

BRAINERD PLANNING COMMISSION

Wednesday, October 21, 2020

6:00 p.m.

City Council Chambers

Brainerd City Hall

Members of the public are invited to attend the meeting in-person or via phone.

Meeting Number: 1-844-992-4726

Access Code: 146 514 8401

The meeting will be live streamed on the City's YouTube channel.

1. Call to Order
2. Roll Call
3. Approval/Change of Agenda
4. Approval of minutes of the special meeting held on September 9, 2020 and the regular meeting held on September 16, 2020.
5. NEW BUSINESS
5.a Zoning Code Update – Swanson Haskamp Consulting
6. 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.
7. OLD BUSINESS
7a. Discussion – Future Land Use Map
8. Commissioners' Questions/Comments
9. Community Development Director's Report
10. Adjourn

Any individual needing special accommodations or that desires more information about the above items, please call 218/828-2307.

PLANNING COMMISSION
Wednesday, September 9 , 2020

#1 Call to Order

Planning Commission Chair Gorham called the special meeting of the Brainerd Planning Commission to order at 6:00 p.m. in the City Hall Council Chambers.

#2 Roll Call

Noted present were Commissioners Kallroos, Yeager, Lambert, Duval, Foley, Woodward, and Gorham. Community Development Director Chanski was also noted as present.

#3 Approval/Amendment of Agenda

MOTION AND SECONDED BY COMMISSIONERS DUVAL AND LAMBERT, DULY CARRIED, TO APPROVE THE AGENDA.

#4 Zoning Code Update Consultant Interviews

WSB

The Commission members introduced themselves to the WSB team.

The Chair welcomed the team from WSB; Mr. Ron Bray, principal, Ms. Molly Just, project manager/planner, Ms. Erin Perdu, form-based code, and Mr. Eric Maass, planner and economic development.

Mr. Bray indicated he is originally from the Brainerd area and felt it was important to be the principal on this project. He stated WSB was a developer of the College Drive reconstruction, is currently assigned to the Memorial Park redevelopment and has worked on Highway 371 projects.

Ms. Just stated the newly adopted Comprehensive Plan will be used in working toward this code update and WSB will use the goals and priorities from this plan. She explained the benefits of effective public engagement and the process to connect with the residents and use the resources of technology to allow people to participate via Zoom meetings.

Mr. Maass explained a zoning code should not be a barrier to development – it should enable development in a clear process on a path to a “yes” decision towards development. He gave an example of a zoning code process they completed for the City of Ramsey. He indicated a form-based code may fit certain areas of the City, whereas a traditional code would be appropriate in other areas. He said WSB would create a hybrid of both if applicable.

Ms. Perdu reviewed the process of a form-based code, which would focus less about the use of the building and more about the building itself. It also allows for flexibility and relies a lot on the character of the neighborhood.

Community Development Director Chanski asked the following questions and received these answers:

1) From your understanding of the project, what do you believe will be the most challenging task?

Ms. Just – It is not just educating people on the difference between what zoning can or cannot do – it's getting them to understand it and working with them to translate their concerns into something we can do to resolve their concern.

2) In your proposal, you listed a proposed cost of the project as \$82,949 with some add-ons. Is the price listed in your RFP a “not to exceed” price or a base price and what issues do you generally encounter to cause change orders which result in increased fees?

Ms. Just – This is an inclusive cost, which includes everything you see in the RFP other than add-ons. We come up with the actual scope of work by working together, based on the ideas in the RFP. Common change orders can result from not having a clear and thorough work plan established because if it is not fully vetted internally, we are not going to succeed. Need to have staff, a commission, and a steering committee involved, as it is an extensive process to work through. Another reason a change order could occur is in the drafting of language process and sometimes there is a person that cannot come to an agreement on how to appropriately word a topic, which results in going back and forth to determine the appropriate language.

The Commission had an opportunity to ask questions.

The Commission thanked them for the presentation.

HKGi

The Chair welcomed the team members from HKGi, Ms. Rita Trapp, lead planner and Mr. Jeff Miller, project manager/planner.

Ms. Trapp reviewed the background of HKGi and their areas of expertise. She stated they have completed zoning code rewrites, updates, and day to day planning projects. They offer many other services such as comprehensive plans, redevelopments, grants and designing services.

Mr. Miller explained the process HKGi would approach the project by collaborating, listening, exploring the options and finally the creation. He indicated there are 5 phases they go through in a zoning code rewrite project; 1) Initiate project 2) Diagnose current code and map 3) Annotated code outline 4) Draft code and map 5) Final code and map. He stated the implementation of the comprehensive plan goes along with a zoning code rewrite by using goals and priorities that were established.

Community Development Director Chanski asked the following questions and received these answers:

1) From your understanding of the project, what do you believe will be the most challenging task?

Mr. Miller –He stated the most challenging task is prioritizing what the City wants to “fix”. He said often times when it is said that a city wants to rewrite its entire code, you can get into a topic that the city does not want changed. He indicated if these concerns are not addressed up front, a lot of time could be spent on topics that do not need amending. On the other hand, some topics may not get the attention or time that is needed and may be missed.

2) In your proposal, you listed a proposed cost of the project as \$100,000 Is the price listed in your RFP a “not to exceed” price or a base price and what issues do you generally encounter to cause change orders which result in increased fees?

Mr. Miller said this was a “not to exceed” bid. He stated change orders usually are for topics that I previously indicated in question one; not having topics prioritized and/or time spent on topics not addressed would result in extra fees. If the goal is to rewrite the entire code, then all topics will be touched on. Another extra cost could be adding meetings or surveys that were not specified in the quote cost.

The Commission had an opportunity to ask questions.

The Commission thanked them for the presentation.

Landform

The Chair welcomed the Ms. Kendra Lindahl from Landform Professional Services. She explained the company is a multi-disciplinary design firm that understands development in public and private sectors. She has experience in hybrid codes and is familiar with Brainerd. Ms. Lindahl is part of a small, three-member firm that personally works with each member of the committee that is on the zoning code project. She explained the process that will be followed if they are chosen for the project, and the City of Brainerd would be a priority from start to finish.

Community Development Director Chanski asked the following questions and received these answers:

1) From your understanding of the project, what do you believe will be the most challenging task?

Ms. Lindahl – The most challenging task in a project is the initial setup for the project, particularly when transitioning to a hybrid code system. All members on the project need to commit to the schedule and foundation from the start.

2) In your proposal, you listed a proposed cost of the project as \$99,995. Is the price listed in your RFP a “not to exceed” price or a base price and what issues do you generally encounter to cause change orders which result in increased fees?

Ms. Lindahl – this is a fixed fee (not to exceed fee) based on the scope that was put together. Change orders happen when additional meetings are added to the scope or if the direction changes midway from the initial scope of work.

The Commission had an opportunity to ask questions.

The Commission thanked them for the presentation.

MSA

The Chair welcomed the project planners from MSA, Mr. Chris Jansen, Ms. Claire Michelson, Ms. Kate Elynck and Mr. Keith Marvin, senior project planner.

Mr. Jansen had the project team that would be completing the work introduce themselves and what parts they will complete if MSA are chosen for the zoning code rewrite.

Mr. Jansen and Mr. Marvin reviewed the implementation of project objectives which include community character, housing and neighborhoods, economic development, and facilities and infrastructure. Mr. Jansen explained the details of a different zoning approach they use, known as Neighborhood Character Zoning, which is neither Euclidean nor Form-based but a hybrid model.

Ms. Michelson gave a brief explanation of the proposed scope of work in three phases.

Community Development Director Chanski asked the following questions and received these answers:

1) From your understanding of the project, what do you believe will be the most challenging task?

Mr. Jansen stated defining the district boundaries and obtaining input from the residents of these districts; the task will be enjoyable but a challenge. Mr. Marvin said along with defining the neighborhood lines, there will be something across the street that may be excluded but they can easily be blended next to one another.

2) In your proposal, you listed a proposed cost of the project as \$78,500. Is the price listed in your RFP a “not to exceed” price or a base price and what issues do you generally encounter to cause change orders which result in increased fees?

Mr. Jansen – it is a lump sum fee, based on the scope of work that was compiled. The scope of work may be negotiated at the start of the project. He indicated the majority of change orders result from adding meetings to the original proposal. Ms. Elynck added that they are very flexible with what direction the City wants to go.

The Commission had an opportunity to ask questions.

The Commission thanked them for the presentation.

Swanson Haskamp Consulting

The Chair welcomed team members Ms. Jennifer Haskamp, principal planner and Mr. Mike Lamb, urban designer from Swanson Haskamp Consulting. Ms. Haskamp stated there will be three other team members working with the City on the process. Their firm is a small company based in St. Paul.

Ms. Haskamp gave a review of the SHC team and the qualifications and approach to the project, as well as the implementation strategies. She stated she used to vacation here in the Brainerd area when she was a child and is excited for the opportunity to work on this zoning code project.

Mr. Lamb spoke about a zoning code project that was completed in Madison, WI, which is similar to the scope of work for Brainerd that allowed for historic neighborhoods to be rebuilt and defined. He said the objectives would be to shift the focus from use of development to physical character of the development, all while creating a highly illustrative and user-friendly code.

Community Development Director Chanski asked the following questions and received these answers:

1) From your understanding of the project, what do you believe will be the most challenging task?

Mr. Lamb – a zoning code is unlike any other project that has taken place. Not a planning project and it can be a challenge for residents to have a general understanding about what it entails. This group will be the advisory connection to the City Council in conveying the project

Ms. Haskamp stated that since we are in uncertain times, the pandemic is affecting others differently. She said, for example, the demand for retail is completely different than it used to be and finding out the mix of uses will be a challenge.

2) In your proposal, you listed a proposed cost of the project as \$90,000. Is the price listed in your RFP a “not to exceed” price or a base price and what issues do you generally encounter to cause change orders which result in increased fees?

Ms. Haskamp stated that is the “not to exceed” value and indicated there usually are not many change orders once the scope is determined. She said the scope is very specific but stated if additional public meetings are requested, that may affect the overall cost.

Mr. Lamb added there are currently twelve (12) technical advisory meetings and eleven (11) planning commission/city council meetings on the proposed schedule, thus additional meetings should not be needed.

The Commission had an opportunity to ask questions.

The Commission thanked them for the presentation.

KLJ

The Chair welcomed Mr. Joel Quanbeck, project manager with KLJ. He stated KLJ provides focused stakeholder engagement and a stratified technical approach to create a user-friendly zoning code designed to build Brainerd’s vision for the future. He explained there are many stakeholders in the City of Brainerd, such as elected officials, property owners and commissions. These stakeholders have very different interests and objectives from each other and need to be identified. He reviewed the vision that he has for the City and explained the guiding principles in the process towards a new zoning code. Mr. Quanbeck explained the three-phase approach that would be taken in diagnostics, documentation, and implementation.

Community Development Director Chanski asked the following questions and received these answers:

1) From your understanding of the project, what do you believe will be the most challenging task?

Mr. Quanbeck obtaining good input from the people that need to have a say in what you are trying to accomplish. This would involve public outreach efforts by a creating stakeholder advisory committee to attend meetings during the information gathering process.

2) In your proposal, you did not list a proposed cost of the project; why?

Mr. Quanbeck indicated there was not a cost given to the project because his team did not interpret the way the RFP was written to obtain a “not to exceed” quote. He said they certainly

could have but they did not sit down to go through each task to figure out a cost. He explained that another reason is there are so many unanswered questions involved that need to be answered to give an accurate cost. There are many details in the comprehensive plan that need to be honed-in on to get the correct zoning vision for Brainerd. He said public engagement activities can sometimes take a large portion of the budget and that aspect remains unknown. He indicated he would be happy to meet with staff and determine a cost but anticipates it to be somewhere between \$140,000 and \$165,000.

The Commission had an opportunity to ask questions.

The Commission thanked him for the presentation.

#5 Adjourn

The Chair adjourned at 9:45 p.m.

Don Gorham, Planning Commission Chair

PLANNING COMMISSION
Wednesday, September 16 , 2020

#1 Call to Order

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

#2 Roll Call

Noted present were Commissioners Yeager, Duval, Woodward, and Gorham. Commissioner Foley attended the meeting at 6:10 p.m. Commissioner Lambert joined the meeting at 6:50 p.m. via WebEx teleconference. Commissioner Kallroos was noted as absent. Community Development Director Chanski was also noted as present.

#3 Approval/Amendment of Agenda

MOTION AND SECONDED BY COMMISSIONERS WOODWARD AND DUVAL, DULY CARRIED, TO APPROVE THE AGENDA.

#4 Approval of Minutes

MOTION AND SECONDED BY COMMISSIONERS WOODWARD AND YEAGER, DULY CARRIED, TO APPROVE THE MINUTES OF THE REGULAR MEETING HELD ON AUGUST 19, 2020.

#5 New Business

5a. Discussion – Rural Service District

Community Development Director Chanski indicated property owner, Mr. Greg Jedlenski of 9089 Dal-Mar Drive, requested to have his property added to the City's Rural Service District. He explained the details and the history of the rural service district and the basis of its creation back in 1986.

Commissioner Yeager indicated Section Five shown in Ordinance No. 844, that was adopted in 1986, states "*whenever any parcel of land in the rural service district receives water and/or sewer services or is rezoned, said parcel of land shall be transferred from the rural service district to the urban service district and the levy shall then be on the same basis as the property taxes levied for the urban service district.*" He said when the zoning code update takes place, this concern will need to be addressed at that time, as many residents may be affected without the Commission's knowledge.

Commission discussion took place.

Community Development Director Chanski said the City Council has directed the Planning Commission to review the Rural Service District for its usefulness and whether it still serves a purpose to the City. He said a decision does not need to be made tonight, and staff is willing to compile more information for a future meeting.

#6 Public Forum

The Chair opened the public forum at 6:40 p.m.

No one came forward.

The Chair closed the public forum at 6:40 p.m.

#7 Old Business

7a. Text Amendment – Amending Section 515-62: B-3; Central Business District to Allow Commercial Greenhouses as an Interim Use

Community Development Director Chanski explained the owner of Yesterday's Gone Bar and Grill would like to construct a commercial greenhouse on his property in order to serve fresh produce at his restaurant. He indicated the option to pursue a text amendment was discussed at the August 19th Planning Commission meeting, and draft language was compiled. Mr. Chanski reviewed the proposed language and discussion took place.

The Chair opened the public hearing at 6:54 p.m.

No one came forward.

The Chair closed the public hearing at 6:54 p.m.

MOVED AND SECONDED BY COMMISSIONERS DUVAL AND LAMBERT, DULY CARRIED, TO APPROVE THE TEXT AMENDMENT AS PRESENTED TO SECTION 515-62-5 TO ADD COMMERCIAL GREENHOUSES AS AN INTERIM USE.

Community Development Director Chanski explained all votes need to be made by a roll call vote, due to Commissioner Lambert joining the meeting via WebEx.

Upon roll call, members Yeager, Foley, Lambert, Duval, Woodward, and Gorham voted "aye". No member voted "nay". The Chair declared the motion carried.

7b. Discussion- Selection of Consultant to Conduct Zoning Code Update

Community Development Director Chanski stated all applicants did a fantastic job conducting their interviews, and any of them would do a great job on the project. He presented his two recommendations as Swanson Haskamp Consulting and Landform and gave the reasons why, although the Commission does not have to agree with either of them. He asked the Commissioners to give their top choices and reasons for their choice.

- Foley – All interviews went well as all of them had their strong points. He agrees that Swanson Haskamp Consulting could be a top choice, as they had a good understanding and approach to the scope of work as well as a generous meeting schedule.
- Lambert – Agrees with Commissioner Foley that all were great interviews. She indicated Swanson Haskamp was her first choice. She stated she believes that with Mr. Lamb's expertise would keep the project on point. Landform was her second choice.

- Woodward – Agrees with the comments made by Commissioner Lambert with choosing Swanson Haskamp and liked the graphics and readability of the example they provided.
- Gorham – Stated his first choice is Landform as Ms. Lindahl showed confidence in completing the project and would use social media in a sensible manner. He indicated she was less concerned about meetings and committees as he felt working on the comp plan, it was difficult to compile a committee and task force.
- Duval – Used the scoring criteria from the RFP and chose HKGi, MSA, and SHC – He explained each firm and stated Swanson Haskamp was very good due to the confidence shown by Mr. Lamb.
- Yeager – Said he enjoys being a part of this commission due to the wide range of opinions. He indicated his top choice is Landform and talking with Ms. Lindahl seemed like we would be working less with a corporation and more with a team member. He said he was impressed with her comment regarding the City would be her only client/focus and works on only one project from start to finish. However, he enjoyed the presentation from Swanson Haskamp, and felt Mr. Lamb was very knowledgeable.

MOVED AND SECONDED BY COMMISSIONERS LAMBERT AND DUVAL TO RECOMMEND SWANSON HASKAMP CONSULTANTS AS THE CONTRACTOR TO CONDUCT THE ZONING CODE UPDATE.

Upon roll call, members Yeager, Foley, Lambert, Duval, Woodward, and Gorham voted “aye”. No member voted “nay”. The Chair declared the motion carried.

#8 Commissioner’s Questions/Comments

Commissioner Duval is looking forward to this next step in implementing the comprehensive plan by updating the zoning code and thanked Community Development Director Chanski for the work involved. He would also encourage discussion resume regarding the lighting ordinances and lighted signs.

Commissioner Foley indicated his term on the commission expires in December but will probably reapply to see this project through.

#9 Community Development Director’s Report

Community Development Director Chanski announced the EDA will be holding a special meeting Thursday, September 17th to consider the purchase of the remaining industrial lots by Anderson Brothers Construction. He indicated the October Planning Commission meeting will include this topic to confirm that the development falls within the comprehensive plan goals and priorities if it passes.

He explained the City Council held a budget workshop to determine the preliminary levy for 2021. He said they will also be asked to consider reorganizing the community development department and explained the details involved in the request.

#10 Adjourn

The Chair adjourned at 7:40 p.m.

Don Gorham, Planning Commission Chair

DRAFT

MEMO



TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: October 21, 2020

RE: Zoning Code Update – Swanson Haskamp Consulting

Members of the Swanson Haskamp Consulting (SHC) team will be attending the Planning Commission meeting on October 21st to kick-off the Zoning Update project.

On October 7, 2020 SHC and City staff kicked-off the project internally. The kick-off meeting was followed by a walking and driving tour of the City which was attended by two Planning Commission members. At the upcoming meeting, SHC will briefly cover the project schedule and will also present key observations from walking and driving tour. Following brief discussion, SHC will introduce an Issue and Opportunity Identification Questionnaire and will be available to answer questions. The questionnaire will be provided both electronically and hard copy, with responses requested by November 6, 2020.

MEMO



TO: Planning Commission

FROM: David Chanski, Community Development Director

DATE: October 21, 2020

RE: Discussion – Future Land Use Map Development

Ashley Kaisershot will be present to guide the Planning Commission through a discussion on the draft of the Future Land Use (FLU) Map. In addition to City staff, the Swanson Haskamp Consulting team will also be present for the discussion.

Attached are draft copies of the FLU, FLU with expansion areas as well as individual expansion area maps, FLU classifications, and the 2004 FLU for reference.

Ashley foresees the discussion proceeding as follows:

- Discuss the growth boundaries city-wide
- Review each specific growth area (approve, change, omit)
- Expansion boundary and proposed future land uses
- Discuss next steps (timeline, engagement, coordination)

Please thoroughly review these documents prior to the meeting on October 21st and come prepared to discuss.

FUTURE LAND USE CLASSIFICATIONS (DRAFT) – 2018 Comprehensive Plan

GENERAL LAND USE TYPE	CATEGORY	FEATURES & CRITERIA		DENSITY
RESIDENTIAL	Rural residential / agricultural / forested	Agricultural uses, low-density residential, development land.	Type: Low-density homes, undeveloped land, wetlands, agricultural, vacant.	2-5 acres per dwelling
	Low to medium density residential	Contains a blend of low- to medium-density with a mixture of larger to smaller lots to facilitate a variety of housing needs and development.	Type: One and two-family dwelling options such as duplexes (stacked and side-by-side), twin homes, town home, attached and detached single-family dwellings. ADU's would also be included in the overall density.	2-5 units per acre
	Medium to high density residential	Contains a mixture of medium to high-density residential that are meant to accommodate a variety of housing types and create walkable neighborhoods.	Type: Twin homes, duplex (side-by-side and stacked), triplex, fourplex, row house, town home, cottage court, courtyard building, multiplex, apartments, condos, senior housing options, manufactured home parks, and other multi-family developments.	8-20+ units per acre
	Mixed residential	To promote neighborhoods with a variety of housing types and densities within a single development; not dominated by any singular type.	Type: Single-family, twin homes, duplex (side-by-side and stacked), triplex, fourplex, row houses, town houses, cottage court, courtyard building, multiplex, apartments, condos, and other housing typologies that align with the intent of the development.	2-20+ units per acre
COMMERCIAL	Mixed commercial-residential	A mixed of commercial and residential uses to meet the daily needs of people, focusing on both the neighborhood and district level.	Type: Light, general, and commercial mixes in addition to medium and high density residential. Residential density encourages a wide range of housing typologies.	Exceeds 8 units per acre
	Neighborhood Mix	This category includes a mix of low intensity business uses and a range of residential densities.	Type: Office, limited commercial, professional services, daily trip needs. Twin homes, town homes, row houses, duplexes, triplex, fourplex, and single-family homes.	n/a
	Downtown Commercial	Pedestrian-oriented businesses and uses that support a walkable environment, welcoming and positive experiences, and the social and civic hub of the city.	Type: Mix of uses, commercial, office, upper-level residential, live/work, high-density retail, service, office, governmental, and public uses.	n/a
	Commercial	General retail uses adjacent to the arterial highway network and highway-oriented businesses.	Type: Auto-oriented commercial development; mix of uses, office use, large-scale retail, service-oriented.	n/a
	Gateway District	Provide higher quality design elements for new commercial and residential construction along main thoroughfares in the community, establishing an aesthetic travel corridor that supports walkability and establishes identity.	Type: Auto-oriented commercial development, low- to medium-density residential, medium- to high-density residential, mix of uses, medical, professional, retail, and public uses.	n/a
INDUSTRIAL	Industrial	Intended to provide a series of industrial uses, separated from other businesses and concentrated in a location.	Type: Manufacturing, warehousing, assembly, truck terminals, other businesses that provide good and services, but not directly to the public; separate from other businesses.	n/a
PUBLIC, SEMI-PUBLIC, INSTITUTION	Public, Semi-public, Institution	Contains publicly owned uses that benefit the community.	Type: City and county buildings, government-related institutions, public utilities, private institutions, schools, publicly owned buildings, parks, and churches.	n/a
PARK AND OPEN SPACE	Park and Open Space	Parks and open spaces meant for recreation and identifies particular environmental features that should be preserved.	Type: Parks, wildlife areas, outdoor recreational facilities, greenways, golf courses, campgrounds.	n/a
DEVELOPMENT RESERVE	Development Reserve	Protect currently undeveloped land from inappropriate urbanization at this time.	Type: Agricultural, very low-density housing; largely undeveloped land	n/a

Future Land Use Categories (DRAFT)

~~**Rural residential/agricultural:** This category is to protect currently undeveloped land from inappropriate, unneeded urbanization. This category includes very low-density residential development and agricultural uses until such a time when urban services are available. (Omitted — no land in the city is assigned this classification)~~

RESIDENTIAL

Low-medium density residential: This category provides for housing options that include one and two-family dwelling options such as duplexes (stacked and side-by-side), twin homes, town houses, attached and detached single family dwellings. Low- to medium-density residential could include both older neighborhoods with smaller lots found within the city as well as large, new subdivisions within the city and planned growth areas.

Medium-high density residential: This category provides a mix of housing options at a higher density such as twin homes, duplex (side-by-side and stacked), triplex, fourplex, row houses, town houses, cottage court, courtyard building, multiplex, apartments, condos, senior housing options, manufactured home parks, and other multi-family developments. This also includes lesser intensity residential density types.

Mixed residential: This category is intended to promote neighborhoods with a variety of housing types and densities within a single development. A wide range of housing types are appropriate within this category: single-family, twin homes, duplex (side-by-side and stacked), triplex, fourplex, row houses, town houses, cottage court, courtyard building, multiplex, apartments, condos, and other housing typologies that align with the intent of the development. No single type should dominate any given area. This land use type would benefit from sub-area and master planning efforts.

COMMERCIAL

Mixed commercial-residential: This category supports the development of a mix of light, general, and commercial mixes in addition to medium and high density residential. Residential types include a wide range of housing typologies; single-family, twin homes, duplex (side-by-side and stacked), triplex, fourplex, row houses, town houses, cottage court, courtyard building, multiplex, apartments, condos, and other housing typologies that align with the intent of the development. Commercial uses include those meant to serve the daily needs of people, office, professional services, medical, public, retail, and similar business types. This category focuses

on an appropriate blend of these uses, seeking a balance of 60 percent commercial and 40 percent residential uses; where no single type dominates any given area.

Neighborhood mix: This category includes a mix of low intensity business uses such as office and limited commercial, that serve the everyday needs of residents and are located within or adjacent to neighborhoods, providing neighborhood amenities. This category also includes low, medium, and high-density residential uses such and single-family homes (attached and detached), twin homes, town homes, row houses, duplex (stacked and side-by-side), triplex, fourplex, bungalow course, cottage courts, courtyard buildings, multiplexes, and apartments. This future land use category aligns with form base code principles.

Downtown commercial: This category applies to traditional downtown Brainerd, encouraging businesses that facilitate a pedestrian-oriented environment. This category encourages retail and commercial services, higher density residential, live/work, service, office, governmental, and public uses.

Commercial: This category applies to commercial development outside of the central business district, providing services and retail and serving the adjacent neighborhoods, community, and regional needs.

OTHER

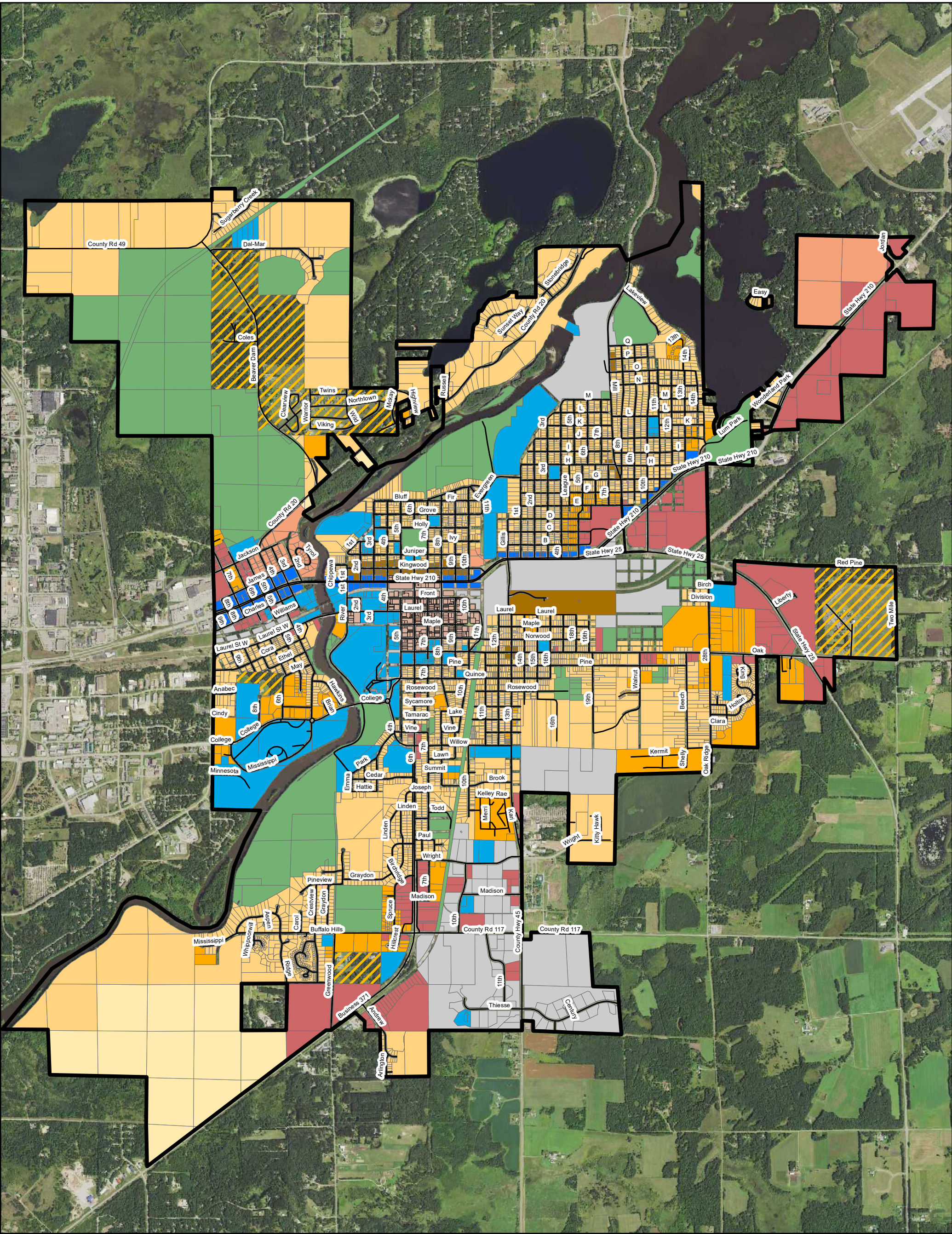
Industrial: This category is intended to provide a series of industrial uses, separated from other businesses and concentrated in a specific location. Uses include manufacturing, warehousing, assembly, and other similar businesses that provide goods and services.

Public, semi-public, institution: This category identifies portions of the city that should contain uses that benefit the public. This includes all publicly owned uses (schools, city buildings, etc.) and private institutions (hospitals, churches, etc.).

Park and open space: This category identifies portions of the city that contain parks and open spaces. This category also looks to preserving sensitive environmental resources such as river corridors, habitats, trails, and other natural resources that are important to the image of the city and neighborhoods.

Gateway district: This category identifies portions of the city that are located at major entrances to the city and require higher-quality design elements and building construction for new commercial development.

Development reserve: The purpose of this category is to protect currently undeveloped land from inappropriate urbanization patterns prior to the availability of urban services. This category should include very low-density residential development and agricultural uses until services are available.



FUTURE LAND USE MAP

DRAFT

LEGEND

- City Limits

Road Network

Parcels

Parcel boundary

FLU Categories

Development Reserve

Low-Medium Density

Medium-High Density

Mixed Residential

Public, Semi-public, Institution

Park and Open Space

Gateway District

Mixed Commercial-Residential

Neighborhood Mix

Downtown

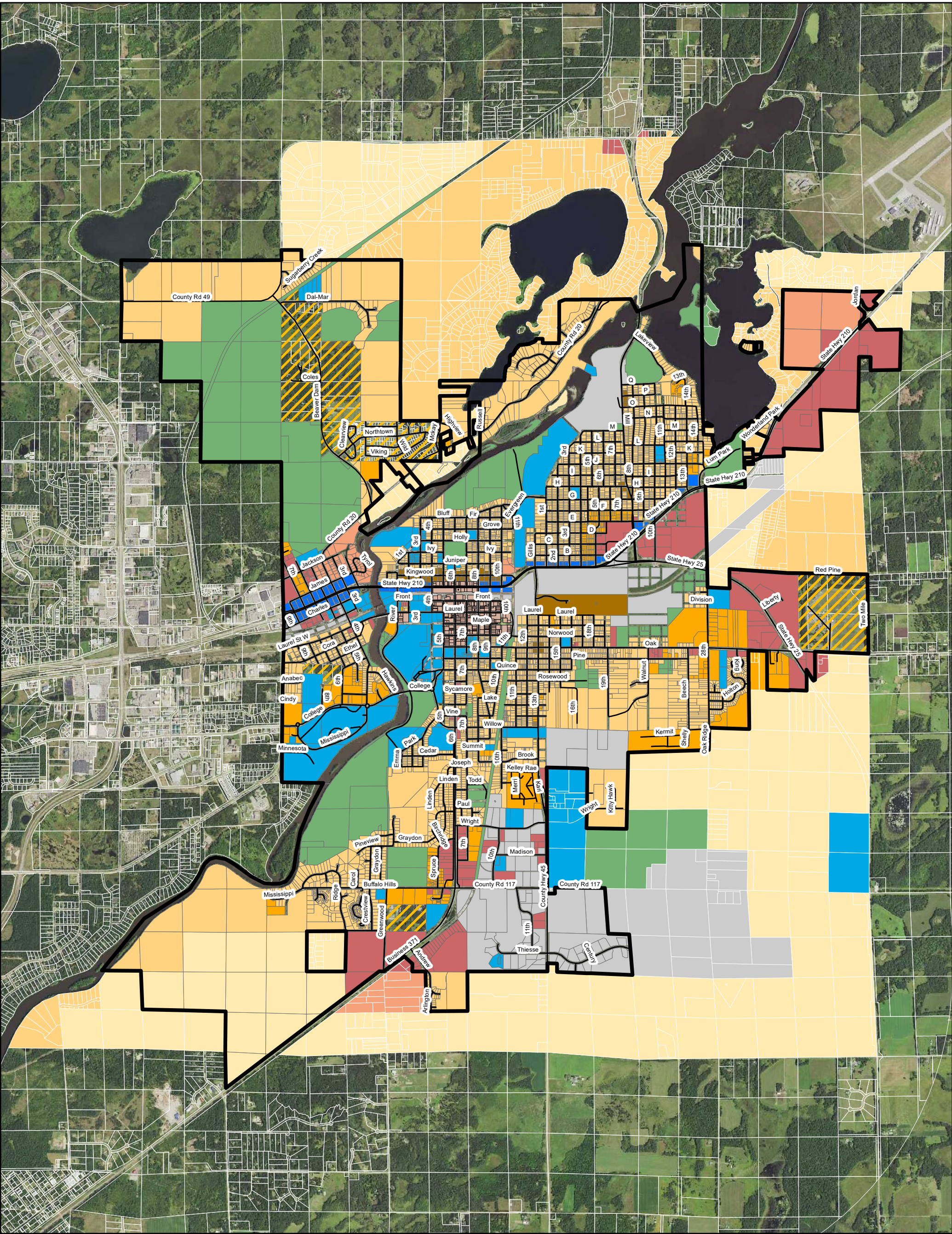
Commercial

Industrial

0.9

Miles





FUTURE LAND USE MAP

DRAFT

LEGEND

- City Limits

Road Network

Parcels

Parcel boundary

FLU Categories

Development Reserve

Low-Medium Density

Medium-High Density

Mixed Residential

Public, Semi-public, Institution

Park and Open Space

Gateway District

Mixed Commercial-Residential

Neighborhood Mix

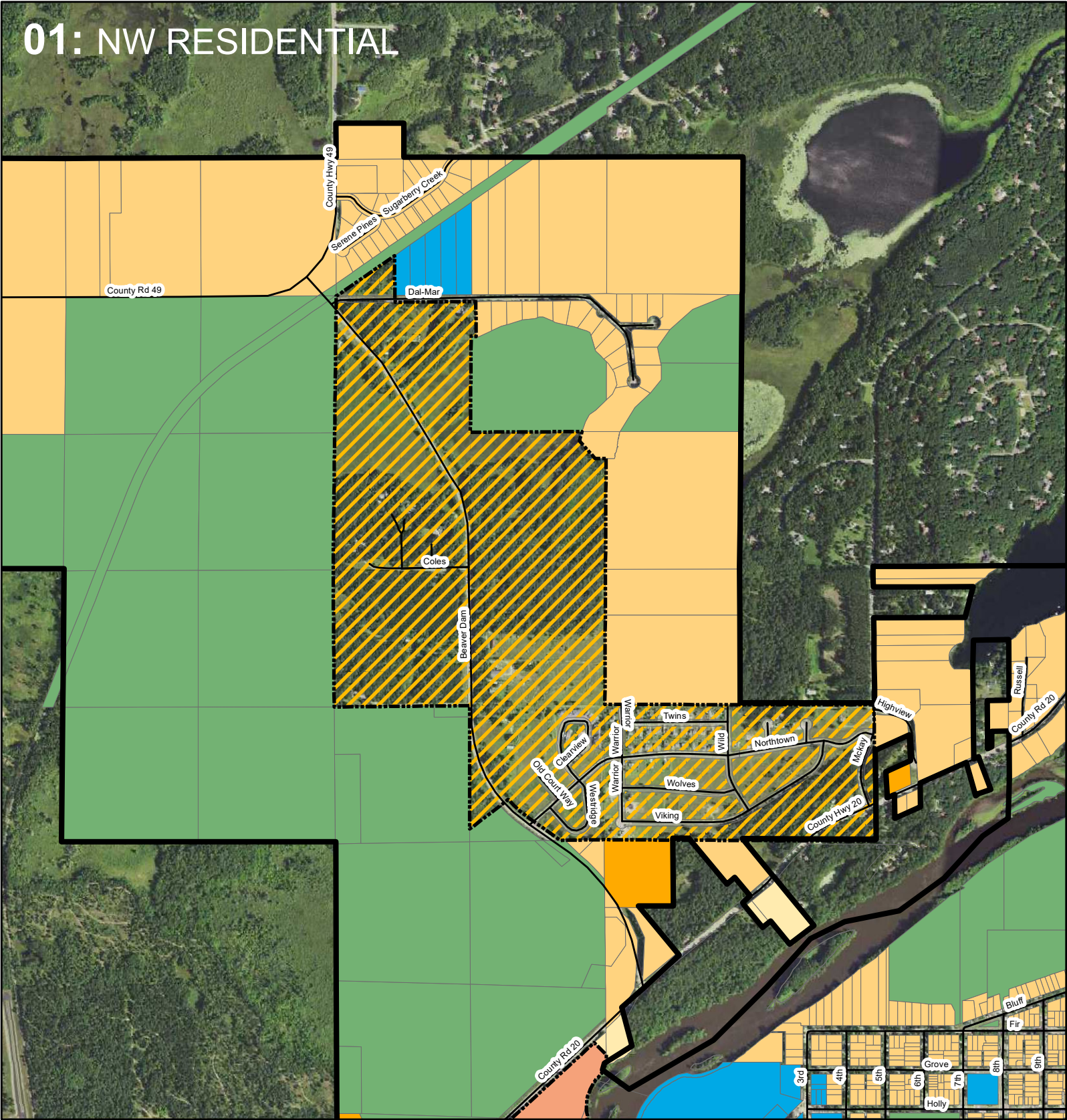
Downtown

Commercial

Industrial



01: NW RESIDENTIAL



PROPOSED GROWTH AREAS

DRAFT

LEGEND

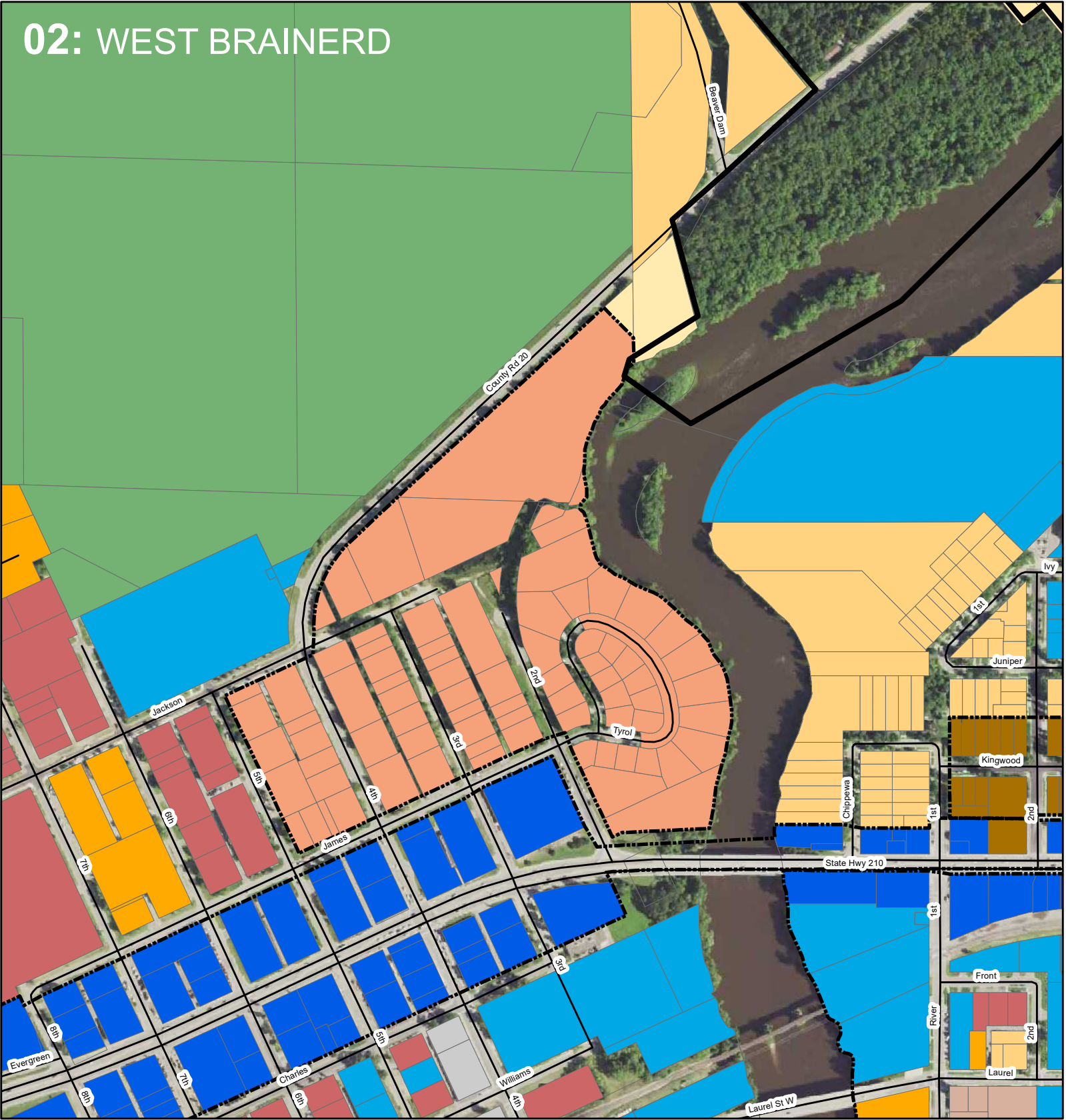
City Limits	Low-Medium Density	Mixed Commercial-Residential
Road Network	Medium-High Density	Neighborhood Mix
Parcels	Mixed Residential	Downtown
Parcel boundary	Public, Semi-public, Institution	Commercial
TPCLS1	Park and Open Space	Industrial
Development Reserve	Gateway District	Growth Areas

0.45



Miles

02: WEST BRAINERD



PROPOSED GROWTH AREAS

DRAFT

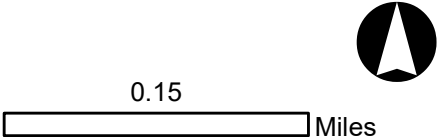
LEGEND

- City Limits
- Road Network
- Growth Areas
- FutureLandUse_City
- Parcel boundary

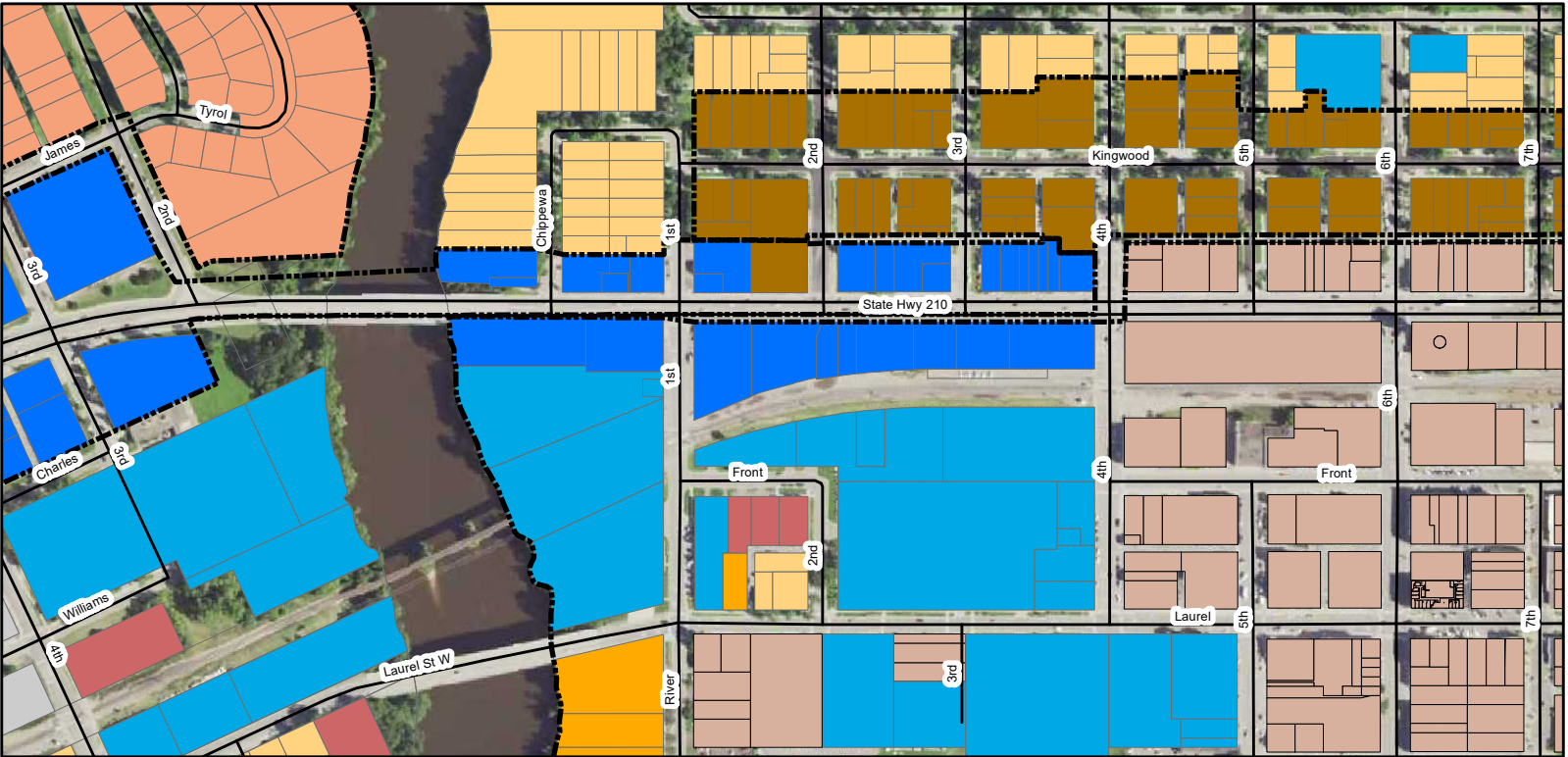
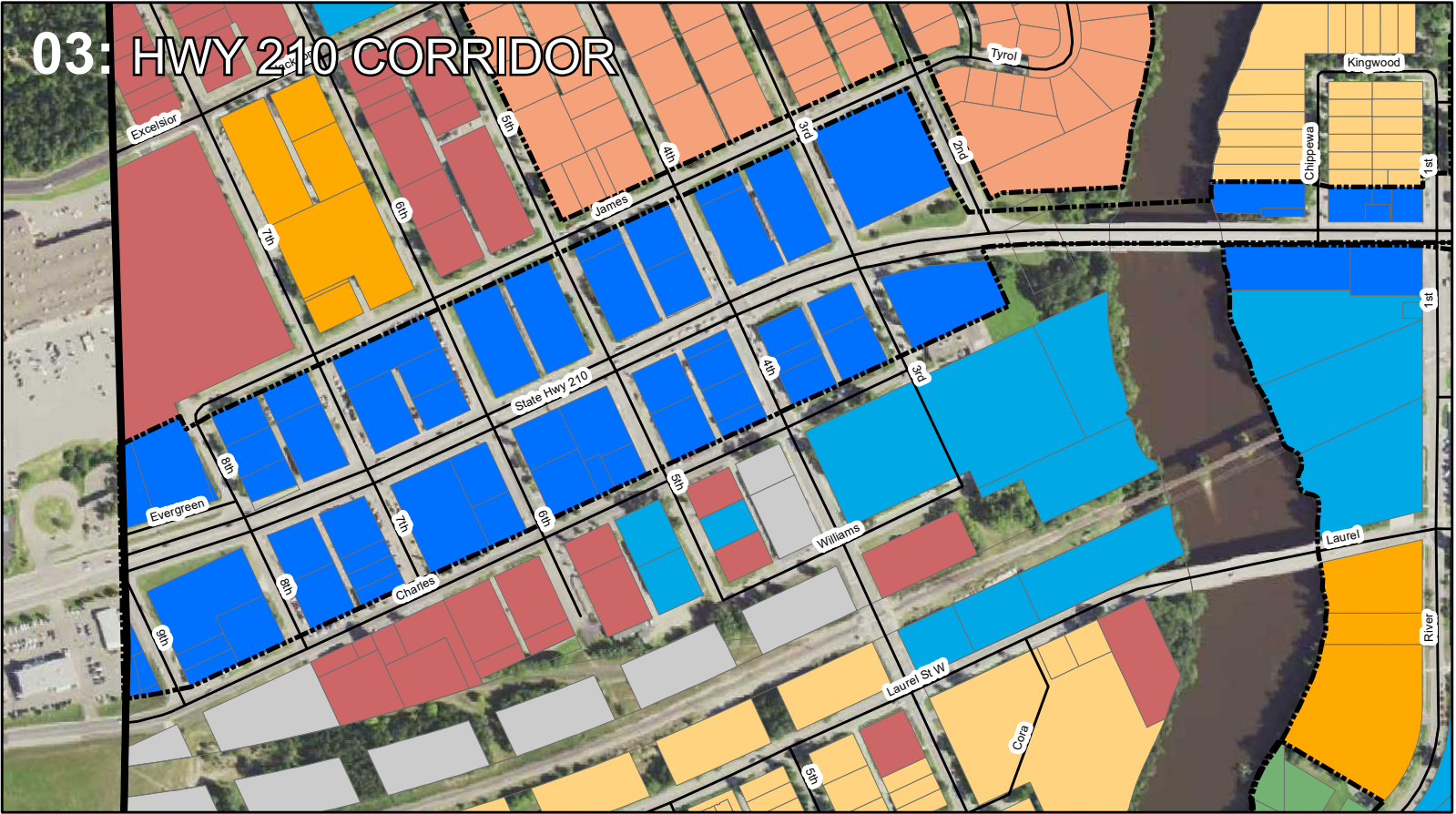
Future Land Use Classifications

- Development Reserve
- Low-Medium Density Residential
- Medium-High Density Residential
- Mixed Residential
- Public / Semi-Public

- Park / Open Space
- Gateway District
- Mixed Commercial-Residential
- Neighborhood Mix
- Downtown Commercial
- General Commercial
- Industrial



03: HWY 210 CORRIDOR



PROPOSED GROWTH AREAS

DRAFT

LEGEND

-  City Limits

 Road Network

Parcels

 Parcel boundary

TPCLS1

 Development Reserve

 Low-Medium Density

 Medium-High Density

 Mixed Residential

 Public, Semi-public, Institution

 Park and Open Space

 Gateway District

 Mixed Commercial-Residential

 Neighborhood Mix

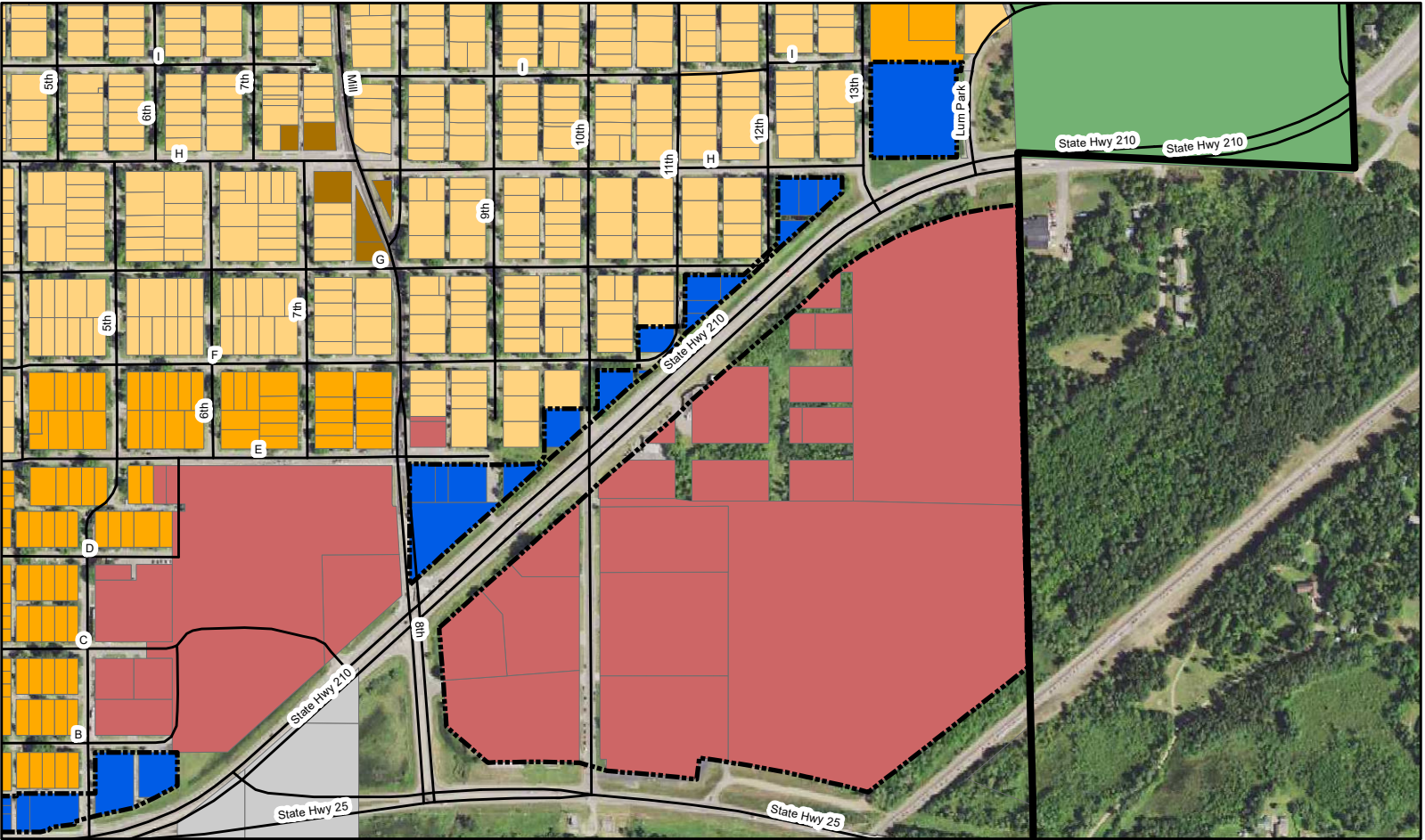
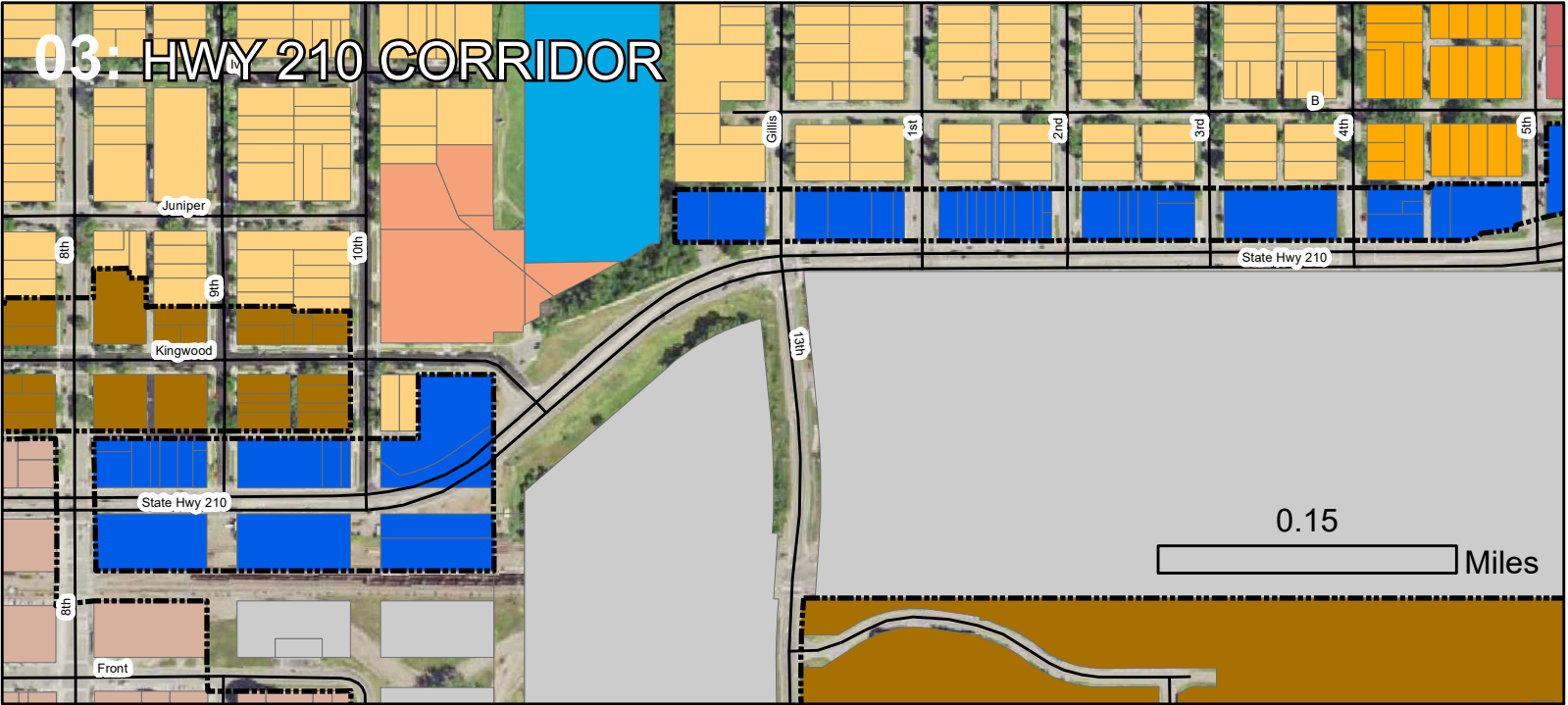
 Downtown

 Commercial

 Industrial

 Growth Areas
- 0.15
-
- Miles

03: HWY 210 CORRIDOR



PROPOSED GROWTH AREAS

DRAFT

LEGEND

City Limits
Road Network

Growth Areas

FutureLandUse_City

Parcel boundary

Future Land Use Classifications

Development Reserve

Low-Medium Density Residential

Medium-High Density Residential

Mixed Residential

Public / Semi-Public

Park / Open Space

Gateway District

Mixed Commercial-Residential

Neighborhood Mix

Downtown Commercial

General Commercial

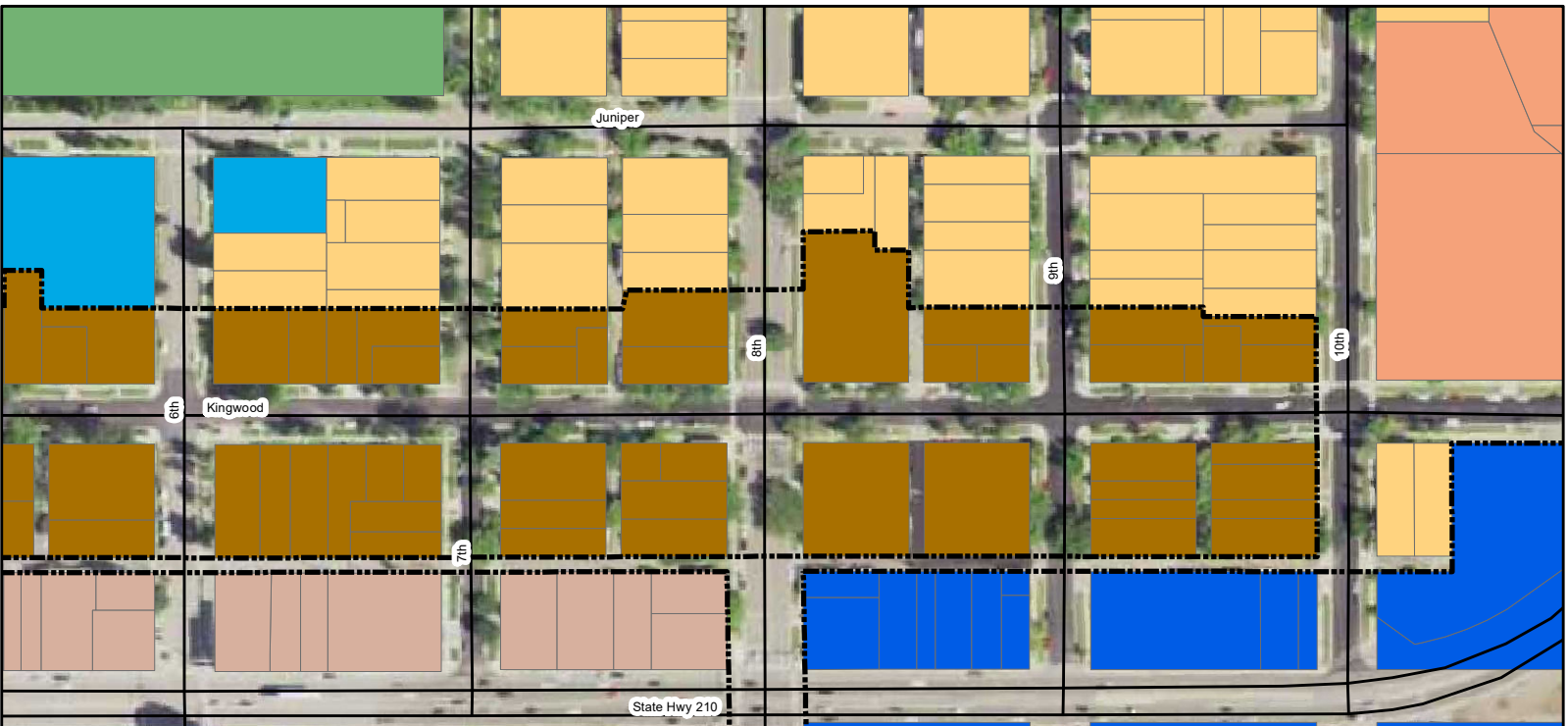
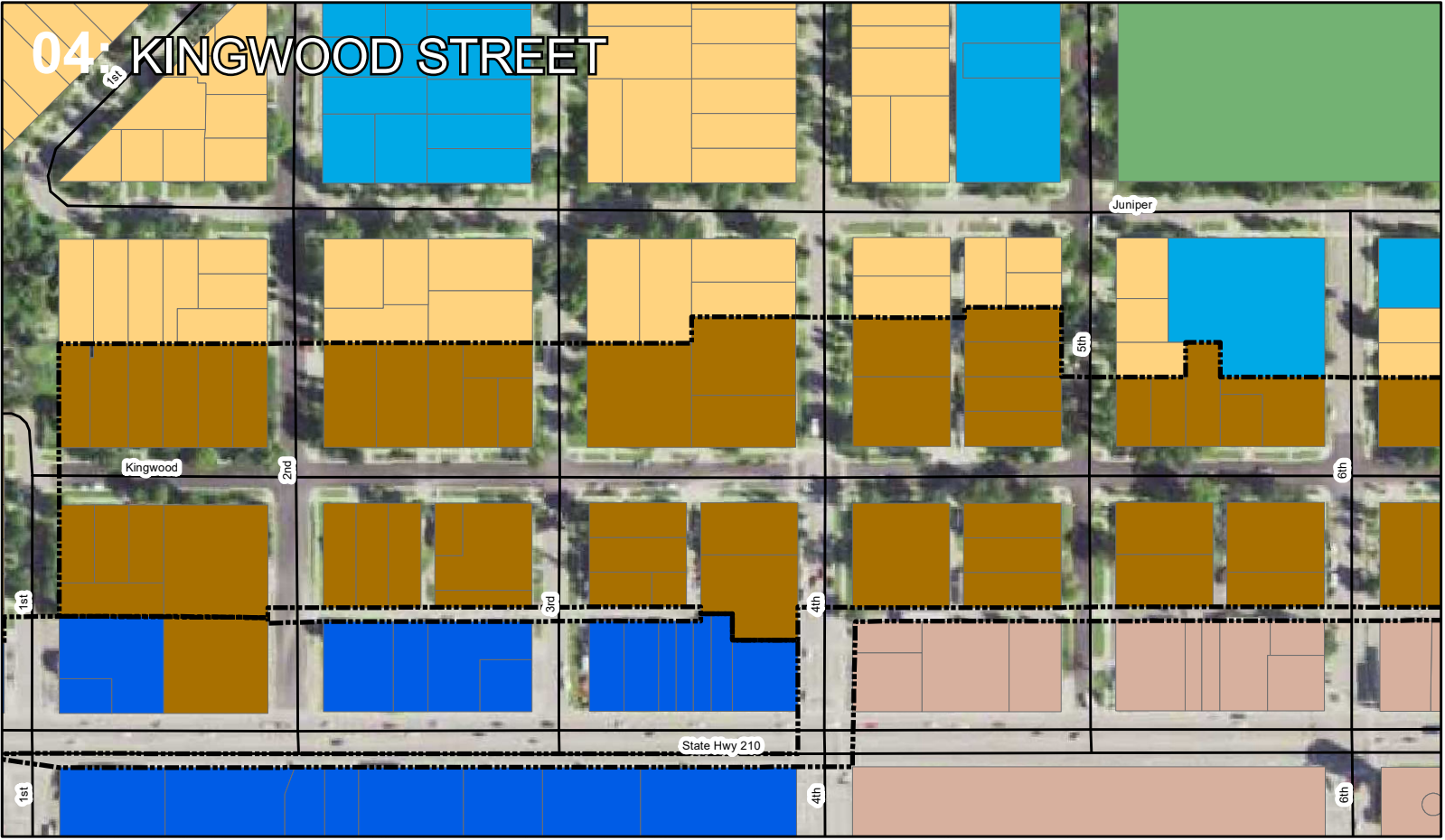
Industrial

0.2

Miles



04 KINGWOOD STREET



PROPOSED GROWTH AREAS

DRAFT

LEGEND

- City Limits
- Road Network
- Growth Areas
- FutureLandUse_City**
- Parcel boundary

Future Land Use Classifications

- Development Reserve
- Low-Medium Density Residential
- Medium-High Density Residential
- Mixed Residential
- Public / Semi-Public

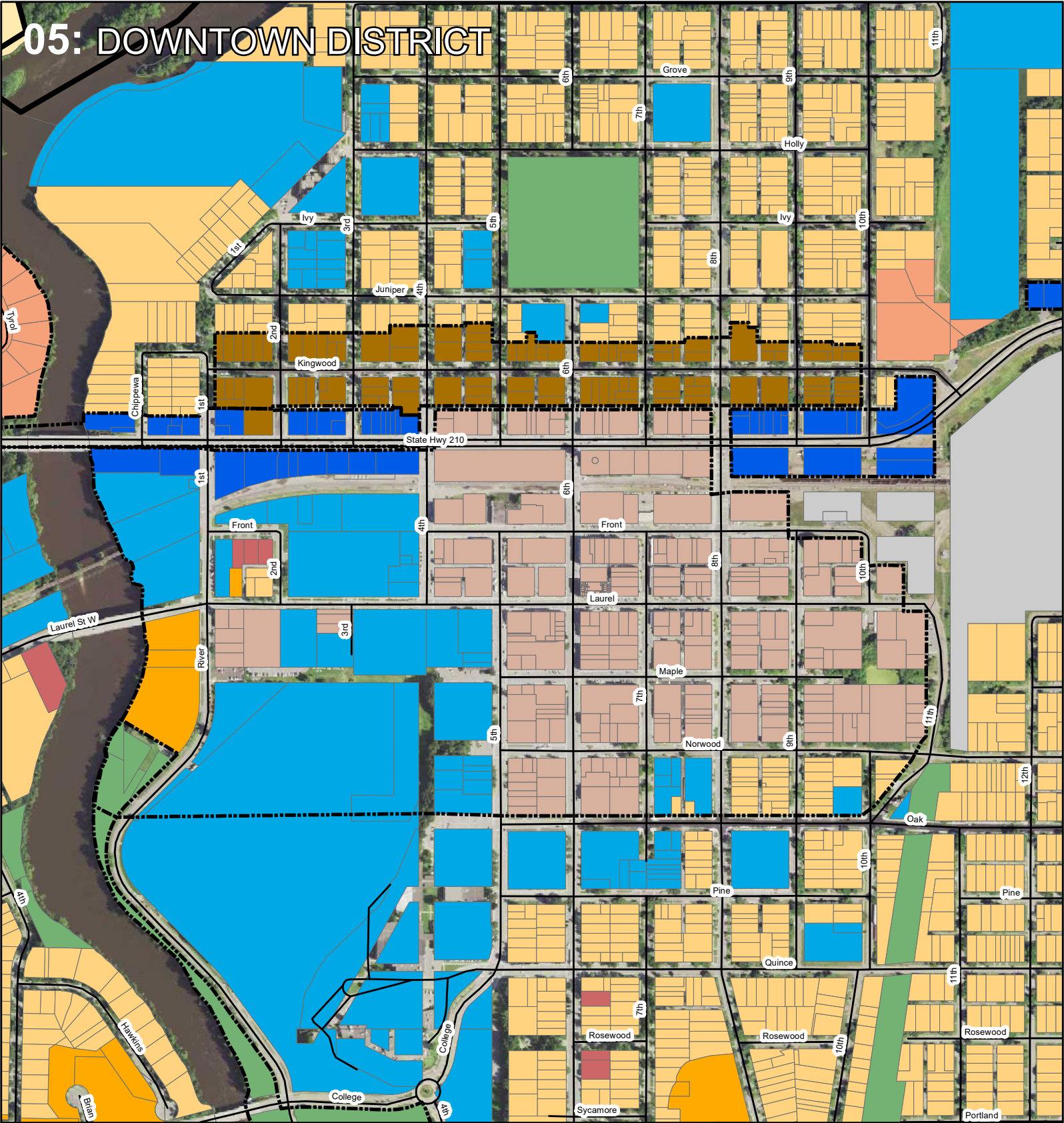
- Park / Open Space
- Gateway District
- Mixed Commercial-Residential
- Neighborhood Mix
- Downtown Commercial
- General Commercial
- Industrial



0.085

Miles

05: DOWNTOWN DISTRICT



PROPOSED GROWTH AREAS

DRAFT

LEGEND

City Limits

Road Network

Growth Areas

FutureLandUse_City

Parcel boundary

Future Land Use Classifications

Development Reserve

Low-Medium Density Residential

Medium-High Density Residential

Mixed Residential

Public / Semi-Public

Park / Open Space

Gateway District

Mixed Commercial-Residential

Neighborhood Mix

Downtown Commercial

General Commercial

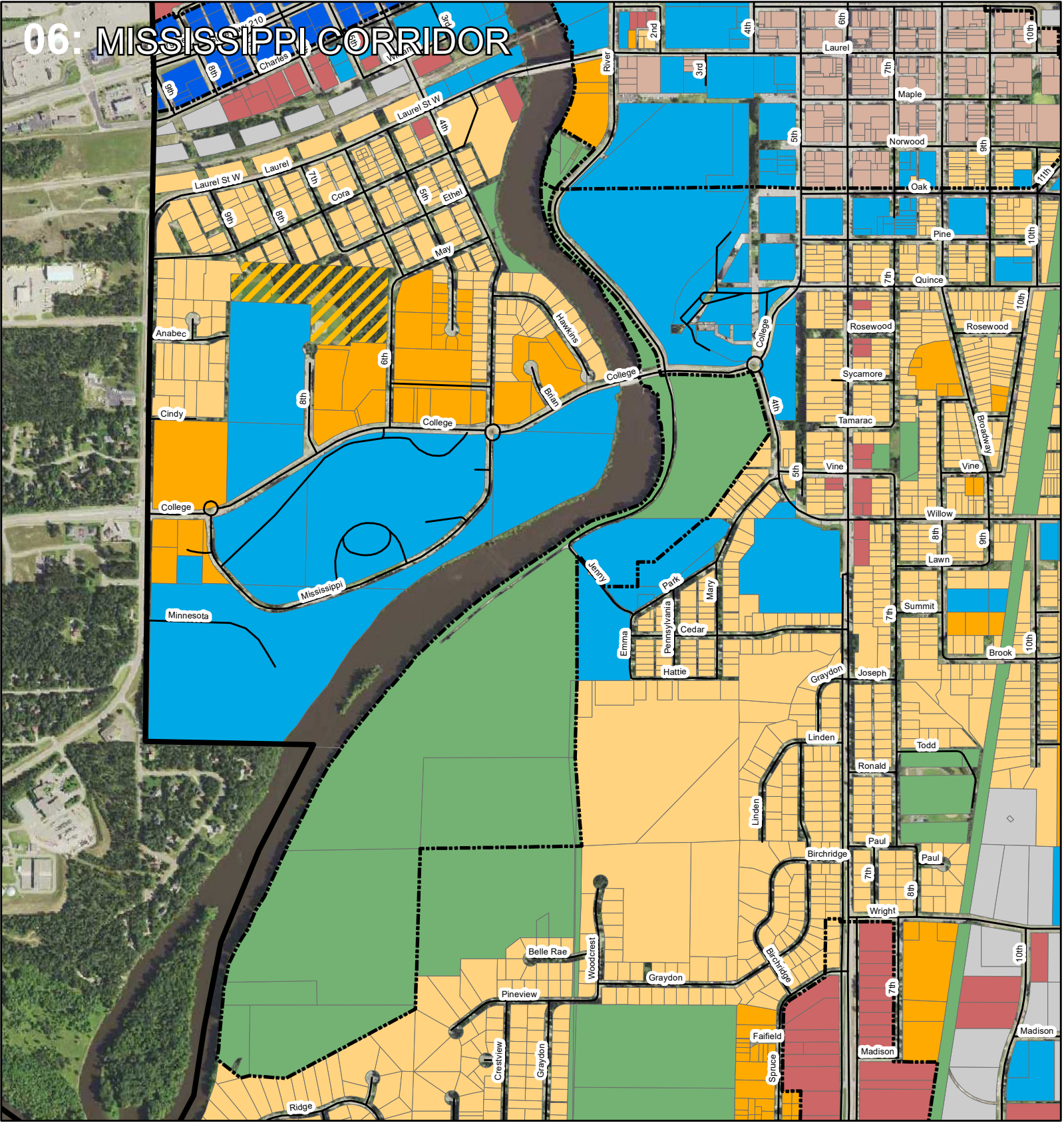
Industrial

0.2



Miles

06: MISSISSIPPI CORRIDOR



PROPOSED GROWTH AREAS

DRAFT

LEGEND

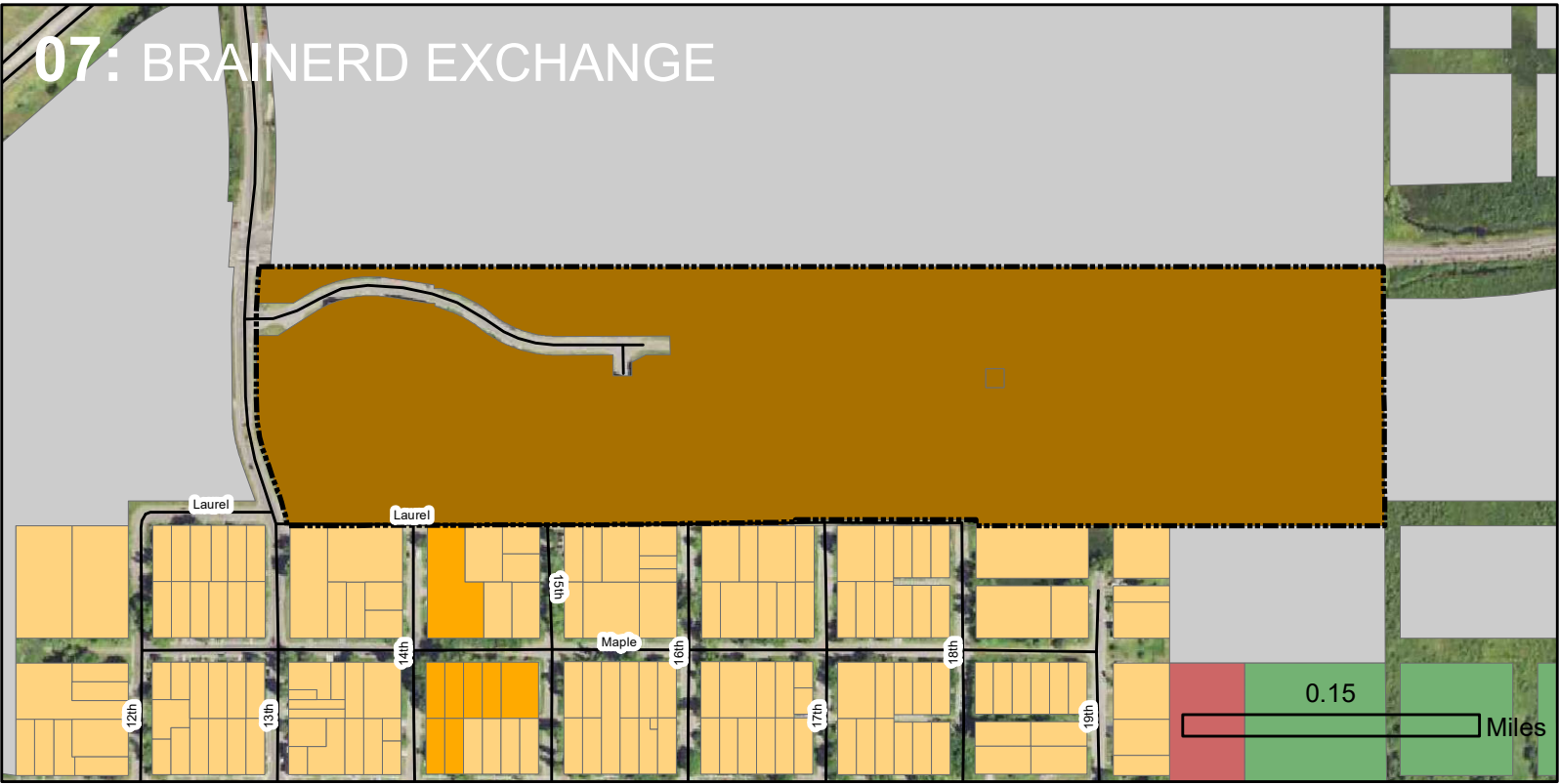
- City Limits
- Road Network
- Growth Areas
- FutureLandUse_City
- Parcel boundary

Future Land Use Classifications

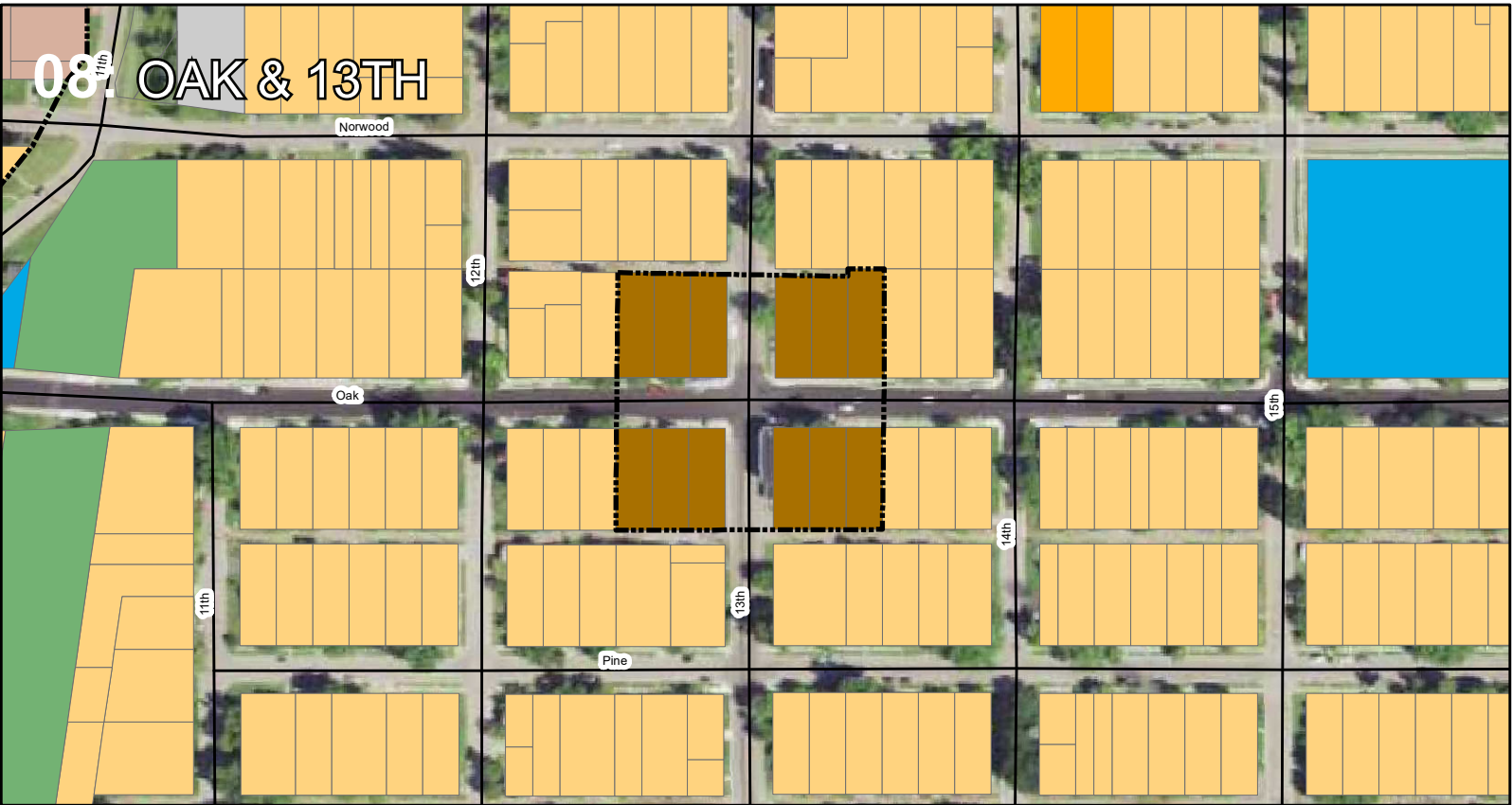
- Development Reserve
- Low-Medium Density Residential
- Medium-High Density Residential
- Mixed Residential
- Public / Semi-Public

- Park / Open Space
- Gateway District
- Mixed Commercial-Residential
- Neighborhood Mix
- Downtown Commercial
- General Commercial
- Industrial

07: BRAINERD EXCHANGE



08: OAK & 13TH



PROPOSED GROWTH AREAS

DRAFT

LEGEND

- City Limits
- Road Network
- Growth Areas
- FutureLandUse_City
- Parcel boundary

Future Land Use Classifications

- Development Reserve
- Low-Medium Density Residential
- Medium-High Density Residential
- Mixed Residential
- Public / Semi-Public

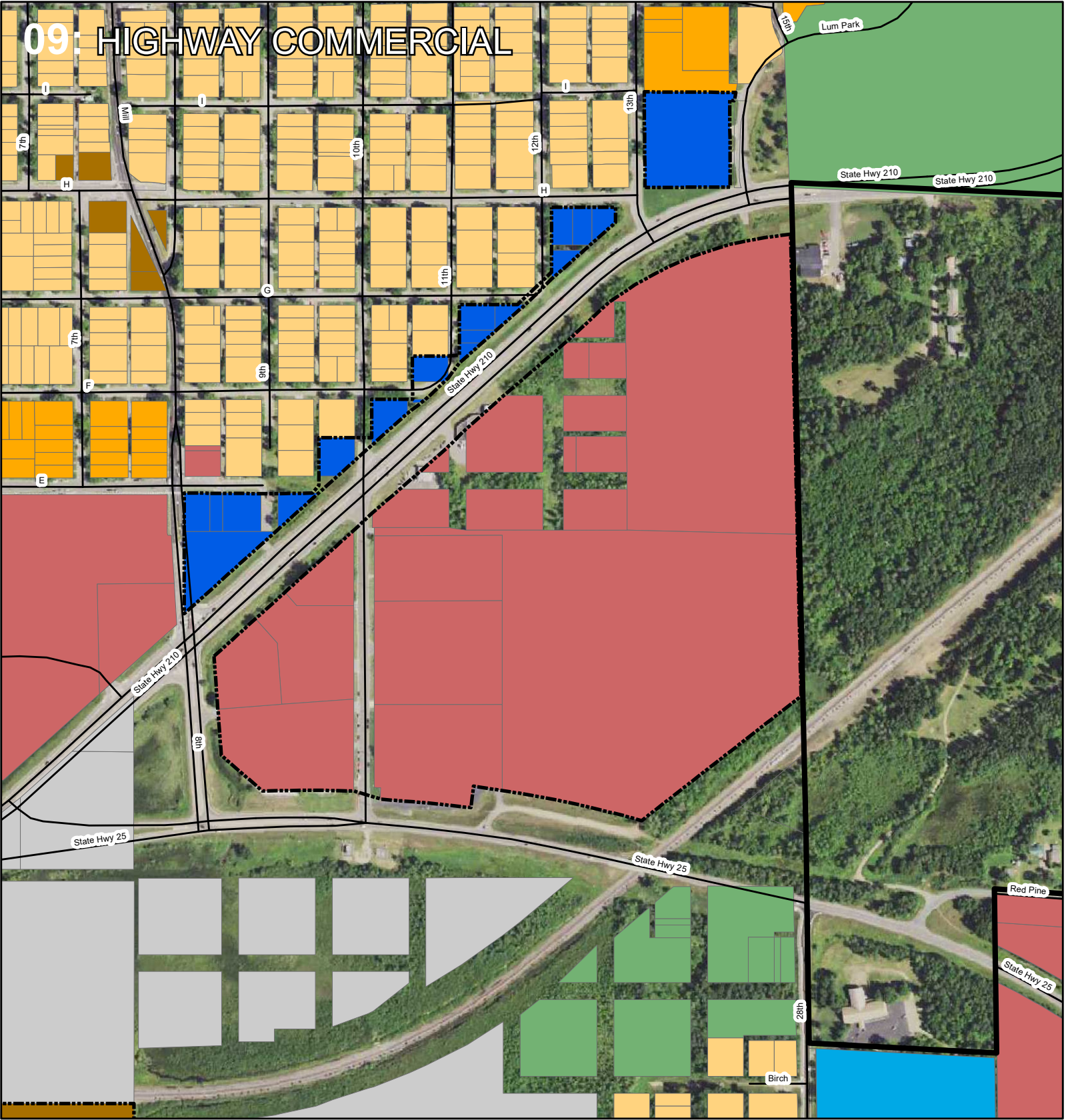
- Park / Open Space
- Gateway District
- Mixed Commercial-Residential
- Neighborhood Mix
- Downtown Commercial
- General Commercial
- Industrial

0.08

Miles



09: HIGHWAY COMMERCIAL



PROPOSED GROWTH AREAS

DRAFT

LEGEND

- City Limits
- Road Network
- Growth Areas

FutureLandUse_City

- Parcel boundary

Future Land Use Classifications

- Development Reserve
- Low-Medium Density Residential
- Medium-High Density Residential
- Mixed Residential
- Public / Semi-Public

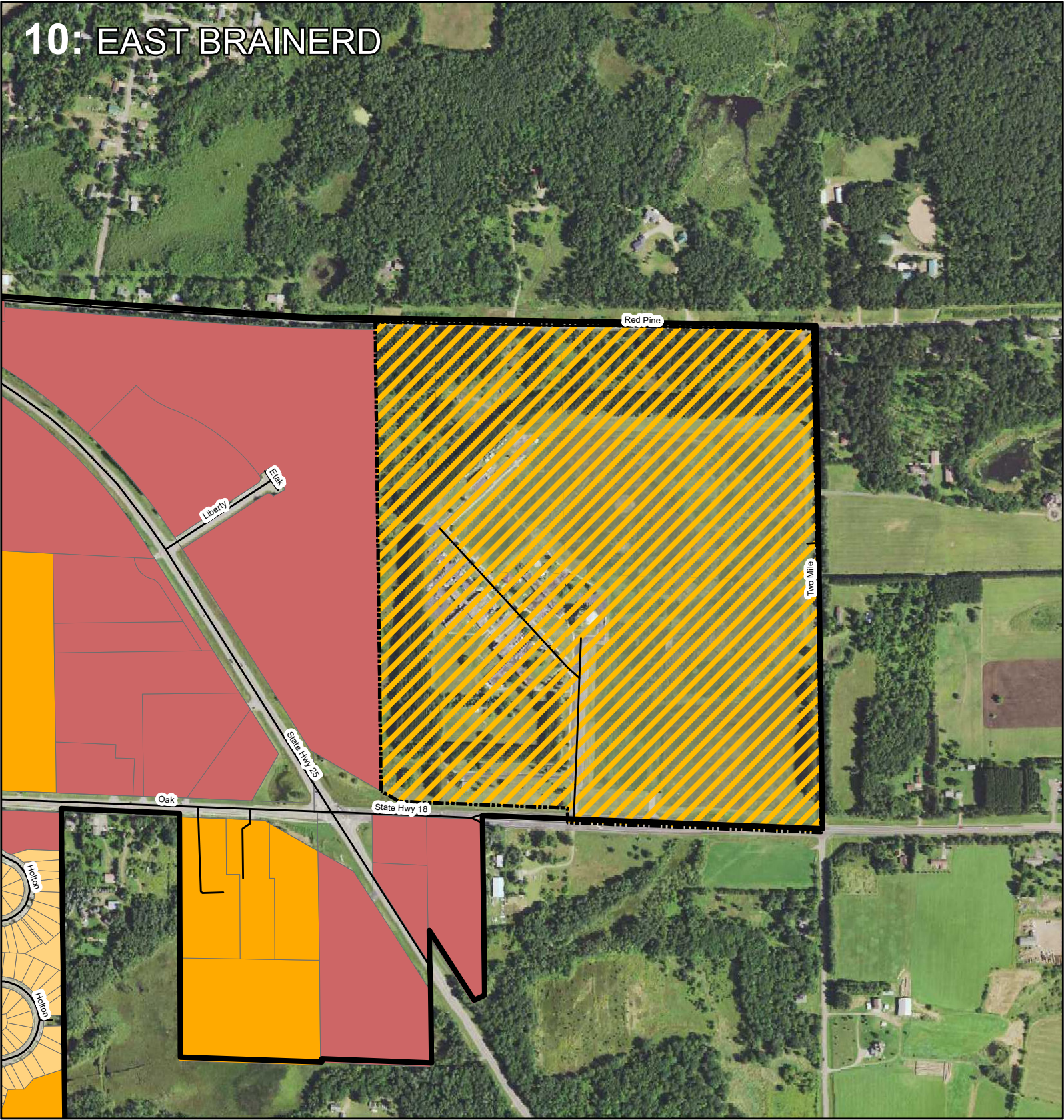
- Park / Open Space
- Gateway District
- Mixed Commercial-Residential
- Neighborhood Mix
- Downtown Commercial
- General Commercial
- Industrial

0.15

Miles



10: EAST BRAINERD



PROPOSED GROWTH AREAS

DRAFT

LEGEND

- City Limits
- Road Network
- Growth Areas
- FutureLandUse_City**
- Parcel boundary

Future Land Use Classifications

- Development Reserve
- Low-Medium Density Residential
- Medium-High Density Residential
- Mixed Residential
- Public / Semi-Public

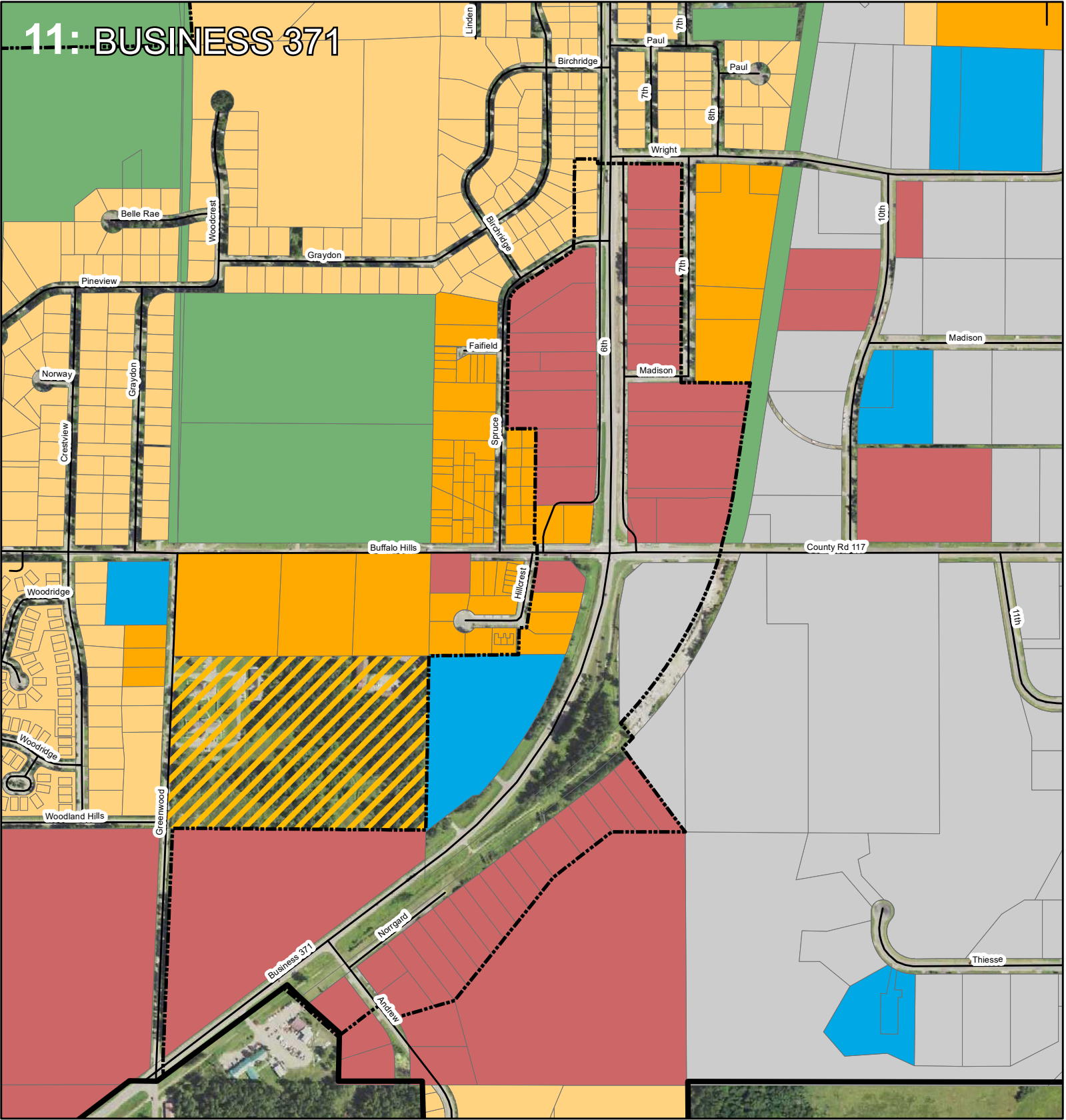
- Park / Open Space
- Gateway District
- Mixed Commercial-Residential
- Neighborhood Mix
- Downtown Commercial
- General Commercial
- Industrial

0.25

Miles



11: BUSINESS 371



PROPOSED GROWTH AREAS

DRAFT

LEGEND

- City Limits
- Road Network
- Growth Areas

FutureLandUse_City
Parcel boundary

Future Land Use Classifications

- Development Reserve
- Low-Medium Density Residential
- Medium-High Density Residential
- Mixed Residential
- Public / Semi-Public

- Park / Open Space
- Gateway District
- Mixed Commercial-Residential
- Neighborhood Mix
- Downtown Commercial
- General Commercial
- Industrial

0.25

Miles

LAND USE AND DEVELOPMENT PLAN



Figure 4-1, Future Land Use Plan.

