

Chapter 6: Land Use Plan

Goal: Compatible and attractive land uses that provide for residential, commercial, civic, and industrial opportunities.

Background

The City grew up along the river to take advantage of the water power that turned the wheat grinding stones in the riverside mill. The railroads were then built to carry the wheat to eastern markets.

The dominance of the mills and the railroad eventually waned. Highway locations then became important. Eventually the highway from Faribault to Northfield was relocated and downtown Dundas found itself isolated from Rice County's main north-south highway. Recently, however, outward commercial growth from Northfield has reached as far as Dundas. Dundas has taken advantage of the open highway frontage to provide space for the development of modern retail facilities.

Dundas is in the process of adjusting to the new development pattern in the area. The commercial land use pattern in the City is now focused along Highway 3. The City will continue to provide commercial development opportunities along the highway. It will also provide new housing opportunities including apartments. The historic downtown along Railway Street will be preserved and expanded in a traditional development pattern. A civic area housing public buildings and open space will be developed north of Hester on the extension of Railway Street. Industrial uses will also be allowed in the City along the railroad track in the southwest part of the City leveraging the potential for rail access.

Objectives

The objectives and policies for the Land Use Plan are cited below.

Natural Areas

Objective: Preservation of the Cannon River floodplain, riverbanks, wetlands, bluffs, and wooded areas.

Policies:

LU 1 The City will revise, strengthen and/or adopt zoning regulations that manage or preserve the floodplain, riverbanks, wetlands, bluffs, views and wooded areas. .

LU 2 No development will be allowed that encroaches on these features.

Agricultural Uses

Objective: Preservation of agricultural areas in flood plains and in the western part of Dundas where the land owners wish to continue farming.

Policies:

LU 3 The City will continue to abide with the provisions contained in any of their agreements with Dundas landowners in Rural Service districts.

Objective: Compatibility between agricultural uses and new development.

Policies:

LU 4 The City will determine an appropriate number of animal units allowed on properties within the city and in conformance with MICA regulations. This may include the development of new zoning districts or “rural” character overlays. This would support horses and horse trails in the city. .

LU 5 The City encourages Bridgewater Township and Rice County to minimize the impact of feedlots on the City by including the City in the permit review process for new or expanding feedlots within two miles of the Dundas City limits.

Residential Areas

Objective: Develop a range of residential areas to better support the protection of natural resources, the integration of housing types for variety and community connections, the redevelopment of existing residential areas and the downtown, and to encourage walking and alternatives to auto transportation. (see Land Use Plan)

- Natural Resource single family Residential areas are intended to minimize impact on sensitive natural resources including trout streams, the Cannon River, wetlands, bluffs and wooded areas. The density of such areas will contain minimum lot size of two and a half acres. The dominant housing type is the single-family home. Large lot developments are envisioned and conservation oriented cluster developments are encouraged.
- Low Density single family Residential areas are intended to provide a sensitive transition between higher density development and adjacent lower density rural areas. The density of such areas will contain minimum lot size of one acre. The dominant housing type is the single-family home. Both one acre lot sizes and conservation oriented cluster developments are envisioned.
- Low-to-Moderate-Density Residential areas are intended to allow space for residential neighborhoods of one (1) to four (4) dwelling units per acre. The dominate housing type is the single-family house on lots averaging 10,000 square feet. However, twin homes and townhomes in row buildings of six units or less (no back-to-back units) that are integrated into a neighborhood setting (no large clusters of multi-family buildings) are envisioned.

- Moderate-Density Residential areas provide space for residential neighborhoods or four (4) to eight (8) dwelling units per acre. The dominate housing type is the single family house on smaller lots. However, twin homes and townhomes in row buildings of six units or less (no back-to-back units) that are integrated into a neighborhood setting (no large clusters of multi-family buildings) are envisioned.
- High-Density Residential areas provide space for residential neighborhoods of eight (8) to fifteen (15) dwelling units per acre. Single family homes on small lots, twin homes, small apartment buildings and townhomes in row buildings of seven units or less (no back-to-back units) that are integrated into a neighborhood setting (no large clusters of multi-family buildings) are envisioned in balanced proportions.

Policies:

LU 6 The City will create new zoning districts and update the zoning code to include use and area regulations and performance standards for the new zoning districts.

LU 7 The City will control uses to protect these areas from the encroachment of other incompatible land uses.

LU 8 Property maintenance and home occupation standards will be upgraded so that nuisances do not develop on single-family properties.

LU 9 The City will develop a density bonus system that rewards the provision of public benefits including public open space, natural resource protection and low impact stormwater designs with higher density levels than normally allowed under base zoning standards.

Downtown Mixed Commercial and Residential Area

Objective: Encourage redevelopment investment in the downtown area by recognizing the economic relationship between residential and commercial development while promoting the scenic riverfront amenities. The core downtown area along Railway street is envisioned with specialty retail, restaurants/bars, medical offices, professional and government offices.

Policies:

LU 10 Complete a downtown revitalization plan through a community participation process to develop a physical vision for the future downtown area that will be used to guide and control development and direct public investment/incentives.

LU 11 The city will update the zoning code and revise the existing downtown zoning district to include use and area regulations and performance standards/guidelines for the new downtown Mixed Commercial and Residential zoning district as recommended by the community participation process.

LU 12 The City encourages restaurant and commercial types of uses in its downtown commercial district.

LU 13 The City supports the conversion of many railroad related uses (mill and warehouses) to other uses consistent with the land use plan designation.

LU 14 New commercial uses in the downtown area should be required to maintain traditional zero front yard setbacks with parking to the rear or side of the buildings.

Hester Street Corridor

Objective: Encourage low intensity commercial development in locations along Hester street to connect Highway 3 to the downtown area and to provide a transition between the two areas. Low intensity development includes commercial activities that do not generate significant auto traffic or require significant parking. Such uses could include photography and art galleries and studios, small professional offices such as insurance and legal services and artisan design/manufacturing studios (i.e. furniture, pottery, etc.)

Policies:

LU 15 The City will update its Zoning Code and Zoning Map to include a Hester Street Corridor Limited Use Commercial District.

Cemetery

Objective: Preservation and maintenance of the community cemetery.

Policies:

LU 16 The City encourages the protection and maintenance of the existing cemetery.

Highway Commercial Uses

Objective: Provision of commercial goods and services for Dundas and area residents.

Policies:

LU 17 The City will designate most of the Highway 3 frontage for commercial uses including big box retail subject to design guidelines.

LU 18 The City encourages large, big-box type of retailers along the Highway 3 frontage.

LU 19 Undeveloped land on the west side of Highway 3 will be reserved primarily for retail uses, and uses which are supportive of retail uses.

LU 20 Office-warehouse uses will not be allowed in the commercial areas. They should be in the industrial areas.

Industrial

Objective: Clean, attractive industrial areas that provide jobs and businesses that serve local needs.

Policies:

LU 21 The City will extend its industrial area along Highway 8 to the south City limits and beyond if Bridgewater approves the expansion into its jurisdiction.

LU 22 The City will work with existing industries to improve their appearance.

LU 23 The City may try to purchase and redevelop some particularly troublesome industrial uses.

LU 24 The City will require a landscaped buffer along Highway 8 in order to make land on the east of the highway suitable for residential use.

LU 25 The city will update the zoning code and revise the existing Industrial zoning district regulations and performance standards/guidelines for future industrial park growth.

Civic

Objective: Development of a space for public uses north of Hester St. at its intersection with Railway St.

Policies:

LU 26 The City will seek ways to relocate City hall and other public uses to the area north of Hester where it intersects with Railway Street.

Parks and Open Space

Objective: Protection of existing open space and provision of new open space.

Policies:

LU 27 Most natural areas will be designated as Parks and Open Space, or as conservation / protection easements.

LU 28 Complete a Park and Trail plan to develop a physical vision for future park, trail and open space growth to guide private and public investment.

Implementation Directions/Actions

Most of the policies in the Land Use chapter of the plan can be implemented through changes in either the zoning code and map or subdivision regulations.

The **zoning text** also needs to be changed to control animal units in the City and within 2 miles of the City limits. This will require the cooperation of Bridgewater and Rice County. Downtown buildings should have no front yard setbacks so that they line up with the existing buildings. Parking requirements also need to keep parking behind or on the side of downtown buildings so that the traditional character of downtown is preserved.

The **subdivision regulations** need to be amended to preclude premature subdivisions and leap-frog development.

Insert Agricultural Land map

Insert Land Use Map