

BRAINERD PLANNING COMMISSION

Wednesday, April 9, 2014

6:00 p.m.

City Hall Council Chambers

1. Call to Order
2. Approval/Amendment of Agenda
3. Approval of minutes of the regular meeting of March 12, 2014
4. New Business
 - a. Public Hearing – Zoning Text Amendment – Small Houses and Infill
 - b. Brainerd Amateur Hockey Foundation – Request for Zoning Ordinance Interpretation
 - c. Zoning Ordinance Text Amendment – Garage Setbacks from an Alley
5. PUBLIC FORUM – Time allocated for citizens to bring matters not on the agenda to the attention of the Planning Commission – Time limits may be imposed.
6. Old Business
 - a. Extended Stay Hotels/Motels – Draft Ordinance Language
7. Commissioners' Questions/Comments
8. City Planner Report
9. Adjourn

Any individual needing special accommodations please call 218/828-2309

PLANNING COMMISSION

Wednesday, March 12, 2014

Chairman Angie Plantenberg called the meeting of the Brainerd Planning Commission to order at 6:00 p.m. in the City Hall Council Chambers.

Noted present were Commissioners Matten, Hayden, Plantenberg, Norwood, Straw and Cole. Commissioner Pritschet was noted absent. Also present was City Planner Ostgarden.

MOTION AND SECONDED BY NORWOOD AND HAYDEN, DULY CARRIED, TO AMEND THE AGENDA TO INCLUDE ITEM 4B – BRAINERD AMATEUR HOCKEY ASSOCIATION (BAHA) ARENA ZONING.

#2 Approval/Amendment of Agenda

MOTION AND SECONDED BY COMMISSIONERS COLE AND HAYDEN, DULY CARRIED, TO APPROVE THE AGENDA AS AMENDED.

#3 Approve minutes of the regular meeting and workshop of February 12, 2014

MOTION AND SECONDED BY COMMISSIONERS NORWOOD AND HAYDEN, DULY CARRIED, TO APPROVE THE MINUTES FOR THE REGULAR MEETING AND OF FEBRUARY 12, 2014.

MOTION AND SECONDED BY COMMISSIONERS COLE AND STRAW, DULY CARRIED, TO APPROVE THE MINUTES FOR THE WORKSHOP OF FEBRUARY 12, 2014.

#4 NEW BUSINESS

a. Public Hearing – East Ridge Subdivision Preliminary Plat – JAE Enterprises

City Planner Ostgarden stated this entire property was originally platted in 2005 as Northtown West condominium development. He handed out a copy of the Northtown West plat noting it originally was anticipated to be much denser than what is being proposed in the East Ridge preliminary plat and was planned to have its own association. He reviewed the infrastructure that was installed when Northtown West was platted.

City Planner Ostgarden reviewed his staff report. He noted Outlots C and D of Northtown West are the areas that being replatted as East Ridge Subdivision. The following items from the staff report were highlighted:

- Zoning of the property and adjacent areas
- Number of units with zero lot line development
- Future Land Use Map as it applies to this location
- Development standards
- Stormwater Management Plan – there will be reduced amount of storage because of reduced density

- Trail – a portion of the trail will cross one of the proposed lots and a portion is within the City right-of-way
- Utility costs – there will be no additional costs for utilities
- Water supply – the existing water utilities will be adequate
- Subdivision regulations regarding sidewalks and trails – this requirement was not in place when Northtown West was approved. Planning Department does not feel additional sidewalk is needed.
- Easements – currently the easements are ten feet, but will need to be expanded to twelve feet
- Departmental issues – Engineering had input on stormwater, Building Department had concerns when the units are individually sold as there are Building Code requirements that will need to be met, and the Planning Department had exterior design and landscaping requirements (these issues have been discussed with the property owner)

City Planner Ostgarden stated there will need to be a resolution on the trail. The two conditions would be compliance with the Zoning Ordinance Building Design Standards and General Landscaping requirement prior to occupancy of a unit and the utility easements extended to twelve feet from the ten feet. He also noted there will be park dedication fees including during the building permit process. He stated these units will have their own association.

City Planner Ostgarden reviewed the location of the trail and the ownership/right-of-way issues.

Discussion was held regarding the zero lot line and the twelve foot utility easement.

The public hearing was opened at 6:37 p.m.

Mr. Jim Kramer, Kramer Leas Deleo, stated is the representative of the land owner and the surveyor that prepared the East Ridge preliminary plat. He stated Mr. Etterman does not want to own and maintain the trail and is open to dedicating the trail to the City as part of the plat. He stated City Planner Ostgarden gave a good overview of all concerns and issues and he doesn't have anything additional. He noted the change in the easement will be corrected.

Commissioner Norwood asked about the water and sewer services. Mr. Kramer noted each unit will have its own sewer and water services.

Mr. Kramer stated there will an association put into place where mowing/watering of lawns and snow removal will be taken care of by the association.

Commissioner Hayden asked about a sidewalk requirement. Mr. Kramer stated there is area, but it will increase the cost. He stated he feels it doesn't merit sidewalk as there is an existing trail and sidewalk to the south.

Mr. Roger Thompson, 15267 Clearview Lane, stated he feels this will be a good idea but questioned the price point of the condos and whether or not they will be maintained.

Mr. Ed Brunette, Clearview Lane, asked about rules and regulations while these units are being rented and if there will be anything similar to the association requirements.

The public hearing was closed at 6:46 p.m.

City Planner Ostgarden stated he believes the price point would be \$190,000 per unit. He stated as for the rules and upkeep, it will be up to the property owner to make sure his tenants abide by City regulations and hopefully the setting and location will bring the type of clientele that will not cause those type of issues.

Commissioner Norwood read the findings-of-fact into the record as follows: 1. The property is zoned R-3 High Density Residential; 2. The subdivision is a replat of Outlots C and D of Northtown West Subdivision and is approximately 2.18 acres; 3. The plat is proposed to have 5 buildings totaling 10 units which equates to a net density of 4.58 units/acre; 4. The proposed site design is planned to be side by side single story duplex units that will be constructed to permit single family ownership; 5. Zoning Ordinance Section 515-16-7 permits zero lot line subdivisions; 6. All units comply with the minimum design standards and setback requirements of the Brainerd Zoning Ordinance; 7. Each unit will have an attached two stall garage; 8. All municipal services were installed in anticipation of Northtown West attached unit condominiums; 9. The already platted streets have 60' rights-of-way, which is a sufficient width for local residential streets for this type of develop; 10. East Ridge subdivision is less dense than Northtown West was planned to be, therefore it does not require as much storm water retention capacity. The stormwater design is acceptable to the City Engineering Department; 11. The Future Land Use Plan identifies the property as Low Density Residential and perhaps Mixed Residential land use: *Low to Medium Density Residential - The purpose of this category is to identify portions of Brainerd that should contain one and two family dwellings such as duplexes and town homes.* Development density is a little more than the 2 units/acre suggested in the Comprehensive Plan: *Mixed Residential - The Mixed Residential category is intended to promote neighborhoods with a variety of housing types and densities within a single development. Densities in the Mixed Residential category may range from 2 to 20+ units per acre within any given portion of a development, but development should provide a range of densities within any single development concept/neighborhood. Similarly, a wide variety of housing types are appropriate within the Mixed Residential category, including single-family homes, twin homes, town homes, condos and apartments. However, no single type should dominate any given area.* The development is consistent with the purposes of the two districts; 12. Development of the East Ridge subdivision is supported by the Comprehensive Plan Land Use Strategies to: *Continue to guide residential growth in an orderly and compact manner so that new developments can be effectively served by public improvements and that the character and quality of the city's existing neighborhoods can be maintained and enhanced and Encourage compatible infill residential development throughout the developed portions of the city, to encourage the efficient use of land, the establishment of a strong tax base and the cost effective provision of city services;* 13. The trail around the property is private and a determination is needed about its future.

The Commission agreed to add the following findings-of-fact: 14. The price point of the units is \$190,000; 15. James Kramer spoke on behalf of the applicant and stated the owner does not want ownership of the trail; 16. Two people spoke related to the subdivision proposal.

MOTION AND SECONDED BY COMMISSIONERS HAYDEN AND MATTEN, DULY CARRIED, TO ACCEPT THE FINDINGS-OF-FACT AS PRESENTED ALONG WITH THE ADDITIONS.

The Commission agreed to the following conditions: 1. Compliance with the Zoning Ordinance Building Design Standards and General Landscaping requirements prior to occupancy of a unit; 2. Utility easements are 12 foot in width; 3. A resolution about the trail prior to issuing a building permit for construction.

MOTION AND SECONDED BY COMMISSIONERS MATTEN AND NORWOOD, DULY CARRIED, TO RECOMMEND APPROVAL OF THE EAST RIDGE PRELIMINARY PLAT BASED ON THE SIXTEEN (16) FINDINGS-OF-FACT AND WITH THE THREE (3) CONDITIONS.

Commissioner Hayden has concerns with approving the plat without sidewalks because there is the possibility of a portion of the trail being removed.

Discussion was held regarding sidewalks and the trail. City Planner Ostgarden stated the trail was not intended to be a public trail that connects to other trails and is considered a private amenity.

Discussion was held regarding a condition of the trail not being removed.

b. Brainerd Amateur Hockey Association (BAHA) Arena Zoning

City Planner Ostgarden stated he had discussion with WSN regarding the changes proposed at the ice arena for handicap accessibility changes and a possible expansion. He stated the property is located in a B-4 (General Commercial) District and ice arenas are not a permitted or conditional use. He stated the building was built under the old zoning ordinance and when the new Zoning Ordinance was adopted the building was still owned by the City and was considered a government/public building and was a permitted use. When the property was sold it became private and is no longer considered a permitted use.

City Planner Ostgarden stated there are a couple option if the Commission chooses to address this:

- Amend the B-4 District to include arenas as either a permitted use or a conditional use.
- Rezone the property to B-5 Commercial Amusement District.

Commissioner Plantenberg asked if there is a definition that states an ice arena does not fit under the definition of recreational business (indoor) under the B-5 District. She also asked about the security fencing requirement in the B-5 District and whether or not the existing arena would be required to meet that requirement.

City Planner Ostgarden stated he does not interpret an ice arena to be that type of permitted use. He also noted the fencing requirement would not have to be met.

Discussion was held regarding language if it's added as a conditional use in the B-4 District.

Discussion was held regarding which Zoning District would be more appropriate and the interpretation of the definition of recreational business (indoor).

MOTION AND SECONDED BY COMMISSIONERS HAYDEN AND COLE, DULY CARRIED, TO SET A PUBLIC HEARING FOR APRIL 9, 2014 TO AMEND THE ZONING ORDINANCE TO INCLUDE ARENAS AS A CONDITIONAL USE IN THE B-4 (GENERAL COMMERCIAL) DISTRICT.

Commissioner Norwood stated he would like to see this made as a use under the B-5 District to prevent other arenas in other B-4 Districts.

Chairman Plantenberg allowed for public discussion.

Mr. Bob Joyce, Vice President of Brainerd Amateur Hockey Foundation, stated the arena is not just a hockey arena, it is used as a civic center for dry floor events also. He stated he would like to have it considered a recreational business (indoor) in the B-4 District.

City Planner Ostgarden read the definition of a business as defined in the Zoning Ordinance.

Mr. Mike Anglund, WSN, stated he has been working with BAHF on the proposed project. He stated the main goal is improve and enhance the accessibility of the structure not a major expansion. He has concerns with what will be added to that conditional use if it is required such as parking or the structure. He asked if they do not expand the footprint, will they be able to remain a nonconforming use in the B-4 District. He noted that in order to put the elevator in they would have to expand the footprint.

City Planner Ostgarden stated it would be his opinion, if you do not change the footprint, the proposed plan does not alter the nonconforming status to the point that it couldn't be done.

Commissioner Cole stated the reason for the discussion and concern is not specific to BAHF, but includes other potential requests in the future.

City Planner Ostgarden reviewed the process to amend the Zoning Ordinance and then the conditional use permit process. He stated it would be the end of May or early June before the conditional use permit is approved.

Gary Scheeler, Councilmember, asked if changing the zoning changes the use and will it affect the agreement with the transfer of the land from the City to BAHF.

City Planner Ostgarden stated the use is not changing we are trying to make it possible for them to continue and expand to make a better facility.

#5 **PUBLIC FORUM** – Time allocated for citizens to bring matters not on the agenda to the attention of the Planning Commission – Time limits may be imposed

#6 **OLD BUSINESS**

a. **Extended Stay Hotels/Motels – draft ordinance language**

City Planner Ostgarden stated he presented the Commission with the definitions of hotel and motel along with proposed conditions/parameters.

Commissioner Hayden asked if there should be a specific definition of an extended stay hotel/motel.

Discussion was held on when it becomes an extended stay.

The Commission agreed to draft a definition of extended stay prior to proceeding with additional language.

b. Small House – draft ordinance language

City Planner Ostgarden stated he wanted to make sure there is consistency in the Zoning Ordinance sections. He reviewed some questions he proposed to the Commission to make the language thorough and clear.

Commissioner Cole asked about a minimum height. City Planner Ostgarden stated he will review Building Code requirements as it may address minimum height.

Commissioner Matten stated she has concerns about building small homes on nonconforming lots. City Planner Ostgarden stated a conditional use permit is still required and small homes on large lots would likely be found as an incompatible design.

City Planner Ostgarden briefly reviewed the conditional use permit requirements. City Planner Ostgarden noted you can only have one home on a single lot therefore several small homes could not be built on one lot.

The Commission agreed to hold a public hearing at its April 9 meeting contingent upon information regarding minimum height.

#7 Commissioners' Questions/Comments

None

#8 City Planner's Report

City Planner Ostgarden congratulated Dolly Matten to her appointment to the City Council. He stated she can serve on both the Planning Commission and the City Council.

City Planner Ostgarden asked the Commission to set a date and time for the Wausau facility tour. The Commission agreed to set a special meeting to tour the Wausau facility on Thursday, March 20, 2014 at 8:00 a.m.

City Planner Ostgarden stated there will be another special Planning Commission meeting on Monday, March 24, 2014 at 6:00 p.m. for a public hearing on the decommissioning of the Wausau facility.

City Planner Ostgarden briefly reviewed the decommissioning process and what will be needed for this to occur.

#9 **Adjournment**

As there was no further business the meeting was adjourned at 7:30 p.m.

Respectfully submitted,

Mark Ostgarden AICP
City Planner

/lt

MEMO

TO: Planning Commission

FROM: Mark Ostgarden, City Planner 

DATE: April 3, 2014

RE: Zoning Text Amendment Small Houses and Infill

Attached is the public hearing notice related to small houses and infill. From the beginning of the discussion, the Planning Department has had mixed thoughts on the small house issue. Should the Planning Department recommend approval of houses less than 750 sf it is the Planning Department's position that dwellings have a minimum 400 sf area and a 20 ft. width.

NOTICE OF HEARING

TO WHOM IT MAY CONCERN:

Notice is given that the City of Brainerd Planning Commission has initiated a public hearing to consider text amendments/additions to the following Brainerd Zoning Ordinance Sections: 515-2 Rules and Definitions; 515-17-3 Building Design Standards; 515-17 General Building, Use and Design Provisions; 515-54-5 R-1 (Single Family Residential) District I. Conditional Uses; 515-54-9 R-1 (Single Family Residential) District Building Performance Standards; 515-54-11 R-1 (Single Family Residential) District Design Requirements; 515-54 R-1 (Single Family Residential) District; 515-56-5 R-2 (Medium Density Residential) District I. Conditional Uses; 515-56-9 R-2 (Medium Density Residential) District Building Performance Standards; 515-56-11: R-2 (Medium Density Residential) District Design Requirements. (Changes are identified with a strikethrough and additions are in CAPITAL LETTERS.)

515-2-2: Definitions

INFILL - *"ANY VACANT LOT OR PARCEL WHICH MEETS ALL OF THE FOLLOWING: 1) SERVED BY PUBLIC SEWERS, 2) FRONTS AN EXISTING PUBLIC STREET, 3) BOUNDED ON ONE OR MORE SIDES BY LOTS ONE ACRE IN SIZE OR SMALLER WITH RESIDENTIAL STRUCTURES IN AN OTHERWISE BUILT-UP AREA."*

515-17-3: Building Design Standards.

A. Single Family Standards.

1. c. Dwellings constructed after the effective date of this Ordinance shall have a minimum finished habitable floor area of ~~one thousand (1,000)~~ seven hundred fifty (750) sf.
2. SINGLE FAMILY DETACHED DWELLINGS LOCATED ON LOTS LESS THAN THE MINIMUM LOT AREA PERMITTED IN R-1 DISTRICTS AND ARE GREATER THAN THREE HUNDRED FIFTY (350) SF AND LESS THAN SEVEN HUNDRED FIFTY (750) SF SHALL MEET THE FOLLOWING DESIGN CRITERIA:
 - A. BUILDINGS SHALL BE BUILT IN CONFORMANCE WITH THE STATE BUILDING CODE AS ADOPTED IN THE STATE OF MINNESOTA.
 - B. METAL ROOFS ARE ALLOWED PROVIDED THEY ARE CONSTRUCTED WITH STANDING SEAMS AND CONCEALED FASTENERS.
 - C. THE BUILDING PERFORMANCE STANDARDS AS SPECIFIED IN SECTION 54-9 AND THE DESIGN REQUIREMENTS OF 54-11.

B. Two Family and Townhome Standards.

2. TWO FAMILY AND TOWNHOUSE DWELLING UNITS SHALL HAVE A MINIMUM FINISHED HABITABLE FLOOR AREA OF ~~ONE THOUSAND (1,000)~~ SEVEN HUNDRED FIFTY (750) SF.
6. c. GARAGES FOR DWELLINGS GREATER THAN THREE HUNDRED FIFTY (350) SF AND LESS THAN SEVEN HUNDRED FIFTY (750) SF SHALL MEET THE FOLLOWING DESIGN CRITERIA:
 1. AN ATTACHED OR DETACHED GARAGE IS LIMITED IN SIZE TO SIXTEEN (16) FT X TWENTY (20) FT OR THE SIZE OF THE DWELLING (WHICHEVER IS LESS).
 2. IN ADDITION TO AN ATTACHED GARAGE ONE ACCESSORY BUILDING NOT TO EXCEED ONE HUNDRED TWENTY (120) SF IS ALLOWED.

3. GARAGES THAT ARE ATTACHED TO A DWELLING SHALL BE CONSTRUCTED ADJACENT TO THE DWELLING. TUCK UNDER GARAGES OR DWELLINGS ABOVE A GARAGE ARE NOT PERMITTED.
8. TWO FAMILY AND TOWNHOUSE DWELLINGS LOCATED ON LOTS LESS THAN THE MINIMUM LOT AREA PERMITTED IN R-2 DISTRICTS AND ARE GREATER THAN THREE HUNDRED FIFTY (350) SF AND LESS THAN SEVEN HUNDRED FIFTY (750) SF SHALL MEET THE FOLLOWING DESIGN CRITERIA:
 - A. BUILDINGS SHALL BE BUILT IN CONFORMANCE WITH THE STATE BUILDING CODE AS ADOPTED IN THE STATE OF MINNESOTA.
 - B. METAL ROOFS ARE ALLOWED PROVIDED THEY ARE CONSTRUCTED WITH STANDING SEAMS AND CONCEALED FASTENERS.
 - C. THE BUILDING PERFORMANCE STANDARDS AS SPECIFIED IN SECTION 56-9 AND THE DESIGN REQUIREMENTS OF 56-11.

515-54-5: R-1 (Single Family Residential) District Conditional Uses.

- I. DWELLINGS GREATER THAN THREE HUNDRED FIFTY (350) SF AND LESS THAN SEVEN HUNDRED FIFTY (750) SF SUBJECT TO 515-54-11: INFILL DESIGN STANDARDS.

DWELLINGS GREATER THAN THREE HUNDRED FIFTY (350) SF AND LESS THAN SEVEN HUNDRED FIFTY (750) SF AND SUBJECT TO 515-54-11: INFILL DESIGN STANDARDS.

515-54-9: R-1 (Single Family Residential) District Building Performance Standards

- D. DWELLINGS GREATER THAN THREE HUNDRED FIFTY (350) SF AND LESS THAN SEVEN HUNDRED FIFTY (750) SF ARE PERMITTED TO BE LESS THAN TWENTY-TWO (22) FEET WIDE.

515-54-11: R-1 (Single Family Residential) District Design Requirements

RESIDENTIAL INFILL DEVELOPMENT AND NEW DWELLINGS LESS THAN SEVEN HUNDRED FIFTY (750) SF IN AREA AND/OR DWELLINGS LESS THAN TWENTY-TWO (22) FEET WIDE SHALL ADHERE TO THE FOLLOWING DESIGN REQUIREMENTS. WHILE CREATIVITY AND VARIATION IN ARCHITECTURAL DESIGN IS ENCOURAGED, THE PURPOSE OF THESE REQUIREMENTS IS TO ENSURE COMPATIBILITY OF INFILL DEVELOPMENT WITH THE CHARACTER OF NEARBY EXISTING RESIDENTIAL STRUCTURES.

RESIDENTIAL INFILL DEVELOPMENT SHALL MEET THE FOLLOWING DESIGN CRITERIA, AS DEFINED BY THE PREDOMINANT CHARACTER OF THE EXISTING RESIDENTIAL BLOCK FRONT. THE BLOCK FRONT SHALL CONSIST OF ALL RESIDENTIAL PROPERTIES ALONG BOTH SIDES OF THE PUBLIC OR PRIVATE RIGHT-OF-WAY ON WHICH THE DEVELOPMENT FRONTS. THE BLOCK FRONT SHALL BE MEASURED FROM INTERSECTION TO INTERSECTION, TO THE ROAD END, OR TWO HUNDRED (200) FEET IN EITHER DIRECTION FROM THE DEVELOPMENT SITE, WHICHEVER IS NEAREST.

1. BUILDING ORIENTATION ON INFILL LOTS SHALL MATCH THE PREDOMINANT ORIENTATION OF OTHER BUILDINGS ALONG THE BLOCK FRONT.
2. ACCESS AND LOCATION OF OFF-STREET PARKING ON INFILL LOTS SHALL BE SIMILAR TO THE PREDOMINANT CHARACTER FOR EXISTING DEVELOPMENT ALONG THE BLOCK FRONT. PRIMARY VEHICULAR ACCESS SHALL BE THROUGH REAR ALLEYS WHERE SUCH RIGHTS-OF-WAY OR ACCESS EXISTS, AND ON-SITE PARKING SHALL BE LOCATED TO THE REAR OF PROPOSED STRUCTURES, INsofar AS THIS IS CONSISTENT WITH THE PREDOMINANT CHARACTER OF THE BLOCK FRONT.

3. ROOFS ON PROPOSED INFILL RESIDENTIAL STRUCTURES SHALL BE SIMILAR IN SLOPE AND STYLE TO EXISTING DEVELOPMENT AND SHALL INCORPORATE ANY OR ALL OF THE FOLLOWING FEATURES, INsofar AS SUCH FEATURES ARE COMPATIBLE WITH EXISTING DEVELOPMENT ON THE BLOCK FRONT:
 - A. DORMERS;
 - B. GABLED OR HIPPED ROOFS;
 - C. PITCHED ROOFS;
 - D. PARAPETS OR CORNICES.
4. UNLESS IT IS THE PREDOMINANT EXISTING STYLE ON THE BLOCK FRONT, FLAT ROOFS SHALL NOT BE ALLOWED.
5. HORIZONTAL FACADES LONGER THAN TWENTY-FIVE (25) FEET SHALL BE TREATED TO REDUCE BUILDINGS MASS AND VISUAL BULK USING AT LEAST ONE OF THE FOLLOWING TECHNIQUES:
 - A. BAYS OR RECESSES (MINIMUM DEPTH OF EIGHTEEN (18) INCHES);
 - B. WINDOW PATTERNS;
 - C. CONTRASTING MATERIALS OR COLORS;
 - D. UPPER STORY SETBACKS;
 - E. BALCONIES.

THE APPLICANT SHALL DEMONSTRATE THAT THE SELECTED TECHNIQUES ARE EITHER CURRENTLY PRESENT ON THE BLOCK FRONT OR ARE NOT SUBSTANTIALLY INCOMPATIBLE WITH EXISTING DEVELOPMENT.

515-56-5: R-2 (Medium Density Residential) District Conditional Uses.

- M. DWELLINGS GREATER THAN THREE HUNDRED FIFTY (350) SF AND LESS THAN SEVEN HUNDRED FIFTY (750) SF SUBJECT TO 515-54-11: INFILL DESIGN STANDARDS.

DWELLINGS GREATER THAN THREE HUNDRED FIFTY (350) SF AND LESS THAN SEVEN HUNDRED FIFTY (750) SF AND SUBJECT TO 515-54-11: INFILL DESIGN STANDARDS.

515-56-9: R-2 (Medium Density Residential) District Building Performance Standards

- B. DWELLINGS GREATER THAN THREE HUNDRED FIFTY (350) SF AND LESS THAN SEVEN HUNDRED FIFTY (750) SF ARE PERMITTED TO BE LESS THAN TWENTY-TWO (22) FEET WIDE.

515-56-11: R-2 (Medium Density Residential) District Design Requirements

RESIDENTIAL INFILL DEVELOPMENT AND NEW DWELLINGS LESS THAN SEVEN HUNDRED FIFTY (750) SF IN AREA AND/OR DWELLINGS LESS THAN TWENTY-TWO (22) FEET WIDE SHALL ADHERE TO THE FOLLOWING DESIGN REQUIREMENTS. WHILE CREATIVITY AND VARIATION IN ARCHITECTURAL DESIGN IS ENCOURAGED, THE PURPOSE OF THESE REQUIREMENTS IS TO ENSURE COMPATIBILITY OF INFILL DEVELOPMENT WITH THE CHARACTER OF NEARBY EXISTING RESIDENTIAL STRUCTURES.

RESIDENTIAL INFILL DEVELOPMENT SHALL MEET THE FOLLOWING DESIGN CRITERIA, AS DEFINED BY THE PREDOMINANT CHARACTER OF THE EXISTING RESIDENTIAL BLOCK FRONT. THE BLOCK FRONT SHALL CONSIST OF ALL RESIDENTIAL PROPERTIES ALONG BOTH SIDES OF THE PUBLIC OR PRIVATE RIGHT-OF-WAY ON WHICH THE DEVELOPMENT FRONTS. THE BLOCK FRONT SHALL BE MEASURED FROM INTERSECTION TO INTERSECTION, TO THE ROAD END, OR TWO HUNDRED (200) FEET IN EITHER DIRECTION FROM THE DEVELOPMENT SITE, WHICHEVER IS NEAREST.

- N. BUILDING ORIENTATION ON INFILL LOTS SHALL MATCH THE PREDOMINANT ORIENTATION OF OTHER BUILDINGS ALONG THE BLOCK FRONT.

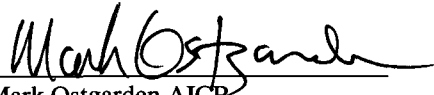
- O. ACCESS AND LOCATION OF OFF-STREET PARKING ON INFILL LOTS SHALL BE SIMILAR TO THE PREDOMINANT CHARACTER FOR EXISTING DEVELOPMENT ALONG THE BLOCK FRONT. PRIMARY VEHICULAR ACCESS SHALL BE THROUGH REAR ALLEYS WHERE SUCH RIGHTS-OF-WAY OR ACCESS EXISTS, AND ON-SITE PARKING SHALL BE LOCATED TO THE REAR OF PROPOSED STRUCTURES, INsofar AS THIS IS CONSISTENT WITH THE PREDOMINANT CHARACTER OF THE BLOCK FRONT.
- P. ROOFS ON PROPOSED INFILL RESIDENTIAL STRUCTURES SHALL BE SIMILAR IN SLOPE AND STYLE TO EXISTING DEVELOPMENT AND SHALL INCORPORATE ANY OR ALL OF THE FOLLOWING FEATURES, INsofar AS SUCH FEATURES ARE COMPATIBLE WITH EXISTING DEVELOPMENT ON THE BLOCK FRONT:
 - A. DORMERS;
 - B. GABLED OR HIPPED ROOFS;
 - C. PITCHED ROOFS;
 - D. PARAPETS OR CORNICES.
- Q. UNLESS IT IS THE PREDOMINANT EXISTING STYLE ON THE BLOCK FRONT, FLAT ROOFS SHALL NOT BE ALLOWED.
- R. HORIZONTAL FACADES LONGER THAN TWENTY-FIVE (25) FEET SHALL BE TREATED TO REDUCE BUILDINGS MASS AND VISUAL BULK USING AT LEAST ONE OF THE FOLLOWING TECHNIQUES:
 - A. BAYS OR RECESSES (MINIMUM DEPTH OF EIGHTEEN (18) INCHES);
 - B. WINDOW PATTERNS;
 - C. CONTRASTING MATERIALS OR COLORS;
 - D. UPPER STORY SETBACKS;
 - E. BALCONIES.

THE APPLICANT SHALL DEMONSTRATE THAT THE SELECTED TECHNIQUES ARE EITHER CURRENTLY PRESENT ON THE BLOCK FRONT OR ARE NOT SUBSTANTIALLY INCOMPATIBLE WITH EXISTING DEVELOPMENT.

Notice is further given that the Planning Commission of the City of Brainerd will meet in the Brainerd City Hall Council Chambers, 501 Laurel Street, at 6:00 p.m., Wednesday, April 9, 2014 to consider the Text Amendment. Copies of the Text Amendments are on file at the City Planning Department, 501 Laurel Street.

Any individual needing special accommodations please call (218) 828-2309.

Dated this 25th day of March, 2014


Mark Ostgarden AICP
City Planner

Publication date: March 27, 2014

MEMO

TO: Planning Commission

FROM: Mark Ostgarden, City Planner 

DATE: April 3, 2014

RE: Brainerd Amateur Hockey Foundation (BAHF) Request for
Zoning Ordinance Interpretation

BAHA is planning an addition to the ice arena that will be approximately 20' off the Jackson Street property line. The B-4 (General Business) District street side yard setback requirement is 30.'

The engineer working with BAHF has submitted the attached e-mail requesting an interpretation of Zoning Ordinance Sections 515-16-5: Setbacks b. and c. that reads:

Front Setback Exception. Where adjacent structures within the same block have front yard setbacks different from those required, the front yard minimum setback shall be the average of the adjacent structures. If there is only one (1) adjacent structure, the front yard minimum setback shall be the average of the required setback and the setback of the adjacent structure. In no case shall the required setback be less than twenty (20) feet.

Corner Lots and Double Frontage Lots. Lots which abut more than one (1) street shall provide the required front yards along every street.

Zoning District requirements specify setbacks for side street yards. In many districts they are different than the front yard setback. Should the interpretation be made that the above *Corner Lots and Double Frontage Lots* applies, a contradiction with many of the side yard setback requirements is created.

Also, should it be interpreted that this property is eligible for a front setback reduction, there is no building on Jackson Street adjacent to the ice arena with which to use to establish an average.

The attached aerial identifies the ice arena property.

Mark Ostgarden

From: Mike Angland <Mike.Angland@wsn.us.com>
Sent: Tuesday, April 01, 2014 5:58 AM
To: Mark Ostgarden
Subject: BAHF - Brainerd Area Civic Center
Attachments: GIS Utility Map 2013-11-20.pdf; Brainerd Area Civic Center Arena 2014-04-01.pdf

Good morning Mark,

I'd like to ask you a question pertaining to the BAHF – Brainerd Area Civic Center project as we are preparing construction documents and permit submittals. Weather pending, WSN survey crews will be on site this week or next week to pin the property and shoot grades along the east side. A question I have for you as we prepare the drawings relates to the placement of the new entry addition and how it relates to the existing building. I have attached a main floor plan that shows the new proposed entry addition and I have clouded an area that shows how the new addition begins 16'-0" north of the south building face. Based on the information I have at this point the existing building is approximately 4'-0" to 5'-0" north of the property line (see attached GIS utility information), however I will know more after the survey crew has been on site. The new addition therefore is located 20'-0" north of the property line. As we discussed during our meeting when we introduced you and Tim to the project, the idea is to have the new entry doors be located on the north side of this new addition, which will allow for a more centrally located access from the parking lot and increase the distance between the street entrance and pedestrian traffic. Also, this new addition will contain the accessible upgrades that are in desperate need.

My question for you pertains to the placement of the addition relative to the south property line. In B4 zoned property the front yard setback as well as a side yard on a corner lot setback is 30'-0". However, in this case the existing building is located 4'-0" to 5'-0" from the property line. I have placed the addition 20'-0" north of the property line referring to **Section 515-16-5: Setbacks** as it relates to adjacent structures within the same block having a different front yard setback from what is required. In this case there is not an average of other structures, however this section does refer to a minimum of 20'-0" front yard setback.

With the location of the existing structure relative to the south property line, do you agree with the proposed location of the new entry addition relative to the context of the project and zoning ordinance section mentioned above? I will be in a meeting all day today, however I will be checking e-mail and voice mail if you have any questions.

Thank you in advance for your time.

Mike Angland, AIA, LEED AP

Architect
218-316-3608 | Direct
218-821-1343 | Cell

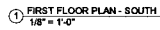


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BRainerd AREA CIVIC CENTER
BAHF
BRainerd, MN
FIRST FLOOR PLAN

DATE:	MARCH 28, 2014
SCALE:	As Indicated
DRAWN BY:	AUDYR
CHECKED BY:	CHADLER
JOB NUMBER:	028080319.00

DATE	REV#	REVISIONS DESCRIPTION	BY

HEREBY CERTIFY THAT THE PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALIFIED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: _____ L.C. NO. _____



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Environmental

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Surveying
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NOLTING**

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BRainerd AREA CIVIC CENTER
BAHF
BRainerd, MN
FIRST FLOOR PLAN

weight	of
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MEMO

TO: Planning Commission

FROM: Mark Ostgarden, City Planner



DATE: April 3, 2014

RE: Garage Setback from Alleys

Recently a site plan for a new detached garage was submitted that identified a 10' setback from the alley right of way. In reviewing our setback requirements for accessory buildings there is no reference to an alley setback requirement other than a rear yard setback.

The Engineering and Planning Departments think that when garage access is directly from an alley the setback minimum should be 20' from the alley right of way. A lesser dimension can create a situation where a vehicle encroaches onto the alley right of way limiting vehicular movement in the alley. Also the lesser dimension could create snow storage problems in the driveway for snow plowed from the alley.

The Planning Department recommends the follow language be added to the Zoning Ordinance:

515-17-8: Accessory Buildings, Uses and Equipment.

4. Setbacks. Detached accessory buildings shall comply with the following setbacks:
 - a. Front Setback. No detached accessory building shall be located in any front yard or nearer the front lot line than the principal building on that lot. Property within a shore impact zone (as defined by the Brainerd Shoreland Regulations) along the Mississippi River, and lakes classified as General Development or Natural Environment may locate accessory buildings in a front yard provided a twenty-five (25) foot setback is maintained.
 - b. Side and Rear Setbacks.

- 1) Side and rear setbacks shall be as provided for in the respective Zoning District.
- 2) No accessory building shall be located within a drainage and utility easement.
- 3) GARAGES WITH DIRECT ALLEY ACCESS SHALL BE A MINIMUM OF TWENTY (20) FEET FROM AN ALLEY RIGHT OF WAY.

Should the Planning Commission desire to amend the Zoning Ordinance a public hearing can be schedule for the May meeting.

MEMO

TO: Planning Commission

FROM: Mark Ostgarden, City Planner *MO*

DATE: April 1, 2014

RE: Extended Stay Hotels/Motels

At the February meeting there was discussion and consensus about the need for a definition of the extended stay hotels and motels. To address that desire following is a suggested definition:

Hotel INCLUDING EXTENDED STAY HOTELS. An establishment offering ~~transient~~ lodging accommodations INCLUDING PROVISIONS FOR MEALS ~~on a daily rate~~ to the general public ON A DAILY OR WEEKLY BASIS, leasable events SPACE, meeting or conference facilities and exhibition halls or other uses of similar character. MAY ALSO BE REFERRED TO AS MOTEL AND EXTENDED STAY MOTEL.

~~**Motel INCLUDING EXTENDED STAY MOTELS.** A building or group of detached, semi-detached, or attached buildings containing guest rooms or dwellings, with garage or parking space conveniently located to each unit, and which is designed, used or intended to be used exclusively for the accommodation of automobile travelers and other temporary guests.~~

After reviewing our current definition of motel and hotel and reviewing definitions from other communities, it appears the "motel" definition could be removed if changes are made to the "hotel" definition.

Based on the revised definition the following specific requirements can be considered and if acceptable included as part of the use listed in a zoning district:

Proposed addition to B-3, B-4 & B-5 District's:

Hospitality businesses limited to hotels, motels, conference/convention/reception facilities. Extended stay hotels and motels provided that:

- Stays are limited to 90 consecutive days.
- All guest rooms which have facilities for both storage and food preparation less than 300 square

feet of floor area are limited to a maximum of 2 persons per room; however, for all such guest rooms greater than 300 square feet, one additional person shall be allowed per each 75 square feet of floor area up to a maximum of 4 persons.

- Kitchen facilities including a stove and oven are provided.
- Each hotel and motel shall maintain daily written records reflecting the renting, letting, or other provisions of any of its rooms including check in and check out dates of each person over 18 years of age that rents, lets or is otherwise provided a room or occupies a room on an overnight basis.

There are other specific conditions that could be added to the list such as providing a play area for children or limiting the number of extended stay units.

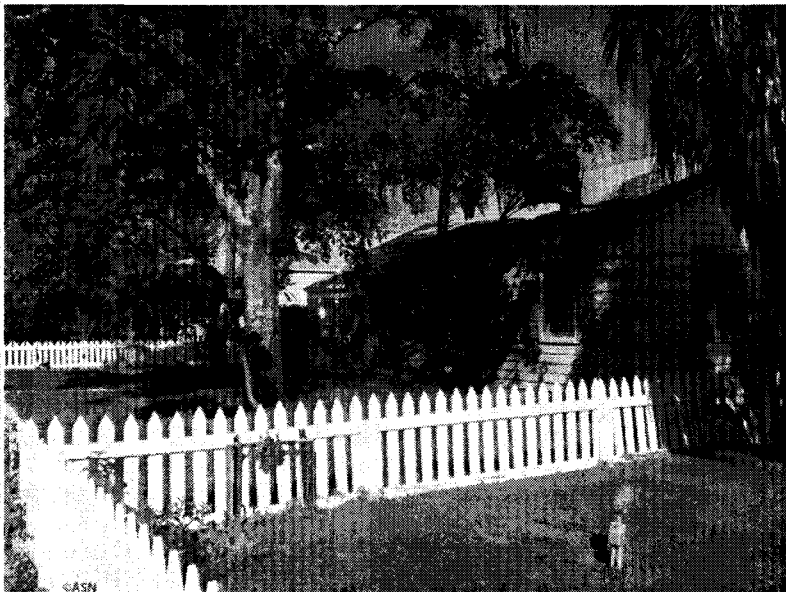


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NAR Community Preference Survey Finds Walkability, Mixed-Use Favorable



Delray Beach, Florida (Image: A. Nordhauser)

The National Association of Realtors (NAR) *2013 Community Preference Survey* has once again found that most Americans prefer living in "walkable, mixed-use neighborhoods and shorter commutes." According to the survey, the ideal community identified by respondents was "a suburban neighborhood with a mix of houses, shops and businesses." The least popular choice was a living in a suburban area made up solely of houses.

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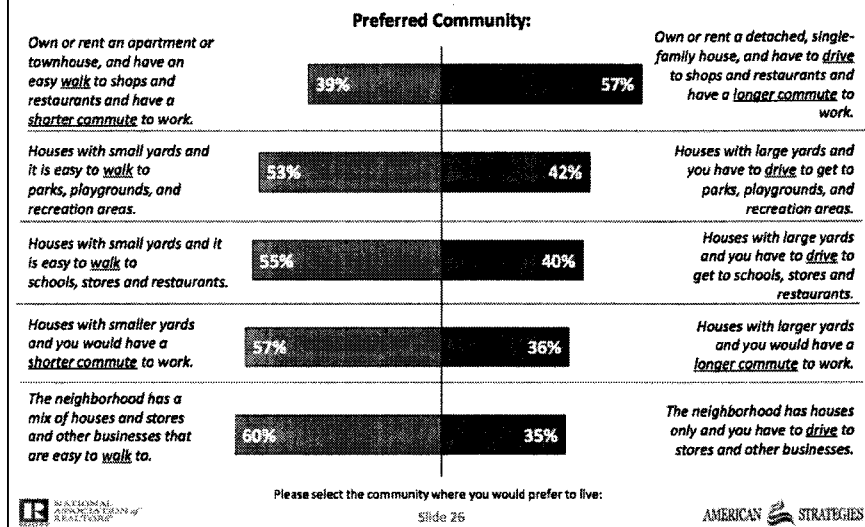


IBS Vegas: SolarCity's Home Builder Program

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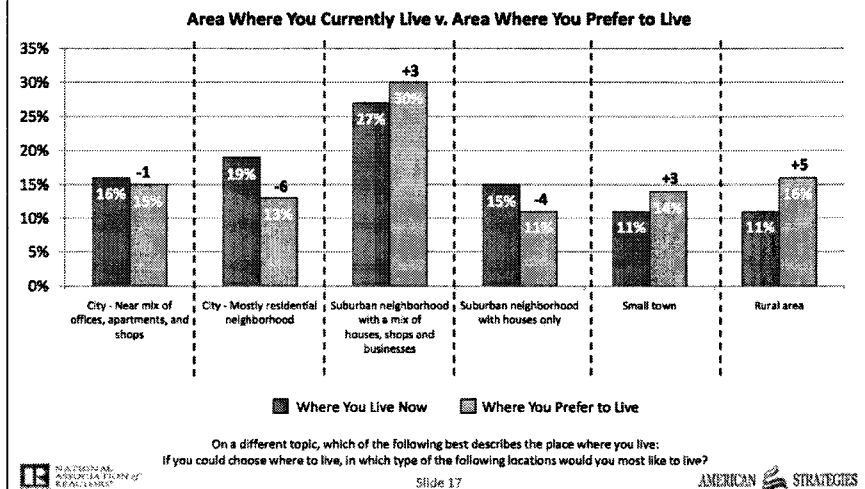
Walking and Commute Time Key to Community Preference, But Detached House Trumps All



NAR president Gary Thomas, who is a broker-owner of Evergreen Realty in Villa Park, California, noted that "[g]rowth patterns, economic development and quality-of-life issues are inextricably linked to the success of communities." He added that realtors can help with this by building and caring about "improving those communities through smart growth initiatives," which is typically characterized by a neighborhood or municipality that offers higher density, mixed-use development, a high degree of walkability and is pedestrian friendly.

Plurality Prefers Urban or Suburban Mixed Use Community Over Mostly Residential Communities

More say they would like to live in a small town or rural area than actually do



Sixty percent of the survey's respondents want to live in an area that has a mix of residences, retail and other businesses that are easy to walk to, as opposed to having to drive to the store, their offices or recreation facilities. As such, the findings indicate that the size of the property matters less, as 57 percent of the people surveyed were willing to forgo a larger home or one with a larger yard to live if it offered a shorter commute to work, while 55 percent would forgo the larger yard "if it meant they could live within walking distance of schools, stores and restaurants."

The survey consisted of 1,500 adult Americans was conducted by American Strategies and Meyers Research in September 2013. A more in-depth summary and analysis can be found [here](#).

TAGS Architecture building development livability mixed-use development

National Community Preference Survey

October 2013



Executive Summary - Overview

The 2013 Community Preference Survey echoes many of the major findings from the last Community Preference poll in 2011. There are few major changes in attitudes as they relate to neighborhoods and where people want to live. The economy continues to drive the overall issue agenda. But there are signs of change on the margins, as younger and better-educated Americans show marginally more affinity for compact, mixed use developments over more conventional suburban communities.

Americans are, however, somewhat conflicted in their priorities and value structure when it comes to choosing their ideal community. On the one hand, there is a desire for the closeness and convenience that come from communities where walking is easy, and errand and commute times are short. On the other hand, Americans overwhelmingly prefer to live in single-family, detached homes – even if that means driving more and a longer commute to work.

The need to find a proper balance between privacy and community is apparent in how Americans prioritize the things that are important to them when deciding where they want to live. Privacy from neighbors is the single most important attribute, yet privacy is closely followed by more communal characteristics - like high-quality public schools, sidewalks and being within an easy walk of other places and things in the community.

Executive Summary - Mood

As in 2011, attracting businesses and creating jobs remains the top priority. But the focus on jobs has dropped a bit, while there is a higher priority placed on some other economic concerns.

- Business and jobs remains the top priority at 78 percent, but is down from 84 percent in 2011.
- Crime, education, health care and state government spending remain top tier issues, with little meaningful change from the last survey.
- With the scars of the recession still fresh, Americans place a higher priority on the availability of affordable housing than in 2011 (+8 points, from 51 to 59 percent high priority) and housing opportunities for people with moderate and low incomes (+11 points, from 46 to 57 percent high priority).
- While a comparatively low priority, there is also more emphasis placed on revitalizing cities (+9 points to 48 percent high priority), revitalizing older suburbs (+12 points to 38 percent) and creating new development outside cities (+13 points to 37 percent).

Executive Summary – Ideal Community

Americans prefer walkable communities, but only to a point. In most comparisons tested, a majority prefers the community where it is easier to walk or the commute is shorter. But when comparing a detached single-family house to an apartment or townhouse, the detached home wins out - even with a longer commute and more driving.

- A majority prefers houses with small yards and easy walks to schools, stores and restaurants over houses with large yards but where you have to drive to get to schools, stores and restaurants (55 percent to 40 percent).
- An even larger majority prefers houses with smaller yards but a shorter commute to work over houses with larger yards but a longer commute to work (57 percent to 36 percent).
- A neighborhood with a mix of houses, stores and businesses that are easy to walk to is preferred over a neighborhood with houses only that requires driving to stores and businesses (60 percent to 35 percent).
- Nevertheless, when given a choice between a detached, single family house that requires driving to shops and a longer commute to work and an apartment or condominium with an easy walk to shops and a shorter commute to work, a strong majority prefers the single family home – even with the longer commute (57 percent to 39 percent).

Mood

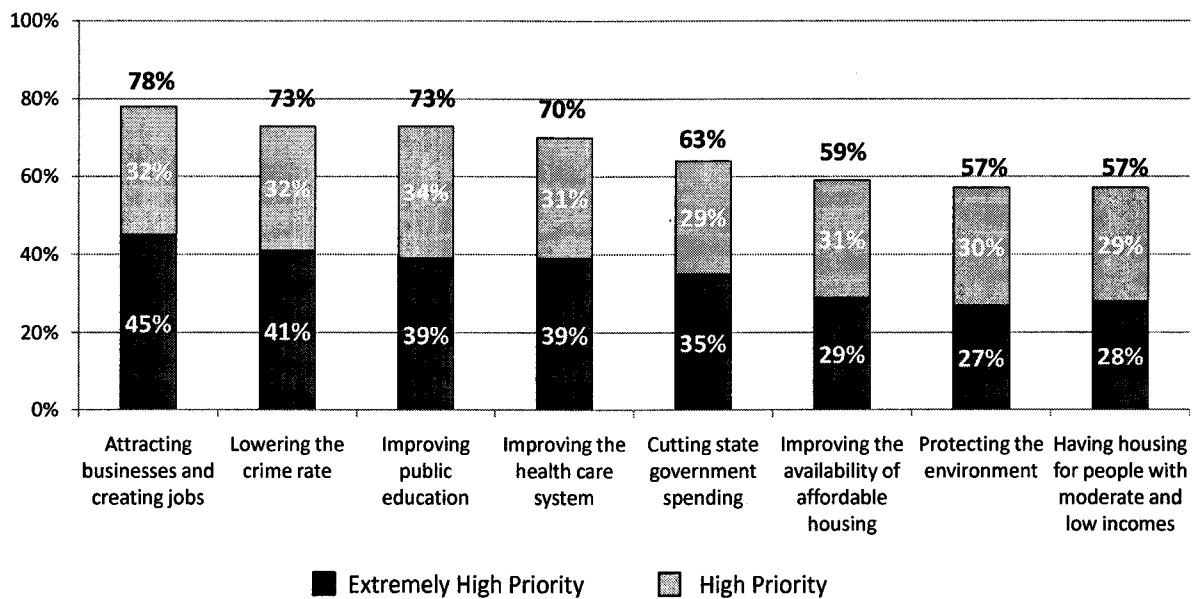


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Jobs, Crime, Education and Health Care Top Priorities

Top Priorities for State Government

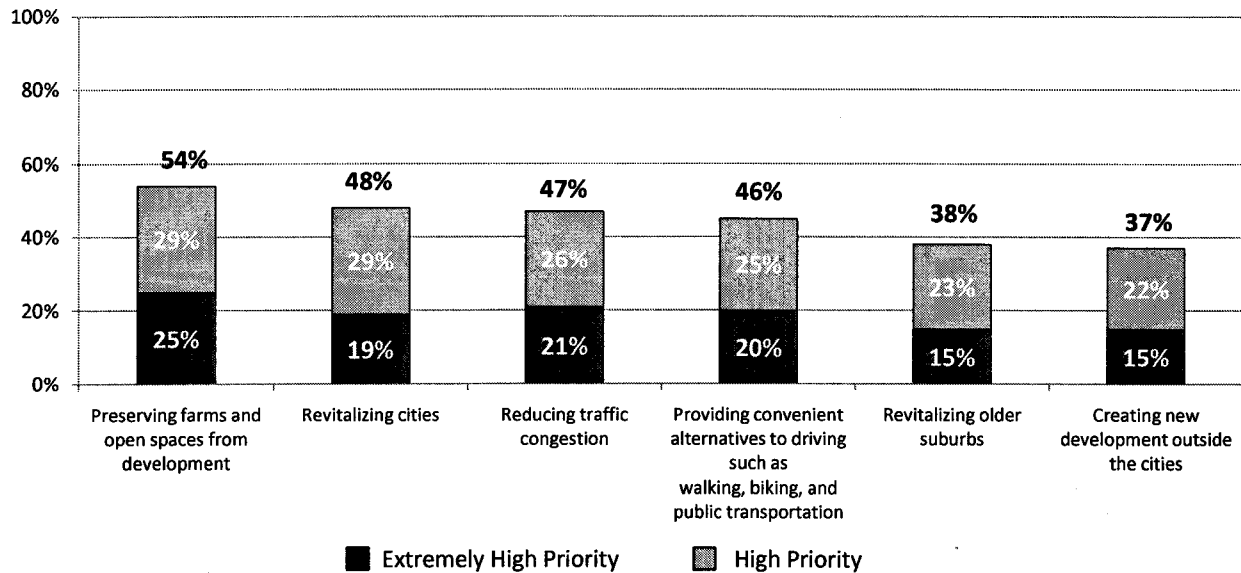


Here are some issues INSERT STATE will be facing over the next few years. For each one please indicate how much of a priority it should be for your state to address: Should it be an extremely high priority, a high priority, a middle priority, a low priority, or an extremely low priority for your state government?

Development Issues Rate Lower On Priority List

No single issue dominates agenda

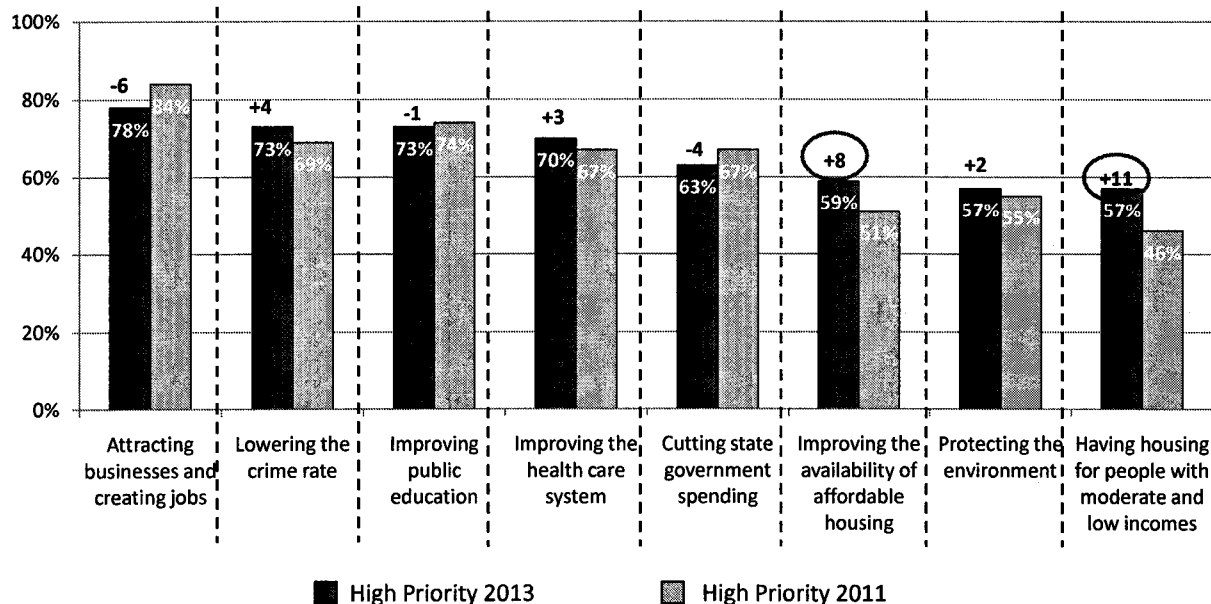
Second Tier Priorities for State Government



Here are some issues INSERT STATE will be facing over the next few years. For each one please indicate how much of a priority it should be for your state to address: Should it be an extremely high priority, a high priority, a middle priority, a low priority, or an extremely low priority for your state government?

Issue Agenda Mostly Unchanged From 2011, But Stronger Emphasis on Affordable Housing

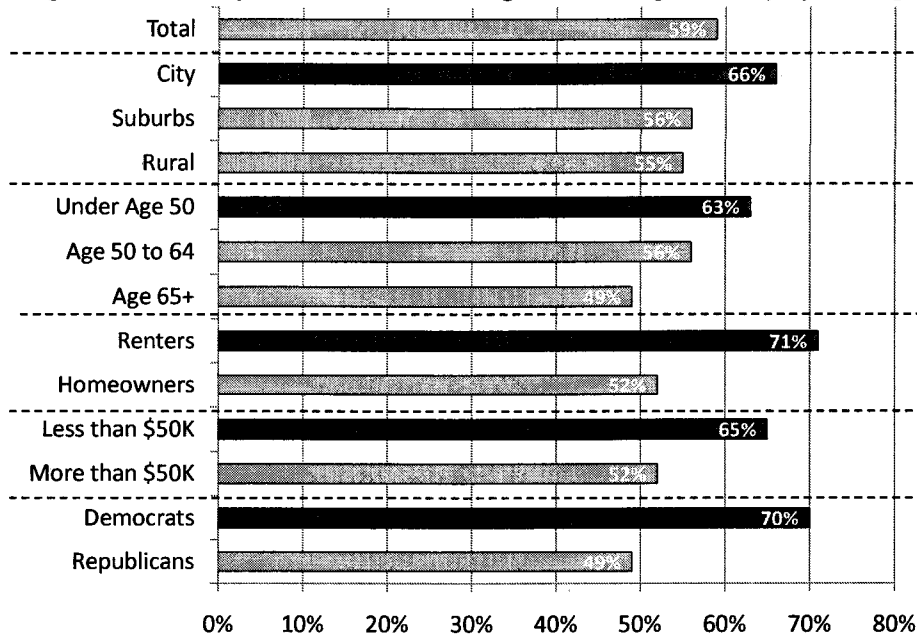
Changes in Top Priorities for State Government



Here are some issues INSERT STATE will be facing over the next few years. For each one please indicate how much of a priority it should be for your state to address: Should it be an extremely high priority, a high priority, a middle priority, a low priority, or an extremely low priority for your state government?

Urban, Younger and Lower Income Place Higher Priority on Affordable Housing

Improving the Availability of Affordable Housing: Percent High Priority by Demographics



Here are some issues INSERT STATE will be facing over the next few years. For each one please indicate how much of a priority it should be for your state to address: Should it be an extremely high priority, a high priority, a middle priority, a low priority, or an extremely low priority for your state government?

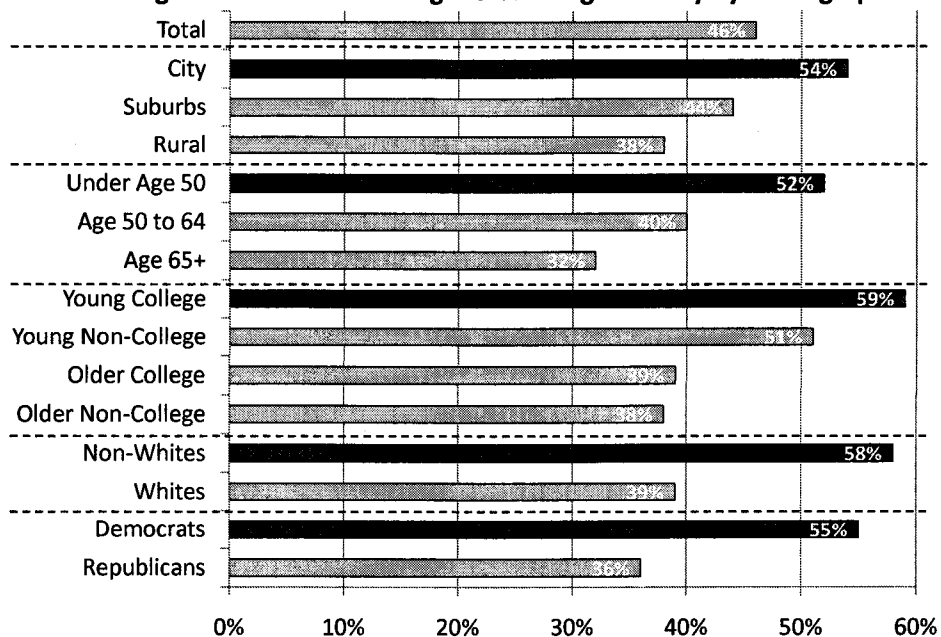


Slide 13



Non-whites, Urban and Younger Americans Place Higher Priority On Alternatives to Driving

Providing Alternatives to Driving: Percent High Priority by Demographics



Here are some issues INSERT STATE will be facing over the next few years. For each one please indicate how much of a priority it should be for your state to address: Should it be an extremely high priority, a high priority, a middle priority, a low priority, or an extremely low priority for your state government?



Slide 14



Current Living Environment

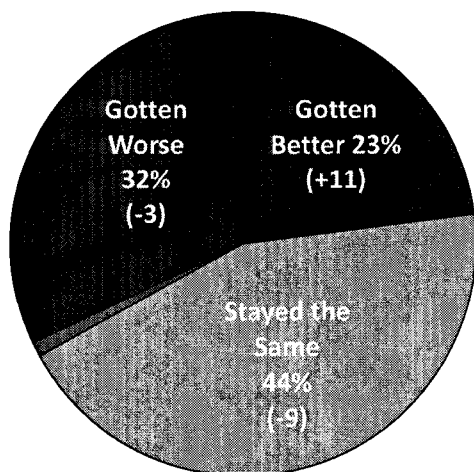


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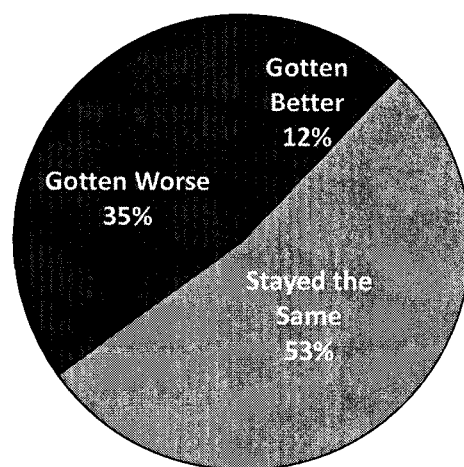
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Uptick In Positive Assessments of Quality of Life

Quality of Life Where You Live (2013):



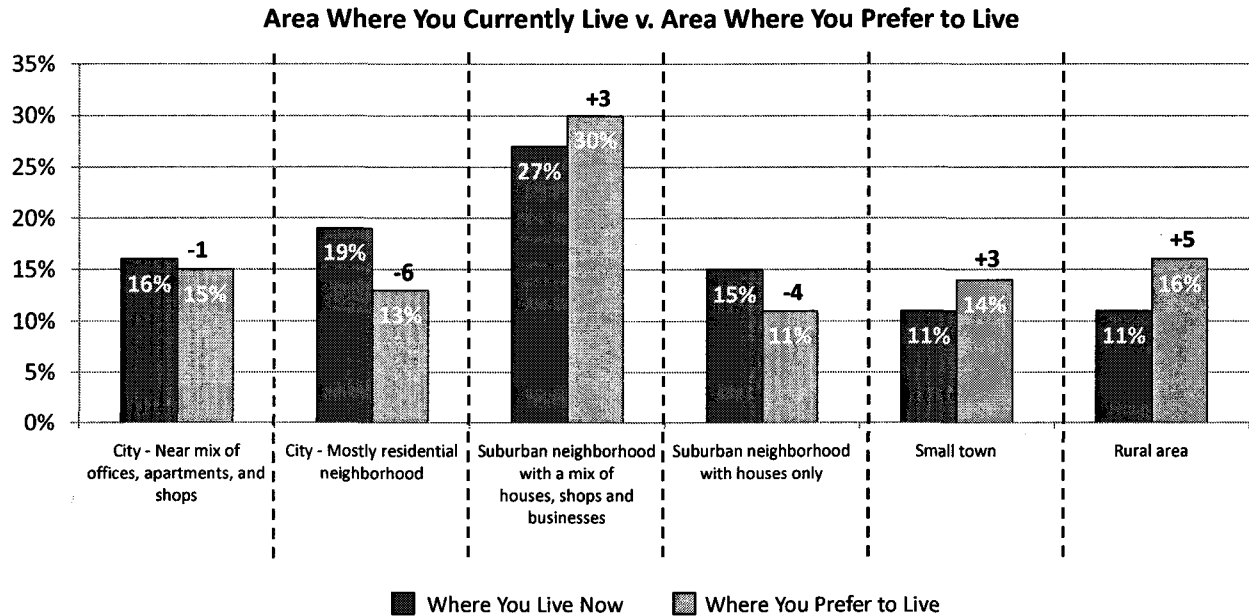
Quality of Life Where You Live (2011):



Thinking about the community in which you live, do you think the quality of life has gotten better, gotten worse, or stayed the same in the past three years?

Plurality Prefers Urban or Suburban Mixed Use Community Over Mostly Residential Communities

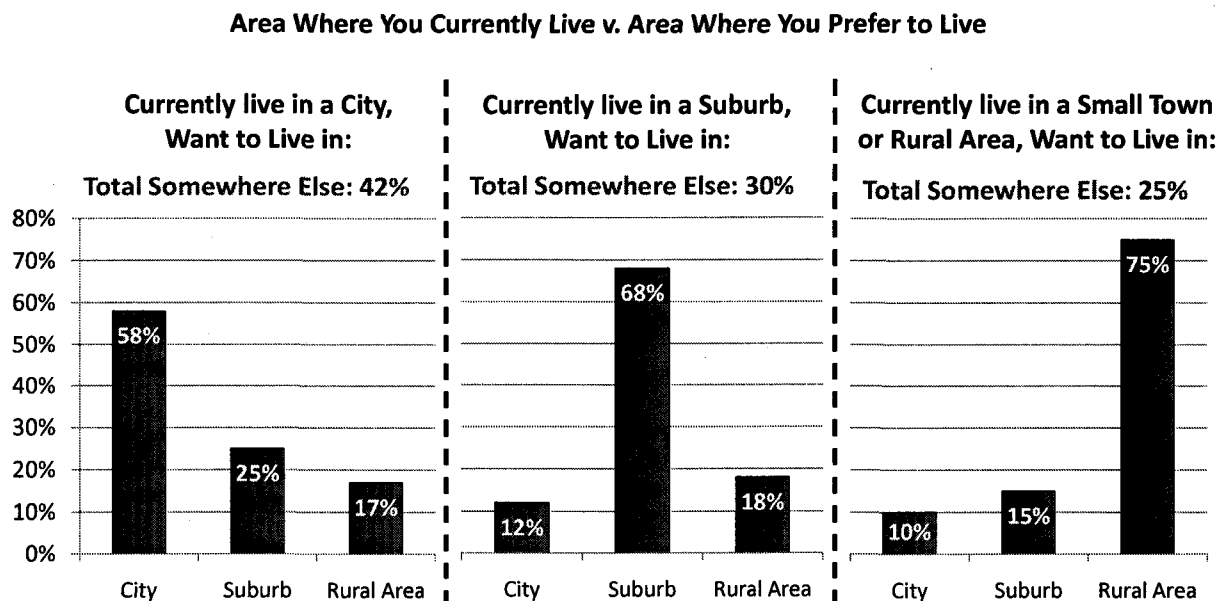
More say they would like to live in a small town or rural area than actually do



On a different topic, which of the following best describes the place where you live:
If you could choose where to live, in which type of the following locations would you most like to live?

A Majority of Residents are Living in the Type of Area Where They Say They Would Most Like to Live

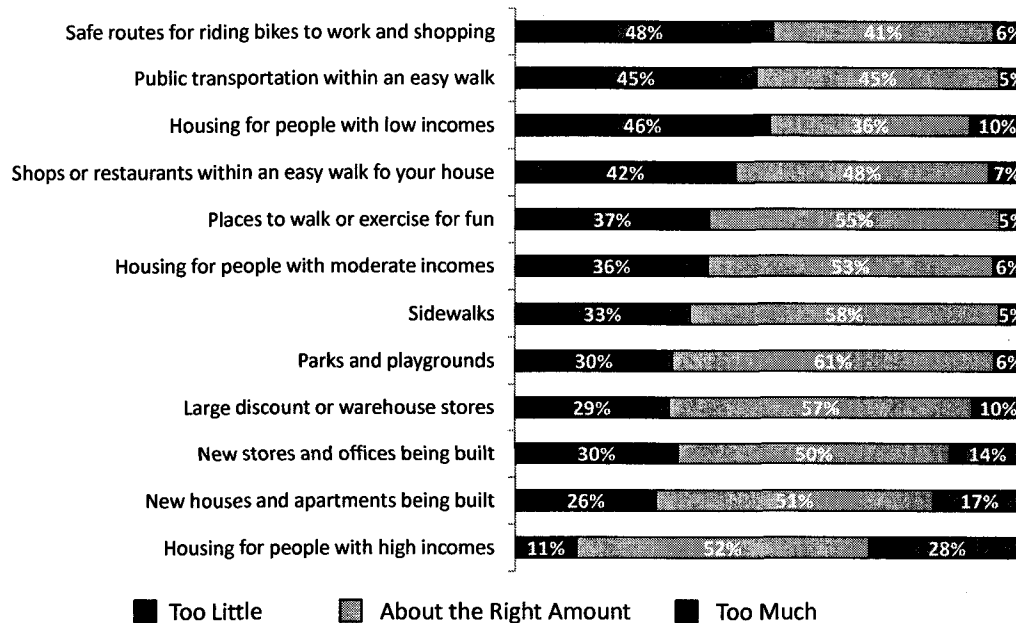
Small town and rural residents are especially content.



On a different topic, which of the following best describes the place where you live:
If you could choose where to live, in which type of the following locations would you most like to live?

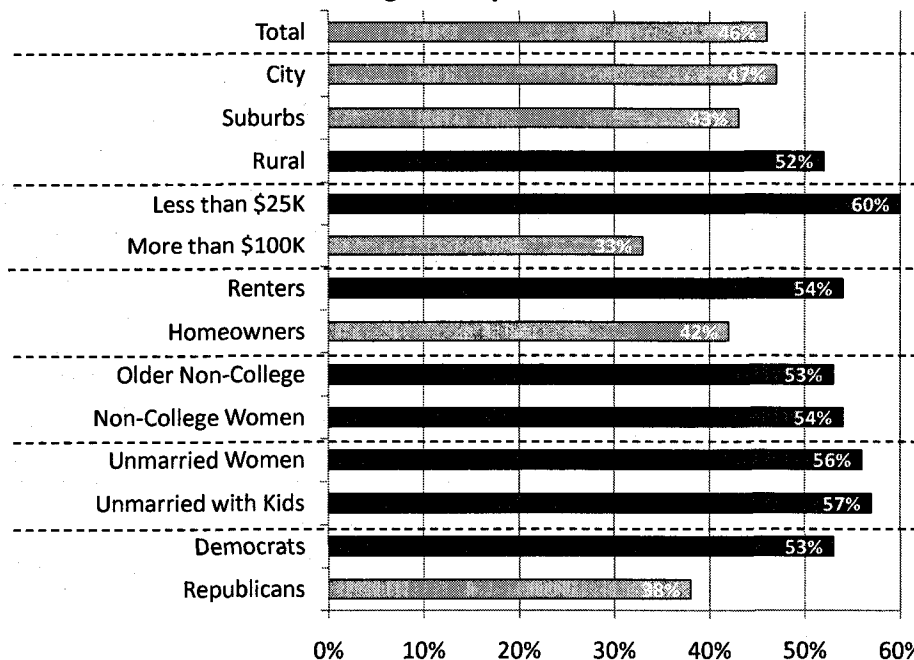
Amenities Mostly Available, But Many Lack Access to Bike Routes, Transit, Housing and Places to Walk

Too Little, Right Amount, or Too Much in the Area Where You Live



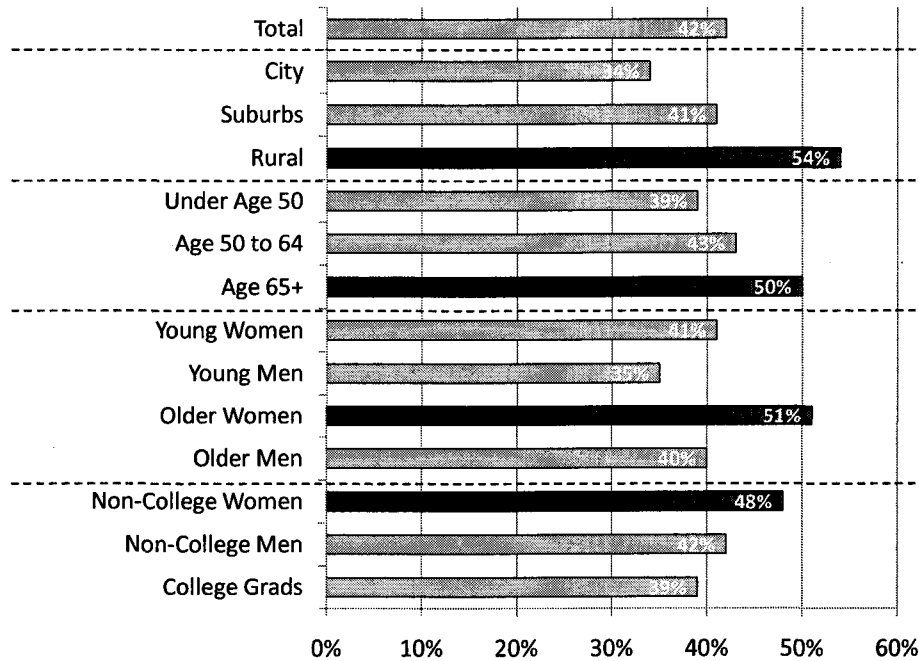
Lack of Affordable Housing Especially Acute Among Low Income, Renters, Unmarried and Rural Households

Too Little Housing for People with Low Incomes



Older and Rural Homes Note Lack of Shops and Restaurants

Too Little Shops or Restaurants Within an Easy Walk of Your House

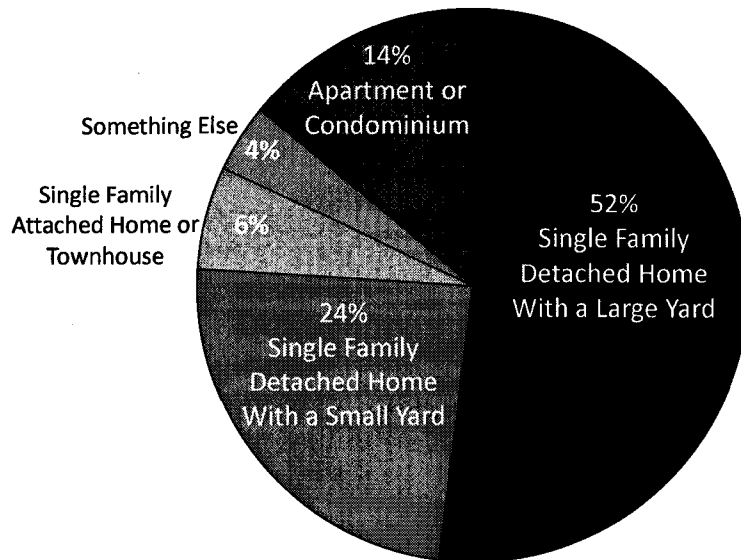


Do you think there is too much, too little, or the right amount of each of the following in the area close to where you live?

Ideal Community

Americans Overwhelmingly Prefer To Live In A Detached Home

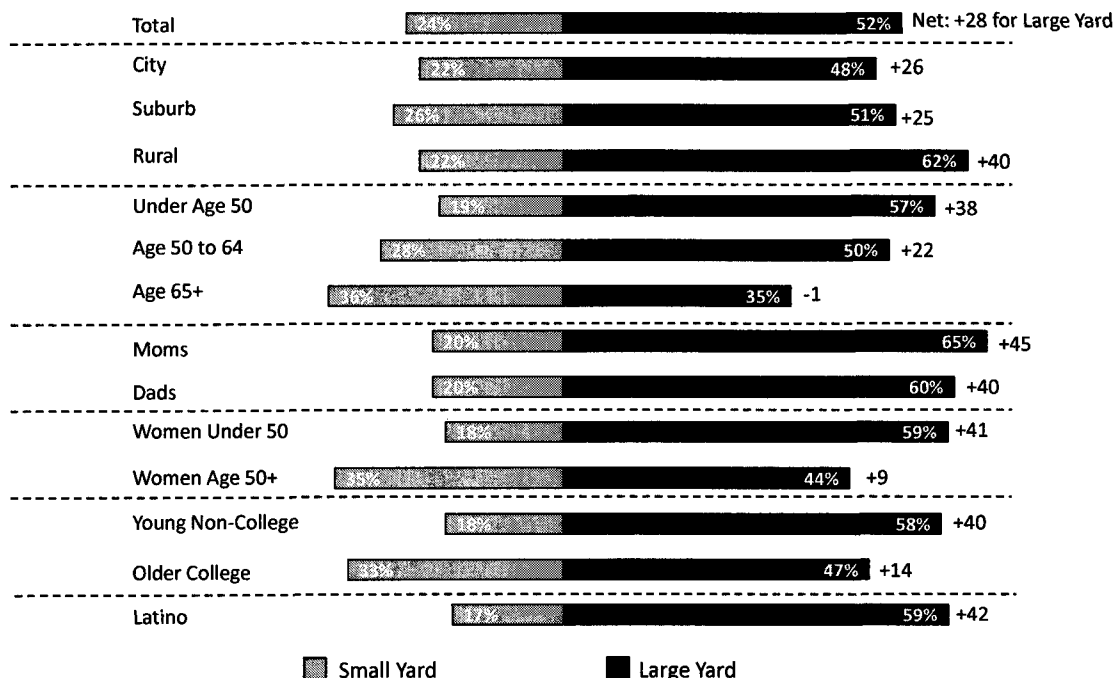
Housing Type Preference:



Right now, if you could choose, which of the following would you prefer to live in:

Younger Parents, Especially Women, Want a Large Yard

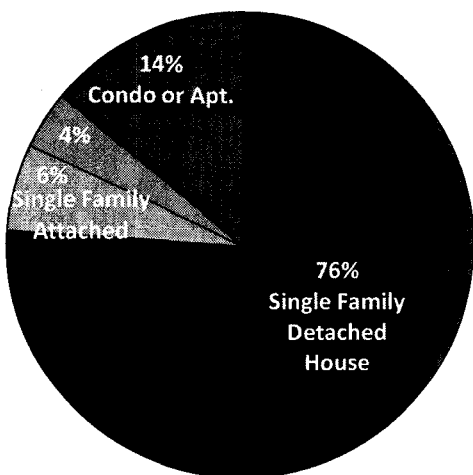
Housing Type Preference: Small Yard v. Large Yard



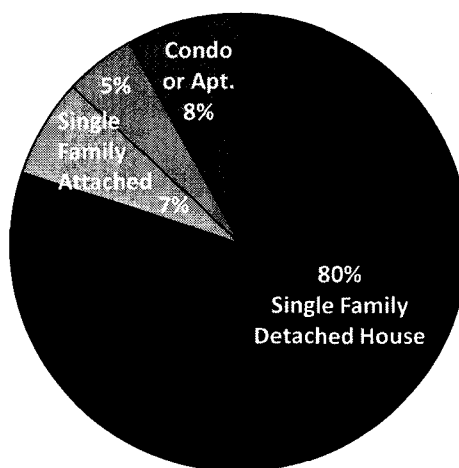
Right now, if you could choose, which of the following would you prefer to live in:

Slightly More Preference For Condo or Apartment Living Than In 2011

Housing Type Preference (2013):



Housing Type Preference (2011):



Right now, if you could choose, which of the following would you prefer to live in:

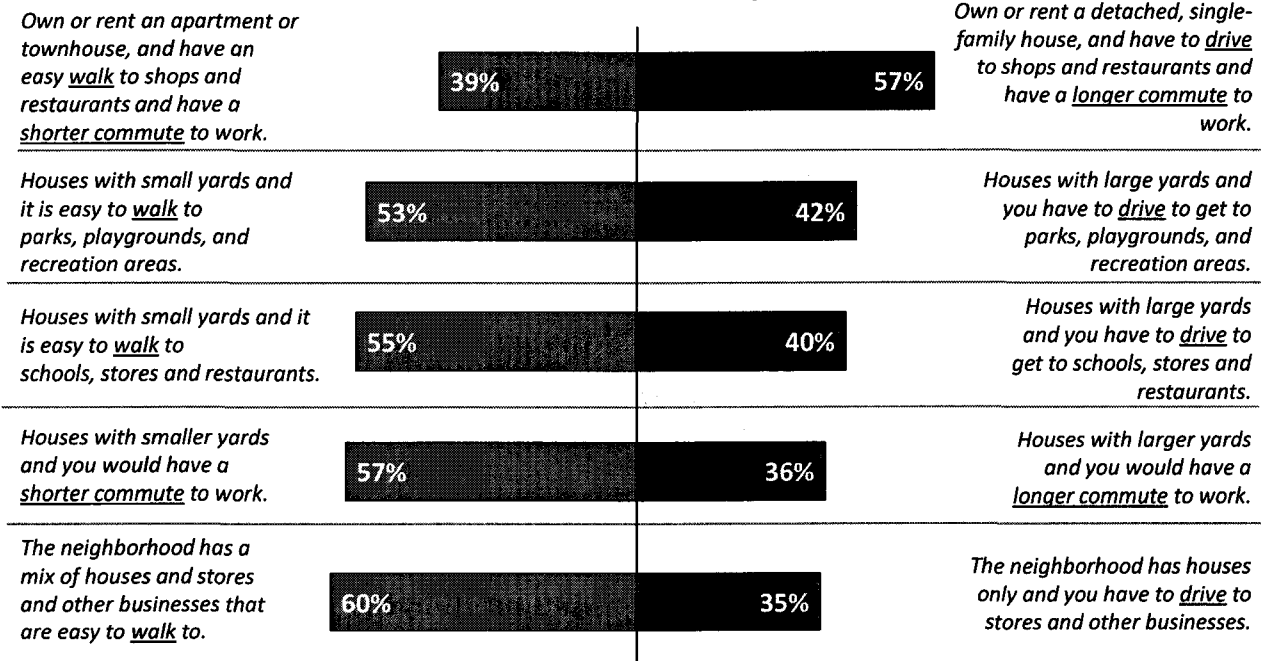


Slide 25



Walking and Commute Time Key to Community Preference, But Detached House Trumps All

Preferred Community:



Please select the community where you would prefer to live:



Slide 26



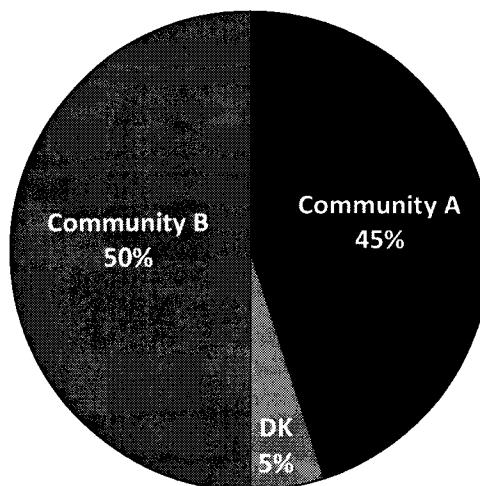
Mixed Use Community v. Conventional Suburban Community



Americans Split on Preference Between Walkable, Mixed-Use Community and Conventional Suburban Community

Preferred Community:

Community B
(Walkable Community):
There is a mix of single-family detached houses, townhouses, apartments and condominiums. Places such as shopping, restaurants, a library, and a school are within a few blocks of your home and you can either walk or drive. Parking is limited when you decide to drive to local stores, restaurants and other places. Public transportation, such as bus, subway, light rail, or commuter rail, is nearby.



Community A
(Conventional Suburb):
There are only single-family houses. Places such as shopping, restaurants, a library, and a school are within a few miles of your home and you have to drive to most. There is enough parking when you drive to local stores, restaurants and other places. Public transportation, such as bus, subway, light rail, or commuter rail, is distant or unavailable.

Please read the two descriptions below and answer the following questions. Assume that the quality of the schools, crime rates, and cost of house are exactly the same in the two communities:



Education, Marital Status and Race

Drive Community Preference

Community B (Walkable Community):

There is a mix of single-family detached houses, townhouses, apartments and condominiums. Places such as shopping, restaurants, a library, and a school are within a few blocks of your home and you can either walk or drive. Parking is limited when you decide to drive to local stores, restaurants and other places. Public transportation, such as bus, subway, light rail, or commuter rail, is nearby.

Total net (+5 Community B, 50 to 45 percent)

Post grads (+21)
Recent movers (+20)
Prospective movers (+18)
Unmarried women (+18)
Unmarried with kids (+18)
Single (+17)
City dwellers (+16)
College men (+15)
African Americans (+15)
Democrats (+13)
Ages 30 to 39 (+13)
Young college (+13)

Community A (Conventional Suburb):

There are only single-family houses. Places such as shopping, restaurants, a library, and a school are within a few miles of your home and you have to drive to most.

There is enough parking when you drive to local stores, restaurants and other places. Public transportation, such as bus, subway, light rail, or commuter rail, is distant or unavailable.

Total net (-5 Community A, 45 to 50 percent)

Rural/small town (+21)
Republicans (+12)
Homeowners (+10)
Married women (+11)
Married with kids (+10)
Moms (+5)
Midwest (+3)
Married no kids (+4)
\$50K-\$100K (+3)
Married men (+2)
Post high school education (+1)
Whites (-1)

Please read the two descriptions below and answer the following questions. Assume that the quality of the schools, crime rates, and cost of house are exactly the same in the two communities:

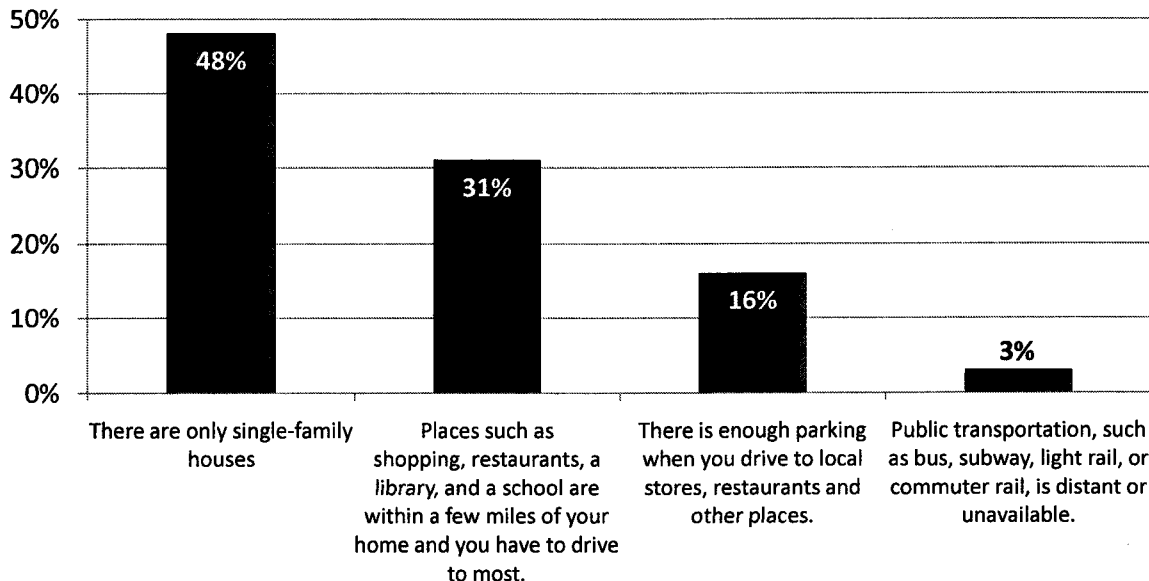


Slide 29



"Single Family Homes Only" Most Appealing To Those Who Prefer Conventional Suburban Community

Most Appealing Characteristic for People Who Prefer a Conventional Suburban Community:



(IF COMMUNITY A) Look at the community you selected and choose the ONE most appealing characteristic of that community for you.



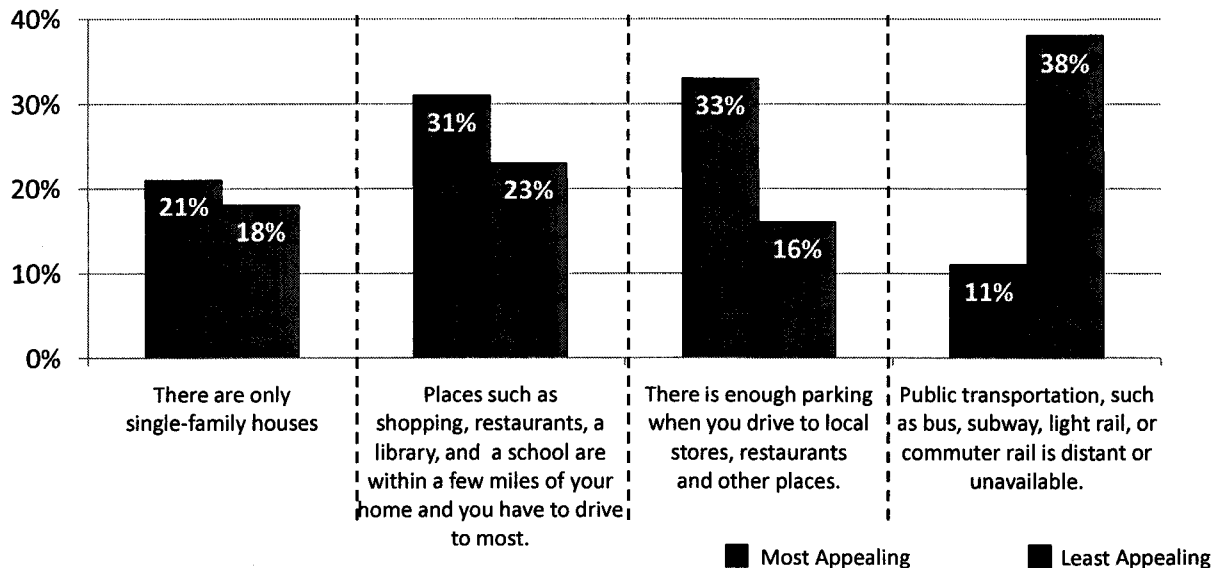
Slide 30



Parking and Ease of Driving Has Some Appeal to Those Who Prefer Walkable Community

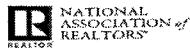
Lack of public transportation least appealing

What "Walkable" Americans Like/Dislike About Conventional Suburban Communities:



(IF COMMUNITY B) Looking at the community you did NOT select, choose the ONE most appealing characteristic of that community you would like to have from that list.

(IF COMMUNITY B) Looking at the community you did NOT select, choose the ONE LEAST appealing characteristic of that community.

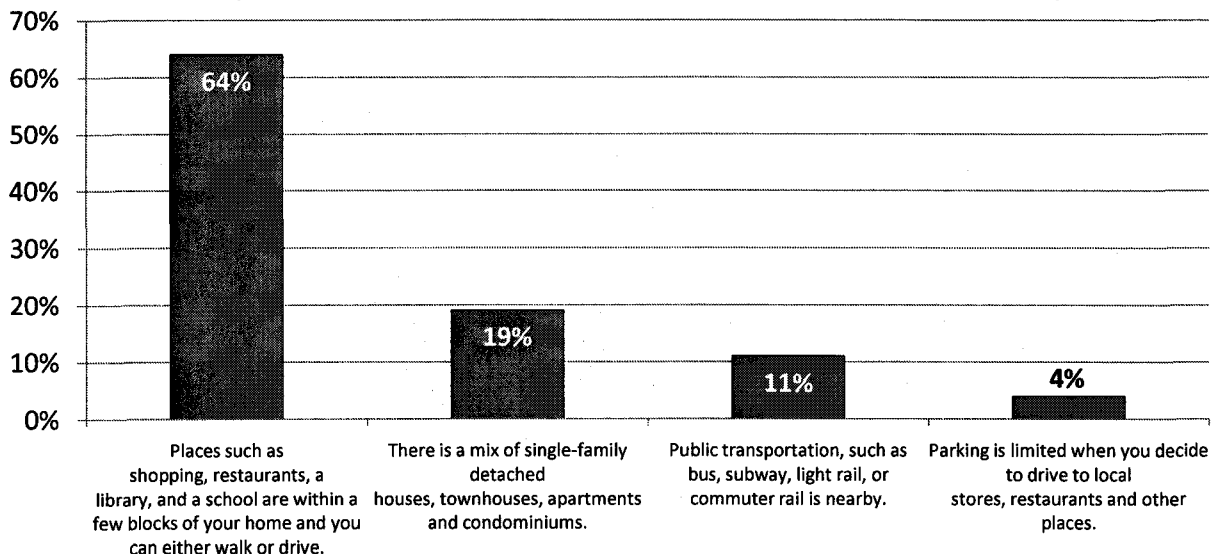


Slide 31



Proximity of Commerce and Public Amenities Most Appealing to Those Who Prefer Mixed Use Community

Most Appealing Characteristic for People Who Prefer a Walkable Community:



(IF COMMUNITY B) Look at the community you selected and choose the ONE most appealing characteristic of that community for you.



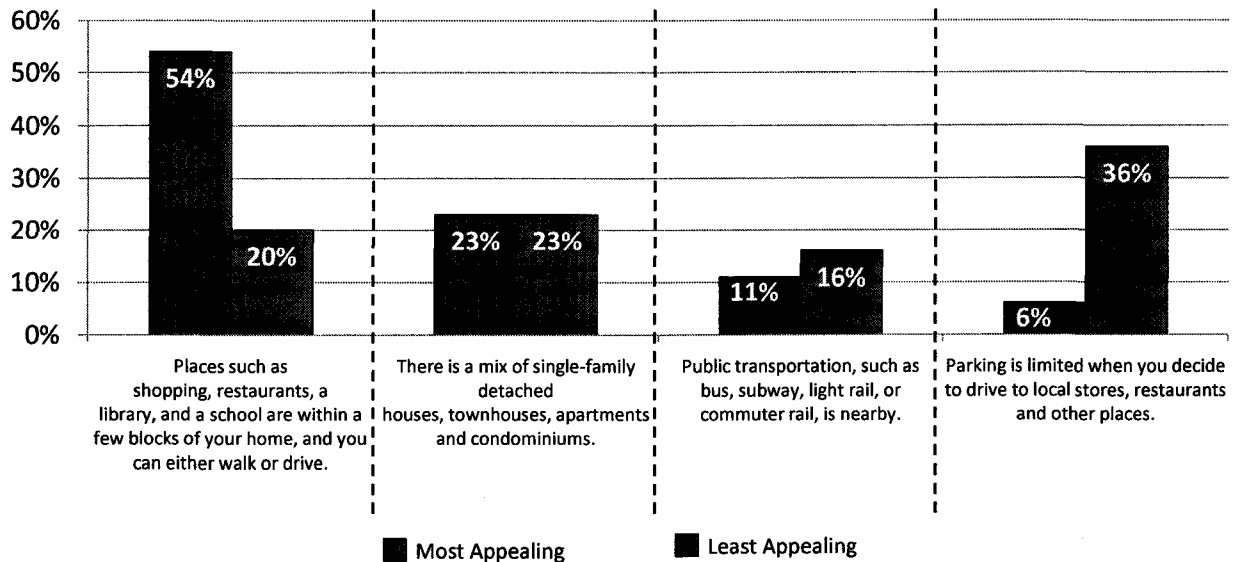
Slide 32



Convenience of Walkable Areas Also Appealing To Those Who Prefer Conventional Suburbs

Limited parking is top drawback

What Conventional Suburban Americans Like/Dislike About "Walkable" Communities:



(IF COMMUNITY A) Looking at the community you did NOT select, choose the ONE most appealing characteristic of that community you would like to have from that list.

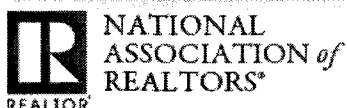
(IF COMMUNITY A) Looking at the community you did NOT select, choose the ONE LEAST appealing characteristic of that community.



Slide 33

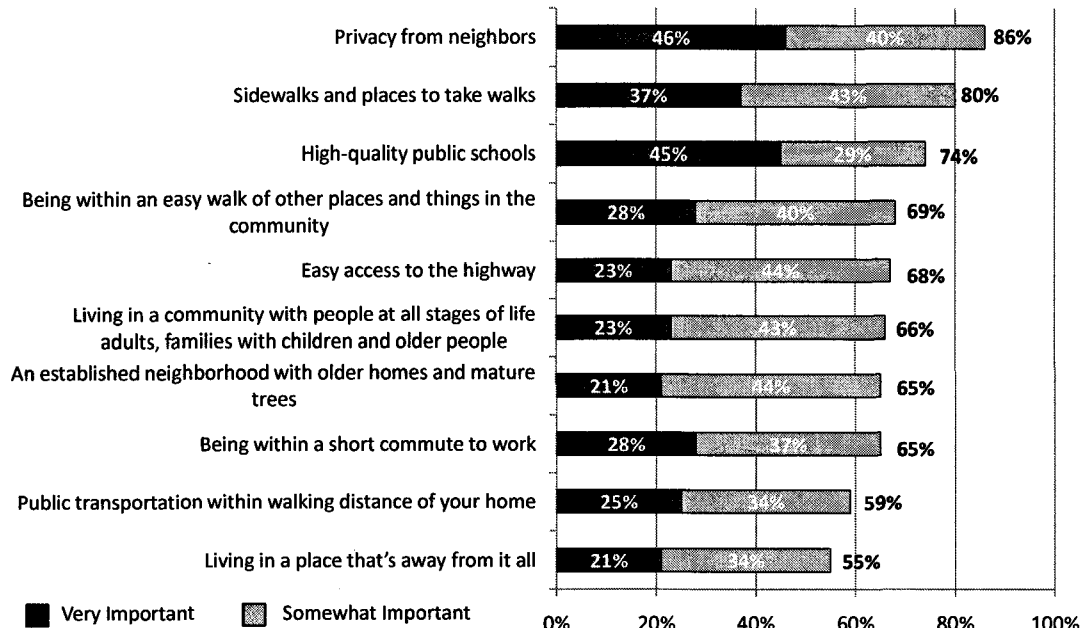


What's Important in Deciding Where to Live



Privacy, Walkability, Schools Most Important in Deciding Where to Live

Most Important Factors in Deciding Where to Live:



In deciding where to live, indicate how important having each of the following would be to you: very important, somewhat important, not very important, or not at all important.

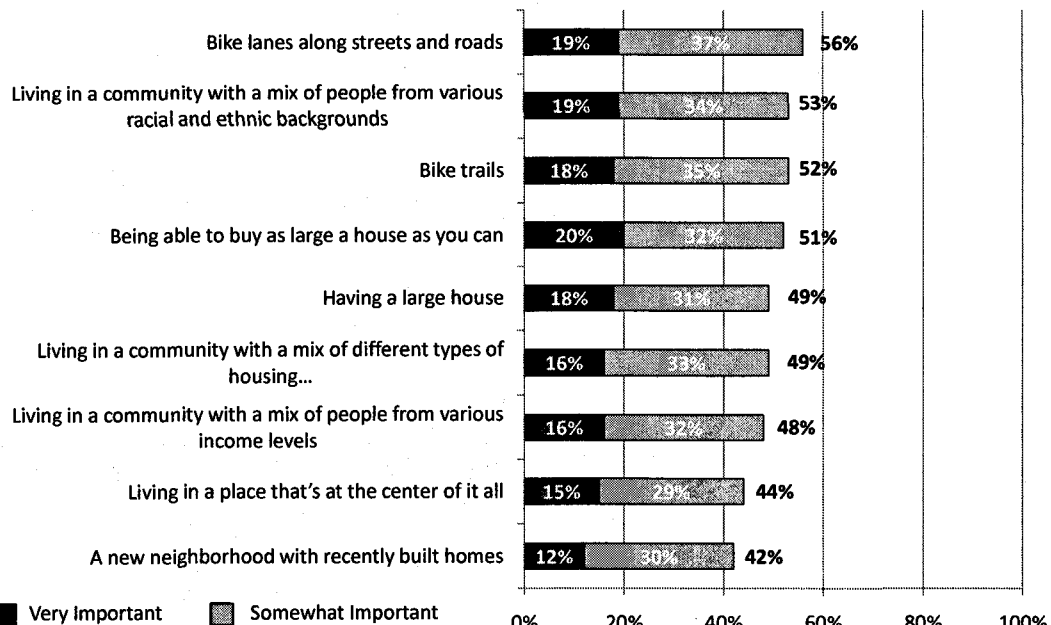


Slide 35



No Single Factor Dominates Second Tier List

Less Important Factors in Deciding Where to Live:



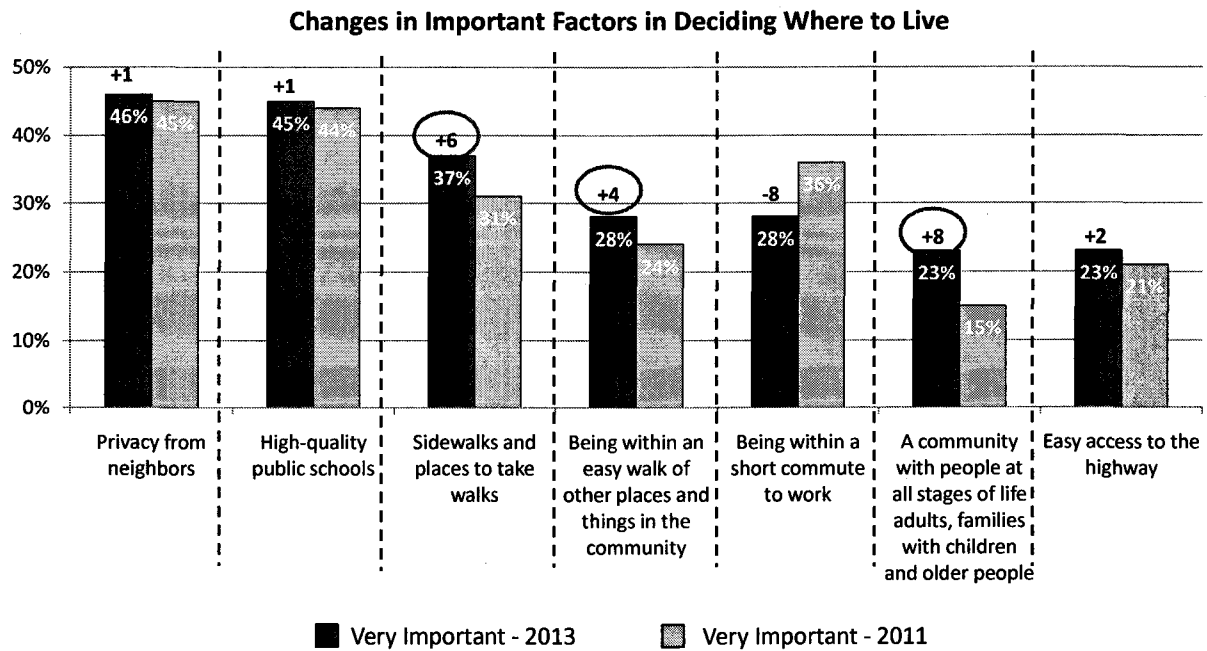
In deciding where to live, indicate how important having each of the following would be to you: very important, somewhat important, not very important, or not at all important.



Slide 36



Walkability and Age-Diversity Gaining in Importance

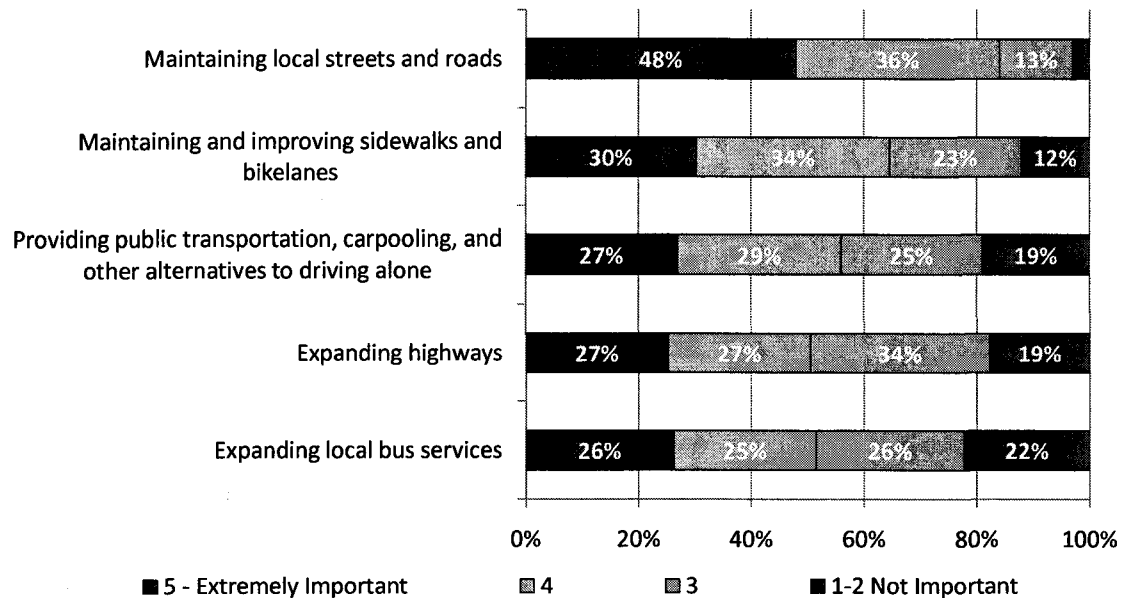


Q.47 In deciding where to live, indicate how important having each of the following would be to you: very important, somewhat important, not very important, or not at all important.

Transit and Transportation

Road Maintenance Key To Improving Quality of Life

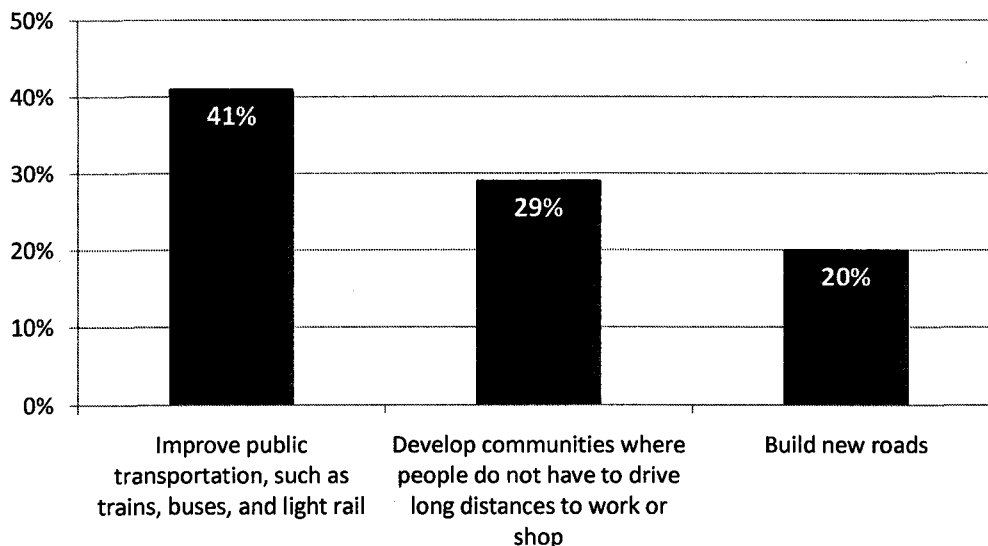
Importance for Improving the Quality of Life in the Area Where You Live (1 to 5 Scale)



Switching topics and thinking about traffic and transportation. Please rate the importance of each of the following in improving the quality of life in the area where you live. Use a scale from 1 to 5, where 1 means not important at all and 5 means extremely important.

Better Public Transit Best Solution To Reducing Traffic

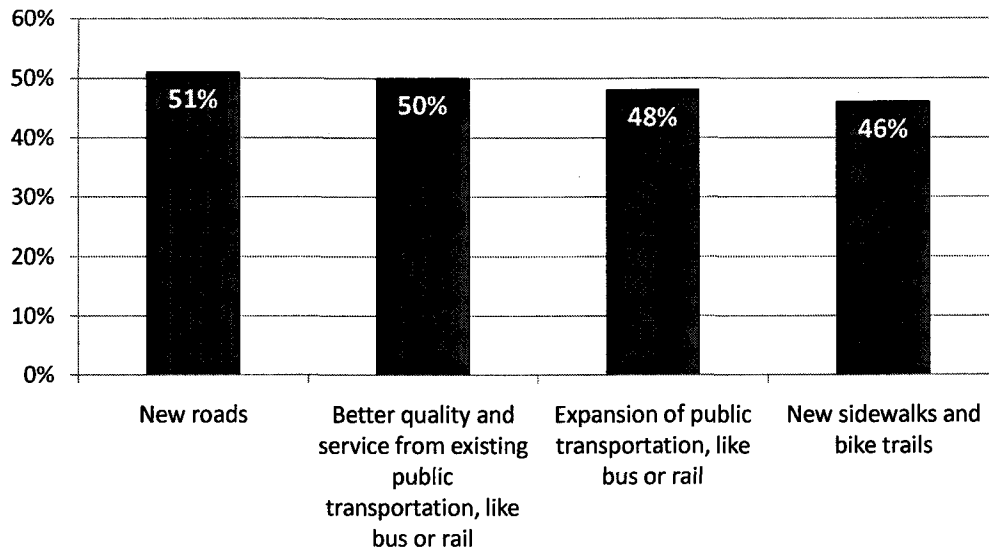
Proposals for Long Term Solution to Reducing Traffic and Improving Transportation in Your State:



Which of the following proposals is the best long term solution to reducing traffic and improving transportation in your state:

About Half Say They Are Willing to Pay More in Taxes To Fund Transportation Options

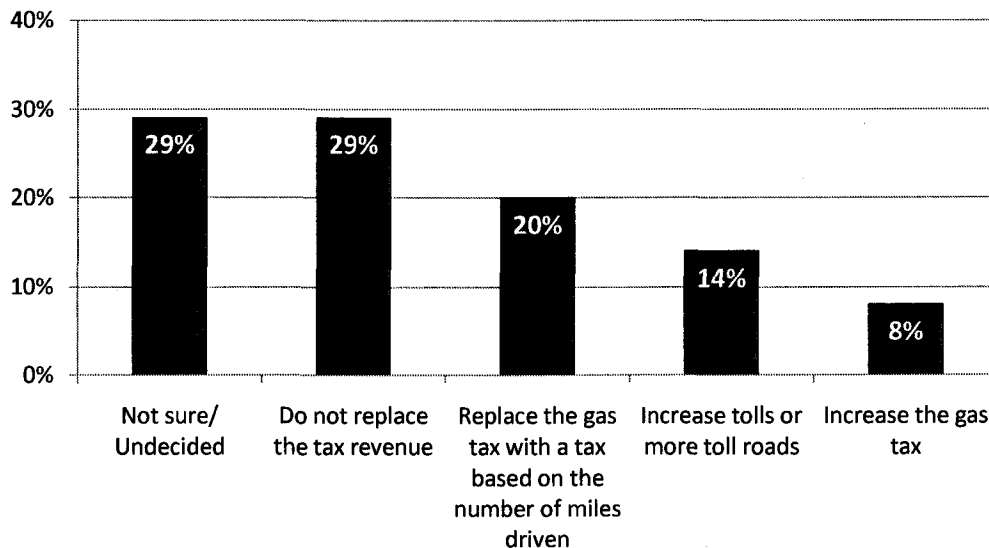
Willing to Pay a Little More in Taxes to Fund:



Still thinking about transportation and transit options, would you be willing to pay a little more in taxes to fund each of the following?

No Preferred Alternative to Replacing Lost Gas Tax Revenue

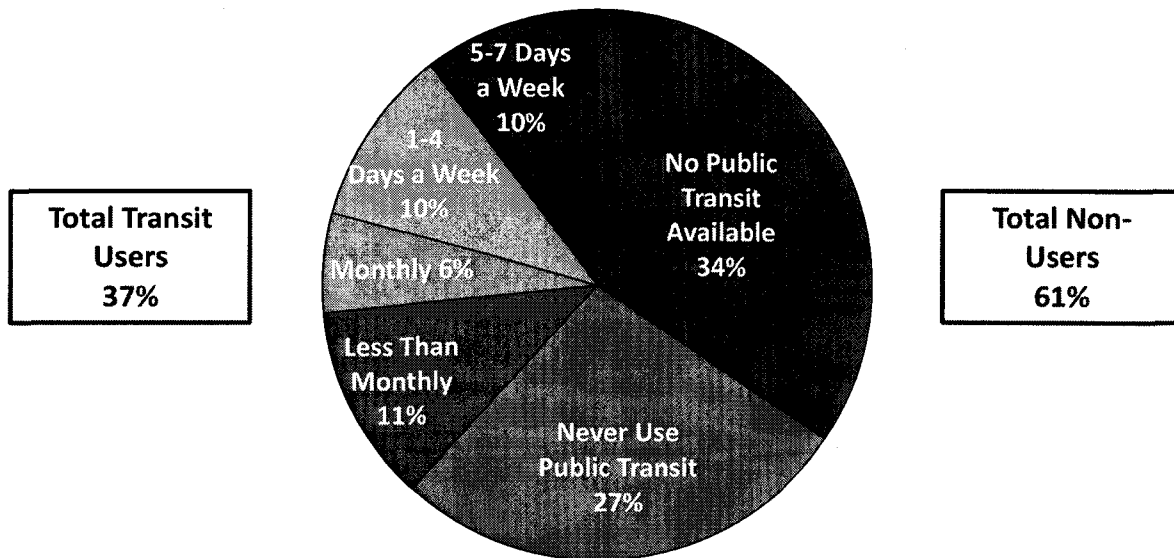
Proposals to Replace Gas-Tax Funding to Support Roads:



Increased fuel efficiency in cars has resulted in less gas-tax funding to support roads.
Which of the following approaches would you take to replace the tax revenue?

One-Quarter Uses Public Transit At Least Once a Month

Public Transportation Use:

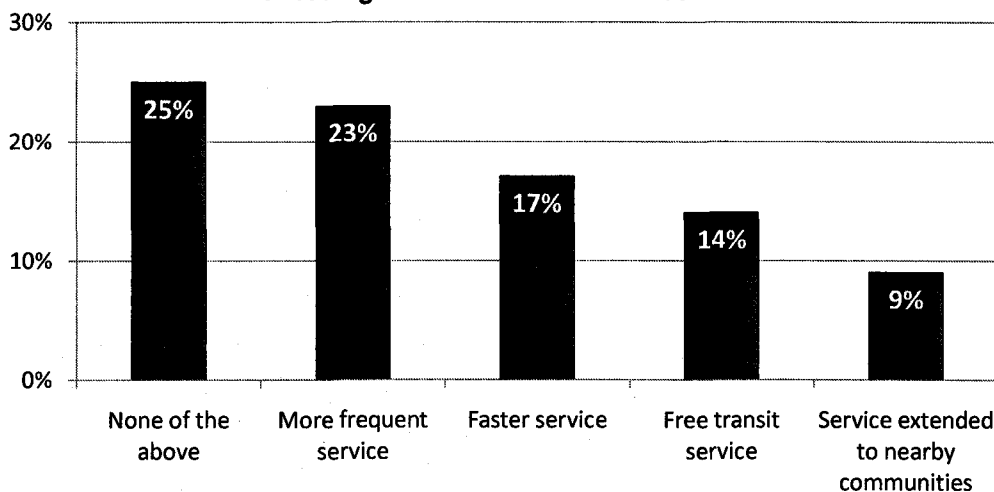


Is there public transportation, like bus, a subway, or rail, available to you where you live?
(IF YES IN TRANSIT) How often would you say you use the public transit in your area?

More Frequent and Faster Service Could Attract More Public Transit Use

But plurality un-persuaded by any option

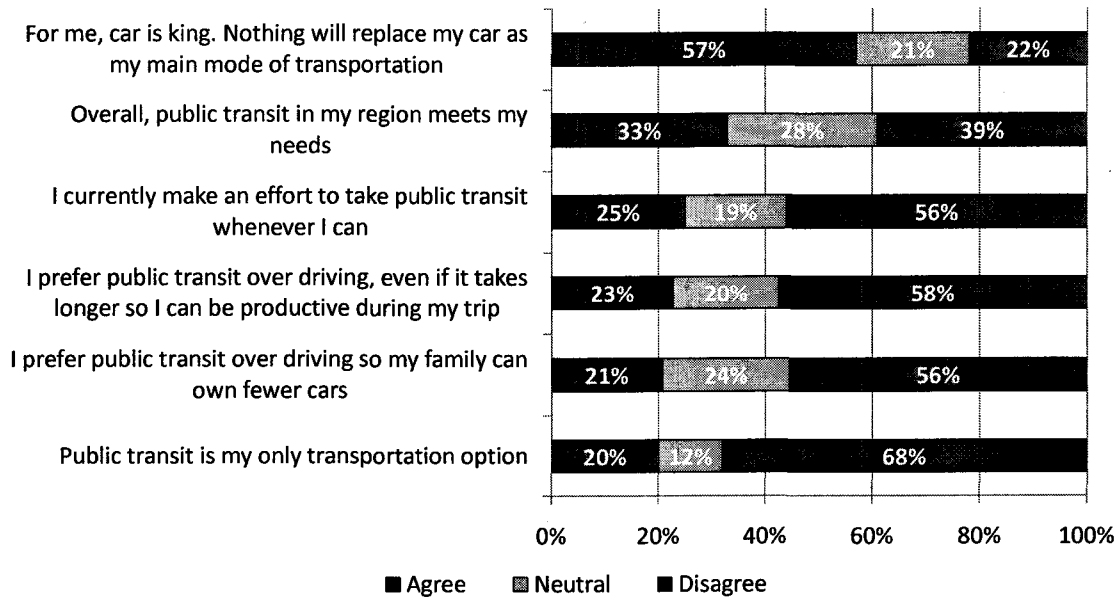
Encourage Greater Use of Transit Service:



(IF USE PUBLIC TRANSIT LESS THAN 6-7 TIMES A WEEK) Which of the following would encourage you to make greater use of transit service?
Please check all that apply.

Car Is Still King In Areas Where Public Transportation is Available

Agree/Disagree with Public Transit Statements:



(IF YES IN TRANSIT) How strongly do you agree or disagree with each of the following statements.



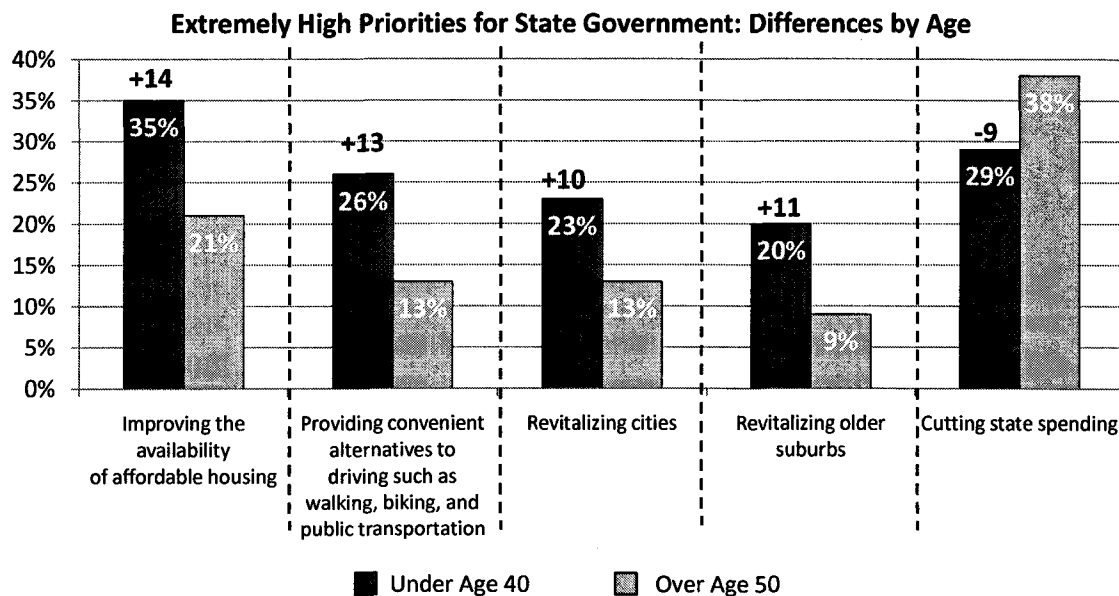
Slide 45



Generation Gap: How Americans Under the Age of 40 Differ from Those Over 50

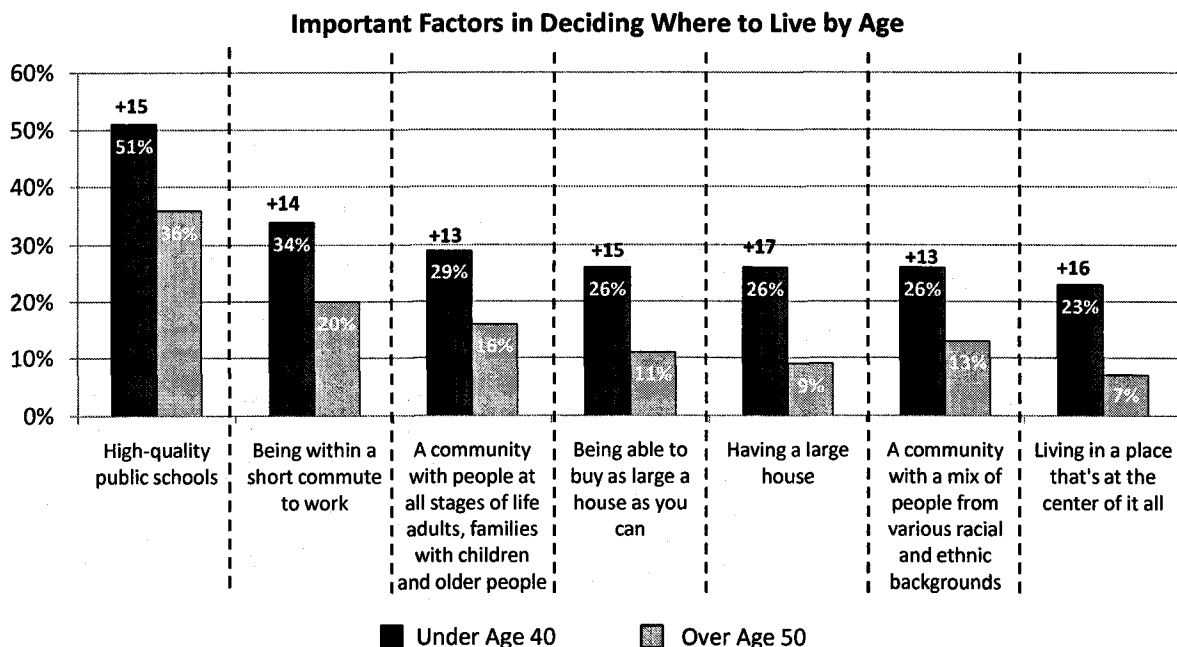


Younger Americans Place Higher Priority on Alternatives to Driving, Affordable Housing and Urban/Suburban Revitalization



Here are some issues INSERT STATE will be facing over the next few years. For each one please indicate how much of a priority it should be for your state to address: Should it be an extremely high priority, a high priority, a middle priority, a low priority, or an extremely low priority for your state government?

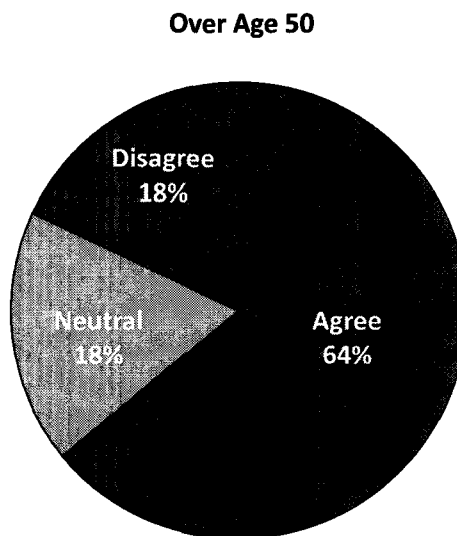
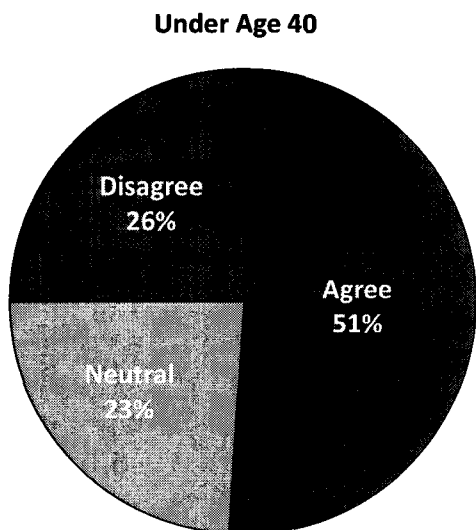
House Size, Activities, Schools and Diversity More Important to Younger Americans



In deciding where to live, indicate how important having each of the following would be to you: very important, somewhat important, not very important, or not at all important.

Younger Americans Less Likely to Agree That Car is King

Agree/Disagree: For Me, Car is king. nothing will replace my car as my main mode of transportation



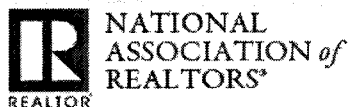
Right now, if you could choose, which of the following would you prefer to live in:



Slide 49



Survey Methodology



Survey Methodology

American Strategies and Myers Research | Strategic Services, LLC designed and administered this national Internet survey. The survey reached 1,500 adults, 18 years or older. The survey was conducted September 18-24, 2013. Quotas were assigned to reflect the population proportion of each state to the total adult age population across the nation.

Participants were selected from an online panel that consists of over 3.2 million respondents across the United States. The panel is large and diverse so as to minimize the risk of biases. Panelists are recruited via banner ads, invitations and messaging of all types and go through rigorous quality controls before being included in any sample. Panelists are incentivized to take surveys through a points system, whereby they can redeem points for cash, prizes and donations to charity.

Invitations of all types are used in order to bring in people with a diversity of motivations to take part in research. These include e-mail invitations, SMS and text messages, telephone alerts, banners and messaging on web sites and online communities of all types. To avoid self-selection bias, specific project details are not generally included in the invitation. Rather participants are invited to "take a survey." The details are disclosed later, when a survey has been selected for them to take within the system.

In interpreting survey results, all sample surveys are subject to possible sampling error: that is, the results of a survey may differ from those which would be obtained if the entire population were interviewed. The size of the sampling error depends upon both the total number of respondents in the survey and the percentage distribution of responses to a particular question. For example, if a response to a given question to which all respondents answered was 50%, we could be 95% confident that the true percentage would fall within plus or minus 2.6% of this percentage or between 47.4% and 52.6%.

The Big Idea Behind Smaller Homes

Tiny Spaces Fit into Larger Vision of Sustainable Communities

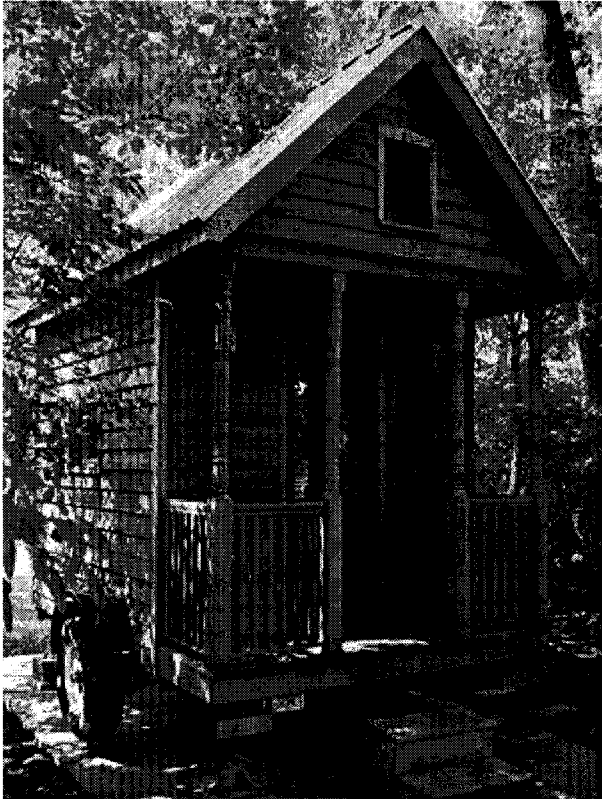


Photo: Small House Society

Now, that's small

Average home sizes in the U.S. are getting bigger than ever, but there is a growing movement promoting smaller, sustainable homes. Here's an extreme example. Gregory Johnson of Iowa City, Iowa, spent six years living in this 140 sq. ft. home, what he called his "Mobile Hermitage."



Gregory Johnson of Iowa City, Iowa, is president of the Small House Society and author of "Put Your Life On a Diet: Lessons Learned from Living in 140 Square Feet."



Marianne Cusato of Miami, Fla., is a designer and author of "The Just Right Home."

Posted: Wednesday, January 29, 2014 4:30 am | *Updated: 5:24 pm, Wed Jan 29, 2014.*

The Big Idea Behind Smaller Homes By Sara Booth | 0 comments

While the average American homeowner seems bent on living large, an increasing number are discovering the benefits of living in a smaller, more sustainable, home.

In 1973, the average new American house measured 1,660 sq. ft., and it's been getting bigger ever since. Even the economic slowdown and the housing crisis didn't slow the growth for long. According to the U.S. Census Bureau, the average new house built in 2012 was 2,505 sq. ft. – almost to the all-time high of 2,521 sq. ft. in 2007.

But a growing number of homeowners are deciding that less is more.

"What we've seen in the last 10 years is an increase in the number of designers and builders who specialize in small homes," said Gregory Johnson of Iowa City, president of the Small House Society and author of "Put Your Life On a Diet: Lessons Learned from Living in 140 Square Feet."

For homeowners, the advantages are clear.

- * A smaller house requires less fuel to heat and cool, conserving energy and saving money. In the long run, when houses use less fuel, it takes longer for demand to exceed the power utility's capacity, which means fewer new power plants need to be built.

- * It takes less time to clean and maintain.

* Because it can be built on a smaller plot of land, more locations are available, so smaller houses may mean shorter commutes.

* It requires fewer building materials, which means less fuel expended in shipping heavy materials from one location to another.

* It may cost less to build. (But then again, it may not; many homeowners choose instead to upgrade their designs and their materials.)

* Lower costs mean less debt, and the mortgage crisis revealed the risks of having too much home-related debt.

* A house that's more affordable is usually easier to sell.

* Finally, downsizing can create a sense of peace. "It allows a person to focus when you live simple and small," Johnson said.

Living in a smaller house can have its challenges. Gregarious homeowners might miss having large spaces in which to entertain, and solitary ones might have trouble finding a place to be alone. Storage also can be an issue.

But small-house enthusiasts embrace these as advantages. Less living space means more family bonding. Less storage space means less temptation to buy things you don't really need.

Good design can make a small house more livable, said Marianne Cusato of Miami, Fla., designer and author of "The Just Right Home." "There is no throwaway space."

For example, stairs and hallways take up a lot of space. In a smaller house, "you might put bookshelves under the stairs; you might make part of a long hallway wider for a desk niche – finding ways to engage space that would otherwise be lost."

Likewise, a closet might be outfitted with hanging storage and shelves all the way to the ceiling, she said, rather than simply putting up one shelf and one hanging rod.

Other small-house design techniques are about leading the eye to see more space and fewer constrictions.

"When you're designing a small space, you might think everything gets small," Cusato said. "But I try to do the opposite. You put large, tall windows on multiple walls so you

can visually borrow outside space. High ceilings – nine, even 10 ft. – make rooms live larger than they are.

“Connection to the outdoors helps, too. A front porch or a garden terrace help activate more of your property so the living space feels larger.”

What do we mean when we say “small?” There’s no industry standard for how to define a small house, but generally speaking, a house is small if the occupants use every room nearly every day. Cusato might be best known for her work on the Katrina Cottages, homes as small as 300 sq. ft. that were built to provide housing for those who lost their homes in Hurricane Katrina, but she designs many houses that are in the 1,000 ft. - 1,200 ft. range.

“Before you make any move, you have to look at the space you’re really living in,” she said. “Many people have 2,500 sq. ft., but they’re only really living in 1,200 ft. of it.”

Moving from a large house to a small house might be as simple as paring down the cookbook collection and buying a smaller couch. Living in a tiny house – as small as 100 sq. ft. – is a transformation.

With so little space to work with, everything has to do double duty. A bathtub by night gets a cover to become a table by day. A bed is raised into a half-loft or folded up into the wall. Storage is shoehorned into every possible place, even inside each individual stair in a staircase. And the homeowner might decide that two kitchen knives is one knife too many.

Tiny-house enthusiasts like to compare their interiors to those of ships, where everything is custom-designed to fit the small space available. The lifestyle isn’t for everyone, but it has major advantages: tiny houses can be very inexpensive (in summer 2012, the Minnesota Renewable Energy Society built a solar version with advanced materials for \$40,000) and even those with no commitment to low-impact living have to admit that they’re charming.

The tiny-house trend is driven by two groups, Johnson said: younger people who don’t yet have children or large collections of possessions, and people who have seen their adult children off and begun to shed their belongings.

“Most of the time it’s not going to work for people in between those two ranges, where you’ve got the kids, the grandparents, the dog, the cat,” he said.

Johnson can speak from experience. He spent six years living in just 140 sq. ft., what he called his "Mobile Hermitage," two 10 ft. x 7 ft. stories.

"I'd been living in an efficiency apartment, and I thought, 'Why pay rent at all? Why don't I build myself an efficiency apartment?' If you tell people your apartment is 140 sq. ft., that seems like a normal size," he said. "If you tell them your house is 140 sq. ft., they say, 'That's amazing.' But it's the same size living space."

Whether tiny or merely small, the new-sized house is already contributing to sustainability goals. But it also fits into a larger vision of a sustainable community. "Tiny houses work well in college towns. Students live in a dorm room, and their living space has no theater, no gym – not even laundry," Johnson said. "You get used to having coffee shops, libraries, bookstores, places to meet. If you don't have that community to support it, it gets more complicated."

"If you drive an hour to get home from work," Cusato said, "and the only things you can get to require a car, then maybe you want that home theater in your house, because getting in the car to go out again after an hour of commuting is miserable. So the smaller home is looped up with people interested in connecting with the community, and that's really exploding right now, as people try to have lives that are more integrated with the community. That big house at the end of the cul de sac is a reaction to the failure of the organism."