Chapter 3

Land Use

- Introduction
- Goals, Objectives, And Policies
- Plan Implementation

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Contents

1. Introduction

Need for a Plan 3-1
Historic Land Use Trends 3-2
Current Land Use Trends 3-2
Future Land Use 3-5
Land Use Issues and Challenges 3-5

2. Land Use Goals, Objectives, and Policies

Goal 1: Complete Community 3-10
Goal 2: Minimized Conflicts 3-10
Goal 3: Development of Commercial Corridors 3-11
Goal 4: Protection of the Existing Job Base 3-11
Goal 5: High Quality Development 3-12
Goal 6: Redevelopment 3-12
Goal 7: Protection of the Environment 3-13
Goal 8: Accommodation of Regional Needs 3-13
Goal 9: Improved Health Through Planning for Active Living 3-14

3. Plan Implementation

Rezoning and Comprehensive Plan Consistency 3-15
Implementation Partners 3-16

Appendix

A. Definitions
B. Land Use Table In 5-Year Stages
C. Golden Hills Redevelopment Plan
D. North Wirth Redevelopment Plan
E. Valley Square Redevelopment Plan

photo from City archives

Section 1: Introduction

THE City of Golden Valley's General Land Use Plan provides a broad outline to guide future land use decisions. It is composed of a plan map, goals, policies, objectives, programs, and standards that serve as guides to how the City will maintain and renew itself now and into the future.

Need For A Plan

Over time, communities face ongoing demands for specific changes to zoning to allow local property owners to keep up with changing land use trends. By maintaining a broad vision of how Golden Valley should look, feel, and function over time, the City provides itself with a frame of reference for making individual land use decisions. Keeping an eye on the "big picture" helps ensure that each new decision fits in with others made before it rather than working at cross purposes. The vision also gives residents and nonresident property owners information on the expected long-term future of their property and their neighborhood, so they can make their own plans accordingly. In other words, the General Land Use Plan offers a means for local government to partner with individual and corporate citizens to manage the pace and direction of change in Golden Valley.

photo from City archives

City officials, including Mayor Carl J. Nadasdy (far right with pointer), study a proposed development in the late 1950s.

Historic Land Use Trends

Golden Valley was incorporated in December 1886. Seven years later, in 1893, the annexation of 0.6 square miles of land on its north side represented the only significant boundary change in the City's history. Entirely surrounded by other incorporated cities for many years, Golden Valley is unlikely to see any substantial future expansion of its 10.5 square miles of area.

Golden Valley's land use planning history goes back to the 1930s, when the City adopted its first zoning code to regulate the development and use of property. Total population was less than 2,000—about 550 families. There were virtually no local business areas.

The City first adopted an actual land use plan document in 1959. Population by then had ballooned to 14,500, and an estimated 30 percent of the city's land area was still undeveloped. General Mills and Honeywell, two of the City's largest corporate citizens today, had only recently come to town.

Golden Valley's development boom leveled off as the supply of developable land dwindled in the 1970s and 80s. In the 1990s, Golden Valley began to shift focus toward the redevelopment of existing land. A downtown area was established near the intersection of Hwy 55 and Winnetka Ave. Downtown Golden Valley was planned with an emphasis on providing a mix of housing stock as well as new and innovative retail and business areas.

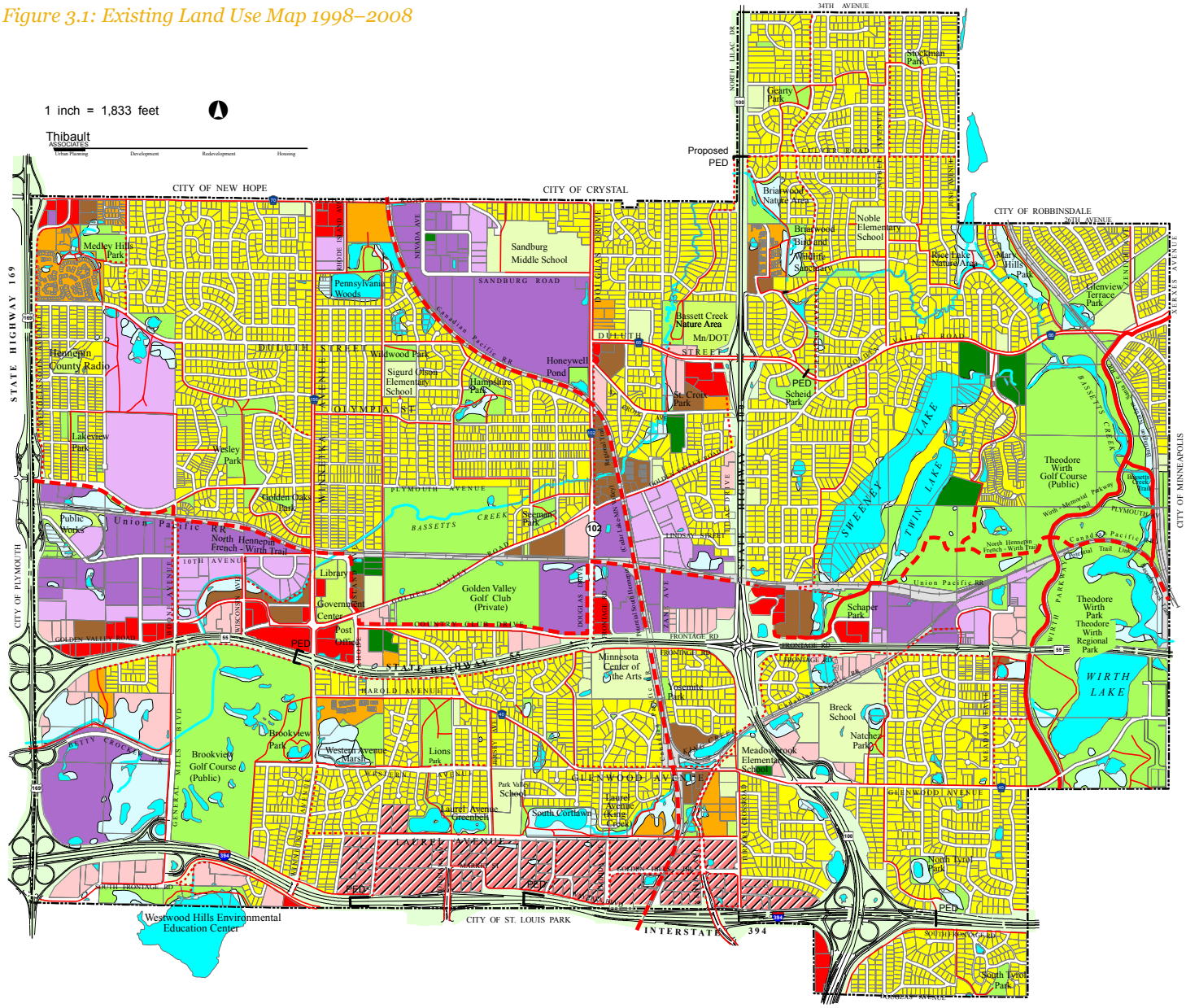
Current Land Use Trends

Today Golden Valley is almost entirely developed for a variety of urban and open space uses (see Figures 3.1 and 3.2). The number of households continues to increase modestly each year, but total population remains at about

photo by City staff

The townhomes along Golden Valley Road are a part of the 48 percent of land used for residential purposes in Golden Valley.

Figure 3.1: Existing Land Use Map 1998–2008



Residential

- *Low Density* *(0.1 to 5 units per acre)* 2714 acres
- *Medium Density* *(5 to 11.9 units per acre)* 201 acres
- *High Density* *(12 to 20 units per acre)* 100 acres

Commercial

- *Office* 95 acres
- *Commercial* *(also includes office)* 95 acres

Industrial

- *Light Industrial* *(also includes office)* 85 acres
- *Industrial* *(also includes office)* 95 acres
- *I-394 Mixed Use* *(includes approximately 25 percent residential, 5 to 11.9 units per acre)* 200 acres

Park & Open Space

- *Open Space* *(public and private ownership)* 58 acres
- *Open Water* *(Based on 2008 aerial photos)* 295 acres
- *Wetlands* *National Wetlands Inventory - not field verified (Minor adjustments made to some wetlands.)* 169 acres

Public & Semi-Public

- *Schools & Religious Facilities* 1,375 acres
- *Public Facilities* *(miscellaneous)* 403 acres
- *Semi-Public Facilities* *(miscellaneous)* 305 acres

- *Railroad* 150 acres

- *Existing Local Trail*
- *Proposed Local Trail*
- *Regional Trail*
- *Proposed Regional Trail*
- PED *Pedestrian Bridge*
- *Road Rights-of-Way*

700 acres

- *Municipal Line*

Date: May 1999 Source: Golden Valley Comprehensive Plan, 1999-2020

21,000 as the average household size gets smaller.

Residential

Currently, 48 percent of the city is devoted to residential development. Residential development in Golden Valley is mostly comprised of single-family homes. Single-family neighborhoods are located throughout the city. Multi-family dwellings in Golden Valley range from affordable apartments to luxury condominiums. High-density housing will be a component of the mixed-use area planned along I-394.

Commercial

Commercial development, including retail and office uses, comprises 7 percent of Golden Valley's total land use. Golden Valley is home to several large corporations, including Allianz Insurance, Tennant Company, Honeywell, and General Mills. These corporations account for a large percentage of Golden Valley's job base. Retail development is interspersed throughout the city, with concentrations located at the intersection of Hwy 100 and Duluth St as well as the intersection of Winnetka Ave and Hwy 55. Redevelopment of Golden Valley's downtown area along Winnetka Ave and Hwy 55 incorporates functions of walkability. Restaurants, shops, and services are intended to be accessible by area residents through motorized and non-motorized transportation.

Figure 3.2: Golden Valley Total Land Use

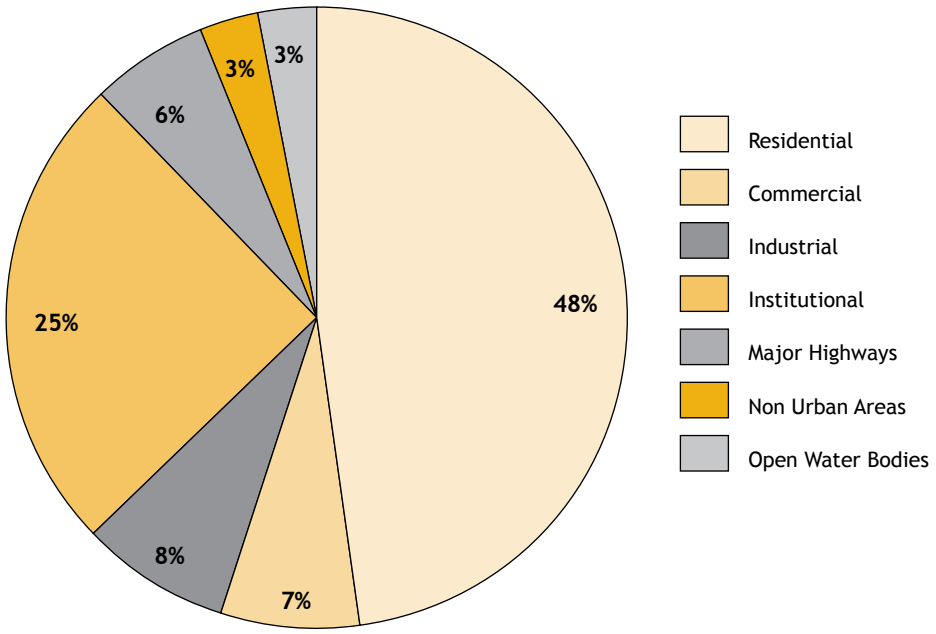


photo by City staff

Town Square is part of the seven percent of Golden Valley comprised of commercial development.

Industrial

Industrial development comprises 8 percent of Golden Valley's land use. It includes some manufacturing-based industry but is mostly light industry and business.

Institutional/Recreational

Institutional and recreational development make up 25 percent of the land use in Golden Valley. Schools, churches, government facilities, parks, and golf courses are integrated into various neighborhoods throughout the community. Theodore Wirth Regional Park, operated by the Minneapolis Park Board, is the largest park in Golden Valley. In addition to formal institutions and parks, three percent of Golden Valley's total land use is comprised of open space and wetlands. Certain areas, such as those with steep slopes or poor soils, are not developable. Golden Valley is also home to several lakes and large bodies of standing water, including Sweeney Lake, Twin Lake, and Wirth Lake.

Major Highways

Major highways (four or more lanes) account for 6 percent of the total land use in Golden Valley. Minnesota Trunk Highways 55 and 100, as well as Interstate 394 and US Highway 169, all traverse Golden Valley. While Golden Valley is dedicated to providing good highway and freeway access, it also strives to make itself conducive to pedestrian and bicycle traffic. In 2006, Golden Valley became involved in a Hennepin County program emphasizing the importance of incorporating active living into everyday life. This has triggered Golden Valley to

photo by City staff

Approximately three percent of Golden Valley is made up of open space and wetlands, including the General Mills Nature Preserve.

reevaluate its trail and sidewalk connections.

Redevelopment Areas

Golden Valley has three established Redevelopment Areas (see Figure 3.3 and Table 3.1). These areas, designated by the Golden Valley Housing and Redevelopment Authority (HRA) and adopted by the City Council, are intended for long-range planning and redevelopment. Various tools, such as tax increment financing, can be used to facilitate growth and development in these areas.

Although the City has identified certain general areas for redevelopment, no specific properties are targeted for development, redevelopment, or infill development. Rather, activity in redevelopment areas is driven by market conditions. Individual redevelopment plans are outlined in Appendix 3.

To exercise official powers of redevelopment authorized for local HRAs under state law, Golden Valley must make findings about any area proposed for redevelopment. Findings typically include the existence of blight or other needs for systematic redevelopment. The City is considering establishing a small area within the Douglas Drive Corridor as a Redevelopment Area.

Future Land Use

Population in Golden Valley is expected to increase in the coming years, and housing and services are expected to accommodate that increase. Mixed-use development will be incorporated into future plans, meeting the needs for multi-family housing and access to transportation options. The I-394 Corridor Study addresses this issue.

Golden Valley will work to preserve and protect historic places within the city. Currently, no such places have been officially identified. Golden Valley will look toward sustainable development as a means of future growth. Environmentally friendly, sustainable growth will lead Golden Valley into the future.

Land Use Issues And Challenges

- Integrate new development with existing architectural design. Continue to preserve the character of the post-war architecture unique to first-ring suburban areas.
- Provide corporate and industrial growth opportunities while maintaining the integrity of residential neighborhoods.
- Update and enhance community retail and service options. Continue to promote the Valley Square district as a community shopping destination.
- Integrate mixed-use zoning districts, when possible, into future development plans.
- Continue to move toward interconnectivity with the West Metro by providing multi-faceted transportation options, including improved roadways, trails, and sidewalks.

- Encourage high density development along arterial streets that are interconnected through trails and pathways.

The Plan Map

The land use plan map (Figure 3.4) provides a vision of future land use distributions throughout Golden Valley. The boundaries of different land use areas are broadly sketched; where they fall in mid-block, for example, a certain freedom of interpretation is allowed in pinpointing their exact location. Land use categories are rather broadly drawn as well; while general descriptions (Table 3.2) are provided as part of the plan, they do not cover every possible use or situation, leaving room for interpretation when a specific use is not clearly listed anywhere or occurs under special circumstances.

Zoning is the main tool available to cities for implementing the comprehensive plan. If the zoning map and the plan map reflect differing land use groups for a particular property, the zoning map must be legally amended before the planned use can occur; the rezoning process thus serves as a gateway between present and future. Differences between the zoning map and the land use plan map at any given time do not automatically indicate conflicts between zoning and plan. Golden Valley specifically supports current zoning as being entirely appropriate for any given property until it is found to be ready for plan implementation through redevelopment.

Figure 3.3: Redevelopment Areas

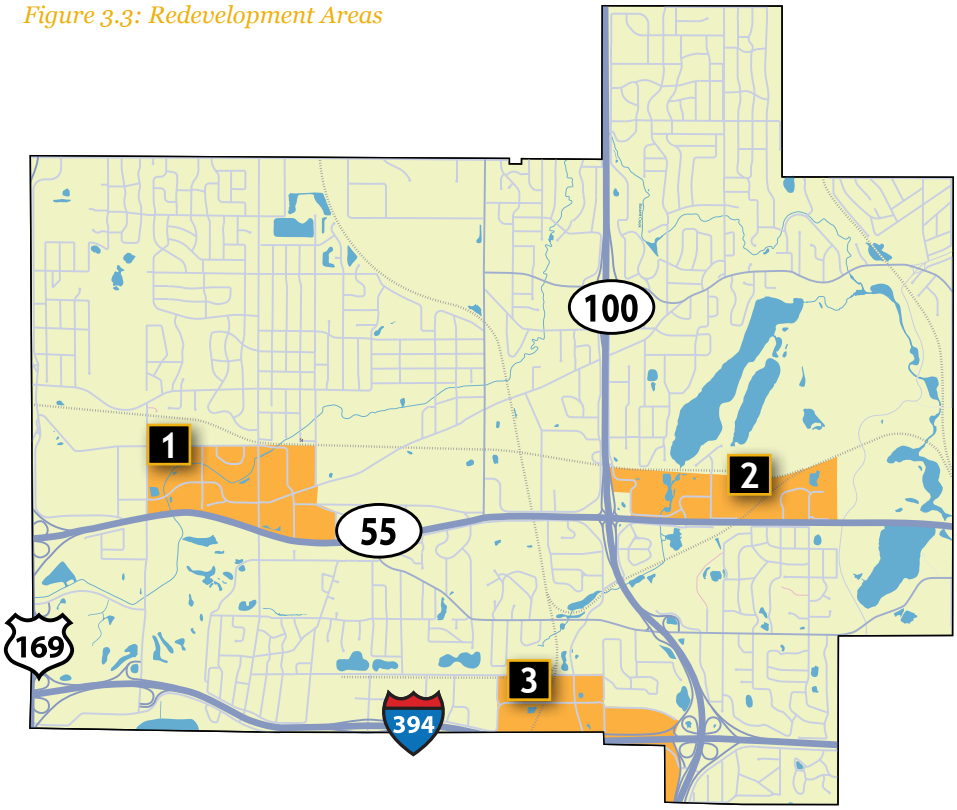
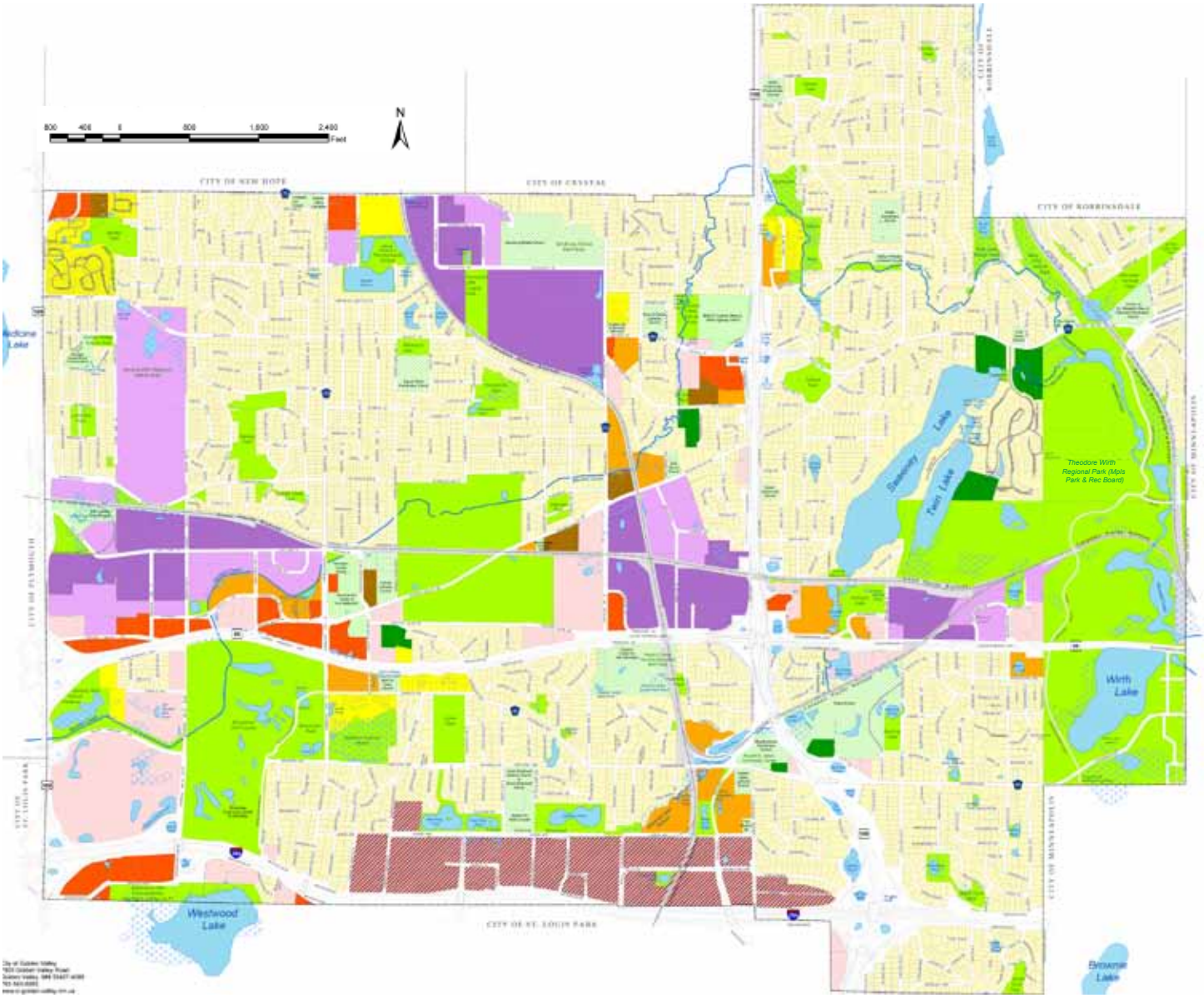


Table 3.1: Golden Valley Redevelopment Areas			
	Year Established	Area (acres)	Percentage Residential
1. Valley Square Redevelopment Area	1978	7,729	40%
2. North Wirth Redevelopment Area	1978	5,657	25%
3. Golden Hills Redevelopment Area	1984	4,100	5%*

*Residential development, as a component of mixed-use development, is allowed in the remaining 95% of the Redevelopment Area.

Figure 3.4: Land Use Plan Map 2010–2030



Residential

- *Low Density* (0.1 to 5 units per acre)
- *Medium Low Density* (5 to 11.9 units per acre)
- *Medium High Density* (12 to 19.9 units per acre)
- *High Density* (20 to 30 units per acre)

Commercial

- *Office*
- *Retail/Service* (also includes office)

Industrial

- *Light Industrial* (also includes office)
- *Industrial* (also includes office)
- *Mixed Use* (includes approximately 25 percent residential, 5 to 11.9 units per acre)
- *Open Space* (public and private ownership)
- *Schools & Religious Facilities*
- *Public Facilities* (miscellaneous)
- *Semi-Public Facilities* (miscellaneous)

- *Open Water*
- *Wetlands* (National Wetlands Inventory, Barr Engineering, and HR Green 1999 SWMP - not field verified)
- *Railroad*
- *Road Rights-of-Way*
- *Private Streets*
- *Municipal Line*

Date: December 4, 2008
Sources: Hennepin County Surveyors Office for Property Lines (2008), DNR, HR Green, Barr Engineering for Wetlands, City of Golden Valley for all other layers

Table 3.2: Definition Of Land Use Categories	
Residential, Low-Density (0.1 to 5 homes per gross acre of land area)	Single-family detached homes are the predominant low-density residential use, with small clusters of two-family attached homes mixed in at scattered locations as appropriate. Other types of residential structures in planned unit developments (PUDs) may also be appropriate as long as the overall density of development falls within the acceptable range. Metro Council equivalent is "single family."
Residential, Medium-Density (from 5 to 11.99 homes per gross acre of land area)	Medium-density residential uses include two-family attached homes in clusters of more than 10 units, or townhomes, or other types of housing in PUDs where the average density of development falls within the acceptable range. Metro Council equivalent is part of "multi-family."
Residential, Medium-High-Density (12 to 19.9 homes per gross acre of land area)	Townhomes, apartment buildings, and condominiums are the permitted medium-high-density residential uses. Other types of housing in PUDs are also appropriate in these areas if they are developed to meet the minimum density threshold. Metro Council equivalent is part of "multi-family."
Residential, High-Density (20 to 30 homes per gross acre of land area)	Apartment buildings and condominiums are the predominant high-density residential uses. Other types of housing in PUDs are also appropriate in these areas if they are developed to meet the minimum density threshold. Metro Council equivalent is part of "multi-family."
Commercial Office	This limited use category features general office buildings. Medical or laboratory facilities where work is performed in a predominantly office setting are also acceptable uses. Office areas may include mixed-use office/residential PUDs. Metro Council equivalent is part of "commercial."
Commercial Retail/ Service	Commercial uses include retail sales/services, restaurants, hotels/motels, and for-profit entertainment/ recreation facilities, as well as anything allowed in an office area. Mixed-use commercial/residential PUDs are also a possibility. Metro Council equivalent is "commercial," except that does NOT classify any residential care facilities as commercial uses.
Light Industrial	This category includes warehousing and storage, assembly and light manufacturing, truck/van terminals, utility installations, offices, and large-scale specialty retail operations such as lumber yards, greenhouses, and vehicle sales/rental lots. Metro Council equivalent is part of "industrial."
Industrial	This category includes anything that could go into a light industrial area, as well as railroad uses, animal care facilities, and heavy manufacturing. Metro Council equivalent is part of "industrial."
Mixed Use	This category includes a mix of residential, commercial, institutional, and business-oriented land uses. This area was established to encourage a compact urban area that will serve as a gateway to the city. Transit-oriented development is expected to spur high-density development that is encouraged to include a mix of uses. Approximatley 25 percent of this area is expected to include residential development.
Open Space (public and private)	These uses include golf courses, ball fields, playgrounds, parks, nature areas, and storm water ponding areas. Metro Council equivalent is "parks and recreation," except the Metro Council does not specify ponding areas or nature areas.
Schools and Religious Facilities	These include education facilities at all levels, the cemetery, places of worship for all denominations, and miscellaneous religious installations. Metro Council equivalent is part of "public, semi-public."
Public Facilities, Miscellaneous	Administrative or service installations (except those otherwise classified) at all levels of government fall into this category. Metro Council equivalent is part of "public, semi-public."
Semi-Public Facilities, Miscellaneous	Residential treatment or care facilities, hospitals and surgical centers, private clubs, and other not-for-profit facilities (except those otherwise classified) fall into this category. Metro Council equivalent is part of "public, semi-public," except for residential treatment or care.
Wetland	Properties in this category are generally those listed in the National Wetland Inventory. By definition, all wetland areas are considered to be "in use." Metro Council equivalent is "wetland development constraint."
Floodplain	This category includes all areas with a land elevation below the 100-year flood level. By definition, all floodway areas are considered to be "in use." Metro Council equivalent is "floodplain development constraint."
Open Water	Sweeney/Twin Lake, Wirth Lake, DNR unnamed basin #27-36 (in Wirth Park, along the creek north of Highway 55), and Bassett Creek are classified as open water areas. By definition, all open water is considered to be "in use." Metro Council equivalent is "open water."
Right-of-Way, Road	This category includes all land reserved for street or highway uses and for certain transit facilities, whether by easement or by fee title. By definition, all such right-of-way is considered to be "in use." Metro Council equivalent is "roadways, option 2."
Right-of-Way, Railroad	This category includes all land reserved for railroad uses, whether by easement or by fee title. By definition, all such right-of-way is considered to be "in use." There is no Metro Council equivalent.

photo by City staff

Section 2: Goals, Objectives, And Policies

THE FOUNDATION of Golden Valley's General Land Use Plan rests on 10 goal statements. Policies and objectives build upon this foundation (see Appendix A for definitions of terms). The City has included land use programs and standards within policy and objective statements rather than listing them separately.

photo by M Jensen Photography Inc

photo by City staff

Goal 1: Complete Community

A community that contains a variety of residential areas, major employers, retail, service, institutional areas, and park and open space areas.

Objectives

- Provide more variety of life cycle housing options.
- Preserve elementary schools.
- Preserve major employment centers.
- Preserve open space and natural areas.
- Upgrade the downtown area at Winnetka Ave and Hwy 55 and other neighborhood commercial areas.
- Encourage development that serves the daily needs of Golden Valley residents.
- Integrate means for alternative modes of transportation throughout the city.

Policies

The City will facilitate the development of townhouses, apartments, or condominiums that are compatible with their surrounding areas.

The City will encourage the continued upgrading of the downtown area and will provide public assistance where feasible to assist the upgrades.

The City will work with Hennepin County and local area governments to establish a regional network of multi-use trails.

Goal 2: Minimized Conflicts

A regulatory framework designed to minimize potential conflicts between land uses.

Objectives

- Provide open space buffers between residential areas and commercial or industrial areas.
- Segregate commercial and residential traffic.
- Arrange land uses so there is a compatible transition between major land use types.
- Implement multi-use districts that enable compatible uses to coexist.
- Protect and respect traditional neighborhoods.

Policies

The City will monitor and update provisions for all zoning districts and for planned unit developments, as necessary, to conform with identified land use categories and to properly support plan implementation. Of particular importance are the specific use lists and "purpose and intent" paragraphs for each district.

The City will inform and include citizens in planning for land use changes in their neighborhoods.

photo by City staff

photo courtesy of General Mills

Goal 3: Development of Commercial Corridors

Redevelopment along major commercial corridors such as I-394 and Hwy 55.

Objectives

- Increase jobs and tax base.
- Encourage visually attractive development along the city's major freeway corridors.
- Enhance community identity through a recognizable town center at Valley Square.
- Encourage an environmentally sustainable level of job and tax-based growth.

Policies

The City will study planned land uses all along the Hwy 100 corridor after all highway-related improvements are in place to determine the need or desirability of area-wide plan amendments accommodating altered land use demand.

The City will use the I-394 Corridor Plan adopted December 18, 2007 as the guide for future land use in the I-394 corridor.

The City will work with area residents and businesses to establish a visioning process for future development.

Goal 4: Protection of the Existing Job Base

Preservation and compatible expansion of the facilities housing the city's major employers.

Objectives

- Retain General Mills, Tennant, Honeywell, United Health, and other major corporations.

Policies

The City will assist major employers in expansion efforts to accommodate their needs while still protecting adjacent residential areas from objectionable visual, noise, and traffic impacts.

photo by City staff

Goal 5: High Quality Development

Existing and new development that meet high construction and visual quality standards and include measures of sustainability.

Objectives

- Encourage high-quality new developments that are visually attractive and respect their surroundings.
- Encourage development to meet environmental criteria set forth by Leadership in Energy and Environmental Design (LEED) and the United States Department of Energy.
- Encourage environmentally sustainable 'green building' practices when possible.

Policies

The City will assure that its review processes, zoning, and building regulations are designed to promote high-quality developments.

The City will invest in an address-linked computerized land use database capable of providing data on the size, age, value, and other circumstances of all City properties, for better tracking of issues such as the rehabilitation or redevelopment needs of any particular area.

The City will establish a list of qualifying criteria to serve as a selection standard for targeting Community Development Block Grant or other redevelopment funds.

The City will review all institutionally designated properties to consider their long-term viability and/or options for alternative use.

The City will define various approaches and/or incentives to promote a City beautification program.

photo by Steve Woods, stock.xchng

Goal 6: Redevelopment

Public and private redevelopment that is compatible with the city's land use plan map and policies.

Objectives

- Redevelop parcels that are blighted, functionally obsolete, economically unsustainable, or incompatible with adjacent uses.
- Encourage and promote redevelopment projects that create opportunities for active living and are environmentally sustainable.

Policies

The City will assure that new uses in redevelopment area are compatible with existing development and the City's land use plan.

The City may consider providing public assistance to those redevelopment projects that serve a substantial public purpose and are compatible with the objective above, if such public assistance is within the City's financial capacity.

photo by City staff

Goal 7: Protection of the Environment

Environmentally sustainable land use patterns and development practices and policies that accommodate the city's economic and social needs.

Objectives

- Preserve and enhance wetlands.
- Preserve and enhance water bodies.
- Preserve and cultivate arborous environments.
- Restore native vegetation.
- Maintain existing natural features.
- Reduce light in the night sky.
- Encourage co-location of higher density uses with commercial services to reduce the amount of auto travel and corresponding air pollution.

Policies

The City will consider potential diversity or environmental impacts before adopting or amending development- or construction-related regulations; negative impacts will be balanced against concerns for the general public health, safety, or welfare. Where possible, strategies for mitigating negative impacts will be identified.

The City will advocate energy conserving technologies and construction techniques, including active and passive solar energy features, by advocating their use in applications for new development and by amending City Code or City policies as appropriate to allow property owners to take advantage of new approaches.

The City will remain a leader in urban environmental protection by promoting and maintaining area parks and open space and setting development standards that uphold environmental guidelines.

The City will monitor ongoing Sustainable Development Initiative research and accomplishments at the state level for possible incorporation into future updates of this plan.

The City will study the suggested strategies of the Sustainable Development Initiative's local guidebook, when available, for possible local application. Development strategies shall be referenced with the Neighborhood Sustainability Indicators Guidebook to ensure sound environmental and social implications.

photo by City staff

Goal 8: Accommodation of Regional Needs

Reconcile local preferences and desires with regional needs and legislative imperatives by adopting a cooperative approach, seeking creative solutions to points of conflict, and maintaining ongoing education efforts.

Objectives

- Streamline growth and development policies with the Metropolitan Council.
- Work with Hennepin County to integrate programs with the City of Minneapolis and the western suburbs.

Policies

Per the Metro Council's regional growth strategy, in making land use-related decisions the City shall seek reasonable ways to: foster efficient, connected land use patterns; accommodate mixed-use developments; and increase land use density where appropriate.

Per the Metro Council's regional growth strategy for areas within the I-494/694 loop, the City shall continue to support economic development and job creation in concentrations serviceable by transit.

photo by City staff

Goal 9: Improved Health through Planning for Active Living

Improve the overall health and well-being of the community by incorporating development that embraces active living.

Objectives

- Abide by standards and ideals set forth in Golden Valley's Resolution in Support of Active Living.
- Improve sidewalks and trails to facilitate non-motorized transportation.
- Incorporate zoning practices that allow mixed-use development, thereby promoting walking.
- Work to allocate funds through local grants to incorporate pedestrian-oriented infrastructure in existing development.
- Enhance community spirit and connectedness by creating active living opportunities that are neighborhood-focused.
- Support Park and Recreation activities that address actively living life.
- Continue to meet and exceed Fit City standards, set forth by the Governor of Minnesota.

Policies

The City will continue to work with the Planning Commission, the Parks and Open Space Commission, and the Public Works Department to improve and construct non-motorized transportation infrastructure whenever possible.

The City will work to implement the Mixed-Use zoning designation in areas of high density, such as the I-394 Corridor Redevelopment Project.

The City will continue to meet standards necessary to qualify for planning grants.

The City will continue to work with its Park and Recreation Department to offer recreational opportunities to Golden Valley residents.

The City will consider public health as a factor in determining redevelopment options.

photo by City staff

Section 3: Plan Implementation

POLICIES, objectives, programs, and standards all contribute toward turning this plan into reality.

Local regulations having an impact on plan implementation can be found in the City Code—primarily in the zoning and subdivision chapters—and in the State Building Code, adopted by reference in City Code. Some policies adopted by separate resolutions over the years may also act as implementing devices, even though they are not officially part of the general land use plan.

The main responsibility for implementation lies with the City Council as its formal decision-making body. The City's Planning Commission plays a strong supporting role in its capacity as advisor to the Council. The Human Rights Commission and other Council-established bodies may also be involved from time to time. The City's Housing and Redevelopment Authority provides added power to acquire land for redevelopment, secure financing, and eliminate blight, should any of those actions become necessary. To achieve any particular objective, Golden Valley may turn to state or federal agencies, the Metro Council, Hennepin County, neighboring communities, or other public or private entities for expertise, funding, or development partnerships.

Rezoning and Comprehensive Plan Consistency

Land use planning and zoning are separate but related concepts. Zoning is part of local law, enforceable through the City's police power. The Land Use Plan serves as a foundation for zoning regulations and ensures they are properly administered in the best interest of the general public health,

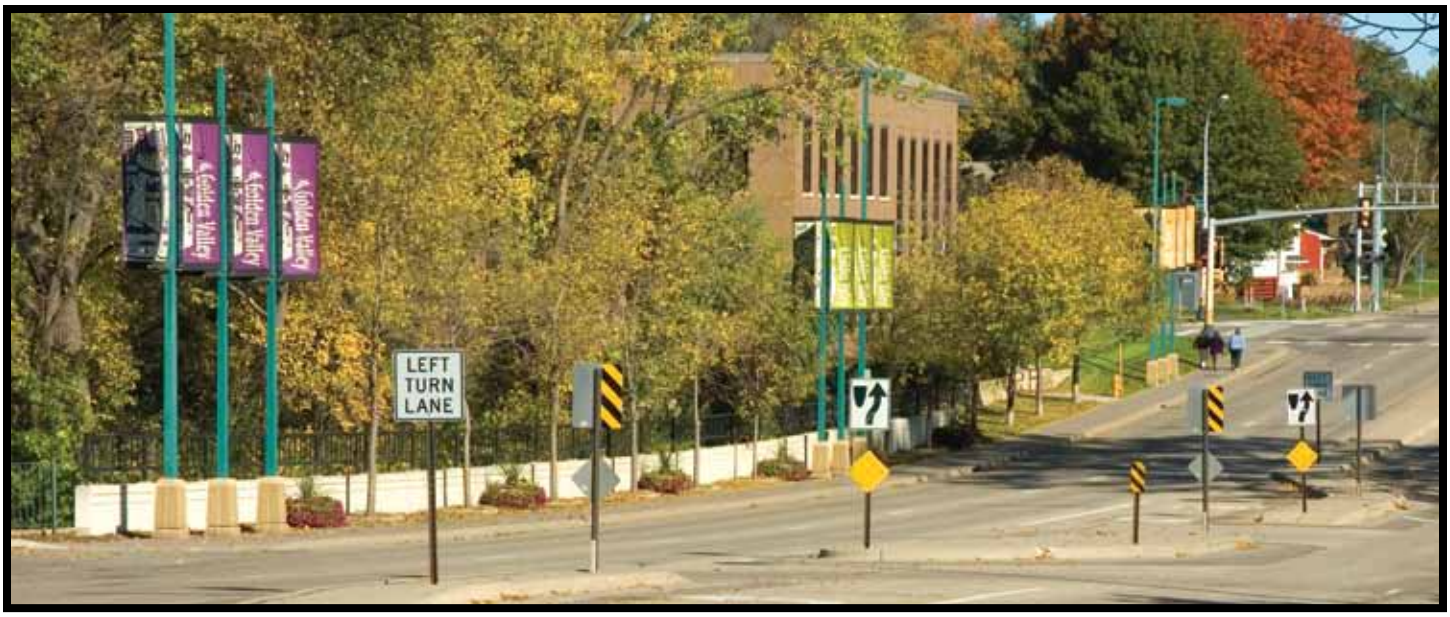


photo by City staff

safety, and welfare. The Land Use Plan embodies a broad vision of desired community characteristics, while zoning provides a specific means of implementing and regulating the vision; therefore, zoning is much more detailed with regard to the type and intensity of use allowed on any given property. The Land Use Plan's focus is on moving a community as smoothly as possible into the future, while zoning is firmly grounded in the present.

A property's readiness for rezoning in accordance with Golden Valley's Land Use Plan Map will be evaluated according to the following terms, which do not have to be weighed equally in all cases:

- All owners of the property should jointly petition for rezoning to a district that matches the land use category identified on the Plan Map.
- The property should meet minimum development standards for the desired change in use, which may include zoning specifications, subdivision specifications, and/or duly adopted goals, policies, and objectives of the Comprehensive Plan.
- Any existing property improvements that would be nonconforming under the zoning necessary for the desired use should be removed, or financial and legal guarantees should be in place to ensure removal by the time any rezoning request receives final approval.
- Any existing use that would be nonconforming under the zoning necessary for the planned use should be permanently discontinued.
- Where a proposed rezoning involves only a portion of an area that is planned for change, the proposal should not involve property so situated as to create a disconnected "island" of change within the larger area, or completely bisect the larger area and create divided "pockets" of the older use, unless it can be demonstrated that any individual sub-area thus created can reasonably be redeveloped on its own and that the resulting discontinuities of use within the larger area will not accelerate the decline of otherwise viable existing uses not immediately included in the proposed rezoning.
- Unique circumstances affecting the property, its surroundings, or some other aspect of a particular request may be compelling enough to result in a different outcome than what might otherwise be indicated, but in such cases the City must clearly list and explain the circumstances underlying its decision.

Until a property is found ready for rezoning according to the above terms, its existing use will be considered to conform with Golden Valley's Comprehensive Plan—regardless of whether it matches the category of use identified on the Plan Map—as long as it meets current zoning regulations and other applicable requirements of City Code. The same rule also applies to any alteration of site improvements or change from one permitted use to another within the same district: the altered site or changed use will be considered to conform with the Comprehensive Plan as long as the property continues to meet all applicable code requirements and is not yet ready for rezoning per the established terms.

Implementation Partners

The City shall remain open to new partnership opportunities with Hennepin County, the Metro Council, and state or federal agencies in its efforts to implement this plan.

As appropriate, and in addition to consulting this General Land Use Plan, the City shall consult the Housing Plan, the Water Resource Management Plan, the Park Plan, and any other plan that may be identified as part of the overall Land Use Element of the Comprehensive Plan before making any land use-related decision.

The City shall continuously monitor this plan, and per Metro Council guidelines, perform an update whenever:

- any development proposal exceeds the parameters of the plan
- any land identified for commercial, industrial, or office use is converted to residential use or vice versa
- projected commercial, industrial, or office transportation or sanitary sewer needs increase in excess of planned capacities

Before approving a proposed text change to any provision of the zoning chapter of City Code, or to other land use-related regulations, the City shall first evaluate the potential impact of the proposed change on land use plan goals, policies, and objectives, and on the plan map if applicable.

The City will review the existing practice maintaining Plan Map/zoning map conformity via concurrent application for plan amendment and rezoning; follow-up could include formalization in City Code of a suitable joint application process or consideration of one or more policies to limit or prohibit concurrent applications.