



## Comprehensive Plan

For the City of Moorhead, Minnesota

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



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



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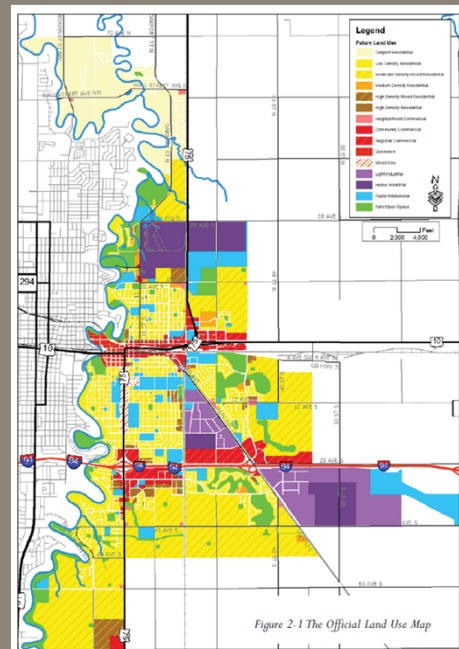


Figure 2-1 The Official Land Use Map

## Comprehensive Plan

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Comprehensive Plan page 3-9

## 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*

...



## Adopted Growth Area Plans

South

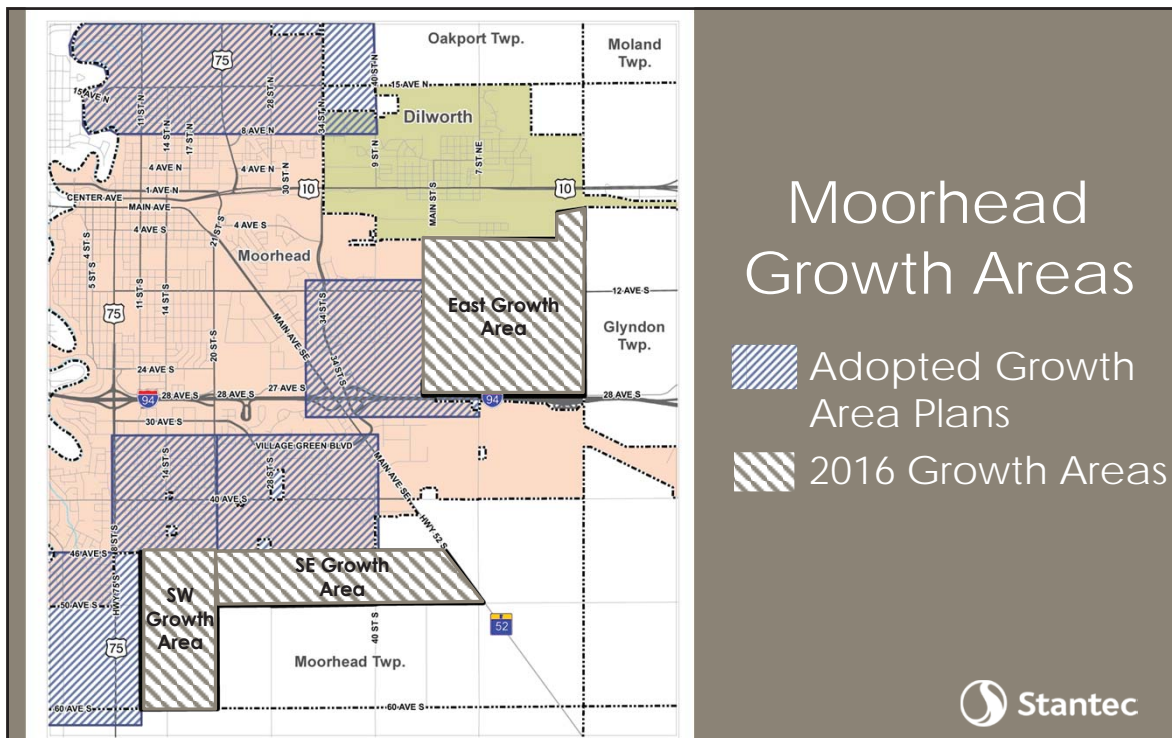
South Central

Southeast

East







# Effect of the Growth Area Plans

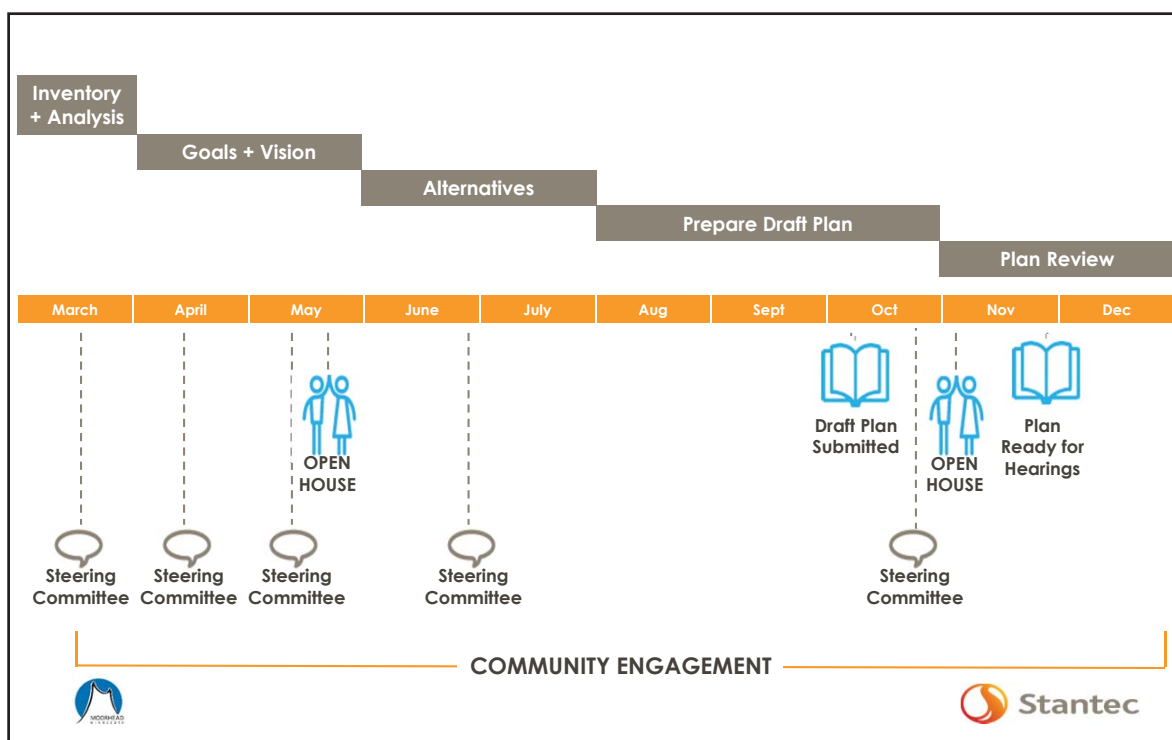
## The Growth Area Plans will:

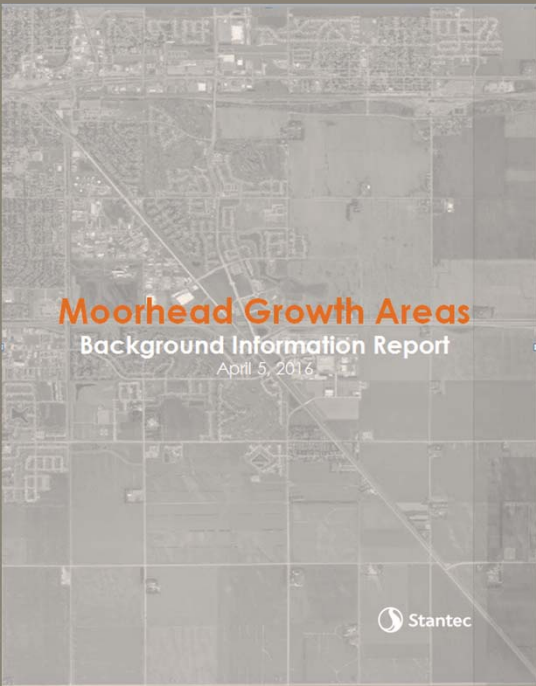
- Provide guidance to Moorhead for capital improvement investments
- Indicate the most suitable future uses

## The Growth Area Plans:

- Do not change anyone's zoning or annex property
- Do not indicate that any specific property is ready for development today









The image shows the cover of a report titled "Moorhead Growth Areas Background Information Report" dated April 5, 2016. The cover features a grayscale aerial photograph of a city area with a grid of streets. The title is in orange and white text. The Stantec logo is in the bottom right corner of the cover.


- Natural Resources
- Land Use
- Demographics and Housing
- Infrastructure



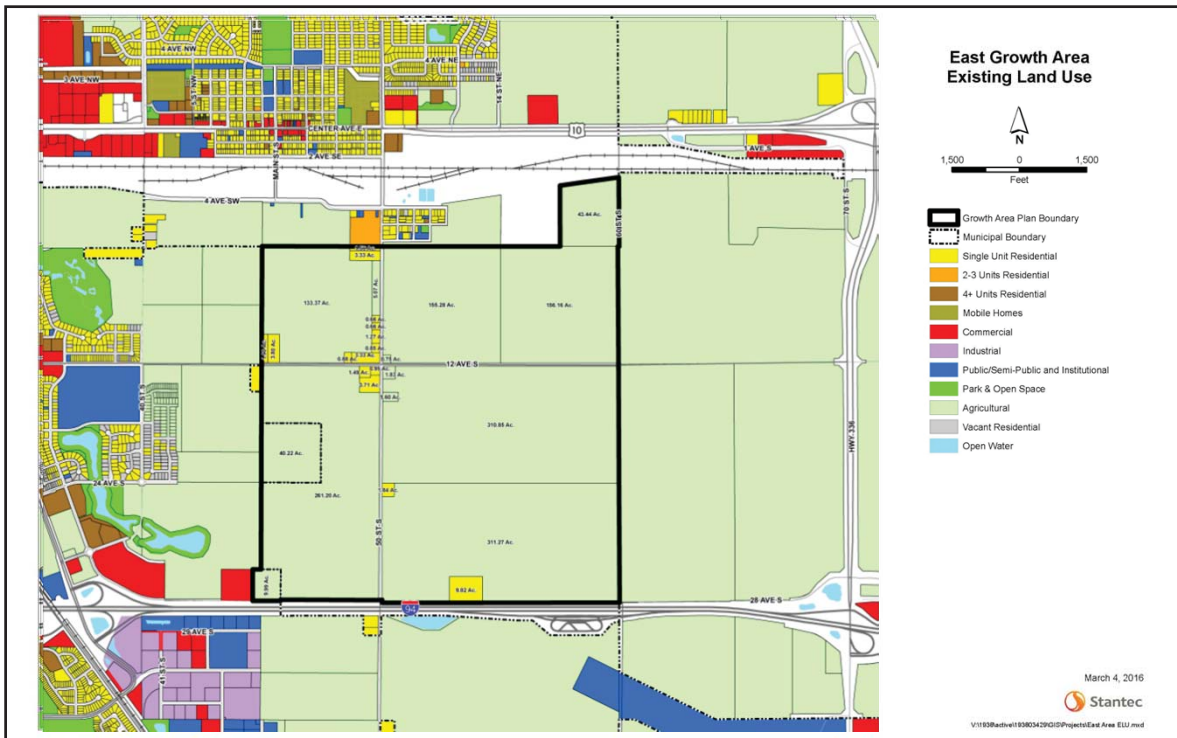
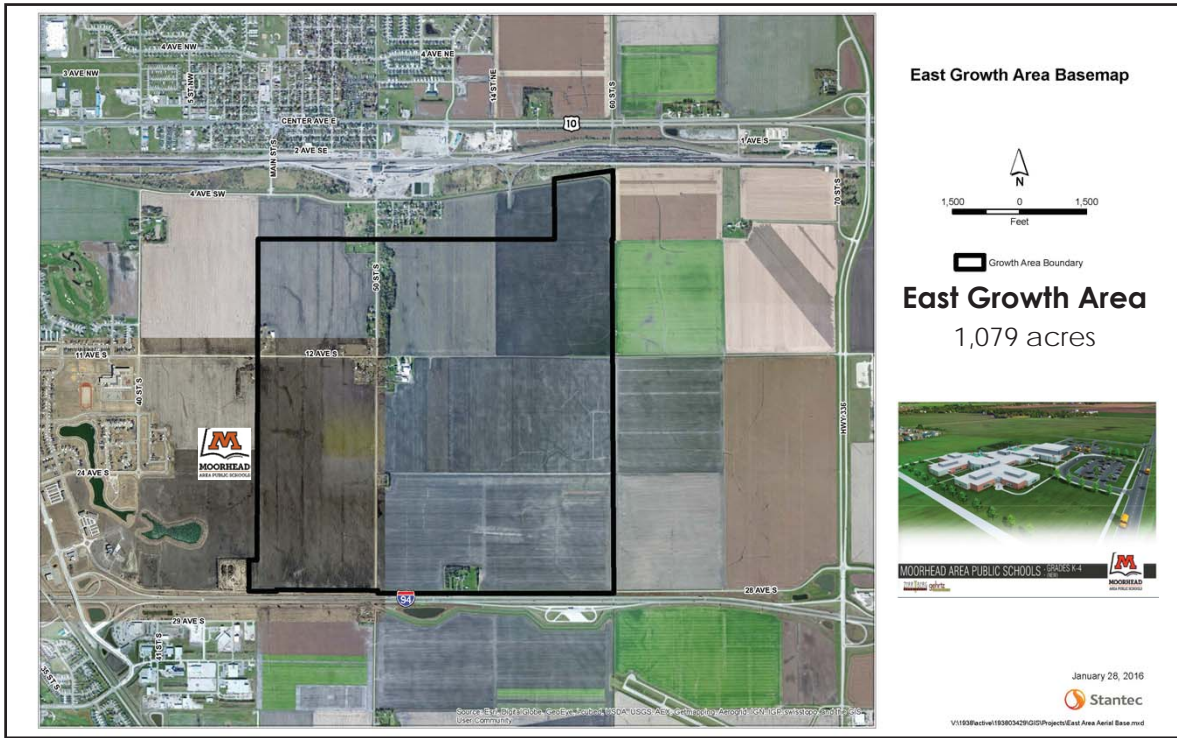
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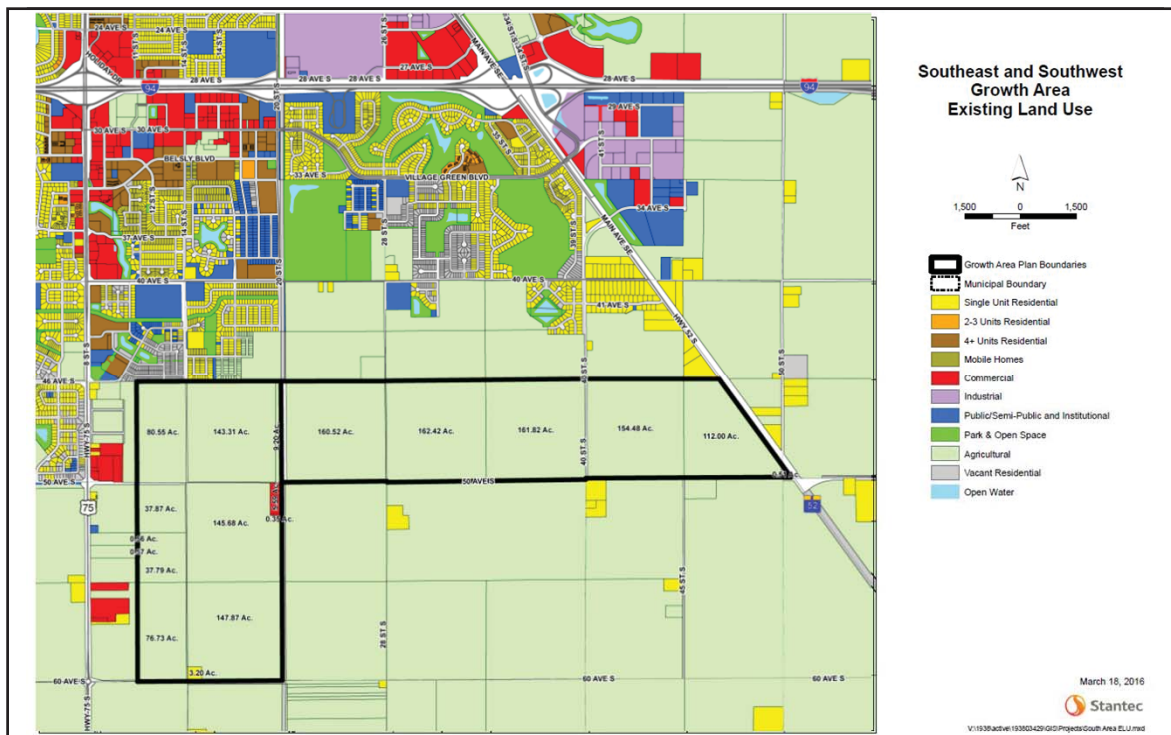
- Natural Resources
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[www.cityofmoorhead.com/growth](http://www.cityofmoorhead.com/growth)

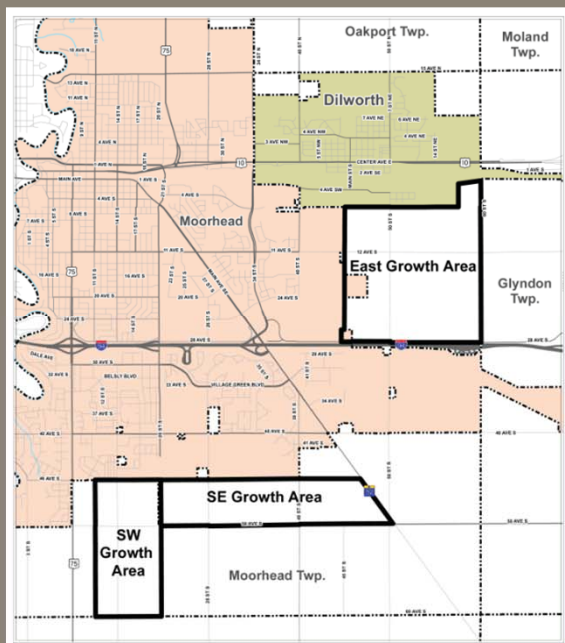












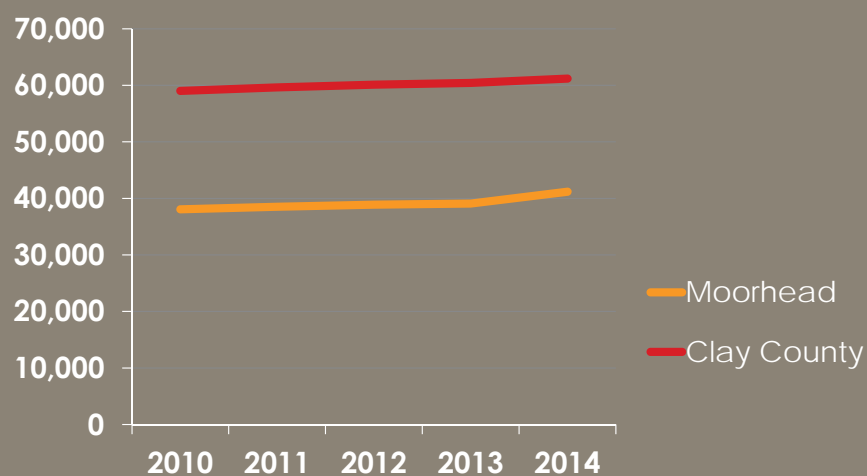
## 2016 Growth Areas

Address:

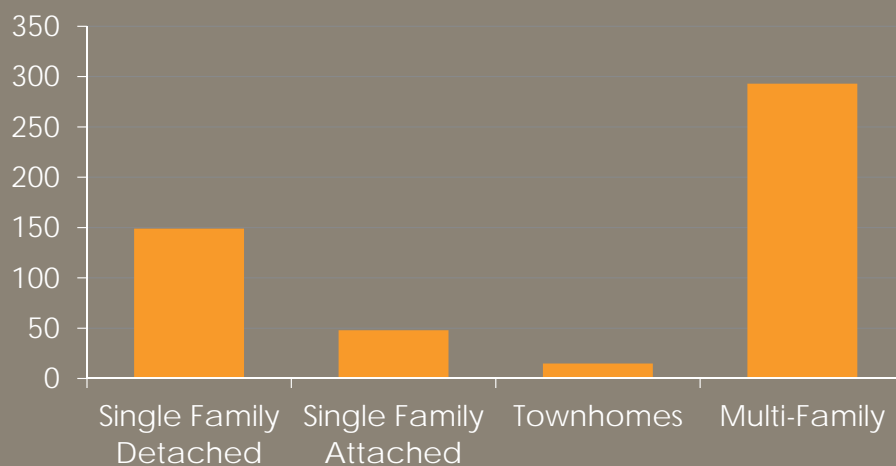
- Overall city growth
- Moorhead's new Elementary School
- City infrastructure studies
- A roadmap for the next ten years and beyond



## Moorhead Growth 2010-2014

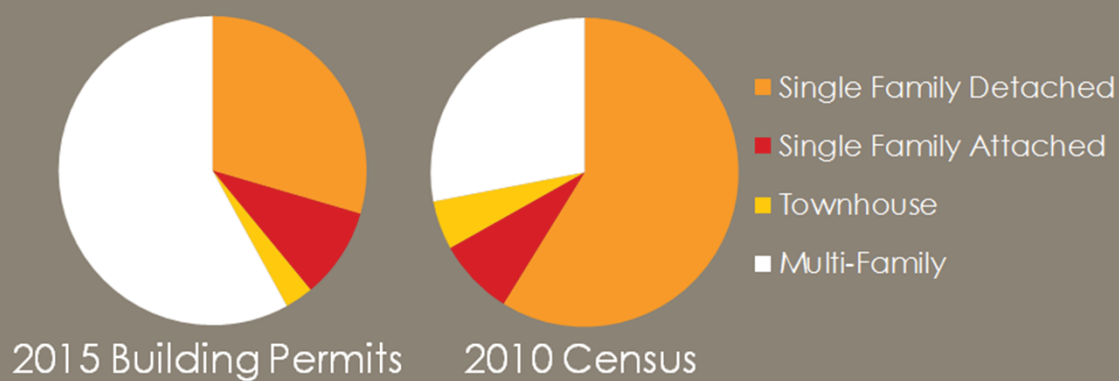


## Housing – 2015 Building Permits

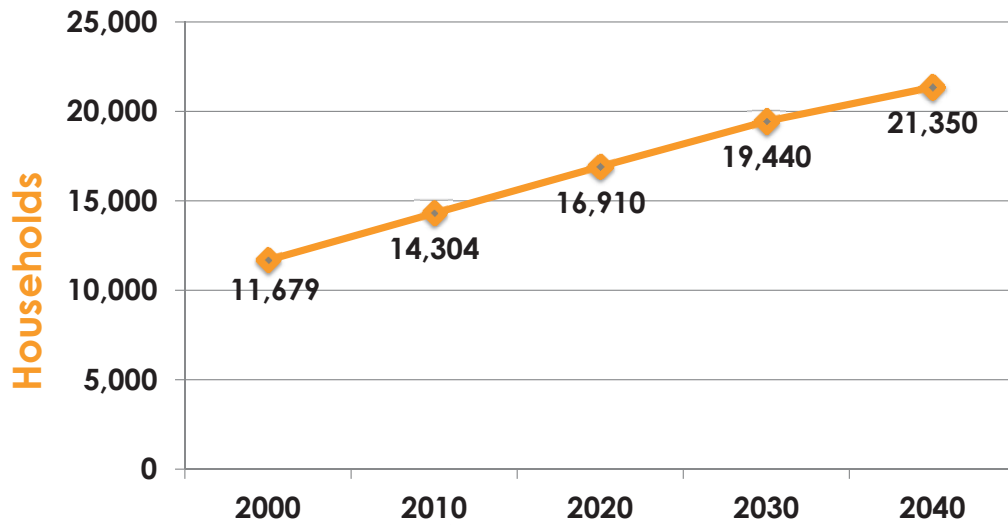


## Housing Types

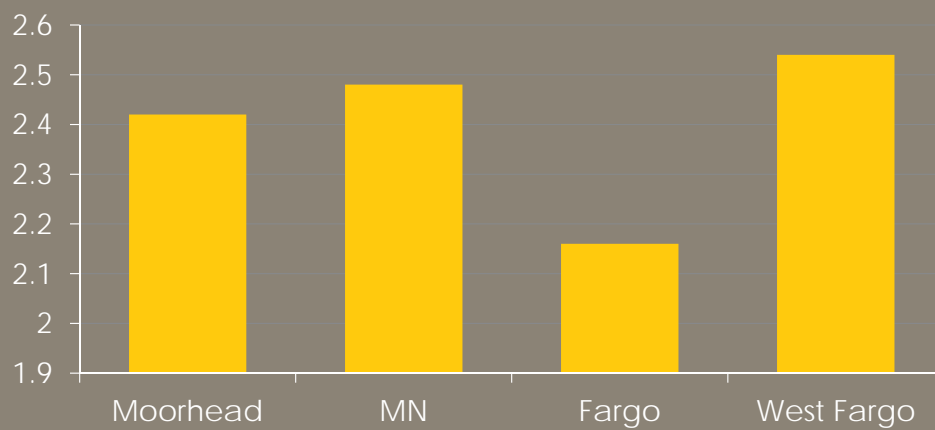
City of Moorhead



## Projected 2040 Households



## Persons Per Household





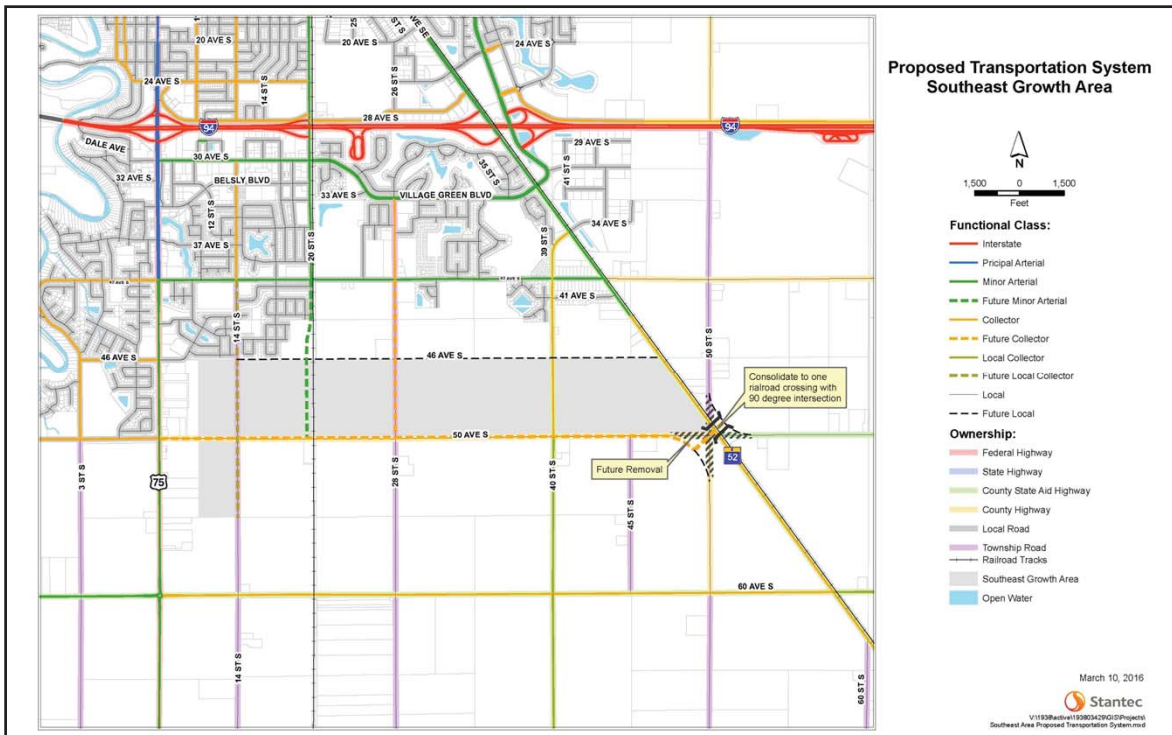
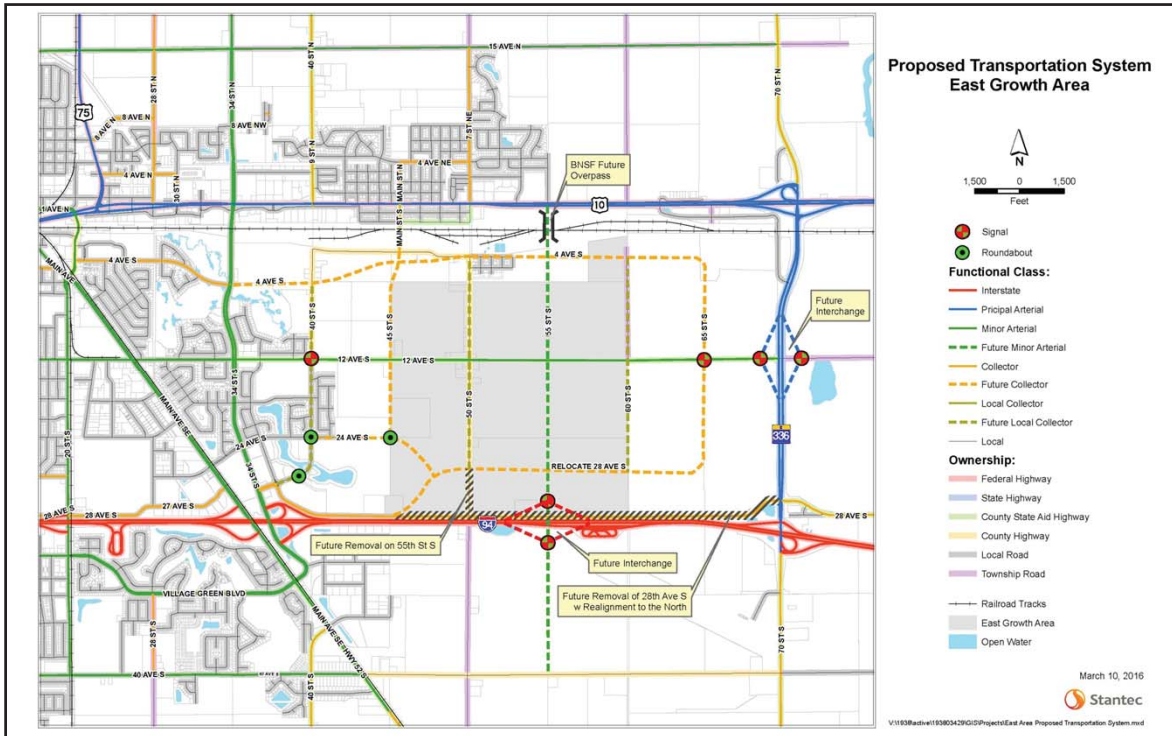


## On-Going Infrastructure Studies

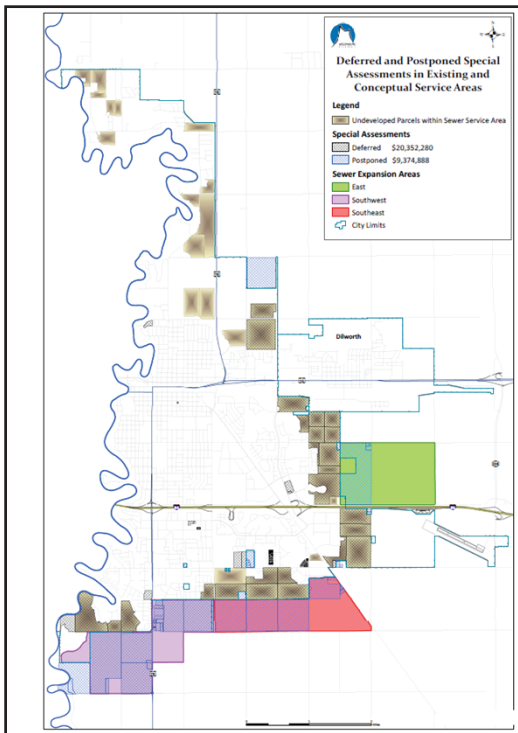
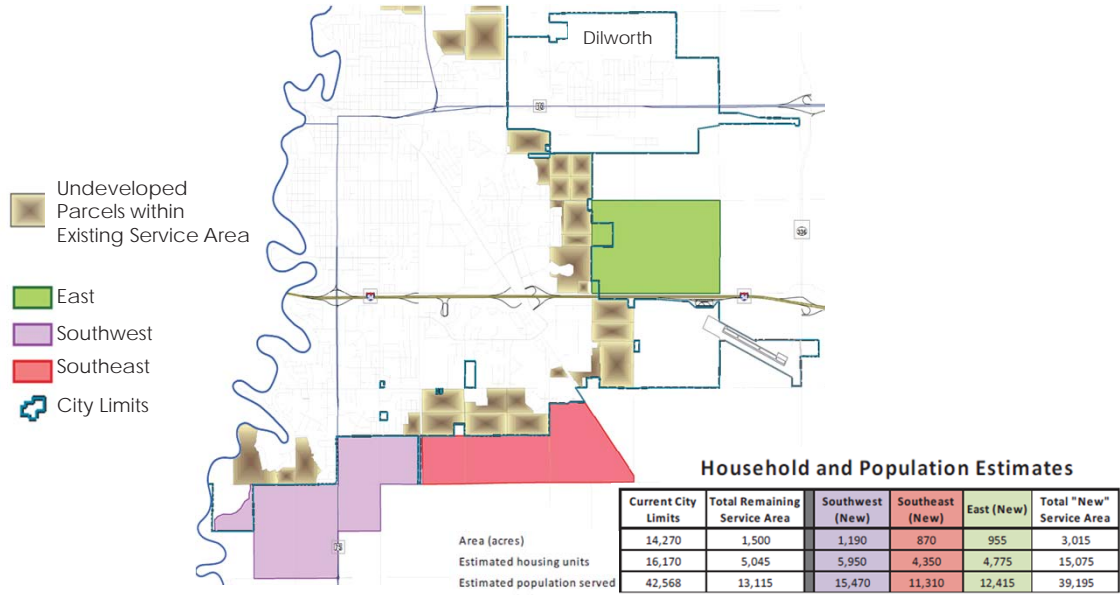
Address  
Moorhead's  
Needs Today

Plan for 2040  
and Beyond





# Future Sanitary Sewer Concepts

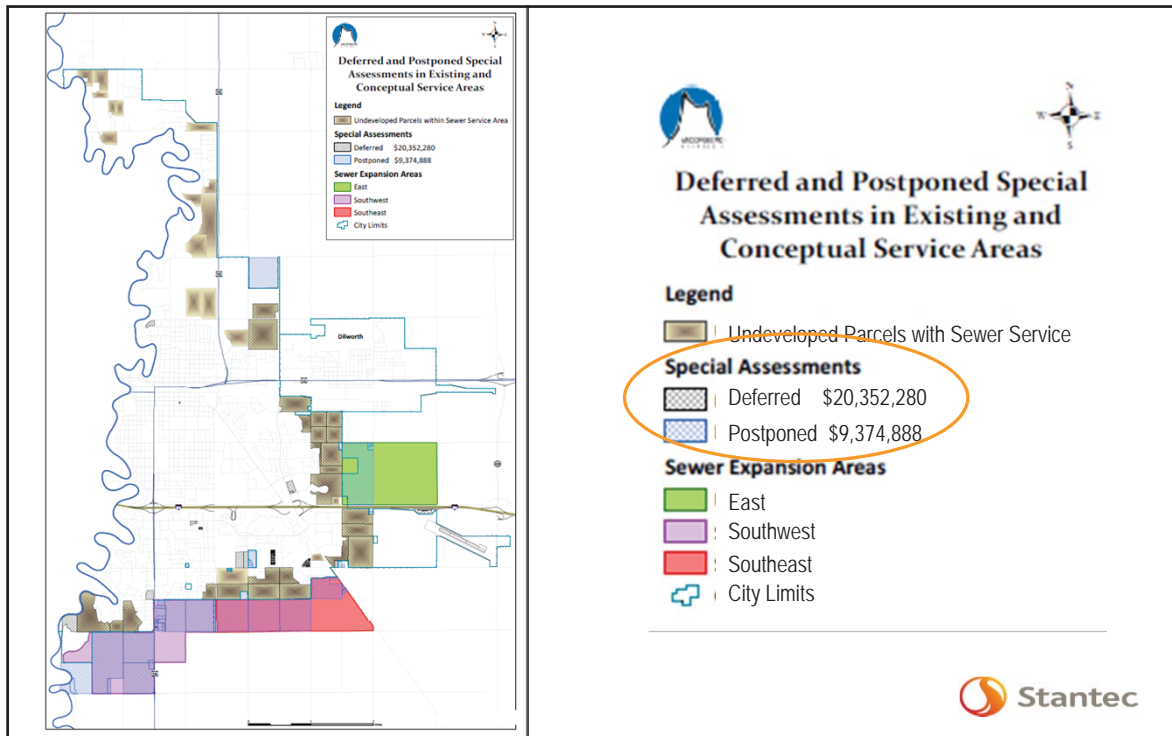


## Undeveloped Parcels with Municipal Service

Undeveloped acreage that can be served 1,500 acres

Likely unit potential 5,000 units





## Population Accommodation

Some 2040  
Growth in Existing  
Moorhead

+

Some 2040  
Growth also in  
Moorhead's  
New Growth  
Areas

## Alternative Land Use Scenarios



Trend  
Development



Compact  
Centers



Interchange  
Alternatives



New Ideas



## Our Starting Point

Development scenarios look to the future. They are not forecasts or predictions, but possible futures that could happen based on what already exists, emerging trends, or Moorhead's desire to change course for the future.

Your input is important.





## LAND USES

Place a dot on the land uses that you'd like to see in the growth area



## LAND USES

Place a dot on the land uses that you'd like to see in the growth area





## INTERCHANGE LAND USES

Place a dot on uses you'd like to see in the Interchange area if it gets approved



## PARKS AND PUBLIC SPACES

Place a dot on the land uses that you'd like to see in the growth area

	Strongly Agree	Agree	Disagree	Strongly Disagree
Residential development with more than one building type should be encouraged				
Mixed use development (residential + commercial or office + retail, etc.) should be encouraged				
Compatibility of proposed uses with adjacent existing uses is important				
The growth area should include park + open space				

## YOUR OPINION

Place a dot on the statement that reflects your opinion for Moorhead

	Strongly Agree	Agree	Disagree	Strongly Disagree
Priority should be given for Moorhead to fill in rather than expand				
Moorhead should promote infill development and redevelopment				
Future development should be phased according to infrastructure availability				
Higher density residential and commercial uses should be focused at major intersections				

## YOUR OPINION

Place a dot on the statement that reflects your opinion for Moorhead

## Next Steps



- Prepare alternative development scenarios for the three growth areas
- Prepare the draft plan
- Watch city website for updates  
[www.cityofmoorhead.com/growth](http://www.cityofmoorhead.com/growth)
- Next Open House in November



## Planning Team is Available

- Answer questions
- Review planning process
- Discuss any exhibits
- Hear your ideas
- Anything else?



