

Zoning and Subdivision Code Update

Planning Commission/City Council Workshop

October 24, 2019



The City's 2016
Comprehensive
Plan provides
an updated
vision for the
community.





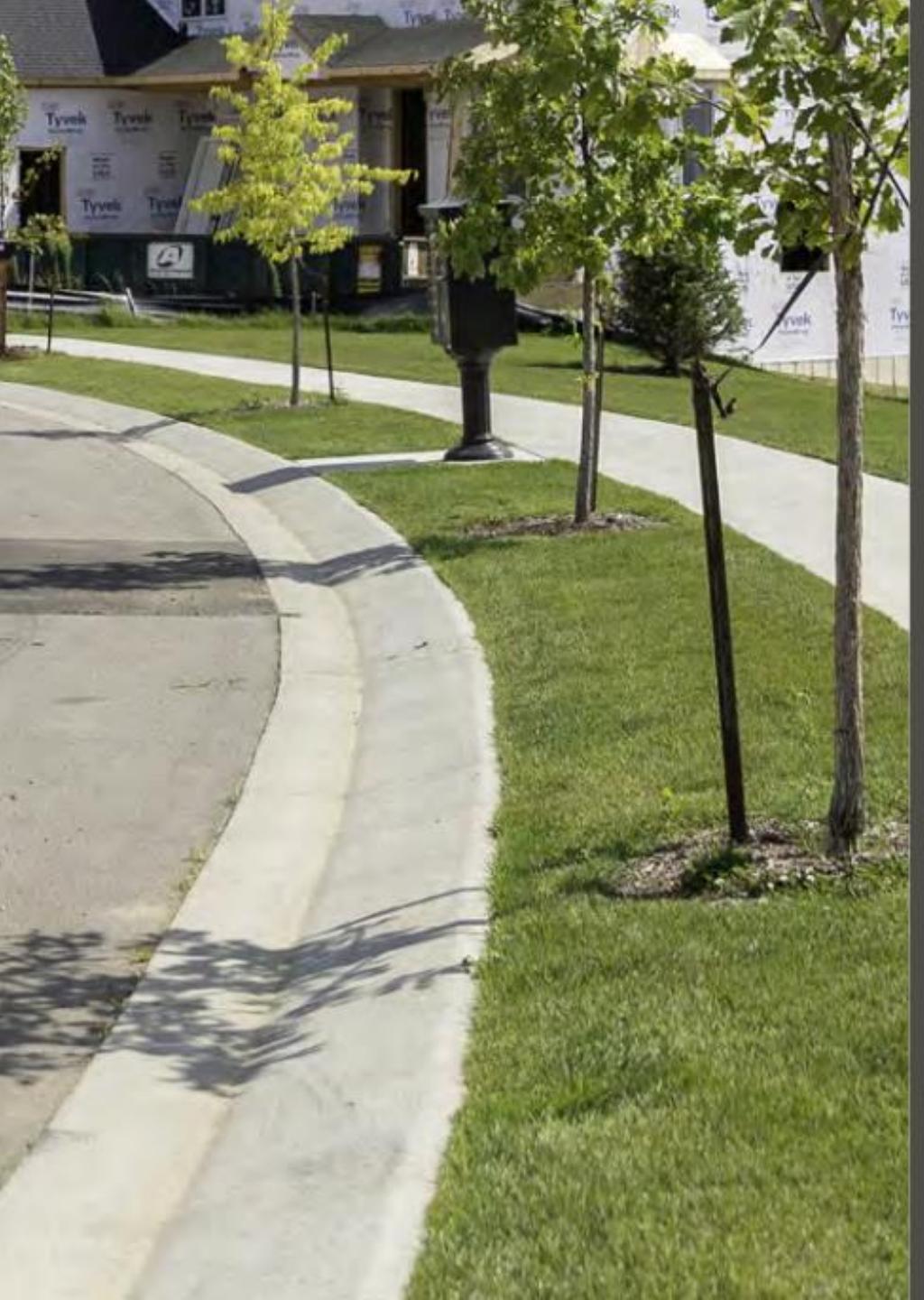
The City is now prepared to update and modernize its zoning code in a manner that will support the community's vision for its future, spur development and redevelopment throughout Austin, and achieve good governance goals.





Why is it important to update the zoning ordinance?

- Critical tool to implement the Comprehensive Plan
- Provides framework for orderly development
- Regulates the development of individual parcels, and the land and buildings within the community
- Reduces impacts of certain land uses
- Changes in state law or new regional policies
- Changes in community preferences and aesthetics
- Advancements in the marketplace and technology



Primary Goals

We understand the City is seeking a
new Zoning & Subdivision Code which is:

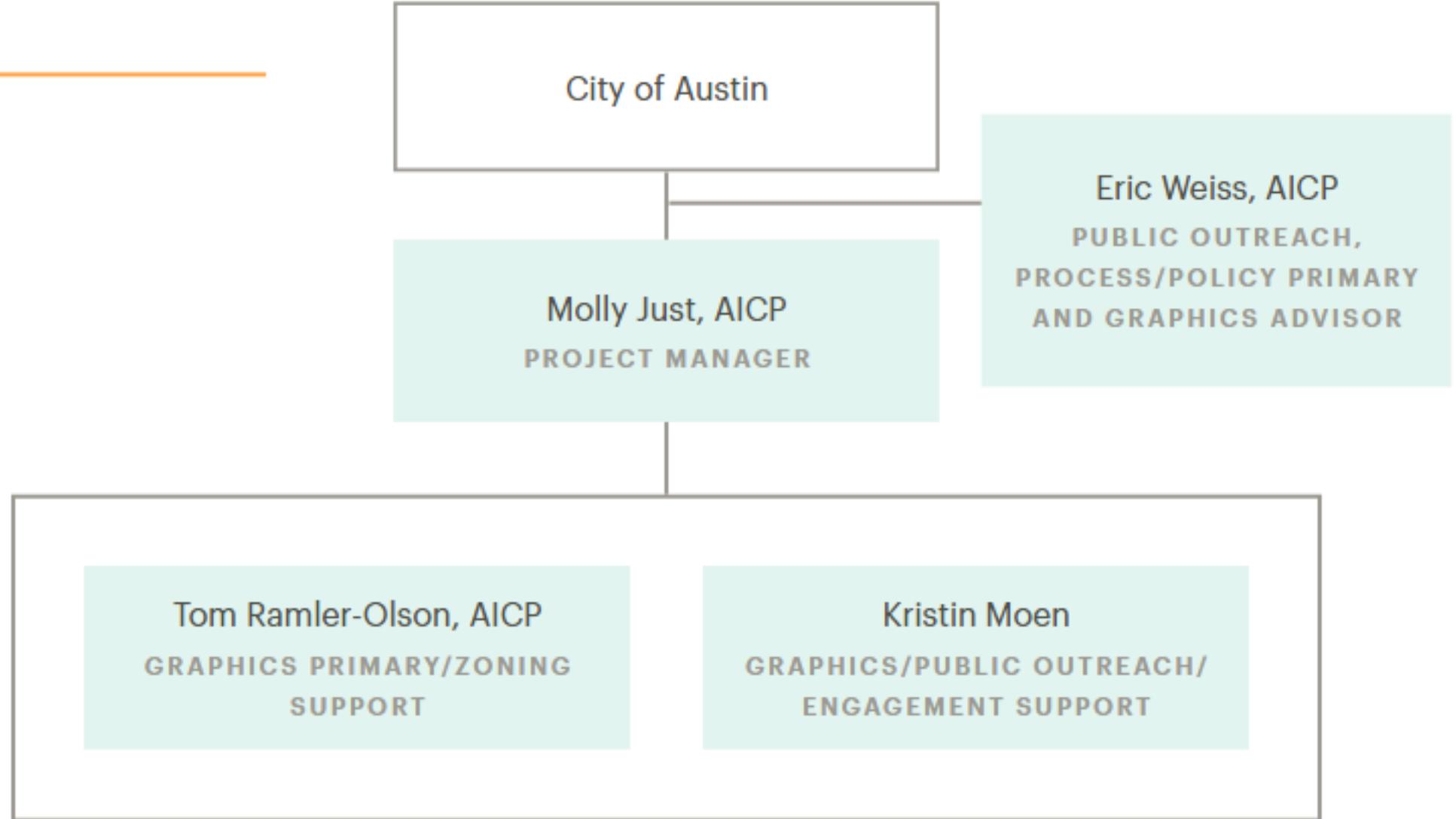
1 MODERN

2 ASPIRATIONAL

3 ACCESSIBLE

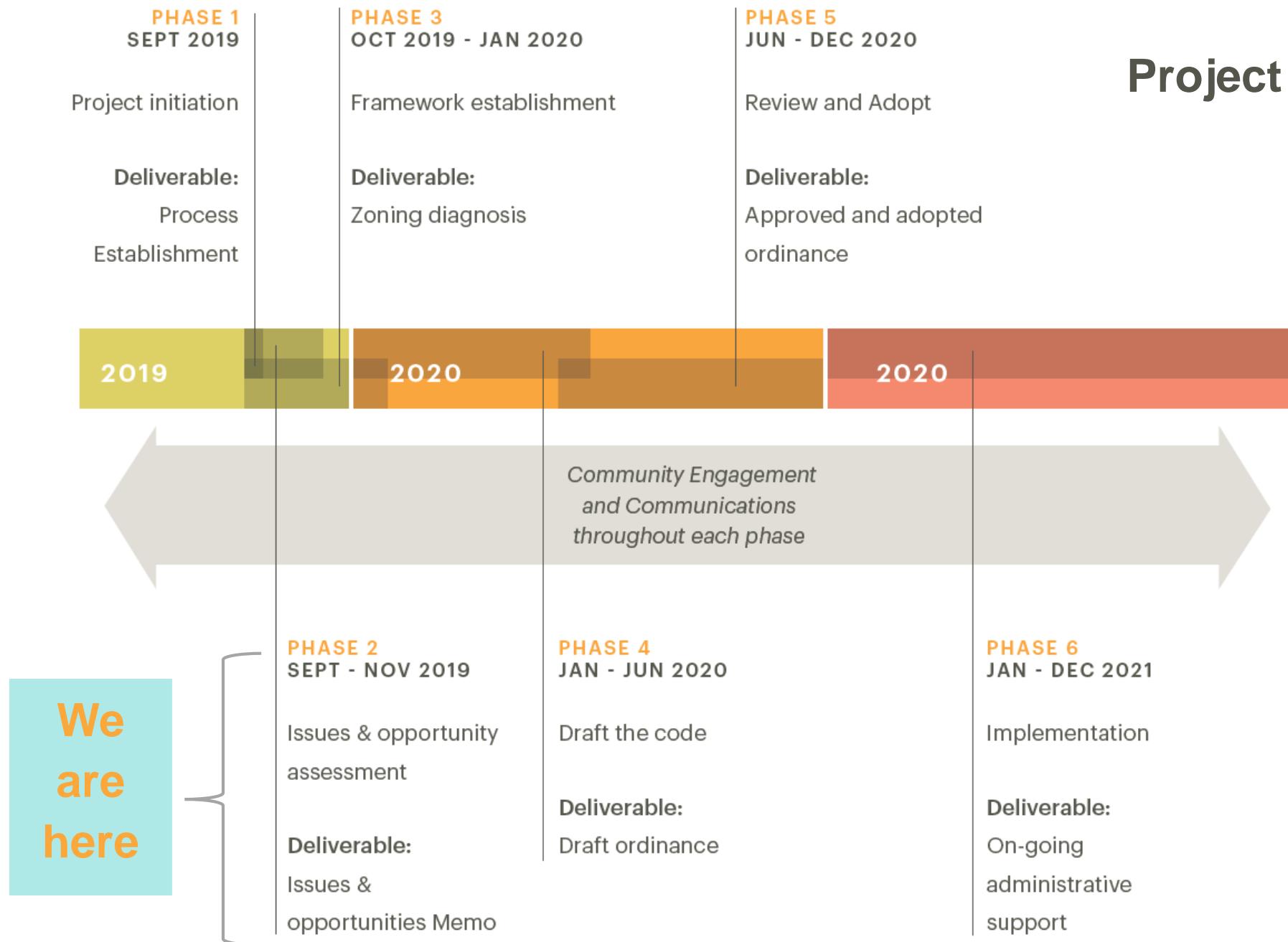
4 IMPLEMENTABLE

**PROPOSED
ORGANIZATIONAL
STRUCTURE**



Our Team

Project Schedule



Guiding Principles

**A well-organized,
easy-to-understand
Zoning Ordinance**

- Makes information easy to find
- Is easy to administer and amend
- Uses plain, well-defined language that reduces the potential for erroneous or controversial interpretations
- Uses graphics, tables, maps and illustrations wherever possible
- Uses a consistent number system or other system of organization
- Incorporates the community's vision
- Is realistic and reflective of today's world

COMMUNITY ASSETS & OPPORTUNITIES

BODIES OF WATER

ENGAGED POPULATION

NEW VISION AND
COMPREHENSIVE PLAN

POPULATION AND JOB
GROWTH

GROWING DIVERSITY

STRONG INDUSTRIAL AND
FOOD-BASED ECONOMY

HOME TO MAYO CLINIC

HEALTH FACILITY

HISTORIC DOWNTOWN

FREEWAY ACCESS

PARKS AND NATURAL
SPACES



COMMUNITY ISSUES

OUTDATED ZONING AND
SUBDIVISION ORDINANCES

FLOODING

NEED FOR HOUSING
DIVERSITY

NEIGHBORHOOD
DISINVESTMENT

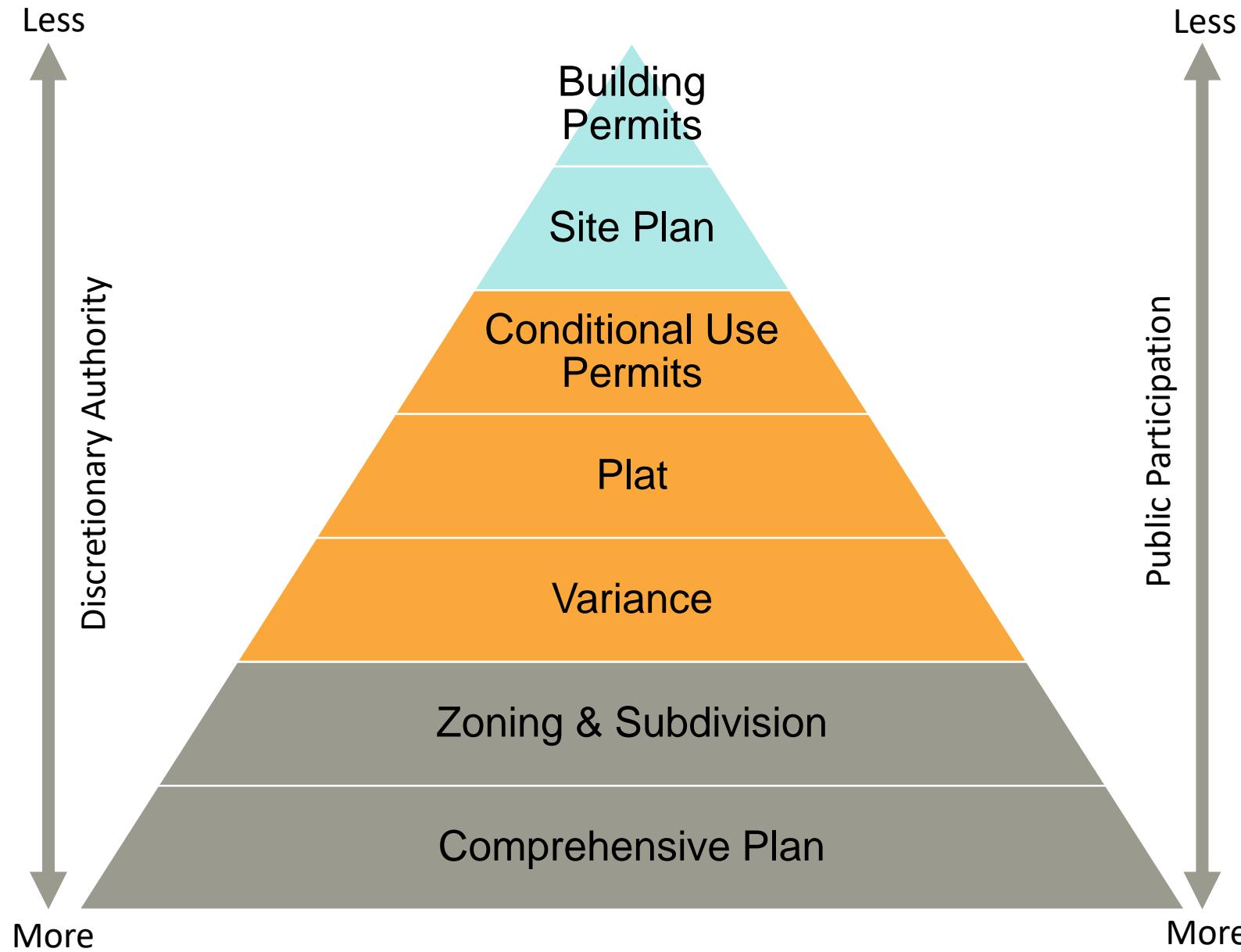
AESTHETICS AND
ATTRACTIVENESS

NEED TO DIVERSIFY
AND EXPAND LIVING
WAGE EMPLOYMENT
OPPORTUNITIES

LACK OF INFILL
DEVELOPMENT, SLOW
REDEVELOPMENT



Assets & Issues



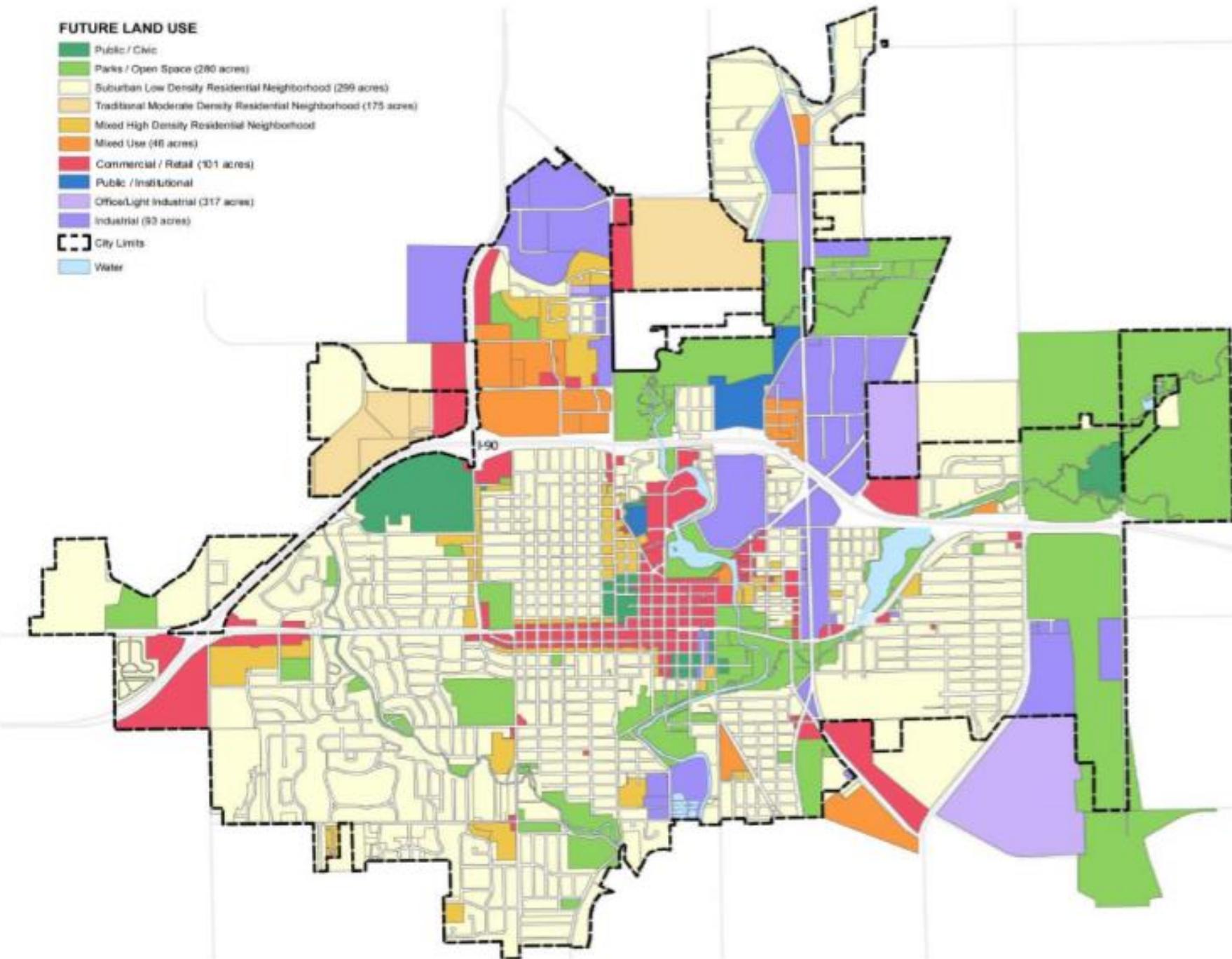
Turning Plans into Policy

Comp Plan Land Use Priorities

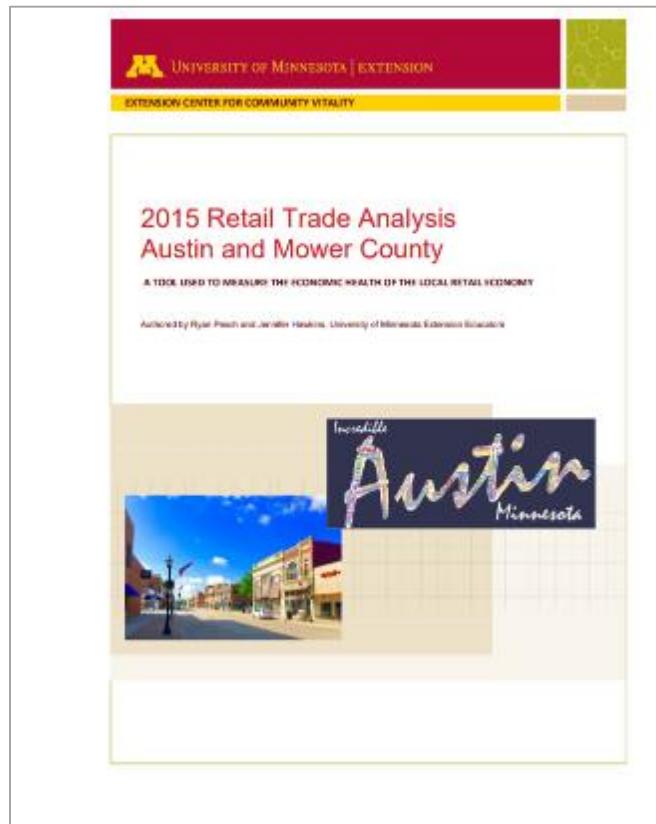
1. Make full and efficient use of urban services
2. Encourage “human-scaled” design
3. Mix Land Uses
4. Create Housing Opportunities and choices
5. Encourage distinctive neighborhoods with a sense of place
6. Preserve open space and vital environmental areas
7. Create transportation options
8. Achieve community and stakeholder collaboration in development decisions
9. Creating appropriate transitions between the downtown and adjacent neighborhoods

2016 Comp Plan Land Use Guidance

FIGURE 2-3.



Other Plans and Studies



UNIVERSITY OF MINNESOTA | EXTENSION
EXTENSION CENTER FOR COMMUNITY VITALITY

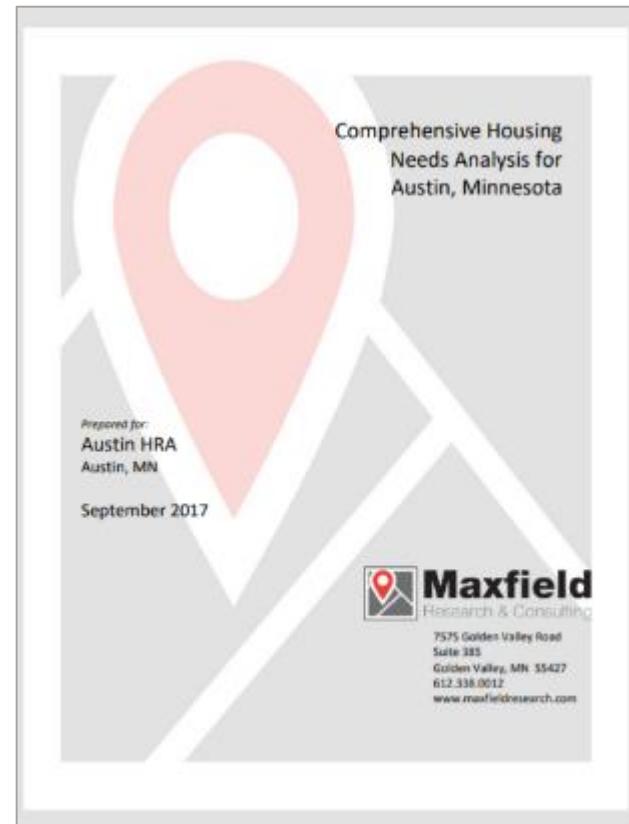
2015 Retail Trade Analysis
Austin and Mower County

A TOOL USED TO MEASURE THE ECONOMIC HEALTH OF THE LOCAL RETAIL ECONOMY

Authored by Ryan Pecht and Jennifer Hanks, University of Minnesota Extension Educators

Austin, Minnesota





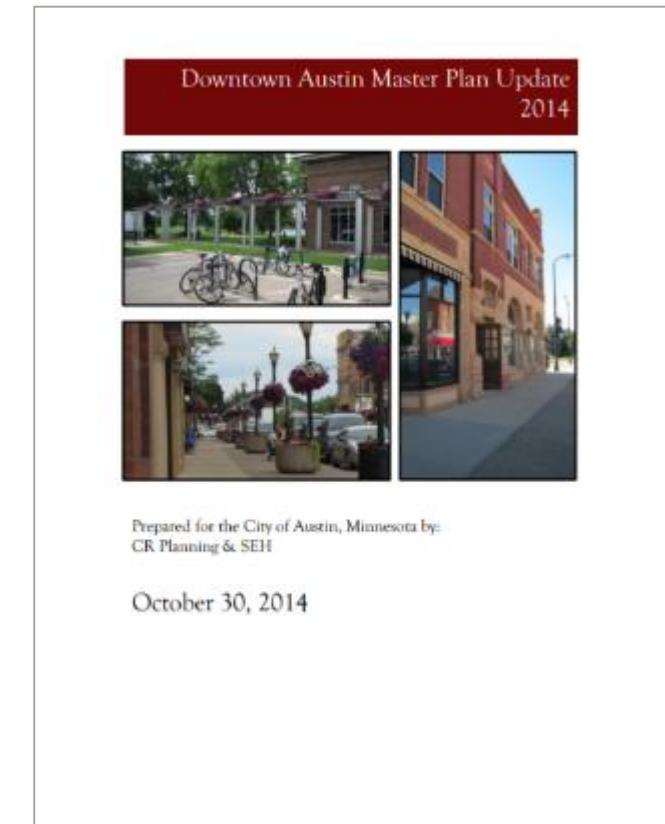
Prepared for:
Austin HRA
Austin, MN

September 2017

Comprehensive Housing
Needs Analysis for
Austin, Minnesota

Maxfield
Research & Consulting

7575 Golden Valley Road
Suite 335
Golden Valley, MN 55427
612.338.0012
www.maxfieldresearch.com



Downtown Austin Master Plan Update
2014




Prepared for the City of Austin, Minnesota by:
CR Planning & SEH

October 30, 2014

Macrotrends



Housing



Transportation



Parks



Economic Development



Utilities



Social Connections



Equity



Health

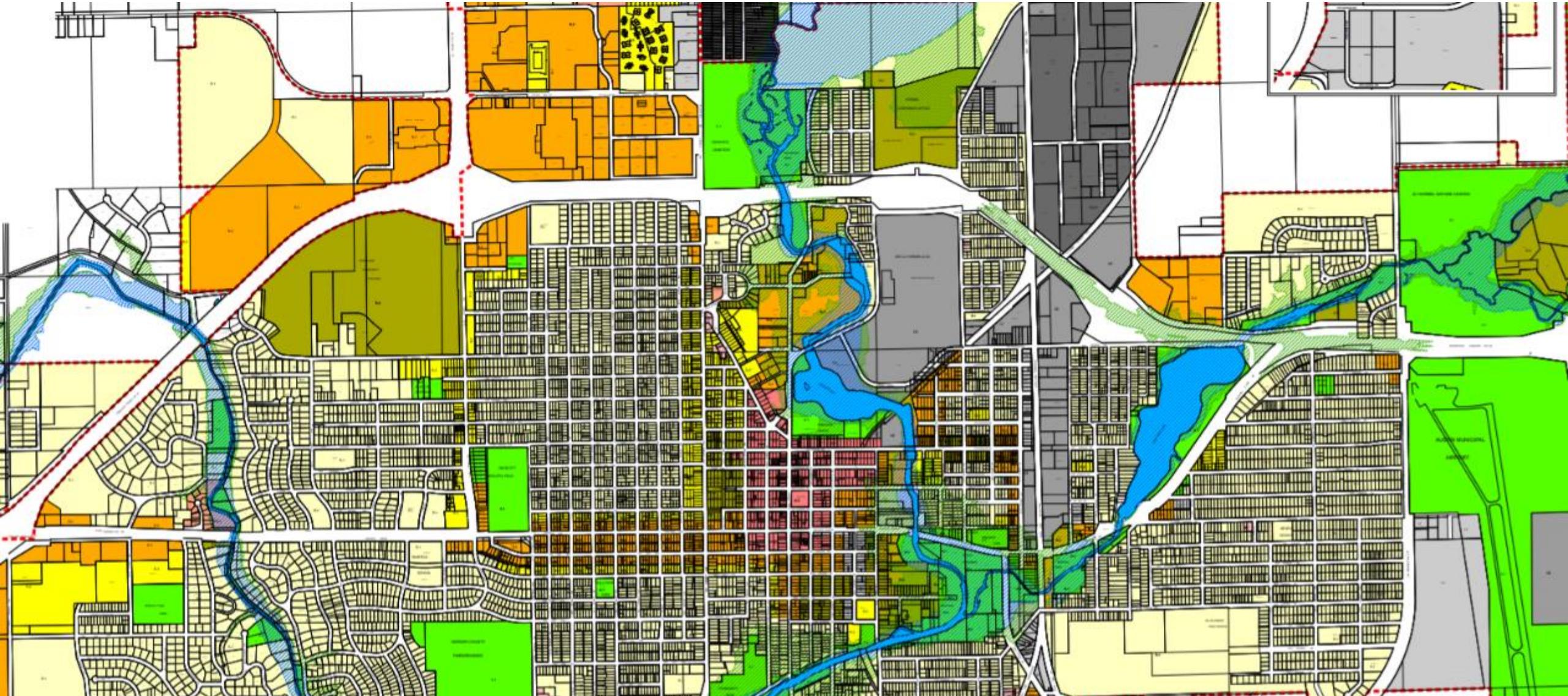
Tools & Strategies

- Use of visual aids and graphics
- Enhance page layout, use of white space
- Reorganize code to improve navigation
- Visually appealing and comprehensible zoning map
- Plain language
- Consistent definitions
- Updated process and workflows
- Condense text into tables
- Pair narrative with images and photos
- Modernized for today's world
- Match zoning districts to on-the-ground realities and community-adopted vision
- Supportive materials



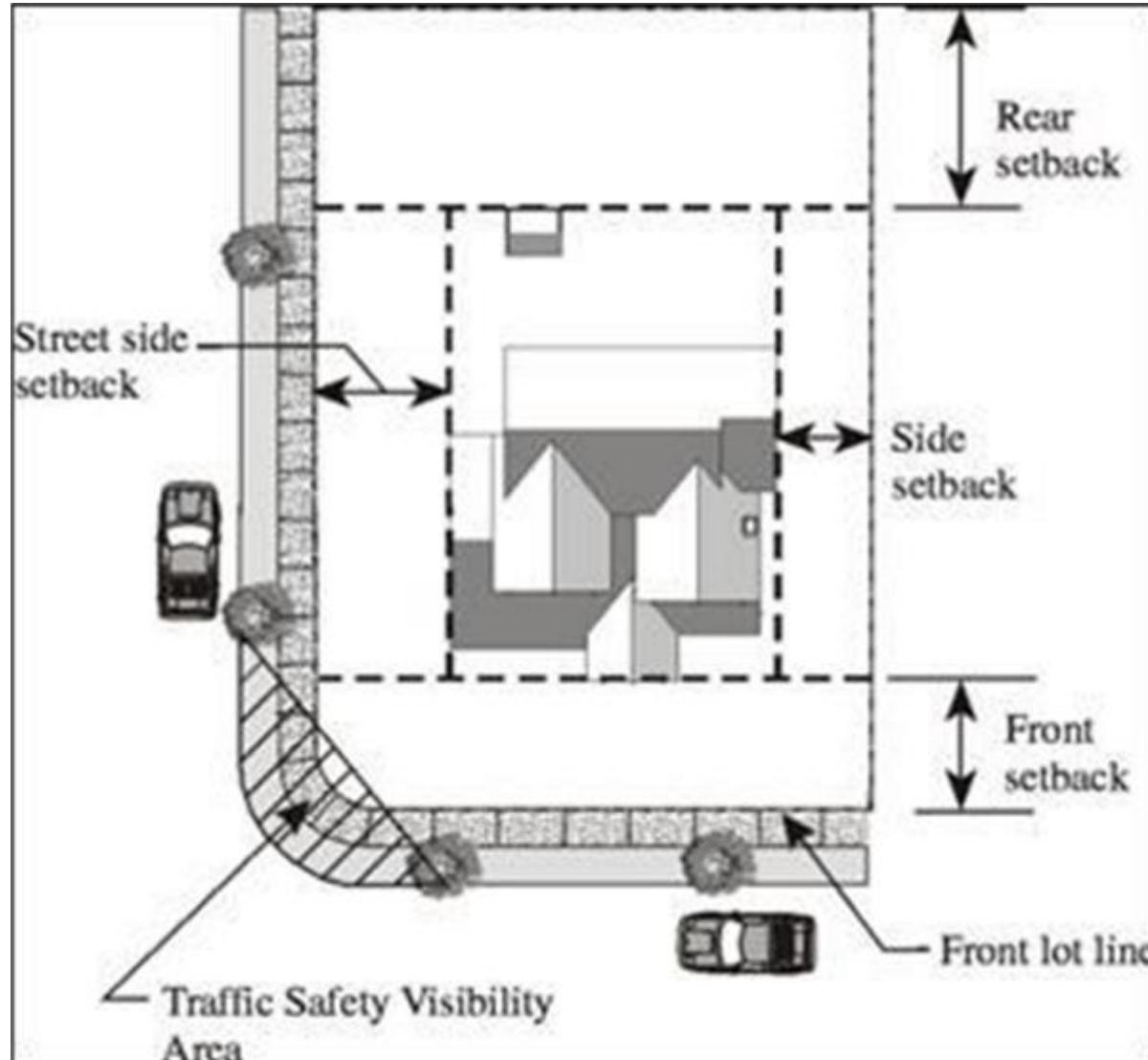
Components of the Zoning Code

- Purpose
- Definitions
- Zoning Districts
- Dimensional Requirements
- Operational Requirements
- Approval Process



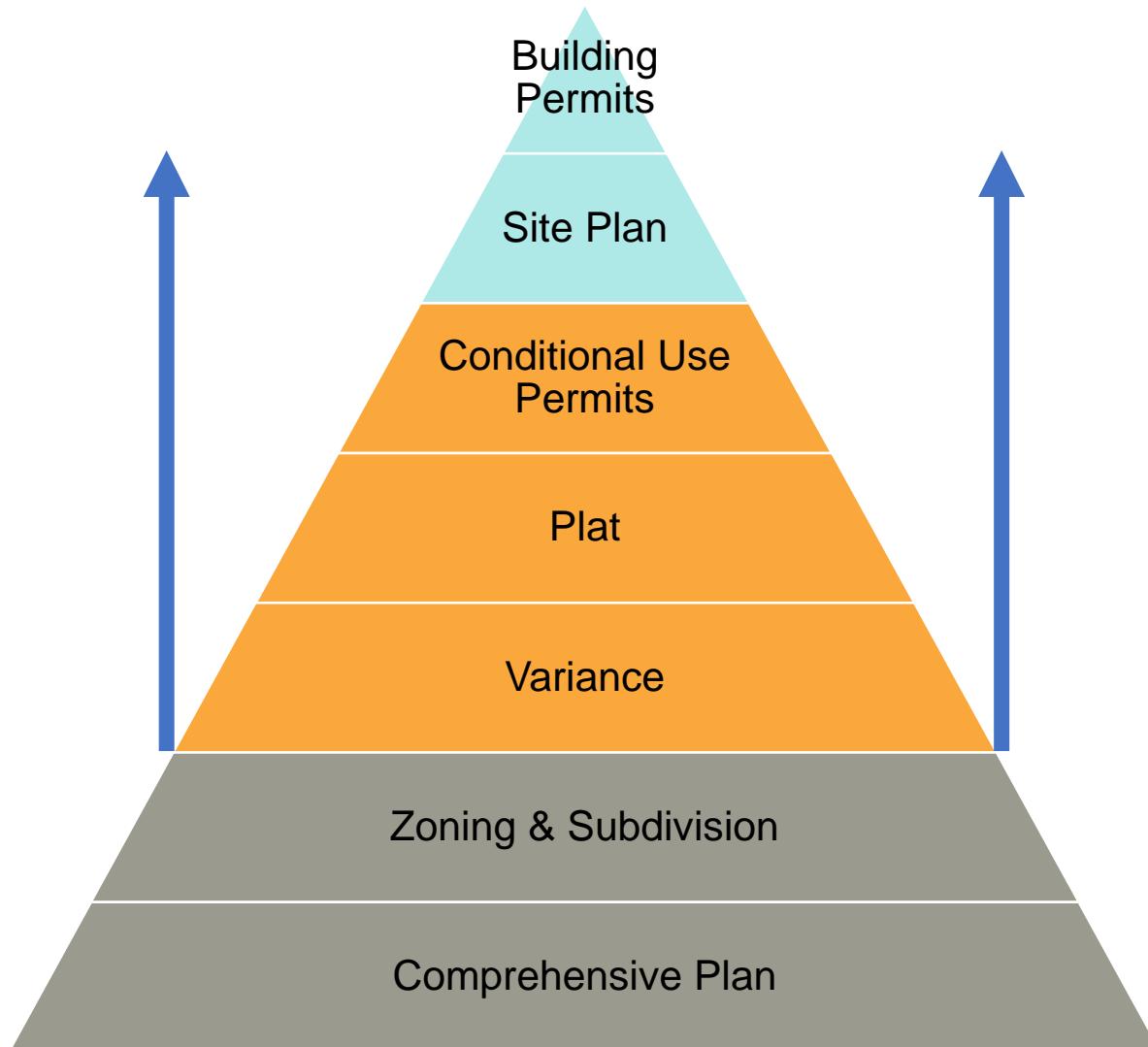
Zoning Districts

- 4 – Residential Districts
- 3 – Business Districts
- 3 – Industrial Districts
- 2 – Other Districts



Dimensional Requirements

- Lot size, width, and depth
- Setbacks
- Building coverage
- Maximize building size and height
- Landscaping requirements
- Parking standards
- Lighting standards
- Design guidelines

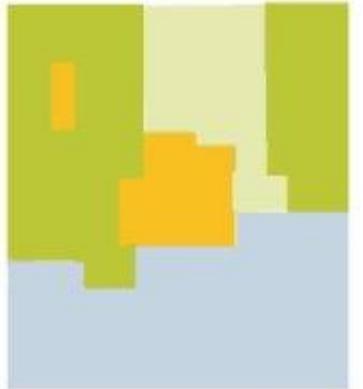


Approval Process

- Zoning approvals
- Workflows
- Supporting documents

Trends in Zoning

Functional Zoning



- A zone for each type of land use.
- Land use zones subject to different regulations.

Form-Based Zoning



- Focuses on physical characteristics.
- Defined as a form of urban identity.

Intensity Zoning



- Sets land use intensity restrictions.
- Flexibility in forms and functions of land use developments.

Incentive Zoning



- Rewards for development in defined areas.
- Incite the provision of amenities.

■ Commercial
■ Administrative
■ Residential
■ Industrial
■ Green space

■ Downtown
■ Uptown
■ East Side
■ Historical district
■ Manufacturing district

■ High density
■ Average density
■ Low density
■ No development

■ Incentives
■ No incentives

Group Discussion

- 1. What about the current Zoning Ordinance works well?**
- 2. What about the current Zoning Ordinance has been a barrier to achieving community goals and priorities?**
- 3. What about the current Zoning Ordinance has been a barrier to development, redevelopment, and improvement/expansion?**
- 4. What about the current zoning approval process doesn't work well?**
- 5. What ideas do you have to improve the Zoning Ordinance?**



THANK YOU

