

Moorhead Growth Areas

Steering Committee Meeting

Hjemkomst Center March 15, 2016

Agenda

- Welcome and Introductions
- Project Overview
- Steering Committee Role
- Community Snapshot
- Opportunities and Challenges Exercise
- What's Next
- Questions and Discussion

Welcome and Introductions

Steering Committee Members

City of Moorhead Staff

Stantec

Steering Committee

- Provide a broad array of perspectives and information to the planning team
- Consider:
 - Alternative land use scenarios
 - Materials to be presented at the public open houses
- Serve as ambassadors to the community for the planning process

Inventory
+ Analysis

Goals + Vision

Alternatives

Prepare Draft Plan

Plan Review

March

April

May

June

July

Aug

Sept

Oct

Nov

Dec



Draft Plan Submitted



Plan Ready for Hearings

Steering Committee
Steering Committee
Steering Committee

Steering Committee

Steering Committee

COMMUNITY ENGAGEMENT

Comprehensive Plan

For the City of Moorhead, Minnesota

A place where people are proud to live, work, learn, play and grow...

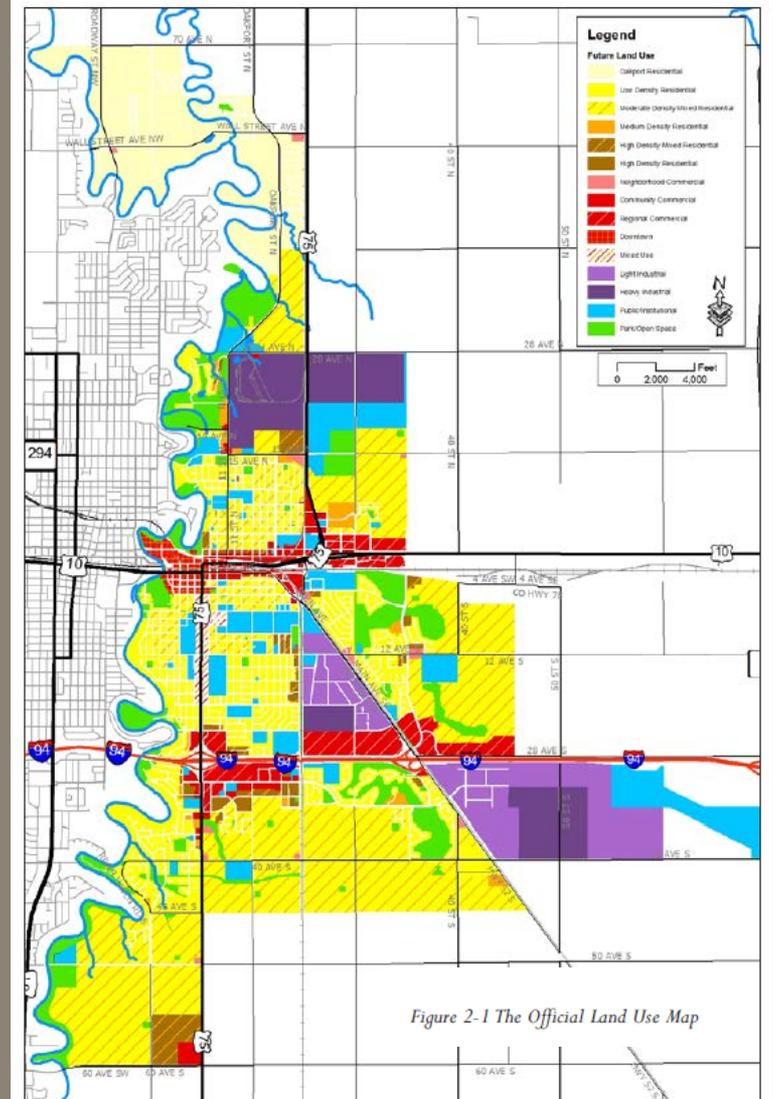


“The Comprehensive Plan is a tool for guiding the growth and redevelopment of Moorhead”

Comprehensive Plan

For the City of Moorhead, Minnesota

A place where people are proud to live, work, learn, play and grow...



Growth Area Plans

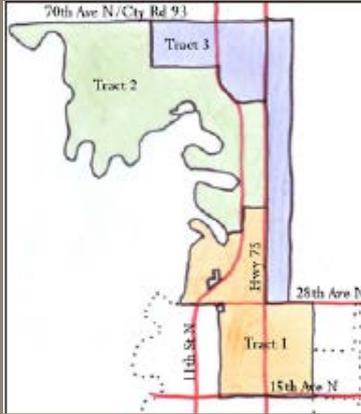
As growth continues to push toward the end of the community, a more detailed planning process will enhance the coherency of development patterns . . .

Key objectives

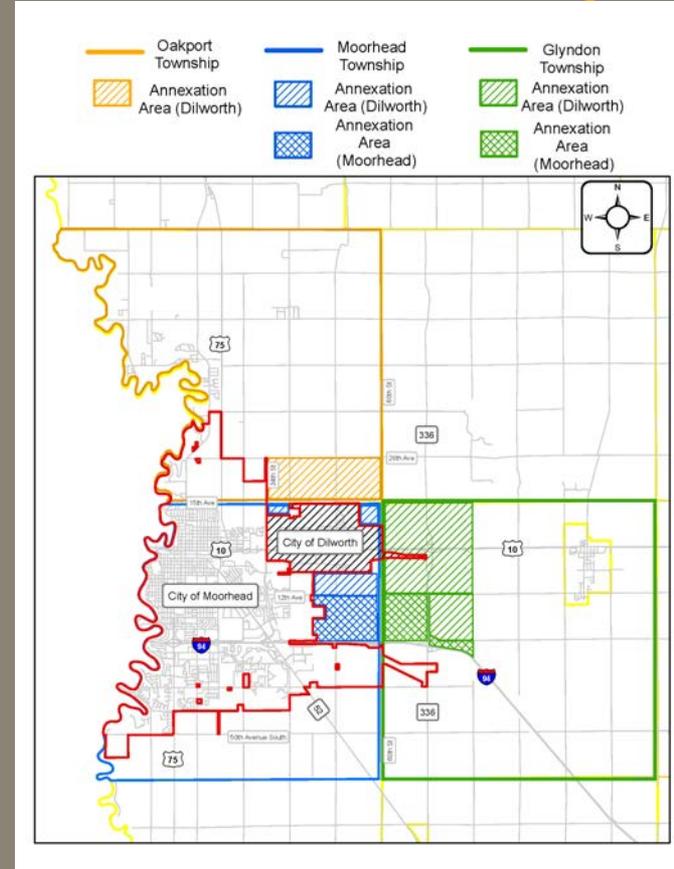
- to ensure strong public infrastructure systems*
- to inform and guide re-zoning decisions*

Growth Areas – 2004 Plan + Agreement

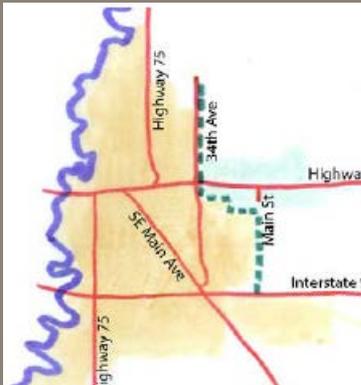
Moorhead + Oakport Twp



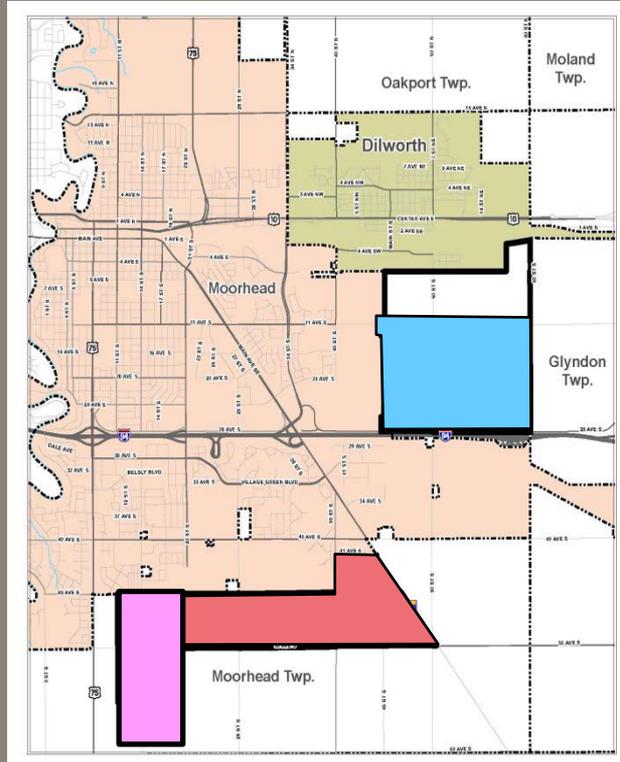
Annexation Boundary Map



Moorhead + Dilworth Twp



2015 Growth Areas

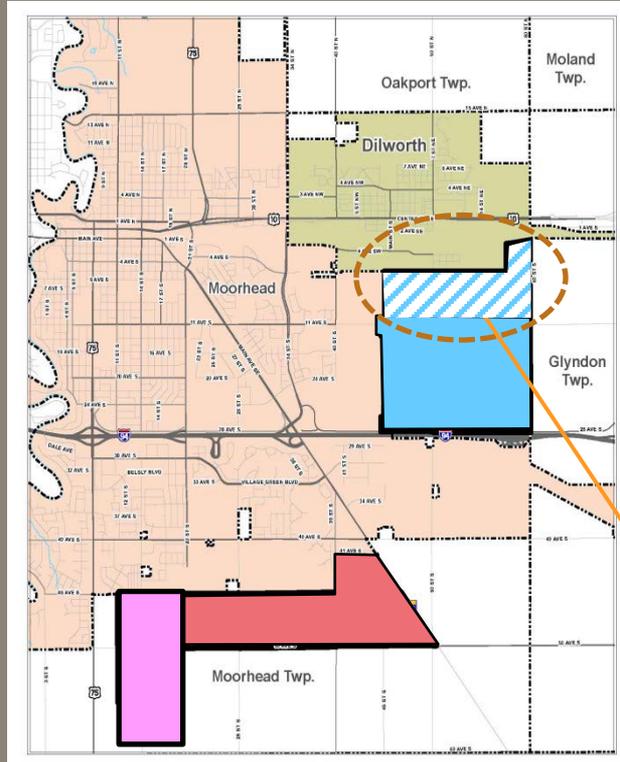


- Address recent infrastructure studies (sanitary sewer and transportation)
- Provide a roadmap for the next ten years

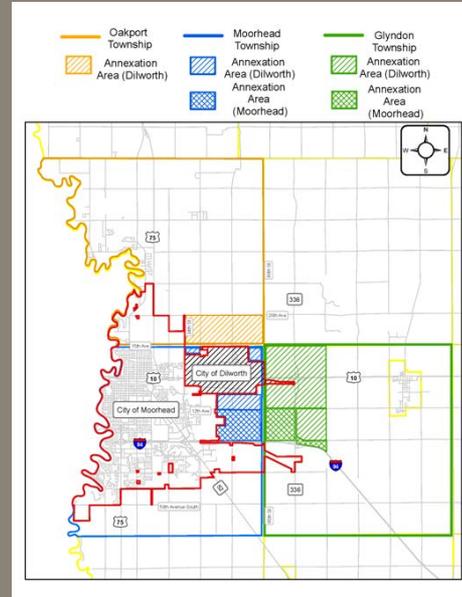
 Southeast
 Southwest
 East

3 SANITARY SEWER AREAS

2015 Growth Areas

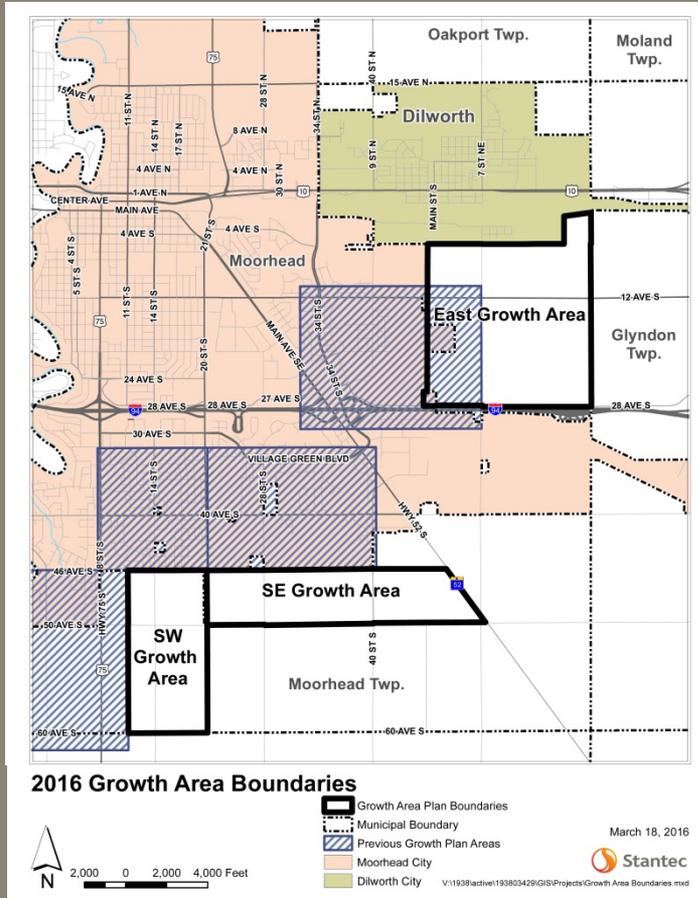


- Southeast
- Southwest
- East



Dilworth future annexation area

2015 Growth Areas



- Address recent infrastructure studies (sanitary sewer and transportation)
- Provide a roadmap for the next ten years
- Building on previous growth area plans

Effect of the Growth Areas

The Growth Area designations will:

- Provide guidance to the City of Moorhead for capital improvement investments
- Indicate the most suitable future (within 10 years) uses for property

The Growth Area designations will not:

- Change anyone's zoning
- Indicate that any specific property is ready for development today

Planning and Zoning - differences

Comprehensive Plan

is the policy document that guides decisions related to:

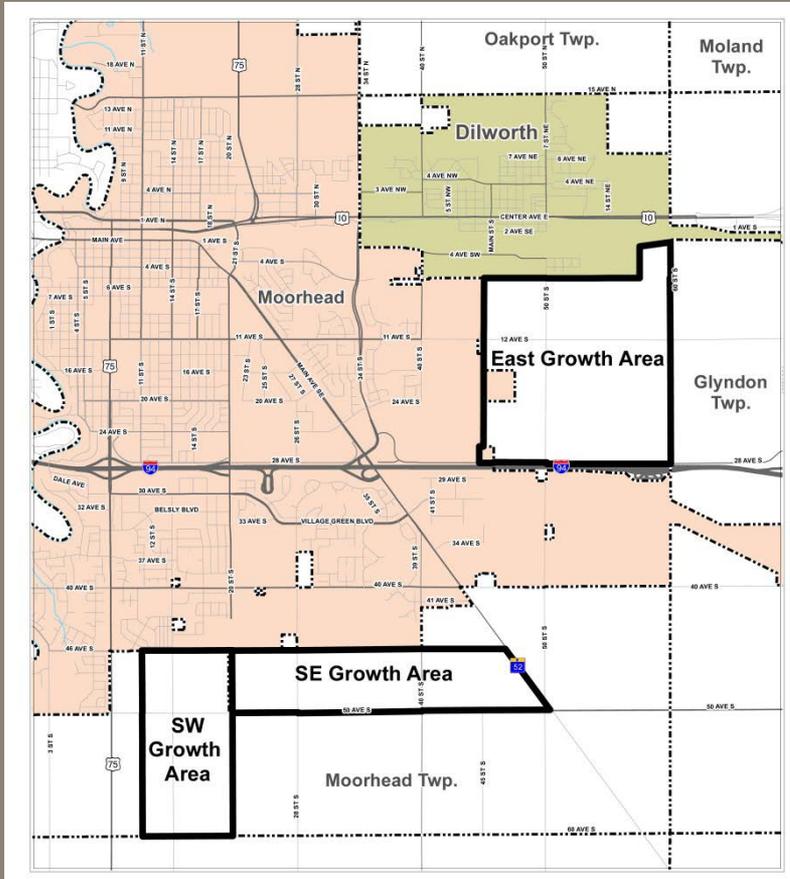
- land development
- capital improvements
- public programs

Zoning

is the set of city regulations that govern:

- specific uses that are permitted on individual properties
- densities/intensities of development that can occur

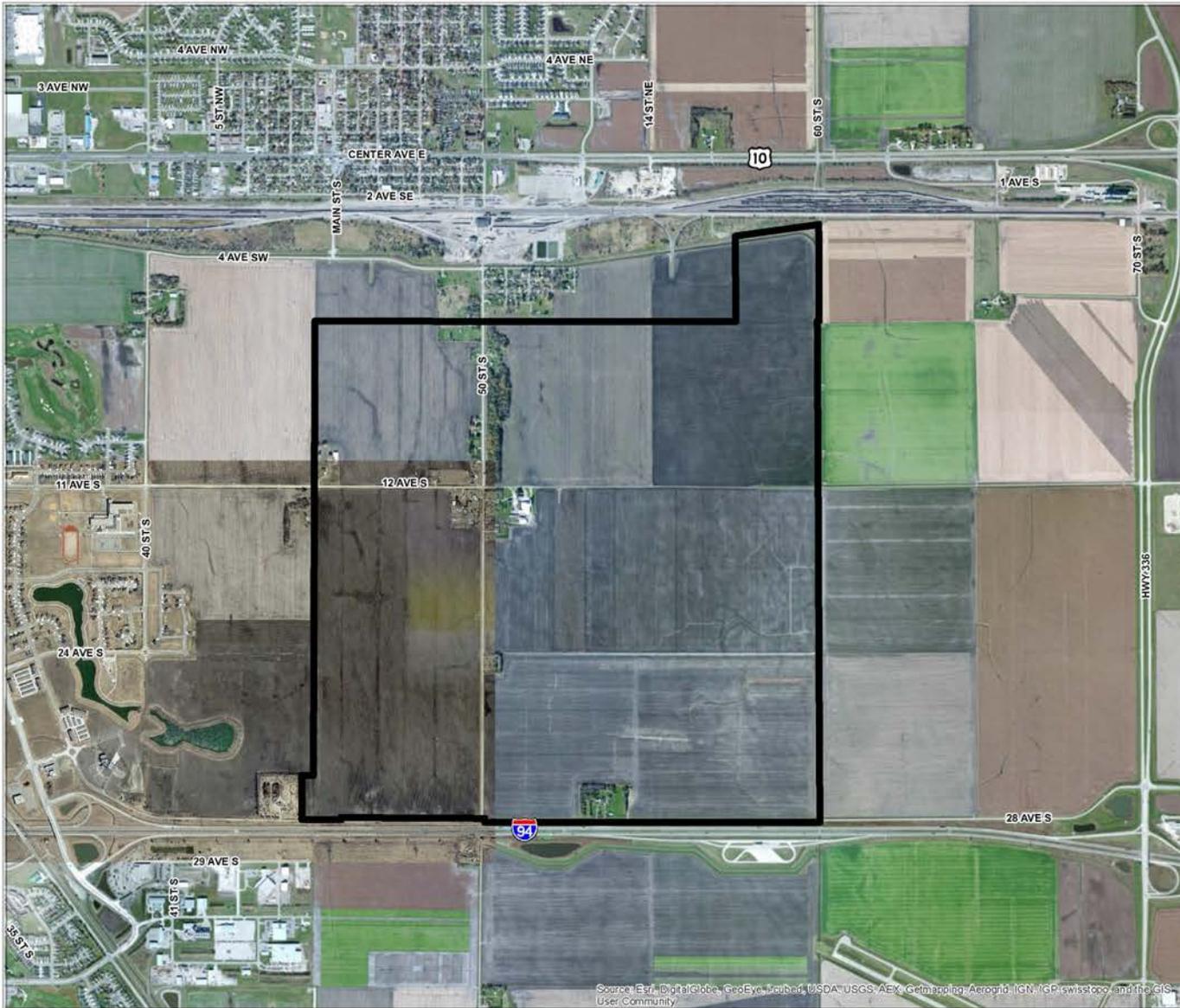
Project Overview



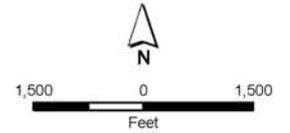
East Growth Area
1,492 acres

Southeast Growth Area
765 acres

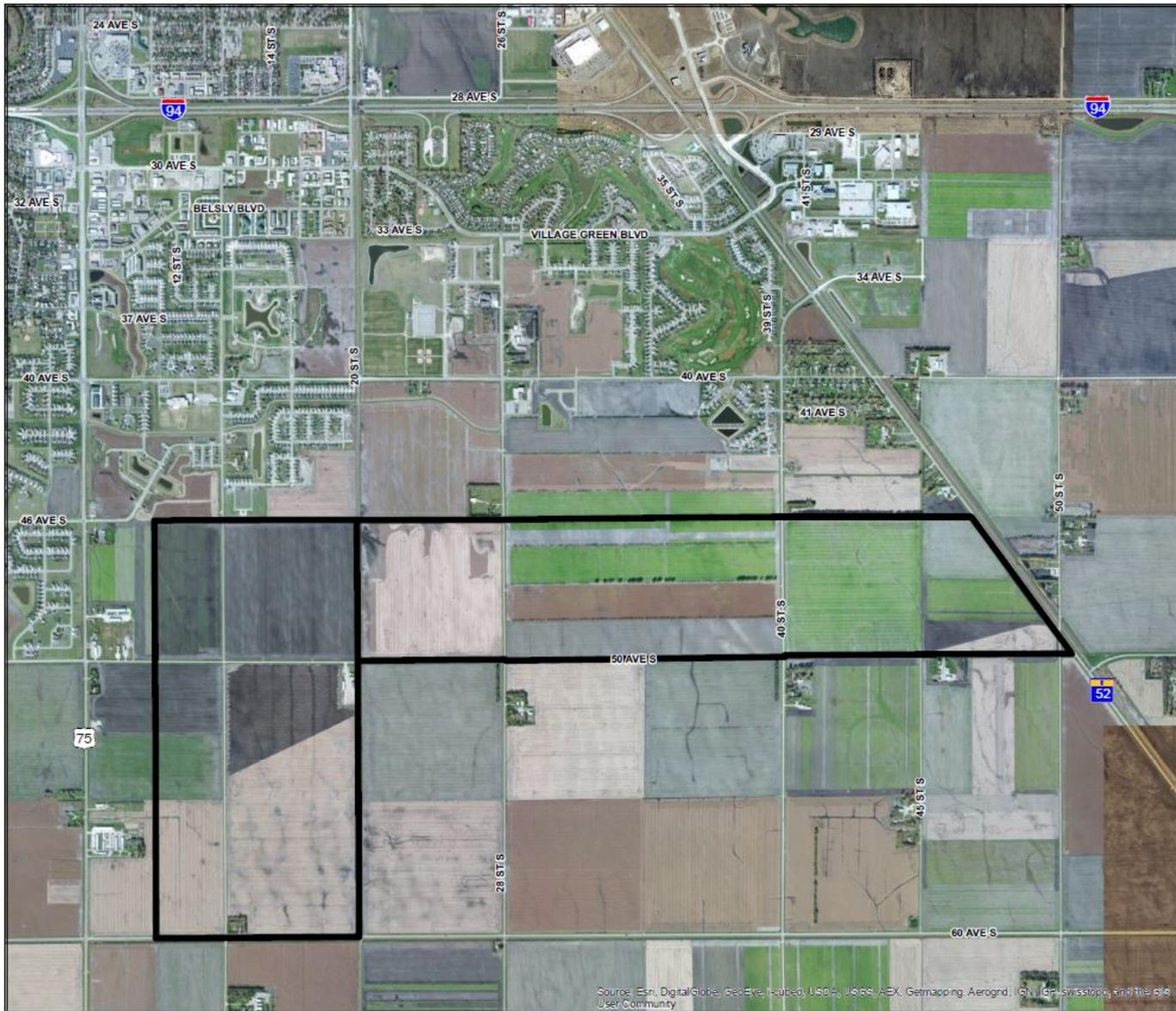
Southwest Growth Area
700 acres



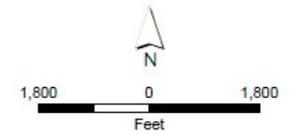
East Growth Area Basemap



 Growth Area Boundary



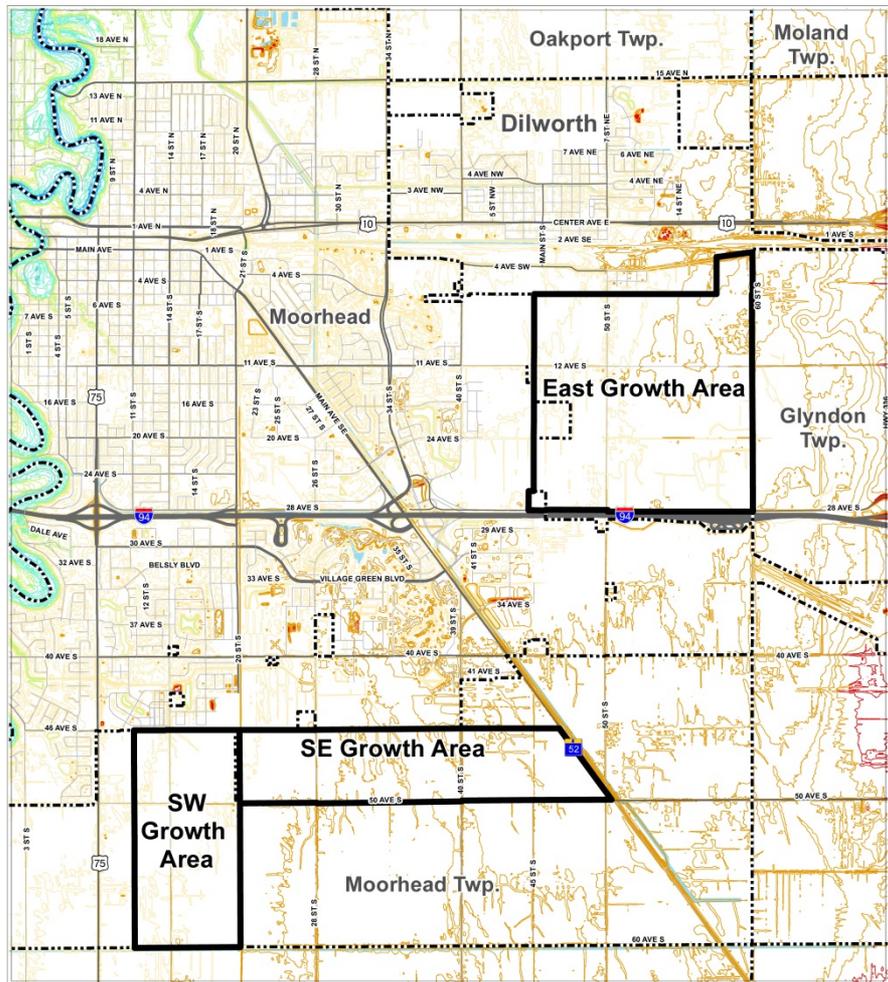
Southeast and Southwest Growth Area Basemap



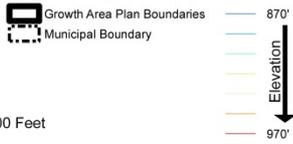
 Growth Area Boundaries

Community Snapshot - 2016

- Natural Resources
- Land Use
 - Existing Land Use
 - Future Land Use – current designations
 - Property Ownership
- Demographics and Housing
- Infrastructure
 - Parks and trails
 - Sewer Service Area expansion
 - Transportation/traffic



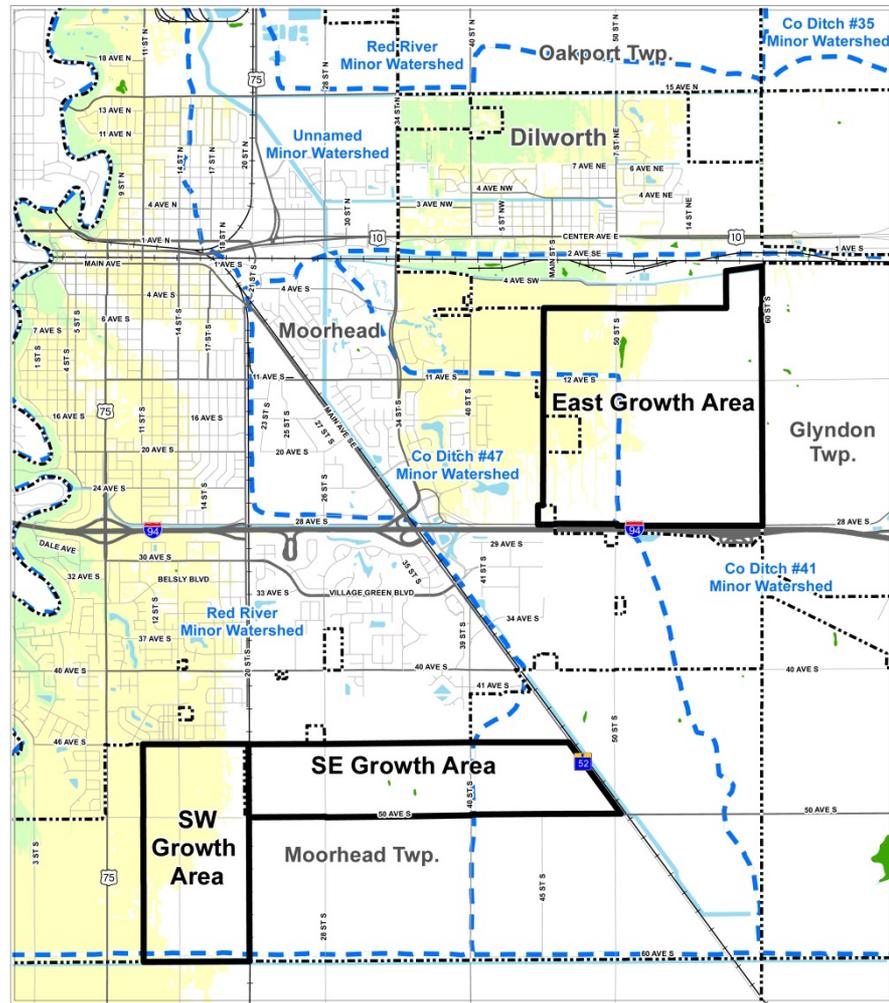
Growth Area Topography



March 18, 2016



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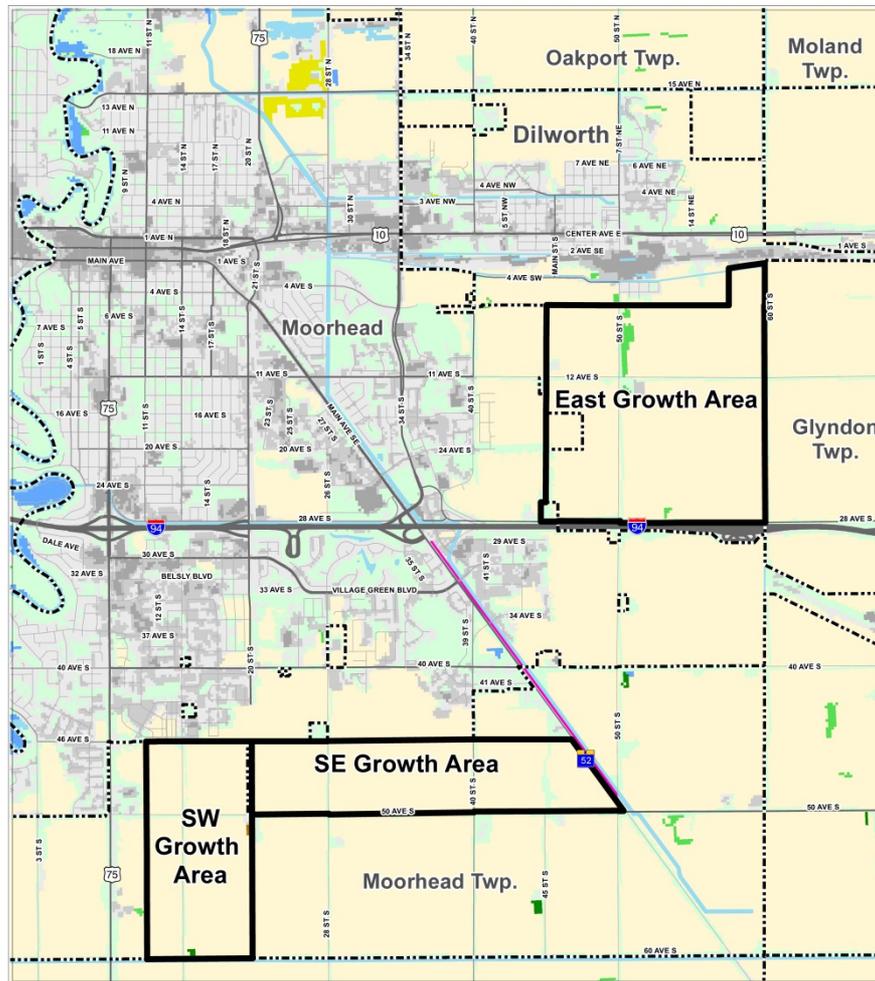
Growth Area Hydrography



March 18, 2016



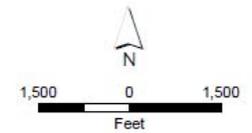
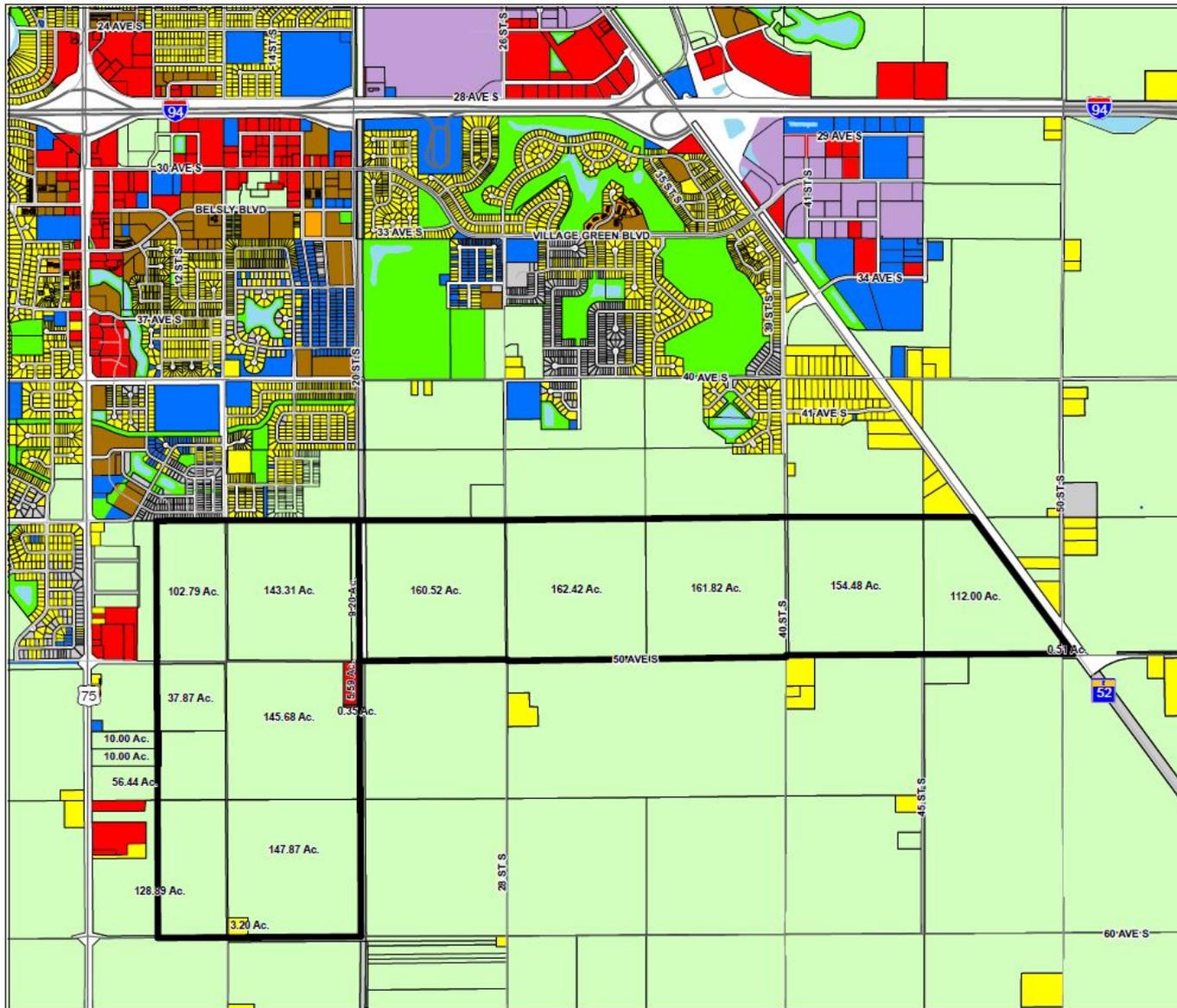
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Growth Area 2011 Land Cover



Southeast and Southwest Growth Area Existing Land Use



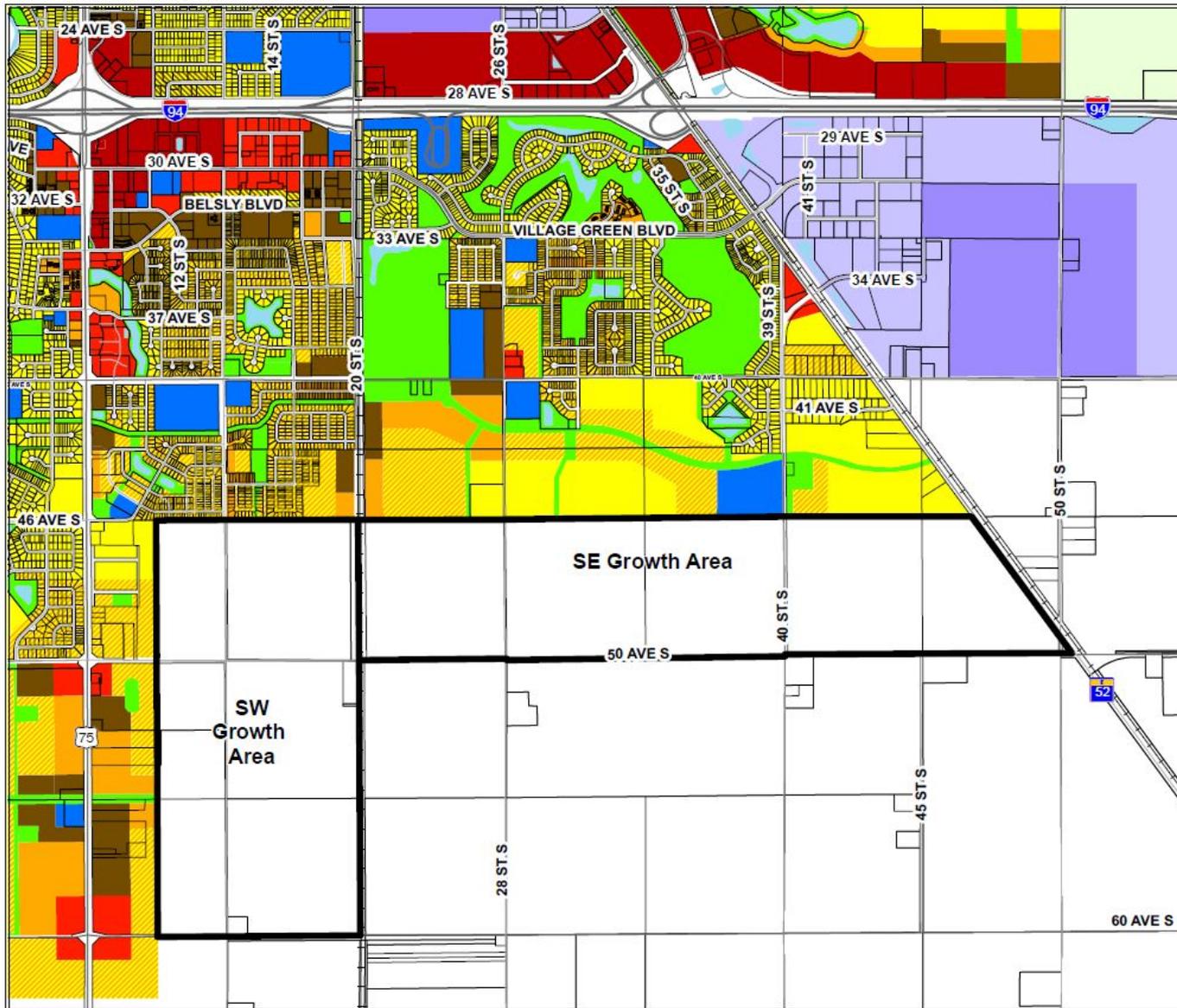
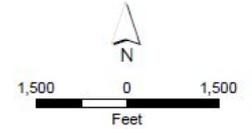
-  Growth Area Plan Boundaries
-  Municipal Boundary
-  Single Unit Residential
-  2-3 Units Residential
-  4+ Units Residential
-  Mobile Homes
-  Commercial
-  Industrial
-  Public/Semi-Public and Institutional
-  Park & Open Space
-  Agricultural
-  Vacant Residential
-  Open Water

| | |
|--------------|-----------------------|
| Agriculture | 1,061.59 acres |
| Right of Way | 17.18 acres |
| Total | 1,078.77 acres |

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Southeast and Southwest Growth Area Planned Land Use

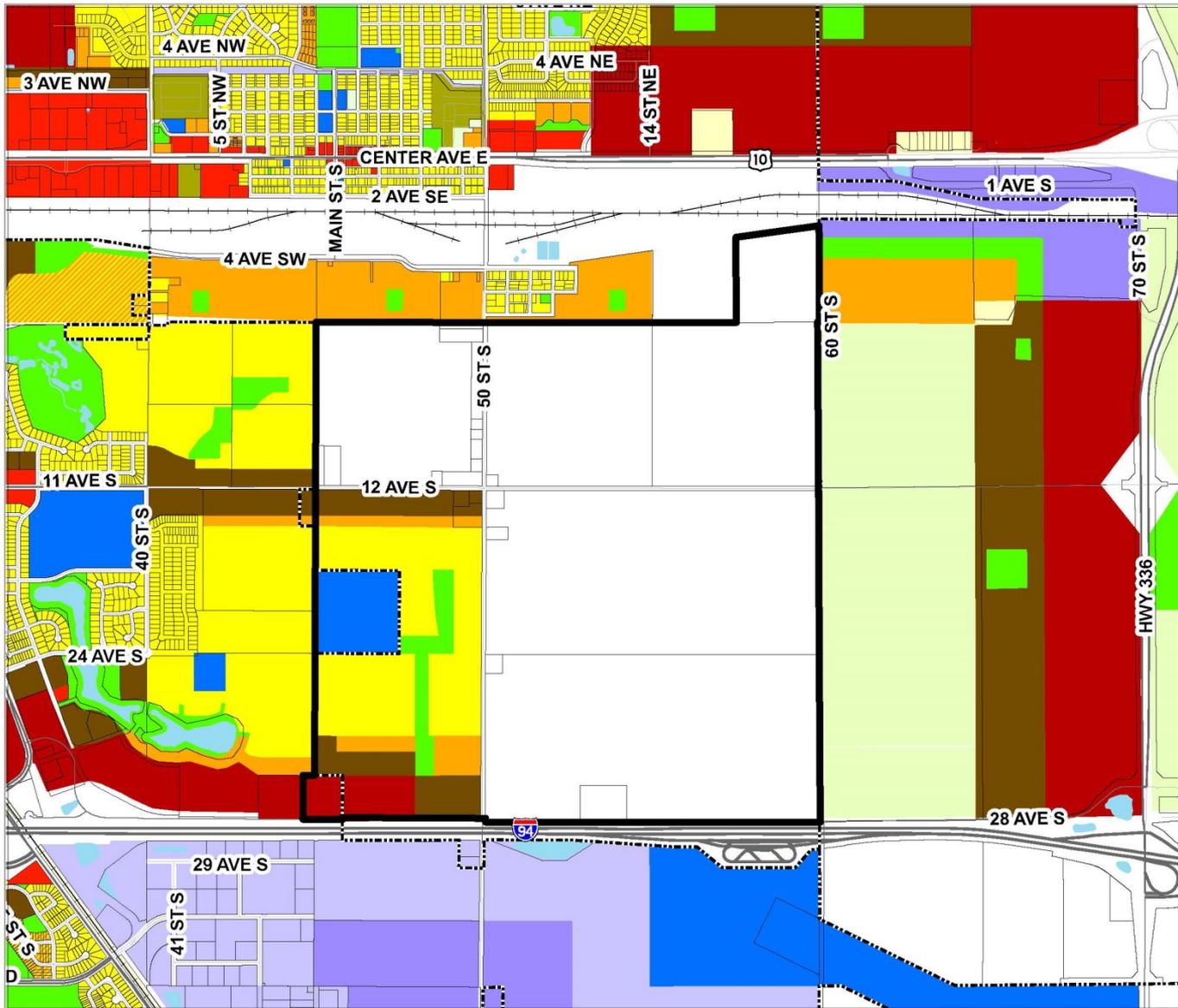
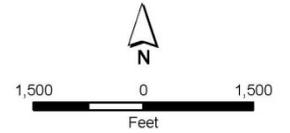


- Growth Area Plan Boundaries
- railroad
- new ponds
- Agricultural
- Railroad
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mixed Residential
- High Density Residential
- High Density Mixed Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Downtown
- Mixed Use
- Light Industrial
- Heavy Industrial
- Public/Institutional
- Parks/Open Space
- Open Water

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East Growth Area Planned Land Use (Moorhead Plan)

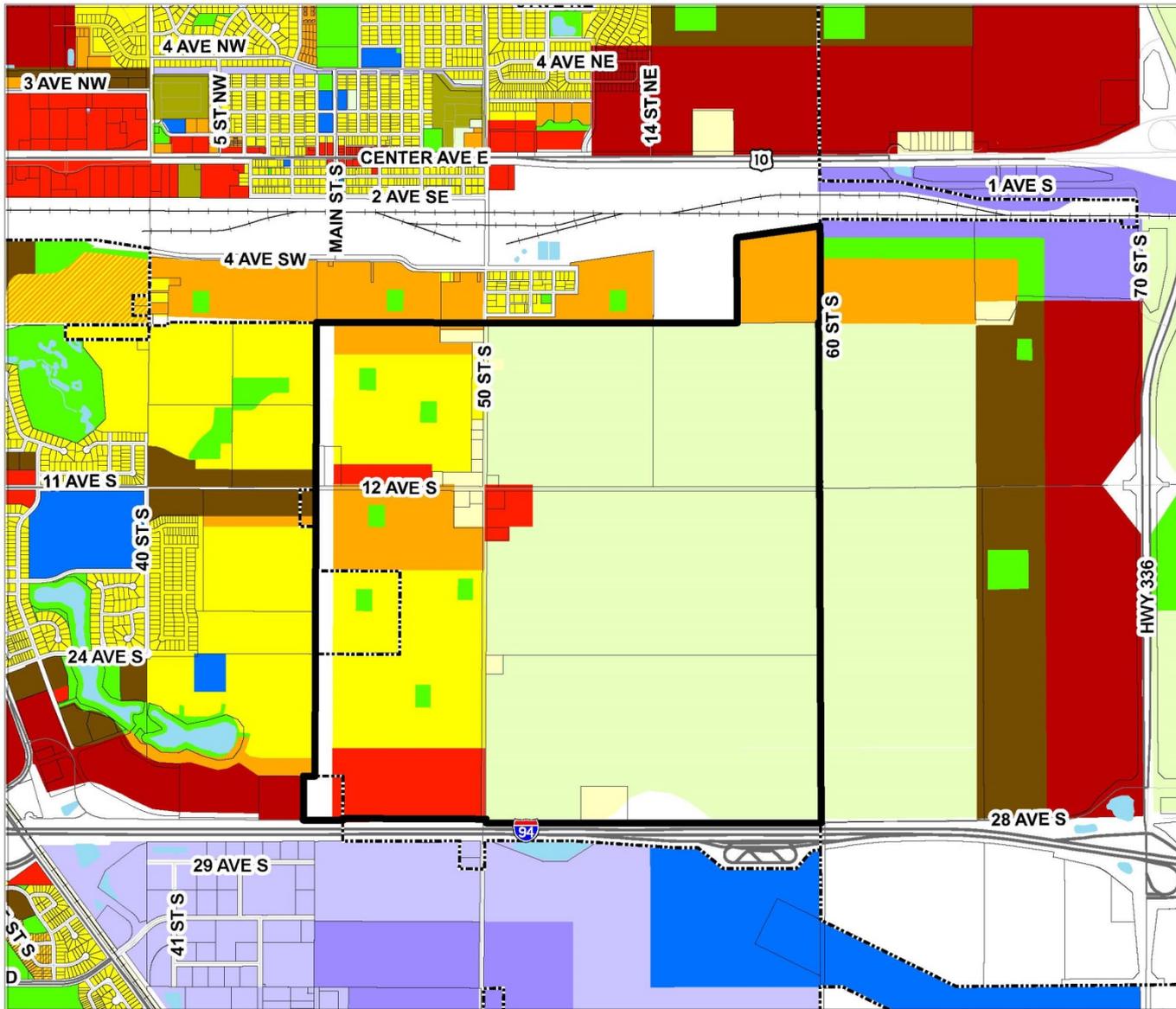
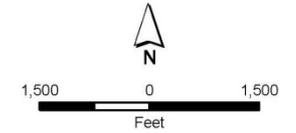


- Growth Area Plan Boundary
- Municipal Boundary
- Open Water
- Agricultural
- Railroad
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mixed Residential
- High Density Residential
- High Density Mixed Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Downtown
- Mixed Use
- Light Industrial
- Heavy Industrial
- Public/Institutional
- Parks/Open Space
- Growth Area Plan Boundary

March 9, 2016



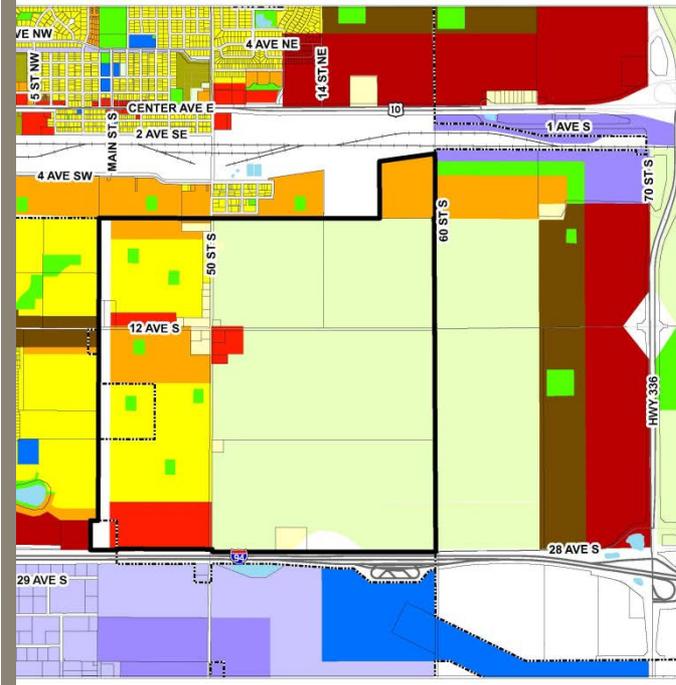
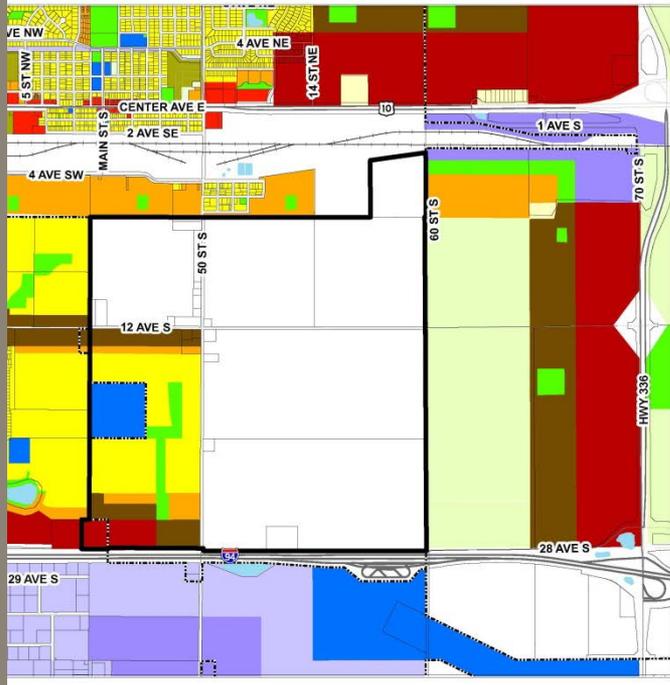
East Growth Area Planned Land Use (Dilworth Plan)



- Growth Area Plan Boundary
- Municipal Boundary
- Open Water
- Growth Area Plan Boundary
- Agricultural
- Railroad
- Rural Residential
- Low Density Residential
- Medium Density Residential
- Medium Density Mixed Residential
- High Density Residential
- High Density Mixed Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Downtown
- Mixed Use
- Light Industrial
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March 9, 2016



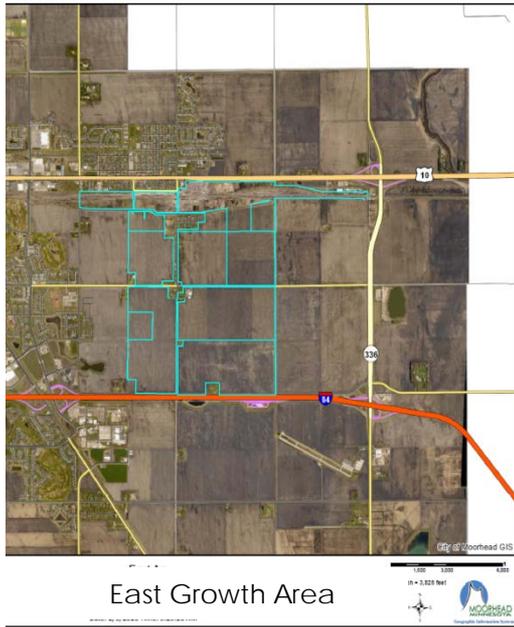


Growth Areas - Parcels

28 Parcels

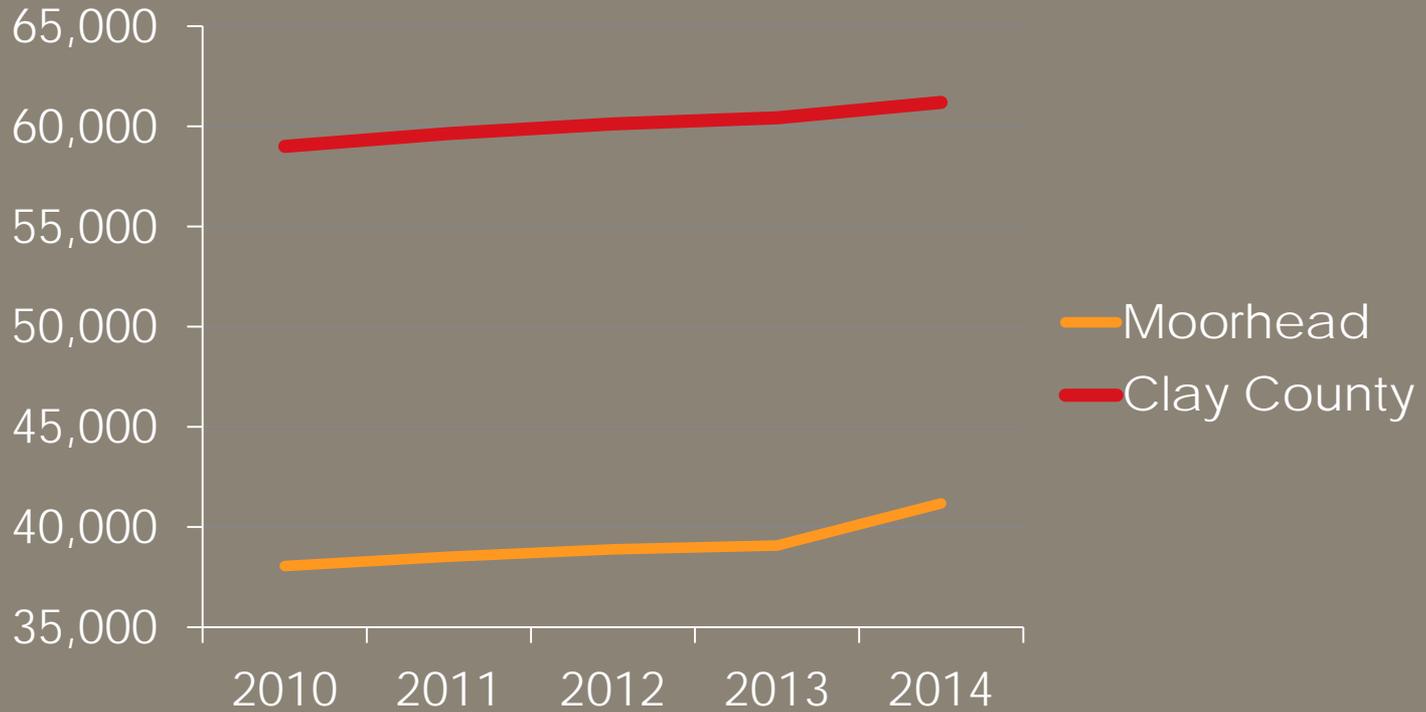
5 Parcels

11 Parcels



Larger parcels depicted

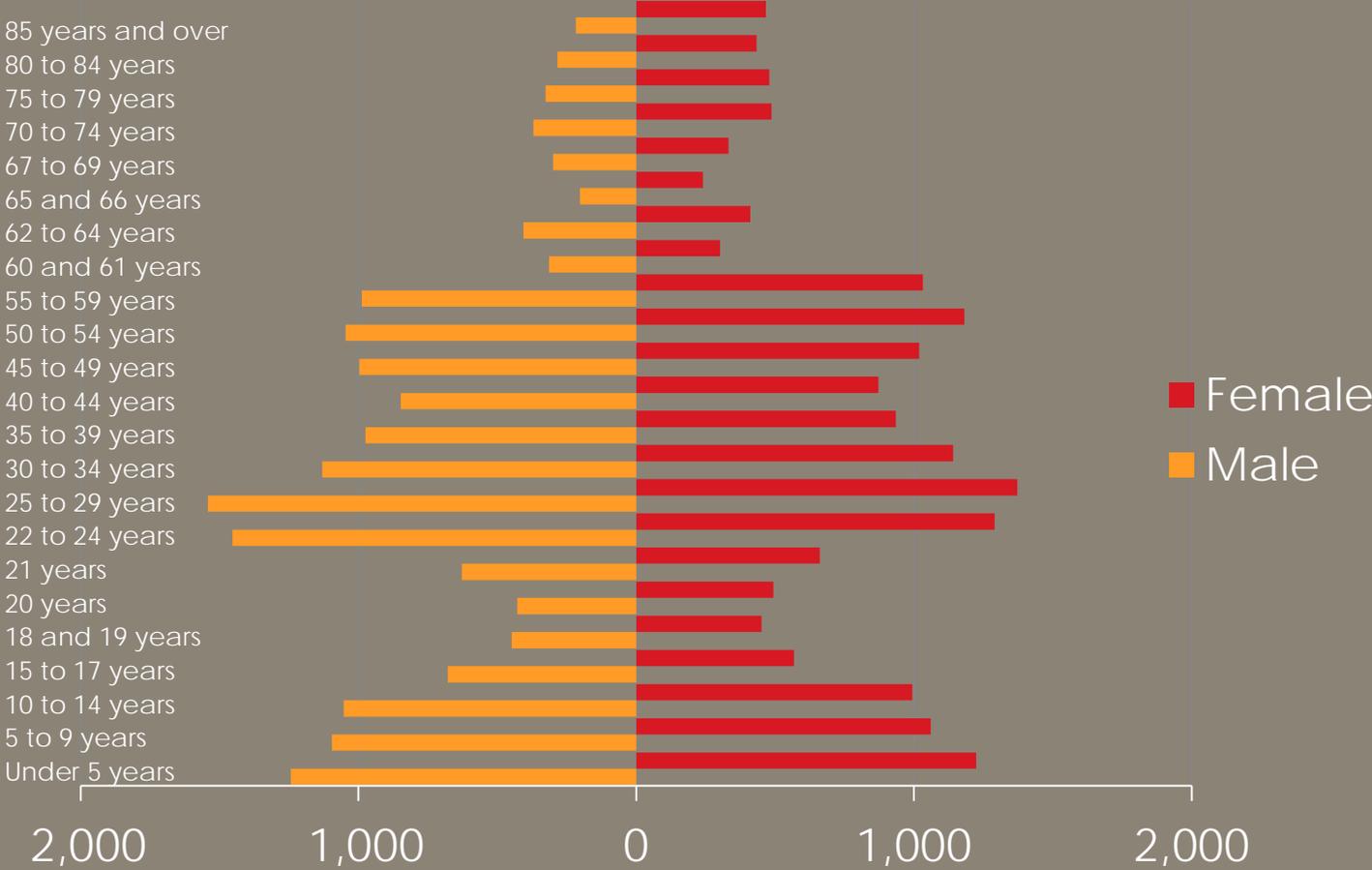
Population Growth



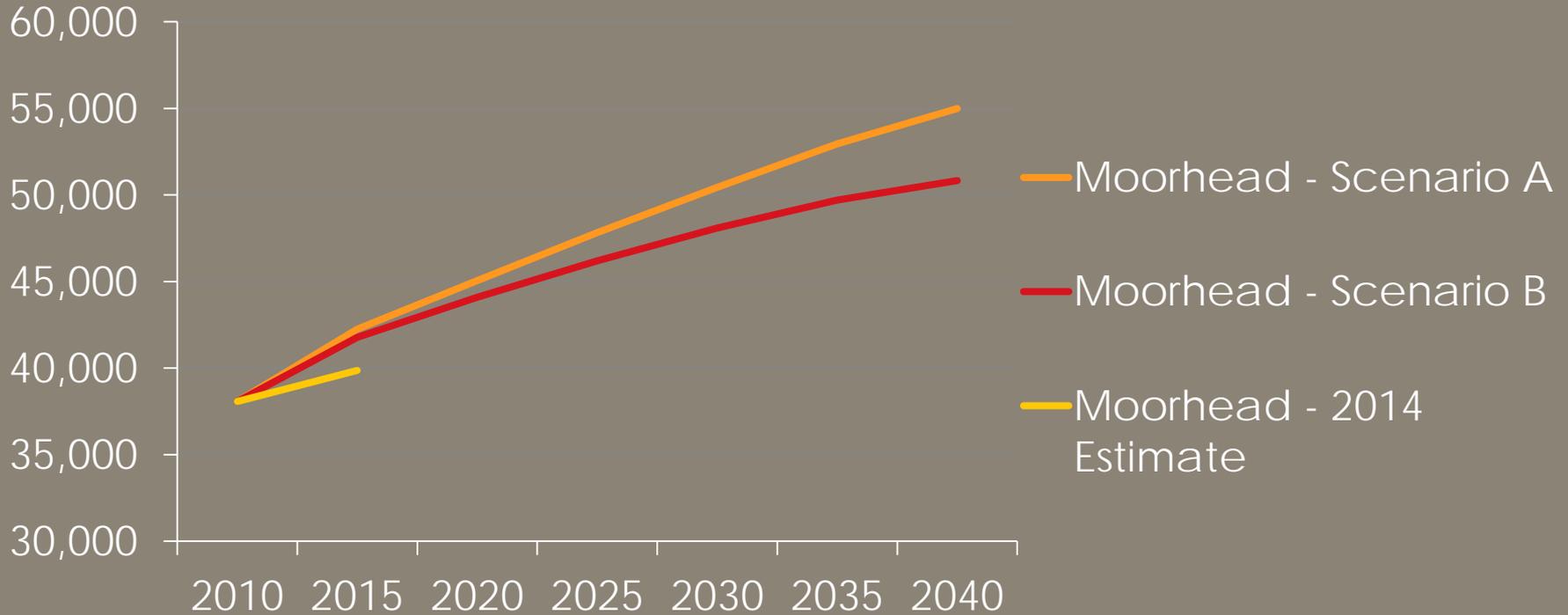
Population Growth

| Year | Moorhead | | Clay County | |
|------|------------|-------------|-------------|--------|
| | Population | Growth | Population | Growth |
| 2010 | 38,065 | | 58,999 | |
| 2011 | 38,516 | 1.2% | 59,644 | 1.1% |
| 2012 | 38,889 | 1.0% | 60,118 | 0.8% |
| 2013 | 39,091 | 0.5% | 60,426 | 0.5% |
| 2014 | 39,857 | 4.7% | 61,196 | 1.3% |

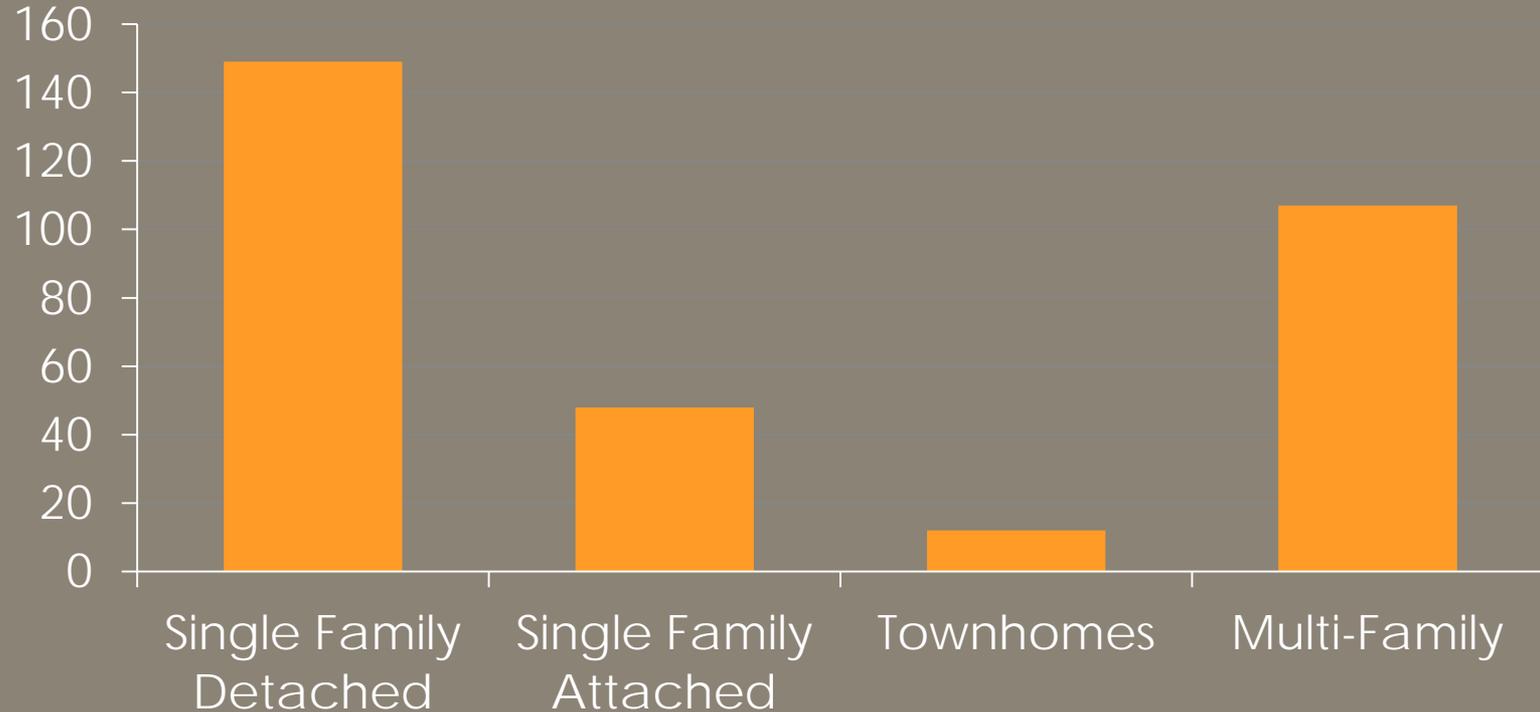
Age Pyramid



Population Projections

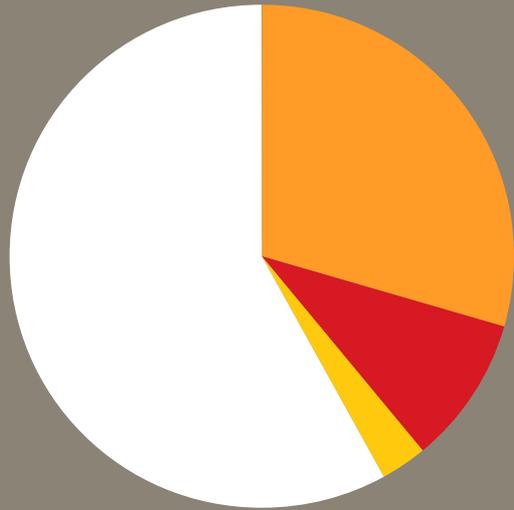


Housing – 2015 Building Permits

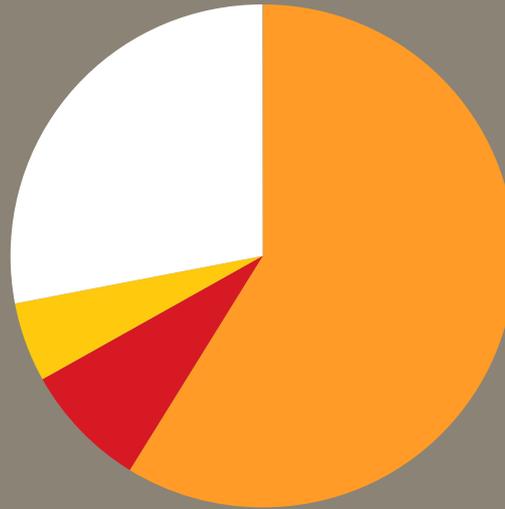


Housing Types

City of Moorhead



2015 Building Permits



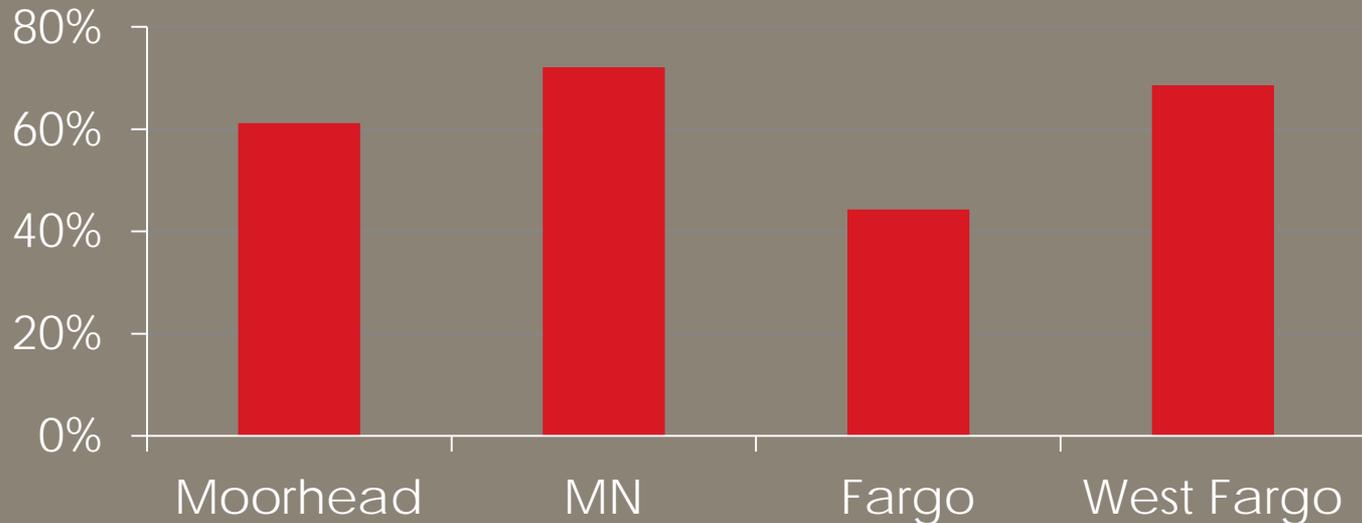
2010 Census

- Single Family Detached
- Single Family Attached
- Townhouse
- Multi-Family

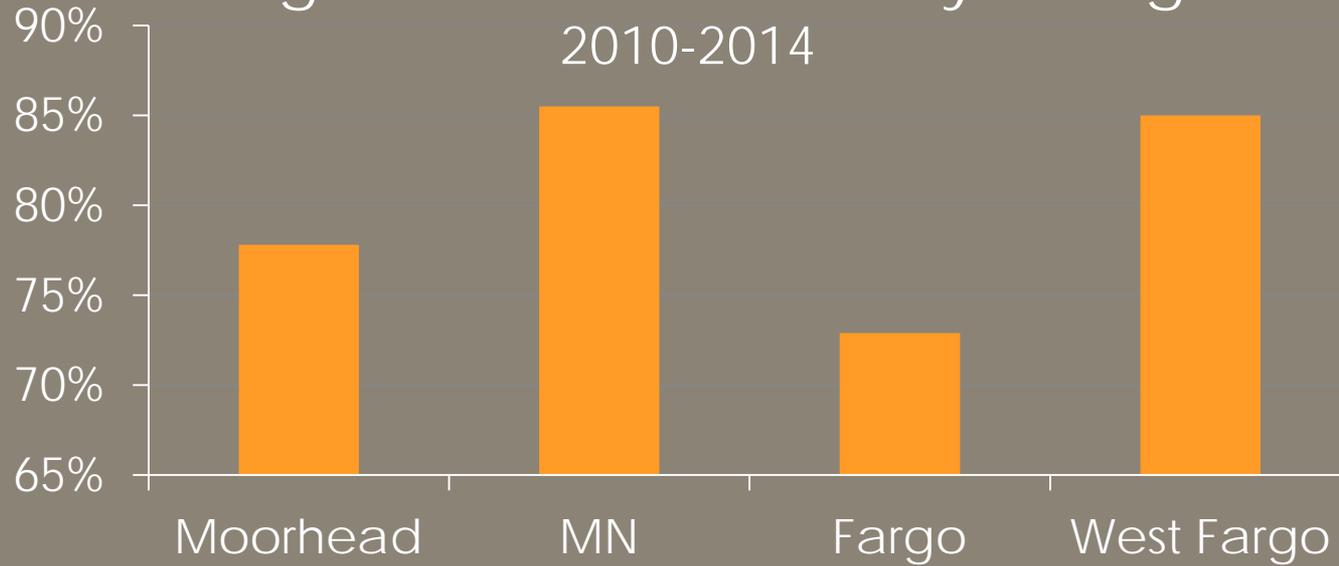
Housing

2010 Housing Units -15,274
City of Moorhead

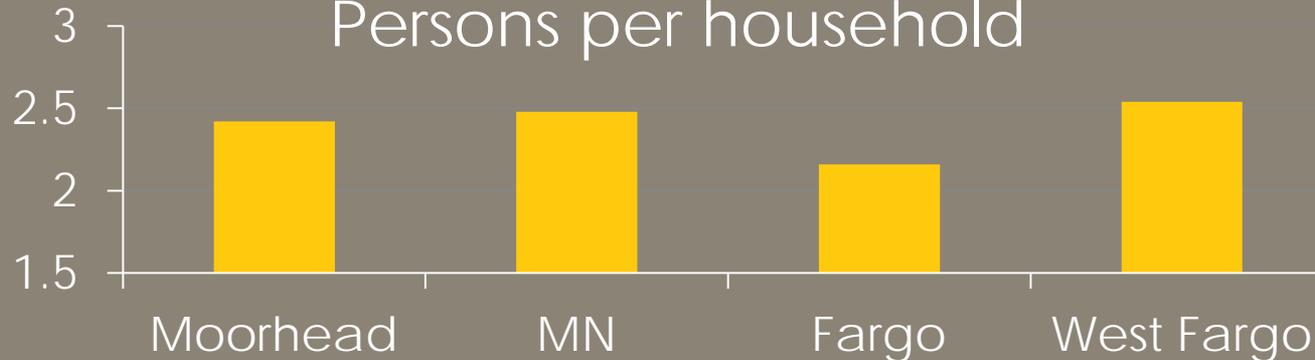
Owner-Occupied Rate 2010-2014



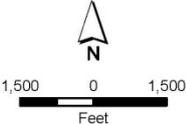
Living in same house as 1 year ago



Persons per household



Existing Transportation System East Growth Area



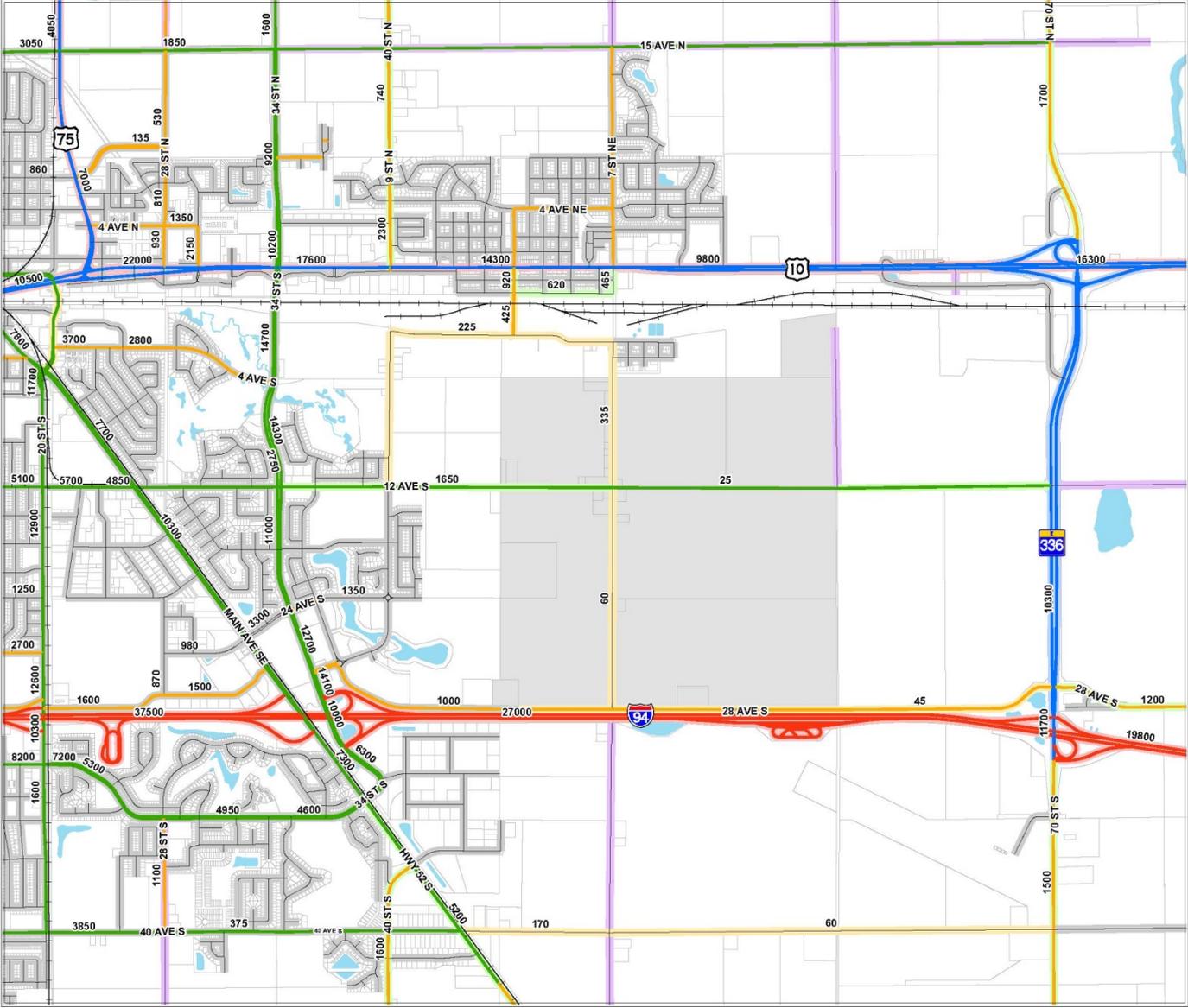
Functional Class:

- Interstate
- Principal Arterial
- Minor Arterial
- Collector
- Local Collector
- Local

Ownership:

- Federal Highway
- State Highway
- County State Aid Highway
- County Highway
- Local Road
- Township Road

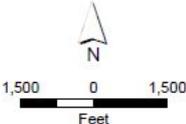
- 1200** 2014 AADT
- Railroad Tracks
- East Growth Area
- Open Water



March 7, 2016



Existing Transportation System Southeast and Southwest Growth Areas



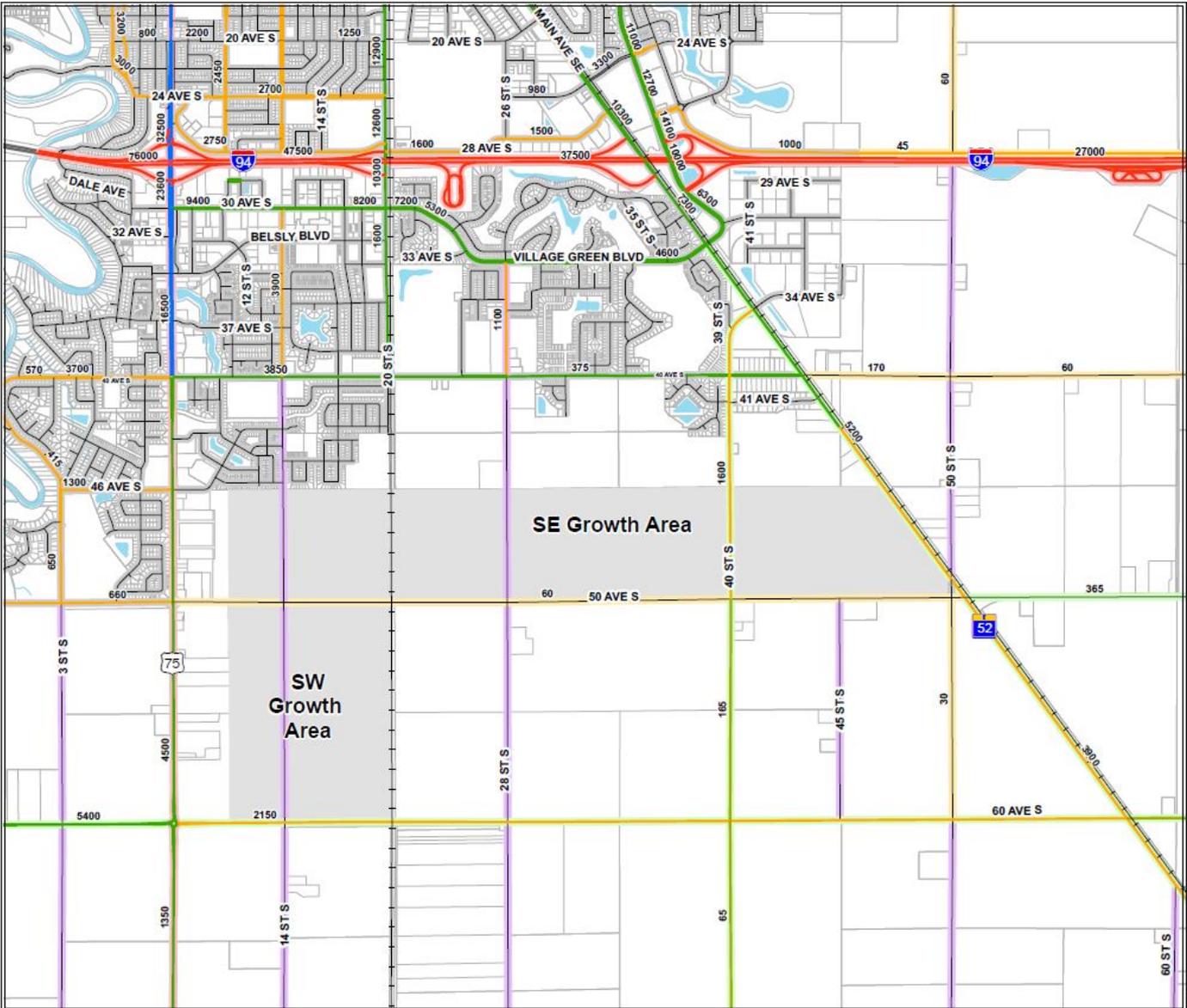
Functional Class:

- Interstate
- Principal Arterial
- Minor Arterial
- Collector
- Local Collector
- Local

Ownership:

- Federal Highway
- State Highway
- County State Aid Highway
- County Highway
- Local Road
- Township Road

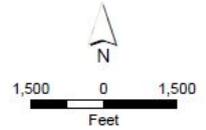
- 1200 2014 AADT
- Railroad Tracks
- SE and SW Growth Areas
- Open Water



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Proposed Transportation System Southeast and Southwest Growth Areas

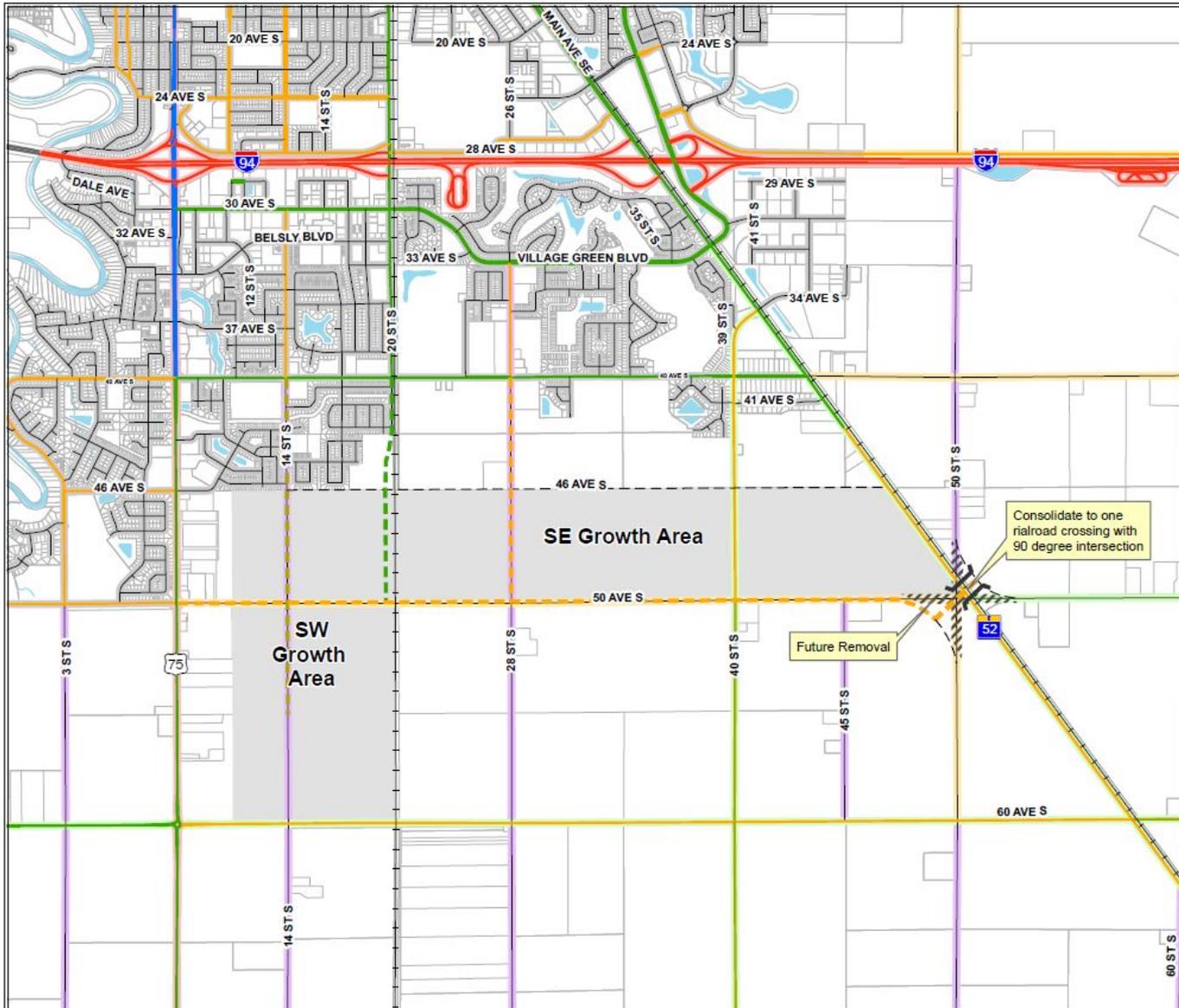


Functional Class:

- Interstate
- Principal Arterial
- Minor Arterial
- - - Future Minor Arterial
- Collector
- - - Future Collector
- Local Collector
- - - Future Local Collector
- Local
- - - Future Local

Ownership:

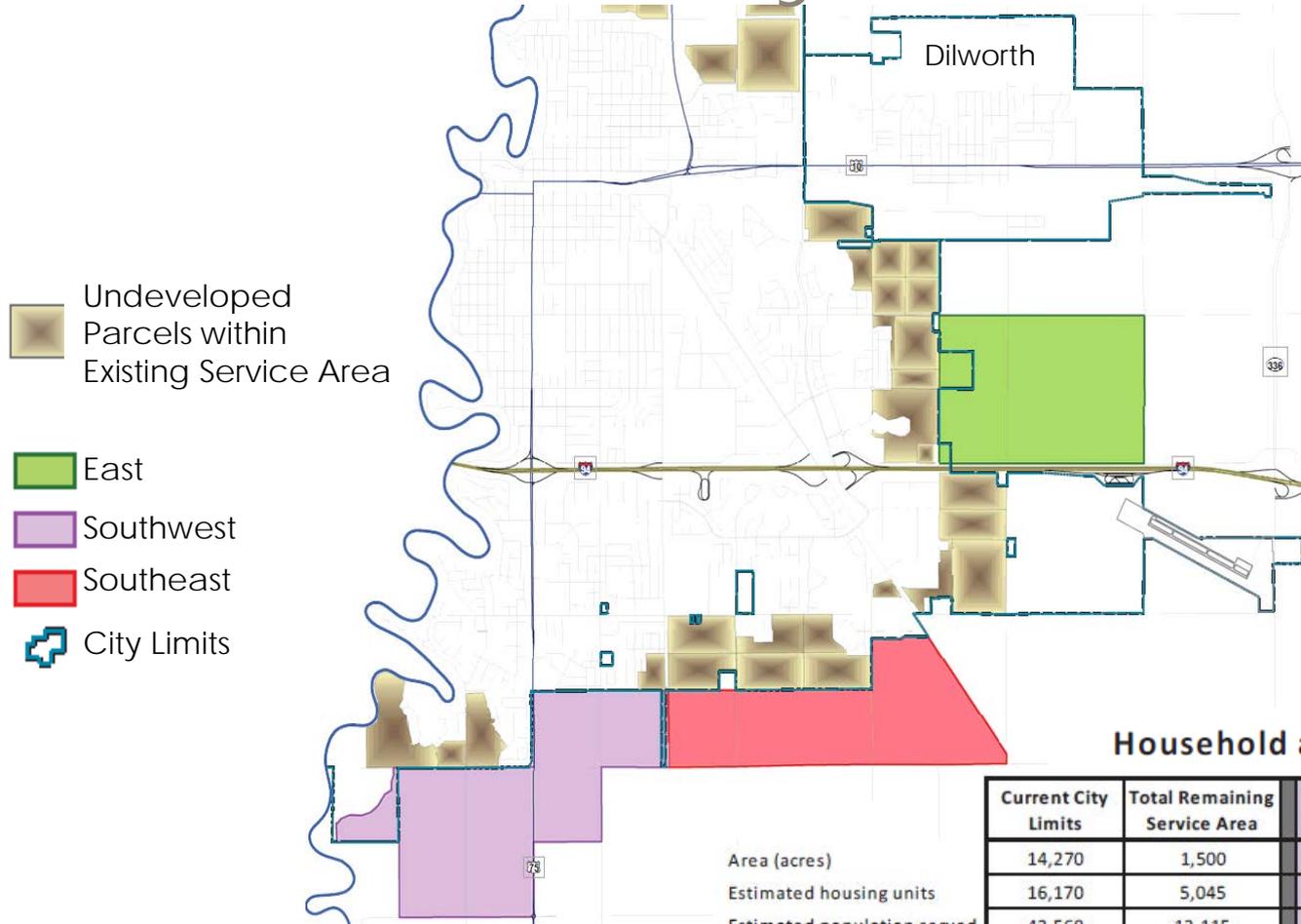
- Federal Highway
- State Highway
- County State Aid Highway
- County Highway
- Local Road
- Township Road
- Railroad Tracks
- SE and SW Growth Areas
- Open Water



March 18, 2016



Future Sanitary Sewer Concepts



Opportunities and Challenges

EAST GROWTH AREA

- What are the area's biggest opportunities?
- What are the area's biggest challenges?

SOUTHEAST GROWTH AREA

- What are the area's biggest opportunities?
- What are the area's biggest challenges?

Opportunities and Challenges

- What will influence/drive development in these two areas?
- Connections/regional influences?
- Growth corridors?
- Areas of concern?
- Special areas?
- Area needs?
- Expected/projected growth?
- What else do we need to know?

Next Steps

- Finalize background data report with the City of Moorhead
- Summarize discussion and findings of Steering Committee Meeting #1
- Update the project website with the background data report
- Prepare Draft Goals for the Growth Area Plans

Planning & Neighborhood Services

- ▼ Airport
- ▼ Assessing
- ▼ Building Codes
- ▼ Neighborhood Services
- ▼ Planning & Zoning
 - Zoning & Subdivision Development
 - Long Range Planning
- ▼ Annexation Resources
- Oakport Questions
- Application Forms
- Related Maps
- Art In Moorhead
- Related Information
- Contact Planning & Zoning
- ▼ Rental Registration
- Transit

Departments » Planning & Neighborhood Services

PLANNING & ZONING

Font Size: [+](#) [-](#) [Share & Bookmark](#) [Feedback](#) [Print](#)

The Planning and Zoning Office evaluates and regulates development in the City as outlined in the Comprehensive Plan, Growth Area Plans, Moorhead City Code, metropolitan policies, and State Statutes. It provides staff services to the City Council, Planning Commission and Board of Adjustment, Oakport Joint Powers Board and Airport Committee.

The Planning Office responds to inquiries about the use of land and physical development from residents, developers, businesses, realtors and others - including information on the Comprehensive Plan, zoning and subdivision regulations, demographic trends, and development possibilities.

- Zoning and Subdivision Development Information
- Long Range Planning
- Annexation Resources
- Application Forms
- Planning and Zoning-Related Maps
- Related Information

Spotlight Projects

Growth Area Plans

The City of Moorhead recently initiated the development of Growth Area Plans for two future growth areas. This project will be led by the City's consultant, Stantec, together with representatives of the City's Planning Office.

These Growth Area Plans are intended to designate land uses within these areas to ensure future development is connected to the larger community. These plans will provide a road map for long range future development of the city.

There will be multiple opportunities for the public to follow and engage in the Growth Area Plans project. Two Public Open Houses are scheduled.

GROWTH AREA PLANS OPEN HOUSES

Thursday, May 19, 2016

5:00 to 7:00 p.m.

Hjemkomst Center

202 1st Ave N, Moorhead, MN

Thursday, November 3, 2016

5:00 to 7:00 p.m.

Hjemkomst Center

202 1st Ave N, Moorhead, MN

River Corridor Plan



Questions and Discussion