



AGENDA
COMMUNITY ADVIORY COMMITTEE
CITY OF WHITE BEAR LAKE, MINNESOTA
MONDAY, SEPTEBER 25, 2023
6:30 P.M. BOATWORKS COMMONS COMMUNITY ROOM
4495 LAKE AVENUE SOUTH

1. WELCOME AND INTRODUCTIONS

- a. City staff
- b. Consultant team
- c. Community Advisory Committee (CAC) members

2. PROJECT OVERVIEW

- a. Project scope and timeline
- b. Team roles
- c. Purpose of Community Advisory Committee (CAC)

3. PROJECT AND PROCESS GOALS

- a. What would make this project successful?
- b. What characteristics of the city are most valued? What raises concern?
- c. What are the biggest challenges and/or opportunities?
- d. Are there any great examples (here or elsewhere) of what this can look like?

4. PLACE TYPE FRAMEWORK INTRODUCTION

- a. Existing conditions overview
- b. Proposed framework approach
- c. Discussion on approach

5. PUBLIC OUTREACH AND NEXT STEPS

- a. Planning for public engagement
- b. Setting up schedule for future CAC meetings
- c. Plan and code review
- d. Typology framework development

6. ADJOURNMENT



PLANNING AND LAND USE REGULATIONS UPDATE

CITY OF WHITE BEAR LAKE
COMMUNITY ADVISORY COMMITTEE

APRIL 25, 2023



Real People. Real Solutions.

CODAMETRICS
FROM PLANS TO PLACES

duncan | associates

AGENDA

WELCOME AND INTRODUCTIONS

PROJECT OVERVIEW

GOALS DISCUSSION

PLACE TYPE FRAMEWORK INTRODUCTION

NEXT STEPS

INTRODUCTIONS AND OVERVIEW

INTRODUCTIONS

YOUR NAME

YOUR CONNECTION TO WHITE BEAR LAKE

WHAT YOU DO YOU HOPE TO GET OUT OF THIS PROCESS?

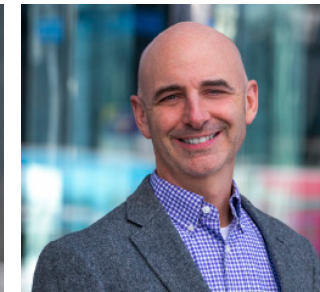
TEAM

CITY OF WHITE BEAR LAKE
Jason Lindahl, AICP

Staff
Workgroup
City Council
Boards & Commissions

BOLTON & MENK
Haila Maze, AICP
Andrew Dresdner, AICP
Mike Thompson, AICP
Cody Flannery

PROJECT LEAD
Planning & Engagement



DUNCAN ASSOCIATES
Kirk Bishop

Uses
Parking
Signs
Subdivisions
Procedures

CODAMETRICS
Leslie Oberholtzer, AICP,
RLA, LEED AP, ECO Districts
AP

Coding
Form-Based Regulations
Urban Design
Principal Code Writer



ROLES AND RESPONSIBILITIES

PLANNING COMMISSION AND CITY COUNCIL

Review, recommend, and approve code

CITY LEADERSHIP AND STAFF

Direct code update process and consultant work

CONSULTANT TEAM

Provide staff support/expertise for update

COMMUNITY ADVISORY COMMITTEE

Represent community interests and perspectives

Advise on public engagement process

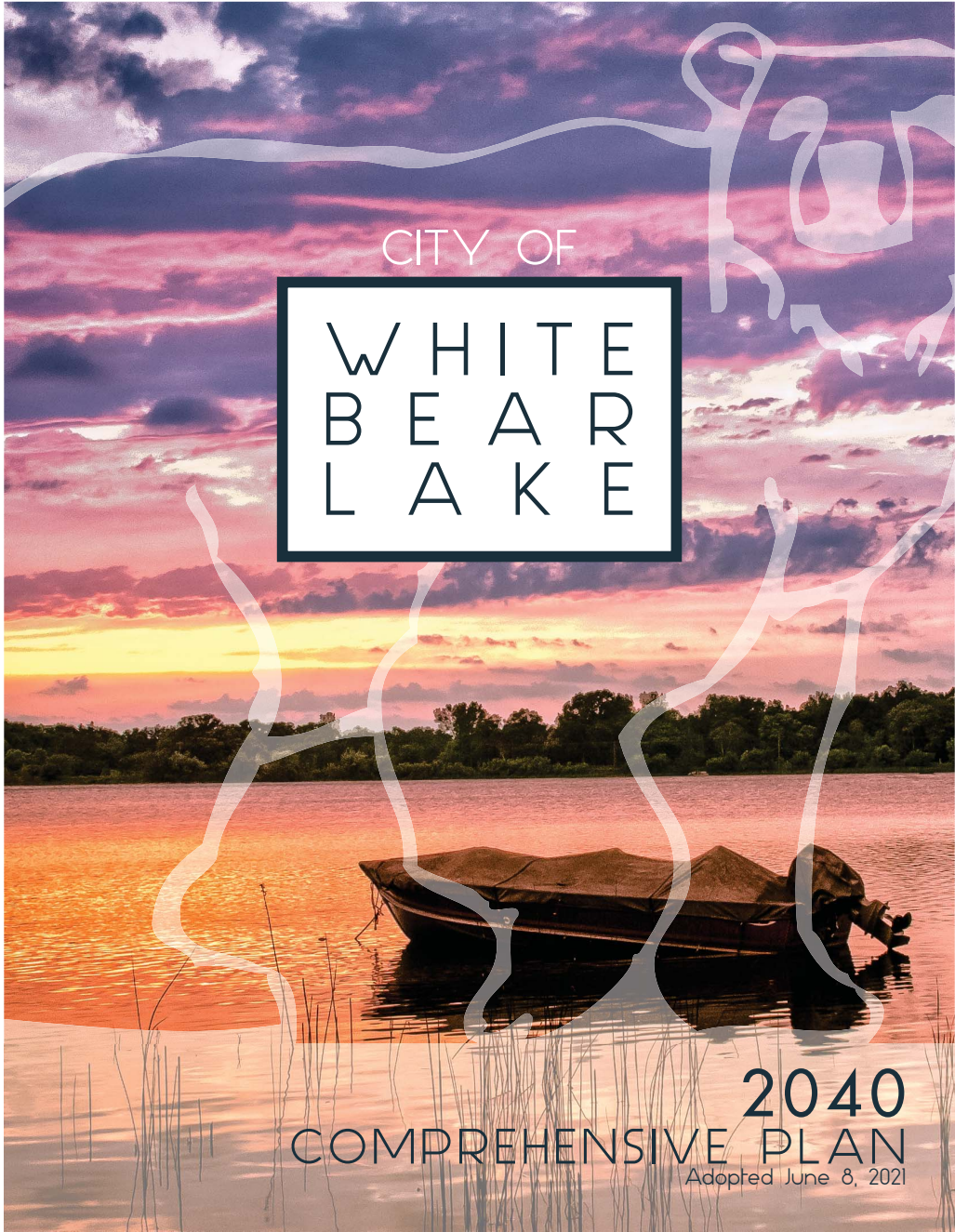
Review and comment on draft materials

What the CAC will not do: vote on or approve draft code

TIMELINE

		APPROXIMATE MONTHS FROM PROJECT START															
TASKS		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
1	Discovery and Directions																
2	Initial Draft Update																
3	Public Review Draft																
4	Adoption																
	<ul style="list-style-type: none"> = (On-Site) Meetings = Public Meetings = Online Meetings with Staff and/or Workgroup to Present/Discuss Deliverables 	MEETING 1: Kickoff and Listening Sessions, Field Surveys	MEETING 2: Workgroup Meeting	MEETING 3: Initial Public Meeting	MEETING 4: Workgroup Meeting, Module 1 Presentation	MEETING 5: Workgroup Meeting, Module 2 Presentation	MEETING 6: Workgroup Meeting, Module 3 Presentation	Online Meeting with Workgroup and Staff to Present Public Review Draft	MEETING 7: Public Open House	MEETINGS 8 AND 9: Adoption Meetings							
	DELIVERABLES	Public Input Strategy Plan	Place Typology Report, Diagnosis Report Presentation Public Meeting Materials		Initial Draft Code Update Module 1	Module 2	Module 3	Public Review Draft Presentation Public Open House Boards								Public Hearing Draft Presentations Final Documents	

STARTING POINT



PLANNING AND LAND USE REGULATIONS UPDATE

Request for Proposals For
Professional Services



March 7, 2023

PROJECT SCOPE

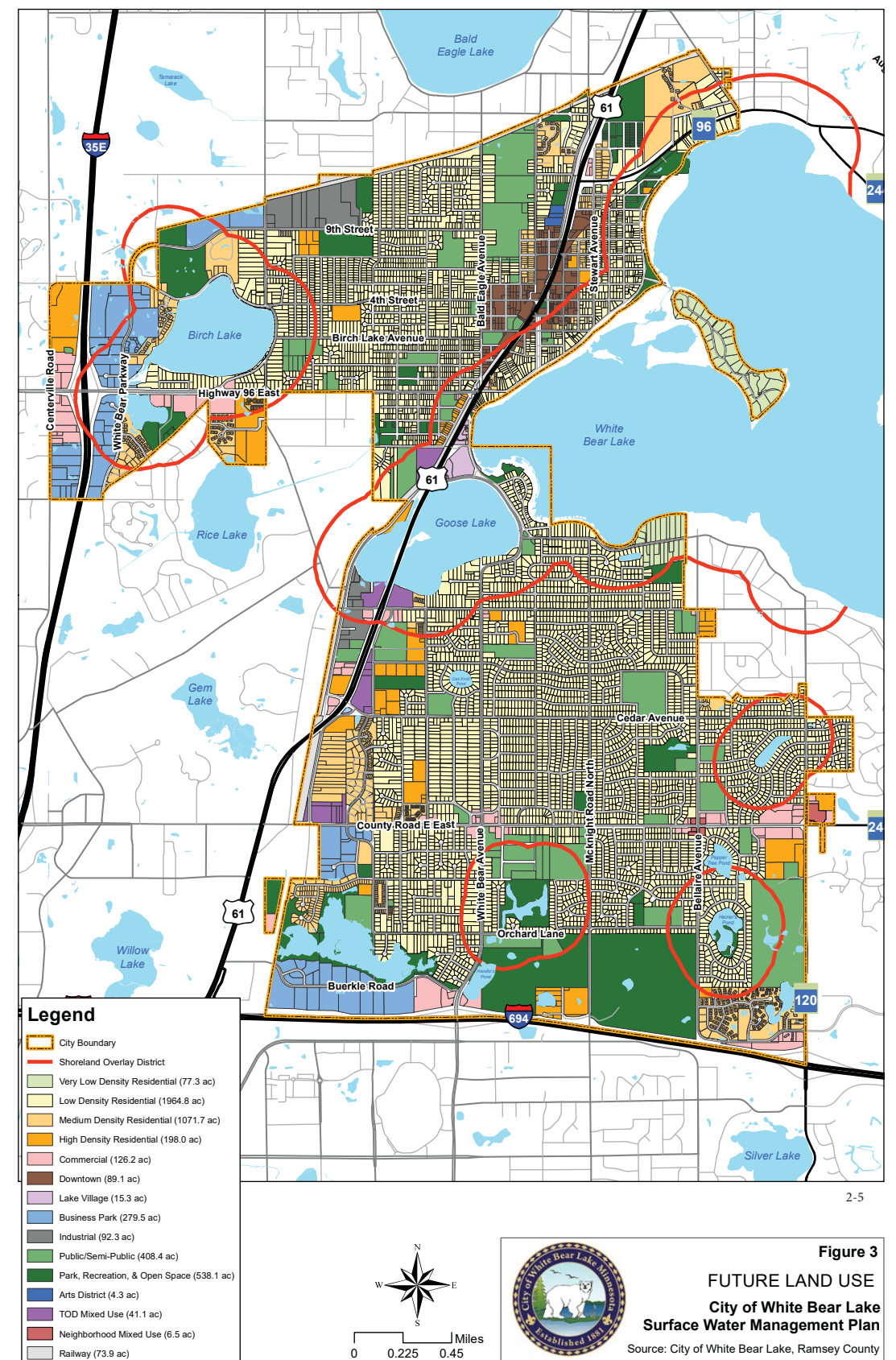
1. Place Typology

(to build upon the comp plan future land use map and provide a framework for zoning)

2. Zoning & Subdivision Code

- More **PREDICTABLE** redevelopment
- **COMPATIBILITY** with existing context
- Aligned with community









EXPECTATIONS

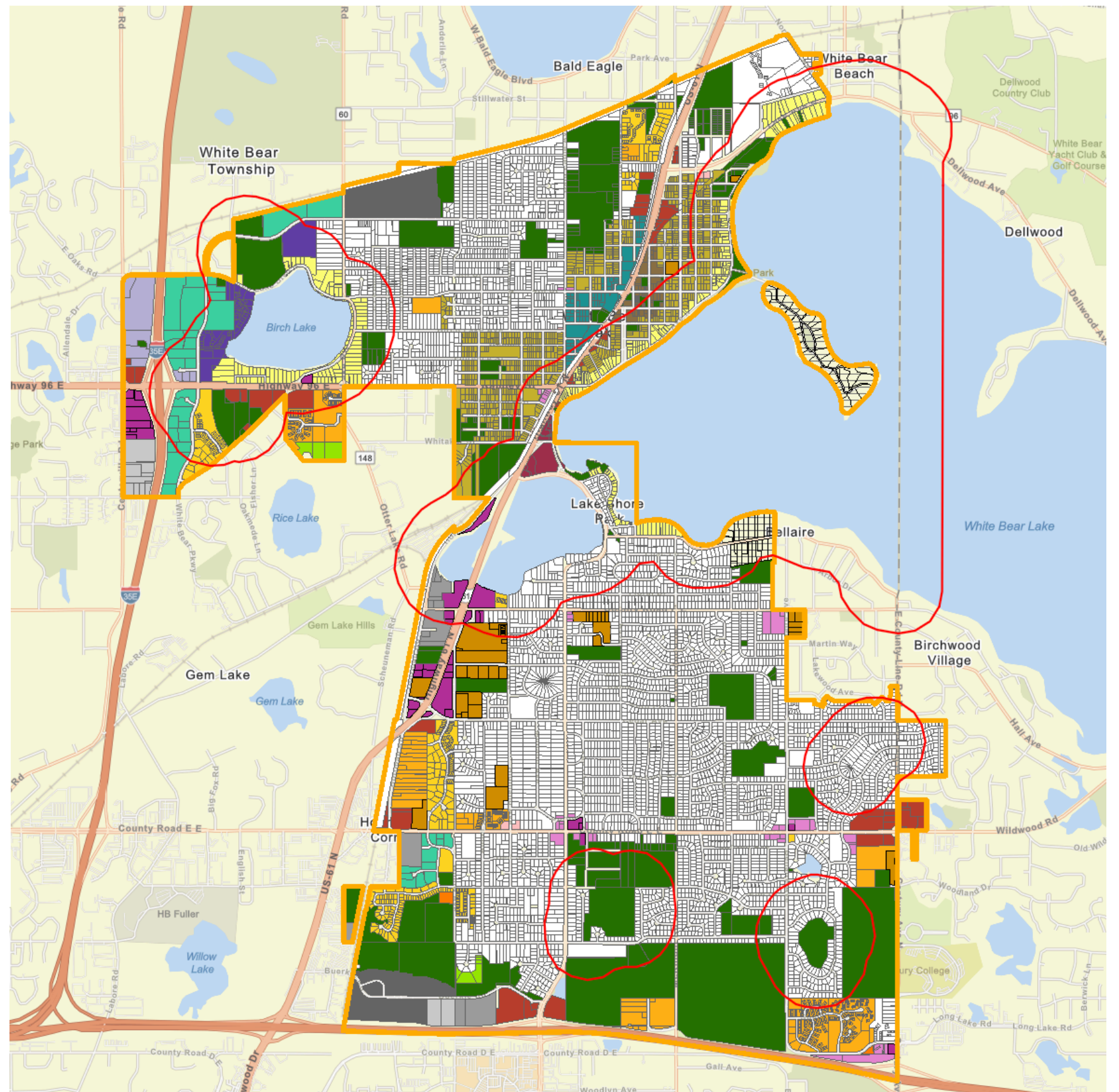


CURRENT ZONING MAP

- 24 zones
- Informs the Place Types
- Introduction of new zones

Zoning

	B-1: Neighborhood Business
	B-2: Limited Business
	B-3: Auto Oriented Business
	B-4: General Business
	B-5: Central Business
	BW: Business Warehouse
	DBD: Diversified Business Development
	DCB: Diversified Central Business
	I-1: Limited Industry
	I-2: General Industry
	LVMU: Lake Village Mixed Use
	O: Open Space
	P: Public
	PZ: Performance Zone
	PZR: Performance Zone Residential
	R-2: Single Family Residential
	R-3: Single Family Residential
	R-4: Single Family - Two Family Residential
	R-5: Single Family - Two Family Medium Density Residential
	R-6: Medium Density Residential
	R-7: High Density Residential
	R-B: Residential Business Transition
	R1-I: Low Density Single Family - Island
	R1-S: Low Density Single Family - Shoreland



ZONING DISTRICTS = allowed USES +

- List of **PERMITTED USES**
- **CONDITIONS** applied to certain uses
- **PROHIBITED** uses

§1303.130	ZONING CODE	§1303.130
<p>§1303.130 <u>"B-2", LIMITED BUSINESS DISTRICT</u></p> <p>Subd. 1. <u>Purpose.</u> The purpose of the "B-2", Limited Business District is to provide for low intensity retail or service outlets which deal directly with the customer for whom the goods or services are furnished. The uses allowed in this district are to provide goods and services on a limited community market scale and are to be located only in areas which are well served by collector or arterial street facilities at the edge of residential districts.</p> <p>Subd. 2. Permitted Uses. The following are permitted uses:</p> <ol style="list-style-type: none"> a) All permitted uses allowed in a "B-1" District. b) Art and school supplies. c) Bakery goods and baking of goods for retail sales or delivery. d) Bank, savings and loan, savings credit unions and credit unions. e) Bicycle sales and repair. f) Candy, ice cream, popcorn, nuts, frozen deserts and confections. g) Camera and photographic supplies. h) Clothing stores. i) Commercial (leased) and professional offices. j) Delicatessen. k) Dry cleaning pick-up and laundry pick-up stations including processing. l) Drugstore. m) Florist shop. n) Frozen food store, but not including a locker plant. o) Funeral home. (Ref. Ord. 14-05-1091, 5/13/14) p) Gift or novelty store. q) Grocery, fruit or vegetable store but not including sales from moveable, motorized vehicles. r) Grocery, supermarket. s) Hardware store. 		
		<p><u>Subd. 5. Conditional Uses.</u> The following are conditional uses in the B-5, Central Business district, which require a conditional use permit based on the procedures and provisions set forth in and regulated by Section 1301.050 of this Code: (Ref. Ord. 10-1-1063, 1/12/10)</p> <ol style="list-style-type: none"> a. Residential uses. Residential uses shall be limited to multiple family and senior citizen residential dwellings limited to apartments and condominiums. b. Liquor Lounges. Liquor lounges up to 1,500 square feet in area with not less than 30 nor more than 35 indoor seats, and not more than 20 outdoor seats. (Ref. Ord. 14-6-1095, 6/10/14) c. Microbreweries. Microbreweries up to 5,000 square feet in area provided a minimum 20 percent of the floor area is devoted to use as a brewer taproom and accessory retail sales display area. (Ref. Ord. 12-07-1081, 7/10/12) d. Mixed-use development provided all buildings are multistory and meet the following requirements: <ol style="list-style-type: none"> 1. The ground floor building area is devoted to any of the uses listed as permitted uses above at 3a, 3b or 3d of this subdivision. 2. Upper level uses are devoted to uses listed as permitted uses above at Subd. 3a, 3b and 3c and Subd. 5a, Conditional Uses of this district provided that within the same building, residential uses will not be located on the same building floor as non-residential uses. e. Drive-through facilities for pharmacies and financial institutions. (Ref. Ord. 12-03-1012, 12/9/03) f. Any new building or building addition in excess of 500 square feet. (Ref. Ord. 10-1-1063, 1/12/10)
1303.130.1		

ZONING DISTRICTS = allowed USES + **BUILDING** regulations +

- Lot standards
- Building setbacks
- Height, FAR
- Exterior materials
- Location of uses in building
- Design standards such as building scale, access, detailing

§1303.160	ZONING CODE	§1303.160
B-5 District Yard and Bulk Regulations Table White Bear Lake, Minnesota		
Yard and Bulk Regulations		
Minimum Lot Area – Non Residential	No Minimum Lot Area	
Minimum Lot Width	No Minimum Lot Width	
Minimum Lot Area per Multiple Family Dwelling Unit	1,360 Square Feet	
Minimum Lot Area per Multiple Family Senior Dwelling Unit	870 Square Feet	
Minimum Dwelling Unit Size ¹		
Efficiency	400 Square Feet	
1 bedroom	600 Square Feet	
2 bedroom	900 Square Feet	
3 bedrooms or more	1,100 Square Feet	
Yards (feet)		
Maximum Front and Corner Side Yard Setback from all Right-of-Ways except Highway 61.	5 Feet	
Minimum Front and Corner Side Yard Setback from all Right-of-Ways except Highway 61.	None	
Minimum Rear & Side Yard Setback (abutting any residential use in an R-4 dist.)		
First Floor	10 Feet	
Second Floor	15 Feet	
Third Floor	20 Feet	
Minimum Rear Yard Setback Abutting Non-residential Property	None	
Minimum Interior Side Yard Setback	None	
Minimum Setback from Highway 61	20 Feet	
Maximum Setback from Highway 61	None	
Maximum Building Height, Principal Buildings (feet) (see Section 1301.030, Definitions)	3 Stories or 38 Feet (whichever is lower)	
Maximum Building Height, Accessory Buildings (feet)	15 Feet	

Subd. 10. Building Scale and Design Standards:

a. Purpose and Intent: The following design standards, together with the other regulations of this District, are intended to encourage high-quality, scale-appropriate building design that respects the historic character of the B-5, Central Business District. While the building scale and design standards do not dictate a particular architectural style, it is the intent of the City to encourage building design that compliments the architecture of its historically significant buildings located within the B-5, Central Business District.

1303.160.5

ZONING DISTRICTS = allowed USES + BUILDING regulations + GENERAL DEVELOPMENT STANDARDS

- Signs
- Landscape
- Parking

+ SUBDIVISION CODE

§1302.050	ZONING CODE	§1302.050
d)	<u>Motels, Motor Hotels, Hotels.</u> One (1) space per each rental unit plus one (1) space for each ten (10) units and one (1) space for each employee on any shift.	
e)	<u>School, Elementary and Junior High (Public or Private).</u> At least one (1) parking space for each classroom plus one (1) additional space for each fifty (50) student capacity.	
f)	<u>School, High School through College (Public and Private).</u> At least one (1) parking space for each three (3) students based on design capacity plus one (1) for each three (3) classrooms.	
g)	<u>Church, Theatre, Auditorium.</u> At least one (1) parking space for each three (3) seats based on the design capacity of the main assembly hall. Facilities as may be provided in conjunction with such buildings or uses shall be subject to additional requirements which are imposed by this Code.	
h)	<u>Private Athletic Stadiums.</u> At least one (1) parking space for each eight (8) seats of design capacity.	
i)	<u>Community Centers, Health Studios, Libraries, Private Clubs, Lodges, Museums, Art Galleries.</u> Ten (10) spaces plus one (1) for each two hundred fifty (250) square feet in excess of two thousand (2,000) square feet of floor area in the principal structure.	
j)	<u>Sanitariums, Convalescent Home, Rest Home, Nursing Home or Day Nurseries.</u> Four (4) spaces plus one (1) for each three (3) beds for which accommodations are offered.	
k)	<u>Elderly (Senior Citizen) Housing.</u> Reservation of area equal to one space per unit. Initial development shall require one-half (1/2) enclosed space and one-quarter (1/4) exposed space per senior citizen unit. The balance of the one stall per unit shall be supplied at such time as the City Council determines the need for the additional parking. (Ref. Ord. 776, 1/10/89)	
l)	<u>Drive-In.</u> At least one (1) parking space for each fifteen (15) square feet of gross floor area, but not less than fifteen (15) spaces (sit down eating area not included). (Ref. Ord. 10-1-1062, 1/12/10)	
m)	<u>Drive-Thru.</u> At least 3 stacking spaces at each window or menu per lane. Stacking required separate of and in addition to the parking requirements of the use. (Ref. Ord. 10-1-1062, 1/12/10)	
n)	<u>Office Buildings, Animal Hospitals, Professional Offices and Medical Clinics.</u> At least one (1) space for each two hundred (200) square feet of floor area. (Ref. Ord. 10-1-1062, 1/12/10)	
o)	<u>Bowling Alley.</u> At least five (5) parking spaces for each alley, plus additional spaces as may be required herein for related uses contained with the principal structure.	
p)	<u>Motor Fuel Station.</u> At least four (4) off-street parking spaces plus two (2) off-street parking spaces for each service stall. Those facilities designed for sale of other items than strictly automotive products, parts or service shall be required to provide additional parking in compliance with other applicable sections of this Code.	
1302.050.8		

§1202.010	BUILDING REGULATIONS	§1202.010
1202. Sign Code		
§1202.010: GENERAL PROVISIONS:		
Subd. 1 Findings, Purpose and Intent, and Effect:		
A. Findings: The city council hereby finds as follows:		
1. Exterior signs have a substantial impact on the character and quality of the environment.		
2. Signs provide an important medium through which individuals may convey a variety of messages.		
3. Signs can create traffic hazards, aesthetic concerns and detriments to property values, thereby threatening the public health, safety and welfare.		
4. The city's zoning regulations have included the regulation of signs in an effort to provide adequate means of expression and to promote the economic viability of the business community, while protecting the city and its citizens from a proliferation of signs of a type, size, location and character that would adversely impact upon the aesthetics of the community and threaten the health, safety and welfare of the community. The regulations of the physical characteristics of signs within the city have had a positive impact on traffic safety and the appearance of the community.		
B. Purpose and Intent: It is not the purpose or intent of this section to regulate the message displayed on any sign; nor is it the purpose or intent of this section to regulate any building design or any display not defined as a sign, or any sign which cannot be viewed from outside a building. The purpose and intent of this section is to:		
1. Regulate the number, location, size, type, illumination and other physical characteristics of signs within the city in order to promote the public health, safety and welfare.		
2. Maintain, enhance and improve the aesthetic environment of the city by preventing visual clutter that is harmful to the appearance of the community.		
3. Improve the visual appearance of the city while providing for effective means of communication, consistent with constitutional guarantees and the city's goals of public safety and aesthetics.		
4. Provide for fair and consistent enforcement of the sign regulations set forth herein under the zoning authority of the city.		
C. Effect: A sign may be erected, mounted, displayed or maintained in the city if it is in conformance with the provisions of these regulations. The effect of this section, as more specifically set forth herein, is to:		
1202.010.1		

PROJECT GOALS DISCUSSION

DISCUSSION TOPIC #1: PROJECT PURPOSE

From your perspective, what would make this code update project successful?

What do you hope it will accomplish?

DISCUSSION TOPIC #2: LOCAL PLACES

Thinking about White Bear Lake's built environment:

What areas are valued and should be preserved and maintained?

What areas raise concerns, and may need change or redirection?

DISCUSSION TOPIC #3: THE FUTURE

Thinking about White Bear Lake's development future:

What are the biggest opportunities to improve or enhance the city?

What are challenges or uncertainties that will need to be faced?

DISCUSSION TOPIC #4: INSPIRATION

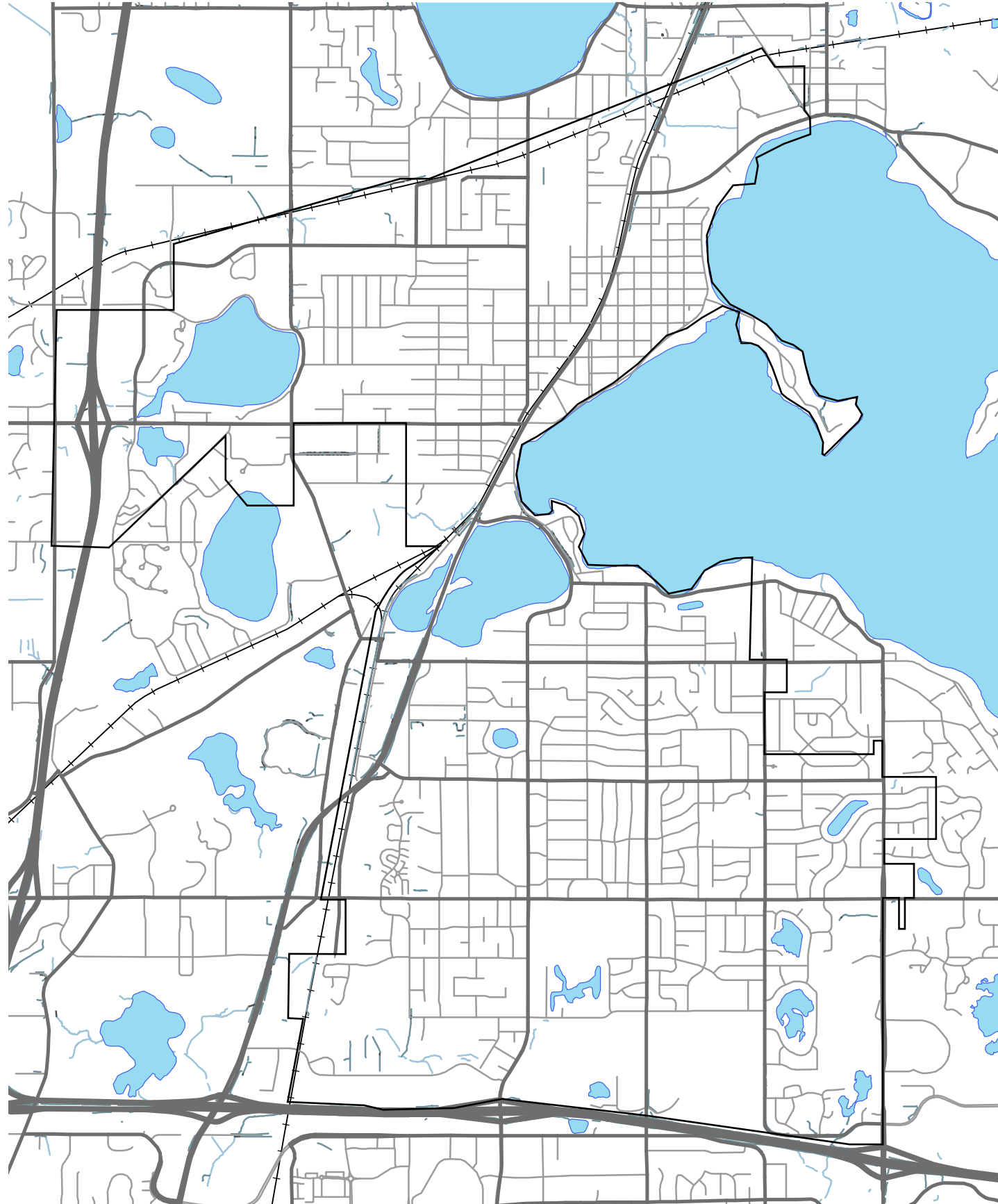
Thinking about the places where you have lived, worked, or visited:

Are there any great examples of places you think should developed or maintained here?

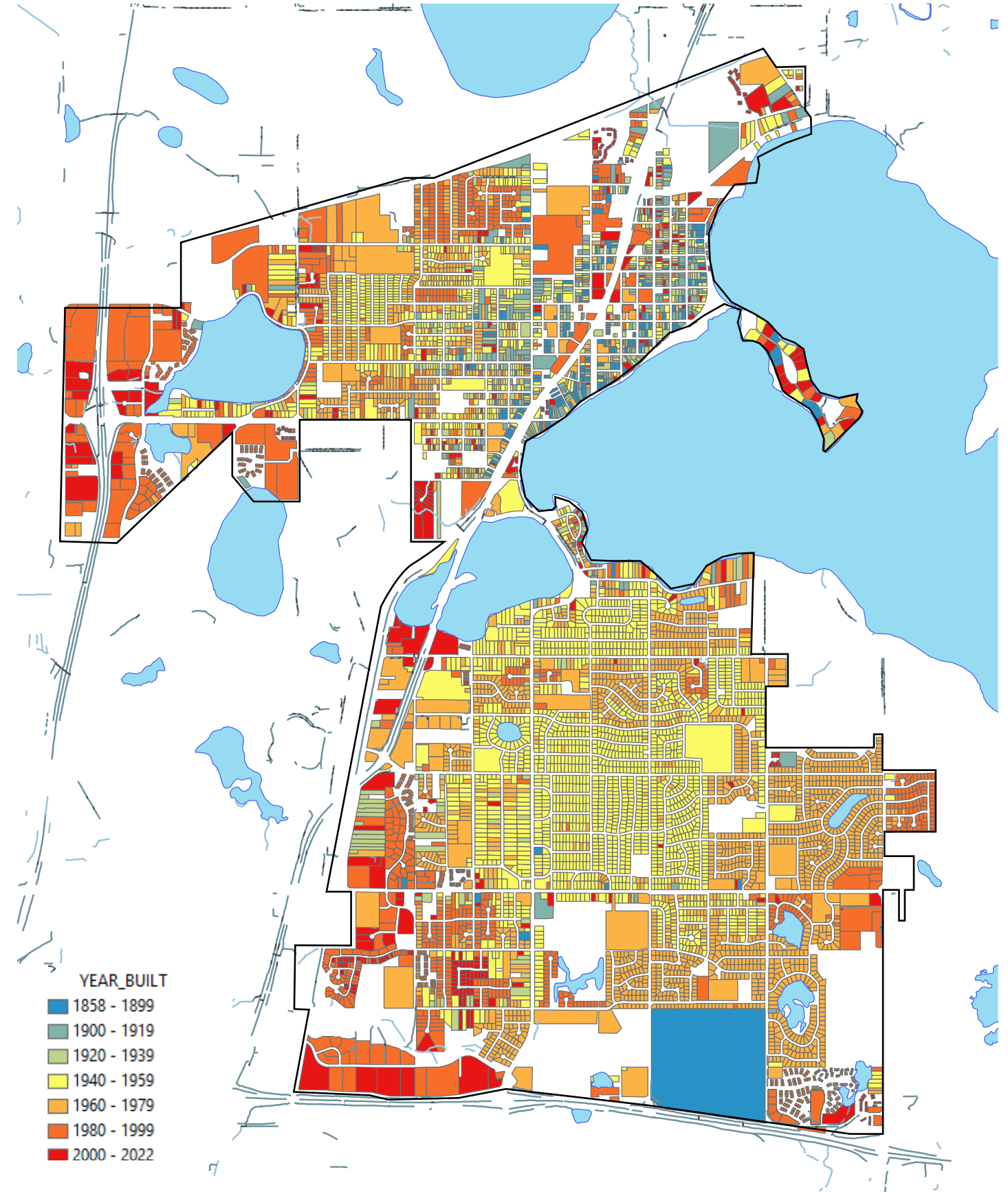
What would you most like to see added?

INTRODUCTION TO PLACE TYPE FRAMEWORK

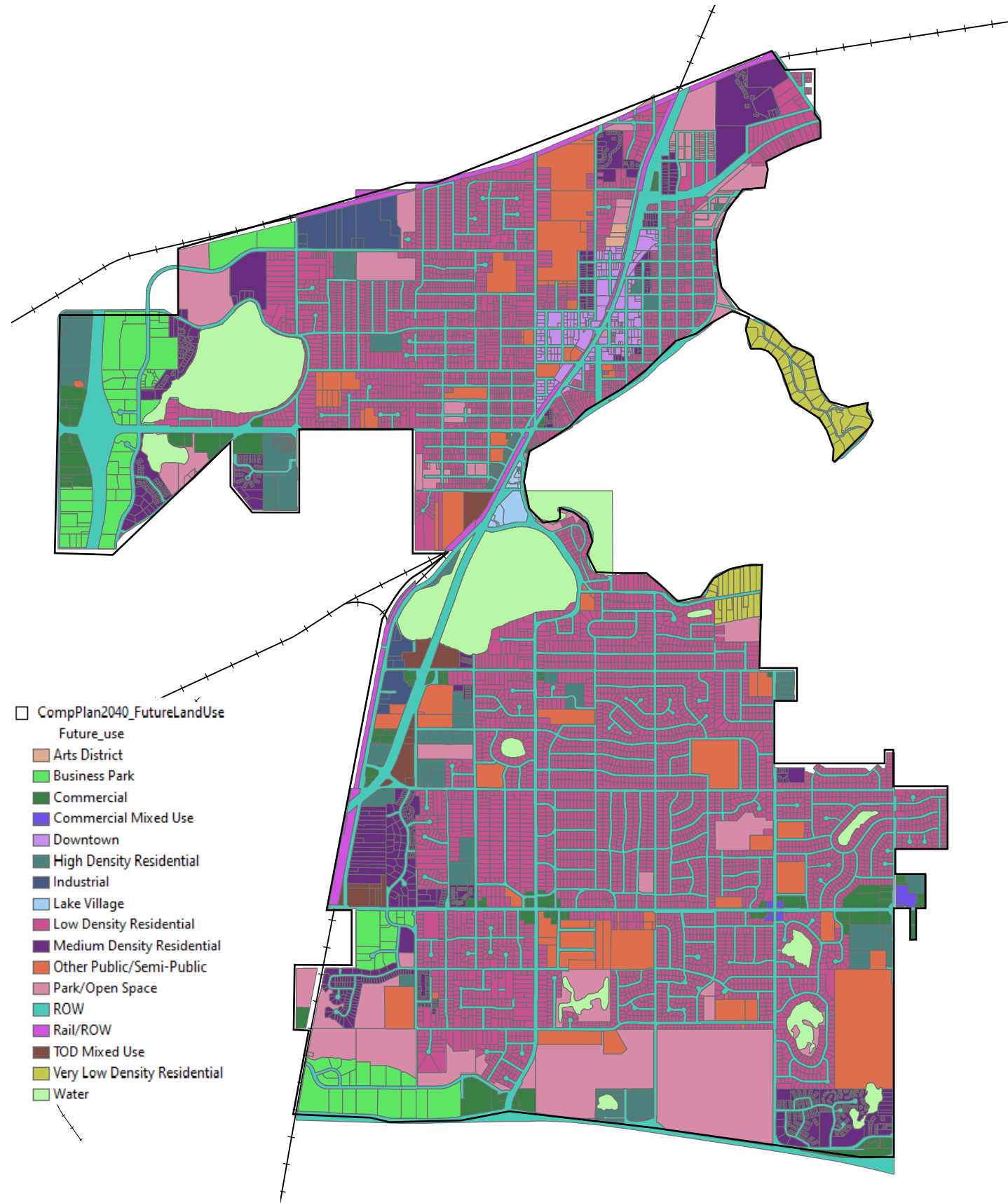
Streets and Highways



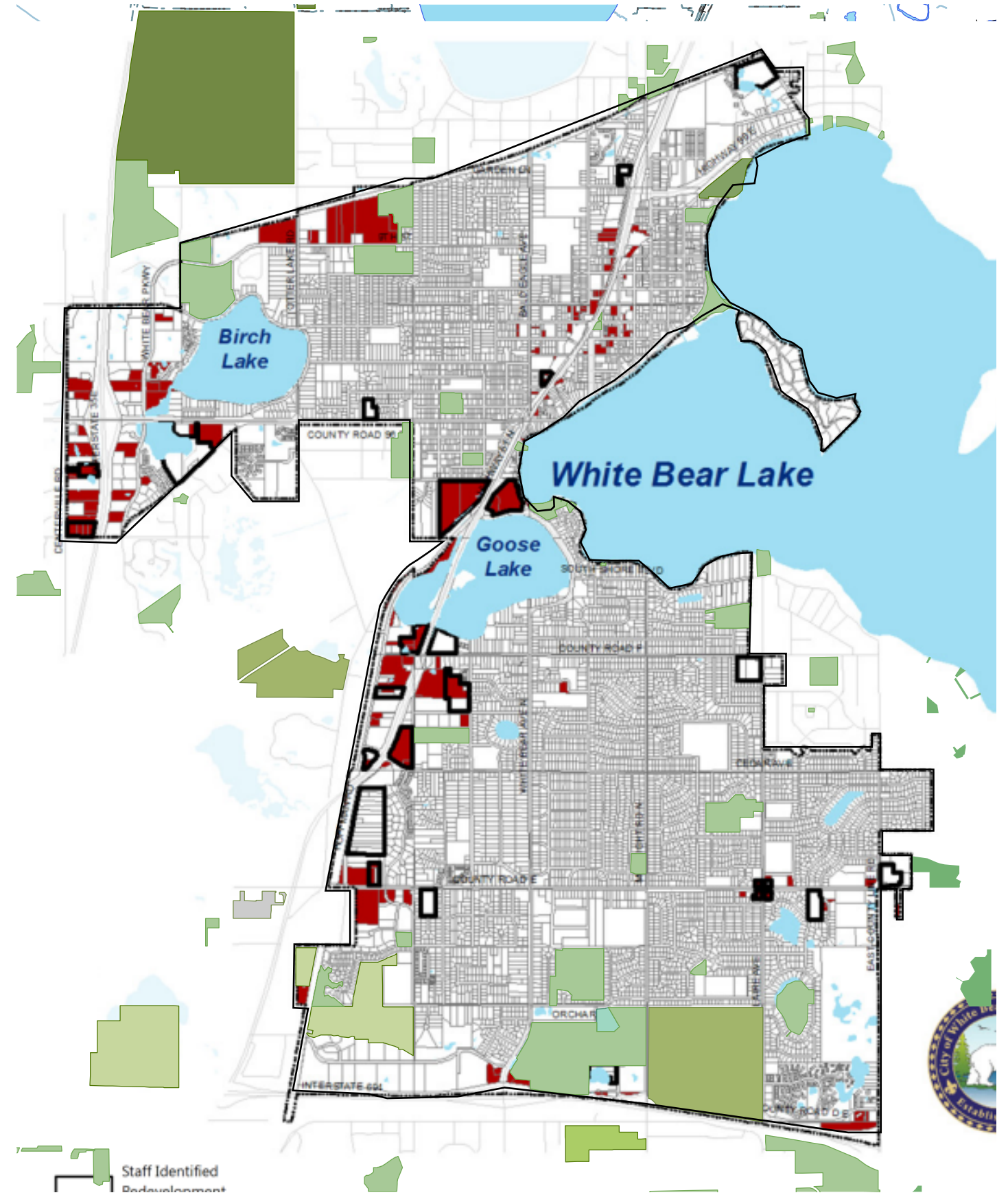
Year Built



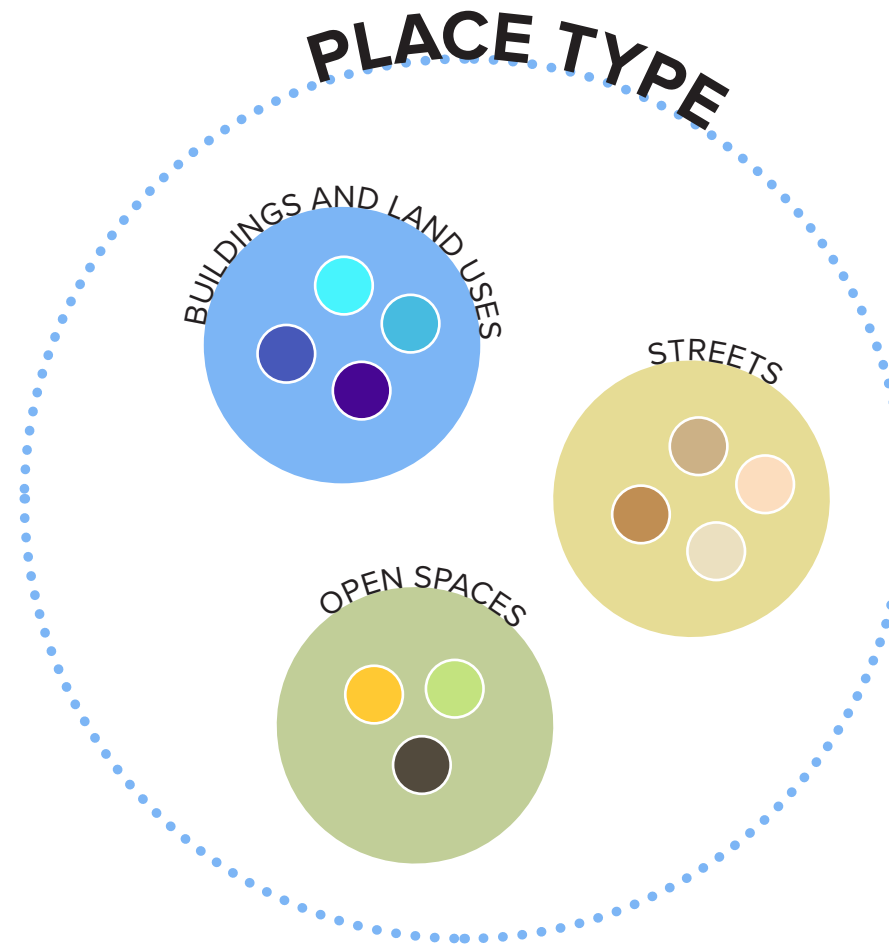
Land Use



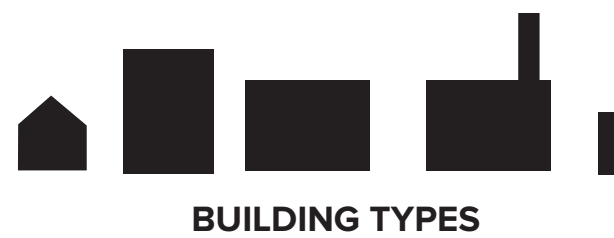
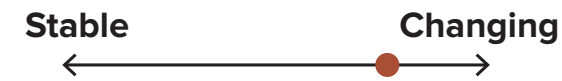
Identified Redevelopment Areas



PLACE TYPE

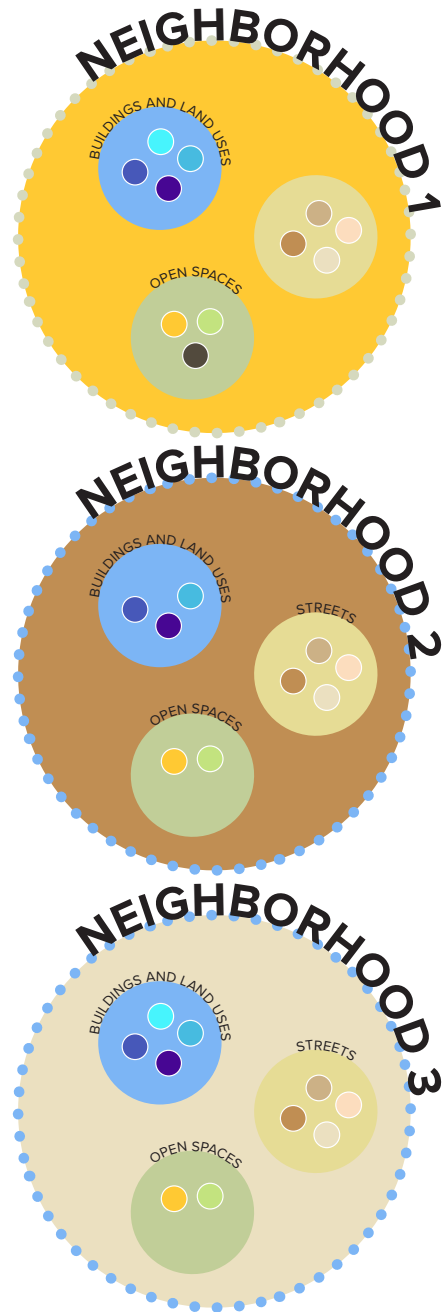


**NEIGHBORHOODS
DISTRICTS
CENTERS**



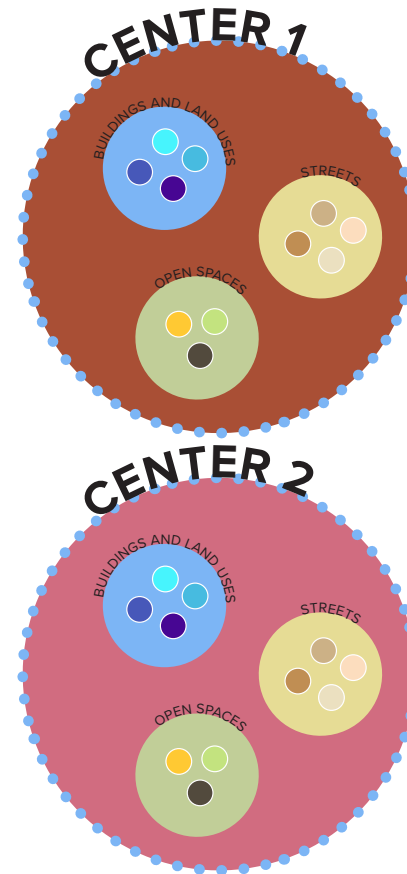
NEIGHBORHOODS

Primarily Residential uses, typically with small amounts of neighborhood compatible uses - such as schools, places of worship, and sometimes small retail.



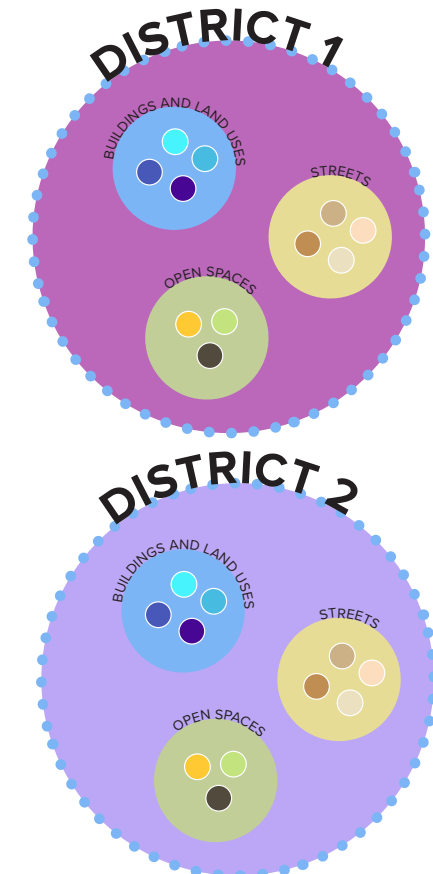
CENTERS

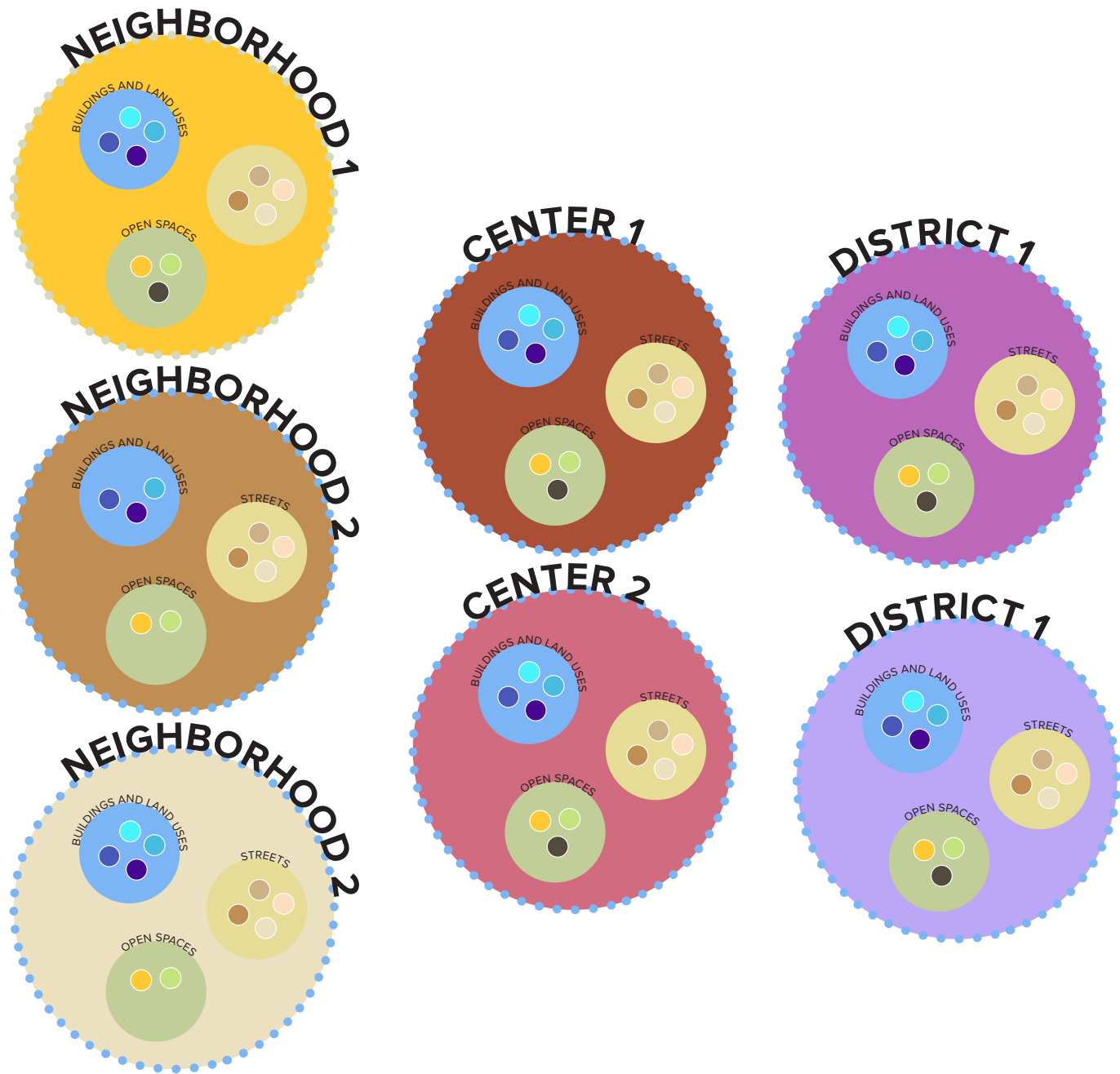
A place where a variety of compatible uses (residential and non residential) come together, to become a place that serves an area larger than themselves.



DISTRICTS

A single “special” use, with specific needs and demands, often separated from Neighborhoods and Centers, and typically serving an area larger than the City.





ZONING

DISCUSSION TOPIC #5: PLACE TYPES

Does the idea of place types make sense to you?

What types of places do you think exist in White Bear Lake?

PUBLIC ENGAGEMENT AND NEXT STEPS

PLANNED PUBLIC ENGAGEMENT

PUBLIC MEETINGS

- Project introduction and land use typology
- Draft zoning code and map
- Planning Commission review and public hearing
- City Council approval

LISTENING SESSIONS

- Real estate and development professionals
- Other key stakeholders

ONLINE CONTENT

- Website and digital media

OTHER TOOLS AND STRATEGIES



DISCUSSION TOPIC #6: OUTREACH

What are the best ways to reach people in White Bear Lake who may be interested in the code update and its implications?

Online survey

Social media

Pop up events

Fact sheets

Email updates

Direct mail

Web-based tools

Community groups

Other ideas?

NEXT STEPS

Scheduling the next CAC meeting (October-November)

Developing public engagement strategy

Plan and code review

Typology framework development