



2018 Visioning Update



Introduction

The City of Albertville previously undertook a Visioning Study as part of their Comprehensive Planning Process. The City periodically reviews the Vision Study to be sure that it accurately reflect the goals of the City and City Council. The key issues and priorities are reexamined and reevaluated to see whether they have been effectively addressed or to identify on-going work that still requires attention.

This update includes an examination of the long-range land use plan to determine if any changes are needed to reflect current market conditions, development inquiries or local land use needs. The current plan established in 1996 and amended in 2008, 2012, 2014 establishes land use patterns that recognizes that Albertville serves extraterritorial areas beyond its boundaries due to freeway interchanges within the city. In examining the Vision Study, Staff has identify the land use patterns of the adjoining communities to aid in the review of the Albertville Vision Plan.

Small Town Atmosphere

Pace of Growth

Keeping up with aging infrastructure
Streets & utilities

Residential Land Uses

Housing condition
Outdoor storage
Infill development
No more multi-family development*
Trail & sidewalk connections

Commercial Land Uses

Development quality
Current land use patterns*
Access to commercial areas
Number of older vacant buildings
Central Business District/Main St.

Industrial Land Uses

Nuisance issues
Industrial traffic
Marketing of existing commercial lots

Economic Development

Marketing
Financial incentives
Public improvements

Public Facilities

Old City Hall
Soccer facility
Ice arena
Waste treatment plant
Ongoing maintenance of streets & utilities
City parks

Goal 1: Maintain and protect Albertville's small town atmosphere and identity through long range planning.

- Enhance community gateways (I-94 Ramps and CBD)
- Attractive neighborhoods
- High quality commercial sites and buildings
- Streetscape and redevelopment of Historic Main Street
- Implement the 2011 Trail System Plan
- Cedar Creek Golf Course as an enhanced community amenity
- Community volunteerism, civic organizations, community events



Goal 1: Manage growth that provides quality development and does not fiscally burden the community.

- Infill development (quality homes)
- Patient with future land use build out
- New residential development pays for its own infrastructure
- Maintain current commercial and industrial land use patterns and zoning
- Examine redevelopment opportunity on a case by case basis
- Five Year Capital Improvement Plan

Goal 2: The Vision Study Policies and Proposed Land Use Plan guide the City's desired land uses and development patterns. However, the City wishes to be open to potential land uses and/or development options that may not be in line with the stated ambitions of this Vision Study.

- The Vision Study policies and land uses will represent the expressed goals of the City, however, land use and/or development options that are in conflict with the Vision Study may pursue City Council feedback prior to submitting a development application with the submission to concept plan and narrative to the City Council.
- Concept Plan submissions must be received two weeks prior to a Council meeting where the item is to be considered to allow the concept plan and narrative to be included in the Council packet and to allow time for Council consideration.
- All concept plans will be weighed against the policies of the Vision Study and changing conditions within the community to determine if the new project has merit and benefit.
- The Council discussion and direction on a concept plan shall be advisory only and does not represent any project approvals.

Goal 1: Maintain and build attractive residential neighborhoods.

- Promote quality infill development
- Code enforcement
- Rental Ordinance
- Vacant Building Ordinance
- Zoning enforcement – outdoor storage
- City Code nuisance
- Point of Sale – future consideration
- Driveway permits – future consideration
- CIP



Goal 2: Provide a variety of housing options to meet the life cycle needs of Albertville residents.

- Pursue and promote age restricted housing
- Limit future multiple family development to existing guided and zoned locations*
- Enforcement of Rental Ordinance, promote reinvestment in multiple family housing stock
- High design guidelines for multiple family development
 - Exterior finishes
 - Garage
 - Parking
 - Open space



Goal 1: The City will continue to promote commercial development by the City taking advantage of its access to Interchange 94 and the growing population of Albertville and its adjoining communities.

- Follow the Future Land Use Plan to direct commercial development*
- Patient with infill/quality site and building design
- Support reuse of older buildings/enforce sprinkler requirements of Regulation 1306
- Investigate site and street access alternatives for commercial locations
- CBD - streetscape/redevelopment/Central Park
- Promote new business:
 - Hospitality
 - Big Box Retail
 - Lumber Yard



Goal 1: Promote continued industrial development in order to expand local employment opportunities and the City's tax base.

- Follow Land Use Plan to guide future industrial land use
- Market City owned lots
- Open lines of communication with location industries
- Continue to examine industrial zoning standards



- Examine opportunities to open up new properties up for industrial growth. (i.e. Marlowe Avenue Street and Utility improvements).

Goal 1: The Vision Committee identified commercial and industrial growth as a priority for the community. The City will become more aggressive in its economic development promotion efforts.

- Define land use areas for commercial & industrial growth
- Economic Development Strategies:
- Advertising
- Taxes, fees, charges
- In place expansion
- Financial incentive (tax abatement, TIF)
- Communicate
- Preferred businesses
- Capital improvements



Goal 1: Ensure public facilities are designed and constructed to address the City's long range needs, facilitate development, and contribute to the quality of life in Albertville.

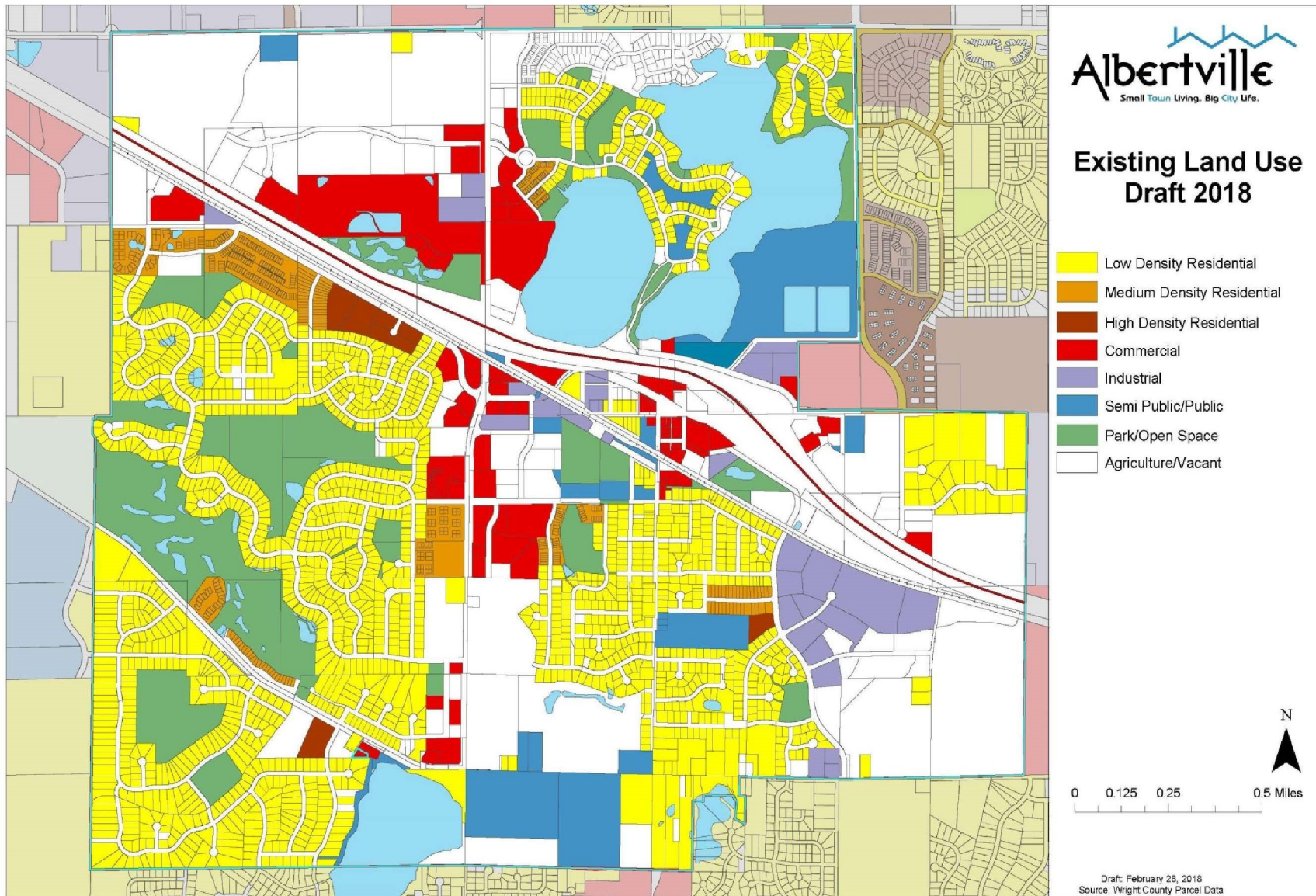
- Pursue I-94 improvement to six lanes through Albertville.
- Complete Phase II of the I-94/CR 19 ramp
- Upgrade CR 19 – north of I-94
- Waste Treatment Plan improvements/
New Sewer Main along CR 19 to
Mississippi River.
- Complete Ice Arena Expansion
- Share facilities and services with neighboring cities.
- Work with local Sport Associations to provide programs and facilities promote recreational programs and encourage active life styles.



Goal 1: Maintain Albertville as a financially sound, self-sustaining community.

- Balance expenditures with revenues
- Allocate cost to services users
- CIP
- Fee/charges
- Special assessments assign cost to benefited properties
- Pursue grants and loans
- Grow the City per the Future Land Use Plan*
- **Inventory conditions of sheets and utilities for planning and maintenance of sheet and utilities that are in poor condition**

Albertville 2018 Land Use

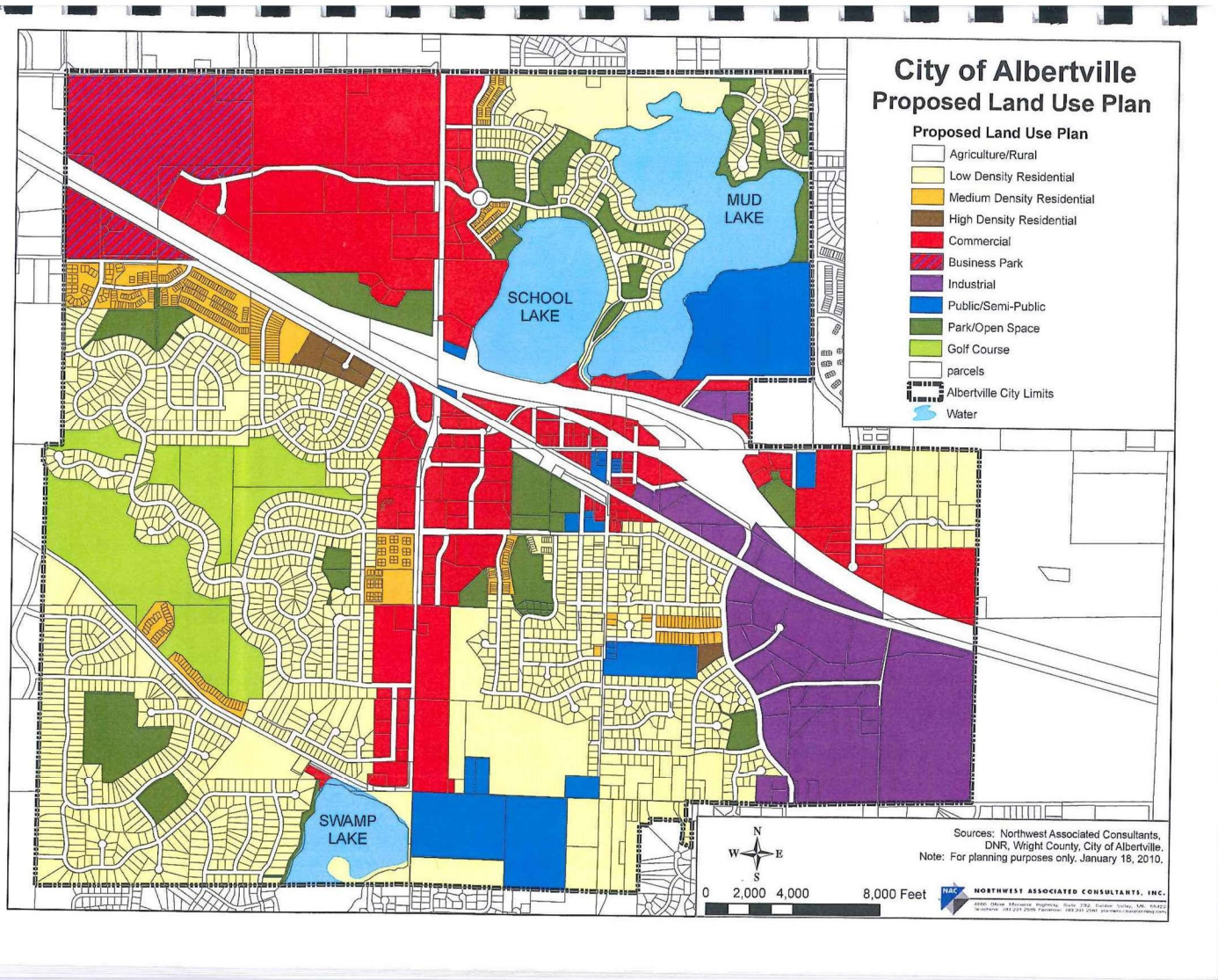


Land Use Plan

Because of the presence of two I-94 access points, Albertville is in a position to serve as a commercial hub for its own residents as well as for portions of surrounding communities such as Saint Michael and Otsego. Capitalizing on commuters who travel through Albertville is an opportunity for the city to consider.

- The extraterritorial areas expand Albertville's market reach.
- The development of these extraterritorial areas impact Albertville's land use planning.
- Albertville has business intercept advantages towards commercially serving the extraterritorial area due to traffic patterns and commuter convenience.
- The following maps identify the extraterritorial areas in which commuters live, who likely will use CR 19, I-94, or CR 37 to travel between work and home.
- This section outlines the extraterritorial areas of impact, and also provides a forecast for new housing assets for Albertville based on the Proposed Land Use map from the 2030 Comprehensive Plan.

Albertville 2011 Proposed Land Use



Development Forecast

RESIDENTIAL DEVELOPMENT

Acres of Agricultural or Vacant Land in 2011: **740.6**

10 Acres

Planned for medium density residential development

191 Acres

Planned for single family residential development

Single Family (2-2.5 units per acre)		
Gross Acres	Net acres	Units
191	145	290 - 360
Medium Density (6 – 8 units per acre)		
Gross Acres	Net Acres	Units
10.0	8.0	48 - 64

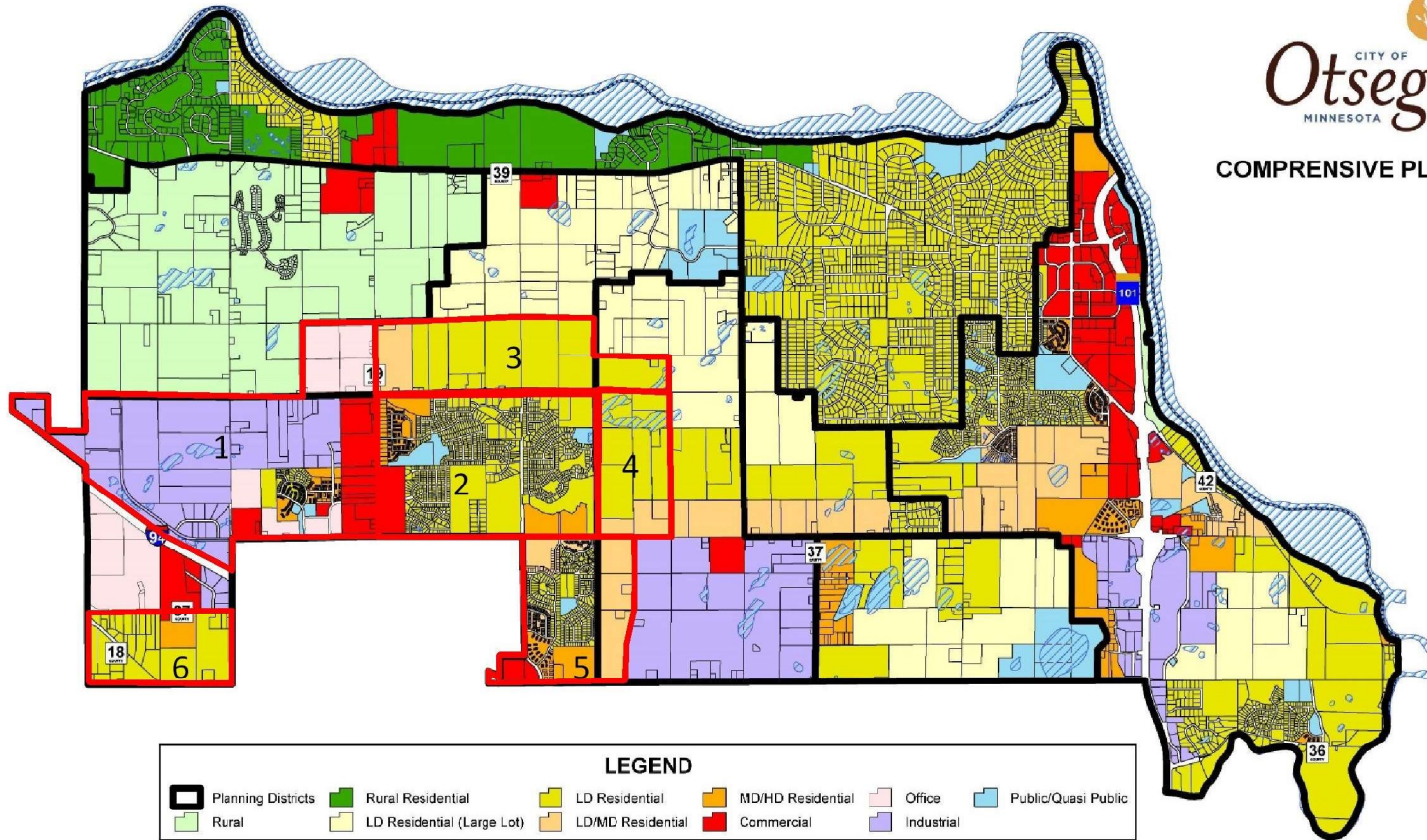
COMMERCIAL DEVELOPMENT

In 2011, Albertville had **254.83 acres** of industrial/commercial land. In its proposed land use map, commercial/business/industrial uses made up **815.3 acres**.

Otsego Land Use



COMPREHENSIVE PLAN 2012

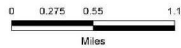


LEGEND					
Planning Districts	Rural Residential	LD Residential	MD/HD Residential	Office	Public/Quasi Public
Rural	LD Residential (Large Lot)	LD/MD Residential	Commercial	Industrial	

ADOPTED: 10 December 2012

TPC

Hakanson
Anderson



FUTURE LAND USE

DISCLAIMER:
This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Table 1

Otsego Housing Unit Forecasts Within One Mile of Albertville			
	Gross Acres	Net Acres	Projected Units
Area 1			
Land Uses:			
Low Density Residential	40	32	64 - 80
Medium Density Residential	42	34	170
Area 1: Total Housing Units			234 - 250
Area 2			
Land Uses:			
Low Density Residential	483	385	770 - 960
Medium Density Residential	87	70	350
Area 2: Total Housing Units			1,120 - 1,310
Area 3			
Land Uses:			
Low Density Residential	485	388	776 - 970
Medium Density Residential	77	63	253
Area 3: Total Housing Units			1,029 - 1,223
Area 4			
Land Uses:			
Low Density Residential	536	428	860 - 1,070
Low to Medium Density Residential	58	46	185
Medium Density Residential	45	36	180
Area 4: Total Housing Units			1,225 - 1,435
Area 5			
Land Uses:			
Low Density Residential	150	120	240 - 300
Low to Medium Density Residential	195	156	624
Medium Density Residential	98	78	392
Area 4: Total Housing Units			1,256 - 1,316
Area 6			
Land Uses:			
Low Density	275	220	440 - 550
Medium/High Density	40	32	192
Area 6: Total Housing Units			632 - 742

Table 2

Otsego Housing Units Near Albertville	
	Range of Housing Units
Area 1	234 - 250
Area 2	1,120 - 1,310
Area 3	1,029 - 1,223
Area 4	1,225 - 1,435
Area 5	1,256 - 1,316
Area 6	632 - 742
Totals	5,496 - 6,276
Estimate of Population*	15,194 - 17,350
	Density Range
Gross Acres	2.2 - 2.8
Net Acres	2.5 - 3.13

* Using average household size from 2012-2016 ACS, and with a calculated 5% vacancy of housing units

Table 1: Dwelling Units by Area and Zoning District

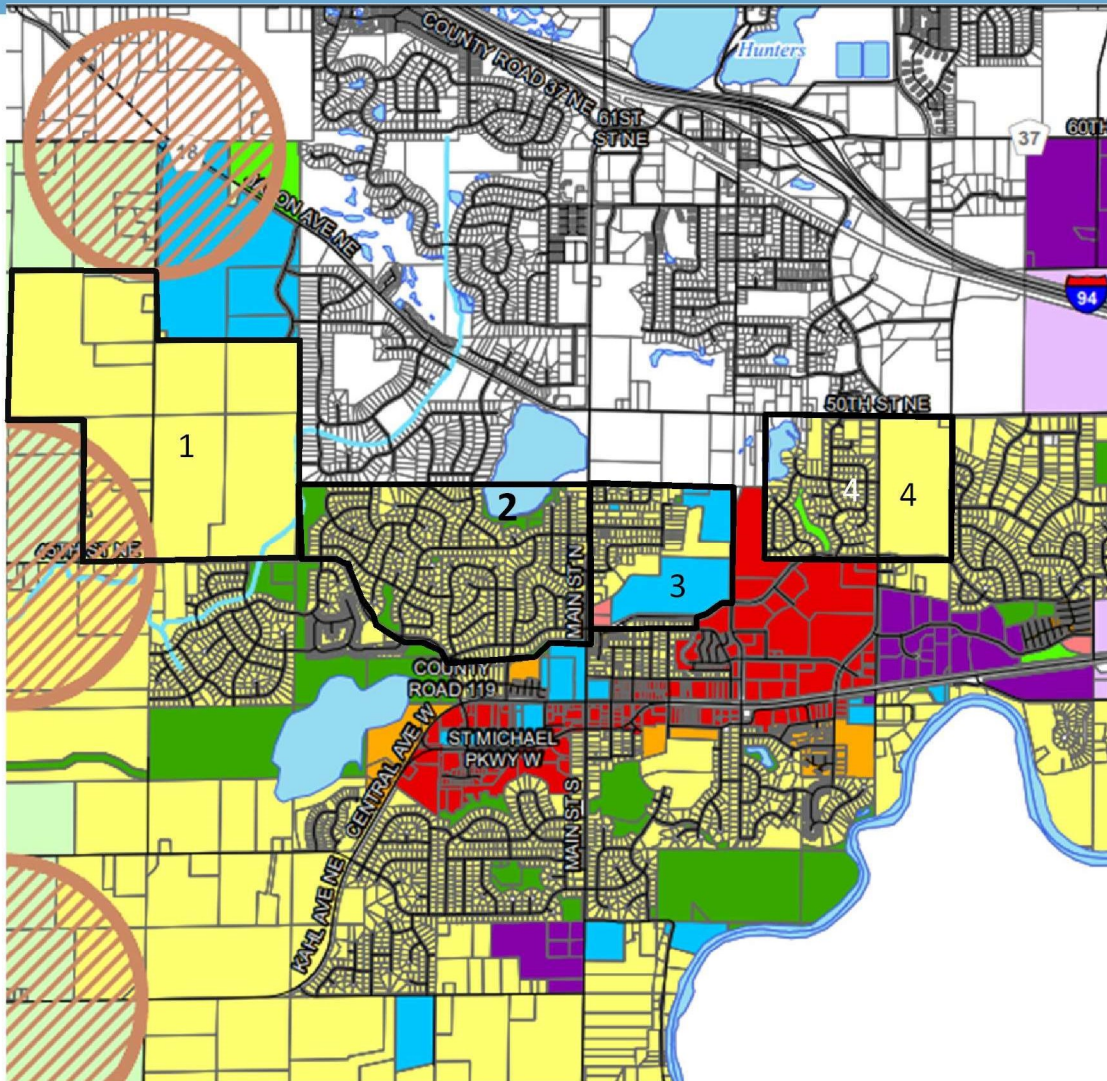
Table 2: Range of Units and Population Estimate

Table 3: Land Use Designations

Table 3

Otsego Land Use Residential Designations			
Land Use	Density	Allowed Uses	Corresponding Zoning
Low Density Residential Large Lot	Less than 3.0 du/ac.	Single Family dwellings.	R-4A District
Low Density Residential	Less than 3.0 du/ac.	Single Family dwellings.	R-1, R-2, R-3, R-4 and R-MH Districts
Low to Medium Density Residential	3.0 to 5.0 du/ac.	Single family, two family and detached townhouse dwellings	R-5 District
Medium Density Residential	4.0 to 7.0 du/ac.	Two family dwellings, detached townhouse and quad or row townhouse dwelling units	R-6 District
Medium to High Density Residential	5.0 to 12.0 du/ac.	Detached townhouse, quad or row townhouse or back-to-back townhouse dwelling units, multiple family dwelling units.	R-7 District

St. Michael Comprehensive Land Use Plan



Land Use

- Agriculture
- Business/Office Park
- Closed Landfill
- Commercial
- Downtown/Town Center
- High Density Residential
- Industrial
- Low Density Residential
- Medium Density Residential
- Park/Open Space (Private)
- Park/Open Space (Public)
- Public/Institutional
- Village/Mixed Use
- Water



Table 1

St. Michael Housing Unit Forecasts in Close Proximity to Albertville			
	Gross Acres	Net Acres	Projected Units
Area 1			
Land Uses:			
Low Density Residential	470	376	750 - 940
Area 2			
Land Uses:			
Low Density Residential	306	245	490 - 610
Area 3			
Land Uses:			
Low Density Residential	68	54	110 - 135
Area 4			
Land Uses:			
Low Density Residential	190	152	305 - 380

Table 2

St. Michael Housing Units Near Albertville	
	Range of Housing Units
Area 1	750 - 940
Area 2	490 - 610
Area 3	110 - 135
Area 4	305 - 380
Totals	1,655 - 2,065
Estimate of Total Population*	5,110 - 6,376

* Using average household size from 2012-2016 ACS, and with a calculated 5% vacancy of housing units



Table 3

St. Michael Land Use Categories			
Land Use	Density	Allowed Uses	Corresponding Zoning
Rural Residential		Existing farmsteads. No new developments in this land use category	A-1, AP
Low Density Residential	1.0 - 3.0 du/ac.	Mixture of single-family detached and attached units.	R-1, R-2, R-3
Medium Density Residential	4.0 - 8.0 du/ac.	Predominantly townhomes or condominiums. Can include smaller lot detached and attached single-family developments	R-3, R-4
High Density Residential	8.0 to 20.0 du/ac.	Multi-unit and multi-building developments. Higher density townhome developments. No greater than 4 stories	R-4
Village Mixed-Use	6.0 to 12.0 du/ac.	Mixture of uses. 65% residential, 25% commercial, and 10% civic. Commercial Floor Area Ratio of .25 to 0.5.	B-2

Table 1: Dwelling Units by Area and Zoning District

Table 2: Range of Units and Population Estimate

Table 3: Land Use Designations

PLANNING AREAS	ESTIMATED POPULATION
Albertville	8034 - 8284
Otsego	15,194 – 17,350
St. Michael	5110 – 6376
Total Planning Area Population	28,338 – 32,010

Consideration of the larger planning areas raises the following questions for the Council.

- With the limited amount of vacant land in the city does the current proposed land use plan represent the Council’s vision for the community?
- Is the council open to land use changes? Converting guided commercial land to alternative land uses?
- What is the Council’s position on medium and high density multiple family housing as a future land use?

FUTURE PROJECTS:	STATUS:
Transportation	
I-94/CR 19 Interchange Improvements (Eastbound Ramp and C-D Road)	
I-94/CR 19 Bridge Replacement	
County Road 19 improvement from CR-37 to 70 th Street	
<ul style="list-style-type: none"> • Improvement to South Ramp Intersection (sightlines, signalization) 	
<ul style="list-style-type: none"> • Improvements to Outlet Mall Intersection 	
<ul style="list-style-type: none"> • Right in/Right out Exchange at 69th Street Alignment 	
<ul style="list-style-type: none"> • Full Intersection Improvements at 69th and 70th Streets 	
<ul style="list-style-type: none"> • Pedestrian Bicycle elements along CR 19 	
Improvements to 50 th Street Between Lansing and Naber Avenues	
Improvements to 70 th Street to an urban section design including trails.	
Continue Overlay and Seal Coat program for local streets	
Replace Bituminous trails with concrete sidewalks through residential neighborhoods	
Continue to implement the City's 2011 Trail System Plan	
Residential Improvements	
Housing Maintenance Code – Point of Sale	
Utilities	
Construct a new waste treatment plant pipe outlet along CR 19 to the Mississippi River	Planning stages
Extend Utilities to Green Haven area of the City	
County Ditch 9 Improvements / Clean Out	
Extend utilities along Marlowe Avenue to open up land for industrial growth	
Establish Agreement with St. Michael for provision of sanitary sewer to promote growth of the High School	Signatures needed
Inventory Conditions of existing utilities, and establish a program for undertaking maintenance and or replacement of utilities exhibiting poor conditions.	

FUTURE PROJECTS:	STATUS:
Public Facilities	
Complete Ice Arena	2018
Storm water Pond Cleaning	Ongoing
Implement the Central Park master plan	
Develop a splash pad in Central Park	
Implement improvements to West Wind Park according to the approve concept plan.	
Monitor all city parks to evaluate the condition of facilities for on-going maintenance and equipment replacement.	Ongoing

FUTURE PROJECTS:	STATUS:
Commercial Improvements	
Economic Development Incentives	Ongoing
Industrial Improvements	
Economic Development Incentives	Ongoing
<i>Staff Recommendations/Priorities:</i>	
City Owned Lots	
Old Castle Glass expansion	
Zachman / Lenz Property improvements	