



City Council and Planning Commission Conference Meeting

February 21, 2024

5:00 PM

Fridley City Hall, 7071 University Avenue N.E.

Agenda

1. Zoning Code Recodification Kickoff

Upon request, accommodation will be provided to allow individuals with disabilities to participate in any City of Fridley services, programs, or activities. Hearing impaired persons who need an interpreter or other persons who require auxiliary aids should contact the City at (763) 572-3450.



AGENDA REPORT

Meeting Date: February 21, 2024

Meeting Type: City Council and Planning Commission
Conference Meeting

Submitted By: Stacy Stromberg, Planning Manager
Nancy Abts, Associate Planner

Title

Zoning Code Recodification Kickoff

Background

In 2021, the Council initiated a full recodification effort of the City Code, which is being led by the City Clerk's office. Title 1 – General Provisions, Title 2 – Administration, Title 3 – Health, Safety and Welfare, and Title 4 – Public Nuisance have been completed. Title 5 – Lands and Buildings will be going to the Council in the coming months for its final approval. Planning staff have helped with the recodification process of the titles mentioned above, as many of the chapters pertain to our work.

We are excited to kick-off the recodification efforts of the new Title 6, Zoning and Subdivision by involving the Planning Commission and Council in the first of what will envision will be a 4-part meeting process. This kickoff meeting and final meeting will be a joint Council and Commission meeting, and the meetings in-between will be workshops for the Commission to take a closer look at specific topics within the zoning code.

Staff's goals for recodification of the Zoning code are:

- ✓ Reduce the size of the document – current code is approx. 400 pages
- ✓ Simplify – Make User-Friendly
- ✓ Modernization – Include Illustrations
- ✓ Remove Redundancies

The City has hired HKGi, a planning consultant firm in Minneapolis, to help us through this process. They have prepared the attached agenda.

Attachment and Other Resources

- Joint Meeting Report from HKGi

Vision Statement

We believe Fridley will be a safe, vibrant, friendly and stable home for families and businesses.

Joint Meeting Report

To: City Council and Planning Commission
From: Rita Trapp and Kendra Ellner, Consulting Planners
Date: February 14, 2024
Subject: Code Update Process

The consulting team looks forward to the opportunity to meet with the City Council and Planning Commission on the code update project. The City hired HKGi in 2023 to work with City Staff on an update on the City's zoning and subdivision codes. The agenda for the Joint Meeting includes the following topics:

- Firm-Team Introductions
- Planning 101
- Code Update Overview
- Proposed Code Restructuring
- Approach to Districts and District Standards
- Use Specific Standards
 - Short term vacation rental
 - Place of assembly
- Issue Identification by City Council and Planning Commission

One of the first tasks of the code update process was for the consulting team to understand the existing zoning districts, where and how they were applied in the community. The analysis materials prepared are included as attachments for your review: the City's existing zoning map, a table of the overall distribution of the City's zoning districts (residential, commercial, industrial, special/public, and other) and new purpose statements for each of the districts. Proposed changes to the zoning districts will be discussed at the meeting.

As noted in the agenda, City Council and Planning Commission members will be invited to share any thoughts about the following questions:

- What residential areas do you think best represent what the City is seeking in the future from new development?
- What commercial areas do you like to frequent and why?

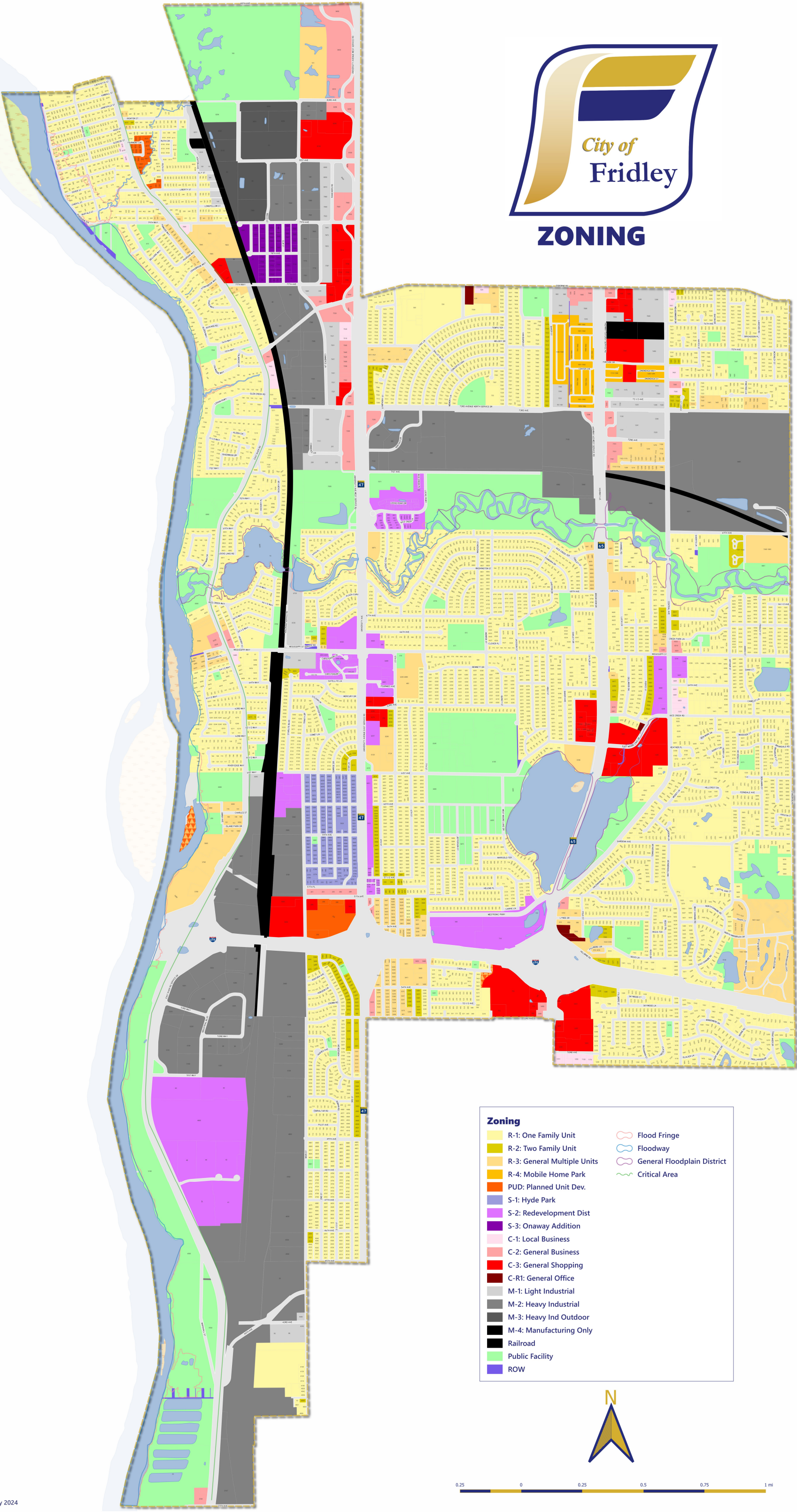
- What are you hearing from residents, businesses, and the development community related to zoning issues or opportunities?
- What concerns do you have about building and site development in the City?
- Over the next 10 years, how do you envision new or redevelopment? What can the City do through its codes to facilitate/support this?
- What parts of the City's current zoning and subdivision codes are hard to understand?
- As you think about all the potential updates, what are the priority areas?

Attachments

1. City of Fridley Existing Zoning Map
2. Existing Zoning Districts Land Distribution
3. Proposed Purpose Statements



ZONING



Zoning

	R-1: One Family Unit		Flood Fringe
	R-2: Two Family Unit		Floodway
	R-3: General Multiple Units		General Floodplain District
	R-4: Mobile Home Park		Critical Area
	PUD: Planned Unit Dev.		
	S-1: Hyde Park		
	S-2: Redevelopment Dist		
	S-3: Onaway Addition		
	C-1: Local Business		
	C-2: General Business		
	C-3: General Shopping		
	C-R1: General Office		
	M-1: Light Industrial		
	M-2: Heavy Industrial		
	M-3: Heavy Ind Outdoor		
	M-4: Manufacturing Only		
	Railroad		
	Public Facility		
	ROW		



Existing Zoning Districts Land Distribution

Zoning District	Number of Districts	Acres	Percent of Overall Land Use
Residential (R-1, R-2, R-3, R-4, and S-1*)	5	2,443	46%
Commercial (C-1, C-2, C-3 and CR-1)	4	295	6%
Industrial (M-1, M-2, M-3, M-4 and S-3*)	5	1,191	22%
Special/Public (S-2, PUD, P)	3	1,202	24%
Other (ROW or RAIL)	1	102	2%
Total	18	5,233	100%

*Note that S-1 and S-3 are incorporated in Residential and Industrial Districts, respectively

Proposed Purpose Statements

R-1 Traditional Single-Unit Residential

The purpose of the R-1 District is to provide for and preserve residential neighborhoods primarily containing single-unit detached dwellings.

R-2 Mixed Residential

The purpose of the R-2 District is to establish, preserve, and enhance mixed residential neighborhoods that accommodate a mix of housing types ranging from small lot detached single-unit detached dwellings to attached residential structures with a maximum of 8 units per building.

R-3 Attached Residential

The purpose of the R-3 District is to accommodate a range of attached residential structures including rowhouses, townhouses, and apartments.

R-4 Manufactured Home Park

The purpose of the R-4 District is to establish and preserve neighborhoods comprised of manufactured homes.

S-1 Hyde Park Neighborhood

The purpose of the S-1 District is to:

- A. Establish a zoning mechanism for the neighborhood that will allow a variety of housing types on lots with reduced lot sizes and setbacks.
- B. Support the residential character of the neighborhood.
- C. Protect the property rights of all landowners, while promoting reinvestment and development in the neighborhood.

B-1 Local Business

The purpose of the B-1 District is to provide areas for smaller-scale commercial uses that are primarily intended to serve the local community.

B-2 Regional Business

The purpose of the B-2 District is to accommodate larger-scale commercial uses that benefit from access to and visibility from major roadways and which are intended to serve a broader regional market area.

M-1 Light Industrial

The purpose of the M-1 District is to provide areas for light industrial uses, such as manufacturing and warehousing, provided that the industrial activities are conducted entirely within buildings and the byproducts of such activities, such as noise, odors, smoke, and storage are confined entirely within buildings. Uses allowed in the M-1 District ordinarily do not have nuisance impacts on surrounding properties.

M-2 Heavy Industrial

The purpose of the M-2 District is to provide areas for heavy industrial uses, such as manufacturing, assembly, warehousing, and distribution, which generally require larger land areas and/or where the byproducts of such activities, including noise, odors, smoke, and storage may be noticeable on surrounding properties. The uses within the M-2 District may require a small amount of exterior operation or storage of equipment and materials.

M-3 Heavy Industrial, Outdoor Intensive

The purpose of the M-3 District is to provide areas for heavy industrial with outdoor intensive uses, such as trucking terminals, construction yards, and mineral extraction.

S-3 Heavy Industrial, Onaway Addition

The purpose of the S-3 District is to:

- A. Change the present “legal, nonconforming use” status of the industrial buildings on lots below 1.5 acres (65,340 square feet) to a “conforming use” status.
- B. Establish appropriate performance standards to address the existing conditions of the neighborhood, while promoting development which does not create adverse impacts to the health, safety, and welfare of the general area.
- C. Encourage additional expansion, investment, and industrial development in the Onaway Addition.
- D. Establish performance standards to create attractive front yards and entrances to industrial properties, and to appropriately screen outdoor storage and loading activities.

P Public Facilities

The purpose of the P District is to provide areas for a variety of uses owned or managed by the City or another public entity which offer important services used by the community, including governmental, educational, social service, and cultural.