



STEERING COMMITTEE MEETING #3

March 6th, 2017

Topic: Land Use

6:00 p.m. Draft Vision Statement

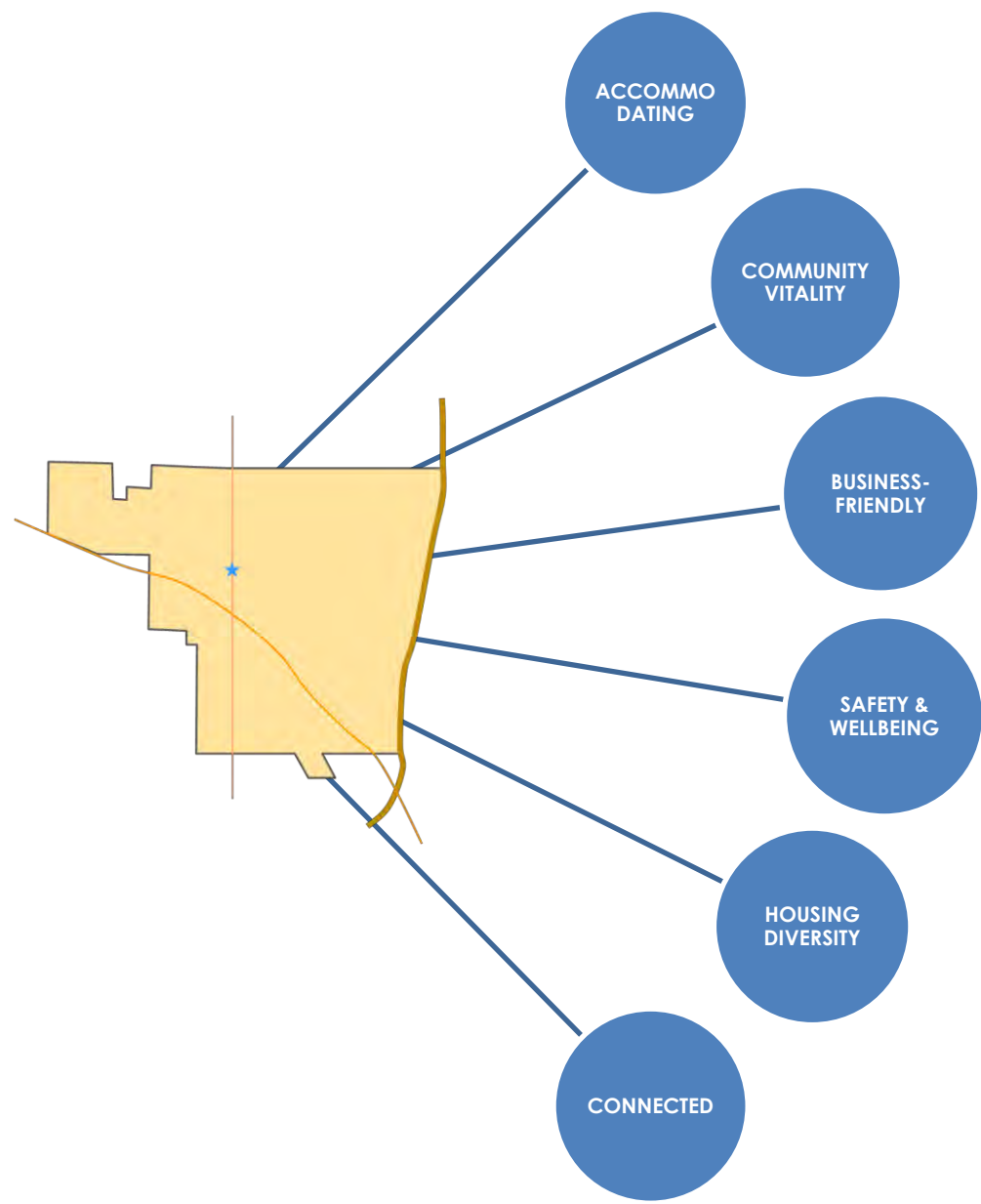
6:15 p.m. Housing Planning: Four Options

6:45 p.m. Comprehensive Plan Requirements for Land Use

7:00 p.m. Map Discussion: Preferred Options for Future Land Use

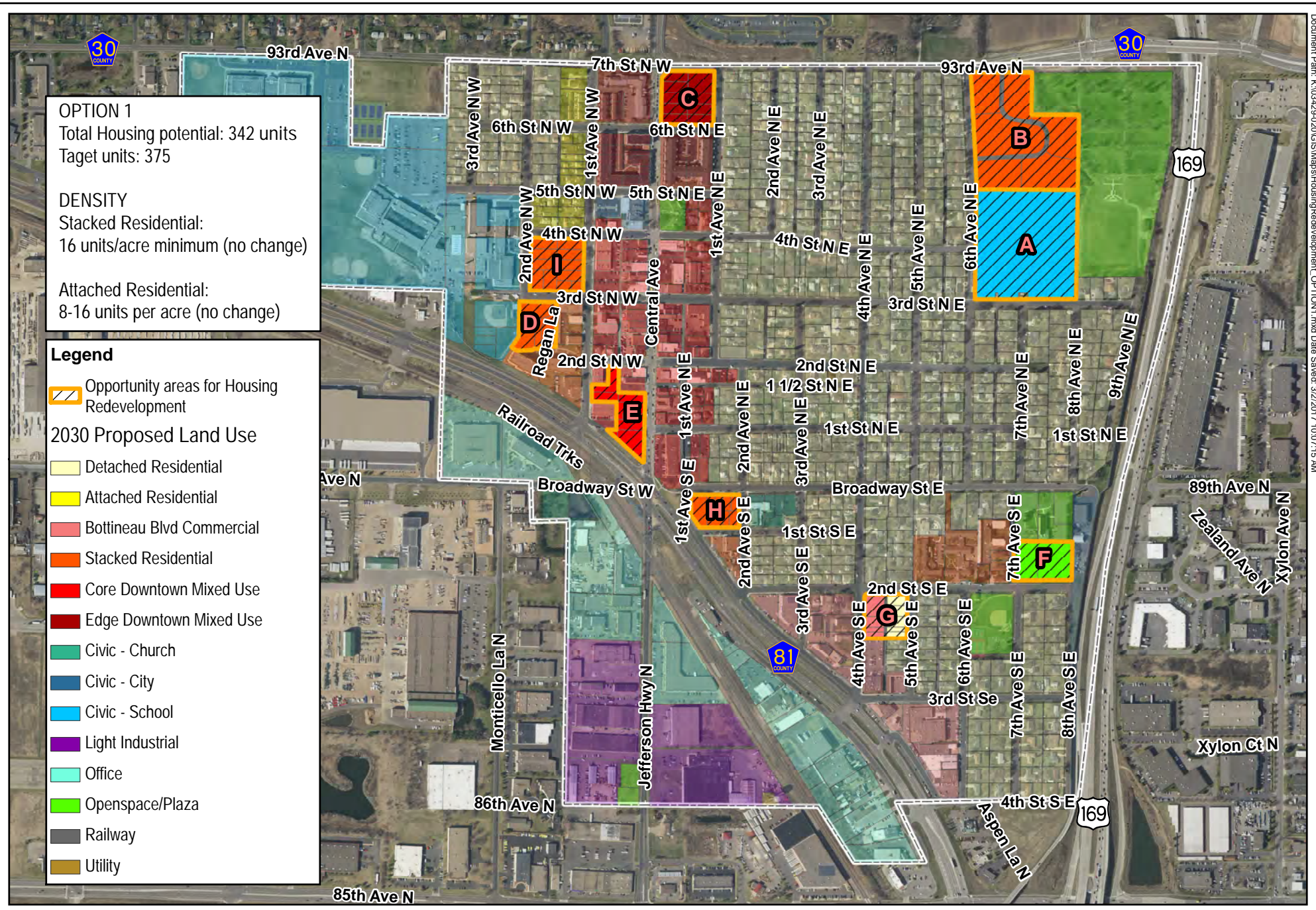
7:15 p.m. Land Use Goals Discussion

Osseo is an **accommodating, business-friendly** and **connected** city that promotes **community vitality** and **housing diversity** while supporting the **safety & wellbeing** of all who live, work and visit here.



<i>Vision Theme</i>	<i>What we heard from the community:</i>
Accommodating	Osseo strives for spaces, places, and services that cater to people in all stages of life.
Community Vitality	Osseo continues to be a lively community that attracts visitors and new residents and families.
Business-Friendly	Osseo encourages businesses to locate and flourish within the city.
Safety & Wellbeing	Osseo is a safe and healthy community for all who live, work and visit here.
Housing Diversity	Osseo supports a wide spectrum of housing types and options that meet the needs of the community at all stages and income levels
Connected	Osseo supports excellent access to services and key destinations both inside and outside the city.

Site	Description	Acres	Current LU Guidance
A	Former elementary school site. A large site but currently not guided for residential.	9.9	Institutional
B	North Oaks. Already exists as MF housing but may be a redevelopment priority due to close proximity to future 93 rd Ave Light Rail station and capacity for higher density.	9.1	Stacked Residential
C	600 Block of Central. A mixture of housing and commercial currently exists on the block. This is a gateway to the city.	2.5	Downtown edge mixed use
D	Celtic Crossing. Vacant land adjacent to ballfields. New owner is likely planning upgrades to existing housing and new MF buildings on the site.	1.6	Stacked Residential
E	100 Block of Central. Possible redevelopment priority as a City gateway, potential shifting of street configuration.	2.1	Downtown Core Mixed Use
F	Southern portion of St. Paul's Church lot. Currently no structures on this site. Church owns the land and may be ready to sell.	2.0	Institutional
G	Half block north of American Legion. The half and half guidance of this area may not be an appropriate mix of uses in a small space. MF housing may be more appropriate as a future cohesive use for the block.	1.7	½ Bottineau Blvd Commercial, ½ Detached Residential
H	Broadway and 1st Ave SE block. Was guided Stacked Residential and has not yet redeveloped.	1.3	Stacked Residential
I	Residential block north of Celtic Crossing. Was guided Stacked Residential and has not yet redeveloped.	2.5	Stacked Residential
		33 acres	



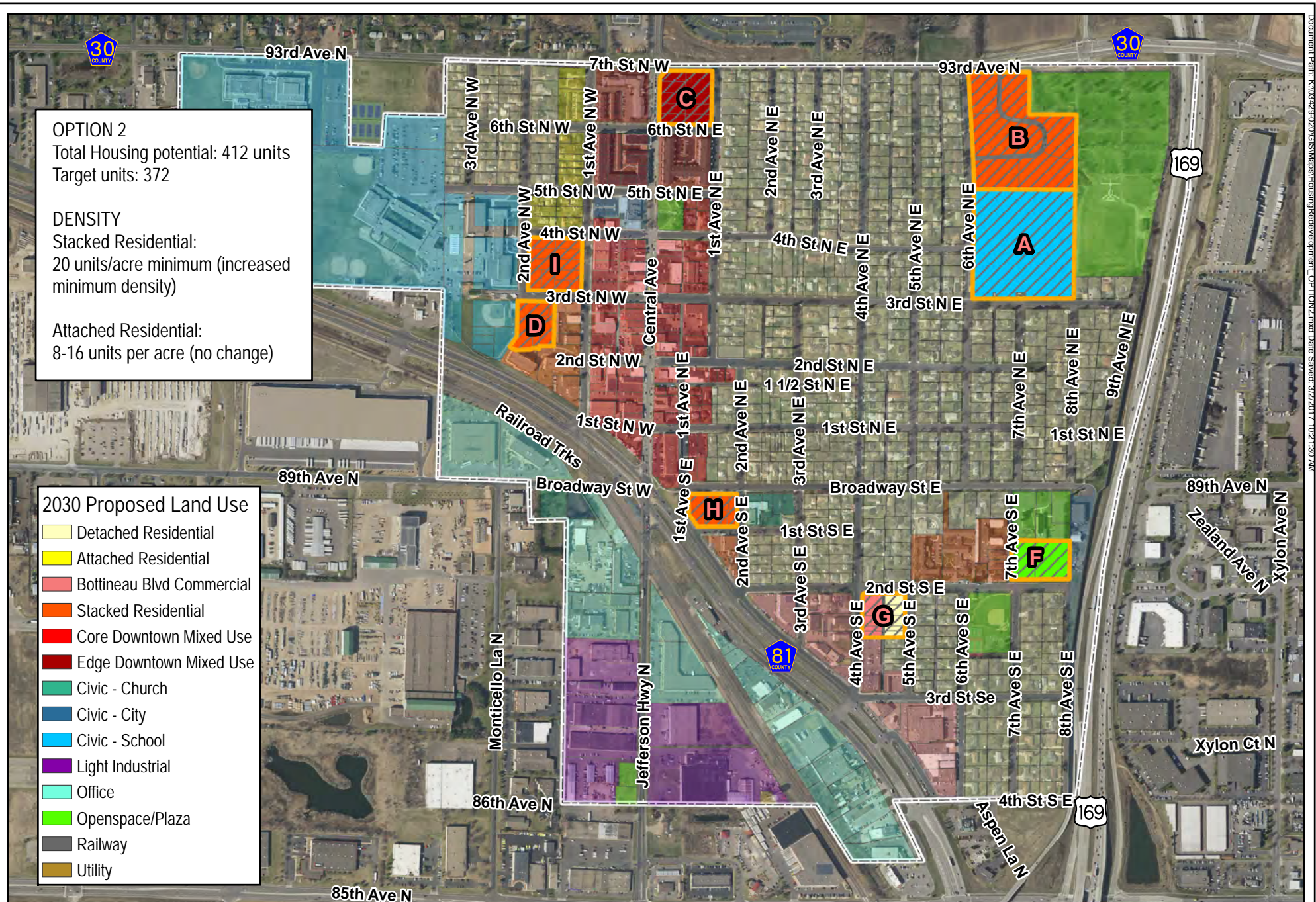
Housing Redevelopment Opportunities - OPTION 1

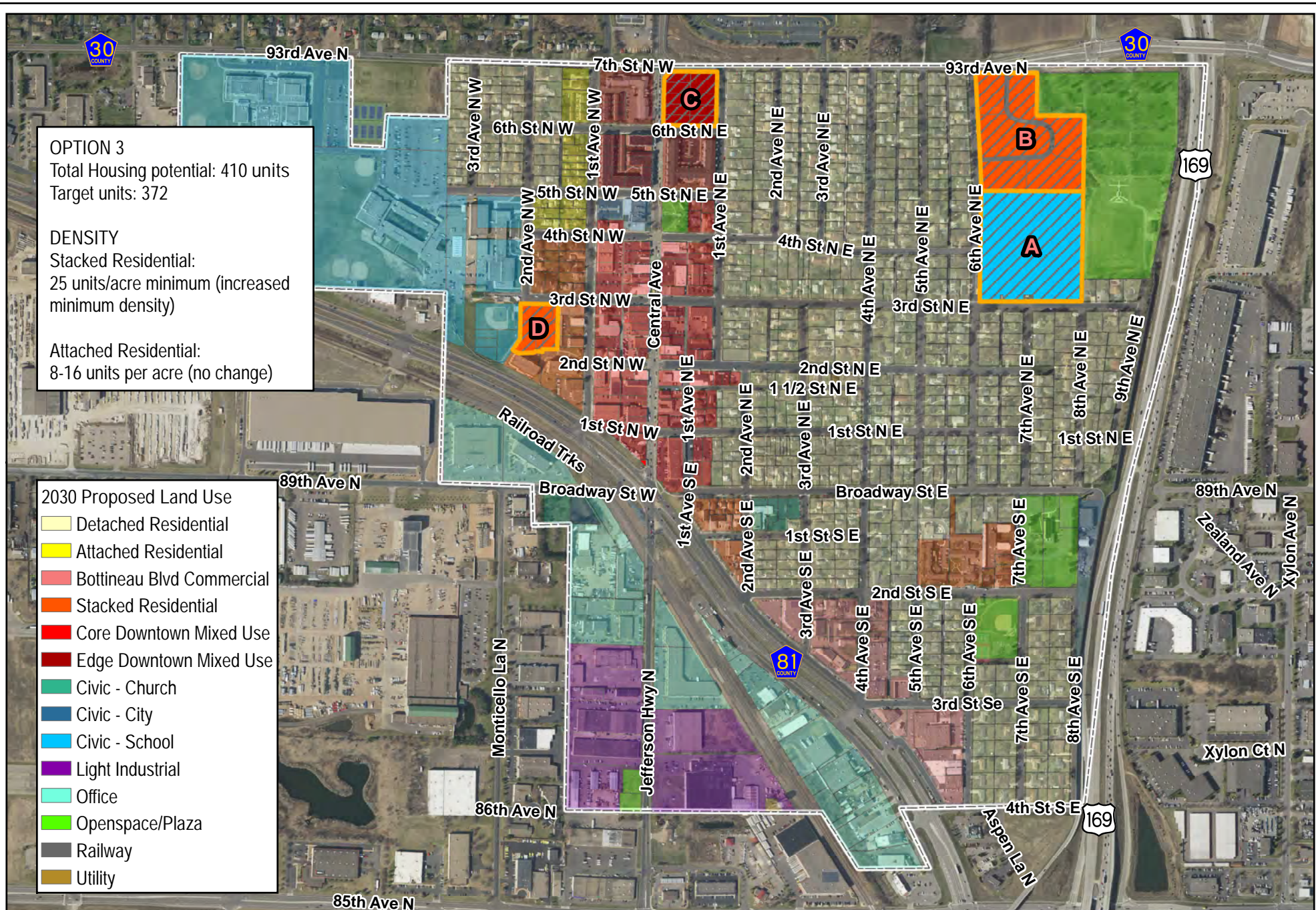
2040 Comprehensive Plan Update
City of Osseo

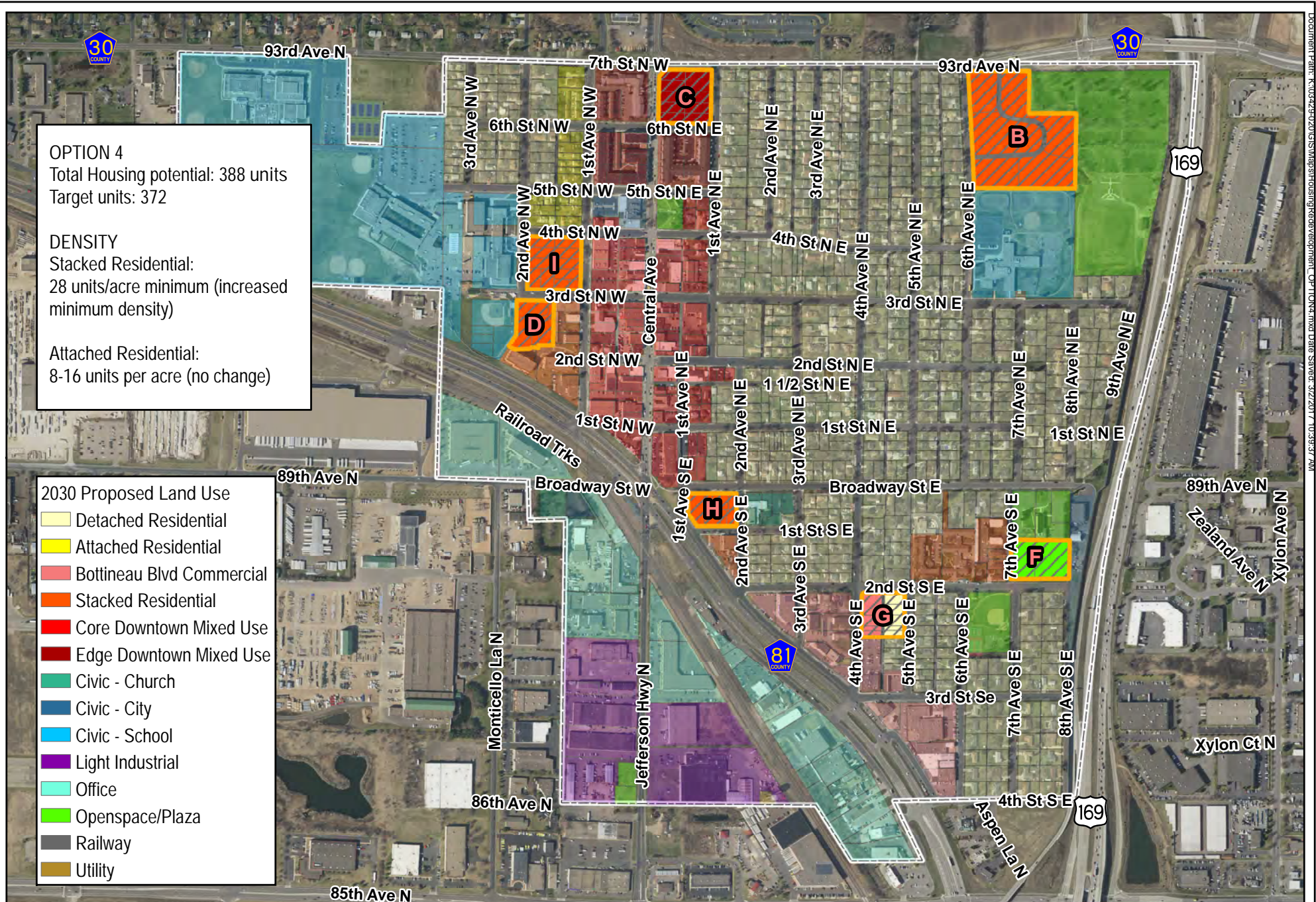


0 1,000 Feet
1 inch = 792 feet









Housing Redevelopment Opportunities - OPTION 4

2040 Comprehensive Plan Update
City of Osseo



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Figure 4.3: Osseo's Land Use Plan Categories

	Detached Residential		<ul style="list-style-type: none"> Single-family detached houses Duplexes Carriage houses Accessory units Density range of 3 to 8 housing units per acre
	Attached Residential		<ul style="list-style-type: none"> Rowhouses, side-by-side townhouses Triplex, quadruplex Mansion townhouses Density range of 8 to 16 housing units per acre
	Stacked Residential		<ul style="list-style-type: none"> Apartments, lofts, flats Stacked townhouses Vertical housing orientation (2 to 4 stories) Density of 16 housing units per acre or greater
	Bottineau Boulevard Commercial		<ul style="list-style-type: none"> Retail goods, services and entertainment Double building orientation (Bottineau Boulevard and adjacent neighborhood streets) One and two story buildings "Gateway" quality architecture and features
	Office		<ul style="list-style-type: none"> Employment intensive office uses Limited supporting retail uses Buildings of two (2) stories or greater preferred "Gateway" quality architecture and features
	Light Industrial		<ul style="list-style-type: none"> Light manufacturing, assembly, processing Warehousing, storage, distribution One level buildings with mezzanine space Truck traffic Limited outside storage
	Downtown Core Mixed-Use		<ul style="list-style-type: none"> Mix of commercial, entertainment, civic, housing, office Vertical orientation with 100% active use on street (retail, entertainment) Residential density of 20-40 units/acre (2 to 4 story structures)
	Downtown Edge Mixed-Use		<ul style="list-style-type: none"> Wide mix of uses with predominant use more of a residential nature Commercial pushed to corners, not 100% street level Civic focus encouraged
 	Institutional		<ul style="list-style-type: none"> Government facilities Schools Library Churches, Cemeteries
	Parks & Open Space		<ul style="list-style-type: none"> Parks Playfields, playgrounds Plazas, open spaces Trails

Table 4.7: Summary of Land Use Categories, Allowed Densities and Uses.

Planned Land Use Category	Density	Allowed Land Uses
Detached Residential	3-8 units per acre	Detached house, duplex, carriage house, accessory unit
Attached Residential	8-16 units per acre	Side-by-side townhouses, rowhouses, mansion townhouses, triplex, quadruplex
Stacked Residential	16 units per acre or greater 2 to 4 floors	Stacked apartments, townhouses, flats, lofts
Bottineau Boulevard Commercial	1 to 2 floors	Retail, services, entertainment, limited office
Office	1 to 4 floors	Office, limited retail/services
Light Industrial	1 to 2 floors	Light industrial
Downtown Core Mixed-Use	20-40 units per acre 2 to 4 floors	Retail, services, entertainment, office, stacked residential, civic, institutional
Downtown Edge Mixed-Use	20-40 units per acre 2 to 4 floors	Retail, services, entertainment, office, stacked residential, civic, institutional
Institutional		Government facilities, schools, library, post office, churches, cemeteries
Parks & Open Space		Parks, open spaces, plazas, playfields, playgrounds, trails
Road Right-of-Way		Road right-of-way
Railway		Railroad right-of-way
Utility		Public & private utilities

Land Use Plan

The (Future) Land Use Plan Map has been updated to reflect the land use categories and designations that were initially envisioned in the Redevelopment Master Plan. This map (shown in Figure 4.4) shows the desired future land uses for all land in Osseo. It establishes the Downtown Core district as the area between County Road 81/Bottineau Boulevard and 4th Street N, a Civic Campus that spans both sides of Central Avenue between 4th Street N and 5th Street N, and the North Town Crossing district between 5th Street N and 7th Street N/93rd Avenue. Land use in most of this area is guided for street level retail uses on all properties fronting directly onto Central Avenue. North Town Crossing area is guided for high and medium density residential uses with some street level commercial uses.

To support the revitalization of Osseo's traditional small town downtown, the land use designations guide new housing to the downtown area, both in multi-story, mixed-use

Planned Land Use Category	Density	Allowed Land Uses	2030 Land Use Goals
Detached Residential	3-8 units per acre	Detached house, duplex, carriage house, accessory unit	Residential Land Use Goals: <ul style="list-style-type: none"> Promote and support the provision of sufficient affordable housing options within the community. Promote the development of a wide range of new downtown-housing types that meet the community's lifecycle housing needs. Protect the unique and historic character of Osseo's older residential neighborhoods of diverse single-family detached houses from potential negative impacts from major redevelopment. Promote and support reinvestment in the City's older housing stock to enhance the long-term desirability and livability of the community's older residential neighborhoods. Promote parking approaches in higher-density residential developments that optimize the development potential of the site and while minimize negative impacts on to the surrounding residential area.
Attached Residential	8-16 units per acre	Side-by-side townhouses, rowhouses, mansion, townhouses, triplex, quadruplex	
Stacked Residential	16 units per acre or greater, 2 to 4 floors	Stacked apartments, townhouses, flats, lofts	
Bottineau Boulevard Commercial	1 to 2 floors	Retail, services, entertainment, limited office	Commercial Area Goals: <ul style="list-style-type: none"> Create a unified highway commercial district on Bottineau Boulevard (County Road 81) that is designed to attract highway travelers as well as meet the community's needs for larger scale retail and service uses.
Office	1 to 4 floors	Office, limited retail/services	Office Area Goals: <ul style="list-style-type: none"> Encourage the development of office uses that optimize the development potential of the land, maximize local employment opportunities, and enhance the visual identity of the community.
Light Industrial	1 to 2 floors	Light industrial	Industrial Area Goals: <ul style="list-style-type: none"> Retain and redevelop light industrial land uses as a vital component of the community's economy, tax base and jobs base.
Downtown Core Mixed-Use	20-40 units per acre, 2 to 4 floors	Retail, services, entertainment, office, stacked residential, civic, institutional	Mixed Use Goals: <ul style="list-style-type: none"> Maintain and enhance downtown's character as a traditional small town downtown with development oriented to Central Avenue and the pedestrian scale. Create a downtown area that provides a healthy and compatible mix of uses, including retail services, institutional, residential, office, and open space. Encourage redevelopment that brings more residents and activity to downtown through higher residential densities and increased lot coverages. Establish a downtown district parking approach that optimizes downtown redevelopment potential, maximizes the use of public and shared parking, and lessens the cost impacts of providing parking on developers.
Downtown Edge Mixed-Use	20-40 units per acre, 2 to 4 floors	Retail, services, entertainment, office, stacked residential, civic, institutional	

Institutional Government		facilities, schools, library, post office, churches, cemeteries	
Parks & Open Space		Parks, open spaces, plazas, playfields, playgrounds, trails	
Road Right-of-Way		Road right-of-way	
Railway		Railroad right-of-way	
Utility		Public & private utilities	