

4 LAND USE PLAN

I. PURPOSE

The Land Use Plan is the navigational hub and center-point of this Comprehensive Planning effort. The land use plan sets forth the City's diagram for the desired form, pace and intensity of future growth and redevelopment. All subsequent planning efforts including, but not limited to, facilities, utilities, and fiscal planning will stem from this common center. Land use planning will help Arlington prepare for success in reaching its 2030 vision.



A basic goal for the land use plan involves guiding investment and resources to designated areas and helping to stabilize areas where little change is expected over the course of the plan.

In addition, this portion of the Comprehensive Plan describes existing patterns of development and compares/contrasts that with desired patterns of development. For example, the land use plan identifies under-utilized areas within established neighborhoods; as such the City may wish to direct rehabilitation resources (time, policy and fiscal) toward those under-utilized areas. In another example, the City may wish to move away from lineal, single tier highway commercial development toward the establishment of commercial nodes centered on high functioning intersections.

Other fundamental purposes of the land use plan include: maintaining/promoting cost-effective, orderly development and redevelopment patterns throughout the City; enhancing the quality of life within the City; and, resisting deterioration of the developed areas of the City.

This portion of the Arlington Comprehensive Plan includes:

- Analysis of existing land use Inventory/analysis by type and volume;
- Analysis of zoning classifications and lot standards;
- Analysis of potential reinvestment areas, identification of areas of stability and areas of change and comment on existing non conforming uses;
- A future land use plan and maps; and,
- Land use goals, objectives, and policies.

Good land use planning equates to sound municipal policy-making.



ASK: Does this plan prepare Arlington for success in pursuing its vision?

The vision for future growth and development of land forms the basis of this plan. As defined throughout various public input sessions, refined by the Arlington Comprehensive Plan Task Force, and stated in the Introduction to the Comprehensive Plan, the following Visioning Statement is the guide for the development of this element of the Comprehensive Plan:

In 2030 Arlington will have maintained its small town character while providing a diverse tax base with housing and recreational opportunities for all ages and backgrounds. Recognizing its strengths in:

- ***A strong, centralized educational system,***
- ***A vibrant, friendly downtown, and,***
- ***Organized, well-managed growth.***

II. EXISTING LAND USE

A. EXISTING LAND USE INVENTORY


Land use analysis is beneficial in assisting with the identification of historical and existing land use volumes along with vacant and redevelopable parcels within the current corporate limits. This analysis offers a framework for projecting land use demand and guiding the type of use, the pace of development and the intensity of future growth. Table 4-1 on the following page and **Map 4-1** at the close of this chapter illustrate land uses in the City in 2008 as determined through analysis of 2008 payable property tax data obtained from the Sibley County Assessor's Office and a windshield survey by MDG, Inc. The information included in Table 4-1 is merely an *estimate* based on limited information available and should not be construed as an *exact* number.

The method used to calculate acreage volumes per tax class included examination of individual tax classes by PID, legal description, lot size, estimated market values and existing zoning. Windshield surveys assisted in the categorization of existing uses.

EXISTING LAND USE INVENTORY
is based on property tax
classification



Property tax classifications may
or may not be equal to the
EXISTING ZONING CLASSIFICATION

 **NOTE**

It is important to recognize the difference between the volume (area) of existing uses based on tax classification and the volume (area) of uses within each zoning classification. Existing land uses and volumes of acreage within existing zoning classes can vary widely depending on the accuracy of the official zoning map and the volume of non-conforming uses.

The U.S. Census confirms 1.47 square miles (941 acres) of land area within the City of Arlington in 2000. Since then an additional 38 acres has been annexed to the City bringing the total volume 979 acres or 42,645,240 square feet.

Low density (i.e. one and two family residences) and agricultural uses comprise the majority of existing land uses within the City of Arlington. An estimated 20 acres of the City is impacted by flood plain adjacent to High Island Creek.

**TABLE 4-1
2008 LAND USE VOLUMES**

Existing Use	Acres	% of City
Agricultural	270.00	27.58%
Industrial	48.00	4.90%
Commercial CBD	8.14	0.83%
Mixed Uses	3.98	0.41%
Highway Commercial	28.92	2.95%
Schools/Churches	47.00	4.80%
Public/Parks	38.54	3.94%
Medium Density Residential (Apartments)	8.50	0.87%
Low Density Residential (1 & 2 family)	275.57	28.15%
Vacant lots*	33.88	3.46%
ROW**	195.80	20.00%
Flood Plain***	20.67	2.11%
Total	979.00	100.00%

* Not all have improvements installed; ** Industry estimate standard (20%); *** Scaled Estimate
Source: MDG, Inc.

B. EXISTING LAND USE DESCRIPTION/ANALYSIS

Various land uses currently exist within the City are generally the result of residential growth on the edges of the original townsite. The original townsite was platting in 1881. Since then 39 additional plats have been recorded at Sibley County. Clusters of plats were developed in the late 1910's and early 1920's, the late 1940's and early 50's, the late 1970's and earlier within this century. [Map 4-2](#) at the close of this chapter illustrates subdivisions within the City of Arlington.

Following is a description of each of the land uses within Arlington.

Residential Land Uses

Comprising 30% percent of the City; residential development (all densities) is the largest land use in the corporate limits in 2008. Of the residential acreage nearly all of the 284 residential-use acres are single-family (attached or detached) homes. Since most residential units are single family units and minimum/maximum floor area ratios are not required under the current zoning ordinance, we will define 'residential density' is the number of residential units within each acre. Residential density has been decreasing in previous years as lot size increase. The average residential lot size in the areas of the City developed prior to the 1970's is 6,038 square feet (sf) equating to 7.2 dwelling units (du) per net acre (excluding roadways and non-developable areas). Lots platted more recently range in size but are typically at least 12,000 sf equating to a net density of 3.63 du/acre.

Approximately 60 units have been constructed over the previous six years, and the units have been a mix of single family detached and attached units.

More aged housing stock is primarily centered on smaller lots in areas of the City's original plat, within the Streissguth Addition (platted in 1890) and within Frenzel's Addition (platted in 1881). More recently constructed residential developments are located to the north and south of the original townsite. The residential lots within the original townsite are typical of traditional urban design wherein houses frame the streets, sidewalks lead to front entries and garages are located to the rear of the dwelling. Lots platted within the last quarter of the 20th Century feature ranch/rambler single level styles with garage access from the street on which the property fronts. Conventional housing styles are the predominant housing style within the subdivisions in the process of building out at this time. The conventional housing style features curvilinear street patterns, access in the front of the lot and garages in the front or side yard. A recent trend includes a three stall garage as opposed to the typical two

car garage included with ranch/rambler style housing. The additional garage typically requires additional lot width. Much of the housing is in good condition, however, there are some homes that are in need of maintenance or rehabilitation, particularly within the original townsite.

Free-standing multi-family units (apartments) make up less than one percent of the volume of land used for residential purposes. Several apartment are located above commercial units within the Central Business District, such mixed uses are addressed within the description of the CBD and not included within this section.

It is estimated 123 vacant residential lots (platted) are currently existing within the City. Although all of the lots are platted, not all lots have improvements (roadways, sanitary sewer, storm sewer, drinking water) in place. In addition to the 123 vacant lots there are 14 lots within the urban service area that contain small detached accessory structures/garages but no principal structures.

The manufactured home park is classified as a single family residential area with each home comprising a single dwelling unit. A total of seven of the manufactured home units are renter occupied with the remaining 24 units occupied by owners of the units.

Commercial Uses

The original townsite developed adjacent to a railway corridor. Although the railway remains active, much of the property adjacent to an old spur within the downtown has been sold to adjacent property owners. The primary high intensity, pedestrian oriented commercial center remains centered in/around the railway and the original townsite. Commercial uses within the downtown equate to approximately 1.24% of the entire City's acreage. A total of 21 mixed commercial and residential uses exist within the general area of the Central Business District.

Uses within the Central Business District are generally characterized by mixed use structures, buildings placed forward on lots, zero side yard setbacks and on-street parking. Mixed uses add to the character of downtown and benefit the Central Business District merchants by providing clientele for local business establishments and a source of activity within the downtown after traditional business hours. Additional high density residential development (more likely redevelopment) will assist in maintaining the long-term health of the Downtown by increasing the volume of patrons within close proximity to merchants. Higher density redevelopment in close proximity to the downtown will also encourage pedestrian activity which can limit vehicle trips and increase opportunities for interaction within the community. While some structures within the Central Business District are showing signs of age, most have been well maintained. Merchants have traditionally preserved the historic character (building exteriors, windows, entryways, etc), respected the spatial orientation with respect to adjacent structures (e.g. buildings forward, minimal side yard setbacks), and bulk/scale of infill development.

Vehicular-oriented commercial uses have primarily developed in linear strip fashion adjacent to Highway 5. The linear strip development is generally characterized by a single-tier depth of commercial lots each having direct access to Highway 5. A total of 28.92 acres (2.95%) of the City are currently used for vehicular-oriented commercial uses.

Recent efforts by traffic managers place a priority on retaining through traffic mobility through the enforcement of access spacing criteria. Such criteria typically discourage or prevent singular local access to linear strip commercial establishments. Therefore, clustering commercial uses adjacent to higher volume, well-designed intersections provides for convenient access and highway visibility has become increasingly common.

Industrial Uses

Industrial uses are dispersed throughout the community but generally located either adjacent to the railway or within an industrial park developed by the City. Industrial uses formerly within the Township are located in close proximity to Highway 5 or 401st Avenue. Uses bearing an industrial tax classification comprise 4.9% of the City's total acreage. The largest industrial land users are Seneca Foods and Cemstone. A total of 48 acres within the corporate limits are used for industrial purposes.

Public/Institutional Land Uses

Public and institutional land uses include municipal facilities, places of worship, educational institutions and park and recreational facilities. Public/institutional land uses comprise approximately 8.75 percent (85.54 acres) of

aggregate land area within the City. The City has a number of parks and facilities serving residential neighborhoods and located throughout the City. Municipal facilities and parks/recreation are discussed in further detail in later Chapters of this Plan.

Schools and places of worship occupy 47 acres within the corporate limits. Schools and places of worship, like City facilities are dispersed throughout the community. Public and private cemeteries are included in this land use cluster.

Right-of-Way

Street right-of-way (ROW) typically occupies 20% of total land uses. This 20% calculation is an industry standard. Although not all of the areas within the City limits are fully developed, the estimate includes railway right of way and private utility uses in addition to public street/alley right of way. Therefore, the 20% standard is presumed relatively accurate.

A grid-like pattern of residential streets exists throughout the City's core and occupies less area than the contemporary street system found in many of the City's 'suburban' developments. Major traffic corridors in the City include Highway 5, CSAH 9 and CSAH 17. Transportation elements are discussed in depth in the Transportation Chapter of this Plan.

Vacant Acreage

A sufficient number of vacant lots (123) exist within the current municipal limits. The vacant lots are primarily contained in the High Island Creek and Arlington Meadows Subdivisions. Building permits illustrate average construction of approximately 10 units per year over the previous eight years although in 2004 fifteen new home permits were issued. The vacant lots equate to between an eight and twelve year supply of residential lots or an adequate supply through the year 2016-2020. In the R-1 zoning district, single-family attached units and apartment units up to four (4) units per structure are allowed; vacant acreage includes some lots with sizes suitable for such units.

Agricultural Acreage

Parcels with an 'agricultural' tax classification comprise 270 acres (27.58%) of the aggregate area of the City. The agricultural acreage is primarily located in the north and east portions of the City. Most of the agricultural acreage is tillable; however, 18 acres are not suitable for agricultural use.

Flood Plain

A scaled measurement of flood plain overlay areas within the community total approximately 21 acres. The flood plains are adjacent to High Island Creek which traverses the City.

III. INFILL AND REDEVELOPMENT POTENTIAL


A. INFILL POTENTIAL

As a means of helping to maximize the public's investment in infrastructure, the City should emphasize the use of currently available sites within the municipal service area prior to the development of alternative sites. Additionally, efforts shall be made to ensure proper placement and phasing of urban expansion and the maintenance of existing and future land use compatibility.

At the time of this comprehensive plan update, a significant volume of acreage is contained in vacant lots within residential plats. In addition 14 lots within the urban service area that contain small detached accessory structures/garages but no principal structures were identified. Infill lots within the existing urban area provide a significant opportunity for the City to maximize its investment in existing infrastructure.

INFILL DEVELOPMENT

Defined as building on scattered vacant lots in previously built-out urban areas



Maximizes investment in existing municipal roadways and utilities

NOTE

B. REDEVELOPMENT



As illustrated in **Map 4-3** at the close of this Chapter, potential redevelopment or reinvestment areas are primarily centered in or near the City’s core. The City has made a conscious decision to focus redevelopment efforts on commercial and residential areas/parcels in the more established areas of the City.

The City acknowledges revitalization efforts and resources such as staff time and financial incentives may have a higher rate of return if combined with private investment.

C. NON-CONFORMING USES

As illustrated in **Map 4-4** at the close of this Chapter, several existing uses are not compatible with the official zoning map. Most non-conforming uses are clustered within the Original Townsite, the Streisguth’s Addition and Frenzel’s Addition. Primarily non-conforming uses consist of commercial uses in industrial zones and commercial uses in residential zones. It is furthermore noted that 21 mixed commercial/residential facilities exist within the City’s core; however, such uses are not allowed under current zoning classifications. The non-conformance should be addressed by updating the official zoning map to more accurately encompass massings of existing land uses. It is noted the last official zoning map on file at Sibley County is from the mid-1980’s.

MIXED USE DEVELOPMENT

Defined as the combination of different land uses within one structure or tract of land

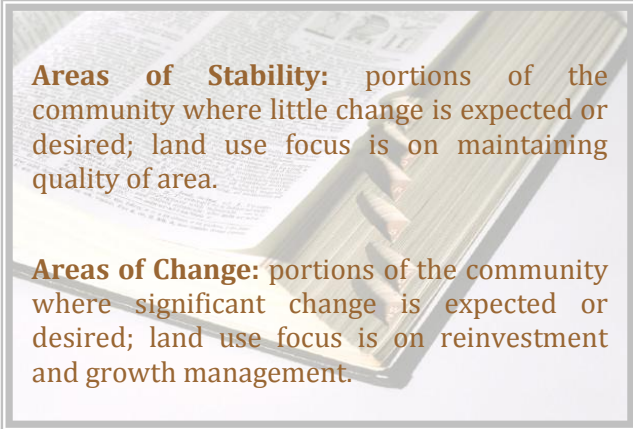


The Central Business District will need to be updated to provide for mixed use development

NOTE

D. AREAS OF STABILITY AND AREAS OF CHANGE

As illustrated in **Map 4-5** at the close of this Chapter, community members participating in the public input and visioning process were asked to identify areas of stability within the community and areas of change within the community. Areas of stability are defined as those places where the overriding goal for the future is to maintain the character of the neighborhood and protect the areas from unwelcome influences by inconsistent uses. Areas of change are defined as places where financial investments are desired or expected. Financial investments might be needed for rehabilitation, redevelopment or new construction. Areas of stability should be maintained and examined in terms of adequacy of existing land use controls. Additional investments should be directed toward areas of change.



Areas of Stability: portions of the community where little change is expected or desired; land use focus is on maintaining quality of area.

Areas of Change: portions of the community where significant change is expected or desired; land use focus is on reinvestment and growth management.

IV. FORECAST LAND USE DEMAND

A. FACTORS POTENTIALLY AFFECTING FUTURE GROWTH

The City of Arlington will need additional land with urban services to accommodate forecasted household and non-residential growth through the year 2030. Projections of population and households in Arlington identified in Chapter Three of this Plan were developed on the basis of an analysis of local and regional trends and policies, and through the application of economic and demographic principals, with emphasis on the detailed profile of the City developed in this planning inventory. Specific data applied to the projections were the rate of U.S. Census data, residential building permits issued, historical population/household patterns and trends, trends in average household size, and sub-regional migration patterns. The rate and timing of growth within a community are influenced by several factors some of which may be controlled by the city and others over which the city has little or no control. The following are some factors which influence the rate/timing of growth:

<u>FACTOR</u>	<u>AMOUNT OF LOCAL CONTROL</u>
Economy	Very Limited
Availability of Developable Acreage	Some
Presence of Sewer Treatment/Water Capacity	Significant
Zoning Ordinance	Significant
Subdivision Ordinance	Significant
Capital Improvement Plan	Significant

Market conditions will have a major impact on housing types as well as the City progresses toward the year 2030. Interest rates, land/material prices and inflation, gas prices, among other factors will significantly impact buyer preferences.

Since housing types are difficult to forecast, this portion of the plan focuses on overall net residential density rather than housing types. An estimated 920 residential dwelling units current exist within the City of Arlington (2000 Census estimate plus new home permits issued since 2000). This equates to an overall density of 3.2 du/net acre. The overall density is consistent with existing zoning standards and historic trends and will be used to calculate the volume of additional residential acreage potentially needed to accommodate housing projections.

B. FUTURE DEMAND: ADDITIONAL LAND USES

In Chapter Three (Demographic Trends & Assumptions), five different methods of calculating future population estimates were employed, including four stand alone methods and an average of the said four methods. The results were compared to projections contained in a Housing Study completed in 2006. The City made a conscious decision to utilize a population projection method that employs an exponential mathematical extrapolation technique taking the City’s population from a base period and extrapolating it into the future.

Table 4-2 illustrates the projected population and household growth expected in Arlington through 2030. This is exclusive of land which may be annexed that is already developed with residential households.

**TABLE 4-2
PROJECTED ACREAGE DEMAND***

Year	Population	Households	Households Added	Net Acreage Demand	Gross Acreage Demand
2006	2,110	900	n/a	n/a	n/a
2010	2,170	927	27	8.44	10.97
2015	2,247	960	33	10.31	13.40
2020	2,328	995	35	10.93	14.21
2025	2,411	1,030	35	10.93	14.21
2030	2,497	1,067	37	11.56	15.03
TOTAL ↑	387	167	167	41.24	67.82

* Assumes 2.34 persons per household; net density of 3.2 units per acre, 20% right of way, and 10% parkland.


Table 4-2 illustrates a projected need for 41.24 net acres of land needed to accommodate future growth through the year 2030. The net acreage calculation excludes land area required for roadways and parks. Currently an estimated 34 acres of vacant lots exist within the community. Some of the vacant lots do not include improvements. Therefore, it is estimated an additional 34 gross acres (67.82 gross acres demand – 34 acres of vacant lots many which do not include improvements) will be needed to accommodate residential growth through the year 2030. The gross acreage demand will be easily accommodated under the volume of acreage existing within the orderly annexation agreement between the City and Township of Arlington.

The current ratio of residential to commercial/industrial acreage in the City of Arlington is 76% to 24%. If this land use ratio continues, an estimated 12.76 additional net acres or 16.6 gross acres will be needed to support future commercial and industrial growth.

It is important to note that future growth boundaries depicted on the Future Land Use Map (Map 4-7 at the close of this Chapter) contain more acreage than the gross acreage demand as portions of land in the growth boundaries are already developed with rural residential subdivisions and/or businesses located in the township or contain wetlands or creek land. In addition, land will be required for public and institutional uses.

LAND USE DEMAND

Additional land with urban services (improved) is needed to accommodate forecast growth



The future land use map contains more land area than likely needed to accommodate growth

NOTE

V. LOCAL INITIATIVES AND LOCAL CONTROLS

A. HISTORIC PRESERVATION

A query of the National Register of Historic Places revealed no historically designated properties within the City of Arlington or the urban growth boundary at this time. It is noted that an effort is underway to add one structure to the Registry. As follows in the land use plan the City is committed to preserving the downtown central business corridor as the historic identity of the City. In addition, the City is committed to preserving the 'small town rural atmosphere' as historically defined by important topographical features, vegetation and wildlife.

B. SOLAR AND WIND ACCESS PROTECTION

The City recognizes the importance of protecting access for solar collectors and wind energy conversion systems from potential interference by adjacent structures and vegetation.

C. ZONING DISTRICTS

The City has enacted a Zoning Ordinance for the purpose of promoting the health, safety, comfort, convenience, and general welfare of the inhabitants of the City. The Zoning Ordinance is updated as circumstances surrounding land use within the City are change. The Zoning Ordinance includes the zoning classifications on the following page. An examination of each zoning classification follows the summary listing of zoning district categories. Map 4-6 at the close of this chapter represents the official zoning map.

LAND USE

R-A	Residence and Agricultural District
R-1	One and Two Family Residence District
R-2	Multiple Family Residence District
B-1	Service Business District
B-2	General Business District
I-1	Limited Industrial District
I-2	General Industrial District
M-1	Mobile Home Park District

Residence and Agricultural District

The purpose of the RA District is to accommodate large lot residential and agricultural development in recently annexed areas which are transitioning from rural to urban densities. This District allows space for both very low-density urban (with municipal utilities) residential uses and agricultural/farming/hobby farm operations in areas that have not yet developed to urban densities but are expected to do so in the future. The RA District corresponds to areas included in the current zoning map (Map 4-5 at the close of this chapter) entitled "R-1/Ag and R-2/Ag". Most of this district is located in areas that have not been platted.

Future uses within this district correspond with uses on the future land use map guided toward 'agriculture'.

R-1 One and Two Family Residence District

The R-1 Residence District is intended to provide low density residential areas and restrict incompatible commercial and industrial uses. R-1 uses comprise the bulk of zoning classification area within the City and are located throughout much of the City's platted area.

Future uses for this district correspond with those identified on the future land use map as low density residential.

R-2 Multiple Family Residence District

The purpose of the R-2 District is to allow for multiple dwellings including apartments and clustered town house units. Single family residential uses are also allowed within this district.

Future R-2 areas may include a mix of residential densities and are appropriate for areas on the future land use map identified for medium density residential development. Tiered multiple family uses are especially effective as transitional zones between areas of high intensity use (i.e. industrial/commercial) and areas of single family dwellings. Multiple family uses of higher density are also appropriate adjacent to collector and arterial streets.

B-1 Service Business District

The B-1 Service Business District provides for commercial uses whose business model is dependent on a large volume of through traffic. The B-1 District is appropriate for commercial areas adjacent to Highway 5 as illustrated on the future land use map. Service business uses are especially effective when clustered around well-designed and high functioning intersections of collector and/or arterial streets.

B-2 General Business District

The B-2 General Business District is the central business district for the community. Uses within the district are dependent on pedestrian traffic and often contain mixed uses, typically, commercial storefronts with second story residential apartments. The B-2 District should be updated to allow mixed uses through a conditional use permit.

The B-2 District is a well developed and primarily well maintained area within the heart of the City. The area is surrounded by stable neighborhoods; but the central district itself could benefit by additional investment.

I-1 Limited Industrial District

The I-1 District provides for administrative, wholesaling, manufacturing and related uses which can maintain high

standards of appearance, including open spaces and landscaping, and limit external effects such as noise, odors, smoke and vibration.

The I-1 District is appropriate for areas guided toward light industrial use within the future land use map. The I-1 District could be updated to accommodate a variety of very light industrial uses and service business uses for the formation of a 'business park' adjacent to Highway 5.

I-2 General Industrial District

This district is intended to accommodate uses that may emit noise, odor, smoke/steam, vibration, etc. that are not necessarily limited to the subject parcel. Such uses are appropriate for areas within the future land use map guided toward heavy industrial use.

M-1 Mobile Home Park District

The M-1 District provides for manufacture home parks existing and/or proposed within the City of Arlington. The district requirements address both the area-wide manufactured home park and standards applicable to individual lots within the manufactured home park. This district may be allowed as defined within the Zoning Ordinance.

VI. LAND USE POLICY PLAN

Changes in land use are inevitable and fundamentally variable. Sometimes within a community, the pace of change may be nearly imperceptible; other times the pace of change may be so swift it's unsettling or daunting. Furthermore, land use change may take a multitude of forms. For example, change within a single community could include new housing development, new industrial development, decline in structural conditions within the original townsite, and/or movement of 'downtown' businesses to highway commercial corridors.

Arlington is a rural growth center with a distinctive downtown, a growing number of residents, a potential for future highway commercial, and assorted park/recreational opportunities. The City has set for the following policy plan intended to guide future growth and redevelopment within the City of Arlington.

GOAL #1: FLEXIBLE, CONNECTED, AND EFFICIENT MANAGEMENT OF GROWTH

Objective A: Proactively collaborate with adjacent local units of government, educational institutions, and regional entities to manage growth.

Policy/Recommendations:

1. The City should take a lead in the establishment and meaningful functioning of regional planning activities including, but not limited to those related to land use, transportation, park/recreation attributes, and adult enrichment opportunities.
2. The City should work with Arlington Township to amend the existing orderly annexation agreement to address land use authority within the orderly annexation area. At this time land use authority reverts to **either** the Township (i.e. County rules) or the City depending on whether or not the property has been annexed without a requirement to notify the other entity of a proposed activity. This could be problematic on many levels, for example, a structure could be established directly in the path of a future roadway extension leading to increased right of way acquisition costs or inadequate sizing of an existing roadway.
3. The City should collaborate with Sibley County and Arlington Township to help ensure land use decisions in areas likely to become urban in the future are not counter-productive (e.g. development of subdivisions with decentralized water/sewer facilities in the orderly annexation area).
4. The City should collaborate with Sibley County and Arlington Township to identify areas that will accommodate post-2030 growth forecasts and implement strategies to preserve these areas for future growth (e.g. clustered development not to exceed 1 unit per 40 acres).
5. The City should plan for necessary infrastructure improvements through a capital improvement plan and by review of proposed subdivisions to determine:
 - a. Impact on existing and future transportation facilities,
 - b. Impact on existing and future surface water management systems,
 - c. Adequacy of park facilities within the proposed development,
 - d. Appropriateness of the proposed use(s),
 - e. Adequacy and quality of proposed sanitary sewer and water facilities,
 - f. If sufficient capacity is available within proposed sanitary sewer and water facilities to service the proposed development; and,
 - g. Adequacy of administrative and/or community services (i.e. general government, public works, police/fire protection, etc).

6. The City should take measurable steps to implement the Comprehensive Plan as may be amended.
7. The City should implement ordinances that time development with infrastructure availability (e.g. standards which allow the City to deny a request for plat approval if unable to provide a full complement of municipal services to the proposed development within a reasonable period of time).
8. The City should collaborate with Sibley County and Arlington Township to minimize conflicts between agricultural and non-farm land uses through local ordinances and official controls.
9. The City should require staging plans be submitted with all requests for concept plan and/or preliminary plan/plat approval so as to monitor improvement needs/timing and volume of vacant acreage.
10. The City should concentrate public investment in projects which achieve multiple goals such as commercial revitalization, environmental restoration/preservation and housing stock diversification.
11. The City should continue to collaborate with Green Isle to provide for an efficient and cost effective wastewater treatment facility.
12. The City should adopt Individual Sewage Treatment System (ISTS) management ordinances and implement a maintenance program (consistent with Minnesota Rules Chapter 7080-83).

Objective B: Recognize and embrace the vital link between land use and the provision for multi-modal transportation facilities.

Policy/Recommendations:

1. The City should plan and provide for a locally and regionally interconnected system of roadways, pedestrianways and bicycle facilities.
2. Prior to making land use decisions, the City should:
 - a. Consciously review planned local and regional transportation systems and how they relate to the type and intensity of both the land uses proposed and existing/planned transportation system purpose and type; and,
 - b. Promote connections between housing and centers of employment, education, retail and recreation uses.
3. The City should adopt improved design principles to support better access and traffic management and collaborate with MnDOT to provide for proper access management measures adjacent to Highway 5.

Objective C: Work with local and regional partners to conserve, protect and enhance the region's vital natural resources.

Policy/Recommendations:

1. The City should conserve natural resources – particularly surface and groundwater resources – and protect vital natural areas when designing and constructing local infrastructure and planning land use patterns.
2. When making land use decisions, the City should refer to sustainable building design principals, policies relating to protection of environmentally sensitive or significant areas, and water quality policies contained in Chapter Two of this Comprehensive Plan (Physical Profile).
3. The City should consider completing a local natural resource inventory which could identify the precise location, quality, and quantity of resources within the City and the annexation area. Such information can be used to prioritize areas for protection/preservation as urban development occurs. The City could investigate partnering with other agencies (e.g. watershed management organizations, educational institutions, etc) as a means of lowering the cost of conducting the inventory.
4. The City should work with property owners to consider conservation of high quality or locally/regionally significant environmental and/or cultural resources.
5. The City should collaborate with Sibley County to promote best management practices for agricultural activities in order to protect the quality of the local and regional water resources.

Objective D: Encourage infill development and redevelopment where possible to maximize the public's investment in infrastructure.

Policy/Recommendations:

1. The City should pursue public/private partnerships designed to assist with either the removal of existing buildings that have exceeded their useful life or the revitalization of structures where possible.
2. The City should advise property owners/potential developers of appropriate re-uses for under-utilized properties.
3. The City should support infill development on vacant lots within existing subdivisions by monitoring the amount of vacant lots available as a means of avoiding excess lot quantities, partially developed subdivisions and 'leap-frog' type developments

Objective E: Protect the integrity of existing, stable residential neighborhoods.

Policy/Recommendations:

1. The City should monitor the quality of housing stock and enforce codes and ordinances relating to outdoor storage, residential parking, landscaping, etc.
2. The City should attempt to reduce through traffic volumes on local residential streets while developing a collector street system which collects traffic from local streets and brings it to major transportation corridors and/or areas of commercial/public interest.

3. The City should strive to limit non-residential land use intrusions into residential neighborhoods and require appropriate buffering and/or screening between non-compatible land uses.
4. Require infill residential units to be compatible in use and scale with the surrounding neighborhood.
5. Restrict home occupations to businesses customarily found in homes which employ only household residents and that do not sell products or services to customers at the premises.

GOAL #2: FAVORABLE CHOICE OF HOUSING OPTIONS AND EMPLOYMENT OPPORTUNITIES

Objective A: Provide for a diverse array of housing types and housing locations so as to prevent the polarization of the community into one age or income group.

Policy/Recommendations:

1. The City should pursue the development of safe, healthy and attractive residential environments which offer a broad choice of housing options including sufficient life-cycle housing options, sizes and values contributing to a diverse population and various income levels.
2. The City should make a conscious decision to provide land appropriate for a variety of affordable and life-cycle housing options.
3. The City should adopt a local rental housing code and pursue implementation of such a code.
4. The City should approve and permit proposed housing developments in light of population forecasts, existing housing stock and current and future community and regional needs, as appropriate.
5. The City should work with local social service and healthcare providers to gauge the continued adequacy of local housing and services conducive to retaining aging adults in the City.
6. The City should consider allowing higher density residential land uses adjacent to arterial roadways, near community services, between commercial nodes (in conjunction with open space preservation) and/or as tiered transitional land uses (higher intensity to lower intensity).

Objective B: Support activities that support and promote local employment opportunities.

Policy/Recommendations:

1. The City should embrace the link between affordable housing and retaining a local pool of available labor capable of responding to local employment demands.
2. The City should amend the zoning ordinance to provide for mixed uses within the Central Business District so as to support increased population density within the downtown,

recognize existing land uses, and allow access to increased revenue streams needed to support long-term revitalization/redevelopment opportunities.

3. The City should consider investment in the development of 'shovel ready' industrial and commercial sites which are platted and improved.
4. The City should provide for the preservation of existing and development of new commercial/industrial land uses as a means of complimenting the quality of life, developing local employment opportunities and diversifying the tax base.

GOAL #3: PRESERVATION OF SMALL-TOWN ATMOSPHERE, COMMUNITY IDENTITY, AND HISTORIC CHARACTER

Objective A: Work to ensure the City of Arlington continues to be a community with its own distinctive character and sense of place.

Policy/Recommendations:

1. The City should retain existing places and spaces where people gather and interact, especially within the Central Business District (i.e. Downtown).
2. The City should embrace efforts to preserve and brand the Downtown as the historical focus of the community's heritage.
3. The City should consider allowable uses, design guidelines and mixed use opportunities within the Downtown as a means of providing for a multi-functional, pedestrian-oriented Downtown core.
4. The City should review allowable uses within the vehicular-oriented commercial zoning classification (i.e. B-1 Service Business) and the pedestrian-oriented commercial zoning classification (i.e. B-2 Central Business) so as to differentiate between the intended uses of the corridor as opposed to allowing similar types of commercial uses in both areas.
5. The City should deliberately strive to establish and retain government/social services, the post office, the library, educational facilities and other places of assembly within the Central Business District.
6. The City should adopt environmental preservation standards which protect prime examples of landscape characteristics such as the High Island Creek corridor, woodlands and wetlands which have historically defined the physical environment of the City and region.
7. The City should review structure siting guidelines as they relate to the development of commercial nodes and related uses adjacent to the Highway 5 corridor so as to promote the corridor as an aesthetically pleasing and balanced reflection of community values and priorities.
8. The City should require infill development in previously built-up areas be sympathetic in scale and bulk to existing development within the immediate area. For example, redevelopment in the Central Business District should be designed to place buildings forward on lots, have parking in the back of the structure, and require minimum densities similar to existing development (e.g. 90% of the lot may be required to be covered by structures). In another example, infill development in residential neighborhoods within

the original townsite could be required to be similar to the existing housing styles – either single story or two story, depending on what is most prevalent.

9. The City should work with the Historical Society and downtown property owners to catalog existing sites of significance within the downtown. The entities could also research and consider the establishment of architectural policy suggestions regarding roof lines, entry ways, window placement/design/treatment, building exteriors, signage, etc.

Objective B: Retain the spirit of a small town.

Policy/Recommendations:

1. The City should pursue activities that encourage interaction of community participants on a reoccurring basis. Such activities may include, but are certainly not limited to, planning communitywide events or activities, outreach to community members so as to seek superior participation in public decision-making processes, and nurturing of civic and community organizations so as to cultivate their long-term health and viability.
2. The City should continue to invest in medical facilities and opportunities which have historically been a cornerstone of the community's spirit and purpose.
3. The City should collaborate with education resource providers so as to continue to support preservation and advancement of educational resources which are critical to retaining families and children in the community.
4. The City and/or EDA could work with business/property owners to develop unified promotional events supported by local business groups, the Chamber of Commerce, and civic organizations, to attract customers to the downtown or highway business corridors.

GOAL #4: PRESERVE AND ENHANCE QUALITY OF LIFE

Objective A: Create a sustainable community.

Policy/Recommendations:

1. The City should retain existing places and spaces where people gather and interact, especially within the Central Business District (i.e. Downtown).
2. The City should promote sustainable building design principals as described in Chapter Two of the Comprehensive Plan.
3. The City should consider educating property/business owners of the advantages of planned landscape design and the benefits of incorporating of greenspace, courtyards and gathering places within new development and redevelopment efforts.
4. The City should provide and plan for public facilities/uses needed to support current and future growth such as a new city, fire hall and police department as well as future educational facilities.
5. The City should avoid decisions potentially leading to the polarization of the community into one age group, income group, or educational level.

6. The City should continue to pursue economic development activities designed to increase wealth in the community whether related to increased investment in the community by its existing members or attracting new members to the community.
7. When making land use decisions the City should review and relate the request to the future land use map, vicinities grouped as being areas of stability or areas of change, and areas guided toward redevelopment or reinvestment.

Objective B: Provide park, trail, and recreational opportunities in a responsible and responsive manner.

Policy/Recommendations:

1. The City should maximize existing park facilities and recreational opportunities by seeking proactive operation and maintenance of such facilities and opportunities.
2. The City should require the development of parks, trails and/or sidewalks (sidewalks should be adjacent to collector streets) to service neighborhoods and provide access to other community amenities such as places of commerce, educational facilities and larger community parks.
3. The City should continue to require park land dedication and fees to add parks and recreational amenities in new growth areas.
4. The City should create planned trail and/or sidewalk connections from neighborhoods to parks and linkages between parks.
5. The City should continue to monitor the need and provision of park and recreational amenities for all age groups such as playground equipment for children, athletic fields for adults, and passive recreation for seniors.
6. The City should collaborate with the school district to provide for joint use of school/park facilities.