

CITY OF WHITE BEAR LAKE : ZONING CODE UPDATE

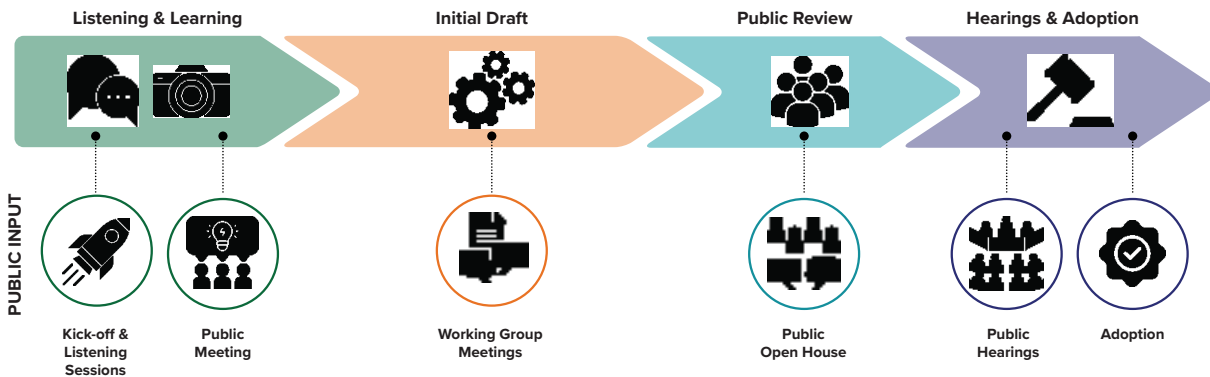
WHAT?

In September 2023, the City of White Bear Lake launched an 18-month process to review and update its zoning regulations. This project is necessary because state law requires all metropolitan area cities to update their zoning regulations so they are consistent with the community's long range planning document - the 2040 Comprehensive Plan. The comprehensive plan was last updated in 2021 and sets the future vision and development goals for White Bear Lake. The zoning regulations are the legal tool to implement the vision and development goals found in the comprehensive plan.



WHEN?

PROJECT TIMELINE



WHO

Project Lead:

City of White Bear Lake

Project Consultants:

Bolton and Menk
Codametrics
Duncan Associates

Zoning Update Community Advisory Committee:

Kevin Edberg
City Council

Bill Walsh
City Council

Jim Berry
Planning Commission

Ken Baltzer
Planning Commission

Jan Johnson
White Bear Lake Economic Development Corporation (EDC)
County Road E Corridor Committee

Sara Markoe-Hanson
Executive Director White Bear Lake Historical Society

Chris Fry
Environmental Advisory Board
Housing Taskforce

Sharon Hanifl-Lee
Board Chair & Senior Advising Director Children's Performing Arts, Cultural & Educational (ACE) Area Study

Mike Greenbaum
Executive Director at Newtrax

Nora Slawik
Century College Foundation

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WHAT WE HAVE HEARD SO FAR

Protect and Strategically Grow White Bear Lake

The Community is understandably proud of its downtown and unique neighborhoods and wants to protect these special places. The zoning code should reconnect with the community's historical development pattern of compact, walkable, mixed-use places.

Strive for Balance

Seek to balance the need for reinvestment, modernization and growth with preserving what is special about White Bear Lake.

Enhance Clarity, Usability and Predictability

The zoning code should be clear, richly illustrated and produce predictable results. The code should be easy to navigate for all users.

Make Procedures Clear

Processes should be streamlined and procedures should be written so citizens can understand how and when they can participate in decision-making.

Enhance and Expand Place-Base Zoning

Modernize the downtown place-based zoning standards and apply them to other targeted areas of the community.

Arts and Culture

Arts, culture and community events are defining characteristics of White Bear Lake's identity. The zoning code should include a new Arts District designation to promote art in all its forms, enhance the community's culture, attract visitors, and promote economic development.

Protect Established Neighborhoods

Create appropriate transitions between new development and existing neighborhoods.

Respect Context

New infill redevelopment should fit in the context of the area which it is located.

Economic Development

The city's economic development goals, including expanding the tax base, retaining and attracting high quality jobs, lifecycle housing and development site priorities, should help inform the zoning update but expansion needs to be thoughtful and in context.

Reduce the Need for Variances

Nonconforming properties should be reclaimed for productive use and other standards that are a frequent subject of variance requests should be evaluated for possible adjustment.

Increase Housing Choice and Ownership Opportunities

Ensure that zoning allows for a broad range of housing options to meet the needs of people at all life stages and income levels.

Rethink Parking

The zoning code should include modernized parking requirements that are "right-sized" for White Bear Lake and include standards for all modes of transportation, such as bicycle parking. Outdated parking requirements can be an obstruction to private investment, redevelopment and attainability.

Promote Sustainability

White Bear Lake and the community's other natural resources are defining features of the community and vital to the local economy and quality of life. The zoning code should include standards that protect, preserve and enhance the community's natural environment.

Manage Auto-Oriented Uses

Drive-throughs and other auto-oriented uses that detract from the character of downtown and existing neighborhoods should be addressed through zoning.