

INTRODUCTION

The Land Use Plan guides and directs future land uses within the City of Elko New Market through the year 2040. The Land Use Plan is a narrative and graphic description that provides the background and rationale for land use designations as represented on the 2040 Land Use Plan Maps. The Land Use Plan also holds an educational and decision-making function by helping to improve the general understanding of how continued City growth is expected to occur.

GROWTH MANAGEMENT

Thrive MSP Regional Development Guide Directives

The Metropolitan Council's *Thrive MSP 2040* regional development guide designates the City of Elko New Market as a "Rural Center." Based on this designation, the Metropolitan Council has established certain land use-related expectations for the City as described in the Policy Plan chapter.

Goals and Policies

As indicated in the Metropolitan Council Policy Plan, an established goal of the City of Elko New Market is to promote growth strategies for orderly and efficient land use which are consistent with the *Thrive MSP 2040* regional development guide. With this in mind, growth expectations as described in the Policy Plan chapter have been integrated into the City's growth management policies as provided below:

1. Plan for forecasted population and household growth at overall average densities of at least 3-5 units per acre (for new development and redevelopment).
2. Strive for higher-density commercial uses and compatible higher-density residential land uses in the commercial core of the community to ensure efficient uses of existing infrastructure investments.
3. Work with adjacent jurisdictions to execute orderly annexation agreements where forecasted growth exceeds land capacity within existing City boundaries.
4. Work to focus forecasted growth in areas with existing infrastructure capacity to protect existing farm land and prime agricultural soils for the long term.
5. Adopt ordinances that coordinate development with infrastructure availability.
6. Identify areas that will accommodate post-2040 growth forecasts and implement strategies to preserve these areas for future growth and plan for necessary infrastructure improvements.

7. Collaborate with abutting counties and townships, as necessary, to ensure that near-term development outside of the City's 2040 MUSA boundary (but within the ultimate MUSA boundary) does not hinder long-term urbanization objectives for the area.
8. Maintain development projects within the limitations assigned to the City by regional agencies (i.e. the Minnesota Pollution Control Agency and/or the Metropolitan Council) regarding public utility availability and potential sewer discharge.
9. Require developers or benefiting property owners to assume all or the significant majority of the improvement/service costs, and agree to pay assessments associated with extending service to their property.
10. Deny development or subdivision applications that qualify as premature based on non-conformity with this Comprehensive Plan or the City's Zoning and/or Subdivision Ordinances relative to:
 - Infill policies
 - Adequacy of roads or highways serving the subdivision or development
 - Adequacy of stormwater management or treatment facilities
 - Adequacy of safe water supply
 - Adequacy of safe sewage disposal system
 - Adequacy of support facilities (i.e. police, fire, schools, parks, etc.)
 - Consistency with environmental protection policies or regulations
 - Consistency with the City's five-year Capital Improvement Program

Undesignated MUSA Reserve (2040 MUSA)

In 2005, the former Cities of Elko and New Market entered into an “undesignated Metropolitan Urban Service Area (MUSA) reserve” agreement with the Metropolitan Council. This agreement, which was subsequently applied to the merged City of Elko New Market, is intended to help manage existing and anticipated growth in the Elko New Market area. The agreement provides the City the opportunity to designate the acreage, types and density of land uses, and local/regional service levels for each five-year stage to the year 2040, with the exact location of each stage unspecified. As part of this staging option, an undesignated MUSA reserve boundary is mapped, but the timing of when and where a parcel is considered developable is driven by the ability to respond to market forces in a controlled manner not by a fixed staging area. By not designating the specific developable parcels by stage in advance, the community may reduce the problems associated with landowners withholding development on land designated for urban services, thereby driving up land prices. The undesignated MUSA reserve boundary (2040 MUSA) is illustrated on Figure 6.1.

The following growth management-related conditions, as identified in Elko New Market's 2030 Comprehensive Plan and part of the City's 2005 agreement with the Metropolitan Council, will continue to be identified as part of the 2040 Comprehensive Plan Update:

1. The development at each stage will be built at or above the negotiated densities.

The Metropolitan Council has forecasted a total of 4,400 households and a population of 11,900 persons for the 2040 planning period. Considering that the City of Elko New Market has experienced extremely limited population growth since the adoption of the 2030 Plan in 2008, it is anticipated the existing acreage allocations within the existing undesignated MUSA reserve will accommodate residential land demands through the 2040 planning period. The City expects residential densities to be 3 or more units per acre.

2. New development is contiguous to the current urban service area

According to the 2030 Regional Development Framework, "achieving a connected land use pattern that can be served efficiently and economically with urban services will be more important than adherence to regulatory requirements such as making new growth contiguous with existing development." This policy is considered relevant to the 2040 Comprehensive Plan Update, recognizing that extraordinary circumstances may exist that warrant development and corresponding infrastructure that may not necessarily be contiguous to the existing urban service area. Such circumstances may include the development of institutional uses that serve a public good such as schools and/or public health and safety facilities. Other such circumstances may include the development of highway dependent commercial uses along I-35 that positively influences the development of other uses within the community. This Plan supports this policy as a means of managing the pace of growth and the City's investment in public infrastructure.

3. Development at each stage can be accommodated within the planned capacity of the regional sewer system.

The expansion of the Empire Waste Water Treatment Plant service area and the City's connection to the Metropolitan interceptor (2011) provided the City adequate capacity to accommodate the forecasted development within the 2040 undesignated MUSA reserve boundary.

4. The local community adopts a premature subdivision ordinance.

The Elko New Market Subdivision Ordinance includes provisions related to premature development. Such provisions ensure that development proceeds in an orderly fashion by denying development or subdivision applications that qualify as premature based on non-conformity with this Comprehensive Plan or the City's Zoning and/or Subdivision Ordinances relative to:

- *Infill policies*
- *Adequacy of roads or highways serving the subdivision or development*
- *Adequacy of stormwater management or treatment facilities*
- *Adequacy of safe water supply*

- *Adequacy of safe sewage disposal system*
- *Adequacy of support facilities (i.e. police, fire, schools, parks, etc.)*
- *Consistency with environmental protection policies or regulations*
- *Consistency with the City's five-year Capital Improvement Program*

5. Local infrastructure implications for all potentially designated areas have been determined and candidate sites that fall outside the capability of the local community to implement - via its Capital Improvement Plan (CIP) or other approved financing plan - have been eliminated from consideration for development.

The Elko New Market Facility Plans specifically address sanitary sewers, water supply, surface water management and transportation issues. These plans have analyzed future needs of the community and included specific recommendations for infrastructure improvements where necessary. The undesignated MUSA reserve boundary has been established based on these plans and the ability for the City to efficiently service the area.

6. The local community development program (for example, financial commitments, five-year CIPs) provides the requisite local service and infrastructure needs of the proposed development for each stage, preserving the planned capacity and service level in the regional highway system.

The Elko New Market Facility Plans specifically address sanitary sewers, water supply, surface water management and transportation issues. These plans have analyzed future needs of the community and included specific recommendations for infrastructure improvements where necessary. The undesignated MUSA reserve boundary has been established based on these plans and the ability for the City to efficiently service the area.

In addition, as part of the implementation phase, the City of Elko New Market will update its local Capital Improvement Program (CIP) to be consistent with the Comprehensive Plan.

7. Annual reporting of local use of the MUSA reserve and corresponding local CIP adjustments are required as a condition of agreement.

The City of Elko New Market agrees to provide the Metropolitan Council with an annual accounting of development projects in the City including expansions, type of development, location, number of units, acreage, net density, and associated flows.

8. Timely notification of annexation proposals.

The City of Elko New Market agrees to provide the Metropolitan Council with timely notification of annexation. This is important to ensure proper communication between the City and the Metropolitan Council as well as notification of when the Ultimate Land Use Plan goes into effect.

Much of the land area outside the City of Elko New Market boundaries, but within the undesignated MUSA reserve, is currently guided Urban Expansion Area by the Scott County Land Use Plan, which designates residential densities of 1 unit per 40 acres (with a clustering option). As part of this Comprehensive Plan update, this same area has been analyzed as to the most appropriate land uses should public utilities be made available or the land area annexed into City jurisdiction. These proposed land use designations are illustrated on the City's 2040 Ultimate Land Use Plan. It is the intention of this Comprehensive Plan to preserve the areas currently outside the City boundaries in accordance with Scott County's Land Use Plan until such time that public utilities are made available or the area is annexed into the City. At such time, the City's Ultimate Land Use Plan (as may be amended) shall take precedence over the Scott County Land Use Plan.

EXISTING LAND USE INVENTORY

City of Elko New Market (Existing Municipal Boundary)

In total, the City of Elko New Market measures approximately 3.5 square miles in size and overlays 2,226.75 acres of land. Figure 6.2 and Table 6-1 identify existing land uses within Elko New Market's current municipal boundaries, as reported by the Metropolitan Council. Existing land uses in the City are primarily reflective of historic development patterns which occurred in the former Cities of Elko and New Market. The land use categories referenced below are those utilized by the Metropolitan Council. Excepting agricultural/undeveloped lands, single family detached residential uses are the most predominant use within the City. Such uses overlay 617 acres of land and 28 percent of the City's total land area. Multiple family residential uses make up the balance of the housing stock, representing two percent of the total acreage devoted to housing.

Commercial uses comprise only two percent of the City's land area (55 acres) and only four acres of land in the City are presently devoted to industrial uses.

Table 6 - 1

Elko New Market Existing Land Use (Acreage)		
Land Use	Acres	% of Total
Agricultural and Undeveloped	1,155.75	52%
Agriculture - 424 acres (19%)		
Undeveloped Land – 731.75 acres (33%)		
Residential	652	30%
Single Family Detached - 617 acres (28%)		
Multi-family - 35 acres (2%)		
Commercial	55	2%
Industrial	4	---
Institutional	79	4%
Park and Recreational	219	10%
Park, Recreational or Preserve - 88 acres (4%)		
Golf Course - 131 acres (6%)		
Mixed Use	1	---
Open Water Total	61	3%
Total	2,226.75	100%
Source: Met Council and NAC		

2040 Metropolitan Urban Service Area

Figure 6.3 depicts existing land uses within the proposed 2040 Metropolitan Urban Service Area (MUSA) boundary. As depicted on the map, the vast majority of the land in the within the proposed 2040 MUSA boundary has a present land use of either agricultural or undeveloped. The City credits this to Scott County, who has largely zoned property located in the 2040 MUSA boundary as Urban Expansion Reserve, which limits development to a one home per forty acre density.

FUTURE LAND USE PLAN

2040 Land Use Plan

The 2040 Land Use Plan is depicted on Figure 6.4 and incorporates lands which presently lie within the existing City limits and those unincorporated bordering areas of New Market Township which lie within the City’s proposed 2040 MUSA boundary. The MUSA boundary identifies a geographic area where growth is expected to occur (and utilities are planned to be provided) within the 2040 planning cycle.

The 2040 MUSA boundary mimics the existing 2030 MUSA boundary with one exception. East of the Interstate 35/County Road 2 interchange (north and south of County Road 2), a total of 140 acres is proposed to be added to the MUSA. In 2015, the City of Elko New Market and Metropolitan Council approved a Comprehensive Plan Amendment to expand the 2030 MUSA boundary to include approximately 125 acres of land located east of Interstate 35 and south of



County Road 2. Such MUSA boundary change was made in response to received development interest in the property from a large industrial user. In response to such development interest, the City prepared and approved an Alternative Urban Areawide Review (AUAR) which evaluated the environmental impacts which could result from such development. The AUAR study area included 265 acres of land, including the referenced 125-acre industrial development site. As part of the 2040 Comprehensive Plan Update, the City of Elko New Market wishes to include the balance of the AUAR study area (140 acres) in the 2040 MUSA.

The City of Elko New Market considers the MUSA boundary change described above to be consistent with the Metropolitan Council's "economic competitiveness" policy of promoting regional economic prosperity. The Interstate 35 corridor is considered a prime location for businesses to succeed and specifically those industries which export products or services beyond the Twin Cities Metropolitan Area and bring revenue and jobs to the region.

Lands located outside the City of Elko New Market's municipal boundaries, but within the 2040 MUSA, are presently reserved for urban development by the Scott County Land Use Plan and implemented through County Zoning and Subdivision Ordinance requirements. Specifically, such areas are guided "Urban Expansion Reserve", "Transition Area", or "Urban Business Reserve" which designates maximum residential densities of 1 unit per 40 acres.

Like the City's 2030 Plan, it is the intention of this 2040 Comprehensive Plan Update to preserve the areas currently outside the City boundaries in accordance with the Scott County Land Use Plan until such time that public utilities are made available and/or areas are annexed into the City. Upon annexation, the City's Land Use Plan and land use ordinances (zoning and subdivision) shall take precedence over the County Plan and ordinances.

Ultimate Land Use Plan (Post 2040)

The Metropolitan Council's *Thrive MSP 2040* development guide stipulates that "Rural Center" communities such as Elko New Market must identify areas that will accommodate post 2040 growth forecasts and implement strategies to preserve these areas for future growth. This directive mimics a similar policy provided in the Metropolitan Council's 2030 Regional Development Framework.

As part of the City of Elko New Market's 2030 Comprehensive Plan, an effort was made to implement this strategy by establishing a boundary line which delineates areas that would be ultimately served by public sanitary sewer and water services (public utilities). Many factors were considered in determining where physical constraints would make it difficult or cost prohibitive to extend public utilities. These factors included an analysis of the location and configuration of existing parcels, topography and natural geographic boundaries, natural resources, transportation corridors, and other general development constraints. Ultimately, a long-term public utility service area was determined which is considered the City's Ultimate Service Area Boundary.

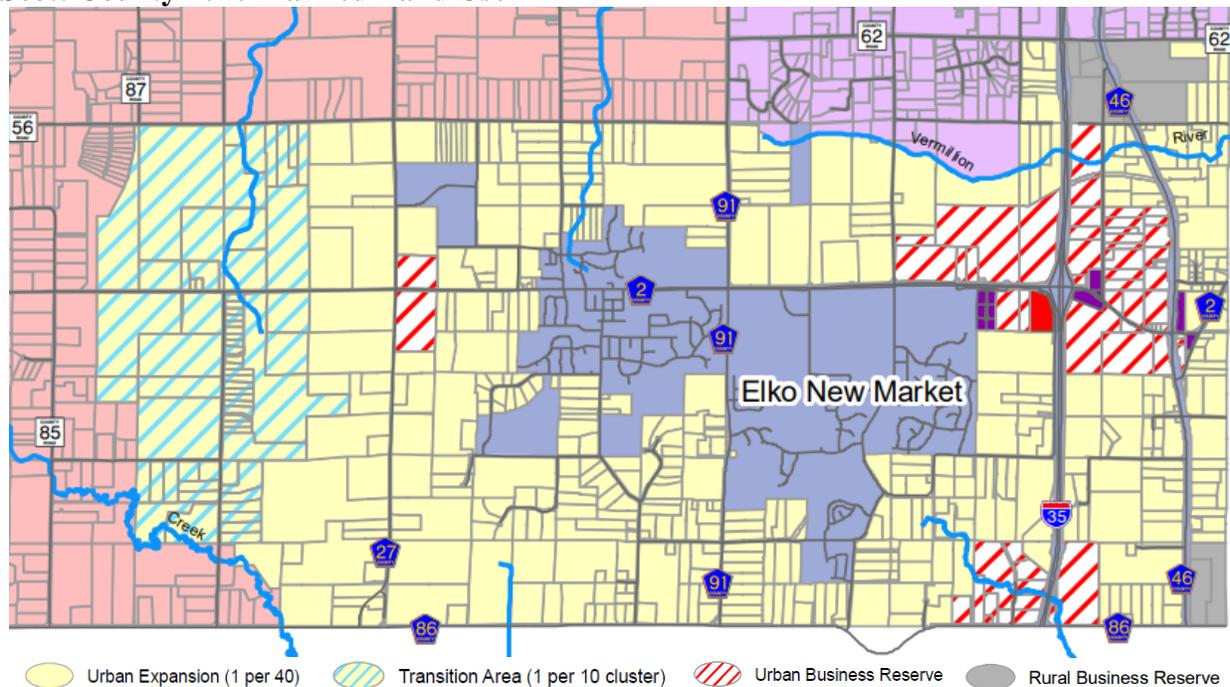
This 2040 Plan Update likewise identifies land areas which lie outside of the 2040 MUSA boundary but within the City's Ultimate Service Area Boundary (where urban services are ulti-

mately expected). The boundary or limits of the 2040 Ultimate Service Area, which are depicted on Figure 6.5, are the same as those applied to the City’s 2030 Plan.

The Ultimate Land Use Plan is intended to provide a vision for land contained within the Ultimate Service Area Boundary which is anticipated to be the City of Elko New Market’s municipal boundaries at full development. Recognizing that it will likely take more than 60 years to realize the ultimate build-out of the area, it is not the function of the Ultimate Land Use Plan to guide future uses on a parcel by parcel basis. Rather, the Plan is intended to simply assist the City in determining long term utility service needs and earmark general locations for future commercial and/or industrial uses. The Ultimate Land Use Plan is depicted on Figure 6.6.

It is the intention of this Comprehensive Plan to preserve areas currently outside the City municipal boundary until such time that public utilities are made available and the area is annexed into the City. Recognizing the City’s Ultimate Urban Service Area, Scott County has guided these areas for preservation from development. There are three basic land use designations depicted within Scott County’s 2040 Comprehensive Plan which take measures to preserve land for future urban development: Urban Expansion, Transition Area, and Urban Business Reserve. A new land use category has also been created within Scott County’s 2040 Comprehensive Plan, Rural Business Reserve, which allows limited commercial and industrial uses in the far reaches of the City’s Ultimate Urban Service Area. The City of Elko New Market will continue to collaborate with Scott and Rice Counties so that County Plans may take steps to preserve such lands for future urban development.

Scott County 2040 Planned Land Use



Source: Scott County Planning Department

LAND USE CATEGORY DESCRIPTIONS

Land use category descriptions, as referenced on the 2040 Land Use Plan and Ultimate Land Use Plans, define each land use category’s objective, development location criteria, density, minimum requirements for development and typical uses.

In all cases, public utilities are required for development within any of the land use designations. Development proposals which are determined to be premature (based upon the “premature subdivision” criteria provided in the City’s Subdivision Ordinance) shall not be approved.

Consistent with regional directives, future residential land uses within the City of Elko New Market will have a minimum mean net density of 3.0 dwelling units per acre through designation of Low, Medium and High Density Residential land use categories. The “Town Center” land use category also provides opportunities for residential development and contributes to such density determination.

As development occurs, net residential density shall be calculated as follows:

Gross land area minus resources protected by ordinances (e.g. wetlands and steep slopes), County and State highway rights-of-way, and regional park land. Local streets, local parks, and stormwater holding ponds are not subtracted when calculating net density.

Low Density Residential

Objective:

This land use classification is characterized by low residential densities that provide opportunities for a variety of detached single family residential housing options. Traditional single family detached homes at the lowest of the urban densities are typical uses. Lower densities are often required to preserve and protect environmentally sensitive land. At the present time, this land use designation corresponds with the R1 and R2 zoning districts.



Development Location Criteria:

- The characteristics of a proposed development will be based upon consideration of several factors including, but not limited to, topography, geography, existing development and character of the surrounding area, transportation system access, and market conditions.
- Final density and development design will be a function of adopted zoning and subdivision standards and procedures.



Density:

- Residential densities with a range of 2.5 to 5 units per net acre.

Minimum Requirements for Development:

- Lot sizes typically are 8,400 – 12,000 square feet, but can be larger or smaller depending on the type of development and the specific property's characteristics.
- Planned unit development may be utilized to provide for a mixture of housing styles at higher densities provided the objectives of planned unit development, as provided in the City's Zoning Ordinance, are achieved.

Typical Uses:



- Single family detached dwellings; other dwelling designs by planned unit development; parks and playgrounds.
- Accessory uses that are compatible with low density residential neighborhoods.

Medium Density Residential

Objective:

This land use classification is characterized by medium residential densities that provide opportunities for a variety of detached and attached residential housing options. The land use designation is intended to provide alternative housing options which address the City's life cycle housing needs. Medium density residential developments are often established as transitional uses between low density residential uses and greater intensity uses such as high density residential and commercial. At the present time, this land use designation corresponds with the R3 zoning district.



Development Location Criteria:

- The location and characteristics of a proposed medium density residential development will be based upon consideration of several factors including, but not limited to, topography, geography, existing development (character of the surrounding area) and market conditions.
- Development of attached homes and multiple family dwellings is appropriate near major parks (open space), along collector roadways, near commercial centers and employment centers.
- The wide range of possible housing styles and design options make medium density residential housing a suitable transition between lower and higher intensity adjacent uses.

Density:

- Residential densities with a range between 5 and 10 units per net acre.

Minimum Requirements for Development:

- Lot sizes vary depending upon the number of units contained within the residential structures, as regulated in the City's Zoning Ordinance. Minimum lot areas per dwelling unit range from 3,500 to 7,200 square feet per unit.
- Specific design and construction standards are typically imposed upon medium density residential developments including standards related to exterior building finishes, garage construction and size, guest parking and open space requirements.

Typical Uses:

- Single-family detached dwellings, and two-family dwellings, and townhouses, condominiums and apartments which do not exceed eight units per building are considered permitted uses in this land use category. Manufactured home parks may also be allowed by conditional use permit.

High Density Residential

Objective:

This land use classification is characterized by high density residential developments which provide housing opportunities in multiple family structures (apartments, townhouses, and condominiums). High density residential developments are often established as transitional uses between lower density residential uses and higher intensity uses such as commercial, industrial and/or civic. High density residential developments are typically accessible to thoroughfares and activity centers such as community centers, libraries, shopping areas and employment centers. At the present time, this land use designation corresponds with the City's R4 zoning district. Additional opportunities for high density mixed use housing are available in the City's current R5 zoning district which is guided by the City's Downtown Master Plan.

Development Location Criteria:

- The location and characteristics of a proposed high density residential development will be based upon consideration of several factors including, but not limited to accessibility, topography, geography, existing development (character of the surrounding area), and market conditions.
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- Development of high density, multiple family dwellings is appropriate along collector roadways and near major parks (open space), activity centers, and employment centers.

- High density residential housing is considered a suitable transition between lower and higher intensity adjacent uses.

Density:

- Residential densities with a range of 10 to 30 units per net acre.

Minimum Requirements for Development:

- While a minimum lot area of 15,000 square feet is required for high density residential uses, lot sizes typically relate to structure setback and green space requirements.
- Specific design and construction standards are typically imposed upon high density residential developments including standards related to exterior building finishes, garage construction and size, guest parking and open space requirements.
- Final density and development design will be a function of adopted zoning and subdivision standards and procedures.

Typical Uses:

- Multiple family dwelling structures which contain more than eight dwelling units. Manufactured home parks may also be allowed by conditional use permit.
- Mixed use projects which contain ground floor commercial uses and high density residential uses on upper floors may be accommodated by planned unit development in R5 zoning districts as guided by the City's Downtown Master Plan.

Town Center

Objective:

This land use classification is a special designation for traditional Town Centers which retain attributes of a recognized "downtown" and provide a sense of place based on historic nature and building character elements. Such elements include brick, awnings, street lighting, signage, etc.

The Town Center should be the recognized civic, commercial, and cultural gathering place for the community. Retail uses are expected to be relatively specialized and even unique and should easily mix with service uses and cultural places, rather than serve as the foundation of another shopping node. Pedestrian circulation within, as well as to the area is a distinguishing land use category feature.

New development in the Town Center area can provide for limited residential uses, excluding new single family detached dwellings, which can be integrated with the commercial and service environment, or multiple family dwellings which are consistent with the New Market Downtown Master Plan. Senior housing may be appropriate uses at selected locations. This land use designation corresponds with the B2, B3, and R5 zoning districts.

Development Location Criteria:

- The Town Center area is located along County Road 2 in the City’s historic downtown New Market area, as identified in the City’s Downtown Master Plan, and in the historic downtown Elko area of the City.
- The character of the Town Center should be defined by an approved master plan or planned unit development or through specialized Zoning Ordinance provisions.

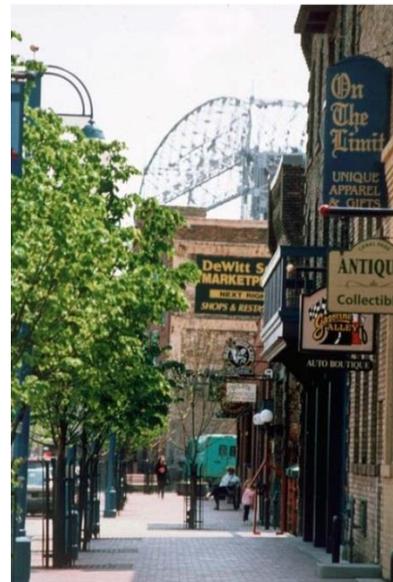


Density:

- For projects which include residential land uses, a range between 10 to 30 units per net acre.

Minimum Requirements for Development:

- Uses and structural designs shall be found to preserve and enhance the “sense of community” broadly defined in the City’s Downtown Master Plan. This does not require rigid use patterns, but does require a demonstration that the relatively unique character of the Town Center is evident. Great emphasis should be given to building features located at primary intersections or where streets intersect with central open space, as these locations will become future landmarks of the community.
- Traditional commercial development design, such as zero lot line development (buildings with little to no setback) will be encouraged to provide a continuation of the traditional atmosphere of the Town Center land use category.
- Approved planned unit development within this category may provide for off-site parking legally encumbered for a specific use, shared parking facilities, public on-street and off-street parking facilities, and public open space in lieu of private yards for certain uses.



- The Town Center area bisected by County Road 2 presents a dilemma for prospective development and redevelopment. Based on functional classification of County Road 2 and traffic volumes, private access to the County Road is highly restricted. Traffic calming and pedestrian access will be an important component of development designs.
- Buildings should be designed to create street-level interest and enhance the pedestrian experience.
- Surface parking lots should be located away from major streets, or behind or to the side of primary buildings.

Typical Uses:

- Town Center projects may include residential, commercial, and institutional developments, but by and large will consist of a mix of multi-family residential and commercial uses. The goal for the Town Center land use category is to maintain average land use distributions of 50 percent attached and multi-family homes, and 50 percent commercial uses.
- Mixed use buildings (with commercial uses on a lower level and residential uses above), restaurants (without drive-through facilities), professional offices, personal services, retail, craft, and specialty shops, clinics, banks, bakeries, and accessory and related uses that are clearly incidental to the primary use.
- Government and/or other public uses/community facilities such as offices, post offices, schools, parks, and libraries.

Commercial

Objective:

The commercial land use category is characterized by a wide range of commerce, recreation, and entertainment uses whose trade area is the community, and under certain conditions, the region (e.g. Elko Speedway). Arterial roadway-orientated uses and single stop or destination stores are also included. An important role of the commercial land use category is to provide a location for goods, services, and employment opportunities related to both the continued dependence upon the automobile for high mobility and in the case of the City's Downtown, a walkable commercial center.



The City of Elko New Market's proximity to Interstate 35, an existing interchange, and the existence of historic business districts within the community will require a variety of commercial zoning districts in order to define guided uses and standards within different geographic areas. Uses

and design that may be appropriate near the interchange may not be appropriate near the historic business district. At the present time, the City's Zoning Ordinance contains a number of commercial zoning district designations that may be appropriate based on various locations within the community (B1, B2, B3, B4, & B5).

Development Location Criteria:

- Generally speaking, commercial uses should not be located directly adjacent to low density detached single family residential uses. It is however, recognized that such land use relationships are common in the City's Downtown area. For new commercial development, a high level of transition to all proximate residential land and development is desirable. Commercial uses should be located near high volume roadways, with access limited to frontage roads or to internal common parking and driving areas.
- The wide variety of commercial uses allowed (as defined by assigned zoning districts) often produces undesirable effect on abutting and nearby uses. Extra care must be exercised in the evaluation of location criteria, transition design, and the effectiveness of buffering uses in this land use category.
- The currently established B1, B2, and B3 zoning districts were established to commercial guide uses within or close to the City's historic downtown areas, and therefore would not be appropriate zoning districts for commercial developments near the interchange area.
- The currently established B4 and B5 zoning districts were established to guide uses closer to Interstate 35 and existing interchange, and therefore would not be appropriate zoning districts for commercial development in the historic downtown areas of the community.



Minimum Requirements for Development:

- Specific design and construction standards are imposed upon commercial developments including standards related to building finish materials, off-street parking, and green space.
- Appropriate green space, yard (set-backs) and off-street parking must be satisfied and may vary based on specific commercial zoning district standards.



- Buildings in the City's historic downtown areas should be designed to create street level interest and enhance the pedestrian experience.

Typical Uses:

- Allowed uses in the City's various commercial land use categories can vary greatly and are specifically defined via the application of various commercial zoning districts.
- While the intensity of development, allowable uses, and performance standards vary from zoning district to zoning district, common commercial uses include: various retail, service, office, entertainment, restaurant, and motor fuel facilities and accessory uses that are clearly incidental to the primary use.

Business / Limited Industrial

Objective:

This land use category is intended to provide for the establishment of high quality business offices, wholesale showrooms, limited light industrial and light manufacturing, and related uses in an environment which provides a high level of amenities, including landscaping, preservation of natural features, architectural controls, pedestrian trails, and other features. Limited outdoor storage may be permitted in locations with appropriate buffers from adjacent residential and commercial uses and roadways.

Business / Limited Industrial, often formed as Planned Unit Developments (PUD), can serve small professional services in a group setting whereas such uses might otherwise be located in retail centers or in scattered free-standing buildings. Retail activities should only be allowed as an accessory use when it is clearly incidental to the primary use. High design standards should be imposed to ensure compatibility with nearby high density residential housing. Such uses should also provide open space, and opportunities for shared parking when possible. The corresponding zoning designations are presently B6, B7, and PUD.



High design standards should be imposed to ensure compatibility with nearby high density residential housing. Such uses should also provide open space, and opportunities for shared parking when possible. The corresponding zoning designations are presently B6, B7, and PUD.

Development Location Criteria:

- Locate near existing or planned multi-family residential, commercial, or industrial use areas
- Generally provide a buffer between lands guided Commercial and Medium Density Residential.

- Business / Limited Industrial uses should provide a high level of transition to nearby residential land uses.
- Access to major collector or local roadways should be provided.

Minimum Requirements for Development:

- High amenity features (site and/or building) which are conducive to “gateway” recognition are strongly encouraged. Areas visible from I-35 or County Road 2 shall have enhanced design features.
- Appropriate green space and buffers to adjacent land uses, as established by the Zoning Ordinance, should be provided.
- Overall size of buildings shall be limited as to not allow for overly large industrial uses.

Typical Uses:

- Primary uses are conference centers, professional and administrative offices, wholesale showrooms, automobile repair, open sales lots, indoor commercial recreation, limited light industrial and light manufacturing uses, small assembly and warehousing, limited research and development, and small contractor operations.

Industrial

Objective:

This land use classification is characterized by industrial uses of larger scale and intensity. Primary uses include business offices, manufacturing, assembly, warehousing, and outdoor sales.

Development in planned industrial centers in separate areas of the community allow for the distribution of peak period traffic, efficient access, effective distribution of public utilities, and sound use of land suited for industry.

Certain limited accessory and compatible commercial uses may be allowed depending upon zoning classification. It is not the purpose of this category however, to duplicate or conflict with the commercial land use category. At the present time, this land use designation corresponds with the I1, I2



and PUD zoning districts.

Development Location Criteria:

- Locate/congregate industrial uses in areas considered “suitable” for such activities.
- Locate industrial development near major transportation corridors. Provide access to arterial roadways via major collector roadways or local roads.
- Industrial parks should be planned upon lands which are considered appropriate and reasonably adaptable to site development without severe earthwork or the removal of significant tree stands.
- Locate near other intensive land uses (commercial centers that may provide goods and services for the volume of potential industrial employees, and high density multifamily residential developments that may provide housing opportunities for the volume of potential industrial employees).
- Locate near existing or planned mass transit routes.

Minimum Requirements for Development:

- Specific design and construction standards are imposed upon industrial developments including standards related to building finish materials, off-street parking and green space.
- Appropriate green space and buffers to adjacent land uses shall be provided as established by the Zoning Ordinance.

Typical Uses:

- Uses vary in scale and intensity by zoning district. Primary uses range from business offices, light industrial uses, heavy industrial uses (manufacturing facilities) all of which are subject to certain performance standards as outlined in the City’s Zoning Ordinance.

Public and Semi-Public

Objective:

This land use classification is characterized by public and semi-public facilities and institutions which provide necessary services to the City and have their own unique set of land use characteristics. Such uses frequently operate on a nonprofit basis rather than the sale of goods and services.

Development Location Criteria:



- Public and semi-public uses are intended to be compatible with adjoining development and are typically located adjacent to collector or arterials streets.

Minimum Requirements for Development:

- To provide an example for the private sector, public and semi-public land uses are encouraged to integrate and/or reflect high levels of quality site and building design.
- Where feasible, incorporate sustainable, energy efficient building and low impact development techniques.
- Consistent architectural themes are encouraged as well as the use of consistent building materials or other design elements (to strengthen overall community identity).
- In locations where public and semi-public uses abut residential land uses, buffers and/or transitions shall be provided to mitigate potential compatibility issues. Such efforts may include site design, building orientation, access locations, setbacks, landscaping, and screening.

Typical Uses:

- Various facilities ancillary to an urban community including governmental facilities and offices, schools, churches, parks, and utility sites.
- While the need for public and semi-public uses is recognized, it is not practical at this time to identify future sites where such uses may be appropriate. Processing requirements and standards which apply to public and semi-public uses are subject to applicable Zoning Ordinance requirements.

GUIDED LAND USE CALCULATIONS

2040 Land Use Plan

Table 6-2 below identifies the total gross land area for each land use category depicted upon the 2040 Land Use Plan (Figure 6.4). This includes lands within the City's existing municipal boundaries and the surrounding unincorporated areas within the 2040 MUSA, including developed and undeveloped land.

Table 6 - 2

Elko New Market - 2040 MUSA Gross Land Area by Land Use Plan Category		
Land Use Category	Gross Acres	Percentage
Public and Semi Public	193.38	3.45
Low Density Residential	3,309.15	59.01
Medium Density Residential	572.82	10.21
High Density Residential	82.12	1.46
Town Center	51.59	.92
Commercial	524.3	9.35
Business / Limited Industrial Park	236.4	4.22
Industrial	250.98	4.48
Right of Way	386.94	6.90
Total Acres	5,607.68	100
Source: City of Elko New Market GIS		

Table 6-3 illustrates net acreages available for future residential development and the potential number of housing units within the 2040 MUSA. The results indicate that there is a potential to add a minimum of 3,860 housing units between 2021 and 2030, and 3,242 housing units between 2031 and 2040, for a total of 7,102 housing units. Based on 2040 Land Use Plan, the net residential density is 3.1 units per acre.

Table 6 - 3

Elko New Market Net Acreages Future Residential Development & Potential Number Residential Housing Units Within 2040 MUSA									
Res. Land Use Category	Net Acres	Density Range		Acres		Total Potential Units 2021-2030		Total Potential Units 2031-2040	
		Min	Max	2021- 2030 (54.35%)	2031- 2040 (45.65%)	Min	Max	Min	Max
Low Den- sity	1,853.75	2.5	5	1,007.51	846.24	2,519	5,038	2116	4231
Medium Density	340.25	5	10	184.93	155.32	925	1,849	777	1553
High Density	62.36	10	30	33.89	28.47	339	1,017	285	854
Town Center	14.23	10	30	7.73	6.5	77	232	65	195
TOTAL	2,270.59			1,234.07	1,036.52	3,860	8,136	3,242	6,833
<ul style="list-style-type: none"> • Calculations are based on gross land area, minus National Wetland Inventory wetlands and 10% park dedication requirement to determine the net acreage available for residential development. • Town Center (mixed use) area contains 28.47 acres; 50% permitted as high density residential • Percentage of growth in each decade is based on Metropolitan Council growth projections 									
Source: City of Elko New Market GIS									



Table 6-4 illustrates net acreages available for future commercial and industrial development and the potential number of jobs that may be added within the 2040 MUSA. The results indicate that there is a potential to add a 3,483 job within the 2040 MUSA.

Table 6 - 4

Elko New Market Net Acreages Future Commercial / Industrial Development & Potential Number Jobs Within 2040 MUSA			
Land Use Category	Net Acres	Number of Employees Per Acre	Number of Potential Jobs
Town Center	14.23	10	85
Commercial	315.02	6	1,890
Business / Limited Industrial	164.57	5	823
Industrial	171.20	4	685
TOTAL	665.02		3,483
<ul style="list-style-type: none"> • Calculations are based on gross land area, minus National Wetland Inventory wetlands and 10% park dedication requirement to determine the net acreage available for residential development. • Town Center (mixed use) area contains 28.47 acres; 50% permitted as commercial uses • Source: City of Elko New Market GIS 			

Growth Staging Plan

The Metropolitan Council has forecasted that the City will have a total of 3,030 households by 2030 and a total of 4,400 households by 2040. These forecasts indicate an increase of 1,631 households between the present time and 2030, and an increase of 1,370 households between 2031 and 2040. These forecasts indicate that 54.35% of the City’s household growth will occur between the present time and 2030, and 45.65% of the City’s growth will occur between 2031 and 2040. Table 6-5 illustrates the household projections forecasted by Metropolitan Council’s Thrive MSP, by decade, as well as the net acreages needed to accommodate the Thrive MSP housing projections.

Table 6 - 5

Elko New Market Acres Needed to Accommodate Thrive MSP Housing Forecasts			
	Total through 2040	2021-2030	2031-2040
Households (Metropolitan Council Forecasts)	3,001	1,631 (54.35% of total)	1,370 (45.65% of total)
Acres Needed to Accommodate Thrive MSP Household Projections	1,000	543	457
<ul style="list-style-type: none"> • Assumes 3 units per acre. Sources: Metropolitan Council			

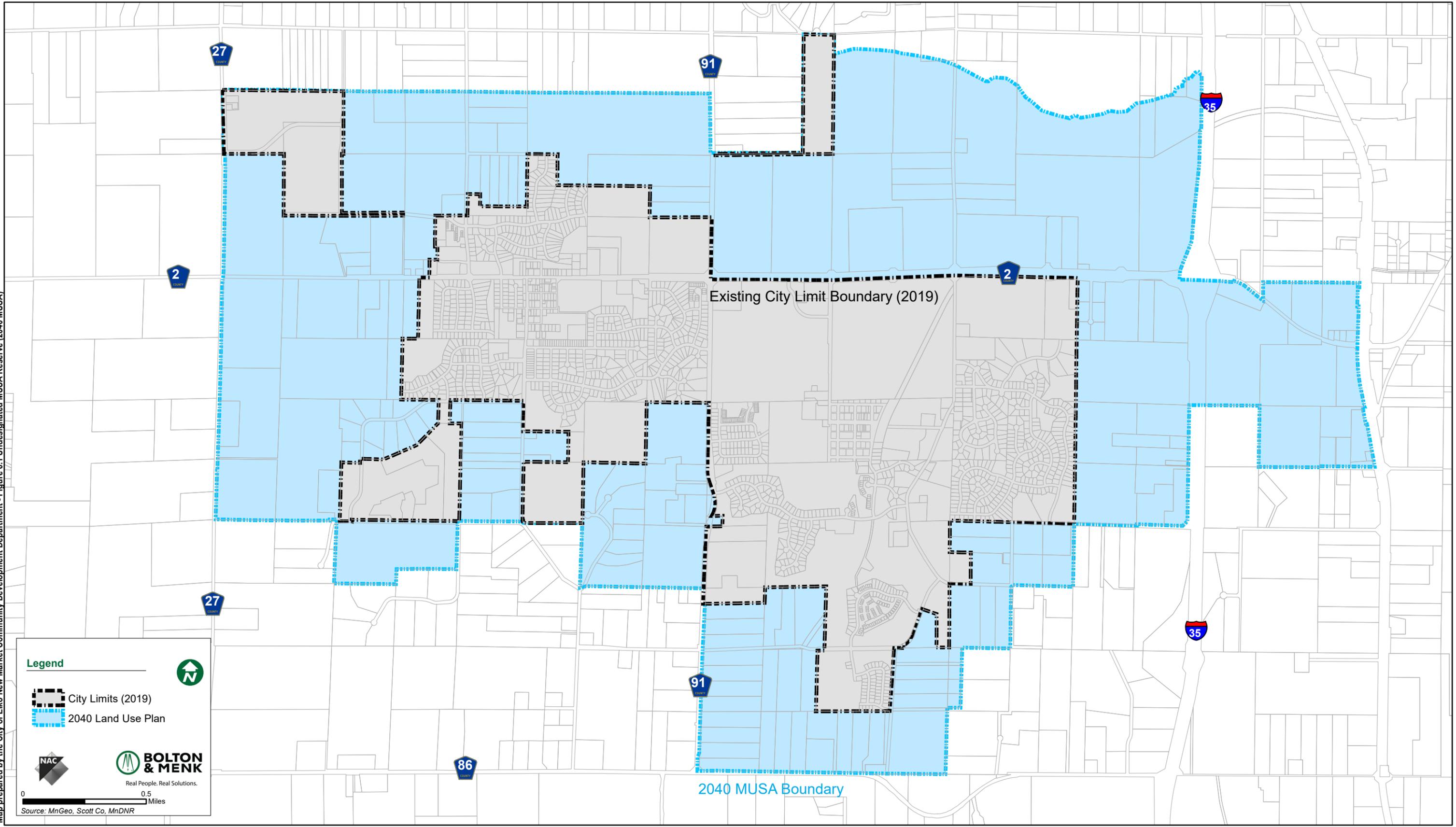
Table 6-6 below illustrates acreage allocation forecasts in 10-year increments to the year 2040. The results indicate that the 2040 MUSA boundary contains sufficient land to accommodate the housing unit and employment forecasted by Thrive MSP.



Table 6 - 6

Elko New Market			
Acreage Available for Development Within 2040 MUSA			
	Total Net Acres Available for Development through 2040	Acres Available for Development 2021-2030 (54.53% of Total)	Acres Available for Development 2031-2040 (34.65% of Total)
Low Density Residential Acres	1,853.75	1,007.51	846.24
Medium Density Residential Acres	340.25	184.93	155.32
High Density Residential Acres	62.36	33.89	28.47
Town Center Acres	28.47	15.47	13.00
Commercial Acres	315.02	171.21	143.81
Business / Limited Industrial Acres	164.57	89.44	75.13
Industrial Acres	171.20	93.05	78.15
Public / Semi-Public /Park Acres	326.18	177.28	148.90
TOTAL	3,261.8	1,772.78	1,489.02
<ul style="list-style-type: none"> • Net acreages calculated based on gross land area, minus National Wetlands Inventory wetlands and park dedication requirements to determine the net acreage available for development. • Includes undeveloped land within existing city limit boundary and 2040 MUSA boundary. • Town Center allows up to 50% residential development. <p>Sources: City of Elko New Market GIS</p>			

Map prepared by the City of Elko New Market Community Development Department - Figure 6.1 Undesignated MUSA Reserve (2040 MUSA)



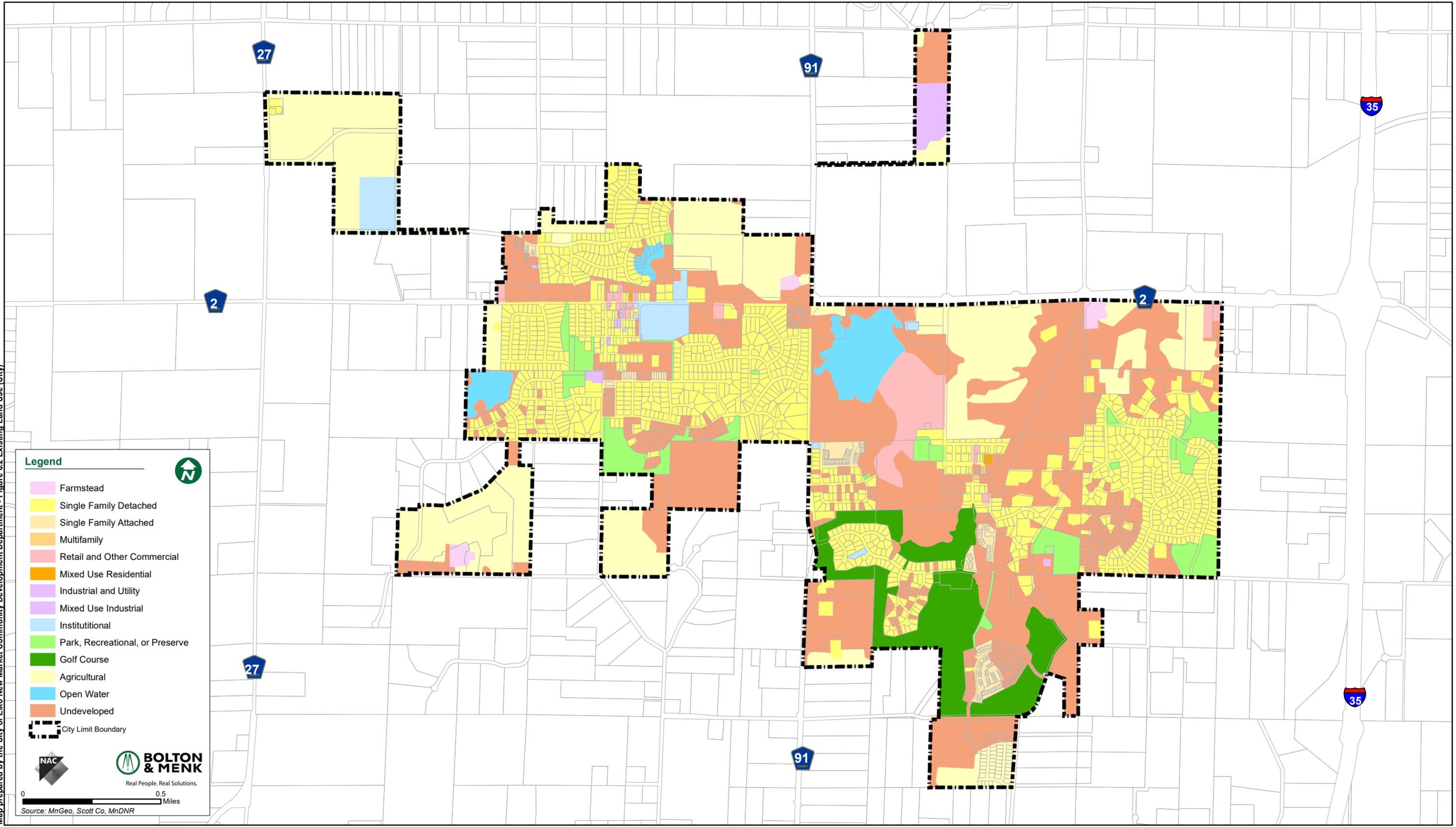
Legend

- City Limits (2019)
- 2040 Land Use Plan

BOLTON & MENK
 Real People. Real Solutions.

0 0.5 Miles
 Source: MnGeo, Scott Co, MnDNR

Map prepared by the City of Elko New Market Community Development Department - Figure 6.2 Existing Land Use (City)



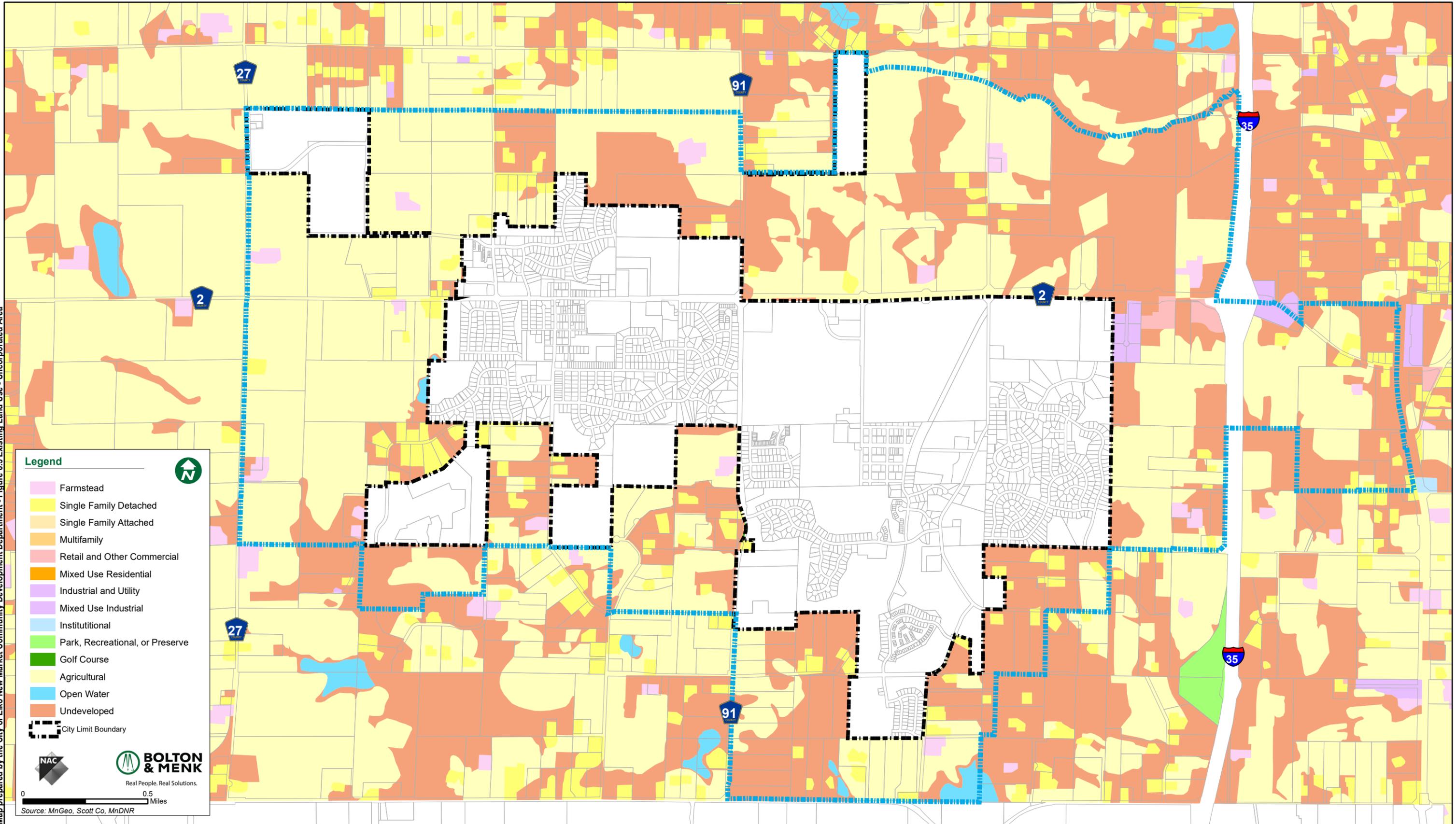
Legend

- Farmstead
- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Mixed Use Residential
- Industrial and Utility
- Mixed Use Industrial
- Institutional
- Park, Recreational, or Preserve
- Golf Course
- Agricultural
- Open Water
- Undeveloped
- City Limit Boundary

Real People. Real Solutions.

Source: MnGeo, Scott Co, MnDNR

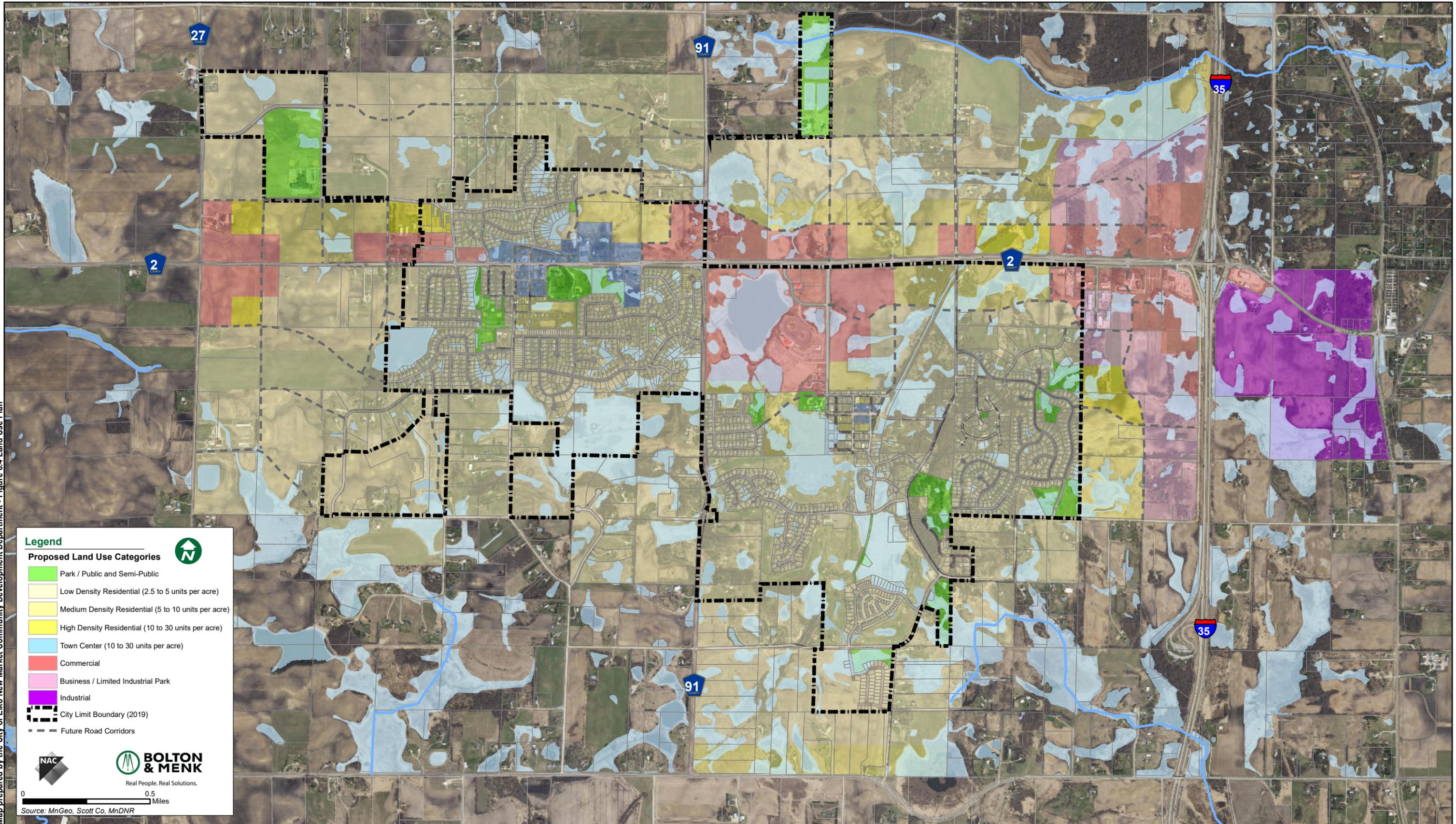
Map prepared by the City of Elko New Market Community Development Department - Figure 6.3 Existing Land Use - Unincorporated Area



Legend

- Farmstead
- Single Family Detached
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Mixed Use Residential
- Industrial and Utility
- Mixed Use Industrial
- Institutional
- Park, Recreational, or Preserve
- Golf Course
- Agricultural
- Open Water
- Undeveloped
- City Limit Boundary

Real People. Real Solutions.
 Source: MnGeo, Scott Co, MnDNR



Legend

Proposed Land Use Categories

- Park / Public and Semi-Public
- Low Density Residential (2.5 to 5 units per acre)
- Medium Density Residential (5 to 10 units per acre)
- High Density Residential (10 to 30 units per acre)
- Town Center (10 to 30 units per acre)
- Commercial
- Business / Limited Industrial Park
- Industrial
- City Limit Boundary (2019)
- Future Road Corridors

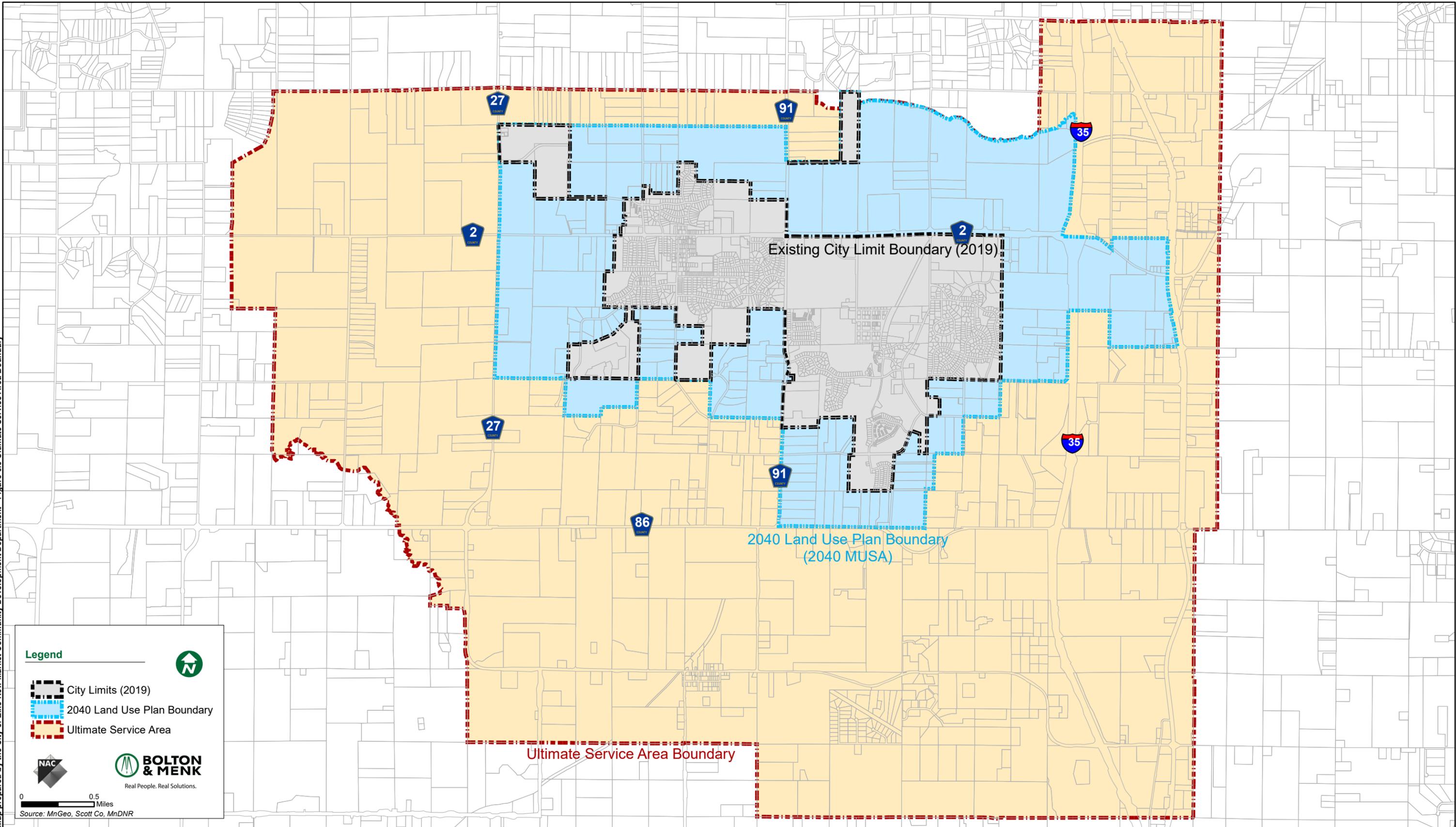
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0 0.5 Miles

Source: MnGeo, Scott Co, MnDNR

Map prepared by the City of Elko New Market Community Development Department - Figure 6.4 Land Use Plan

Map prepared by the City of Elko New Market Community Development Department - Figure 6.5 Ultimate Service Area Boundary



Legend

-  City Limits (2019)
-  2040 Land Use Plan Boundary
-  Ultimate Service Area

 
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0 0.5 Miles
 Source: MnGeo, Scott Co, MnDNR

Map prepared by the City of Elko New Market Community Development Department - Figure 6.6 Ultimate LU Plan.mxd

