

# LAND USE AND GROWTH

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## INVENTORY AND ANALYSIS

Due to the city's small town atmosphere, proximity to the St. Cloud Metropolitan Area, and the presence of Highways 10 and 15 and County Road 1, Sartell has experienced steady growth since 1990. This makes careful consideration of the City's future land use very important. Continued urban growth in Sartell will pose many land use challenges. The ability of the city to provide suitable land to accommodate this growth while maintaining its unique character and providing an adequate level of urban services will be at the forefront of this struggle. The strain between the demands of an urban community and the agricultural character of the surrounding townships will also become increasingly challenging. Although the area surrounding the city is predominantly agricultural, as vacant developable land in the city decreases, urban land uses will continue to extend into the neighboring townships, putting development pressure on the surrounding agricultural areas.

## CONSTRUCTION TRENDS

### RESIDENTIAL

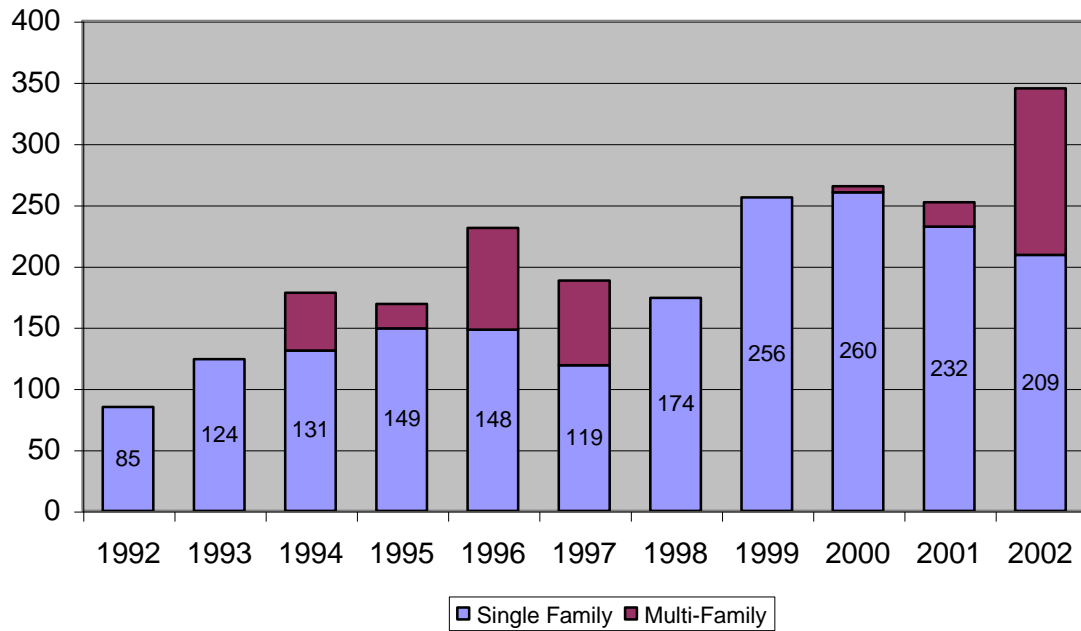
Since 1990 there has been a steady rate of new housing construction activity, as shown in Figure 8-1. The greatest numbers of units were constructed in 2000, with 259 single-family units. There has been an average of 168 single-family units built per from 1990 to 2000.

Figure 8-2 indicates a steady increase in the construction valuation of single-family homes from 1992 through 2002; Figure 8-3 provides the same information for the years 2005 through 2008 further indicating a steady increase in the construction valuation.

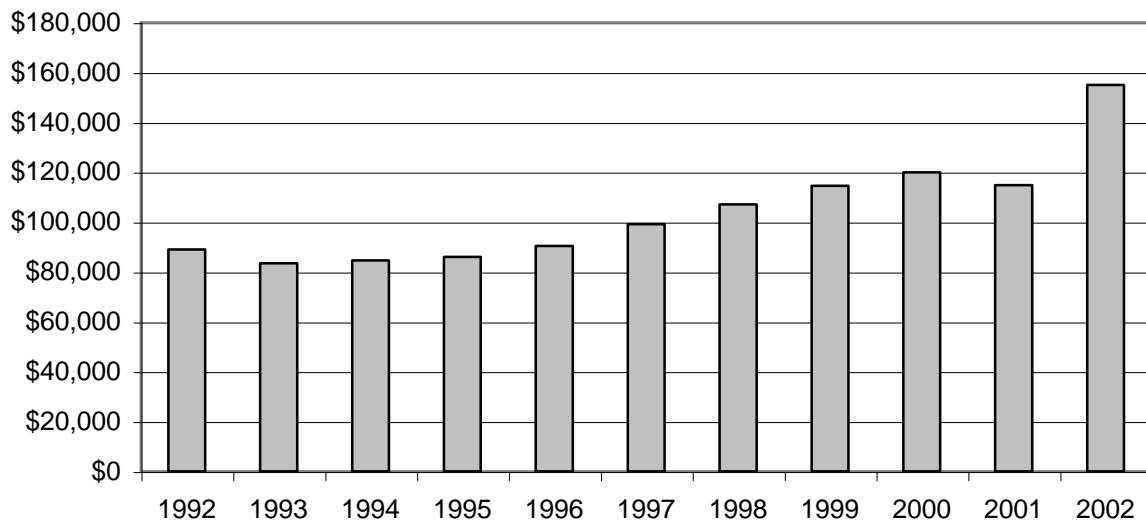
### COMMERCIAL

Sartell has experienced steady commercial construction as well. In 2005 the city issued 47 permits; in 2006 it issued 34; in 2007 it issued 27, and in 2008 it issued 40 permits. The total valuation of commercial construction for the same years was \$8,119,625; \$6,507,122; \$9,228,284; and \$2,284,416 respectively.

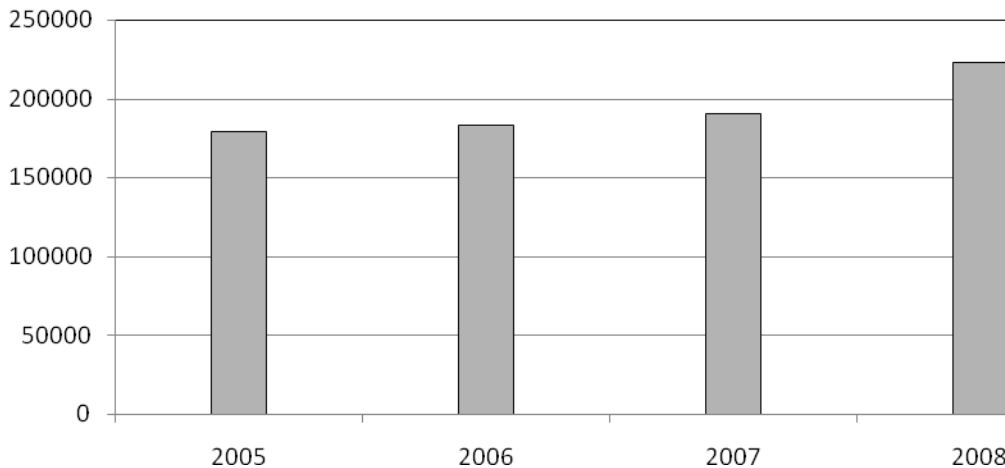
**Figure 8-1**  
**New Housing Construction**  
**City of Sartell**  
**1992 - 2001**



**Figure 8-2**  
**Median Value of Construction, Single Family Homes**  
**City of Sartell**  
**1992 - 2002**



**Figure 8-3**  
**Median Valuation of Construction, Single Family Homes**  
**City Of Sartell**  
**2005-2008**



## LAND USE INVENTORY

The purpose of a land use inventory is to quantify and analyze existing development in the city. An examination of current land uses should reveal development patterns, densities and other land use scenarios that can provide direction for future development and redevelopment. This inventory, combined with other background information, is used to suggest where, at what intensity, and in some cases, when growth should occur. The inventory can also help to classify areas that should remain undeveloped or preserved. The kind of development and how that development is allowed to progress should be a reflection of the community's needs and desires.

### Methodology

The object of the land use inventory was to record on a map of the city, the exact use of every piece of property and every building in the city and surrounding townships. City staff used the following procedures to complete the inventory:

An existing base map of the city was provided for the inventory by the city's GIS department. The city was divided into quadrants to allow room for notes. The majority of the inventory was conducted by driving every street in the city and noting the use for the property on the map. For areas within the township, aerial photography was often utilized to inventory land uses.

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The inventory reflected how the land was actually being used and not how it is zoned, because these may be different. For example, a single-family home in a business district was noted as a single family home. A single-family home in an R-1 district that has been converted to three units was noted as a multi-family unit, not a single-family home. A business in a residential district was noted as a commercial use and not residential. If the land use was not obvious, careful notes were taken to later determine the proper category.

Once the working maps were completed, they were reviewed by city staff. The working maps were put on the City's digital base map in an ArcView format.

Sartell's existing land use as of Fall 2002 is found in Table 8-1 and shown on Figure 8-4, *Existing Land Use*. This table shows that residential is the largest major developed land use category in the city. Vacant and park/recreation land uses also make up a large part of the city.

**Table 8-1  
Existing Land Use  
City of Sartell  
2001**

Land Use Category	Acres	Percent of Total Land	Percent of Developed Land Area
<b>Residential</b>	<b>1,388.92</b>	<b>32.0</b>	<b>59.3</b>
<b>High Density</b>	<b>120.58</b>	<b>2.8</b>	<b>5.1</b>
<b>Medium Density</b>	<b>38.98</b>	<b>0.9</b>	<b>1.7</b>
<b>Low Density</b>	<b>1,229.36</b>	<b>28.3</b>	<b>52.5</b>
<b>Golf Course</b>	<b>352.91</b>	<b>8.1</b>	<b>15.1</b>
<b>Public/Institutional</b>	<b>300.32</b>	<b>6.9</b>	<b>12.8</b>
<b>Parks/Recreation</b>	<b>107.63</b>	<b>2.5</b>	<b>4.6</b>
<b>Commercial</b>	<b>100.15</b>	<b>2.3</b>	<b>4.3</b>
<b>Industrial</b>	<b>93.19</b>	<b>2.1</b>	<b>4.0</b>
<b>Total Developed Land</b>	<b>2,343.12</b>	<b>54.0</b>	<b>100</b>
<b>Agricultural</b>	<b>273.93</b>	<b>6.3</b>	<b>N/A</b>
<b>Vacant</b>	<b>1,722.83</b>	<b>39.7</b>	<b>N/A</b>
<b>Total Undeveloped Land</b>	<b>1,996.76</b>	<b>46.0</b>	<b>N/A</b>
<b>Total Land</b>	<b>4,339.88</b>	<b>100</b>	<b>N/A</b>
<b>Open Water</b>	<b>196.4</b>	<b>N/A</b>	<b>N/A</b>
<b>Total City</b>	<b>4,536.28</b>	<b>N/A</b>	<b>N/A</b>

**Residential**

The 1,389 acres of residential land in Sartell comprises 59 percent of the City's developed area, and is the largest developed land use type in the city. The residential land use category includes single-family homes, duplexes, townhouses, apartments, condominiums, rooming houses, private cabins and other dwellings. Hotels, motels, resort cabins and bed-and-breakfasts are not considered residential uses; these are classified as commercial.

There are three classifications of residential land uses in Sartell: low-, medium- and high- density. Low-density includes housing at 0 to 4 units per acre. It comprises 89

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percent of the city's residential land. Medium density includes housing at 5 to 10 units per acre. Finally, high density includes housing at 11 to 20 units per acre.

### Golf Course

Golf courses within Sartell comprise approximately eight percent of the total city land area and 15 percent of the total developed land. It is the second largest developed land use category in the city.

### Public / Institutional

This land use classification includes public uses such as schools, city buildings, county buildings, water towers, pumping stations, sewage treatment plants, etc., as well as public utilities, such as power plants, electrical substations and telephone companies. It also includes private and semi-public institutional uses such as hospitals, colleges, private schools, churches, monasteries, cemeteries and similar places.

However, the Public/Institutional category does not include parks and other recreational uses such as golf courses, campgrounds, etc., whether public or private. These are classified as parks/recreation and golf course. It also does not include private clinics or dental offices (these are considered commercial uses), large-scale day care centers or pre-schools, (these are also considered commercial uses, unless they are part of a church or other non-profit institution), or streets, highways and railroads (which are included within all of the land use categories).

Comprising seven percent city's total land area, public and institutional land consumes the third-largest portion of developed land. The largest use of public and institutional land is for the school district.

### Parks / Recreation

All public parks, open spaces and recreational areas are included in this category. It does not include recreational facilities that are included as part of a school grounds (this is public/institutional) or recreation/amusement businesses, such as a bowling alley, miniature golf, or go-cart track (these are commercial uses).

Park and recreation uses comprise just less than three percent of the total city land area and nearly five percent of the total developed land.

A common method of determining whether a community has enough parkland to meet the needs of its residents is to calculate the acres of parkland per 1,000 residents. Although the recreational needs of a community vary depending on the city's role in the region, the demographic mix of its residents and other factors, a standard of 10 acres of parkland per 1,000 residents is typically considered adequate. Currently, there is just over 14 acres of parkland per 1,000 residents in Sartell.

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### Industrial

Industrial land uses include manufacturing, warehousing, assembly, truck terminals, mining, quarries and other businesses that provide goods and services, but not directly to the public. These industrial uses will often have an administrative or sales office within the same building, which are counted as part of the industrial use, and not as a separate commercial office use.

Land used for industrial purposes consumes two percent of the city's total land area, and four percent of the developed area. These uses are located primarily along the Mississippi River in the central part of the city. The community recognizes the need to ensure an adequate amount of its growth area for industrial use.

### Commercial

Retail stores, restaurants, banks, hotels, motels, lumber yards, business and professional offices, medical and dental clinics, veterinary clinics, gas stations, and other businesses serving the public are considered commercial. Although they function similarly to commercial office uses, this category excludes government offices, schools and churches, which are considered public/institutional.

Commercial uses comprise two percent of the city's total land and four percent of the city's developed lands. Most commercial uses are concentrated along Highway 15, 2<sup>nd</sup> Street and along Pine Cone Road South. Some important vacant land now suitable for commercial development is Pine Lakes.

### Vacant

This includes all vacant land with no actively used buildings, but which could be available for development, including existing platted lots as well as former farmland that has not been cultivated for many years and is now sitting idle.

It can include land that had been actively used for some purpose, but which has been abandoned. In this case, buildings on the site associated with the former land use could be still standing but vacant, or they could be already torn down. Vacant land does not include temporarily vacant buildings, storefronts or office spaces that are likely to be filled within a year. It also does not include park, open space or recreational land owned or controlled by a government agency, such as the city, a township, the county, or the state, or a private organization such as the Nature Conservancy, which are all classified as parks/recreation.

Similarly, pasture or farmland being actively cultivated is not considered vacant, but are classified as agricultural. Large yards or spacious grounds around and owned by another use, such as a school playground are also not included; these are classified with the related primary use.

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There are approximately 1,723 acres of vacant land within the city. Comprising 32 percent of the city's total land area, vacant land represents the largest overall land use in the city. Although there are a few scattered vacant sites throughout the city, it is primarily located on the city's periphery on previously agricultural land, such as the Pine Lakes/Ferche area.

### Agricultural

Crop farming, vegetable farming, pastureland and animal raising (cattle, horses, sheep, hogs, chickens, turkeys) are all classified as agricultural if they are the major use of the land. This category does not include personal gardens (they would be part of a residential use), nurseries that raise plants to sell to the public on site (this would be a commercial use), or public forest land (this is classified public/semi-public). Roughly 274 acres or 6 percent of the city is agricultural land.

### Open Water

Open water comprises approximately 196 acres or 4 percent of the city's total area. Open water areas include Baker's Lake as well as the Watab and Mississippi Rivers. These water features are used for recreation and are a great asset for the city.

### Wetlands

Wetlands are defined in many different ways. The information that is currently available comes from the National Wetland Inventory (NWI). Based on the United States Geological Survey, the NWI provide basic location information on major wetlands within the city. This information is indicated on the Natural Resources Map.

However, there are other types of wetlands that are regulated by the 1993 Wetland Conservation Act (WCA). The WCA is administered typically by the County Soil and Water Conservation District (SWCD) and requires avoidance of wetlands, minimization of impacts on wetlands and mitigation of any wetland filling. (There are some exceptions.) The city is currently the LGA for administering WCA permits. This is due to the fact that the Sauk River Watershed District has only the southern part of Sartell within its jurisdiction.

The WCA has eight (8) different classifications of wetlands. Unfortunately the NWI maps do not indicate the presence of all protected wetlands.

Within the city of Sartell there is roughly 490 acres of wetland or 11 percent of the city's total land area. Wetlands are not shown as a separate land use category. Rather, they're included within the other categories. In LeSauk and Sauk Rapids Townships, there are a little over 1,131 acres of wetland.

### CITY ZONING DISTRICTS

The city has adopted a zoning map and a land use map to help direct the orderly growth of the city. The city uses its zoning ordinance and associated map to regulate current land uses within the community. The land use map is used to guide future development of vacant parcels of land within the city, direct redevelopment efforts and to guide land uses in new and developing areas. A parcel of land can be zoned for its historical use, but can be directed for another use in the future.

Sartell's current zoning ordinances establish seven primary categories of zoning districts to meet the city's planning, development and preservation needs (Figure 8-4, *Existing Zoning*). These zoning districts are described in the following.

#### Residential Districts

The city of Sartell has established six basic residential districts. The first is the R-1, Single Family Residence Districts. The R-1 district provides space for low-density residential living with full provision of necessary urban service facilities. The second type of residential zoning district is R-1A, Townhome District. The R-1A district provides for the construction of townhomes as defined in the city's code. The townhomes may be clustered in no more than six units connected together. The third type of residential zoning district is the R-2, or Two Family Residence District. The R-2 district is similar in intent to the R-1 district except that it permits a somewhat higher residential density. The R-3, Multiple Family Residence District, is the fourth type of residential district. The R-3 district provides space for apartments and other styles of multiple-dwelling structures. The main focus of the R-3 Residential District is to permit a variety of housing options while still promoting a neighborhood atmosphere. The fifth type of residential district is the R-4, Transitional District. The R-4 district is to provide a transitional zone between residential and commercial areas by allowing a higher density of residential uses. The sixth and final type of residential zoning district is the RR or Rural Residential District. The RR district provides for a mixture of agricultural and large lot residential uses and may also be used for transitional areas where some landowners may wish to transfer land from agricultural to residential uses.

#### Business Districts

The business uses of Sartell are located in one of three business districts. The first of which is the B-1, Neighborhood Business District, which is intended to provide space for small-scale commercial facilities at locations where they will be easily accessible to adjacent residential areas. The second of the business districts is the B-2, General Business District. The B-2 district provides space for concentrated general business and commercial activities or central business district at locations where the interaction between such activities can be maximized with minimal infringement on residential neighborhoods. The third and final type of business district is the B-3 or Highway Business District. The B-3 district provides space with ready access major transportation routes and is intended to meet the needs of an automobile-orientated

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society. Businesses catering to travelers, vehicle owners, or buyers of various kinds, and businesses requiring large business sites that are not suitable for other business districts may be located in this district.

### **Industrial Districts**

The city of Sartell has two kinds of industrial districts located within its boundaries. The first of the industrial districts is the I-1 or Light Industrial District. The I-1 district provides space for industrial activities involving a minimum degree of refuse byproducts and air noise pollution and requiring a relatively low level of on-premise processing. The second type of industrial district is the I-2, Heavy Industrial District, which provides space for industrial activities that are deemed to involve significant levels of hazards or nuisance to workers or to adjacent uses. Designated I-2 districts are to be located so that they are always adequately separated from any residential or commercial districts by buffer zones of land or by designated I-1 districts.

### **Planned Unit Development Districts**

The city of Sartell has established a Planned Unit Development District, R-5, whose purpose is to provide for the grouping of land parcels for development as an integrated, coordinated unit. In order to better provide for community health, welfare and safety needs, greater flexibility of development is conditionally allowed than would be possible under strict application of the zoning ordinance. It is further intended to encourage one or more of the following: promote mixed uses, preserve natural features, conserve open and recreational space, and make efficient use of land.

### **Comprehensive Design Zones**

The purpose of the Comprehensive Design Zone is to provide exemplary standards of development for the grouping of land parcels for development as an integrated, coordinated unit. It is to encourage the utilization of pre-planned land uses, which is designed to encourage a plan for compatible and adjacent uses and to achieve the highest aesthetic standards, in addition to preserving natural vegetation, topographic and geological features.

The Comprehensive Design zone is comprised of single and multiple residential areas, commercial/retail areas, corporate office park areas and light industrial business areas. All areas have individual setback, lot coverage, height, lot size and specific signage standards. Each area has the following shared requirements: landscaping, screening sidewalks, building structures type and building materials.

### **Floodplain**

The Floodway District (FW) and Flood Fringe District (FF) in the city of Sartell are intended to control development in areas prone to flooding in order to minimize the losses associated with such disasters. The Floodway District permits uses such as

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general farming, pasture, grazing, golf courses, tennis courts, parking areas and play areas and other uses that are affected minimally by flooding.

The Flood Fringe District allows any uses of the underlying zoning district. If no preexisting, underlying zoning use district exists, then any residential or non-residential use is permitted as long as it does not constitute a public nuisance.

### **Shoreland Zoning**

The city of Sartell has developed a shoreland ordinance. The ordinance will give control to Sartell to regulate the subdivision, use and development of the shorelands of public waters in the city. This will allow the city to preserve and enhance the quality of surface waters, conserve the economic and natural environmental values of shorelands and wetlands, and provide for the wise use of waters and regulate land resources.

## **CITY GROWTH AREAS**

### **Growth Management Areas and Annexation**

The city of Sartell and LeSauk Township have an annexation agreement for the remainder of Le Sauk Township. The agreement was established in 1994. It serves to preserve current vacant and agricultural land for future urban growth; and should be protected from the premature development of urban style land uses. Recently, the city established a growth management policy outlining the timing of some of these growth areas in an effort to create a more organized approach to their annexation.

The most cost effective way for the city to grow and deliver municipal services to properties located within the city is through the orderly extension of its municipal boundaries. The orderly annexation agreement approved by the City and LeSauk Township states that the city can approve annexation of property where 60% or more of the property owners petition or request an area be annexed.

There are also a number of township "islands" within the city. Annexations approved over the past ten years have resulted in numerous islands of township property surrounded by city property. Many of these islands of township area have city utility services (municipal water and sanitary sewer) readily available to serve the property when the property is annexed. Other services provided by the city, such as law enforcement activities, must pass through the islands of township to get to other properties that are in the city. These situations have resulted in a less efficient and more costly manner for the city to extend its services.

Because of the investments the City has made to install utilities to various properties that have been annexed, it is the City's desire and goal to encourage property owners to request annexation of those areas in the township that have utility service readily

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available. To facilitate continuity in growth, other areas where future extensions of utility service are expected will also be encouraged.

To encourage annexation, the city has established a number of waivers. A waiver of SAC & WAC fees may be granted to existing buildings on property located within a designated "priority development area" where the property owner petitions to be annexed into the city. Annexation must be approved by the City Council prior to December 31, 2003. (2002 value of this incentive is \$2,000 per dwelling unit).

A waiver of the \$100 annexation petition fee may also be granted for property located within a designated "priority development area" where the property owner petitions to be annexed into the city. Annexation must be approved by the City Council prior to December 31, 2003.

Also, undeveloped and agricultural property annexed into the city would be placed in a rural tax district that carries a tax rate equal to that of LeSauk Township. Property would not move to the urban tax district rate (city tax rate) until such time as the property is developed for commercial or industrial use or has municipal water and/or sanitary sewer service readily available to serve the property.

Sartell also has an annexation agreement with Sauk Rapids Township for the area west of Highway 10 up to the Watab Township line.

### **Land Use Surrounding Sartell**

Much of the land within LeSauk Township remains agricultural and rural residential in nature. The city recognizes the need to protect the rural character of the surrounding area and will continue to work with the county and townships to preserve the rural way of life. In contrast, the city and townships also recognize the need to plan for the reasonable growth of the urban area within the city.

### POLICY PLAN

Following are the goals and strategies adopted by Sartell to address land use, growth and development.

***Land Use and Development Goal #1: Support the compact and orderly growth of urban development.***

Strategies:

1. Identify planned growth areas within and outside the city that have the potential to be served with an appropriate range of public services in a cost effective manner.
2. Continue to guide growth in an orderly pattern so that new development can be effectively served by public facilities.
3. Continue to work with the county and adjacent townships to direct development to the city's planned growth areas through the use of orderly annexation agreements.
4. Work with the county and adjacent townships to maintain low residential densities within the planned growth areas until such time as they can be developed at sewer, urban densities.
5. Accommodate existing agricultural uses until such time as they can be developed at sewer, urban densities.
6. Work to annex existing development located adjacent to the city and within its planned growth areas, as services can be provided to those properties.
7. Require properties served by public utilities to be located within the city.

***Land Use and Development Goal #2: Plan land uses and implement standards to promote quality development and minimize land use conflicts.***

Strategies:

1. Prepare and adopt a land use plan that designates land use areas and guide development to appropriate areas in order to ensure desirable land use patterns and minimize conflicts.
2. Require adequate transitions between different land uses through appropriate land use planning, zoning and design standards.

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3. Encourage the location of commercial and industrial development in areas that avoid adverse impacts on residential areas and have access to major transportation systems.

### ***Land Use and Development Goal #3: Enhance community character and identity.***

#### Strategies:

1. Work to strengthen and maintain the appearance of the city's gateways and key transportation corridors through design standards, trails, lighting, sidewalks, signage and other tools.
2. Develop and enforce design, performance, development and site planning standards, incentives and resources to ensure quality development.
3. Continue to plan for land uses in order to support and enhance Sartell's ability to attract quality development.

### ***Land Use and Development Goal #4: Enhance community and neighborhood livability.***

1. Ensure new developments are connected to existing development through the efficient use of streets, utilities and infrastructure.
2. Encourage quality mixed-use development and/or the appropriate development of housing, shopping and employment in proximity to each other.
3. Encourage the integration of multi-modal access including parking, sidewalks and bike paths within new development.
4. Encourage a variety of types of neighborhood designs, including neo-traditional and other alternative designs.
5. Require the integration of parks and green space within new development to ensure that residential neighborhoods have adequate access to park and recreation facilities and open space.
6. Enhance the quality of life and safety of residents by establishing bikeways, walkways and other multi-use paths in developing areas.

### LAND USE PLAN

The Land Use Plan provides a general framework for Sartell's growth and development over the next 20 years. The Plan text provides the policies, standards and principles to guide the city's future physical form and function and serves as the basis for updating the zoning ordinance and other development controls that are enforceable under the city's police powers. The Land Use Plan map illustrates the land use categories for which the policies will apply.

The Land Use Plan accomplishes several objectives: (a) it reflects existing development and generalized land use patterns, (b) it recognizes the natural environment, and (c) it addresses the need to plan for the orderly expansion of urban development into the neighboring rural areas. The land use and growth recommendations contained in this Plan provide for a balance between these components and were derived from careful consideration of a range of alternative approaches.

### PLANNING APPROACH

Land use and growth alternatives are many and varied, but can be summarized into the following three general categories:

- Very Restrictive
- Completely Unrestrictive
- Balanced

Under a very **restrictive** growth and land use approach, tight city growth areas would be established and all non-farm development would be required to occur within the city, prohibiting these uses within the surrounding township areas. This option provides the highest degree of protection against rural development patterns that may hinder future urbanization, and protection of existing agricultural uses. It also provides for planned urban expansion in the most compact, orderly fashion, which lends itself to the greatest efficiencies in the delivery of water, sewer and other public services.

However, this approach also limits private property rights and doesn't provide communities, landowners, developers and others much flexibility. It may also hinder economic growth and opportunities for the city and surrounding townships. In addition, restrictive growth policies are often cited for inflated land values, which may contribute, among other things, to affordable housing problems.

Conversely, under a completely **unrestrictive** plan, no growth areas would need to be identified because all types of development would be allowed to occur throughout the area without restriction. While this approach may offer communities, landowners and developers the greatest flexibility and provide for the greatest economic growth opportunities, it may result in long-term land use problems. This approach has the

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highest potential for land use conflicts as well. It may also result in development patterns outside the city that may hinder its orderly growth and that are difficult or costly to provide with water, sewer and other services in the future.

A **balanced** plan defines a modest, flexible growth area outside of the city. It would allow residential, commercial and industrial development to occur within planned growth areas, so long as it follows planned development patterns compatible with the City's future land use plans. Limits would be placed on residential densities and commercial and industrial growth would be directed to areas with adequate infrastructure and where the potential to cause land use conflicts are minimized. It may also identify environmentally sensitive areas to be protected or for which more careful consideration/review of development should be undertaken.

A balanced approach provides simultaneously for planned urban expansion, township growth opportunities and orderly and efficient growth while providing communities, landowners and developers flexibility in land use decisions. This approach also allows for broad economic growth opportunities, while directing it towards desired areas. Generally, a more balanced approach is preferred when planning for the long range.

## IMPLEMENTING THE DISTRICT PLAN / CITY GROWTH AREAS

In 2000, Sartell adopted the St. Cloud Area Joint Planning District Plan. The "District Plan" is the product of a cooperative planning effort involving the five cities of Sartell, Sauk Rapids, St. Cloud, St. Joseph and Waite Park, as well as Benton, Sherburne and Stearns Counties. It serves as a framework to guide these communities in their local comprehensive planning and growth management efforts. Each local unit of government involved has a role in updating its local plans, ordinances and other documents to carry forth the vision and recommendations of the District Plan.

The District Plan identifies planned growth areas around each city that expects growth through 2020, including Sartell. This Comprehensive Plan identifies future urban land uses for those growth areas, as well as a small portion of Watab Township around the future extension of County Road 33 and its interchange with Highway 10. The City should work with the St. Cloud Area Joint Planning District Board to modify the district Plan to reflect this additional area. Furthermore, additional areas of Watab Township may be considered in the future if development pressure warrants.

### FUTURE LAND USE CATEGORIES

The Land Use Plan describes the different future land use designations for the city and its growth areas. Nine unique land use categories have been identified to guide growth in Sartell. Below, each land use designation category is described in detail; and they are illustrated on Figure 8-5, *Land Use Plan*. It is recognized that not every parcel of land within each designation will be buildable due to wetlands, floodplains, soils, slopes and other natural site constraints.

#### Residential

The purpose of this category is to identify portions of Sartell and its growth areas that contain or should be developed for residential uses. There are four categories of residential land uses planned for Sartell. Very Low Density Residential development is appropriate for development up to three net units per acre. Areas shown as Low Density Residential may develop at to five net units per acre. Within both of these residential categories it is anticipated that the predominant housing type will be single-family, but some units may be twin homes, townhomes, or similar multiple units, so long as the overall density is still generally consistent with the their respective density thresholds.

Medium Density Residential areas may provide up to 11 net units per acre, while high density may be up to 18 net units per acre. These areas are intended to accommodate single-family homes, twin homes, townhomes, apartments and other multi-family development.

Sartell promotes neighborhoods with a variety of housing types and densities within a single development. The city currently allows such development through a tool called the Planned Unit Development. PUD's may be considered within all of the residential categories identified on the Land Use Plan map.

As discussed later, parks, trails, churches and other public/semi-public and park related uses are appropriate within residential areas as well.

#### Commercial

The purpose of this category is to identify portions of Sartell and its growth areas that contain or should be developed for general commercial use. The commercial areas include two designations. General Business areas are typical retail and service oriented uses, which have a higher level of accessibility and visibility from adjoining roadways. Examples of these could include highway-oriented businesses such as fast food restaurants, convenience stores, gas stations, and other auto-oriented businesses and large retailers. Limited office and service uses are appropriate in these areas as well.

The Land Use Plan also acknowledges the need to provide for neighborhood commercial services throughout the city and its planned growth areas. These are

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designated as Limited Business. The Land Use Plan designates several existing, larger neighborhood commercial areas as Limited Business. However, this Plan also recognizes the need to provide for other neighborhood commercial services in new development within the city's growth areas that are not identified on the Land Use Plan map. It may be appropriate to consider future sites provided they are in locations along collector or arterial roadways and remain small scale in nature, providing service primarily to the surrounding neighborhood. Larger, auto-oriented retail, office and service businesses are not appropriate uses. Also, the architecture and site design of Limited Business areas must be compatible with the surrounding neighborhood. Such issues as building size, location on the lot, building materials, screening and other design issues are particularly important for Limited Business development.

### **Medical / Professional Mix**

The Medical/Professional Mix designation is intended to provide for high quality professional medical office and mixed-use development, including hospitals, retail offices and senior or other medium to high-density housing. The only area designated for this use on the Land Use Plan map is along Highway 15 north of County Road 120. The proximity of this site to existing medical facilities and Highway 15, lends itself well to the development of a mixed-use professional medical office park complex.

### **Office, Warehouse, Light Manufacturing**

The purpose of this category is to identify portions of Sartell and its growth areas that contain or should be developed for light manufacturing, warehouse and office use. These areas could include warehouse uses, light manufacturing, including facilities where offices are an integral part of the business, as well as free standing professional businesses and offices. They may also include limited retail and service uses in support of office uses and employees, such as restaurants and convenience stations.

Much of the Office, Warehouse, and Light Manufacturing areas are along the east side of Highway 10. Some existing sites are located south of County Road 29. Future sites are proposed north of County Road 29 to the Watab Township line. This area was identified as the best location for industrial development within the city due to its proximity to the state highway system and existing industrial park.

### **Mixed Use**

These areas are intended to provide for a mix of land uses including residential, commercial, civic and other uses within a single development concept. However, areas designated Mixed Use may include a compact commercial area ranging in size from 30 to 60 acres. Housing densities up to 18 net units per acre may be accommodated within Mixed Use areas.

There are multiple areas designated Mixed Use on the Land Use Plan map. One is located along Pinecone Road and is part of an approved Planned Unit Development

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(PUD). The others are located near Highway 10 on the east of Sartell and east of Highway 15 south of the bridge. These areas should be zoned for very low residential densities from 1 unit per 10 acres to 1 unit per 40 acres, unless developed as mixed use through a PUD.

Mixed Use areas may be considered through a PUD in other areas of the city with adequate transportation access, sewer, water, and other public services, and compatible with surrounding existing or planned development.

### **Industrial**

The purpose of this category is to identify portions of Sartell that contain heavier industrial uses such as International Paper and DeZurik. Such uses could include manufacturing, warehousing, assembly, truck terminals, mining, quarries, and other businesses that provide goods and services, but not directly to the public. Most future industrial development is expected to be of a less intense nature and be directed to the Office, Warehouse, Light Manufacturing areas.

### **Parks**

The purpose of this category is to identify portions of Sartell and its growth areas that contain existing municipal parks. Proposed future parks are discussed shown on Figure 7-2, *Future Parks and Trails*.

### **Landfill and Buffer**

The area shown as Landfill and Buffer is a site previously used as a dumping site for waste products produced from the paper mill. This site may be appropriate for future re-use. Contamination problems will need to be identified and analyzed prior any re-use and follow Minnesota Pollution Control Agency and any other applicable standards.

### **Other**

#### Public

Public and semi-public uses are not shown on the Land Use Plan Map, except municipal buildings. Rather, these uses are incorporated within the other land use categories. Generally, existing community facilities should continue to be maintained and preserved at their current location. If a public facility or institution ceases to exist or moves from its present site, that site should be designated as the same use or the predominate land use that surrounds it. For example, if a church surrounded by Low Density Residential relocates, the church property should either house a new church, or be designated for low-density residential development. In addition, new development should incorporate appropriate Public/Semi-Public uses as they are developed. The actual location of these Public/Semi-Public sites will be determined by the site design of each subdivision or development complex.

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### Interim Development

The Land Use Plan identifies desired future land uses at full urbanization many years into the future. Many of these areas are currently undeveloped, and some are outside the existing city limits. Prior to urban development, such areas should be protected against development patterns that may hinder their ultimate transition to the intended urban use. Thus, areas not currently developed should be maintained at very low-density residential and agricultural uses until such time urban development occurs.

**Insert Figure 8-3, Existing Land Use**

**Insert Figure 8-4, Existing Zoning**

**Insert Figure 8-5, Land Use Plan**