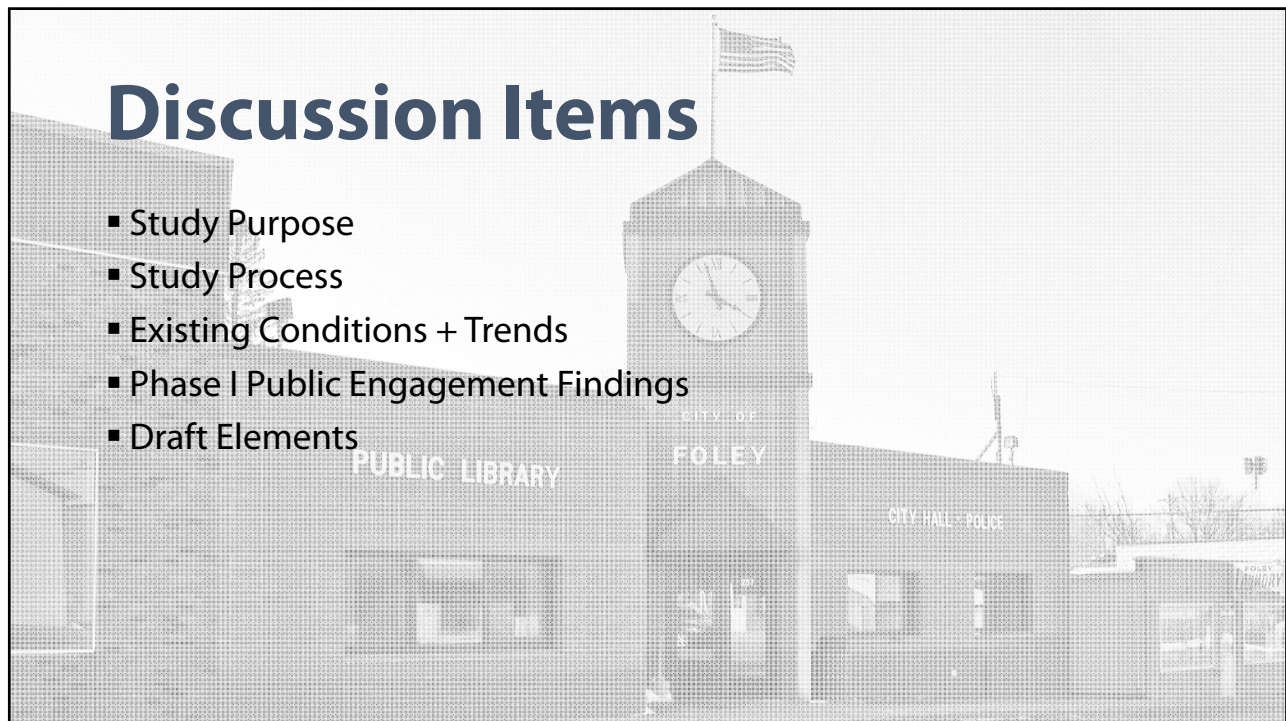




## Foley Future Land Use Plan

July 2021  
prepared by HKGi

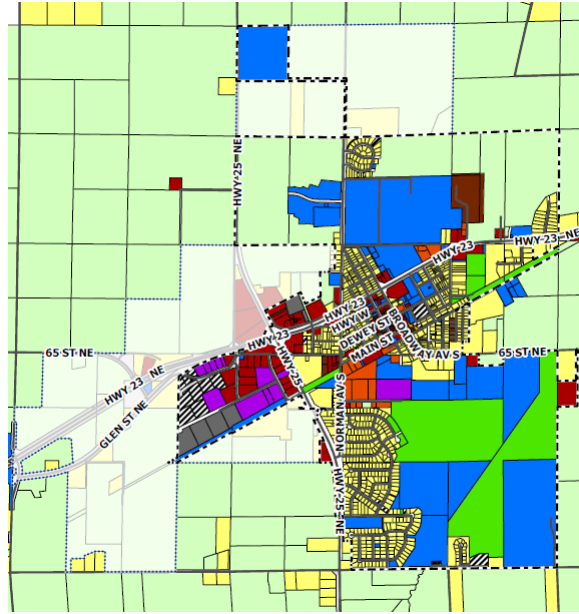


## Discussion Items

- Study Purpose
- Study Process
- Existing Conditions + Trends
- Phase I Public Engagement Findings
- Draft Elements

# Study Purpose

To help guide the form of development and redevelopment of land in the City and within the Orderly Annexation areas over the next 20 years.



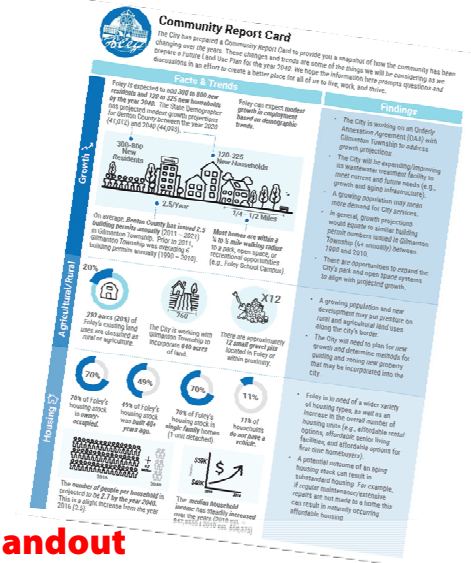
# Study Process



# Existing Conditions + Trends

The City of Foley is expected to **add 300 to 800 new residents and 120 to 325 new households by the year 2040.**

Most of this growth will likely occur after investments are made to the City's Wastewater Treatment Facility. This includes a pipe that will run from Foley to the regional treatment facility in St. Cloud.



**See Handout**

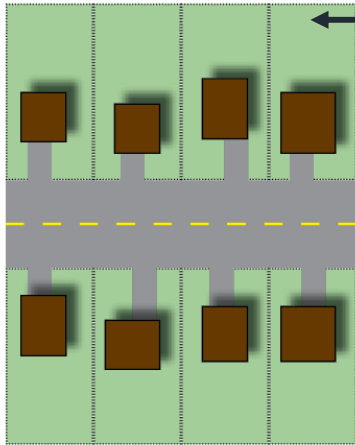
## Housing Trends

- Many in the Baby Boom generation are looking for smaller homes, as kids move out, and smaller lots with less maintenance as they age.
- As housing prices continue to rise, options outside of a traditional subdivision are more attainable for young families (Duplexes, Townhomes, Twinhomes, Villas, Detached Townhomes).
- High housing costs are hurting greater Minnesota communities' ability to attract and retain workers, because there are a lack of options in their price range.
- Home builders are trending towards smaller lots (50' to 75') rather than larger lots (80' to 120'+), as a way to meet demand and keep costs reasonable (especially as labor and material costs continue to rise).
- Decreasing household sizes are increasing the demand for housing products that support 1 or 2 person households (Apartments, townhomes).

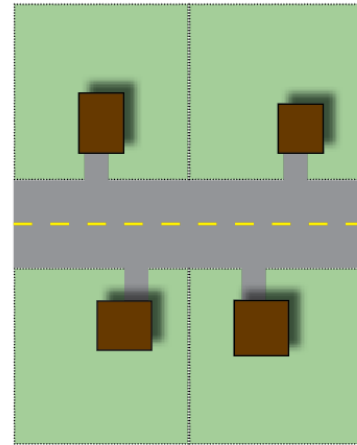


# Housing Trends

~ 0.12 acre lots (8 units per acre)  
Infrastructure: Low Cost/Higher Benefit



~ 0.25 acres lots (4 units per acre)  
Infrastructure: Low Cost/Higher Benefit



## Items of Note:

- Cities must consider the long-term cost associated with infrastructure (roads and utilities)
- There is a stronger demand and market for smaller lots compared to traditional large lot developments

# Emerging Trends

- **Growth:** From 2019 to 2021, the US had the lowest growth in 120 years (0.35%) due to low birth rates and much higher death rate due to COVID-19.
- **Housing:** There is a need for 7.2 million more affordable housing units and a 15.6% development growth for apartments.
- **Parks & Trails:** Although park programs (youth and general) were paused in most communities, greenway paths and trails were used 61% more than previous years.
- **Transportation:** In July 2020, public transportation saw a reduction of over 58% from previous years.

## Emerging Trends

- **Small Businesses:** More than 130,000 small businesses closed permanently due to the pandemic and a majority were service industry business like barbershops and nail salons.
- **Jobs:** Projections assume 1 in 4 Americans (26%) will be working from home in 2021.
- **Manufacturing:** 97.4% of manufacturers in the Upper Midwest intend to hire this year. 1 in 6 businesses in the region said their biggest challenge is labor availability.
- **Technology:** Over the first 3 months of the Covid-19 pandemic, digital purchasing, learning, telehealth, and entertainment became the #1 use of technology.

## Phase I Engagement Findings

- People would like to see **single-family housing as the primary housing type**, but would also like to see other housing options throughout the city.
- Infill and redevelopment in **downtown remains a priority** for the community – they especially want to invest in those things that contribute to the “small-town feel” of Foley.
- **Preserving natural areas** and providing a variety of park and recreation opportunities throughout the city is a priority for residents.
- Respondents view **trail and sidewalk connections as a priority**.
- Respondents want economic development to **focus on high-quality jobs**, as well as downtown infill, and greater commercial options along highways

### 76 Survey Respondents + Property Owner Interviews

- 40% of respondents are between the ages of 19 and 35 years old
- 32% of respondents are between 36 and 50 years old

## Draft Land Use Plan Goals

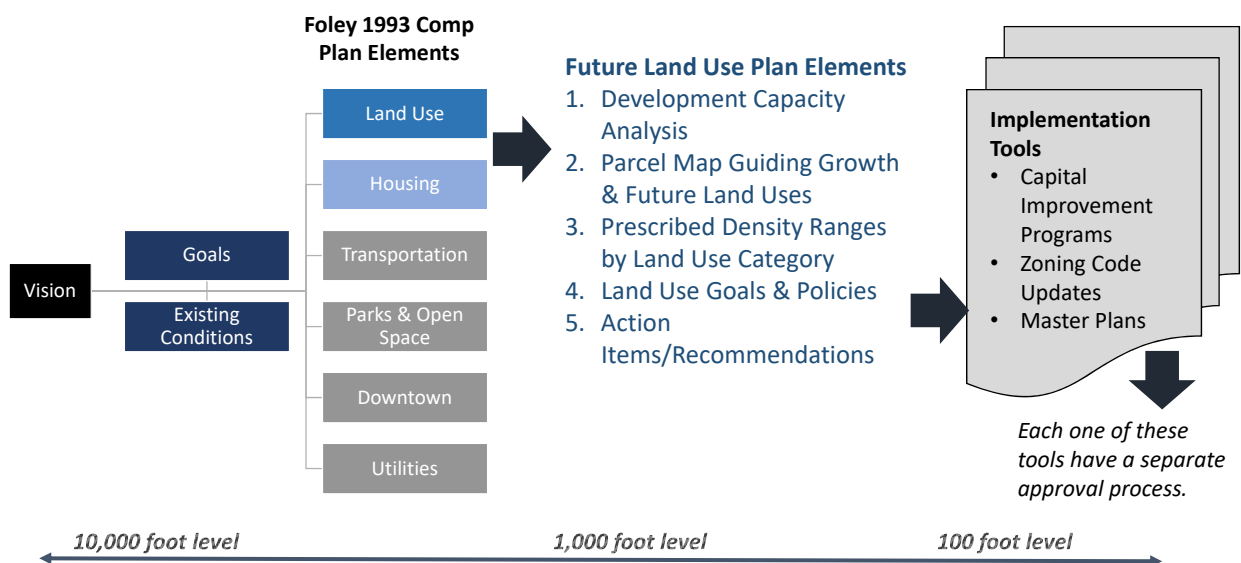
### Examples

- **Housing:** Provide a full range of housing choices that are affordable, so members of the community can “age-in-place” at every stage of their lives.
- **Jobs:** Develop identifiable commercial and industrial nodes, districts, and neighborhoods.
- **Downtown:** Maintain and establish Downtown Foley as a unique, historic, vibrant, and attractive local and regional destination.
- **Growth:** Ensure adequate land is planned to manage a sustainable and responsible growth pattern.
- **Parks:** Provide all members of the community convenient access to parks and opportunities to recreate.
- **Natural Resources:** Protect and manage natural areas within the city for environmental benefits and scenic beauty.

### Framework for Drafting Goals

- Past Plans
- Existing Conditions
- Trends
- Public Engagement Findings

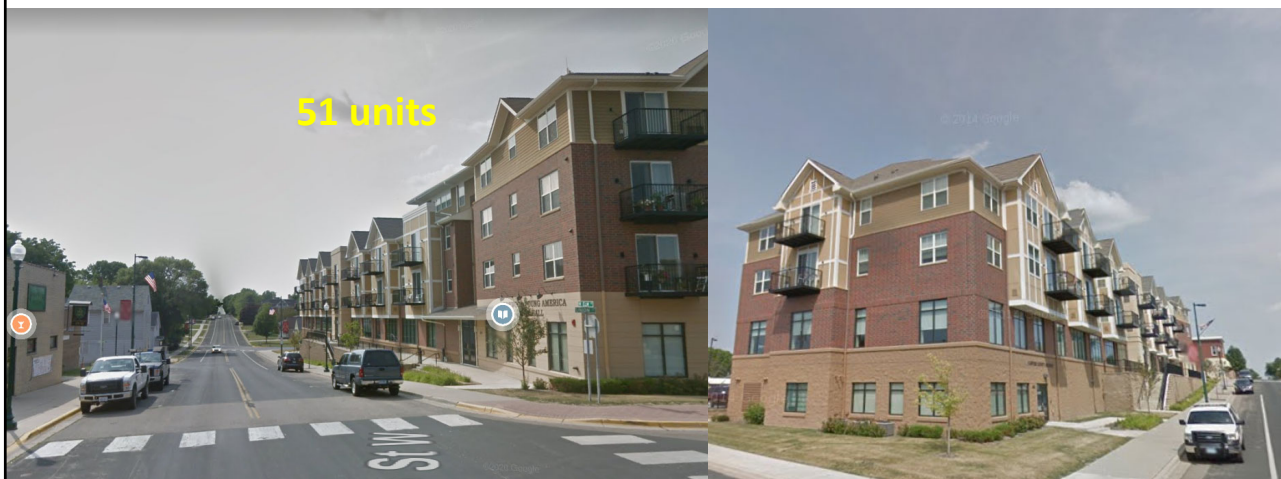
## Comprehensive Plan Structure



## Land Use Plan Purpose

- The Plan gives people a visual representation of what the community is expected to look like in the future.
- The Plan helps guide the form of development and redevelopment of land in the City for the next 20 years. In doing so, it establishes how areas where people live, shop and work are anticipated to look and function in the future.
- Using this Plan the City will determine how best to balance and link all the necessary land uses including housing, commerce, industry, parks, public uses, and open spaces.
- It should also be used to help facilitate development projects and to ensure that resources will be available to provide a consistent level of public services (roads, utilities, and parks) to the community.

## Precedent Norwood Young America, MN (pop. 3,735)



## Precedent Jordan, MN (pop. 6,230)



## Precedent Chaska, MN (pop. 26,370)





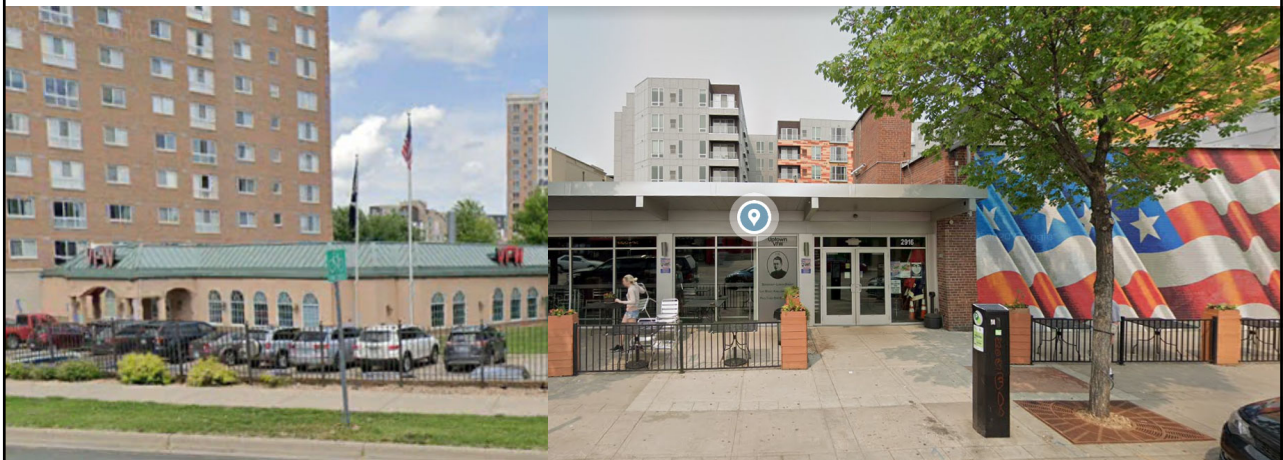
## Precedents

### St. Joseph, MN (pop. 7,030)

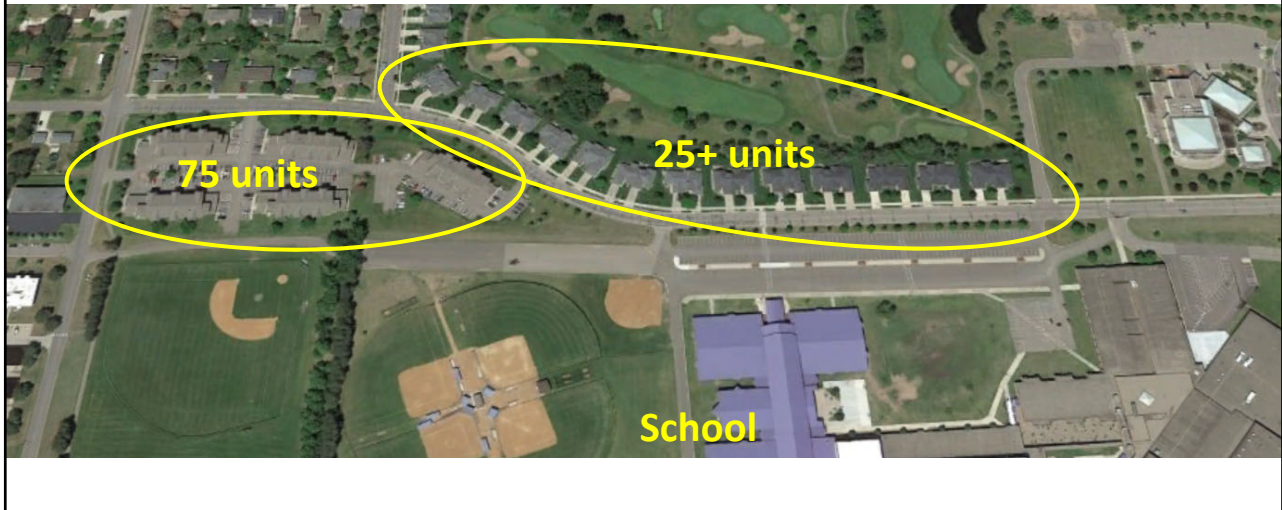


## Precedents for Flexibility

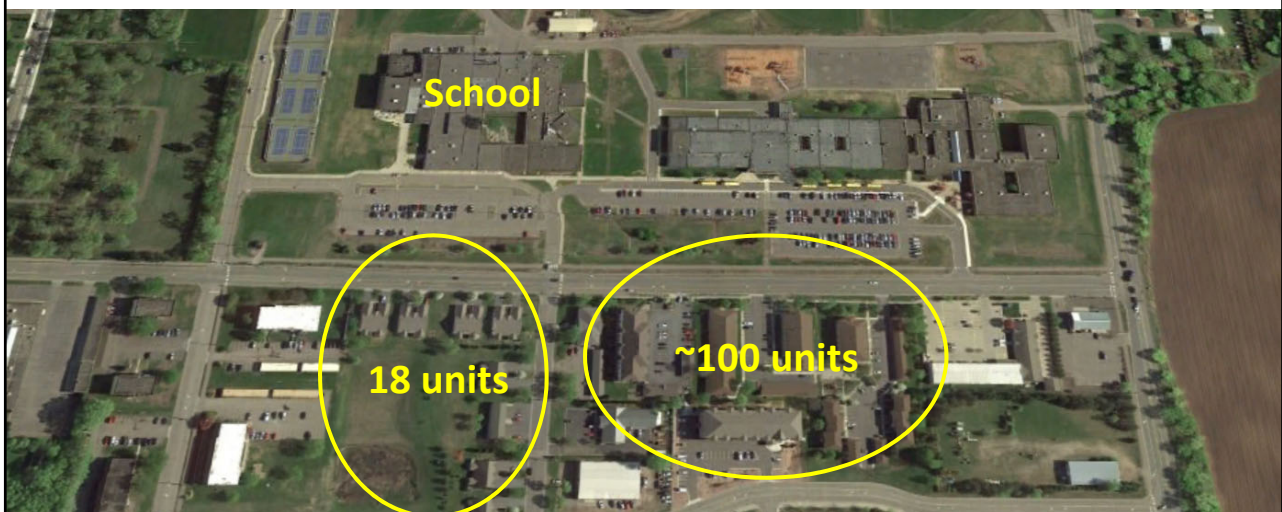
### Richfield/Minneapolis, MN (VFW examples)



## Precedents Becker, MN (pop. 4,850)

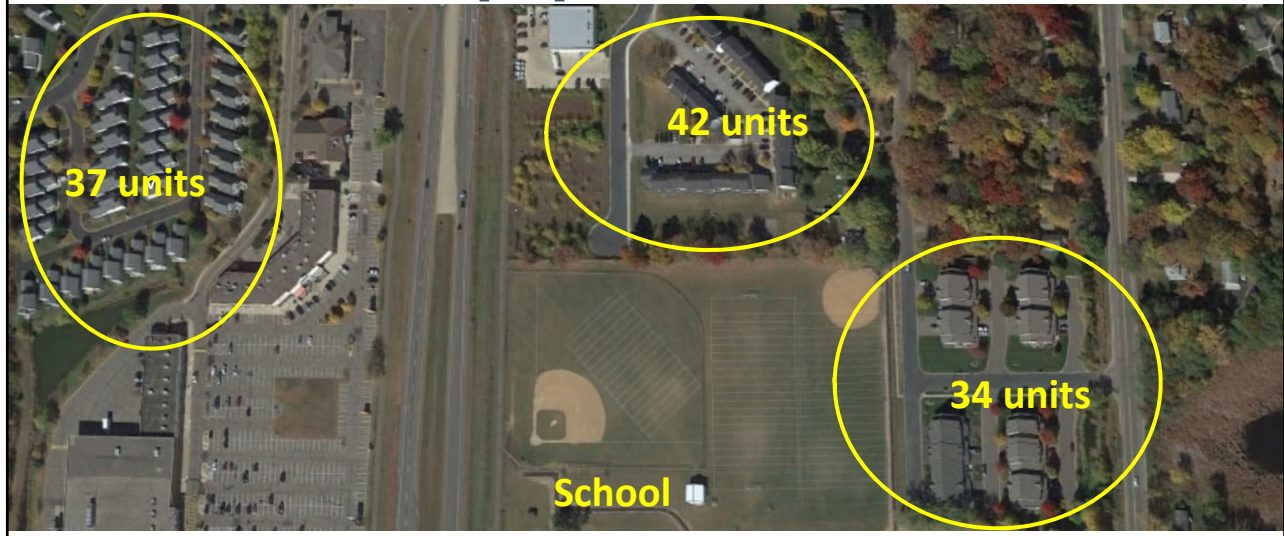


## Precedent Big Lake, MN (pop. 10,850)

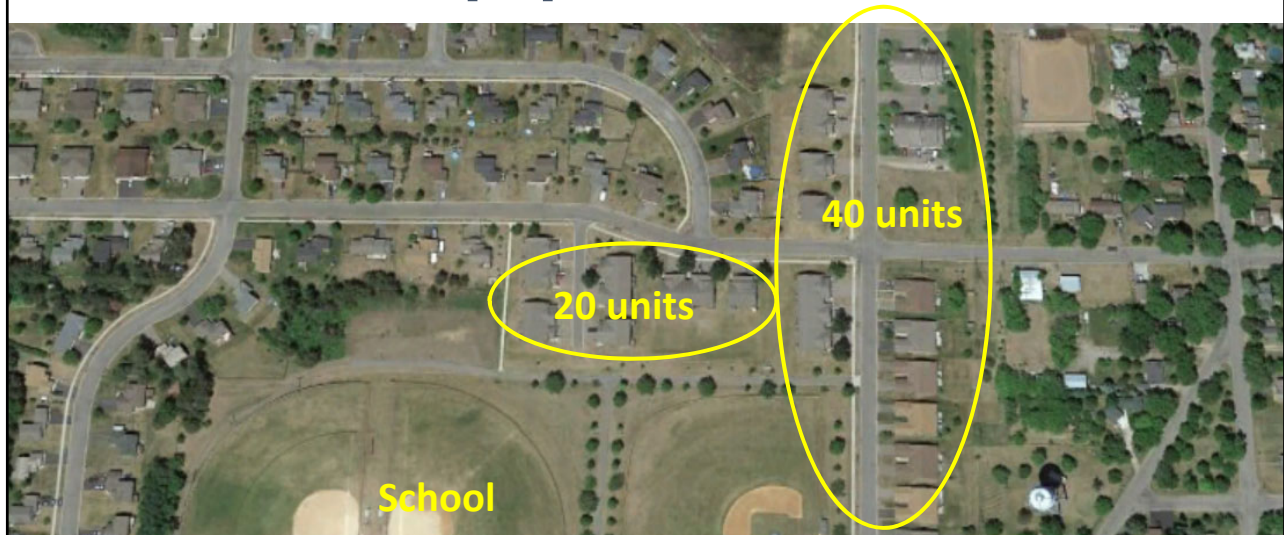




**Precedent**  
**St. Francis, MN (pop. 7,650)**



**Precedent**  
**Princeton, MN (pop. 4,700)**



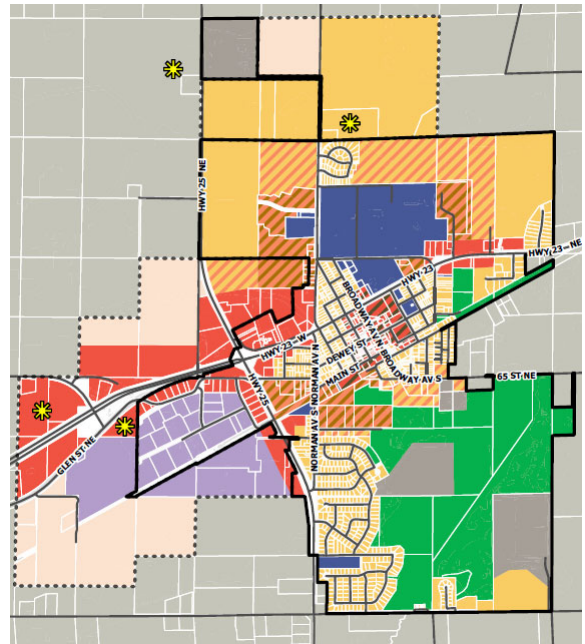
## Precedent Paynesville, MN (pop. 2,500)



## Land Use Plan

- Urban Reserve
- Low Density Residential
- Low to Medium Density Residential
- Medium to High Density Residential
- Downtown
- Commercial
- Business Park
- Public/Institution
- Parks/Open Space

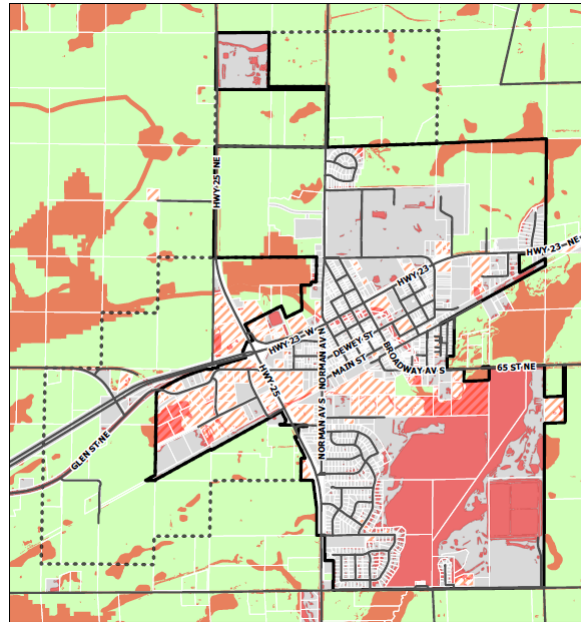
*See Handout for Definitions*





## Development Capacity Analysis

- Helps determine the amount of buildable land needed for the next twenty years.
- Takes into consideration development constraints such as wetlands, streams, woodlands, and topography.
- Takes into consideration undeveloped/infill opportunities.



## Draft Land Use Plan

Future Land Use Plan Designation	City Boundary	Growth Area (OAA)
Low Density Residential	395.12	244.95
Low-Medium Density Residential	146.80	18.20
Medium-High Density Residential	108.04	17.05
Downtown	32.21	-
Commercial	89.72	172.36
Business Park	67.76	108.07
Public / Institutional	134.63	-
Park & Open Space	318.70	-
ROW	31.23	51.13
Utility	141.12	-
Urban Reserve	-	274.62
Total	<b>1,465.33</b>	<b>886.38</b>

## Draft Land Use Plans

City Boundary				
Future Land Use Plan Designation	Min. Units Per Acre	Suitable for Development (net acres)	Infill Opportunities (net acres)	Number of Units
Low Density Residential	2	110.43	7.66	236
Low-Medium Density Residential	4	74.70	12.23	348
Medium-High Density Residential	8	31.23	27.39	469
Downtown	12	0.00	8.60	103
Sub Total		216.36	55.88	1,053
Growth Boundary				
Future Land Use Plan Designation	Min. Units Per Acre	Suitable for Development (net acres)	Infill Opportunities (net acres)	Number of Units
Low Density Residential	2	167.82	0.00	336
Medium Density Residential	4	12.20	0.00	49
High Density Residential	8	11.13	0.00	89
Sub Total		191.15	0.00	473
Total		407.51	55.88	1,526

## Draft Land Use Plan Policies

### Bigger Moves

- Allow for some flexibility to integrate residential uses (attached or detached) as part of a commercial development, as long as it is not the predominant use.
- Allow for some flexibility to integrate commercial uses as part of a residential development, as long as it is not the predominant use.
- Allow medium to high density development along major transportation corridors.
- Reserve areas for future growth until utilities and infrastructure are available.

# Discussion