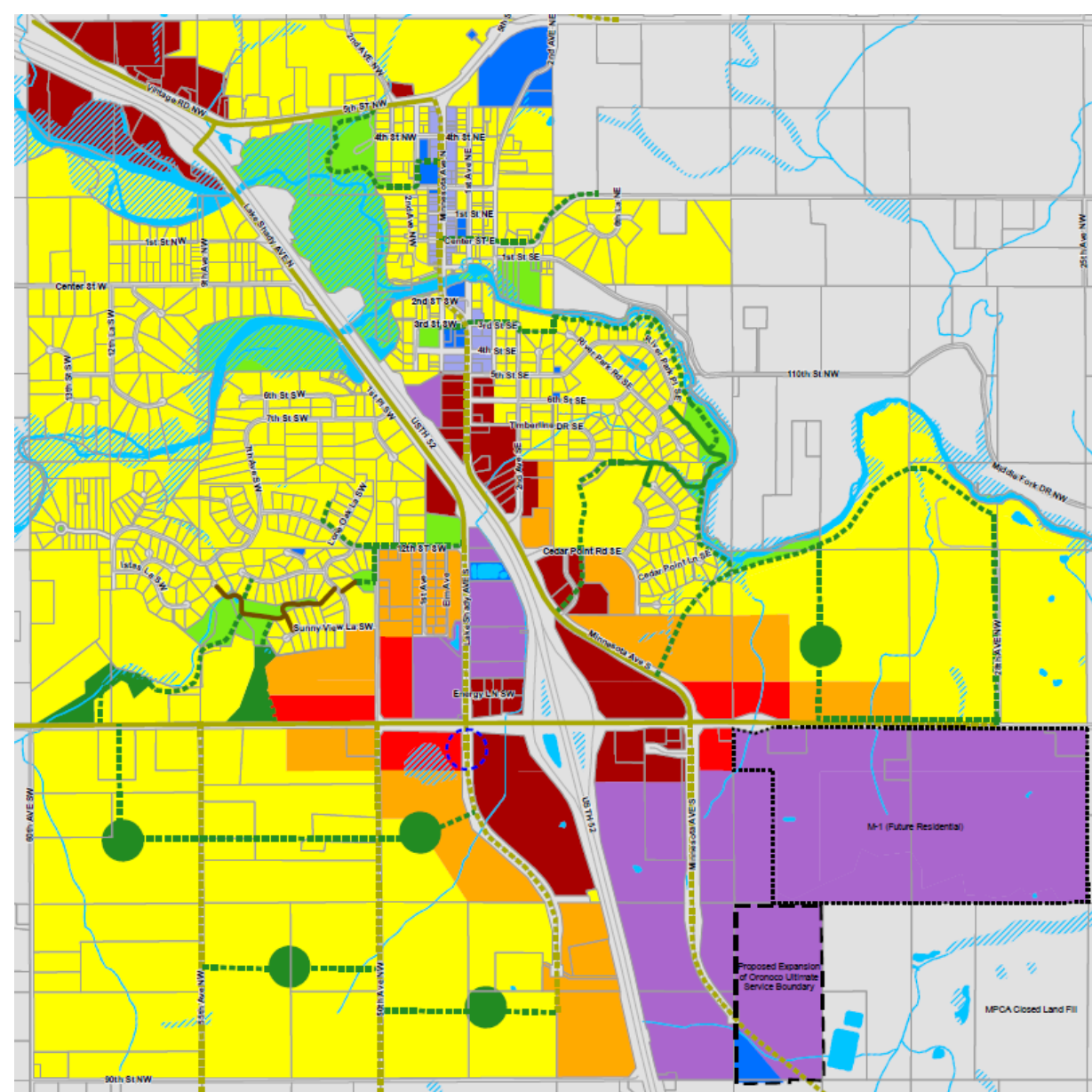


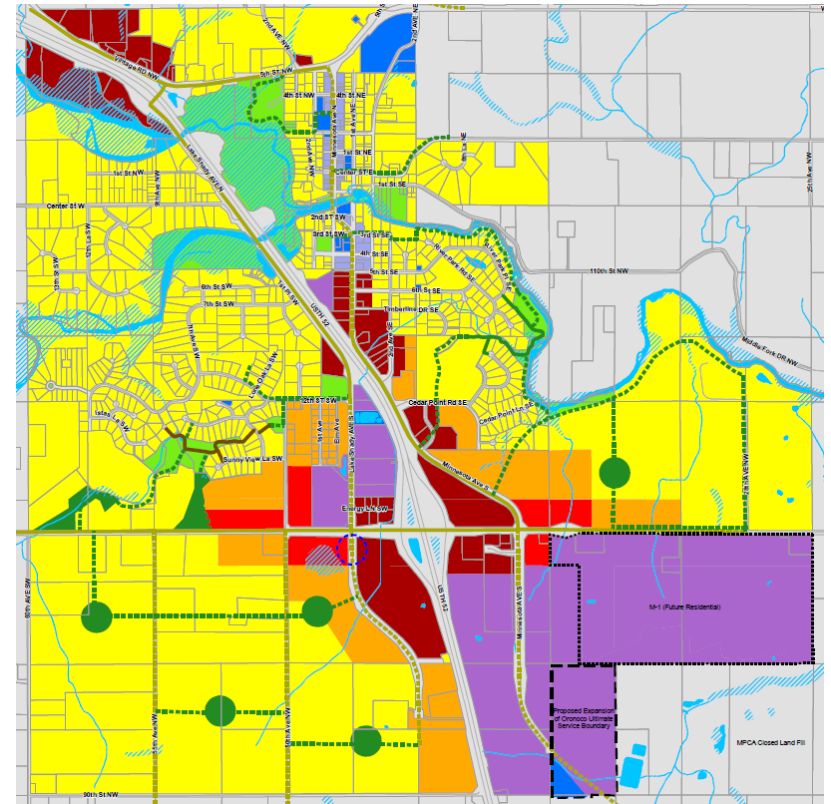
Oronoco Planning & Zoning Commission

Public Hearing
Future Land Use Plan Update
Recommended Land Use Plan
July 9, 2020

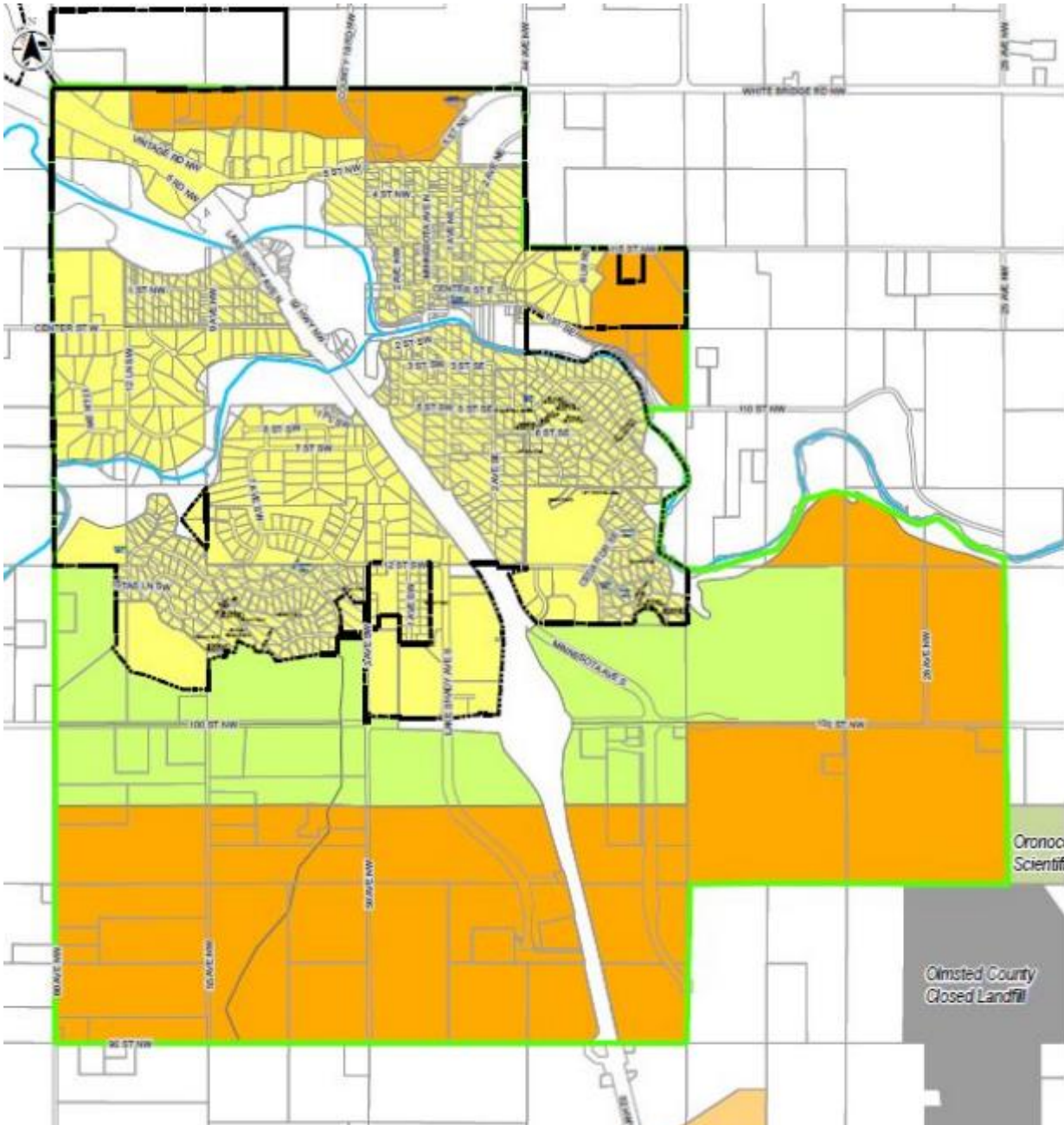


Agenda

- Review WWTF Planning
- Review Comp Plan Process
- Review Proposed Revisions
 - Interchange Area Commercial
 - 2nd Ave SE
 - Self Storage Parcel
 - SE Corner/Mathy
- Discussion
- Public Hearing
- Next steps



Wastewater Project Phasing

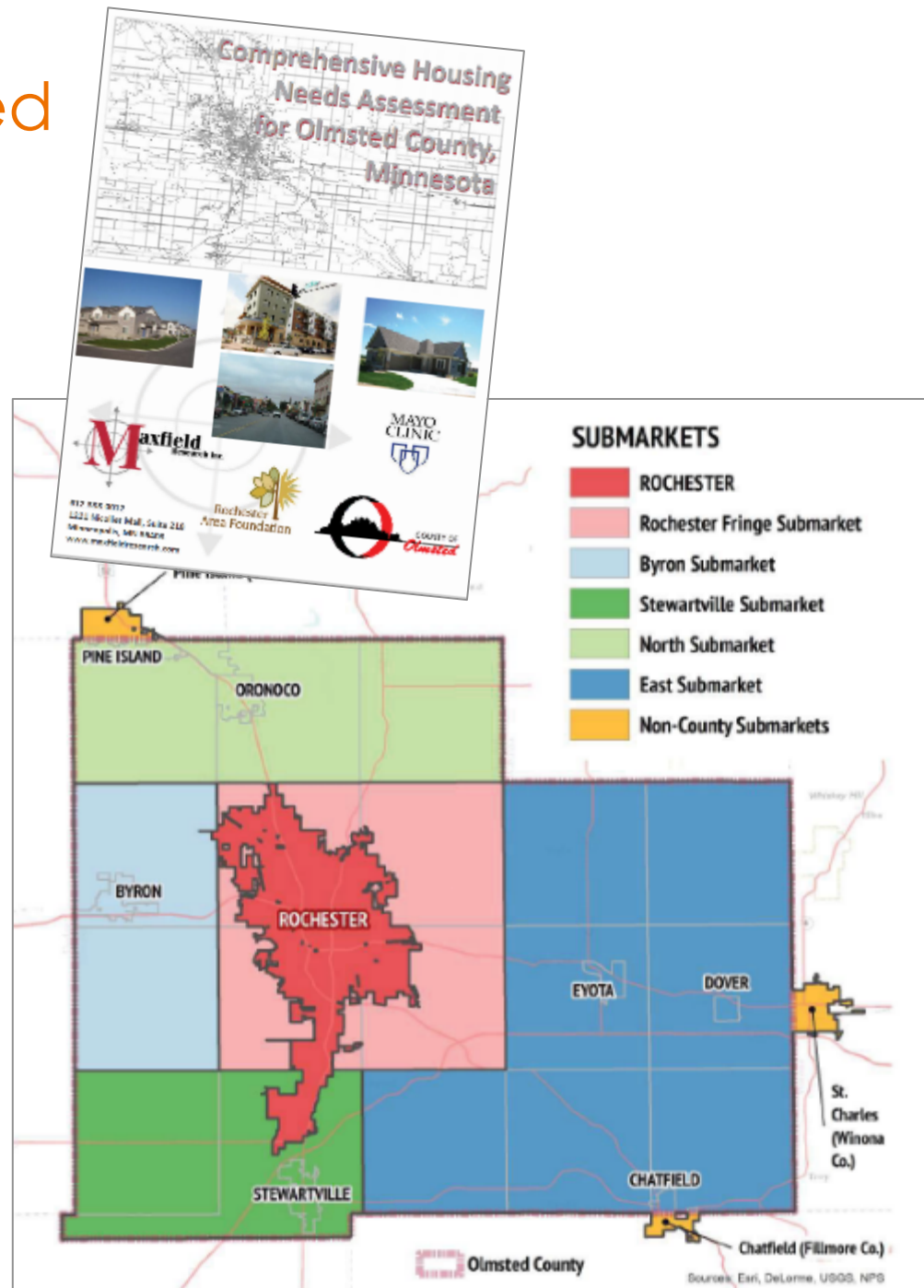


Comprehensive Plan Key Themes/Goals

1. Protect and enhance the small town, village-like atmosphere of the older City neighborhoods.
2. Create city gateways, distinguish from Rochester.
3. Establish phased growth areas, development staging, contiguous, planned extensions of public infrastructure.
4. Plan for new commercial/retail/service uses concentrated in a new Business District appropriate for the ultimate size of Oronoco.
5. Create a unique identity for Oronoco to attract business and higher density residential.
6. Provide a balance of housing types and life cycle/affordability options for people that currently reside or desire to live in Oronoco.
7. Develop a mobility hub/transportation center.

Estimating Housing Need 2014 Maxfield Study

- Estimated Housing Growth 2013-2020 & 2020-2030
- Oronoco & Oronoco Twp in North Submarket
- North Submarket = 4% of new for-sale, 2% of new rental in Olmsted County thru 2030
- 520± new HH in Oronoco 2020-2030:
 - For-sale 225 HH
 - Rental 75 HH
 - Senior/Active 120 HH
 - Senior/Service 100 HH
- Affordable housing needed!



Current Land Use Plan

Future Land Use Plan City of Oronoco, Olmsted County, Minnesota

Legend

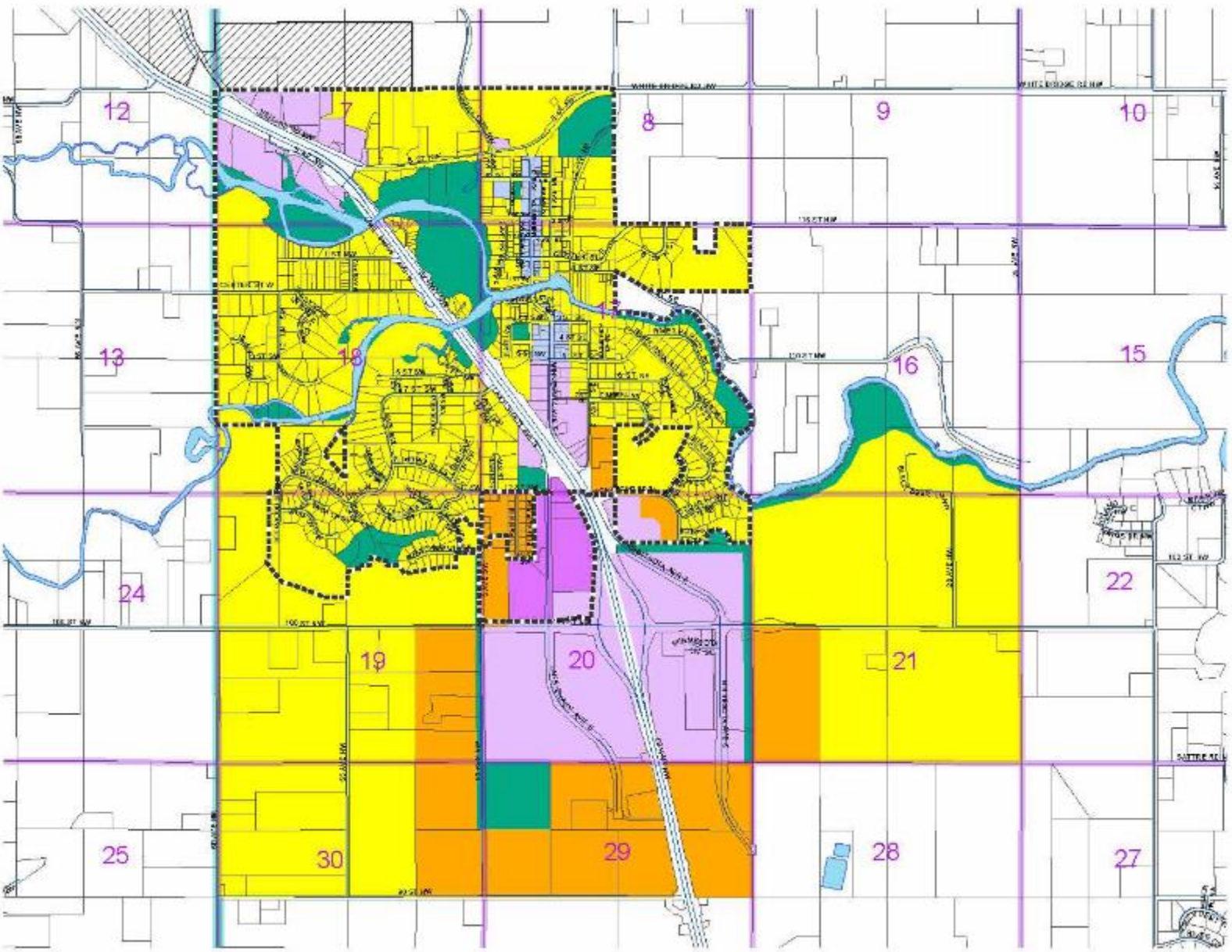
-  Oronoco, City limits, Feb 2012
-  Township, October, Feb 2012
-  Water
-  Roads
-  Railroad
-  S-1 Historic Business District
-  S-2 Business/Commercial
-  M-1 Local Intensity Mixed Commercial/Residential
-  P Farmland/Open Space
-  R-1 Low Density Residential
-  R-2 Higher Density Residential
-  U-1 Urban
-  Greenfield



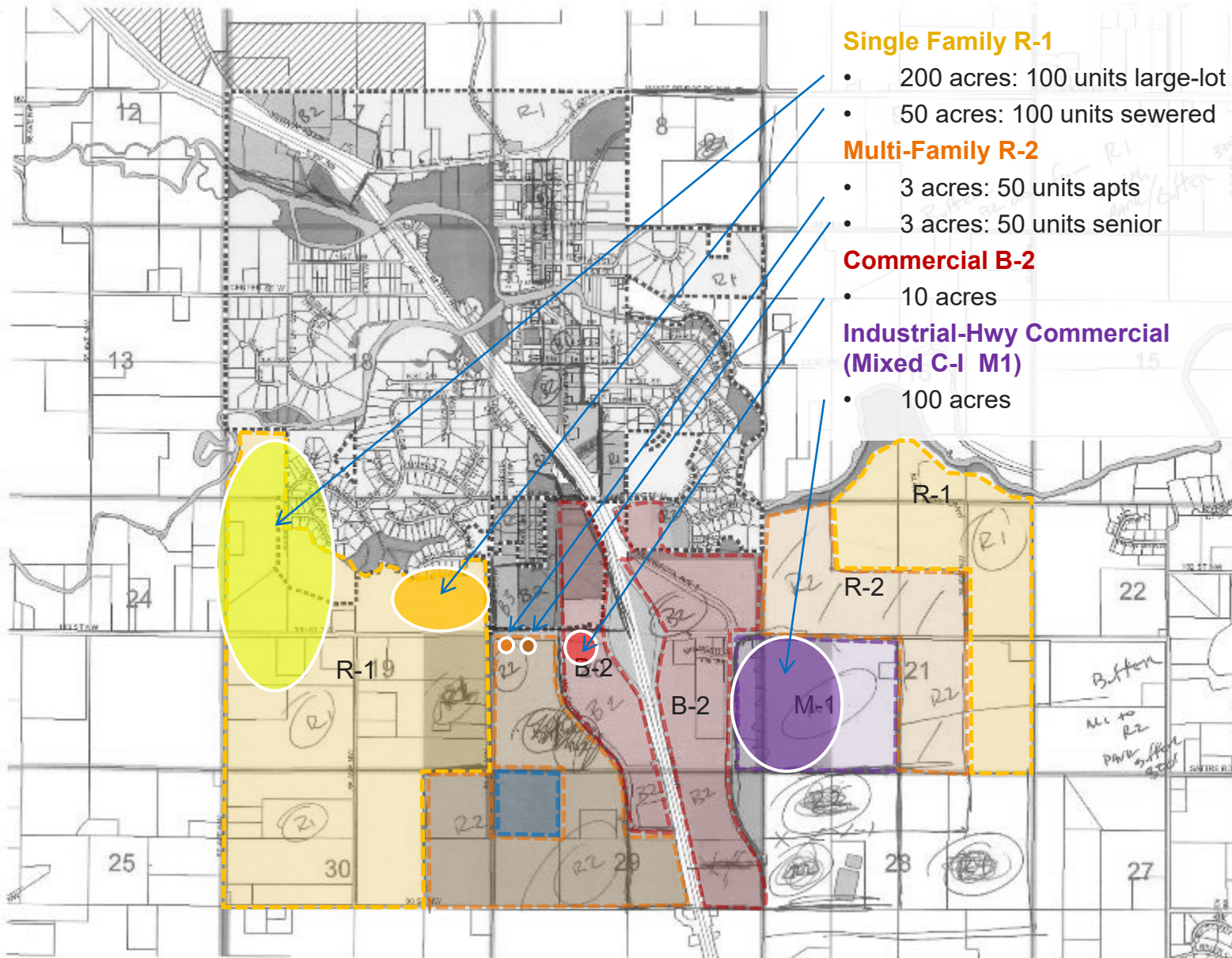
Map prepared by:
Tina Werner, Olmsted Planning Dept
Geographic Information Systems Division
February 2012

Olmsted County is not responsible for any errors or omissions on this map. If discrepancies are found with this map, please notify the GIS Division, Rochester-Olmsted County Planning Department, 2122 Campus Drive SE, Rochester, MN 55905, 507/425-7100

Map Size: 11 x 17



Development Analysis – 10-Year Projection



Single Family R-1

- 200 acres: 100 units large-lot
- 50 acres: 100 units sewered

Multi-Family R-2

- 3 acres: 50 units apts
- 3 acres: 50 units senior

Commercial B-2

- 10 acres

Industrial-Hwy Commercial (Mixed C-1 M1)

- 100 acres

Future Land Use Plan
City of Oronoco,
Olmsted County,
Minnesota

Legend

- Oronoco_CityLimits_Fnc2012
- Oronoco_CityLimits_Fnc2012
- Rivers
- Soilcode
- Parcels
- B-1 Historic Business District
- B-2 Business/Commercial
- M-1 Low Intensity Mixed Commercial/Industrial
- P-1 Parkland/Buffer Zone -
- R-1 Low Density Residential
- R-2 Higher Density Residential
- Water
- Townships

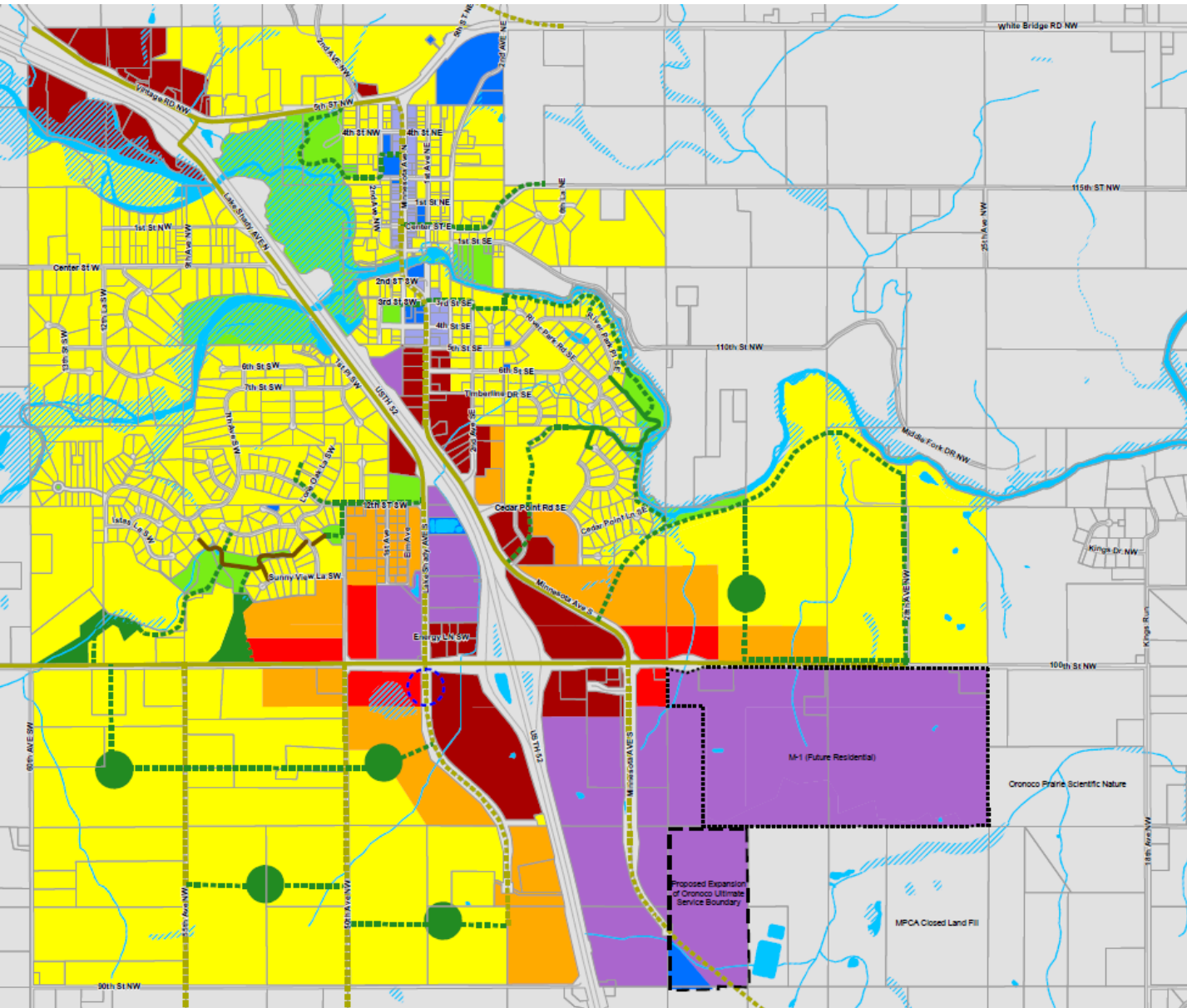


Map prepared by:
Rockwater - Olmsted Planning Dept.
Geographic Information Systems Division
February 2012

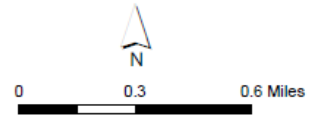
Olmsted County is not responsible for omissions or errors contained herein. If discrepancies are found with the 2012 map, please notify the GIS Division, Rockwater - Olmsted County Planning Department, 2122 Campus Drive SE, Rockwater, MN 55584. (507) 237-7192

Map Size; 11 x 17

Recommended Land Use Plan



City of Oronoco Planned Future Land Use



- Existing Bituminous Pathway
- Future Bituminous Pathway
- Existing Directional Bike Land on Paved Shoulder
- Future Directional Bike Land on Paved Shoulder
- Existing Gravel Pathway
- City Limits
- Future Park and Ride
- Open Water
- NWI Wetlands
- Low Density Residential (R-1)*
- Multi-Family Residential (R-2)
- Historic Business District (B-1)
- Highway Commercial (B-2)
- Ped-Oriented Commercial (B-3)
- Low Density Comm-Ind (M-1)
- Park/Buffer
- Future Parks
- Public/Institutional
- Right-of-Way

*Land use designations on the Future Land Use Plan correspond generally to the zoning districts in parentheses

July 1, 2020







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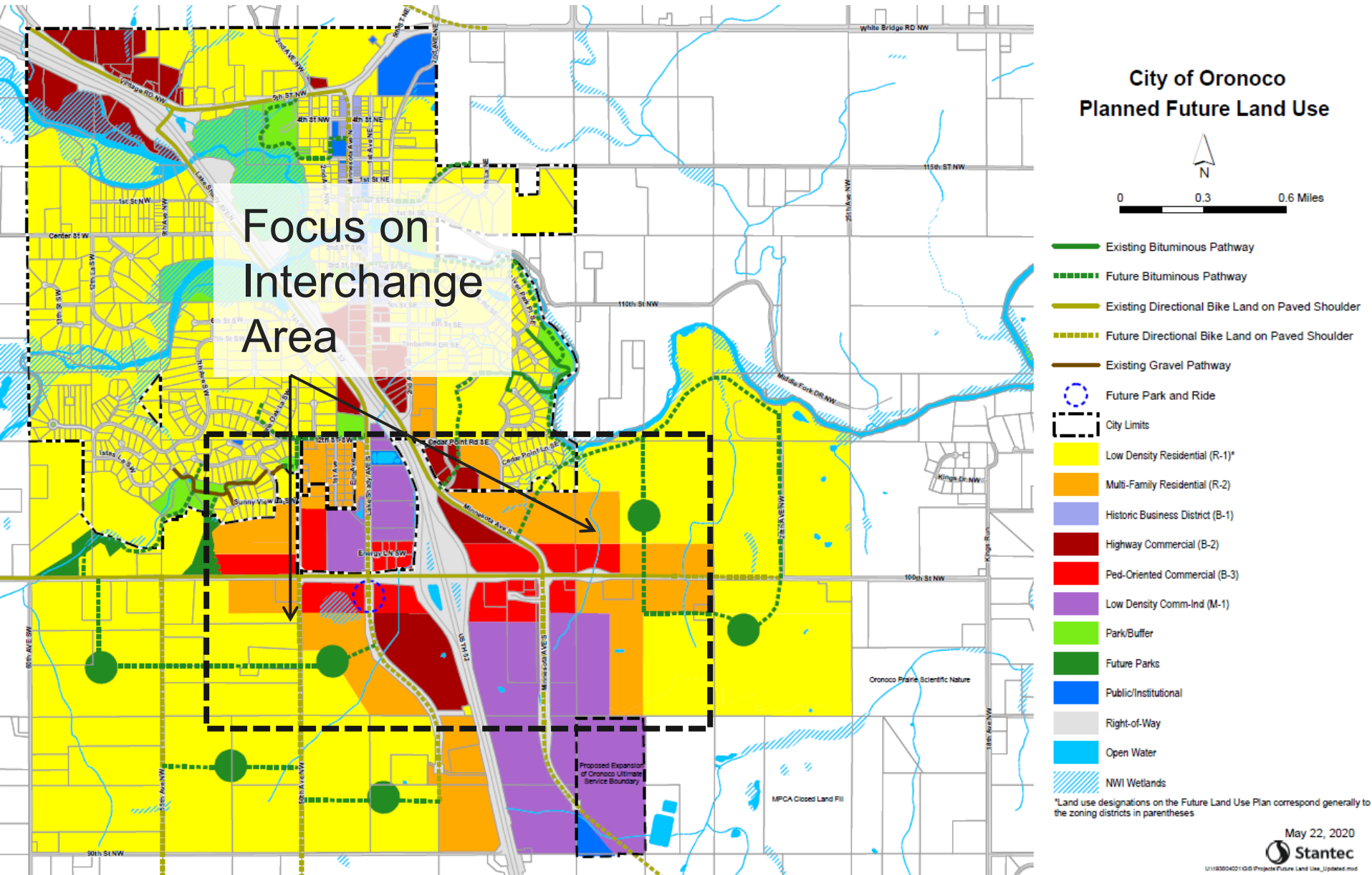
Land Use Plan Categories

-  R-1 Low Density Residential
 - Single Family Residential, sewered
-  R-2 Multi-Family Residential
 - Multi-Family – apartments, townhouses, condos assisted living
-  B-1 Historic Business District
 - Downtown Oronoco
-  B-2 Highway Commercial
 - Larger lots or more intense commercial uses
-  B-3 Pedestrian-Oriented Commercial
 - Goods and services for daily use to retail customers
 - Not for large or industrial type uses
 - Needs immediate access & visibility to Hwy 52

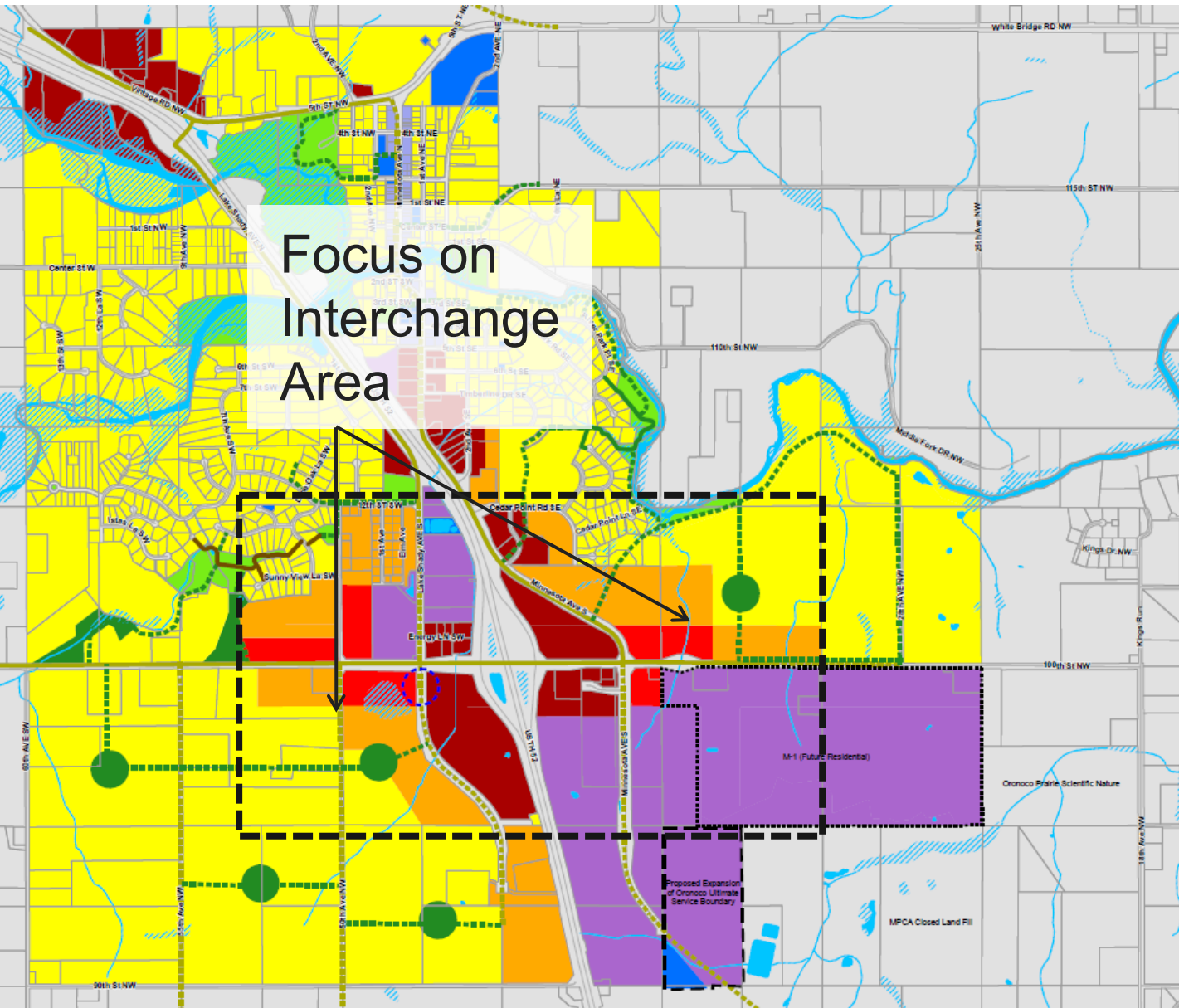
Recommended Land Use Plan

-  M-1 Low Intensity Commercial-Industrial
 - Existing uses such as Peoples Electric & RV Sales, but also other office, commercial, light industrial uses
-  Park
 - Existing parkland and green buffer between uses
-  **Future Park** (*new category*)
 - General location, suggested 1/2-mile spacing in residential areas
-  **Public/Institutional** (*new category*)
 - Government buildings, schools, places of worship, institutional uses

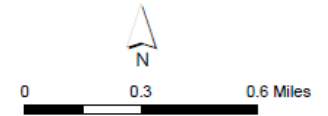
Recommended Land Use Plan – Interchange Area



Revised Land Use Plan – Interchange Area



City of Oronoco Planned Future Land Use



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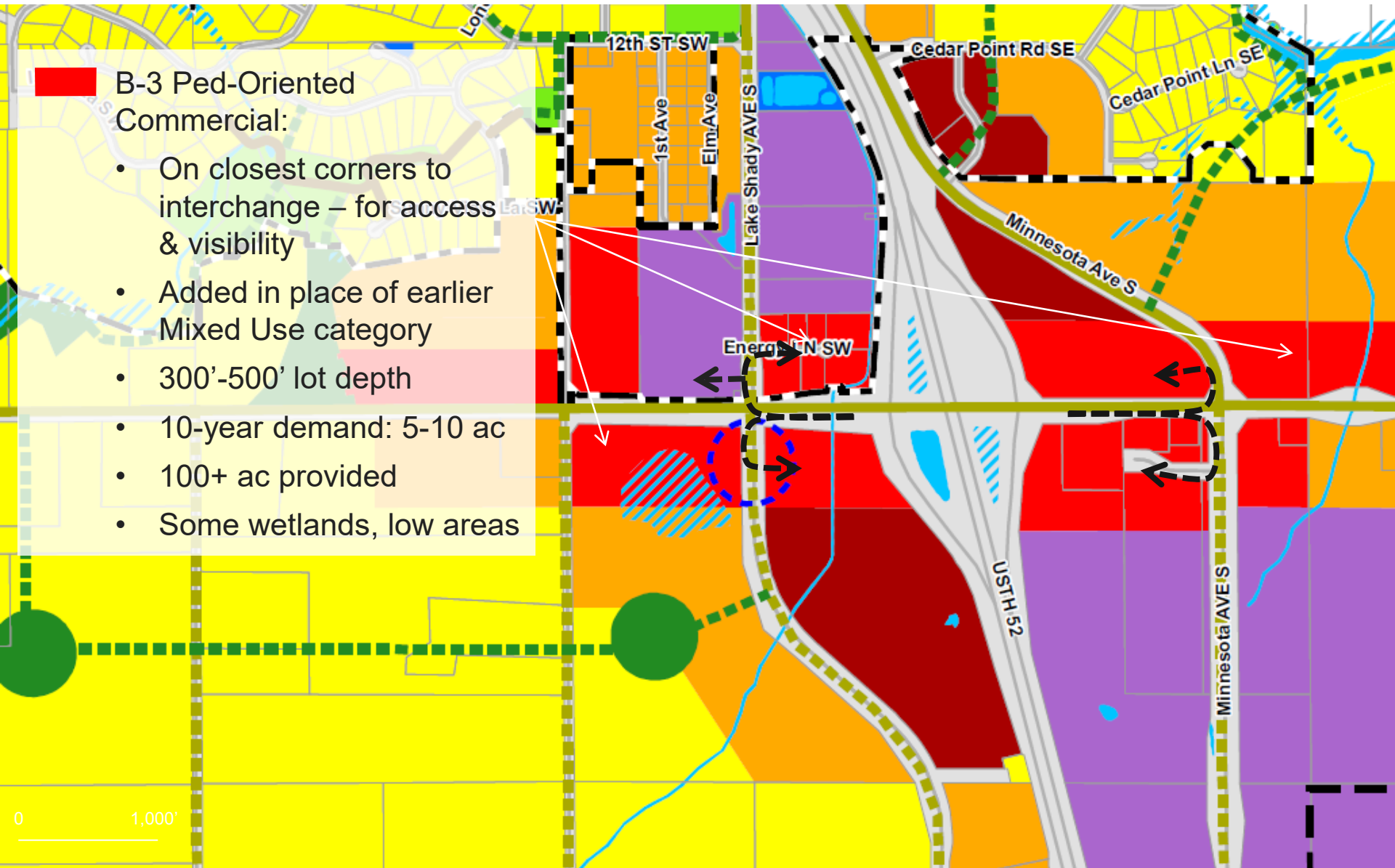
July 1, 2020



Previous Land Use Plan - Interchange

B-3 Ped-Oriented Commercial:

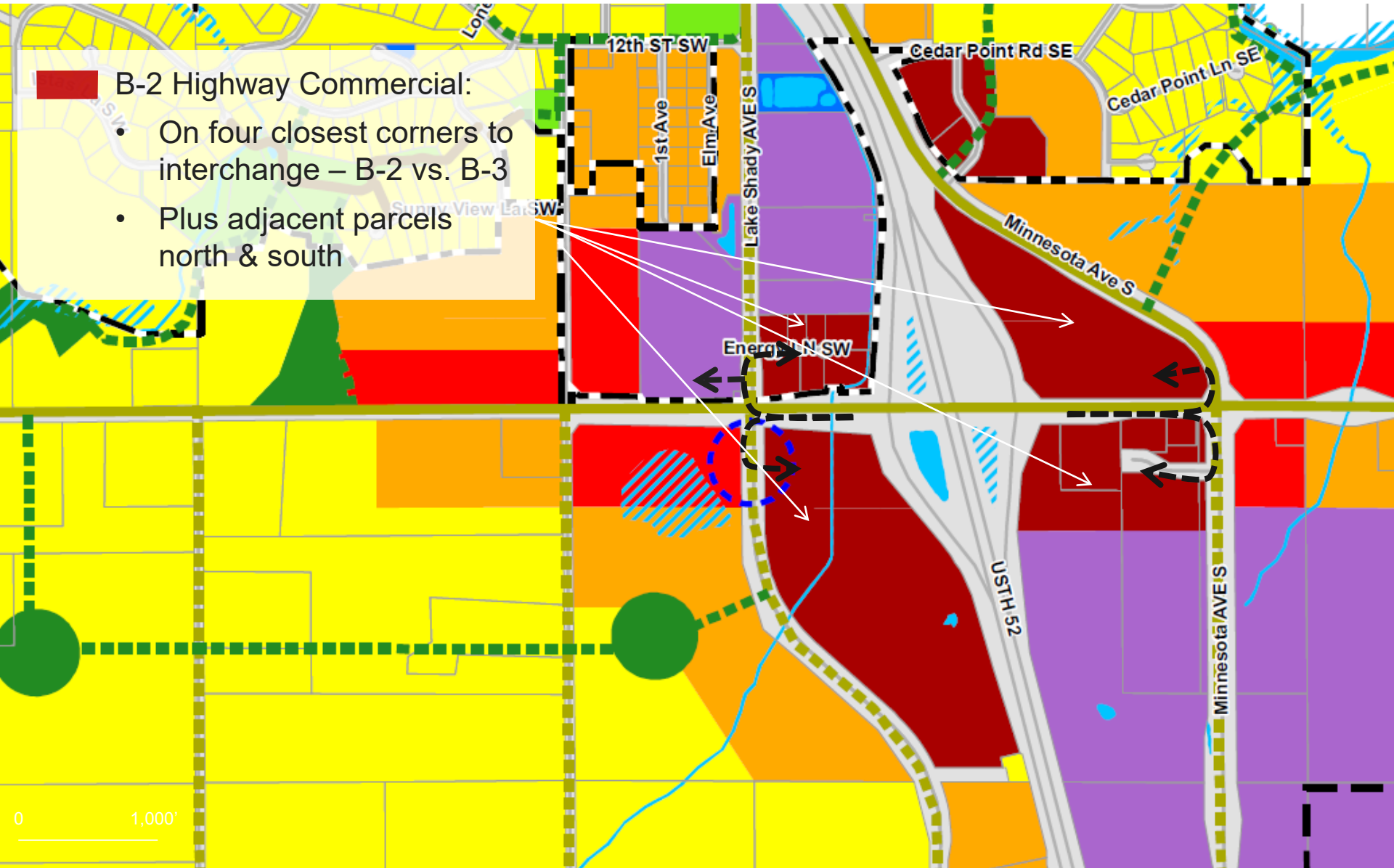
- On closest corners to interchange – for access & visibility
- Added in place of earlier Mixed Use category
- 300'-500' lot depth
- 10-year demand: 5-10 ac
- 100+ ac provided
- Some wetlands, low areas



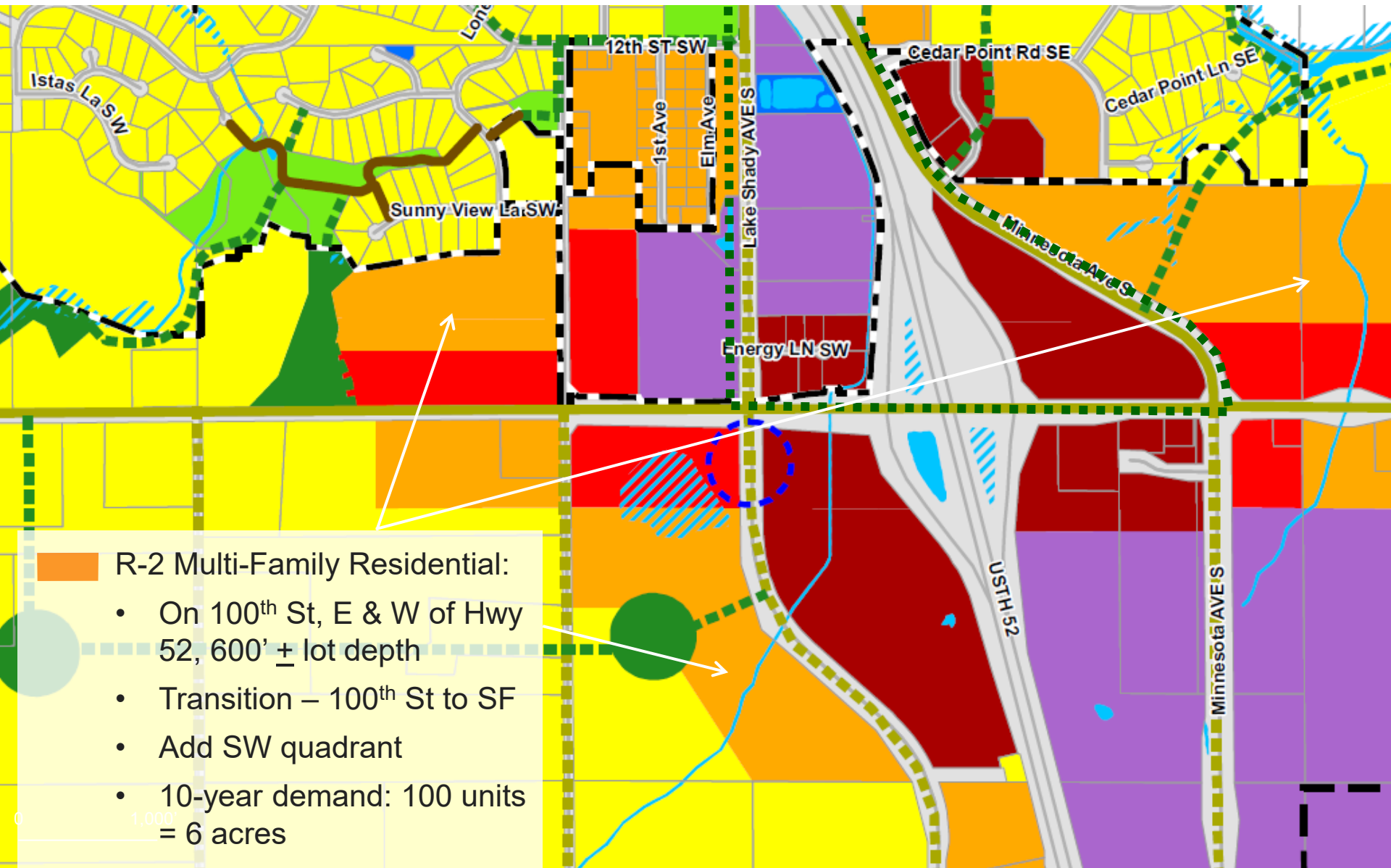
Revised Land Use Plan - Interchange

B-2 Highway Commercial:


- On four closest corners to interchange – B-2 vs. B-3
- Plus adjacent parcels north & south



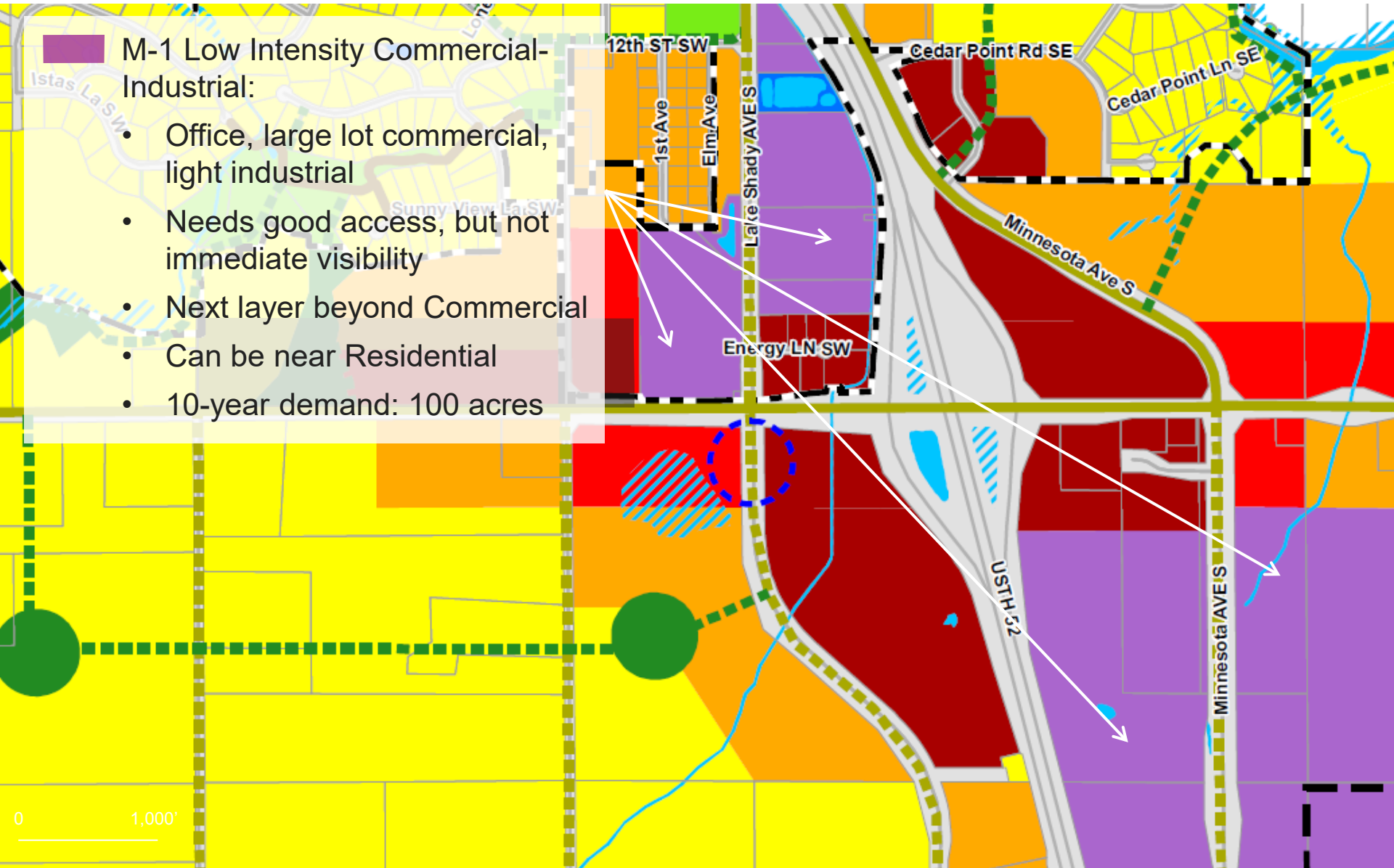
Revised Land Use Plan - Interchange



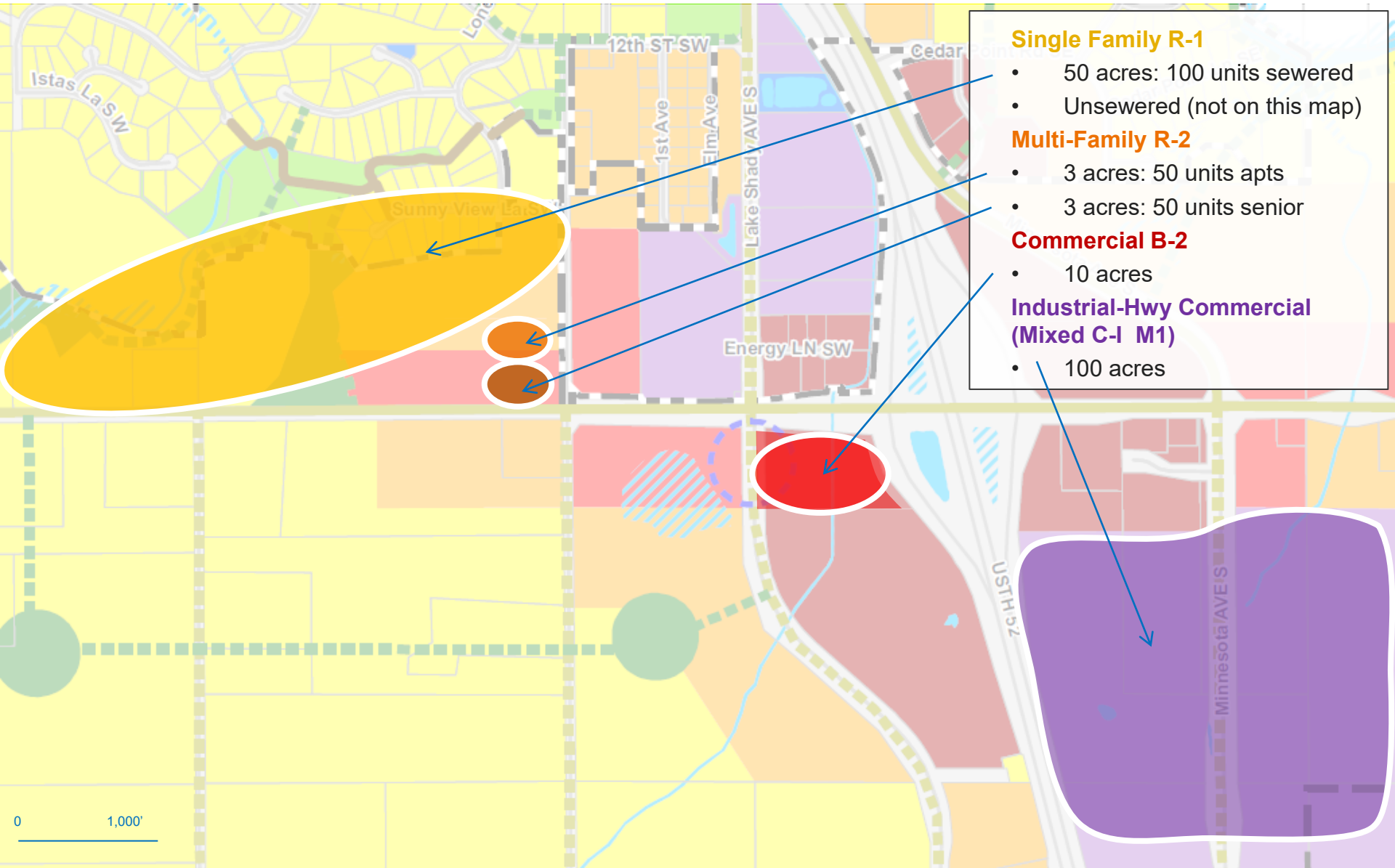
Revised Land Use Plan - Interchange

 M-1 Low Intensity Commercial-Industrial:

- Office, large lot commercial, light industrial
- Needs good access, but not immediate visibility
- Next layer beyond Commercial
- Can be near Residential
- 10-year demand: 100 acres



Potential 10-Year Development

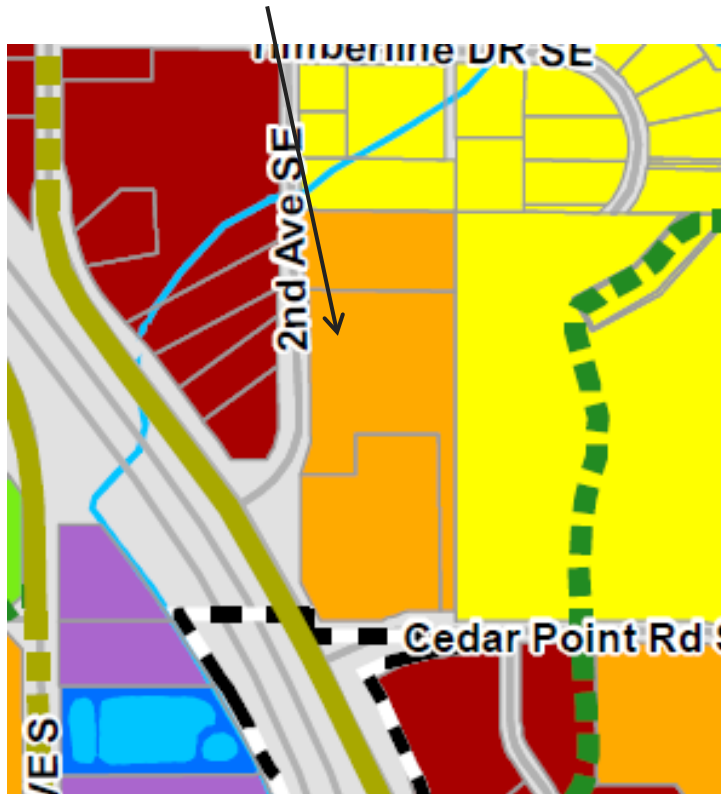


Revised Land Use Plan – 2nd Ave SE

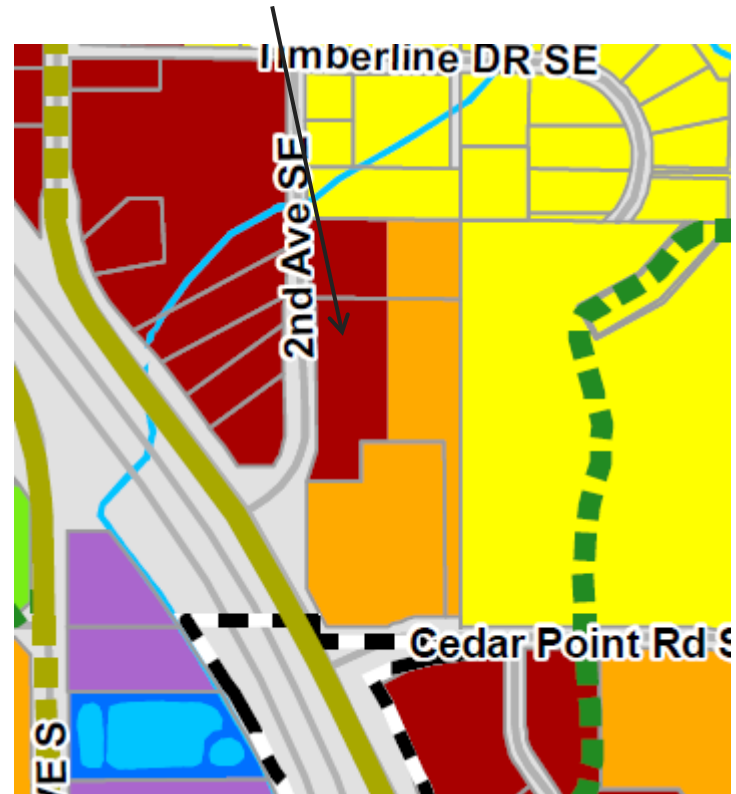
Property previously rezoned to B-2

Land Use Map revised to reflect this, plus dog kennel on N end

Previous FLU map



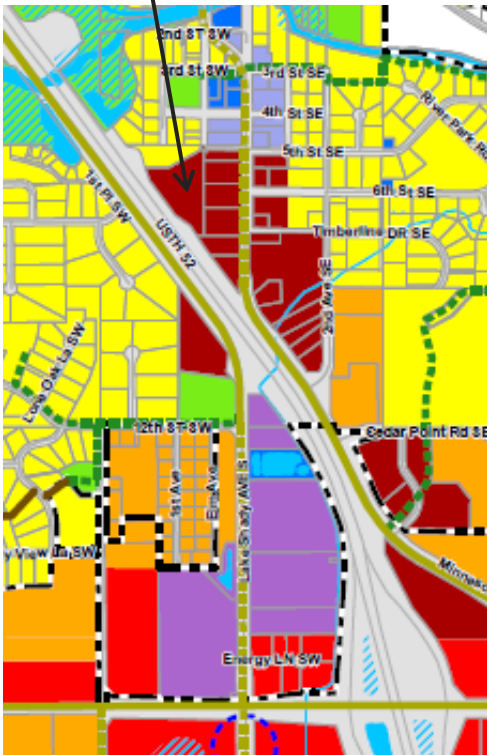
Revised FLU map



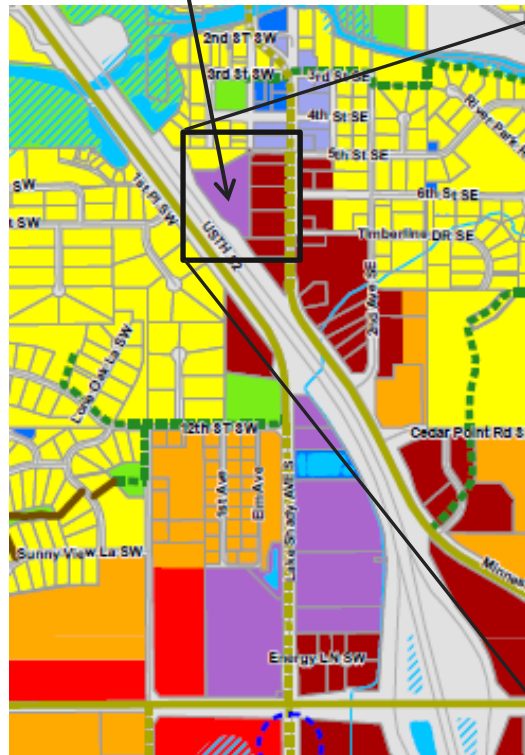
Revised Land Use Plan – Self-Storage Parcel

Property previously rezoned to M-1
Land Use Map revised to reflect this

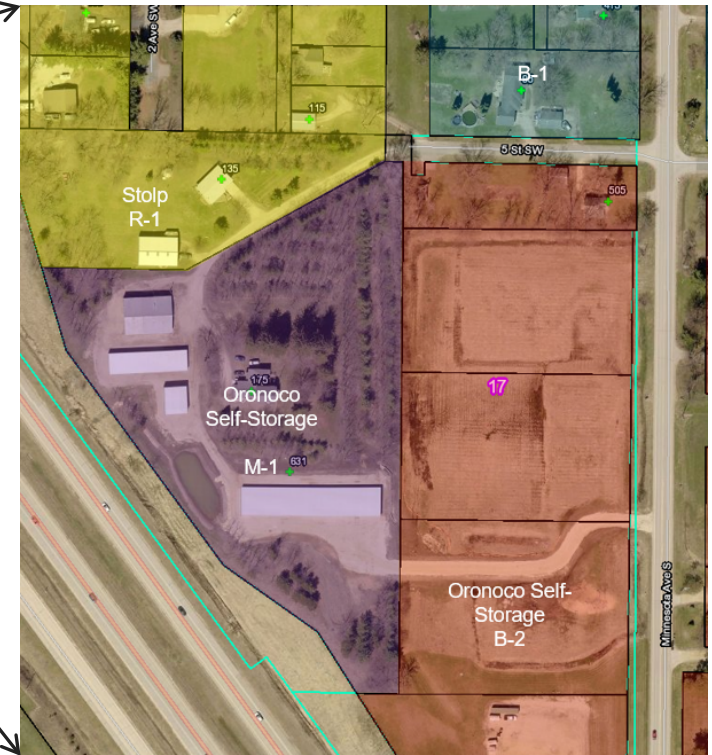
Previous FLU map



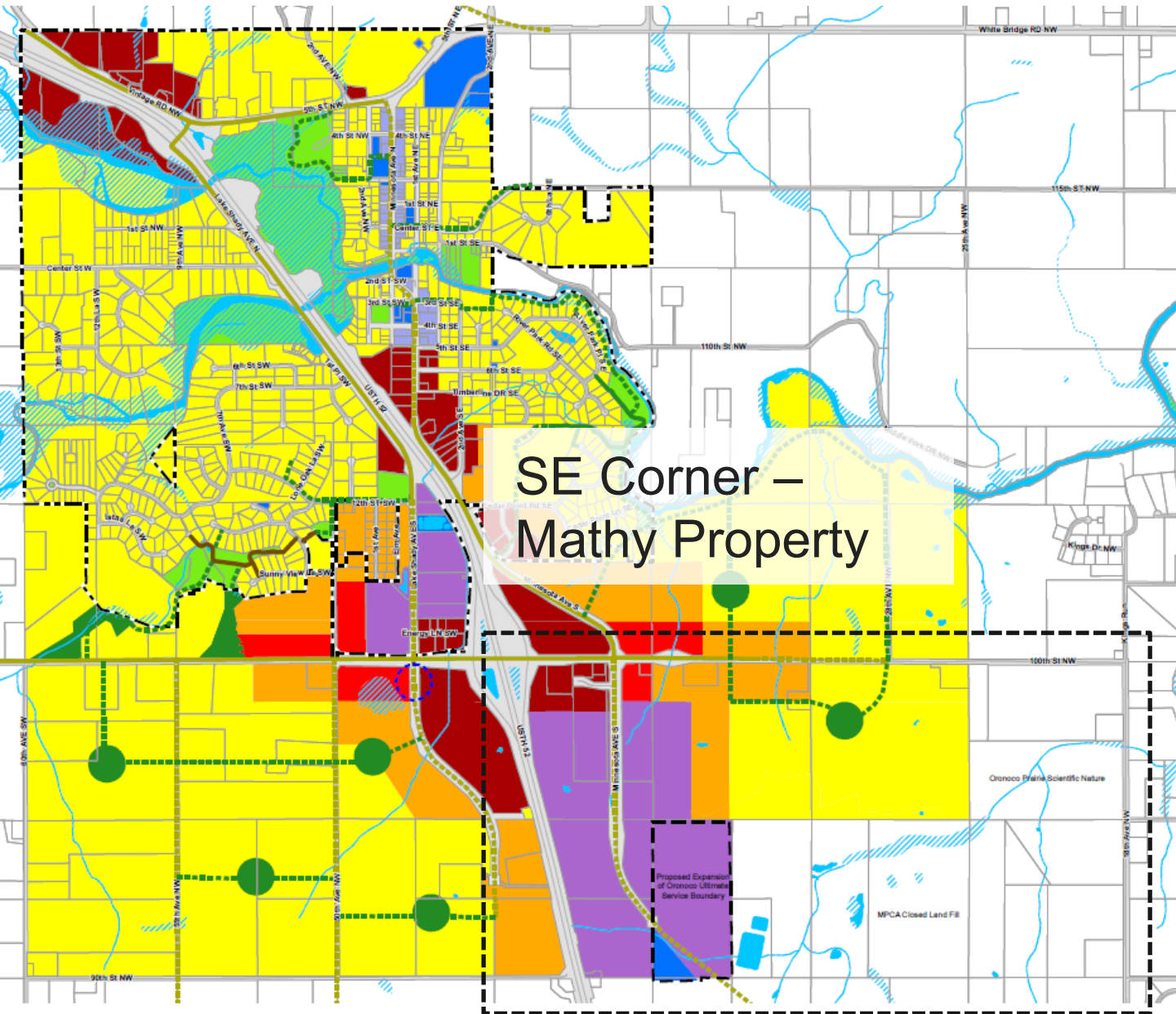
Revised FLU map



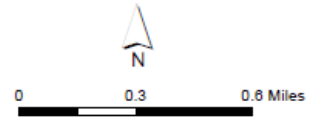
Aerial



Land Use Plan – SE Corner



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- Ped-Oriented Commercial (B-3)
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- Future Parks
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June 3, 2020

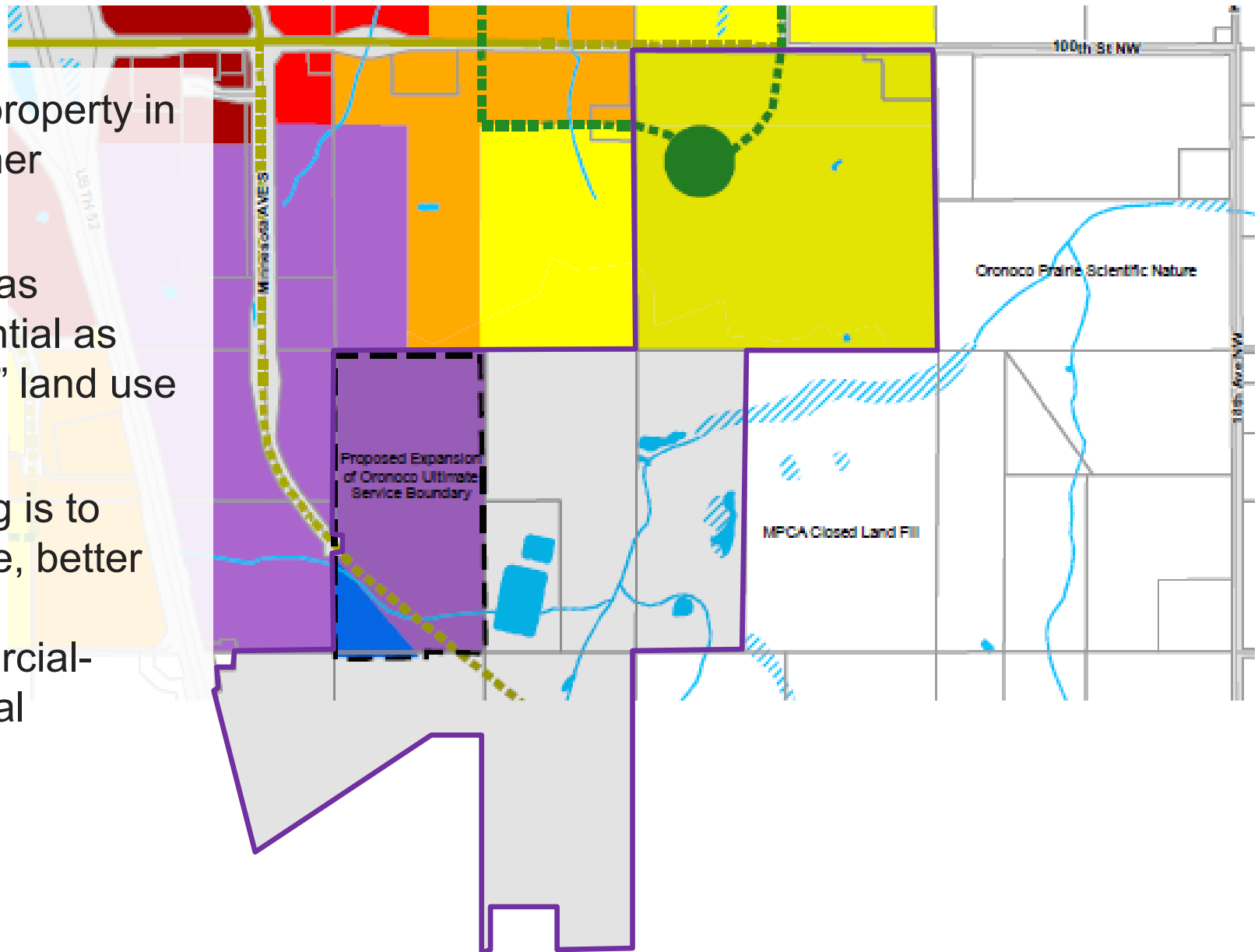


Recommended Land Use Plan – SE Corner

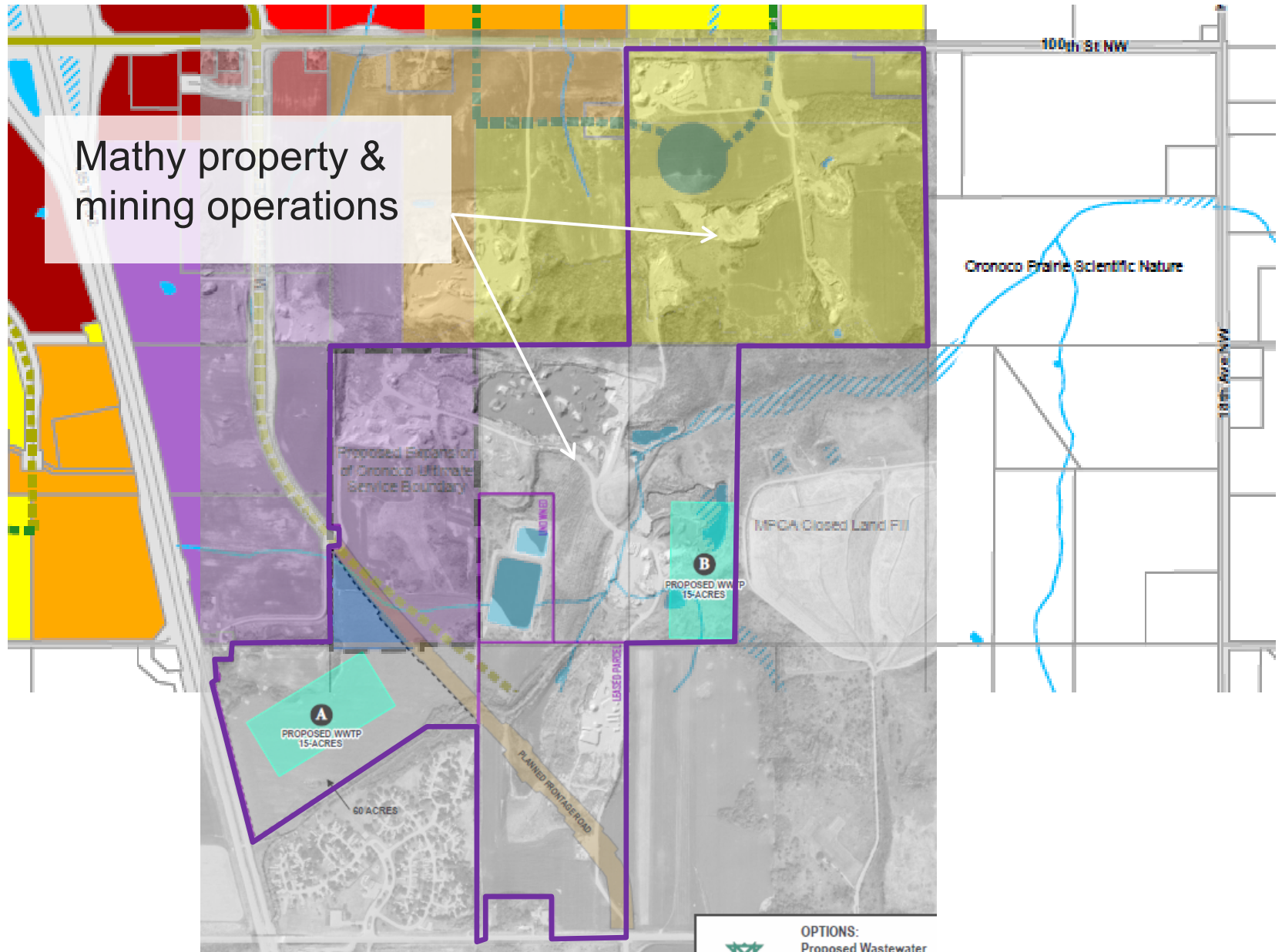
Mathy property in
SE corner

Shown as
Residential as
“default” land use

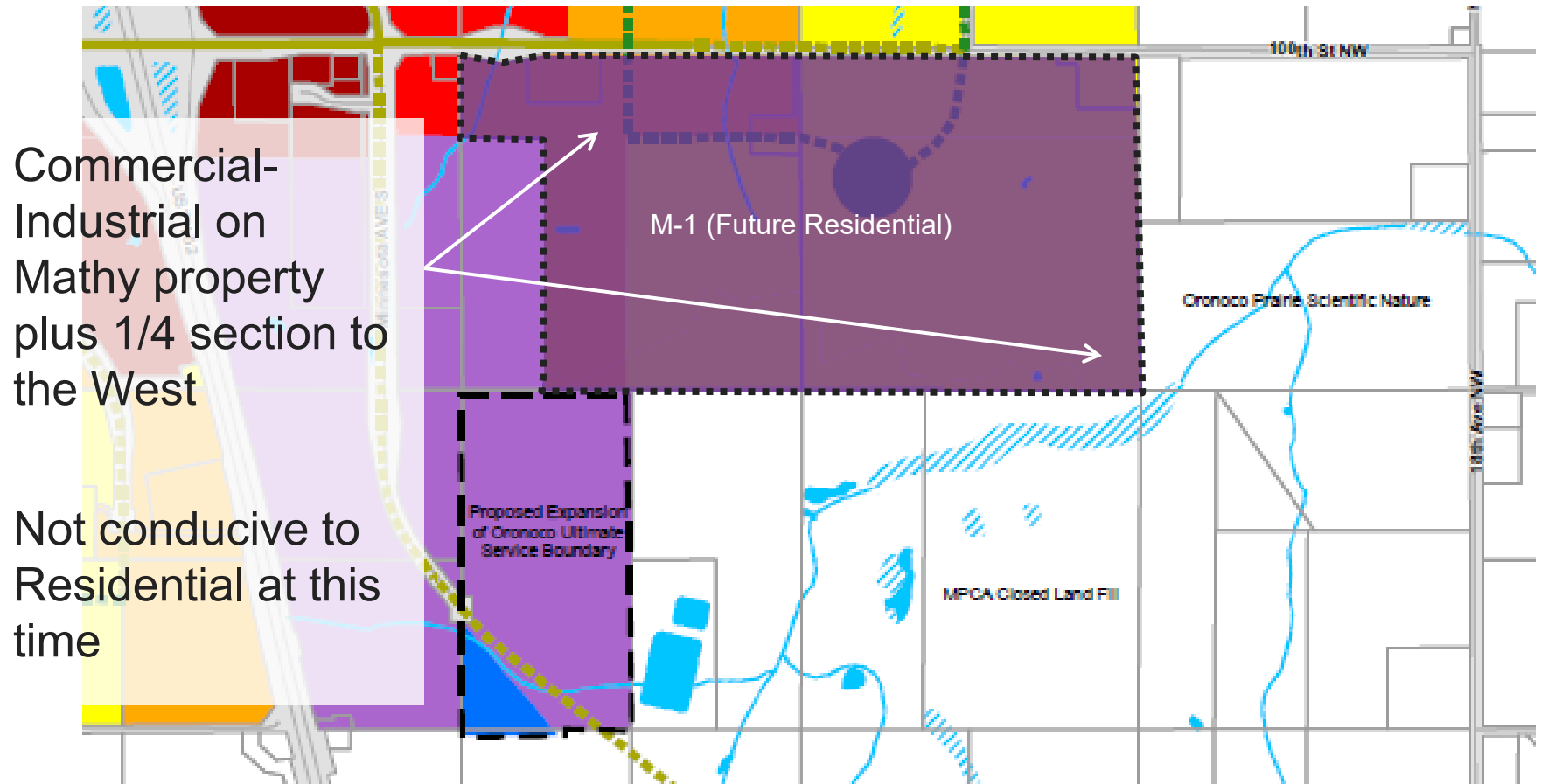
If mining is to
continue, better
as M-1
Commercial-
Industrial



Recommended Land Use Plan

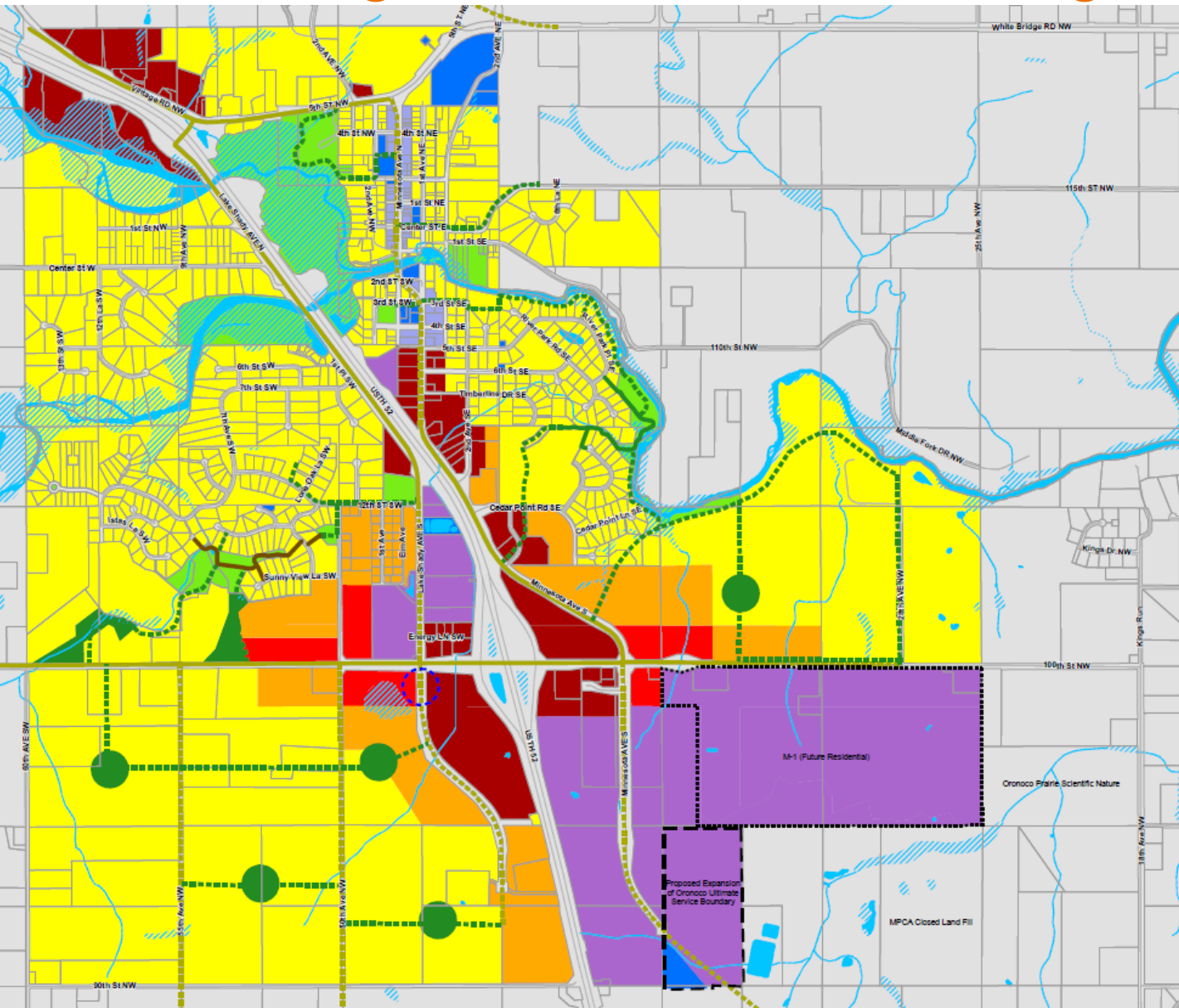


Revised Land Use Plan – SE Corner

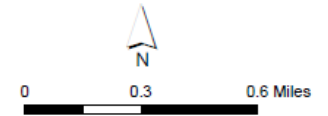


Revised Land Use Plan

Interchange, 2nd Ave SE, Self-Storage, SE Corner



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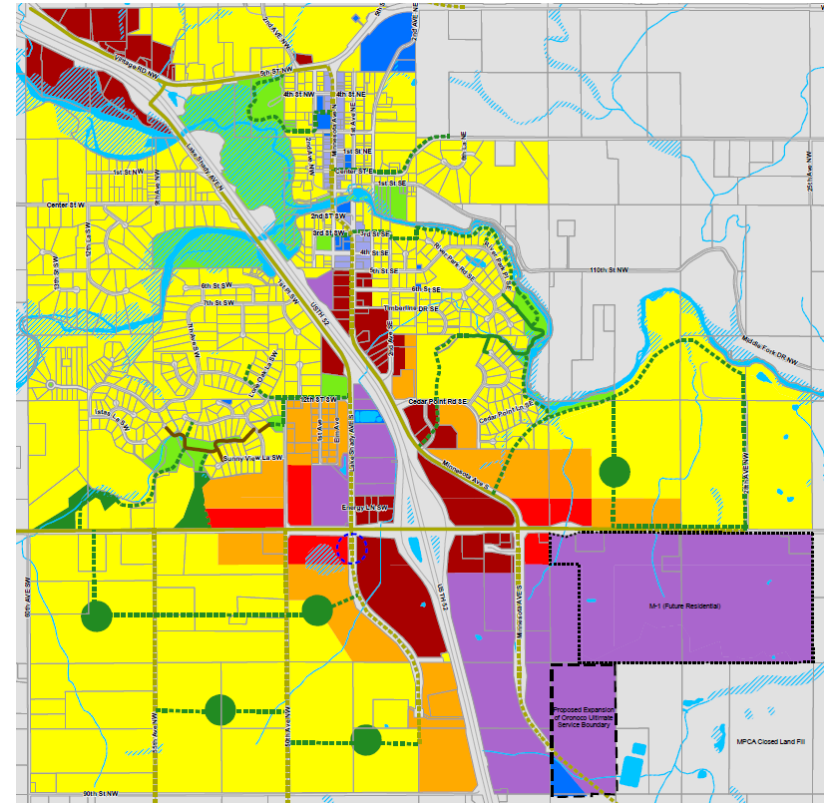
July 1, 2020



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Next Steps

- Questions, Comments, Public Hearing
- Discussion among P&Z
- P&Z Recommend FLUM to City Council
- City Council Adopt FLUM
- Use FLUM and Goals in Future Decisions



Oronoco Planning & Zoning Commission

Public Hearing
Future Land Use Plan Update
Recommended Land Use Plan
July 9, 2020

