

6

Plan Elements



Wadena

Comprehensive Plan & Transportation Plan

6.1 OVERVIEW

This chapter summarizes comprehensive plan strategies by providing future plans and recommendations. A comprehensive plan is adopted in an effort to provide decision making guidance for city staff and elected officials over the course of 20-30 years. The document sets forth the vision for

the city, but does not necessarily call for specific, immediate action. Furthermore, the plan should reflect the values, goals, objectives, and policies of the public, which will help city staff and elected officials with decisions regarding land use and future growth. This chapter should be referenced on a regular basis as the community is faced with decisions and issues that have the potential to affect its future.

This section of the plan addresses the following elements:

- Future Land Use
- Transportation
- Building Beauty into the City
- The Public Realm
- Housing
- Environment
- Economy
- Historic and Cultural Resources

6.2 FUTURE LAND USE

A future land use plan is an integral part of a city's comprehensive plan. Not only does the plan guide the location of potential developments, but it provides a basis for zoning decisions by the Planning and Zoning Commission and the City Council. Wadena staff members can also use the plan as a tool when speaking with potential developers who are interested in developing within Wadena. The future land use plan should be considered a living document, similar to the comprehensive plan as a whole. As development occurs or trends change, updates to the land use plan may be needed. These updates can be initiated by city staff, land owners, or developers, which follow the process described within this chapter. A request for a land use plan update should always be completed when a zoning change application is received for an area in which the future land use does not coincide with the new zone.

During the process of making future amendments to the plan, several questions should be considered:

- Will the change be compatible with surrounding land uses, or are other amendments needed to maintain compatibility?

- Is the proposed change compatible with the goals and objectives of this comprehensive plan?
- Does the proposed land use amendment have the potential to increase traffic volumes, and if so, will the existing or planned transportation system be able to accommodate those volumes?
- Does the proposed amendment allow planned infrastructure to be carried out in a way that provides continuity?
- Will water and sewer demands of the proposed change exceed the planned or existing capacity of the water and sewer mains?

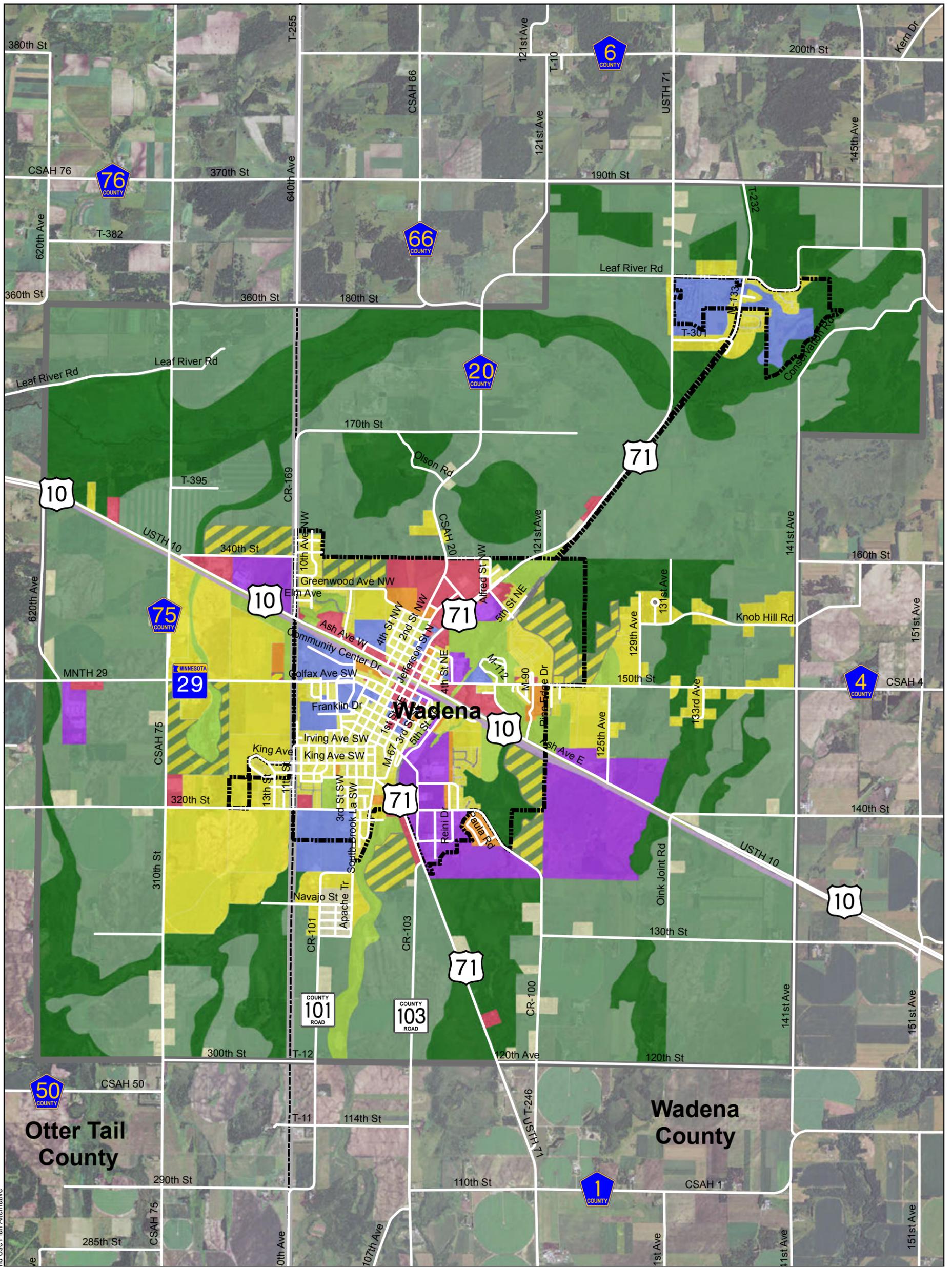
Once policy makers are satisfied with the outcome of these questions, a land use plan amendment can proceed. After the land use plan has been amended to the city's satisfaction and has been officially adopted, the path is cleared for a zoning change to proceed.

The future land use plan takes many elements into consideration, many of which are outlined in Chapter 2, Existing Conditions. The elements include existing land use and zoning, recent development patterns, the existing street network, topography, water features, and public amenities. Public involvement also played a role in the development of this future land use plan. For example, the public stressed job creation, and as a result, the plan will recommend the introduction of new industries to the City. To accommodate this desire, additional areas for industrial and commercial development were concentrated near existing job centers in the future land use plan.

The land use plan focuses primarily on the undeveloped fringe areas of the city and infill of vacant areas within the core of the city. In the developed areas of the city, the plan calls for little to no change. One exception pertains to the area surrounding Downtown Wadena. Input from the public involvement and Study Review Committee indicated a desire for economic growth in the core of the city. In response to this desire, commercial land uses were expanded to the southeast of the existing downtown to allow for additional commercial growth. Any such land use and zoning changes occurring in this manner would happen on a case by case basis as land becomes available and a need is seen for additional services in the area.

PREFERRED ALTERNATIVE

The preferred land use plan is shown in **Figure 6-1**. The future land use plan process began with the development of three future land use plan alternatives. The three alternatives considered were rapid development, limited new development, and conservation design. These alternatives were presented to the project steering committee and the Wadena Planning and Zoning Commission for review. From these discussions, a preferred future land use alternative was produced.



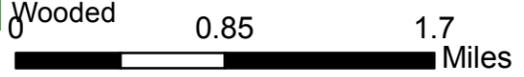
Future Land Use

- Commercial
- Industrial
- Public and Institutional
- Mixed Use: Residential and Commercial

- Medium Density Residential
- Low Density Residential
- Conservation Design District
- Rural Residential

- Rail Road Right of Way
- Park and Open Space
- Agricultural
- Wooded

- Extraterritorial Area
- City Limits
- County Border



H:\Projects\7586\Design\GIS\mxd\Preferred Land Use Plan Alternative

Figure 6-1

The future land use plan covers an area larger than the anticipated growth of Wadena over the next 25 years. To guide development in a manner that provides for the health, safety, and welfare of the residents of Wadena, a variety of areas for development should be considered. The various areas of the future land use plan provide development options for the city and developers. The intent is not for all areas of the future land use plan to be developed over the next 25 years.

Adoption of the future land use plan does not require the immediate rezoning of any properties. The land use plan serves as a guide for the location of future development, and should be referenced by the City to inform future land use and zoning decisions. Good planning practices of orderly development and avoiding leapfrog development are of critical importance to the cost effective, high quality growth of any community. These principles should not change simply because the land use plan designates an area not well-poised for development for future land uses that promote an orderly growth pattern.

LAND USE DESIGNATION DESCRIPTION

The land use designations used in the future land use plan are shown in **Table 6-1** and are described below. The boundaries of each land use designation are not meant to be strictly defined by this plan. The acreage of each land use is based on logical amounts of development for that particular land use.

Table 6-1: Wadena Land Use Descriptions

Land Use	Description
Commercial	Retail sales and service, light automobile repair and sales, indoor service, office, home occupations
Industrial	Manufacturing, outdoor storage,
Public and Institutional	Public buildings, schools, churches, hospitals,
Mixed Use: Residential and Commercial	Retail sales and service and dwelling units
Medium Density Residential	Apartments, duplexes, twin homes, townhomes
Low Density Residential	Single family residential dwelling units
Conservation Design District	Residential dwelling units designed in a way that conserves the surrounding natural environment
Rural Residential	Large lot single-family residential dwelling units
Rail Road Right of Way	Railroad right of way
Park and Open Space	Preserved open space or parks
Agricultural	Undeveloped areas, involved in some form of agricultural production
Wooded	Wooded areas