

## **FUTURE LAND USE**

The Future Land Use section can be considered one of the most important features of the Comprehensive Development Plan. The ideas and concepts derived from each specific area of the plan are used to determine the most appropriate spatial distribution of land within the City and surrounding area. The Land Use section is not only used as a means for developing land on the City's fringes; it is also used as a way of achieving stability and orderly land use transitions in established areas of the City. If the momentum of new development is entirely focused on open space and other vacant areas around the City's outskirts, it will become more likely that private sector disinvestments and blight will occur in the older areas of the community. A concentrated effort should be made to beautify all blighted areas either through natural screening or elimination of the problem, with a special emphasis on main traffic patterns. The land use plan is a tool to simply depict the general arrangement of land uses which the City should seek to achieve over the long term.

In order to address the land use issues in Pipestone, brief descriptions and recommendations are given for each neighborhood in the City. The boundaries of each neighborhood are outlined in Section III. As the City grows and annexes more territory, it is expected that neighborhood boundaries will grow along with the City.

### ***Neighborhood 1***

The majority of land in this neighborhood is occupied by the National Monument and adjacent wildlife refuge. The City controls only the area occupied by New and Old Woodlawn Cemeteries; the Catholic Cemetery is located within this same vicinity. The remaining land in Neighborhood 1 is used for agricultural purposes.

#### **Recommendations:**

Due to the physical nature of this neighborhood, it is obvious that this area should remain unchanged. The wildlife refuge and National Monument provide the natural setting that attracts visitors to the area. The City will need to consider acquiring additional land for cemetery development.

### ***Neighborhood 2***

This area had remained relatively undeveloped due to its natural setting and proximity to the National Monument. Good Samaritan Village and Minnesota West Community and Technical College are located in the northern section of this neighborhood.

A large portion of the southern section of this neighborhood is found within the boundaries of the judicial ditch flood plain. The ditch enters the southeast corner of the neighborhood and flows northerly through the central portion to the west boundary line. An area south of the judicial

ditch was once used as the City landfill. The majority of this area is still utilized by the City's Public Works Department as a composting site. This site is no longer a burning site for the City. The State burning permits expired in 2006. The remaining space in this neighborhood includes Pipestone Campground and several residences scattered along the most southern boundary with Falls Landing Assisted Living Facility and farm land in the central and northern portions.

**Recommendations:**

Future development in this neighborhood needs to take several existing conditions into account. Foremost is the physical make up of the area. The portions of land located in the judicial ditch floodplain can not be built on at all. Areas in the designated flood fringe need to incorporate required construction designs to minimize property damage when a 50-year flood event occurs. Street construction will require good design in this area also.

The former sanitary landfill should not be developed for residential or commercial purposes due to the unseen soil problems and should remain to be utilized by the Public Works Department.

This neighborhood's proximity to the National Monument creates more design challenges. The National Monument has expressed concerns about visual impacts and drainage conflicts; surveys may be required in the area for cultural artifacts. Development in the central and northern portions of this neighborhood must be planned properly to not present any visual or noise conflict with the Monument. Close attention to drainage design needs to be incorporated into development of this area so as to not adversely affect the National Monument which receives the water passing through this neighborhood.

Overall, recent and upcoming improvements to this neighborhood make it very attractive for residential development. 2006 water and sewer improvements to the area by the City and the County's 2007 North Hiawatha upgrade connecting it directly to Trunk Highway 75, are reasons for the change in this neighborhood. Utilizing proper design standards to accommodate drainage issues will allow for residential development to occur in the northern portion of the neighborhood without detrimental effects to the National Monument.

**Neighborhood 3**

This neighborhood is primarily farmland. There are several non-farm residents, but nearly all of the area is actively being used for farming purposes.

**Recommendations:**

This area is quite removed from existing public facilities. The expense of development would be rather high due to the investment necessary to provide water and sewer service to the area. The area does possess pockets of soil compatible for residential development using septic tank sewage disposal. If proposals develop for a rural, non-farm housing development, the homes should be clustered, utilize common roadways, and be as close to paved roadways as possible.

The foreseeable use for this neighborhood would be to continue as a farming area, with possible small clustered non-farm residential developments.

## ***Neighborhood 4***

There are several different land uses found within this area. The Hiawatha Pageant grounds along the eastern boundary have ensured that this area of the neighborhood remain relatively undeveloped. The developed DeVries Addition has about a dozen homes located in the center of the neighborhood. Construction in this area followed the installation of a sewer lift station in 1977. Other land uses include agriculture, commercial, public/semi-public, and light industrial.

### **Recommendations:**

Buffer zones should be incorporated and maintained along the entire northern boundary of the neighborhood to separate the monument area from surrounding development and better define the residential areas.

The area between 4<sup>th</sup> Street NW and the uprooted Chicago, Milwaukee, St. Paul Pacific Railroad, west of 2<sup>nd</sup> Avenue NW has industrial, commercial, and residential land uses intermixed. Any further development that does occur must include good design and landscaping practices due to its relative closeness to potential residential sites.

## ***Neighborhood 5***

Single-family residential development is predominant along the western boundary of this neighborhood. There is additional residential development extending off T.H. 75 including single-family, condominium units, and a mobile home park. As indicated in the housing analysis, the residential area in the west part of this neighborhood incorporates one of the oldest subdivisions in the City.

Farmland occupies much of the land between T.H. 75 and residential development to the west. Nearly all of this land is located within the floodplain of Pipestone Creek. The creek travels a diagonal path through the neighborhood bordered mostly by farmland. This area is generally low which can allow for seasonal flooding and a high water table.

There is some strip commercial development along T.H. 75 and some warehousing along 4<sup>th</sup> Street NE. The warehousing area offers potential for further expansion.

### **Recommendations:**

Poor soil types, coupled with the location of the floodplain indicate that development in this area should utilize the proper construction techniques to offset the potential hazards that can be experienced in such an environment. Residential development on the west should be limited in expansion to the east. Any further development that does occur in this neighborhood should be required to comply with the amended floodplain ordinance. For many years, residential development was limited in this area due to restrictions found within the floodplain ordinance. However, because of changes in the ordinance, residential structures are now permissible sections of this neighborhood where they were not permitted previously.

## ***Neighborhood 6***

Less than one half of this neighborhood lies within the city limits. Strip commercial development is found along both Trunk Highways 75 and 23. The majority of land, however, is used for farming and other agriculture related activities. The BNSF Railway runs diagonally from southwest to northeast, adjacent to T.H. 23. The dredged Pipestone Creek outlines the southern boundary of this neighborhood.

### **Recommendations:**

This particular area occasionally experiences some water problems due to the low topography and slow drainage into the dredged Pipestone Creek. Access to T.H. 23 is limited due to the low ground level conditions and the close proximity to the railroad line. The strip commercial activity along Trunk Highways 23 and 75 should be required to occupy available open areas and discourage outward commercial expansion. The utilities are rather limited in this area and would need to be upgraded and extended to handle any new development. It is also evident that there are a few structures inside city limits that are operating with septic systems. These structures should be connected to sanitary sewer in order to comply with city ordinance. Overall, the majority of this neighborhood should be left to farming activities due to the area's physical makeup and lack of utilities for further development.

## ***Neighborhood 7***

This neighborhood primarily consists of single-family homes. There are small isolated areas of commercial development and multi-family development that are intermixed. The remaining land area is used for park and open space and agriculture purposes.

The northwest area of this neighborhood has experienced significant improvements in recent years. The salvage yard which was located off 2<sup>nd</sup> Street NW was phased out of existence. With the aid of LAWCON grant monies, the western section of West Lawn Addition was cleared of its refuse and planned for park and single-family development.

### **Recommendations:**

Much of this neighborhood is limited in making large scale changes due to its location and surrounding developments. A strong effort should be made to continue good home maintenance to keep the neighborhood strong and attractive. Detailed planning will be required prior to redevelopment of the former Central School building in the future.

The majority of area that is available for expansion is located in the vicinity of the Paulsen Field Athletic Complex. The south branch of Pipestone Creek flows through the northern and eastern sections of the complex which discourages development in some places.

The City also must consider future business and residential expansion with the new school facilities located in this area. Development has a tendency to follow newly constructed public

facilities. The entire western fringe of the City has adequate open space and agricultural land capable of incorporating business and residential development.

### ***Neighborhood 8***

This area primarily entails the Central Business District and adjacent limited industrial area. The retail service businesses have not expanded outside these unofficial boundaries for several years. New businesses began to evolve along 2<sup>nd</sup> Street North. There are also scattered residences in this district that are intermixed with commercial and industrial land uses.

#### **Recommendations:**

This area should remain as the commercial focal point for the community. Businesses should be encouraged to occupy vacant buildings in the Central Business District before locating along the highways or in other areas of the city. The City should continue upkeep and maintenance as they have in the past in order to heighten the aesthetics of the commercial historical district. Many of the homes surrounded by businesses or office buildings should be phased out to make room for expansion when the need arises, which will also diminish areas of conflicting land use.

### ***Neighborhood 9***

This neighborhood is one of the oldest in the City. It is bounded on the east by the BNSF Railway and on the west by Hiawatha Avenue. The neighborhood primarily consists of large, single-family homes. There are a few commercial structures sporadically located along Main Street East which also create some land use conflicts.

#### **Recommendations:**

This area is a stronghold of residential development. The mixed commercial use along Main street should be controlled and not allowed to expand further along the street in order to avoid another area of strip commercial development.

The neighborhood's residential use is primarily single-family and any new development should be restricted to single-family dwelling construction, unless located within the transition zone between the Central Business District and single-family development.

### ***Neighborhood 10***

This neighborhood contains a large mixture of land uses. The majority of the area is comprised of single-family housing, however, there is also commercial, industrial, multi-family, park and open space use. T.H. 23 and 75 forms the east boundary which contains mostly strip highway commercial development. Harmon Park occupies the southeastern corner of this neighborhood, and the BNSF Railway outlines the west boundary. The stretch of land adjacent to the railway is lined with industrial land use.

**Recommendations:**

The strip highway commercial development should be required to maintain high standards of maintenance and design in order to keep adjacent residential property from declining in value. The implementation of a buffer zone between businesses and nearby homes would be beneficial to the area as well. New commercial development may be appropriate in the area between Harmon Park and 2<sup>nd</sup> Street NE. Currently, there are a few residential structures intermixed with the commercial development.

As commercial businesses locate along T.H. 23 and 75, particular attention needs to be paid to the number of highway access points. The high volume of traffic carried along this thoroughfare, coupled with numerous access points from collector streets and adjacent businesses, will greatly increase traffic congestion and confusion for motorists.

The industrial businesses located along the railroad should be encouraged to implement good maintenance and landscaping practices to reduce the noise and dust problems that can carry over to the adjacent residential areas.

***Neighborhood 11***

This neighborhood also contains a mixture of land uses. A majority of the eastern and southern fringes contain highway commercial development. A small portion of land in the north is used for industrial purposes. The Pipestone County Fairgrounds occupy much of the eastern border of the neighborhood. The remaining area is primarily developed with single-family and duplex homes.

**Recommendations:**

Similar to Neighborhood 10, the strip highway commercial development area should be encouraged to employ screening between the businesses and adjacent residential neighborhoods. Concern should also be given to the number of highway access points along T.H. 23 and 75 for both future and current development.

The Pipestone County Fairgrounds could benefit by improving buffer zones and entrances to the grounds. Adjacent residential areas would be somewhat screened from the traffic and activity that takes place during fairground functions.

***Neighborhood 12***

This neighborhood is largely undeveloped due to high water table conditions and lack of adequate utilities for further development. The south boundary is T.H. 30 which is mostly developed with equipment and yard businesses. The remaining area is used for farming and agricultural purposes.

**Recommendations:**

The businesses in this area require large amounts of space for machinery display, storage, etc. Many of the businesses located along the highway are limited in space, and machinery cannot be placed behind normal building set back limits. As a primary entrance to the City, these businesses should be encouraged to display machinery and other products in an orderly manner to visually improve the area. Landscaping would help soften the impact of sporadically placed equipment at the City's entrance.

Due to the extremely wet conditions found in the northern portions of this neighborhood, it is recommended that this area remain in farm production. Development of this area would be greatly affected by the soil conditions. It should also be recognized that a portion of the area is restricted by the airport clear zones necessary for airport runway safety.

***Neighborhood 13***

Neighborhood 13 is a residential area which includes only a small portion of commercial development along T.H. 30. The BNSF Railway comprises the eastern boundary and T.H. 30 the northern boundary. The Pipestone County Medical Center and Hill Elementary School are also located in this neighborhood.

**Recommendations:**

Proximity to Hill Elementary School and the county hospital, coupled with the availability of vacant land makes the southwest section of the City attractive for future development. Proper conditions of public utility easements, streets, and the acquisition of neighborhood park areas should all be controlled and exercised through subdivision regulations.

As noted for Neighborhood 7, residential development tends to follow when new infrastructure is built. The new school north of T.H. 30 provides a draw for new development. This area may prove suitable for mixed neighborhood development, incorporating a carefully planned mixed-use node with single-family, multi-family, and neighborhood commercial uses. Any new development must carefully buffer existing residences and control traffic, especially during school peak hours.

***Neighborhood 14***

The land uses in Neighborhood 14 include public and semi-public (Brown Elementary School), limited commercial activity, single-family residential, multi-family residential, and congregate living. The northern boundary is T.H. 30 and 23. The east boundary follows 8<sup>th</sup> Avenue SE, and T.H. 23 is the west boundary.

The Brown Addition expansion provided a large number of single-family homes. The southern two-thirds of the area is undeveloped and being utilized as farm land. This area, similar to many other areas in Pipestone, has some problems with poor soils and high water table. Nevertheless,

the area south of Brown Addition remains well suited for residential development if precautions are taken to address the area's physical problems.

**Recommendations:**

This area of the City should remain as a single-family residential area north of the airport clear zone. There is a small area immediately west of Brown Elementary School on T.H. 30 and 23 that is utilized for commercial purposes creating conflicting land uses with surrounding development. Future development opportunities in this area are generally limited by the expense of extending utilities. With the proximity of the airport's protected flight path, commercial or industrial development may be appropriate in the long term with proper investments in infrastructure and buffering of existing residences.

***Neighborhood 15***

Neighborhood 15 contains the entire southeastern section of Pipestone. This area possesses a variety of different land uses and activities. Pipestone Country Club occupies a significant amount of land in the northwest section of the neighborhood. Commercial activity is scattered along T.H.'s 30 and 75; however, this area of the City is best recognized for its industrial land use which occupies the entire southeast section of this area. Residential development includes the Prairieview Mobile Home Park and limited single-family structures scattered throughout the area.

Pipestone Municipal Airport also comprises a large portion of the land in this neighborhood (approximately 300 acres). Clear zones extend into developed areas to the east and to the north. Any new development that does occur will need to comply with clear zone restrictions to ensure FAA accreditation.

**Recommendations:**

With excellent utilities for future expansion, the Skyway Industrial Park has transformed into an excellent industrial site. The Industrial Park has only two 5-acre sites available at this time. Future industrial businesses should be located within the park to make use of services and utilities that are already in place. Additional land should be acquired to ease construction for new businesses to come to the Industrial Park.

Future residential development should be discouraged in this area except for mobile home park expansion with implementation of buffer zones.

## **FUTURE LAND USE**

### ***Goals and Strategies***

#### **General Goals**

It is the goal of the City of Pipestone to:

1. Strive to make Pipestone a more attractive City through efficient utilization and enhancement of the City's social, economic, natural, and cultural assets.
2. Improve the community as a place for industry, service, and commerce through the efficient, and orderly distribution of services and goods to provide adequate space for all types of economic businesses and facilities.
3. Provide for a healthy urban environment.
4. Attempt to minimize conflicting land uses through strong enforcement of zoning and subdivision ordinances.
5. Provide for the diversification of the community's economy.
6. Provide for the efficient land use by encouraging compact growth, and avoid scattered, leapfrog development.

#### **General Planning Strategies**

- continue the program of community comprehensive planning through utilization of the Land Use Plan and implementation through zoning and subdivision regulations
- extend public utilities, such as sanitary sewer, water, and storm sewer, in a fashion that encourages development in the properly designated areas of the City
- strengthen the capital improvements program to accurately reflect needs for public services for the community
- incompatible land uses should be separated by proper zoning
- continue to encourage the Central Business District to develop as the primary retail and commercial area of the City
- City expansion, development, and annexation should be considered for the long range impact on the community, not short term benefits
- continue to review and update the various zoning subdivision, building code, and capital improvements plans to reflect changes that occur with the community
- locate new land uses in clusters to promote organization of neighborhoods, and discourage spot zoning
- prospective sites for future public facilities should be secured, either through outright purchase or through reservation of land in the subdivision process
- the Planning Commission should stress all development be considered with the topography, soil conditions, and future land use organization framework in mind to promote high quality development; all drainage ways and streams should be protected to provide proper storm water flow, and avoid flooding of existing and future development
- buffer zones such as shrub and tree belts, fences, earth berms, should be utilized to provide separation of conflicting land uses

## ***Residential Land Use Goals and Strategies***

### **Goal**

It is the goal of the City of Pipestone to guide and adequately facilitate residential development in an orderly and even-paced manner.

### **Strategies**

- residential development outside the corporate City limits should be discouraged
- any new construction should require all public improvements such as sanitary sewer, water, streets, and sidewalks be installed and paid for by the developer (via the special assessment process if appropriate)
- there should be the promotion of multi-family dwellings around the Central Business District to act as a transitional zone between retail and residential land use; and to promote effective utilization of scarce resources such as energy, land, etc.
- mobile homes should be recognized as a type of residential dwelling desired by many people, however, the mobile homes should be restricted to approved mobile home parks or mobile home developments
- new development should be provided with efficient transportation access and protection from through traffic

## ***Commercial Land Use Goals and Strategies***

### **Goal**

It is the goal of the City of Pipestone to guide and facilitate commercial development, that is orderly, even-paced, and desirable.

### **Strategies**

- there should be attempts to make commercial areas as compact as possible; this will minimize strip and spot commercial development
- due to the investment in private and public facilities in the Central Business District, the commercial core should be strengthened and expanded to continue its most important role
- any future highway commercial development should be located in areas that have good level land along highway right-of-way; and each commercial area should be required to provide adequate off-street parking, landscaping of grounds, and expansion space
- all highway commercial areas should ensure good highway safety by limiting highway access points, and when possible, provisions made for frontage roads

- there should be a program for the continual upgrading of the commercial downtown buildings placing a strong emphasis on preservation of the unique and valuable historic buildings
- the boundaries of the commercial districts should be well defined to ensure confidence and compatibility of the neighboring residential districts; there should be transition areas employed to lessen these various districts, and buffer zones such as shrubbery, fencing, etc. could be used to enhance the area
- there should be no rezoning of property until the proposed development has been reviewed in accordance with the Comprehensive Plan
- residents and members of the Planning Commission should encourage business persons to seek excellent design and construction quality for renovation or new construction of commercial structures
- the Planning Commission should stress that all commercial establishments will be expected to meet high standards for maintenance and repairs on their buildings; and, that the storage of materials, trash, etc. be screened and properly handled

## ***Industrial Land Use Goals and Strategies***

### **Goal**

It is the goal of the City of Pipestone to guide and facilitate industrial development, while remaining responsive to the aesthetic and physical environment of the community.

### **Strategies**

- encourage all industrial users to locate in the community, and stress the importance of performance standards that control all possible nuisance
- promote the Industrial Park because of the excellence of utilities, access to highway, and general location in the City
- all industrial uses should provide for adequate parking facilities for worker vehicles and business vehicles and should be designed to facilitate truck traffic