.

- **Single Family Residential**: Residential purposes, including mainly single family homes and related open space within or adjacent to or related to a residential development.
**Multi-Family Residential**: Residential purposes, including duplexes, triplexes, townhomes, apartment buildings and condominiums.

**Private Airfield**: Area for private aviation use.

**Park**: City or County land primarily for public active or passive recreation activities that contain playfields/ground or exercise equipment, natural resources, or other similar areas.

**Right-of-Way**: Public or private vehicular, transit, and/or pedestrian rights-of-way.

**Open Space**: Land on which development is not permitted, typically for ecological or recreational purposes.

Land use acreages corresponding to the above land use categories are presented below in Table 3-1.

<table>
<thead>
<tr>
<th>Use</th>
<th>Gross Acreage</th>
<th>Percentage</th>
<th>Net Acreage</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture</td>
<td>4,422</td>
<td>20.8%</td>
<td>3,482</td>
<td>27.7%</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>3,743</td>
<td>17.6%</td>
<td>2,775</td>
<td>22.1%</td>
</tr>
<tr>
<td>Open Water</td>
<td>3,269</td>
<td>15.4%</td>
<td>NA</td>
<td>NA</td>
</tr>
<tr>
<td>County Park</td>
<td>2,906</td>
<td>13.7%</td>
<td>1,055</td>
<td>8.4%</td>
</tr>
<tr>
<td>Single family Residential</td>
<td>2,019</td>
<td>9.5%</td>
<td>1,772</td>
<td>14.1%</td>
</tr>
<tr>
<td>ROW</td>
<td>1,591</td>
<td>7.5%</td>
<td>1,498</td>
<td>11.9%</td>
</tr>
<tr>
<td>Public/Semi-Public</td>
<td>727</td>
<td>3.4%</td>
<td>565</td>
<td>4.5%</td>
</tr>
<tr>
<td>Vacant Rural Residential</td>
<td>669</td>
<td>3.2%</td>
<td>334</td>
<td>2.7%</td>
</tr>
<tr>
<td>Open Space</td>
<td>594</td>
<td>2.8%</td>
<td>153</td>
<td>1.2%</td>
</tr>
<tr>
<td>Vacant Residential</td>
<td>321</td>
<td>1.5%</td>
<td>187</td>
<td>1.5%</td>
</tr>
<tr>
<td>City Park</td>
<td>285</td>
<td>1.3%</td>
<td>149</td>
<td>1.2%</td>
</tr>
<tr>
<td>Industrial</td>
<td>231</td>
<td>1.1%</td>
<td>227</td>
<td>1.8%</td>
</tr>
<tr>
<td>Multi-Family Residential</td>
<td>143</td>
<td>0.7%</td>
<td>111</td>
<td>0.9%</td>
</tr>
<tr>
<td>Commercial</td>
<td>131</td>
<td>0.6%</td>
<td>114</td>
<td>0.9%</td>
</tr>
<tr>
<td>Vacant Commercial</td>
<td>116</td>
<td>0.6%</td>
<td>90</td>
<td>0.7%</td>
</tr>
<tr>
<td>Airport</td>
<td>61</td>
<td>0.3%</td>
<td>43</td>
<td>0.3%</td>
</tr>
<tr>
<td>Vacant Industrial</td>
<td>39</td>
<td>0.2%</td>
<td>35</td>
<td>0.3%</td>
</tr>
<tr>
<td><strong>City Total</strong></td>
<td><strong>21,267</strong></td>
<td><strong>100.0%</strong></td>
<td><strong>12,590</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

*Source: City of Lino Lakes and Bonestroo*

The current acreage of the city is approximately 21,267 acres. A large portion of the city is dedicated to agricultural uses or rural residential uses. The area has many natural resources including a large number of lakes, a large regional park, and pockets of open space. Planning efforts for future land use will focus on existing areas identified as vacant, agricultural, or rural residential uses. These areas will capture a majority of new growth in the city, and have been guided in the future land use plan to accommodate future development.
2006 Existing Land Use

City of Lino Lakes 2030 Comprehensive Plan
Future Land Use

Lino Lakes is expected to add a significant number of households by 2030. As part of the metropolitan region, the city is required to accommodate a portion of the region’s forecasted growth. As Lino Lakes grows, it is anticipated that development patterns will change in many areas of the city. The provision of sanitary sewer and municipal water will lead to changes in development patterns. In order to ensure that regional sewer infrastructure investments are used cost-effectively, the Met Council requires a minimum average net density of three to five dwelling units per acre for sewered areas of the city. The provision of sanitary sewer will also increase opportunities for higher density single family housing than current rural residential development patterns in several areas, as well as medium and high density residential housing, increasing housing options and opportunities for affordable life-cycle housing in the community. Increased housing in the city will also increase demand for commercial and retail services. Transportation improvements, such as a potential future interchange at I-35E and 80th Street, will create increased demand for commercial and industrial land located in the vicinity of major transportation infrastructure.

A key component of developing the future land use plan was analysis of a wide variety of natural resource information, including the location of high priority wetlands and other natural resource areas, drainage patterns, and soil suitability information, to identify environmentally sensitive areas and areas most suitable for development (see Figure 2-6). This natural resource information was used to guide decisions regarding future land uses and intensities in Lino Lakes. Based on the development suitability information, a full build-out future land use plan was developed (Figure 3-2). The City’s future land use categories are presented in Table 3-2. The Metropolitan Council requires that communities plan for growth up to 2030 in their current comprehensive plans. Therefore, the full build-out land use plan was adjusted to accommodate forecasted growth through 2030. Areas that will not be developed until after 2030 are designated on the 2030 future land use map as Urban Reserve (Figure 3-3). Although the 2030 Future Land Use Plan (Figure 3-3) will serve as the City’s official Future Land Use Plan to regulate future development, the full build-out plan is also provided for reference to guide future land use decisions regarding 2030 Urban Reserve areas.

To identify areas to accommodate 2030 growth, a detailed analysis of the Land Use Plan and growth forecasts was completed to determine how much land would be needed to accommodate the 2030 forecasts. Information on the timing of planned infrastructure improvements was also considered. For example, the Northeast quadrant of the city was identified as a post 2030 area because necessary transportation improvements to accommodate growth in this area are not planned to occur before 2030.
<table>
<thead>
<tr>
<th>Land Use Category</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial</td>
<td>The purpose of this category is to accommodate retail, office and service uses.</td>
</tr>
<tr>
<td>Industrial</td>
<td>The purpose of this category is to accommodate manufacturing, processing, warehousing, and research and development uses.</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>The purpose of this category is to accommodate a mix of residential, retail, and office uses either within one building, structure or development. Residential development may include higher density housing options.</td>
</tr>
<tr>
<td>Permanent Rural</td>
<td>The purpose of this category is to designate those areas that are not intended to receive sewer service due to topography and soil issues. Development in rural areas shall be limited to residential single family at low densities or agriculture related uses.</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>The purpose of this category is to accommodate residential development at 1.6 to 3.9 dwelling units per acre.</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>The purpose of this category is to accommodate residential development at 4.0 to 5.9 dwelling units per acre.</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>The purpose of this category is to accommodate residential development at 6.0 to 10.0 units per acre.</td>
</tr>
<tr>
<td>Urban Reserve</td>
<td>The purpose of the Urban Reserve area is to preserve land for post-2030 urban development. To promote an efficient future development pattern in this area, land use prior to year 2030 in the Urban Reserve area shall be limited to agriculture related uses and single family residential limited to one unit per 10 acres.</td>
</tr>
<tr>
<td>Civic / Institutional</td>
<td>The purpose of the Civic / Institutional area is to accommodate public buildings or facilities, private or public utilities and infrastructure, public and private schools, and cemeteries.</td>
</tr>
<tr>
<td>Parks / Open Space</td>
<td>The purpose of the Parks / Open Space area is to accommodate passive or active recreational areas and facilities as well as lands under public control that are designated as permanently undeveloped for the purpose of resource management or protection.</td>
</tr>
<tr>
<td>Private Airfield</td>
<td>The purpose of the Private Airfield area is to accommodate aviation related uses.</td>
</tr>
</tbody>
</table>
Figure 3-2: Full Build Out Future Land Use Map

Full Build Out Future Land Use Map
City of Lino Lakes 2030 Comprehensive Plan

- Municipal Boundary
- Permanent Rural
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Civic/Institutional
- Park/Open Space
- Private Airfield
- Right-of-Way
- Open Water

Scale: 4,000 Feet

Prepared by [Name]

K:\Theors\Gis\projects\003566-0008-1 Lino Lakes comprehensive full build out map
Figure 3-3: 2030 Future Land Use Map

2030 Future Land Use Map
City of Lino Lakes 2030 Comprehensive Plan
Discussion of Future Land Use Categories

In 2030, Lino Lakes will include a variety of land use and development types. A summary of planned land use acreages is presented in Table 3-3.

Table 3-3: 2030 Future Land Use Acreages

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Gross Acres</th>
<th>% Gross Acres</th>
<th>Net Acres (Without Wetlands)</th>
<th>% Total Acres (Without Wetlands and Open Water)</th>
<th>% Total Acres (Without Wetlands)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wetland</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Open Water</td>
<td>3273</td>
<td>15.4%</td>
<td>3273</td>
<td>20.8%</td>
<td>N/A</td>
</tr>
<tr>
<td>Park &amp; Open Space</td>
<td>3453</td>
<td>16.2%</td>
<td>1105</td>
<td>7.0%</td>
<td>1,105</td>
</tr>
<tr>
<td>Permanent Rural</td>
<td>682</td>
<td>3.2%</td>
<td>191</td>
<td>1.2%</td>
<td>191</td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>4240</td>
<td>19.9%</td>
<td>3388</td>
<td>21.5%</td>
<td>3,388</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>689</td>
<td>3.2%</td>
<td>581</td>
<td>3.7%</td>
<td>581</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>169</td>
<td>0.9%</td>
<td>162</td>
<td>1.0%</td>
<td>162</td>
</tr>
<tr>
<td>Commercial</td>
<td>453</td>
<td>2.1%</td>
<td>396</td>
<td>2.5%</td>
<td>396</td>
</tr>
<tr>
<td>Industrial</td>
<td>637</td>
<td>3.0%</td>
<td>546</td>
<td>3.5%</td>
<td>546</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>564</td>
<td>2.7%</td>
<td>536</td>
<td>3.4%</td>
<td>536</td>
</tr>
<tr>
<td>Civic/Institutional</td>
<td>468</td>
<td>2.2%</td>
<td>313</td>
<td>2.0%</td>
<td>313</td>
</tr>
<tr>
<td>Private Airfield</td>
<td>66</td>
<td>0.3%</td>
<td>42</td>
<td>0.3%</td>
<td>42</td>
</tr>
<tr>
<td>Right-of-Way</td>
<td>1636</td>
<td>7.7%</td>
<td>1488</td>
<td>9.4%</td>
<td>1,488</td>
</tr>
<tr>
<td>Urban Reserve</td>
<td>4917</td>
<td>23.1%</td>
<td>3730</td>
<td>23.7%</td>
<td>3,730</td>
</tr>
<tr>
<td><strong>Total City</strong></td>
<td><strong>21267</strong></td>
<td><strong>100.0%</strong></td>
<td><strong>15753</strong></td>
<td><strong>100.0%</strong></td>
<td><strong>12480</strong></td>
</tr>
</tbody>
</table>

*Total does not include 5,522 wetland acres, which is 23% of gross acres.

**Total does not include 5,522 wetland acres or 3,273 open water acres.

As demonstrated by Table 3-3, approximately half of the city’s total acreage consists of wetlands, water, or parks and open space, which will remain undeveloped. Approximately 34 percent of the City’s total 2030 planned land area (net of wetlands and open water) will be dedicated to residential uses, which will accommodate a variety of housing types and sizes. Lino Lakes will also include additional commercial and industrial lands to provide jobs for its residents. Additional mixed use areas will provide housing and shopping opportunities and convenience for residents.

Each land use category is discussed in greater detail below. Additional discussion is provided for the future land use categories that will accommodate new development. This detailed discussion will also address how the Land Use Plan will achieve the community’s goals and policies.

While establishing the importance of the 2030 Future Land Use Map, it is important to acknowledge the realities of land development. Future development may involve assembling several land parcels. Site layouts may need some flexibility to ensure efficient design and safety, especially internal circulation. In addition, natural features do not follow linear property boundaries. Because of these and other factors, the actual boundaries on the Proposed Land Use Map should be considered somewhat flexible in order to accommodate development or redevelopment proposals. For example, the City may consider averaging out different land use densities across the project site for a project that includes areas mapped for several residential land uses.

Residential Land Uses

Residential uses will account for approximately 34 percent of the total 2030 developed land area (net of wetlands and water) in Lino Lakes. Detailed descriptions of each residential land use category are included below, along with the rationale for locating these uses.
• **Low Density Residential**
The City’s predominant future residential land use is low density sewered residential. The Land Use Plan identifies 3,388 net acres of low density residential, or 27.1 percent of the total land area (net of wetlands and water bodies). This land use category provides for housing at densities of 1.6 to 3.9 units per net acre that is served by municipal sewer and water service. Efforts were made to locate these areas to avoid conflict with more intense land uses, including commercial and industrial areas, high density housing, and high traffic volume roadways. Low impact development will be required in accordance with the Resource Management Plan in environmentally sensitive areas within the Low Density Residential designation.

This land use category also includes existing unsewered low density residential areas that will eventually be connected to City sewer and water systems. The City will work with landowners to provide utilities.

• **Medium Density Residential**
The city’s Land Use Plan identifies 546 net acres for medium density residential development, or 4.3 percent of the city's total land area (net of wetlands and water bodies). This land use category will accommodate medium density residential development at densities of 4.0 to 5.9 units per net acre served by municipal sewer and water. These areas can serve as a transition between lower and higher intensity uses. Development in these areas should consider neighboring uses, and efforts should be made to provide for smooth transitions between medium and low density areas. Several medium density residential areas were also located on sites with environmentally sensitive areas. This provides for increased flexibility for development in these areas. Allowing for higher density on suitable areas of a site will increase the financial feasibility of preserving sensitive areas, and allow for more creative site plans that incorporate natural areas into the site planning process. Standards for development in environmentally sensitive areas will require additional environmental protection measures to reduce stormwater runoff and other environmental impacts of more intense development, as defined in the Resource Management System Plan.

• **High Density Residential**
The future land use plan identifies 165 net acres of high density residential uses, or 1.3 percent of the city’s total land area (net of wetlands and water bodies). The purpose of this land use category is to accommodate residential development at a density of 6.0 to 10.0 units per acre served by municipal sewer and water. These areas can also serve as a transition between lower and higher intensity uses, such as commercial areas or higher volume roadways. As with medium density residential areas, several high density areas were identified to provide for development flexibility in environmentally sensitive areas. Again, additional environmental protection measures will be in place to reduce the environmental impacts of more intense development in these areas, as defined in the Resource Management System Plan.

The Land Use Plan achieves many of the community’s residential goals for the future. The plan provides opportunities for affordable and life-cycle housing options in the community by accommodating development at a variety of types and styles. Opportunities for a variety of housing types address the community’s goal and related strategies to improve the availability of affordable and life-cycle housing. Development of affordable housing is made more feasible by increasing the allowable density on a site, as land and construction costs per unit are reduced.
The provision for medium and high density housing also addresses the community’s goal to enhance opportunities for senior housing. As the population ages, the demand for maintenance free options is likely to increase.

By locating higher density residential areas to provide transitions between lower density areas and more intense uses, the land use plan addresses the community’s goal to ensure that housing development is compatible with existing and adjacent land uses. The community’s goal to maintain its existing housing stock is also addressed, as transitions between existing low density development and higher density housing areas are provided to ensure that more intense development does not negatively affect existing low density residential areas.

The community’s goals and strategies relating to natural resources were also considered throughout the development of the plan. Providing for higher density uses on some sites with scenic natural amenities such as wetland areas or along the shores of Peltier Lake also promotes accessibility to key community features and natural amenities, which is another community goal, for residents of higher density housing. Identifying higher density options in these areas also addresses the community’s goal and related strategies to sustain Lino Lakes’ natural resources by promoting more flexible development in these areas. Accommodating higher density in these areas provides for more site plan flexibility, as development can be concentrated on areas of the site more suitable for development while environmental features are preserved as open space.

To promote a well-planned, multi-modal community, pedestrian activity in all areas designated residential will be encouraged through the provision of sidewalks and trails, as well as connections to existing and future pedestrian or transit facilities.

As described above, the goals and policies of the Comprehensive Plan include the provision of affordable housing, life-cycle housing, and pedestrian connections. The preservation and enhancement of natural resources is not only a goal but a fundamental element of the Comprehensive Plan. Achieving these goals in a development project often will increase project costs, which is a significant disincentive for the developer. Therefore, achieving these public goals will require changing the way the City approaches development. This includes the use of incentives to offset increased project costs that would be incurred in achieving City goals.

For example, the residential land use categories are defined by density ranges. However, the City may offer a density bonus if a development project includes elements that meet the City’s goals, supporting the public values expressed in the goals and policies. A project might be allowed to exceed the land use category’s density for providing affordable or life-cycle housing that would not be provided without the incentive. A project that is designed to avoid valued natural features, or that includes a management plan for restoration of a resource, might also qualify for a density bonus.

Other incentives also should be considered, such as reducing fees as a way to acknowledge special stormwater management elements that reduce runoff or otherwise achieve goals of the resource management system plan. This incentive program will be created as part of the City’s update to its official controls, which follows the adoption of the Comprehensive Plan.

Mixed Use

The Land Use Plan identifies 536 net acres for mixed use development, which accounts for 4.3 percent of the city’s total land area (net of wetlands and water bodies). This use is intended to provide a mix of residential, retail, and office uses. Typically, mixed use development may include higher density housing, retail buildings, and office. Development may be mixed vertically, consisting of main floor commercial space with office or housing units located above, or development may be mixed horizontally on a particular site. These areas shall be designed to
incorporate more compact development and promote pedestrian activity. These projects will support pedestrian activity through pedestrian friendly design, and by providing connections to existing and future pedestrian and transit facilities. These future mixed use areas have the opportunity to become the city’s gathering space and the design may incorporate public spaces and amenities. Architecture and landscaping are important aspects of mixed use developments, as this type of development is typically oriented to accommodate both pedestrians and vehicles. By providing walkable mixed use areas, stress on the transportation system is reduced. Mixed use areas can also provide a “sense of place” within Lino Lakes by creating active and attractive developments with opportunities for interaction through successful design and site layout. The community has identified eight future mixed use sites, which are located at key intersections in the city. Many of these vibrant developments along major roadways will serve as gateways into the city.

The mix of commercial and residential uses will vary for each site, as will the residential density, as shown below in Table 3-4. It is important to note that the information provided in Table 3-4 is preliminary, and is intended to serve as a guide for future decision-making. As plans for specific mixed use areas are refined, suggested density, total units, and the residential/commercial split may be revised. To best serve the community’s changing needs and market conditions, flexibility in these areas is essential. Gross and net acreages for mixed use development presented in Table 3-4 represent the potential for new mixed use development, and do not account for existing mixed use development projects in the city.

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<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Robinson Farm: Main Street/2nd Avenue</td>
<td>29</td>
<td>27</td>
<td>75/25</td>
<td>10</td>
<td>10</td>
<td>8 to 15</td>
</tr>
<tr>
<td>Lake Drive/Main Street</td>
<td>23</td>
<td>23</td>
<td>75/25</td>
<td>19</td>
<td>0</td>
<td>8 to 15</td>
</tr>
<tr>
<td>Lake Drive/77th Avenue</td>
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<td>3</td>
<td>75/25</td>
<td>2</td>
<td>0</td>
<td>8 to 15</td>
</tr>
<tr>
<td>Legacy at Woods Edge1</td>
<td>43</td>
<td>27</td>
<td></td>
<td>27</td>
<td>0</td>
<td>10 to 24</td>
</tr>
<tr>
<td>County Roads 49/J</td>
<td>36</td>
<td>35</td>
<td>50/50</td>
<td>17</td>
<td>0</td>
<td>8 to 15</td>
</tr>
<tr>
<td>Centerville Road/Birch Street</td>
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<td>31</td>
<td>80/20</td>
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<tr>
<td>Centerville Road/County Road J</td>
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<td>24</td>
<td>60/40</td>
<td>14</td>
<td>0</td>
<td>8 to 15</td>
</tr>
<tr>
<td>Hardwood Creek2</td>
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<td>80/20</td>
<td>280</td>
<td>0</td>
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<td><strong>Total</strong></td>
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<td><strong>519</strong></td>
<td></td>
<td><strong>370</strong></td>
<td><strong>35</strong></td>
<td></td>
</tr>
</tbody>
</table>

1 Generally located in the SE quadrant of I-35W/Lake Drive interchange. Net acres represents the undeveloped portion of the project area. 450 total units assumed in the PUD regarding this Mixed Use area (60 are built, so 390 remain).

2 Net density maximum of 4.5, with 2/3 of the residential area reserved for low density not exceeding 3.0 units/acre.
Providing for mixed use areas in the community addresses several of the community’s goals and strategies. Many of the proposed mixed use areas are located at key intersections in Lino Lakes to signify gateway points into the community. Design and landscape standards will be developed for these areas to ensure that development is attractive and promotes a positive community image. This addresses the community’s goal to promote a unified community identity and its related strategy to create and strengthen the appearance of the city’s gateways.

Because a majority of mixed use sites incorporate residential areas at densities of 8 units or more, the city’s goals for affordable and lifecycle housing, as discussed above, are also addressed. The mixed use areas will also further serve the needs of the senior population by increasing access to retail opportunities for residents of these areas, another community strategy related to senior housing opportunities.

The provision of over 500 net acres of mixed used also supports the community’s goal to increase commercial/residential mixed use development through the city. The future land use plan identifies mixed use areas along major transportation corridors in each quadrant of the city, in response to the city’s strategy to ensure that mixed use development is dispersed throughout the city. This will provide retail opportunities to residents of all areas of the city, potentially decreasing stress on the transportation system by reducing trip lengths. Design standards in mixed use areas will promote high quality and attractive commercial areas in response to the related community strategy.

**Commercial/Industrial Uses**

The Land Use Plan identifies a total of 396 net acres of commercial uses, which account for 3.2 percent of the city’s total land area (net of wetlands and water bodies). This use is intended to accommodate retail, office and service uses. Commercial areas are identified along major roadways within the City, as these corridors will provide higher traffic volumes and visibility to support commercial uses. The provision of additional commercial areas will increase employment opportunities for residents of the community, and will also increase the city’s tax base and relieve pressure on residential property taxes. Creating commercial areas around the city will provide convenient retail opportunities for residents of all neighborhoods.

Industrial uses, which include manufacturing, processing, warehousing, and research and development, are concentrated along major regional transportation corridors, I-35W and I-35E, to provide for convenient transportation access for users. The 2030 land use plan includes 546 net acres of industrial development, or 4.4 percent of the city’s total land area (net of wetlands and water bodies). Similar to commercial land use categories, this use will also provide additional employment opportunities and diversify the city’s tax base.

The planning process for future commercial and industrial areas was guided by the community’s goal to coordinate transportation and land use planning. Transportation issues, including access spacing guidelines, capacity issues, and traffic control needs were considered when locating commercial areas. A large future development area is planned for post 2030 at the location of a future interchange on I-35E and 80th Street to provide access for commercial and industrial users. In addition to auto and truck access, pedestrian and transit connectivity to commercial and industrial areas is important. To promote pedestrian and transit activity within and around commercial and industrial districts, pedestrian connectivity within commercial and industrial projects is encouraged, as are pedestrian connections to existing and future pedestrian, trail, and transit facilities.

The plan for future commercial and industrial areas also addresses many of the Commercial and Economic Development Goals and Strategies developed by the Visioning Committee and the
Comprehensive Plan Advisory Committee. This discussion is included in Chapter 5: Economic Development.

**Urban Reserve**

The Land Use Plan identifies 3,743 net acres of Urban Reserve, or 30.0 percent of the city’s total land area (net of wetlands and water bodies). The purpose of the Urban Reserve area is to preserve land for post-2030 urban development. An Urban Reserve designation is used to facilitate well-planned, orderly urban expansion. The Urban Reserve prevents the spread of scattered large lot development that poses future obstacles to urban development by increasing costs for future installation of public infrastructure, and making future subdivision difficult. An urban reserve helps to promote cost-efficient planning by preventing premature expansion of urban services, ensuring orderly and efficient expansion of future urban services (utilities and roads). To promote an efficient future development pattern in this area, development before 2030 will be limited to one unit per 10 acres. This limit will allow for more efficient infrastructure provision once the market is ready and the City has determined that more intense development is appropriate in these areas. The Urban Reserve is not permanent, as this area will be reviewed at least every 10 years as part of the Comprehensive Plan Update. Therefore a portion of Urban Reserve could be staged for urban development in another 10 years. An Urban Reserve allows Lino Lakes to study the rate of growth over the next 10 years and better understand the type of land use and rate of growth that will occur in this area.

**Permanent Rural**

The purpose of the Permanent Rural category is to designate those areas that are not intended to receive sewer service due to topography and soil issues, or due to a private conservation easement. This area will make up a very small percentage (1.2 percent) of the city’s total land area (net of wetlands and water bodies) in 2030. Development in rural areas shall be limited to residential single family at low densities or agriculture-related uses. Residential development in these areas shall be limited to an overall density of 1 unit per 10 acres served by individual or community sewage treatment systems. However, cluster development guided by conservation subdivision principles to permanently preserve open space, especially in areas mapped for greenway corridors, may be encouraged through the use of density bonuses. Agricultural activities within the Permanent Rural designation should utilize conservation practices so as to not impair regional water bodies.

**Civic/Institutional**

The Land Use Plan identifies 313 net acres of Civic/Institutional uses, making up 2.5 percent of the city’s total land area (net of wetlands and water bodies). The purpose of the Civic / Institutional area is to accommodate public buildings or facilities, private or public utilities and infrastructure, public and private schools, and cemeteries. Additional discussion on civic and institutional uses is provided in Chapter 9: Community Facilities.

**Parks/Open Space**

The Land Use Plan identifies 1,105 net acres of Park and Open Space, or 8.9 percent of the city’s total land area (net of wetlands and water bodies). However, because the community’s park and open space areas consist of numerous wetlands and several lakes, the gross area of Lino Lakes Parks and Open Space areas is substantially larger (3,453 gross acres, or 16.2% of the city’s total gross land area). The purpose of the Parks / Open Space area is to accommodate passive or active recreational areas and facilities as well as lands under public control that are designated as permanently undeveloped for the purpose of resource management or protection. Additional discussion of the planned parks, trails, and open space system is provided in Chapter 2: Resource
Management System Plan. It is noted that the specific parcels of land that will accommodate future parks and open space are not shown on the 2030 future land use map (Figure 3-3) as the specific location of these future facilities have not been determined. Figure 2-9, Parks, Greenways and Trail System Plan, shows the general vicinity where new neighborhood parks will be needed to serve new growth.

**Private Airfield**

The Land Use Plan identifies 42 net acres of Private Airfield, or 0.3 percent of the city’s total land area (net of wetlands and water bodies). Lino Lakes contains two private airfield areas. Surfside Seaplane Base, located on the northwest shore of Rice Lake, includes docking, hangar, fuel, and maintenance facilities. An on-land private landing strip is also located at Surfside Seaplane Base. The second private airfield consists of a private landing strip at the Lino Lakes Air Park, which is located south of Carl Street and west of 4th Avenue. The Lino Lakes Air Park is used by members of the private air park association, made up of many of the homeowners along the landing strip.

**Staging and Growth Management**

Throughout the Visioning and Comprehensive Planning processes, participants, including the Citizen Visioning Committee and Citizen Comprehensive Plan Advisory Panel members, elected officials, and residents expressed the importance of balancing growth with preservation of the community’s valuable natural resources. The City is required, by State law, to accommodate new growth. Metropolitan sewer interceptors have been constructed to meet the demand of future growth, and the City has prepared a plan that provides efficiently for this growth. In addition to providing for this growth, the city can also dictate how and where this growth should occur to ensure that community goals are met. Many elements of the Comprehensive Plan and subsequent zoning ordinances and subdivision code updates will be focused on this effort to ensure quality development that does not negatively impact natural features of the community. As the City grows, growth will be shaped and managed in a variety of ways. The City’s abundant natural resources will have a significant effect on the city’s development pattern, as development in environmentally sensitive areas will be managed appropriately to ensure protection of resources. The City has several tools to protect these resources. The City’s growth will also be shaped by the availability of infrastructure, as urban-scale development is not feasible without municipal sewer and water service. A staging plan, which identifies the timing and phasing for sewer service to all areas within the city, was developed as part of the Comprehensive Plan process. Additionally, growth will be timed to ensure that appropriate infrastructure and transportation improvements are completed to accommodate new development. Finally, the City’s Growth Management Policy provides for additional flexibility to manage growth in an efficient manner while still responding to market conditions. The policy works in conjunction with the staging plan, as it dictates the criteria for moving from one staging area to another. Each of these growth management tools are discussed in greater detail below:

**Protection of Natural Resources**

As Lino Lakes develops, protection of its valuable natural resources will continue to play an important role in guiding growth and shaping future development. Growth and economic development objectives should be balanced with managing natural resource systems. Natural resource protection strategies are also an essential component of a growth management plan to ensure that the community’s resources are preserved. The City has several tools to protect natural areas while also managing future growth. These tools include:

- **Parks, Natural Open Space, and Trail System Plan (2004):** The Lino Lakes Parks, Natural Open Space, and Trail System Plan identifies a future park, trail, & greenway system throughout the city. This plan provides a framework for
restoring and managing the city's natural resource areas, and enables the City to prioritize sensitive areas for preservation. The City uses this plan in working with developers to preserve open space and natural areas, and will continue to do so as development occurs. This plan is further discussed in Chapter 2-Resource Management System Plan.

- **Rare Wildlife and Plant Habitat Models:** Using available natural resources inventory data and land cover information, and known habitat affinities of rare animals, city staff developed a GIS based wildlife model to assess potential habitats for rare animal populations known to occur within the City. The results of this model are used to review proposed development plans and conservation projects, and to identify areas within the City that may require additional field survey and assessment for the presence of rare plant populations.

- **Suitability Analysis:** As mentioned previously, development of the future land use plan was guided by a thorough analysis of natural resource information to determine areas most suitable to accommodate growth and more intense development. This suitability analysis compiled a variety of natural resource data, including information on wetlands, plant communities, rare plant species, and soils to determine areas marginally suitable for development, moderately suitable for development, and highly suitable for development. The suitability map was consulted during the development of the Land Use Plan. This data will be available to property owners/developers for preparing site plans and for staff to use during the development review and approval process to ensure that development suitability of each site is considered.

- **Handbook for Environmental Planning and Conservation Development:** The Handbook (published in December 1999) provides detailed guidance to enable the City to establish a viable conservation development program, and includes: a natural resources based planning model and framework, an overview of Lino Lakes existing ecological resources, priority areas for ecological protection within the City, action steps for protection of ecological systems, potential open space and greenway corridors, a framework for ecological restoration and management, and principles of and guidelines for conservation development.

- **Planned Unit Development (PUD) to promote Low Impact Design/Conservation Development Principles:** The purpose of this approach to development is to preserve and enhance valued resources within new development. To preserve these areas, development uses low impact design principals, and/or is clustered on only a portion of the site, while environmentally sensitive areas are preserved as open space. By clustering development and creating smaller lot sizes for residential development, developers can still construct the same number of dwelling units on the site as would otherwise be permitted in that zoning district, while preserving valuable open space areas. The same concept can apply to non-residential projects. The City of Lino Lakes has effectively used conservation subdivision techniques for the past several years to preserve or plan for the preservation of valuable resource areas. Incentives will apply to all development that is located within or adjacent to environmentally sensitive areas. Incentives may include density bonuses, reduced fees, an expedited permitting process, or flexibility regarding staging area boundaries and timing.
• **Ordinances:** The City will review and update its ordinances to be consistent with the revised Comprehensive Plan. Through ordinance standards and the development review and permitting process, the City is able to implement many of the goals and policies included in the Plan, including the dedication of new parks, open space and trails and protection of natural features, such as wetlands, woodlands, and wildlife and plant habitats. In addition to ordinances protecting natural features, environmental protection within the city may also be supported through the incorporation of green building techniques to reduce the impacts of development and redevelopment. To promote attractive, quality development that enhances the character of Lino Lakes, landscape and design standards will also be reviewed and updated.

• **Rice Creek Watershed District Lino Lakes Resource Management Plan:** As part of the integrated comprehensive planning process, the Rice Creek Watershed District prepared a Resource Management Plan to provide a watershed-based approach to wetland management. This process included an analysis of the city’s future land use plan to determine the impacts of future growth on the area’s aquatic resources. A key component of the plan is to establish a Wetland Preservation Corridor. This corridor may include high priority wetlands, natural open space (uplands), greenway connections, and marginally suitable development areas. The plan identifies several strategies to mitigate development impacts, particularly within the Wetland Preservation Corridor, as more fully described in Chapter 2: Resource Management System Plan.

**Infrastructure Capacity**

In addition to the protection of natural resources, many participants of the Visioning and Comprehensive Plan processes expressed concern about the capacity of the city’s infrastructure to accommodate new growth in the community. The availability of infrastructure will also be used to determine the timing and feasibility of new growth. As part of the comprehensive plan, the transportation, water, and sanitary sewer systems were analyzed to determine their capacity to accommodate the 2030 and full build-out growth forecasts. These systems are discussed more fully in Chapters 6, 7 and 8.

**Land Use and Transportation**

The city’s Land Use Plan was analyzed to determine compatibility with the local transportation system. Based on this analysis, improvements to the transportation system were identified to accommodate additional growth in Lino Lakes. These improvements are discussed in the Transportation Chapter of this plan. Development review will include analysis of the transportation system and transportation improvements may be required as part of the development permitting process.

**Utility Staging**

The provision of sewer and municipal water service will be a key factor to determine the timing of future growth. As part of the Comprehensive Plan process, the future land use plan was analyzed to determine future water supply and wastewater infrastructure needs to accommodate new growth. These systems will need to be expanded to accommodate future development in the community. Therefore, a staging plan was developed to identify the sequence and anticipated timing of water and sewer provision (Figure 3-4). The staging area boundaries are based on the city’s sewer districts, current development patterns, and land needed for forecasted development. The staging plan establishes the pattern, timing, and location of future growth to 2030 and beyond.
The Staging Plan reflects the City’s three growth areas where regional interceptors are located, the northeast, northwest, and south growth areas. It is noted that the White Bear Interceptor is located ½ mile from the Lino Lakes border and is not shown on the Staging Plan. The Staging Plan identifies areas for growth from 2010 to 2020, 2020 to 2030, and post 2030. Each ten-year staging area is also sub-divided into five-year phases. To promote an efficient growth pattern, development outside of the current five-year phase will be limited to agriculture related uses and single family residential at a density of one unit per 10 acres. Therefore, during the time period associated with Stage 1A (2008-2015), development in Stages 1B, 2A, 2B and Stage 3 will be limited to agriculture uses or single family residential at one unit per 10 acres. The City will monitor growth by annually assessing market conditions and land capacity to determine when the next staging area should be opened for development. The staging plan cannot force development to occur. Rather, it prohibits urban growth from occurring outside areas planned for utility service. It should be clear that while there are legitimate reasons why cities should stage and time growth in an orderly and contiguous manner, there is nothing about adopting a staged growth plan that forces any private property owner to sell their land before they wish to do so.

The staging plan provides several benefits to Lino Lakes, which are listed below:

- A staging plan creates orderly logical growth pattern based on planned development patterns and availability of infrastructure.
- Clearly defines timing at which land is potentially available for development.
- Allows the City greater control over the pace and location of new development combined with providing necessary services when planned development occurs.
- Provides greater ability to plan, budget and set goals for future development based on the Staging Plan.

The staging boundaries were revised several times to ensure that an adequate supply of land was available to accommodate future development. The development of the staging plan was an iterative process of balancing land capacity with the 2030 growth forecasts. After preparation of the staging map, land use acreages and appropriate densities were used to calculate potential household and employment capacity of the land use plan. Assuming the minimum allowable density for each land use category, the plan has capacity to accommodate approximately 6,400 new households by 2030. The Metropolitan Council is forecasting 4,600 new households by 2030. The 2030 household growth forecast is 28 percent less than the land use plan capacity. This additional capacity is intended to provide for flexibility. Flexibility is essential, as future development is dependent on many factors, including the willingness of property owners to sell or develop their properties. Additionally, because the city has access to five regional sewer interceptors, it is difficult to predict the pattern and rate of growth for different areas of the city. Therefore, additional land use capacity is provided to ensure that the growth forecasts can be accommodated in an efficient and cost-effective manner.

The future land use plan also provides over 700 developable acres of commercial and industrial uses (including portions of mixed use districts) to accommodate the city’s forecasted job growth of 4,080 new jobs by 2030.

The staging plan and future land use plan were used to determine the number of acres in each land use category in five-year increments (Table 3-5). This table provides a view of the city’s planned growth by land use category in five year periods, allowing the City to better budget and plan for necessary infrastructure improvements.
Table 3-5. New Development by Land Use in 5-year Increments

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<td>109</td>
<td>309</td>
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<td><strong>484</strong></td>
<td><strong>3,072</strong></td>
</tr>
</tbody>
</table>

¹ Net of wetland
² Includes anticipated residential and non-residential development
Figure 3-4: Utility Staging Map

Utility Staging Map
City of Lino Lakes 2030 Comprehensive Plan
**Growth Management Policy**

In addition to the tools described above, the Comprehensive Plan Advisory Committee discussed the development of a revised Growth Management Policy for the city. The Growth Management Policy should provide a clear basis for efficient development staging as well as flexibility to respond to market conditions. The new policy must work in conjunction with the staging plan to establish the criteria for moving from one staging area to another.

The Growth Management Policy will include the following elements:

1. The City will create a fully integrated Comprehensive Plan and keep it up to date with biannual reviews. The City will perform an intensive review at least once every five years to ensure the plan addresses changing needs and conditions.

2. The Comprehensive Plan will include a staging plan defining development staging areas sized to accommodate forecasted growth.

3. The City will monitor the ten-year staging areas and annually determine if adequate land remains available.

4. All development must be located within the current ten-year staging area unless a Comprehensive Plan amendment is approved that redefines the current ten-year staging area.

5. All development must be phased within each ten-year staging area in accordance with the staging plan unless the City Council determines, by resolution, to redefine the location of the current five-year phase.

6. Prior to reaching the time threshold for the next ten-year staging area, or five-year phase within a ten-year staging area, depicted on the staging plan, the City Council will determine by resolution if the next area is to be opened to development. The following criteria will be used to determine where and when to open up the next ten-year staging area, or five-year phase within a staging area, in accordance with the timing indicated on the staging plan:
   
   a. Adequate infrastructure must be available to support development. Appropriate analysis will determine if adequate infrastructure is available and what utility extensions and transportation improvements are required to support new development. If infrastructure is not available and cannot be made available in a timely manner to support expanding into the next ten-year staging area or five year phase within a staging area, the city may refrain from opening up the next staging area, or portions thereof.

   b. Different areas of the city can be considered independently. A decision to open one area of the city to development does not automatically open a different area of the city. Decisions to open new areas to development should clearly define and map the area being opened.

   c. This process does not require a comprehensive plan amendment because it is in accordance with the timing indicated on staging plan.

7. The following criteria will be used to determine if the city should allow a specific development project to occur early in a ten-year staging area, or five-year phase within a staging area, prior to the timing indicated on the staging plan.
a. The proposed development must be located within both the current and the next ten-year staging area, or five-year phase, or located adjacent to the current staging area.

b. The proposed development must be master planned. Small, piecemeal developments do not justify redefining the ten-year staging area, or five-year phase.

c. The proposed, master planned project must provide discernable public values.

d. Adequate infrastructure must be available to support development. Appropriate analysis will determine if adequate infrastructure is available and what utility extensions and transportation improvements are required to support new development.

e. There must be a commitment that the development will pay its proportionate share of infrastructure improvement costs associated with development.

8. All development must adhere to the Resource Management System Plan, including all its components, as this plan provides a conservation design framework for growth within the city.

9. Include standards in subsequent ordinance updates to ensure quality development that minimizes negative impacts on natural and cultural features of the community.

10. The City will plan to accommodate an annual average of 230 units per year over each 5 year phasing period not to exceed 345 units in any one year. At the end of the 5 year phasing period unallocated units will be averaged out over the next five year phase.

**Relationship to Met Council Development Framework**

In addition to guiding Lino Lakes’ future growth, the land use plan also relates to growth and development in the region as a whole. As part of the seven-county metropolitan area, Lino Lakes must accommodate its share of the region’s growth. The Comprehensive Plan must demonstrate the City’s capacity to absorb this growth and that the regional infrastructure, including the transportation and sewer systems, will be used efficiently. The Metropolitan Council has developed objectives and policies for cities in the metropolitan area to ensure efficient use of the region’s infrastructure, including the following policies:

1) Policy 1: Work with local communities to accommodate growth in a flexible, connected and efficient manner.

2) Policy 2: Plan and invest in multi-modal transportation choices, based on the full range of costs and benefits, to slow the growth of congestion and serve the region’s economic needs.

3) Policy 3: Encourage expanded choices in housing location and types, and improved access to jobs and opportunities.

4) Policy 4: Work with local and regional partners to reclaim, conserve, protect and enhance the region’s vital natural resources.

The City has prepared a plan that responds to community goals and to the Met Council’s strategies for developing communities, as outlined in the Regional Development Framework. Lino Lakes’ Comprehensive Plan adequately addresses future needs of the community and the region through the following strategies:
The Plan identifies areas of medium and high density residential uses to provide a mix of housing options for residents, and to create opportunities for affordable housing in the City.

The Plan designates areas for mixed use development to accommodate retail, commercial/office, and housing which will improve access to jobs and other services and opportunities.

The Plan protects natural resources areas (as identified in the City’s Resource Management System Plan) by identifying sensitive areas and planning development accordingly to mitigate impacts to these areas.

The Plan designates higher density housing opportunities along major transportation corridors to increase efficiency of the region’s transportation system and take advantage of future transit opportunities.

Using the methodology prescribed in the Metropolitan Council’s Revised Metropolitan Urban Service Area (MUSA) Implementation Guidelines, the Plan achieves an overall net density of 3.03 units per acre for new growth to ensure the region’s infrastructure is used efficiently. Appendix B includes the Guidelines and an explanation of the City’s net density calculation.

**Protecting Special Resources**

As required by state statute, a municipality’s comprehensive plan must also include strategies for protection of special resources, including solar access, historic preservation, and aggregate resources. These strategies are discussed below.

**Solar Access**

Minnesota Statutes require an element for the protection and development of access to direct sunlight for solar energy systems. The purpose of this legislation is to prevent solar collectors from being shaded by adjacent structures or vegetation and to ensure that development decisions do not preclude the possible future development and use of solar energy systems. To ensure the availability of solar access, the City of Lino Lakes will, whenever possible, protect access to direct sunlight for solar energy systems on principal structures. The City of Lino Lakes will consider solar access in the review of site plans and planning decisions.

**Aggregate Resources**

The Met Council requires cities to identify the location of aggregate resources within the community based on the Minnesota Geological survey within the Comprehensive Plan. No aggregate resources were identified in the City of Lino Lakes.

**Historic Preservation**

A cultural resource assessment conducted as part of the I-35E Corridor Alternative Urban Areawide Review (AUAR) identified high potential for historic resources, including mounds and artifacts in the AUAR area. The City of Lino Lakes will consider the preservation of historic resources in the review of site plans and other planning decisions. The City will, whenever possible, preserve historic structures or landscapes.
Implementation

To implement the land use plan, the City will consider the following implementation measures, which were developed from strategies identified during the Visioning and Comprehensive Plan process:

To create a unified vision and future for the city, promote a well-planned community, and prevent fragmented development (Goal 1), the City of Lino Lakes will:

- Adopt by formal action a new Growth Management Policy

To ensure consistency between official controls and the Comprehensive Plan (Goal 2), the City of Lino Lakes will:

- Update the zoning map to eliminate inconsistencies with the Comprehensive Plan.
- Update ordinances for consistency with Comprehensive Plan policies.
- Develop design standards to ensure high quality residential, commercial and industrial development in the community.
- Create a method of providing incentives, such as density bonuses and fee reductions, for development projects that achieve specific goals in the Comprehensive Plan.
- A zoning district or districts will be established as “holding zones” for urban development. These holding zones are applicable to all land use designations on the 2030 Land Use Plan. Specific areas will be zoned to a district (i.e., R-1, R-1X, R-2, NB, LB, etc.) consistent with the land use designation (i.e., Low Density Residential, Commercial, Industrial, etc.) when municipal services are available and the current staging area is expanded to include the area.

To ensure housing development is compatible with existing and adjacent land uses and provides accessibility to key community features and natural amenities (Goal 3), the City of Lino Lakes will:

- Establish guidelines for the appropriate inclusion of green spaces, paths, sidewalks, and other people oriented amenities throughout the city.
- Revise ordinances to provide appropriate screening and buffering standards to mitigate impacts of adjacent commercial and industrial properties on residential areas.

To maintain safe neighborhoods and community areas (Goal 4), the City of Lino Lakes will:

- Coordinate with City police and fire departments as growth occurs in Lino Lakes to ensure that resources are in place to adequately serve the community.

To expand housing choices in the community (Goals 5 and 6), the City of Lino Lakes will:

- Streamline permitting and development processes to ease the rehabilitation or improvement of existing homes and reduce unwarranted cost impacts on the price of entry-level homes.
- Work with the Anoka County HRA to meet the community’s life-cyle and affordable housing needs.
- Complete a detailed citywide senior citizen housing needs study.
To increase commercial/residential mixed-use development throughout the community (Goal 7), the City of Lino Lakes will:

- Improve the design standards for commercial developments so they are more attractive, user friendly, and integrated into the surrounding neighborhoods and adjacent areas.

To promote community involvement in the development process and city affairs (Goal 8), the City of Lino Lakes will:

- Provide ample opportunities for community involvement and input for planning projects within the city through citizen advisory groups, public open houses, other stakeholder meetings, and surveys.
- Continue to provide updates on development and planning projects in the City's newsletter.
- Use the City's website to provide information and obtain input on planning and development projects in the city.

To sustain the community's natural resources (Goal 9), the City of Lino Lakes will:

- Create design guidelines for new development that are intended to sustain Lino Lakes' unique natural features.

To mitigate the impacts of development and redevelopment on natural resources (Goal 9), the City of Lino Lakes will:

- Establish a wetland/stormwater credit banking program
- Adopt the Resource Management System Plan
- Adopt a Resource Management Plan Rule
- Update natural resource protection standards in ordinances

To promote a unified community identity (Goal 10), the City of Lino Lakes will:

- Create design standards to strengthen and maintain the appearance of the city's gateways and key transportation corridors.

To promote maintenance of the existing housing stock (Goal 11), the City of Lino Lakes will:

- Enforce necessary codes to ensure the continued compliance and maintenance of the existing housing stock.
- Explore methods and options to promote the improvement of the existing housing stock, and to encourage the rehabilitation or redevelopment of substandard housing.

To coordinate transportation with land use planning (Goal 12), the City of Lino Lakes will:

- Review the fully integrated comprehensive plan, which includes coordinated land use and transportation plans, biannually to provide a rationale for transportation and land use decisions.