

# Land Use

## I. PURPOSE

The purpose of the Land Use Section of the Montgomery Comprehensive Plan is to:

- Analyze the existing land uses by type and volume;
- Examine parcels within existing developed areas to determine if there is an opportunity for land use redevelopment and/or infill;
- Calculate forecasted land use volumes to support future growth;
- Develop future land use policies; and
- Propose staging of future land use and develop policies for annexation.

The goals of the land use chapter are to maintain and promote cost effective and orderly development and redevelopment patterns throughout the City while enhancing the quality of life and to prevent blight and deterioration of the developed areas of the City.

## II. LAND USE INVENTORY

Land use analysis helps identify land use volumes, identify vacant and re-developable parcels within the current corporate limits for infill.

### A. EXISTING LAND USES

Various land uses within the City appear to follow the City's transportation networks with the Central Business District located in the heart or center of the City along County Road 57, highway commercial uses located along US Highway 13/21, heavy industrial uses on the south side of the community with access to rail and US Highways 13 and 21 while the lighter industrial uses follow the rail line north along the east side of the central business district. Residential and public uses surround and support the higher intensity land uses. The City of Montgomery consists of eleven different land use categories as shown below. It should be noted that the right-of-way category also includes the railroad corridor that runs through the city.

- Agricultural
- Low Density Single Family Detached Residential
- Medium and High Density Multiple Family Attached Residential
- Manufactured Home Park
- Commercial
- Industrial
- Public and Semi-Public
- Golf Course
- Parks and Open Space
- Vacant
- Right-of-Way

Table 4-1 illustrates existing land uses in the City of Montgomery in 2013 by acreage and by percent.

**TABLE 4-1 2013 EXISTING LAND USE VOLUMES**

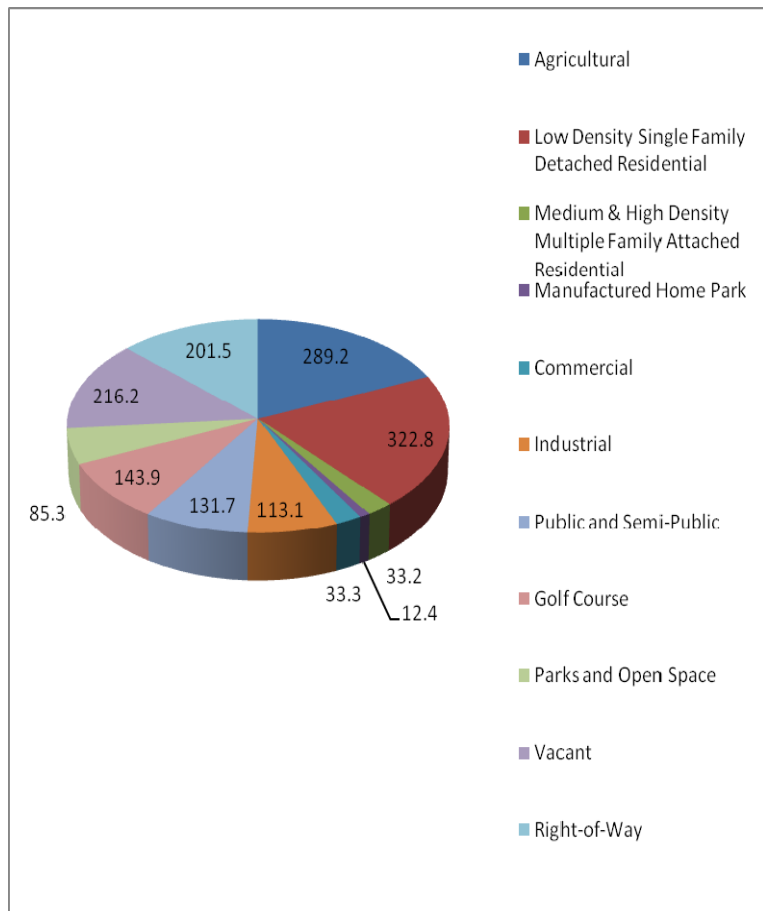
EXISTING LAND USE	2013 Acres	2013 Percent
Agricultural	289.2	18.3%
Low Density Single Family Detached Residential	322.8	20.4%
Medium & High Density Multiple Family Attached Residential	33.2	2.1%
Manufactured Home Park	12.4	0.8%
Commercial	33.3	2.1%
Industrial	113.1	7.1%
Public and Semi-Public	131.7	8.3%
Golf Course	143.9	9.1%
Parks and Open Space	85.3	5.4%
Vacant	216.2	13.7%
Right-of-Way	201.5	12.7%
<b>TOTAL ALL LAND USES</b>	<b>1,582.6</b>	<b>100.0%</b>

**SOURCE: MDG, INC. INVENTORY, NOVEMBER, 2013**

Existing land uses are illustrated on **Map 4-1**. The City's Zoning Map is illustrated on **Map 4-2**. For the most part zoning classifications correspond with the existing land uses, with the exception of the following:

- The northerly portion of the city is zoned R-1, Single family residential, but is used for agricultural purposes. While there is a "Rural Residential" Zoning District, there is no "Agricultural" District.
- The high school is in a B-2 Community Commercial area.
- Along Highway 13, east of the school, the area is zoned Community Commercial but contains light industrial uses.
- On the south side of the City, land is zoned Industrial, but includes single-family residential units.
- South of Highway 21, along Highway 13, there are parcels zoned B-2, Community Commercial which are currently occupied by light industrial uses.

Following are descriptions of each of the existing land uses within Montgomery. Note these are the actual uses, versus the zoning classification.



### **Agricultural**

The agricultural land uses within the city are located near the edges of the community and comprise 18.3% or 289.2 acres. The largest amount of agricultural use is located on the north end of the city where annexations took place in the mid 2000's that were spurred by future residential growth. Two phases of the North Ridge Estates project were developed with the remainder of the site undeveloped. This land is now mostly being farmed.

### **Residential Land Uses**

Comprising 23.3% percent of the City; residential development (low density single family detached residential, medium and high density multiple-family attached residential and manufactured home park) is the largest land use in the City with a total of 368.4 acres. Of the residential acreage, 322.8 acres or 20.4% of the residential acres are single-family detached homes. This is the largest individual existing land use category just ahead of agricultural.

The State Demographer's Office estimated 1,188 households in 2012. Based on 2013 residential land calculations of 368.4 acres, the overall residential density is 3.22 residential units per residential acre.

More aged housing stock is primarily centered on smaller lots in areas south of Hickory Avenue NE, west of 5th Street NE/SE, east of 5th Street NW/SW and north of Milwaukee Avenue SW along State Highways 13/21 and surrounding the downtown or central business district. More recently constructed residential developments are located to the north and northeast and on the west side of the City. These developments are where most of the City's vacant residential lots are located. These areas were mostly developed in a five year period in the mid 2000's.

House styles are mixed reflecting the era when they were built. Much of the housing is in good shape; however, there are some homes that are in need of maintenance or rehabilitation. The City's Zoning Ordinance addresses the architectural style of a home, which may be moved into a neighborhood but does not address the architectural style of a home, which is constructed on a vacant lot in an already developed neighborhood.

Medium and high density multiple-family attached residential comprised 2.1% or 33.2 acres of the existing land uses in Montgomery in 2013. There has not been any new townhouse units constructed in the past five years, although there are 45 vacant lots available for attached housing in the city. Medium and high density units are located at various locations within the City (versus concentrated in one area), and include senior housing units.

During December of 2013 the City had 287 vacant residential lots platted and building permit ready. This includes the 45 townhouse/multiple family lots and 242 single family lots. **Map 4-3** illustrates the locations of the vacant residential lots in the City. Of the 287 vacant residential lots, 95.5% or 274 of the available lots were platted between the years 2003 and 2008.

**TABLE 4-2 VACANT RESIDENTIAL LOT AND LAND INVENTORY – DECEMBER, 2013**

<b>Final Platted Lots Zoned Residential</b>	<b>Lots</b>	<b>Comments</b>
North Ridge Estates	16	Single Family
North Ridge Estates 2nd Addition	32	Single Family
Stone Ridge	102	Single Family
Stone Ridge	35	Multiple Family
Country Ridge	38	Single Family, 6 undeveloped
Country Ridge 2nd Addition	3	Single Family
Preserve Phase II	4	Single Family
Preserve 4th Addition	22	Single Family
Fischer Estates	15	Single Family
Fischer Estates	10	Multiple Family
Miscellaneous Lots	10	Single Family
<b>Total Final Platted Lots</b>	<b>287</b>	
<b>Preliminary Platted Lots Zoned Residential</b>	<b>Lots</b>	<b>Comments</b>
North Ridge Estates	132	Single Family
<b>Total Preliminary Platted Lots</b>	<b>132</b>	
<b>Total Residential Lots</b>	<b>419</b>	Final and preliminary platted lots
<b>Vacant Land Zoned Medium or High Density Residential</b>	<b>Acreage</b>	<b>Comments</b>
675 Welco Drive East	0.51 acres	Zoned Medium Density
Welco East Outlots	4.07 acres	Zoned Medium Density
<b>Total Commercial Acres</b>	<b>4.58 acres</b>	

Source: MDG, Inc. Inventory, December, 2013

#### **Manufactured Home Park**

The manufactured home park is another residential use which is located on the east side of the community, south of Mill Avenue NE. This is the only manufactured home park located in the city. Manufactured housing comprises 0.8% of the city's land inventory or 12.4 acres. The residential uses in the manufactured home park are single family detached in nature.

#### **Commercial Land Uses**

Approximately 33.3 acres or 2.1% of the City's land inventory is commercial in nature. This is low compared to other communities to the north, which report in their comprehensive plans the following:

New Prague 123 commercial acres or 5% of its land inventory; Belle Plaine 201 commercial acres or 6% of its land inventory and Jordan 68 acres or 3.2% of its land inventory.

The City's zoning ordinance has established three (3) commercial zones defined as:

Commercial District Name	Purpose	General Location
B-1: Highway and Business Service	The B-1 District accommodates uses that provide a wide range of goods and services for the entire community. Businesses in this District are dependent on traffic, visibility and accessibility to major roadways. It is the intent of this District to promote development that maximizes the full development potential in compatibility, in form, function, and style.	The B-1 district stretches along both sides of State Highways 13/21 for a about a six to seven block stretch in the center of the City. There is also one parcel zoned B-1 along State Highway 13 on the south end of the city.
B-2: Community Commercial	The B-2 District is intended for commercial activities which may be incompatible with uses in other business districts by reason of traffic considerations, marketing characteristics, area requirements, or other characteristics inherent to these uses.	The majority of the B-2 district is located along both sides of State Highways 13/21 from CSAH 28 north to where the railroad meets and runs along with State Highways 13/21. There are also a few scattered parcels zoned B-2 along State Highways 13/21 in the south part of the city as well.
B-3: Central Business	The purpose of this district is to augment and increase its viability and prosperity by allowing the development and redevelopment of a variety of uses and activities, made compatible through the enforcement of design standards. The downtown is intended to be a diversified commercial center that offers the full range of comparison goods, sales, and service; cultural and civic opportunities; financial and professional offices, and public uses. Although this District relies on automotive traffic, the needs of pedestrians are deemed equally important. Store front facades, landscaping and appropriate amenities are important components of this District.	The B-3 district is centered on 1st Street between Oak Avenue and Boulevard Avenue in the center of the city along the railroad tracks.

**B-1 Highway and Business Service.** Uses within the B-1 district per the zoning ordinance may include grocery stores, restaurants, pharmacy/variety stores, liquor store, financial institutions, hotels, insurance, pet stores, fitness, gas stations, etc. Commercial development of this kind can sometimes be seen as competing with goals to retain a strong, vibrant downtown; however this type of commercial is supported by the major traffic corridor running through the city known as State Highways 13/21.

**B-2 Community Commercial.** This commercial district is mainly located on the north side of the community along State Highways 13/21 north of the B-1 zoned areas. This district includes a variety of commercial uses that can also be supported by traffic generated by State Highways 13/21. Types of B-2 commercial uses that can occur within this district include restaurants, auto repair and heating contractors. These uses tend to be more focused on local customers.

**B-3 Central Business.** The central business district has historically served as the city's primary area of commerce. The central business district is located near the center of the community and includes large brick buildings with a mix of commercial uses including professional offices, service businesses such as hair salons, retail businesses such as flooring, furniture, financial institutions, cafes and restaurants, real estate offices, dry cleaning, shoe repair, bowling, a bakery, insurance offices, optometrist, tanning salon, barber shop, law offices, medical clinic, hotel and government offices including city hall/police, the Chamber of Commerce office and many specialty retail shops.

Residential uses typically are located on the upper levels of these buildings creating a mixed use district. Destination or niche businesses including meat markets, a museum of unnatural history, quilt shop, music studio/theater are also in the Central Business District. A downtown is typically more pedestrian oriented; however, needs to provide on-street as well as off-street parking options for business owners, customers and residential tenants. At this time many second floor residential units park on the street.

Although primarily brick buildings, the architecture of the downtown buildings varies. Several of the buildings were constructed in the late 1800's with the Hilltop on the National Register of Historic Places. The Economic Development Authority received a grant which assisted 14 buildings with commercial rehabilitation in 2009, with a supplemental grant in 2011.

The Highway Commercial District and Central Business District are linked with the B-2, Community Commercial District which includes a municipal park, City Police Department, Public Works and State Highway Department. An opportunity to redevelop this area with commercial uses exists thus enhancing the connection between Highway 13 and the downtown.

### **Industrial Land Uses**

Industrial land uses comprise 113.1 acres or 7.1% of the total existing land uses within the City today. Industrial land uses are located primarily in the south part of the city or in scattered parcels along the railroad tracks. New industrial development could occur on a few vacant parcels that exist in the south part of the city. There is the potential for annexation of property to the south. Streets and utilities would need to be extended to service these areas.

The industrial land use consists of two zoning classifications. These are the I-1 Light Industrial District and the I-2 Medium Industrial District. These two districts are defined below.

<b>Commercial District Name</b>	<b>Purpose</b>	<b>General Location</b>
<b>I-1 Light Industrial District.</b>	The I-1 District shall serve as a transition between more industrial uses and residential and other business uses. This district is appropriate for manufacturing, warehousing, and similar industrial uses because of access to warehousing, thoroughfares, the full complement of urban services such as sewer and water, and distance from residential districts. These areas are intended to encourage the development of industrial uses which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke, glare, or other pollutants. These industries shall be compatible with each other and with surrounding land uses.	Properties zoned I-1 are concentrated along the railroad tracks near the downtown and south with a few scattered pockets along Rogers Drive and along the west side of State Highways 13/21 north of the school.
<b>I-2 Medium Industrial District.</b>	The I-2 District is intended to accommodate more intense manufacturing and processing that would not be allowed in the I-1, Light Industrial District. Proposed uses would include manufacturing, production, warehousing with heavy truck traffic and other uses which may generate nominal off-site impacts.	The I-2 district is located in the southern part of the City where the heaviest industrial uses are located.

Table 4-3 provides a summary of new commercial and industrial construction between 2000 and September 1, 2013. Unlike residential growth which slowed dramatically in 2007 through the 2013, new commercial and industrial growth continued, but fluctuated year to year.

**TABLE 4-3 COMMERCIAL/INDUSTRIAL CONSTRUCTION**

<b>Year</b>	<b>Number of Permits</b>	<b>Value of Construction</b>
2000	2	\$40,500
2001	3	\$21,100
2002	7	\$214,007
2003	11	\$291,600
2004	25	\$2,353,747
2005	8	\$412,500
2006	13	\$1,088,672
2007	17	\$1,756,383
2008	11	\$6,313,774
2009	4	\$898,460
2010	11	\$303,285
2011	11	\$560,505
2012	10	\$1,024,174
2013	2	\$164,884
<b>Total</b>	<b>135</b>	<b>\$15,443,591</b>

Source: City of Montgomery Building Permit Records

\*2013 Permits are through September 1.

Currently there are a few properties available for commercial and industrial development within the City. At this time approximately 11.1 acres of commercial land and 22.98 acres of industrial land exists that is ready for development. Table 4-4 lists all the properties available within the City.

**TABLE 4-4 VACANT COMMERCIAL & INDUSTRIAL LAND INVENTORY – DECEMBER, 2013**

<b>Vacant Land Zoned Commercial or Industrial</b>	<b>Acreage</b>	<b>Comments</b>
Outlot A, Traditions Addition	4.53 acres	Zoned B-2, Community Commercial
203 Hickory Avenue NE	1.85 acres	Zoned I-1, Light Industrial
506 1st Street NE	0.95 acres	Zoned B-2, Community Commercial
101 Boulevard Avenue NE	3.0 acres	Zoned I-1, Light Industrial
Lot 2, Block 1, Milwaukee Addition	1.35 acres	Zoned B-2, Community Commercial
Lot 3, Block 1, Milwaukee Addition	1.0 acres	Zoned B-2, Community Commercial
City owned property on 1st Street South	18.13 acres	Zoned I-2, Medium Industrial
SW corner of HWY 13 and Montgomery Ave	2.75 acres	Zoned B-1, Highway Business
100 Ash Avenue SE	0.22 acres	Zoned B-3, Central Business
Property in Downtown on 1st Street South	0.3 acres	Zoned B-3, Central Business
<b>Total Commercial &amp; Industrial Acres</b>	<b>34.08 acres</b>	

Source: MDG, Inc. Inventory, December, 2013

**Map 4-4** illustrates the locations of available commercial sites and **Map 4-5** identifies the locations of available industrial sites.

### **Park and Open Space**

Park and Open Space land uses include local parks and the parcels that are designated for green space or stormwater ponding. These land uses account for 85.3 acres or 5.4% of the City's land. The city has a number of parks, serving residential neighborhoods, located throughout the City. The largest municipal park is located in the southern part of the city west of 5th Street SE. Parks and recreation are discussed in further detail in the Park and Recreation Chapter of this Plan. As the City plans future residential, commercial and industrial areas, linkages to parks and recreation and the city's trail system should be considered.

### **Golf Course**

This specific category includes the Montgomery National Golf Course which consists of 143.9 acres or 9.1% of the city's land use inventory. The zoning for this property is R-1 Single Family Residential District so theoretically the property could be redeveloped for a low density use someday. This has happened in other communities where development pressure is high. This property has been placed in the Parks and Open Space designation on the future land use map although it is currently zoned R-1.

### **Right-of-Way**

Street and railway right-of-way occupy 201.5 acres or 12.7% of the total City. A grid-like pattern of residential streets exists throughout the City's core while newer developments have more curves in the streets due to the design flowing with the topography and wetlands. Major traffic corridors in the City include State Highway 21/13, County Road 142 (340th Street NE), County Road 161 (360th Street), County Road 26 and County Road 3. Transportation elements are discussed in depth in the Transportation Chapter of this Plan.

### **Public and Semi-Public Uses**

This category includes government facilities, schools, cemeteries, library and post office. This land use category does not include city owned properties such as parks and storm water ponds as they are classified under the Parks and Open Space designation. Combined public and semi-public uses occupy 131.7 acres or 8.3% of the total land use in the City.

### **Vacant**

Vacant parcels of land make up 13.7% or 216.2 acres of the city's existing land use inventory. The largest numbers of vacant parcels are planned for single family detached residential homes but have not yet been built upon. Vacant parcels are different from open space since vacant parcels have the ability to be developed while open space parcels are planned to be left in a natural state.

## **III. REDEVELOPMENT/INFILL POTENTIAL**

The amount of vacant land within the City serviced by municipal utilities increased substantially in the mid 2000's. Most of this land was planned for residential development with numerous lots developed and platted. This plan strongly recommends serviced areas be developed prior to new annexation and development of new parcels to ensure prudent land management, assist in the prevention of 'leap-frog' type development and ensure maximum cost effectiveness for community residents. Additionally, efforts shall be made to ensure proper placement and phasing of urban expansion and the maintenance of existing and future land use compatibility. It is understood that land prices and other factors such as a land owner's desire to retain land may require new development prior to infill of all existing lots.

The City should focus redevelopment efforts on commercial and residential areas/parcels in the more established areas of the City. To achieve this the City should:

1. Encourage the removal of existing buildings that have exceeded their useful life;



2. Encourage or participate in the removal of those which are deemed to have a “blighting effect” upon adjacent properties and/or present nuisance conditions that pose a threat to health and safety of citizens;
3. Promote appropriate re-uses for under-utilized properties.

The City of Montgomery was divided into four quadrants for planning purposes. The following sites have been identified as future infill or redevelopment sites. These sites are illustrated on **Map 4- 6:**

**Quadrant # 1 NW**

1. 675 Welco Dr. E / 22.004.5150 / Vacant Lot Behind Subway – Guide MHD Residential
2. 501 4th St. NW / 22.003.8900 / Storage Building N of Medical Clinic / Demo & acquired by Medical Clinic – Guide Commercial
3. XXX Lexington Ave. NW / 22.728.0020 / Vacant Lot East of Traditions -Guide MHD Residential

**Quadrant # 2 NE**

1. 506 1st St. N / 22.003.8700 / Vacant Parcel N of Elevators on the gravel section of 1st St. N – Guide I-1, Light Industrial.
2. 600 1st St. N / 22.003.8400 / Vacant Parcel N of Elevators and N of Linden Ave. NE –Guide I-1, Light Industrial.
3. 101 Blvd. Ave NW / 22.003.8600 / Vacant Parcel owned by Grain Co. N of Mill Ave. NE –Guide I-1 Light Industrial.
4. 203 Hickory Ave. NE / 22.003.7850 / Vacant Parcel E of the Circle, S of North Side Park, & W of the former Heat-N-Glo / I-1, Higher Density Res, or added onto North Side Park.

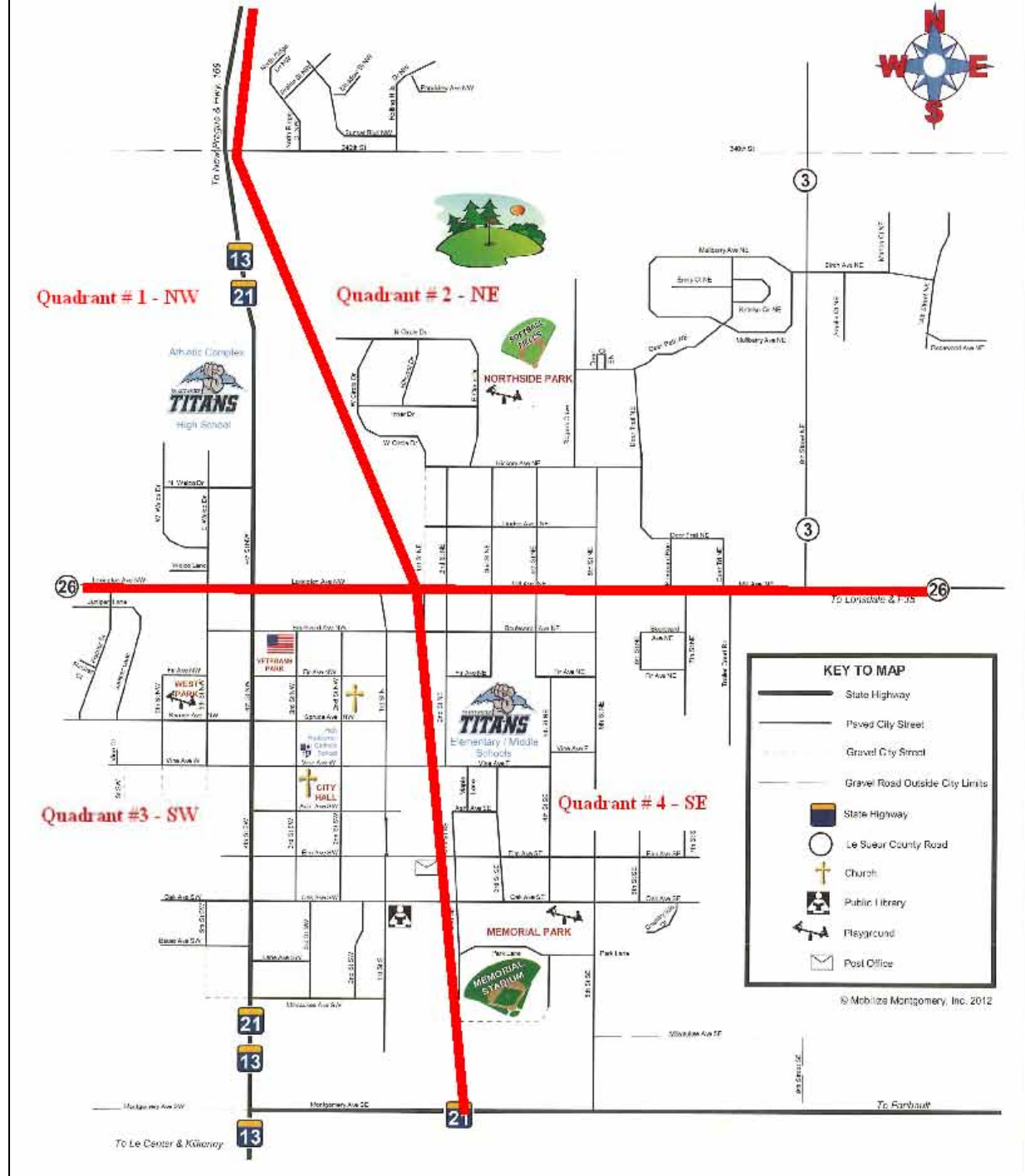
**Quadrant # 3 SW**

1. 409 4th St. NW / 22.643.0060 / Former Skluzacek Oil Company – Guide Commercial.
2. 303 4th St. NW / 22.643.0080 / Former Office Etc. or Video Store –Guide Commercial.
3. 104 1st St. N / 22.470.1510 / Former Monty Theater / Restore via Grant Opportunities, Non-profits, etc.
4. Unknown Parcel / No PID / Vacant Parcel of underutilized section of 1st St. N located east of Edel’s Realty from Vine Ave. E to Blvd Ave. NW – Guide B-3 Downtown Commercial.
5. 102 Ash Ave. SW / Otting Home between city lots – Guide LDR –low density residential.
6. Tax Forfeiture Property between Laundromat and the barber shop- Guide B-3 Downtown.
7. Former Frandsen Bank & Trust / Rural American / Citizen’s State Bank building/- leave as B-3 Downtown Commercial.
8. Quilt Shop has murals upstairs and used to play basketball games up there...preservation assistance? Multiple other properties that are currently vacant downtown that would be great to rehab and preserve if appropriate. Leave as B-3 Downtown Commercial.
9. 4th St. NW and 4th St. SW (TH 13) has residential that would be ideal for commercial opportunities if they present themselves – Guide as B-3 Downtown Redevelopment.

**Quadrant # 4 SE**

1. XXX 7th St. NE / 22.730.0390 / Vacant Parcel located in Welco East W of the Montgomery Mobile Home Park next to Mill Ave. NE / Guide as MHD Residential for Higher Density Residential (Apartment Building).
2. XXX 7th St. NW / 22.730.0370 / Vacant Parcel located in Welco East W of the Montgomery Mobile Home Park - Guide as MHD Residential for Higher Density Residential (Apartment Building).
3. XXX 6th St. NE / 22.999.0520 / 1.75 Acre City Property / Future Park by Meadow Ridge - Guide as MHD Residential for Higher Density Residential (Apartment Building).
4. XXX 6th St. NE / 22.999.0510 / 9.1 Acre City Property - Guide as MHD Residential for Higher Density Residential (Apartment Building/ possible park.
5. Former Cemstone Site & building to the North – Now I-1, Guide as LDR, Low Density Residential.

# City of Montgomery



## IV. FUTURE LAND USE

The Future Land Use Map illustrated on **Map 4-7** identifies the future land uses within the City and adjacent area outside of the City. The future land use classifications that are shown will guide the City's growth into the future. The future land use categories are identified as follows:

- LD Low Density Residential
- MHD Medium and High Density Residential
- DC Downtown Commercial
- C Commercial
- I Industrial
- PS Public and Semi-Public
- POS Parks and Open Space

Each of the proposed future land use classifications should have a corresponding zoning district or districts. **Table 4-5** illustrates this.

**TABLE 4-5 FUTURE LAND USE AND ZONING CLASSIFICATION MATRIX**

Future Land Use Classifications	Zoning Classification
LD Low Density Residential	R-1 Single Family Residential District, R-2 Medium Density Residential District, PUD Planned Unit Development
MHD Medium and High Density Residential	R-2 Medium Density Residential District, R-3 Multiple-Family Residential District, PUD Planned Unit Development
DC Downtown Commercial	B-3 Central Business District, PUD Planned Unit Development
C Commercial	B-1 Highway Commercial District, B-2 Community Commercial District, PUD Planned Unit Development
I Industrial	I-1 Light Industrial District, I-2 Medium Industrial District, PUD Planned Unit Development
PS Public and Semi-Public	R-1 Single Family Residential District, R-2 Medium Density Residential District, R-3 Multiple-Family Residential District, B-1 Highway Commercial District, B-2 Community Commercial District, B-3 Central Business District, I-1 Light Industrial District, I-2 Medium Industrial District, PUD Planned Unit Development
P Parks and Open Space	R-1 Single Family Residential District, R-2 Medium Density Residential District, R-3 Multiple-Family Residential District, B-1 Highway Commercial District, B-2 Community Commercial District, B-3 Central Business District, I-1 Light Industrial District, I-2 Medium Industrial District, PUD Planned Unit Development

Each of the future land use classifications could be further subdivided but in order to simplify the future land use map only seven classifications were used. For instance the MHD Medium and High Density Residential classification could be further subdivided into medium density residential and high density residential classifications. The underlying zoning of the property shall control the specific type and density of the use. The following descriptions include the purpose, density, minimum development requirements, utility availability and typical uses of each future land use classification.

### ***LD Low Density Residential***

This classification provides for a range of lower density housing opportunities. This is the largest land classification in the municipal service area with a large portion of the land within the City boundary already being developed. Single family detached homes, two-family attached homes (duplex and twin homes), manufactured homes and

detached townhomes are allowed in this classification. Other uses that relate well to single family are also permitted such as churches, schools and some municipal buildings. Land within this category should be served with municipal utilities and low density residential ranges from 0 to 4 units per acre. Mixed use developments with higher density and a mix of housing styles, values and architecture may be realized in planned unit developments (PUD's). The City's Zoning Ordinance, in the R-1 and R-2 Districts, currently establishes a minimum lot size for single family homes of 8,000 square feet per lot and 10,000 square feet for two-family units. Assuming 20% of a subdivision is streets, parks and ponding, this would result in 4.3 units per acre for single-family homes and up to 7.0 units per acre for two-unit dwellings.

#### ***MHD Medium and High Density Residential***

This classification provides for a broader range of housing options but at a higher density and typically acts as a buffer between the low density residential and commercial and industrial classifications. Typical uses include attached housing (townhomes and apartments); small lot detached townhomes, condominiums, and manufactured home parks. Mixed use developments with a mix of housing styles including detached single family and two-family attached homes (duplex and twin homes), values and architecture may be realized in this classification under planned unit development zoning. Medium density residential uses range from 4 to 8 units per acre and high density residential uses range from 8 units and above per acre. All land within this classification should be served with municipal utilities. The City's Zoning Ordinance currently establishes a minimum lot size of 8,000 square feet for single-family homes, 10,000 square feet for two-unit homes and 1,400 square feet per unit for multiple family units, which could result in up to 24 units per acre.

#### ***DC Downtown Commercial***

Downtown Commercial is typically identified as the "heart of the city" and is a mixed use, pedestrian oriented area. In Montgomery First Street acts as the main corridor through the downtown commercial area. The downtown commercial area should provide a gathering place for community civic events, provide access and exposure to the public arts and include unique restaurants, niche retail, office space and retail that supports the residential neighborhood. Downtown commercial areas are very intensely developed, usually with no setback or impervious surface coverage requirements and may contain multi-story buildings with housing opportunities on the upper floors and therefore the need to be served with municipal utilities. Residential density is most similar to the high density residential requirements of 8 units or more per acre but can vary depending on the structure the housing is contained in and whether it is newly developed or an existing building. Downtown commercial areas can be marketed as a unique regional amenity not found in other suburban mixed use developments and should focus on pedestrian access as well as mass transit opportunities due to the lack of parking in most of these areas.

#### ***C Commercial***

This classification includes a wide range of commerce, entertainment, retail, dining, office and uses that provide services, goods and employment opportunities. The classification is found primarily along state Highways 13/21. The two main types of commercial activities in this classification are highway commercial and community commercial. Highway commercial is comprised of highway oriented commercial with some office and light industrial uses mixed in with those that need outdoor storage or sales and display to provide for and limit the establishment of motor vehicle oriented or dependent high intensity commercial and service activities. These types of uses are located along the highest traveled corridors and are dependent upon municipal utilities. Community commercial provides 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 area are to provide goods and services on a limited community market scale and located in areas which are well served by collector or arterial street facilities at the edge of residential districts and are to be served by municipal utilities. Community commercial should be more nodal while highway commercial tends to be more linear. Community commercial can also be automobile oriented but pedestrian oriented features are used as well.

#### ***I Industrial***

The industrial classification, just like the commercial classification, will include different types of industrial uses. It is proposed that the existing I-1 Light Industrial and I-2 Medium Industrial districts remain with the I-1 district providing a location for less intense industrial uses while the I-2 district would include all heavy industrial uses that

can include truck terminals, large scale manufacturing as well as other uses. These uses, because of their nature require either isolation or buffers from other non-compatible land uses. The light industrial district, I-1, includes the more typical small manufacturing businesses intended to have an office/warehousing character. Often these uses require large truck volumes so good access to the transportation system is expected. These industrial uses shall be limited so they can exist adjacent to both lower intensity business uses and high intensity manufacturing uses.

#### ***PS Public and Semi-Public***

This classification includes all the public and public related uses within Montgomery. It is unique in that the primary objective of uses within this classification is the provision of services, frequently on a nonprofit basis, rather than the sale of goods or services. It is intended that the uses will be compatible with adjoining development. They are generally located along arterial or major collector streets with the full availability of municipal utilities. Specific uses can include government facilities, schools, cemeteries, libraries, post office and hospitals. These can be located with other types of uses including residential.

#### ***P Parks and Open Space***

This classification includes city owned public parks as well as lands guided for future permanent public or private open space. It is intended to provide for the preservation of sensitive natural areas and the protection and enhancement of wildlife habitat and greenway corridors. The golf course is also included in this classification. Passive and active parks and natural areas are included and depending on the type of facilities located in the park, municipal utilities may not be required. Often these areas are located within floodplain and shoreland as well as wetlands and storm water ponds which do not allow for any other type of use other than parks or open space. Trails can be incorporated through these areas as a connection from one location to another.

## **V. FORECAST LAND USE DEMAND**

Projections of population and households in Montgomery identified in Chapter 3 of this Plan were developed on the basis of an analysis of local and regional trends and policies, and through the application of economic and demographic principals, with emphasis on the detailed profile of the City developed in this planning inventory. Specific data applied to the projections were Census data, residential building permits issued, historical population/household patterns and trends, trends in average household size, sub-regional migration patterns, housing studies, etc. Other factors such as increases/decreases in local employment opportunities will impact actual growth.

As part of this process, the City of Montgomery will need to identify the municipal service area for growth within the city and for additional growth outside the city. This area should be serviced with urban services such as municipal sanitary sewer and water. This includes land for residential, commercial and industrial.

Market conditions will have a major impact on housing types as the City progresses toward the year 2035. Interest rates, land/material prices, inflation and gas prices, among other factors will have significant impact buyer preferences. Since housing types are difficult to forecast, the land use plan focuses on density rather than housing types. Residential use computation is based on current City indices relative to life-cycle housing and density. Please note net densities of three and six units per acre are used respectively to forecast single family and multiple family residential development calculations, based on the current densities. Table 4-6 illustrates the number of housing units in each of the classifications.

**TABLE 4-6 HOUSING MIX OCCUPIED HOUSING UNITS 2010 CENSUS MONTGOMERY, MN**

<b>Units in Structure</b>	<b>Total</b>	<b>2013 Acres</b>	<b>Average Units Per Acre</b>	<b>% All Occupied Housing Units</b>
<b>1, detached</b>	972	322.8	3.2	81.4%
<b>1, attached</b>	58			
<b>2 units</b>	70	33.2	5.7	15.0%
<b>3 or 4 units</b>	20			
<b>5 to 9 units</b>	15			
<b>10 to 19 units</b>	16			
<b>20 or more units</b>	69			
<b>Mobile home or other type of housing</b>	46	12.4	3.7	3.6%
<b>Total</b>	1,266	338.4	3.7	100%

Future land use needs may be calculated based on densities allowed in Zoning Ordinance or on historic trends. If larger lots are developed in the future, acreage demands may increase accordingly. Likewise if more dense developments occur, less land will be needed to accommodate growth. Since much of the residential growth will occur on lots already final platted or preliminary platted, the historic lot sizes have been used.

The following Table assumes the construction of low density homes will occur on vacant final platted single family lots and multiple family lots, as identified in Table 4-2 through 2020 (242 platted single-family and 45 final platted medium density final platted lots.)

Single-family lot demand could be satisfied through 2025 through the infill of lots which have been through the preliminary and/or final platting process (See single family lots identified in Table 4-2), resulting in the need for approximately 95 additional acreage for single-family lots to serve growth needs to 2035.

As noted in Table 4-2 there are 45 multiple family lots final platted. If infill occurs on these, there will be approximately 11.5 additional acres needed for projected medium to high density residential growth. As illustrated in Table 4-2, 4.58 additional acres of medium density residential land is available, reducing the need for MHD acreage to approximately 7 acres.

As a result, if infill occurs on all available residential lots, the estimated land demand for residential growth would be approximately 102 acres. Assuming an additional 20% area is needed for right-of-way expansion, it is projected 123 total additional acres will be needed to support future residential growth. In reality, preferences for a variety of lots, location, etc. will require the city to include additional land, beyond the forecasted 123 acres, in the future land use boundary to provide options for future residents.

**TABLE 4-7 PROJECTED RESIDENTIAL DENSITY ASSUMPTIONS**

LAND USE	2010 No.  of Units	2010  % of Units	2010  Acres	% of  Resid. Acres	Aver- age  Den- sity	2015  Est. Addt Units	2015  Addt Acres	2020  Est. Addt. Units	2020  Addt Acres	2025  Est. Addt Units	2025  Addt Acres	2030  Est. Addt Units	2030  Addt. Acres	2035  Est. Addt Units	2035  Acres	Total  Est. Addt Units	Total  Addt. Net Acres
LD Low Density Residential (R- 1, R-2)	1030	81%	322.8	88%	3.19	23	0 (on platted lots)	106	0 (on platted lots)	177	113 units on platted lots +64 on prelim platted lots	177	68 on preli m. Platte d lots + 36 acre dema nd	177	59 acre demand	660	Infill of lots + 95 acres
MHD Medium and High Density Res. R-2 and R-3	190	15%	33.2	9%	5.72	4	0 (on platted lots)	19	0 (on platted lots)	31	On platted lots + 1.5 acre deman d	31	5 acre dema nd	31	5 acre demand	116	11.5 acre demand less 4.58 (see Table 4- 2)
MFH- Manufactured Home	46	4%	12.4	3%	3.71	0	0	0	0	0	0.0	0	0	0	0	0	0
<b>Total Residential</b>	<b>1266</b>	<b>100 %</b>	<b>368</b>	<b>100%</b>	<b>3.44</b>	<b>27</b>	<b>0</b>	<b>125</b>	<b>0</b>	<b>208</b>	<b>22.8</b>	<b>208</b>	<b>64</b>	<b>208</b>	<b>64</b>	<b>776</b>	<b>102</b>

\*Assumes future density of 3 units per acre for low density and average 6 units per acre for medium to high density.

\*Assumes future mix will be 85% LD and 15% MHD

The current ratio of residential to commercial/industrial acreage in the City of Montgomery is 72% to 28%. If this land use ratio continues, an estimated 72.5 additional net acres will be needed to support future commercial and industrial growth. Based on the current ratio, 17 net acres of commercial and 55.5 net acres of industrial space will be required to accommodate future growth, at this same ratio. Assuming an additional 20% area is needed for right-of-way expansion, it is projected 87 total additional acres will be needed to support future commercial and industrial growth. That is 20 acres for commercial expansion and 67 acres for industrial expansion.

**TABLE 4-8 RATIO OF RESIDENTIAL LAND USES TO COMMERCIAL/INDUSTRIAL USES 2013**

Low Density Single Family Detached Residential	322.8	
Medium & High Density Multiple Family Attached Residential	33.2	
Manufactured Home Park	12.4	
<b>Total Residential Acres</b>		<b>368.4</b>
Commercial	33.3	
Industrial	113.1	
<b>Total Commercial Industrial Acres</b>		<b>146.4</b>
<b>Ratio of Residential to Commercial/Industrial</b>	<b>72%:28%</b>	<b>514.8</b>

Table 4-8 represents projected net acreage, which is projected to be used for residential, commercial and industrial land uses through the year 2035.

**TABLE 4-8 NET ACREAGE FORECASTS  
RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LAND USES TO 2035**

<b>Land Use</b>	<b>Net Acres</b>	<b>Gross Acres with 20% for St. ROW, ponds, etc.</b>
Residential Ac. Forecast	199 acres with existing lots 102 additional acres after infill on existing lots	123 additional acres
Commercial & Industrial Land Acre Forecast (at 28:72 ratio)	77 acres less 4.5 available acres or additional 72.5 acres	87 additional acres
Subtotal Net Forecast	276 acres or 174.5 additional acres + infill	210 additional acres
Park land Based on 10%	27.6 acres	27.6 acres
<b>Total Net Forecast</b>	<b>202 additional acres</b>	<b>237.6 additional gross acres</b>

\*Total acreage based on 2013 City land use acres plus projected land uses based on continuance of current ratios.

\*Residential land use needs reduced to include consumption of existing residential and commercial lots.

It is important to note that future growth boundaries should be larger than the 242.5 acres projected as portions of land in the growth boundaries are already developed with rural residential subdivisions and/or businesses located in the township or contain wetlands or creeks. In addition, land will be required for public and institutional uses.



The Future Land Use Map includes the following additional land uses:

FLU	Acres Outside City Limits on FLU Map	Identified as Needed Per Forecasts	Acres Over/ Under Per Forecast
<b>C (Commercial)</b>	40.03	20	20
<b>DC (Downtown Commercial)</b>			0
<b>I (Industrial)</b>	311.95	67	245
<b>LD (Low Density Residential)</b>	1130.43	105	1025
<b>MHD (Medium &amp; High Density Residential)</b>	40.28	18	22
<b>POS (Parks &amp; Open Space)</b>	13.64	28	-14
<b>PS (Public &amp; Semi Public)</b>			0
<b>ROW</b>	12.11		12
<b>Total</b>	1548	238	1310

Map 2-7 in the Natural Resource Chapter highlights potential development constraints within the City and urban growth boundary. Additional regulations and restrictions may be required for development or redevelopment to occur within the development constraint areas and while the potential development constraints do not necessarily mean development is prohibited, it does mean the intensity of development may be restricted by requiring additional setbacks, density, etc. by using overlay zoning districts.

## VI. FUTURE LAND USE POLICIES

**Map 4-8** illustrates the Municipal Boundary Expansion Area or acreage outside the city limits, proposed to be developed by 2035 and a visual representation of future land uses. It is noted boundaries of proposed land uses may be adjusted in location if the locations of collector streets that are planned are slightly adjusted. This plan and subsequent documentation takes into consideration the land uses that have previously been approved by the City, and the land uses encourage compact, contiguous development. It efficiently uses the existing and proposed infrastructure and capital investment.

The future land use growth boundaries also coincide with sanitary sewer service areas and projected capital infrastructure such as lift stations and force mains, topography and the transportation system.

### A. OVERALL LAND USE CONCEPT

Participants in the comprehensive planning process have expressed a desire to retain the “small town” atmosphere with a mix of residential, commercial, industrial, public and park land. The following guiding principals have also been considered:

- *Retain the spirit of a small town.* The goal of retaining the small town atmosphere is included through a logical pattern of future land use in an organized fashion, along with a transportation system to support the various land uses, parks and recreation and quality educational facilities to offer quality of life amenities.

- *A proactive position on future growth* – The future land use plan includes projections and growth boundaries intended to serve the City to the year 2035. As market demands change the plan may need periodic review and updates. The future land use plan has been coordinated with a sanitary sewer plan, storm water management plan and transportation plan to encourage proactive planning of land uses with infrastructure and the funding of the infrastructure. Additional information on utility needs is included in the Utility Chapter of this Comprehensive Plan.
- *A well-balanced tax base* – In order to assist with the fiscal health of the city and discourage the future development of a bedroom community for other suburbs with employment offerings, a range of land uses including commercial and industrial have been planned.
- *A place for people to gather* – Downtown Montgomery has historically served as the center or focus of the community. A desire to retain the downtown as a central gathering place should be considered. Addressing transportation in the downtown, limiting locations of other future commercial nodes and adoption of policies relating to the downtown will assist in accomplishing this goal.
- *An identity that reflects the place* – The history of Montgomery and the carrying through of this heritage in existing and new buildings has allowed the city to be an “identifiable place”. As the city continues to grow the plans suggests reinforcing the historical character.

## **B. RESIDENTIAL LAND USES**

The City currently has three residential zoning districts which are the R-1 Single Family Residential District, R-2 Medium Density Residential District and R-3 Multiple-Family Residential District. These districts allow for different housing styles and lot sizes.

As noted within this chapter, it is anticipated an additional 123 acres are required to serve residential growth. Policies and objectives for existing as well as future residential areas have been developed to protect the integrity of residential neighborhoods and the character of Montgomery.

Goals, Objectives, Policies and a Housing Plan are identified in the Housing Chapter (Chapter 5) of this Plan.

## **D. COMMERCIAL LAND USES**

Currently the City has 33.3 acres or 2.1 percent of its total acres in commercial land uses. The City’s Zoning Ordinance currently includes three commercial zoning districts, B-1 Highway Commercial District, B-2 Community Commercial District, B-3 Central Business District. It is projected an additional 20 acres are need for commercial expansion, to continue the current ratio of residential to commercial land uses in the future.

Montgomery’s downtown has served as the heart of the community. The City recognizes the importance of maintaining the vitality of the central core. Expansion of the downtown, addressing increasing traffic through the central business district and planning new commercial areas that provide links and continuity to the downtown are critical.

Due to limited sites available in the downtown for larger uses and those requiring off-street parking, other community and highway commercial areas along State Highways 13/21 also exist.

Goals relating to the commercial zoning districts are found in Chapter 6, Economic Development.

## **E. INDUSTRIAL LAND USES**

Industrial land uses comprise 113.1 acres or 7.1 percent of total land uses within the City today. It is projected that an additional 67 gross acres will be required for industrial expansion, to maintain the current ratio of residential to industrial land use mix. The actual amount of industrial land required will depend upon the size of the industrial user, whether or not land is available at a competitive cost when compared to neighboring communities and other economic factors. The level of city involvement may impact consumption rates for industrial land. As a part of this Comprehensive Plan, the City is including additional industrial land to accommodate larger lot industrial users.

Goals related to industrial land uses are found in Chapter 6, Economic Development.

## **F. PUBLIC LAND USES**

As of 2013, 131.7 acres of land were used for public uses. This constitutes 8.3% of the total land uses. Future land needed for public purposes will potentially include land for a new fire hall and potentially future school expansions.

Public facility needs, objectives and policies are further discussed in Chapter 8, Community Facilities and Public Services.

## **G. PARK AND OPEN SPACE**

Park and open space land uses include local parks and the golf course. These land uses account for 85.3 acres or 5.4 percent of the City. 27.6 additional acres of park and open space are anticipated to be needed to retain the same ratio of park land to residential development.

Parks, trails and recreation goals and recommendations are further defined in Chapter 9.

## **H. GENERAL POLICIES AND IMPLEMENTATION.**

1. The redevelopment sites, identified in Section III of this Chapter, should be rezoned to match the proposed future land use.
2. Development requests should be reviewed for consistency with the Policies and Goals of this Chapter.
3. Development requests should be reviewed as they relate to the City's ability to serve the area with utilities, streets and public services.

# **VII. FUTURE LAND USE AND ANNEXATION**

## **A. FUTURE LAND USE**

The City of Montgomery has experienced growth over the past ten years. There are currently 1,582.6 acres of land within the city limits which includes all land uses, vacant land and right-of-way. There are 287 platted, residential lots within the city limits ready for building. Within the current city limits, land remains which could support residential, commercial and industrial growth.

The future land use map (**Map 4-8**) has been developed based on:

1. Projected land uses for each category to retain a similar ratio of residential-commercial-industrial-park land as exists in 2013;
2. Tiered land uses with more intense land uses adjacent to arterials and collector streets and more compatible land uses adjacent to each other;
3. Land topography and natural resources;
4. Community input in the process through surveys and monthly Planning Commission meetings.

The future land use map identifies 1,548 acres outside the current city limits. This includes 1,130 acres for low density residential growth, 40 acres for medium and high density residential growth, 40 acres for commercial growth, and 312 acres for industrial growth. Land needed to support this growth will need to be annexed from Montgomery and Lanesburgh Townships.

This growth boundary is much larger than the 238 acres anticipated to be required to support new growth to 2035 (land not already developed). As illustrated on **Map 2-7**, there are constraints to development on many of these acres including floodplain and steep slopes, as well as land already developed in the township.

## **B. ANNEXATION**

The City does not have orderly annexation agreements with Montgomery Township or Lanesburg Township.

State Statutes 462.358, Subd. 1 states, “A municipality may by resolution extend the application of its subdivision regulations to unincorporated territory located within two miles of its limits in any direction but not in a town which has adopted subdivision regulations; provided that where two or more noncontiguous municipalities have boundaries less than four miles apart, each is authorized to control the subdivision of land equal distance from its boundaries within this area.” This would require subdivisions within two miles of the city to require compliance with the City’s subdivision ordinance including design standards for streets, storm water drainage, etc. This may cause some rural developments to be financially not feasible or minimize development within the two mile radius.

The City of Montgomery extended its subdivision authority two miles around city limits; however, LeSueur County does not have record of the resolution being filed. It is recommended the City should follow-up on this.

### **Role of the Comprehensive Plan in Municipal Boundary Expansion Policies**

The Montgomery Comprehensive Plan is not an annexation agreement nor is it a substitute for such an agreement. The Comprehensive Plan is limited to serving as a statement of city policy. It can also serve as a basis for subsequent annexation plans and agreements.

From the City’s perspective, it is important that the provisions of any future agreements with the two townships be consistent.

Future Growth Area – This is the area identified for future growth to 2035 and beyond as illustrated on Maps **4-8**. Because of its location and the ability to extend utility services, it is intended that land within this area be annexed into the City of Montgomery prior to being developed. It is also recognized that there are parcels of land within the identified growth area that, although they are close to the municipal city limits, are not contiguous and may not have city services available for a number of years.

### **Municipal Boundary Expansion Policies**

The following policies refer to the growth areas, as illustrated on **Map 4-8**.

A. Growth Area Policies

1. Encourage infill of existing lots prior to annexation and development of new subdivisions, understanding land prices, ownership and other issues may require annexation prior to infill. Amend the Subdivision Ordinance to include "Premature Subdivision" language.
2. Land should be annexed as the area is about to become urban or suburban in nature or if surrounded by city limits, rather than annexing without urban plans in place.
3. Allow residential, commercial and industrial growth consistent with all aspects of the Montgomery Comprehensive Plan.
4. Growth, consistent with practices which preserve natural resources, will be allowed.
5. If limited rural residential development is to occur while the land is located within the township, the preferred density is one home per 40 acres. Cluster platting is encouraged to preserve open space for future development, and if cluster platting is utilized a one home per 10 acre density shall be considered.
6. When rural development is to be allowed, all developed lots shall have appropriate on-site treatment systems such as drain fields or community septic systems, etc. The City should continue to work with Le Sueur County to identify locations of existing ISTS in the growth area for future connections to the municipal utility system.
7. The City should work with LeSueur County to discourage new feedlots within ½ mile of proposed growth boundaries. **Map 4-9** illustrates locations of existing feedlots.
8. Work in cooperation with Le Sueur County and Montgomery Township to develop an Orderly Annexation Agreement.
9. All new developments shall be consistent with the municipal subdivision ordinance.
10. Prior to annexation the City shall consider the cost associated with the extension of utilities to service new developments.
11. The City should charge trunk area charges up front on new developments.