

WACONIA PARK BOARD MEETING AGENDA



Thursday, September 21, 2023
6:30 PM

VISION STATEMENT

A thriving, connected community with deep roots: a great place to live for a lifetime.

MISSION STATEMENT

A city that leads, serves, and governs to enhance the quality of life for all community members.

CHAIR: LACEY SHAW
MEMBER: ADAM HEGEHOLZ
MEMBER: THOMAS ADAMINI
MEMBER: LEAH SOLTIS
ALTERNATE: BEN STRASHEIM

NOTE: TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST, PLEASE BE PRESENT AT 6:30 P.M.

Those with items on the agenda should reach out to their staff contact. Others who wish to participate in the meeting, please contact the Community Development Director at 952-442-3106 or lbraaten@waconia.org to make certain that you are called upon during the meeting.

1. **Call Meeting to Order**
2. **Approval of Agenda**
3. **Approval of Minutes**
 - 1) [Approve June 15th, 2023 Park Board Minutes](#)
Adopt a motion to approve the regular meeting minutes of June 15th, 2023.
4. **Regular Business**
 - 1) [Discussion Items For Consideration and Direction](#)
Review and Discuss Consideration of Individual Subject Matters and Provide Staff Direction of Considered Items Individually
 - 2) [Sketch Plan - Falk/Saltire Property](#)
The Parks & Recreation Board should review the attached Sketch Plan for the properties located at 9550 Little Avenue and 10080 Little Avenue and determine if the area is suitable or desirable for park/playground/open space purposes and make a recommendation to the City Council regarding dedication of land or payment in lieu of land.
5. **Staff Park Items Update**
6. **Board Updates & Questions**
7. **Adjourn**

Upcoming Meetings



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		September 21, 2023					
Item Name:		Approve June 15th, 2023 Park Board Minutes					
Originating Department:		Administration					
Presented by:		Shane Fineran					
Previous Council Action (if any):							
Item Type (X only one):		Consent	X	Regular Session		Discussion Session	
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Adopt a motion to approve the regular meeting minutes of June 15th, 2023.							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
Attachments: 1. June 15th Park Board Minutes							
FINANCIAL IMPLICATIONS:				ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:							
Budget Information: ☐ Budgeted ☐ Non Budgeted ☐ Amendment Required				Planning Commission			
				Parks and Recreation Board			
				Safari Island Advisory Board			
				Other			

**CITY OF WACONIA
MINUTES OF SCHEDULED MEETING
PARKS & RECREATION BOARD
June 15, 2023**

Pursuant to due call and notice thereof, the Regular Meeting of the Waconia Parks & Recreation Board in the Maple Conference Room was called to order at 6:30 p.m. by Shaw.

Park Board Members Present: Lacey Shaw, Adam Hegeholz, Leah Soltis, Tom Adamini, Ben Strasheim.

Park Board Members Absent: Andrew Anauo

Council Liaison: Randy Sorensen

Staff Present: Shane Fineran, Craig Eldred, Mike Mawdsley

Guests: None

Adopt Agenda

Adamini made a motion to approve the agenda, seconded by Hegeholz. All in favor.

Approval of Minutes from May 18, 2023 Meeting

Hegeholz made a motion to approve the May 18, 2023 meeting minutes, seconded by Adamini. All in favor.

Hegeholz had to leave the meeting at approximately 6:40 p.m.

Park Board Round Table

The Park Board had requested to meet in round table format to discuss in more detail individuals ideas and priorities related to various projects identified in the park & trail capital investment plan. The main discussion points included the phasing and costs related to the flexible use space & restrooms at Waterford Park, request for cash flow analysis of the park & trail CIP, and desire to see the city undertake a community survey to get better community input on park and trail needs and wants by the community.

Staff Updates

Mike Mawdsley provided an update on park maintenance activities that have and are occurring throughout the system.

Adjournment

Adamini motion to adjourn. Soltis second. All in favor. Adjourn at 7:50 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Shane Fineran', with a large, stylized loop at the end.

Shane Fineran
City Administrator



REQUEST FOR CITY COUNCIL ACTION

Meeting Date:		September 21, 2023					
Item Name:		Discussion Items For Consideration and Direction					
Originating Department:		Administration					
Presented by:		Craig Eldred					
Previous Council Action (if any):		None					
Item Type (X only one):	Consent		Regular Session	X	Discussion Session		
RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED <i>(Include motion in proper format.)</i>							
Review and Discuss Consideration of Individual Subject Matters and Provide Staff Direction of Considered Items Individually							
EXPLANATION OF AGENDA ITEM <i>(Include a description of background, benefits, and recommendations.)</i>							
Item I; Sauna Experience is an item brought forth by Paul Modeen who desires to rent space at Cedar Point Park during the winter months. This space rental would be similar to our summer rental of kayak spaces provided by the city to Neverboard, LLC. Paul will provide some insight into his idea of renting the sauna during the days of Thursday through Sunday in the winter season. Operational hours would be 9:00 a.m. to 9:00 p.m. Currently Neverboard is renting Cedar Point to utilize the 18 kayak spaces and placement of a trailer in the summer for \$450.00. Is this something the Park Board might recommend being presented to the City Council as an alternative winter use of park space? Item II; Staff were approached by KTJ, parcel owner of the Otto Apartment Building located at 601 Industrial Boulevard and the possibility of partnering in adding pickle ball courts and/or a play system in Sudheimer Park space adjacent the apartment building site. Park Board members should know that we have agreements for trail easements east of the apartment building and non-commercial vehicle access across the driveway access and entrance to the secondary parking lot with 10 parking stalls designated for Sudheimer Park use. Staff attached the vehicle and parking access documents. The question of park use, and what the Park Board might consider desirable in Sudheimer Park in regards to a play system or pickleball courts for the adjacent park land to the Otto apartment building. Attachments: 1. Drive and Access Easement.pdf 2. Parking Stall Easement Area.pdf 3. Revival Sauna.pdf							
FINANCIAL IMPLICATIONS:				ADVISORY BOARD RECOMMENDATIONS:			
Funding Sources & Uses:							
Non-committed funding at present time							
Budget Information:				Planning Commission			
_____ Budgeted				Parks and Recreation Board			
_____ X Non Budgeted				Safari Island Advisory Board			
_____ Amendment Required				Other			

The site plan illustrates the proposed layout for the Waconia Apartments. The main building is a large, rectangular structure with multiple wings and internal courtyards. To the left of the building is a large, oval-shaped area, likely a parking lot or a landscaped courtyard. A red hatched area is located at the top left of the site, possibly indicating a future expansion or a specific zoning area. The plan includes various annotations such as 'Proposed Access Easement', 'Proposed Building Footprint', and 'Proposed Parking'. A north arrow and a scale bar are located in the bottom left corner. The bottom of the plan features a title block with the project name 'WACONIA APARTMENTS', the engineer's name 'Kimley-Horn', and the date '10/1/2011'.

Legal Description and Depiction of the Parking Easement Area
 [TO BE UPDATED WITH LEGAL DESCRIPTION]











REQUEST FOR CITY COUNCIL ACTION

Meeting Date: September 21, 2023

Item Name: Sketch Plan - Falk/Saltire Property

Originating Department: Community Development

Presented by: Lane Braaten

Previous Council Action (if any):

Item Type (X only one):	Consent		Regular Session	X	Discussion Session	
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RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED *(Include motion in proper format.)*

The Parks & Recreation Board should review the attached Sketch Plan for the properties located at 9550 Little Avenue and 10080 Little Avenue and determine if the area is suitable or desirable for park/playground/open space purposes and make a recommendation to the City Council regarding dedication of land or payment in lieu of land.

EXPLANATION OF AGENDA ITEM *(Include a description of background, benefits, and recommendations.)*

City Ordinance Summary

City Ordinance states “Preliminary plats shall be submitted to the Waconia Park Board for review and comment. If, after considering the Park Board’s input, the City Council determines any portion of the land proposed for dedication as parks, schools, playgrounds, trails or open space (collectively, “Park Land”) is not suitable or desirable because of location, size, or any other reason, the City Council shall require a payment of cash in lieu of receiving Park Land, which payment shall be calculated as described immediately below.

If a cash payment in lieu of Park Land is required, the City Council shall take the percentage of land in the subdivision required for dedication, as determined under subsection C above (assumed to be 10% unless the City Council determines otherwise) and multiply it by the fair market value of the total land in the subdivision to determine the “Total Dedication Value”. If the City Council determines that none of the Park Land is suitable or desirable, the subdivision shall make a cash payment to the City equal to the Total Dedication Value. If the City Council determines the City will accept a portion of the Park Land and that another portion is not suitable or desirable, the developer shall convey the Park Land the City is willing to accept and, in addition, make a cash payment to the City equal to the Total Dedication Value, proportionally reduced to reflect the Park Land accept by the City. The subdivider shall pay any amount due to the City via wire transfer or cashier’s check prior to, and as a condition of, the City releasing the final plat for the subdivision.”

Further, “It shall be presumed that at least 10% of the gross land in the subdivision shall be dedicated for parks, schools, playgrounds and open space. The City, upon consideration of the particular type of development proposed in a subdivision, may require larger or lesser amounts of land to be dedicated if it determines that the present and future residents of the subdivision would require greater or lesser amounts of land for such purposes.”

Background

The subject parcels, located at 9550 & 10080 Little Avenue, are currently located within Laketown Township. The northerly 4/5ths of the properties are included in the City’s 2040 Comprehensive Plan as a developable mix of commercial and residential. They are located within Transition Area 2, which assumes development between 2020 and 2030. The southerly 1/5th of the property is identified as UR, Urban Reserve. Urban Reserve is not planned to be annexed until after year 2040.

Site Area Calculations

Net Development Area = 127.6 acres*

Typical Park Dedication (10%) = 12.76 acres

Park Land Proposed to be Dedicated = 5.4 acres

Cash in Lieu Portion = \$67,500/acre (fair market value) x 7.36 acres = \$496,800.00

*City Code requires 10% of the gross area less delineated wetlands, stormwater retention areas and steep slopes exceeding 18% that remain undeveloped.

Planning Considerations

1. The 2040 Comprehensive Plan identifies the parcels as a mix of:

- a. L, Low Density Residential
- b. M, Medium Density Residential
- c. H, High Density Residential
- d. MXD, Mixed Use
- e. P, Park
- f. UR, Urban Reserve

Staff has attached Table 3-10, Land Use Plan Categories and Proposed Zoning Map Districts taken from Chapter 3, Land Use Analysis Plan of the 2040 Comp Plan. The table informs general density requirements, zoning districts and uses allowed in each category.

2. The Parks and Trails Analysis and Plan, which is part of the 2040 Comp Plan, identifies a future neighborhood park on the property (see Figure 5-3, Park Systems Plan). The applicant is proposing a 5.4-acre park in the southwest corner of the property. The Comp Plan states “Neighborhood Parks should generally be programmed and sized to accommodate the following list of features. Individual parks may vary from this list as natural features or the size and composition of the future neighborhood population suggest.

- a. Multi-purpose open play area
- b. Children’s play equipment – including accessible play areas
- c. Hard court area
- d. Picnic shelter
- e. Looped trail

3. Staff has attached Figure 5-1, Parks and Trails, Figure 5-3, Park System Plan, and Figure 5-4, Trails and Sidewalks, which are all included in Chapter 5 of the 2040 Comp Plan and identify very specific trail and park plans identified by staff and the community as we continue to grow. The Park Board should review said maps in association with the proposed Sketch Plan and identify if there are any outstanding park or trail improvements that may be necessary as part of this development.

4. The Sketch Plan, as proposed, would require the review and approval of a Planned Unit Development (PUD) District. A residential PUD District, in summary, is a housing development that is not subject to the standard zoning requirements (i.e R-1, R-2, etc. lot req.), but instead work with the local government to develop criteria that will determine common areas, private areas and building guidelines. This PUD zoning allows the City and the developer to negotiate terms of the development while allowing reasonable development that achieves the goals and objectives of the City. City Code states the following objectives:

- a. Protection of natural and historical features including steep slopes, woodlands, wildlife habitat, wetlands and water surface areas.
- b. Improved human habitats by allowing for greater creativity, innovation and flexibility in site planning and architectural design.
- c. Improved human habitat variety, diversity and interest through the mixing and clustering of land uses and housing types and varied lot sizes.
- d. A higher level of amenity than is normally achieved with traditional zoning.
- e. The provision of affordable housing.
- f. A more efficient use of land and public facilities and services.
- g. The conservation of energy resources through the protection of solar access, solar orientation, earth sheltering and the clustering of development.
- h. The creation of a sense of community by developing larger parcels of land as integrated units.

5. The Planning Commission reviewed the Sketch Plan at their regular meeting on September 7th, 2023. No action was required, but the Planning Commission asked about timing for the project, stated concerns about reduced side yard setbacks, and asked about City oversizing costs if this project were to come forward.

Staff requests the Parks and Recreation Board review the attached Falk/Saltire Sketch Plan and make a recommendation to the City Council regarding park dedication. Upon a recommendation from the Parks and Recreation Board said comments will be provided to the City Council for review.

Attachments:

1. [Location Map_Falk 11x17.pdf](#)
2. [Sketch Plan Falk Property Narrative.pdf](#)
3. [Concept Sketch Plan Falk Saltire.pdf](#)
4. [Table 3-10 Land Use Plan Categories and Proposed Zoning Map Districts.pdf](#)
5. [Land Use Maps 2040 Comp Plan.pdf](#)
6. [Figure 5-1 Parks and Trails.pdf](#)
7. [Figure 5-3 Park System Plan.pdf](#)
8. [Figure 5-4 Trails and Sidewalks.pdf](#)

FINANCIAL IMPLICATIONS:

Funding Sources & Uses:

Budget Information:

_____ Budgeted
_____ Non Budgeted
_____ Amendment Required

ADVISORY BOARD RECOMMENDATIONS:

Planning Commission

Parks and Recreation Board

Safari Island Advisory Board

Other

LOCATION MAP—FALK/SALTIRE PROPERTIES





M/I Homes of Minneapolis

Falk Property

**SUBMITTAL FOR:
Sketch Plan**

WACONIA, MINNESOTA

August 21, 2023

Introduction

PulteGroup ("Pulte") is pleased to be submitting this application. Pulte will be the applicant and developer for this proposed neighborhood. M/I Homes will be building homes at this site as well. Pulte's company mission statement is ***"Building Incredible Places Where People Can Live Their Dreams."*** We currently operate under three distinct brands of homebuilding in the Twin Cities: Pulte Homes, Centex, and Del Webb. Our office is in Bloomington. We have a strong reputation for our superior floor plans and being easy to work with. M/I Homes builds new homes that are energy efficient, water efficient, and sustainable. M/I Homes uses trusted brands for building materials and appliances. M/I is determined to offer the kinds of designs that help a house become a home.

Applicant Team

Pulte will act as developer of the property and builder of many of the homes. The primary contact for Pulte is Dean Lotter, Manager of Land Planning & Entitlement. Dean's contact information has been provided to City staff.

The planner, surveyor, civil engineer, and landscape architect are:

Westwood Engineering
Ryan Bluhm
12701 Whitewater Drive, Suite 300
Minnetonka, MN 55343

The Property

Legal Descriptions:

The West Half of the Southwest Quarter (W ½ of SW ¼), Section 30, Township 116, Range 24, Carver County, Minnesota.

And also,

The West Half of the Northwest Quarter (W 1/2 of NW 1/4), Section 30, Township 116, Range 24, except the South 260 feet of the East 418.84 feet, Carver County, Minnesota.

Property Identification Numbers:

Parcel 1: 070300200

Parcel 2: 070300100

Addresses:

Parcel 1: 9550 Little Avenue

Parcel 2: 10080 Little Avenue

Key Facts

- | | |
|-------------------------------------|---------------------------|
| • Comp Guide | Residential |
| • Proposed zoning | PUD |
| • Proposed use | Single Family Residential |
| ○ Gross acreage | 230.9 acres |
| ○ Major ROW | 13.7 acres |
| ○ Delineated Wetlands/Creek | 66.9 acres |
| ○ Mixed Use Outlots | 10.5 acres |
| ○ Apartment Outlots | 8.0 acres |
| ○ Retained Lot | 0.9 acres |
| ○ Floodplain | 8.7 acres |
| ○ Net Acreage | 122.2 acres |
| • Number of single family homes | 323 SF Homes |
| • Pulte Lot Dimensions (63 lots) | 60 feet |
| ○ SYSB | 5/10 feet |
| ○ Lot Depth | 130 feet |
| • Pulte Lot Dimensions (78 lots) | 65 feet |
| ○ SYSB | 5/10 feet |
| ○ Lot Depth | 135 feet |
| • MI Homes Lot Dimensions (71 lots) | 40 feet |
| ○ SYSB | 5/5 feet |
| ○ Lot Depth | 135 feet |

- MI Homes Lot Dimensions (111 lots)
 - SYSB 50 & 60 feet
 - Lot Depth 5/5 feet
 - Lot Depth 130 feet

Site Plan

The Falk site is located just south of County Road 10. To the east is Little Avenue which will become the future County Road 92/Laketown Parkway. 102nd Avenue or the future County Road 10 runs along the southern property line. Farmland and wetlands are to the west of this site. Pulte and MI Homes are partnering on this project to offer a variety of single-family homes that will also come with a variety of price points. The entire Falk site will need to be annexed into the City of Waconia. Waconia's comprehensive plan has several uses guided for this site such as mixed use, high, medium and low density residential. Pulte and MI Homes' proposal meets the low density residential component of this site while leaving the medium and higher density areas to be developed at a future time by other developers.

Land to be retained by the seller: There are three parcels of the Falk site, all located in the northeast corner, that will be annexed into the Waconia City limits, but retained by the seller. Of the outlots retained by the seller, one which is located in between County Road 10 and Klein Road is anticipated to eventually be acquired by the County and used for the future County Road 92/Laketown Parkway alignment. The other two parcels located south of County Road 10 and separated by the future County Road 92 alignment is anticipated to be apartments to the west and mixed use to the east.

Wetlands and Tributaries: There are significant amounts of wetlands on this site and some tributaries as well. Great care has been taken to navigate the proposed development throughout the site to minimize wetland impacts of our development to the greatest extent possible. Minimizing impacts to the wetlands was one of the largest considerations as we worked through various iterations of our site planning.

Southwest Corner of the Site: The southwest corner of the Falk Site lends itself to being dedicated as parkland. Neighborhood access will be gained via trail connections into the park. In future years when 102nd becomes County Road 10, this park will be highly visible.

Business Park: We understand that cities spend a lot of time creating their comprehensive plans. Comp plans allow for orderly growth as well as identify land use priorities and goals of a given city. We understand that the City has the goal of developing a business park east of Little Avenue. Developing the Falk site enables the business park to be ready for development soon thereafter.

Energy Efficiency

The homes that Pulte will be constructing will have extremely high energy efficiency. Each home is tested using the Home Energy Rating System (HERS) index, which is the industry standard for measuring energy efficiency. Heating, cooling, and water heating constitute the largest cost of homeownership outside of the mortgage. The U.S. Department of Energy has determined that a typical resale home scores 130 on the HERS Index while a home built to the 2004 International Energy Conservation Code is awarded a rating of 100 (lower is more energy

efficient). Pulte Homes measures the HERS score of every new home constructed. The average HERS score for our single-family homes runs in the range of 47 to 53.

Pulte Homes

Pulte Homes is known for the extraordinary steps that we take to ensure that we are designing and building homes that meet the needs and desires of home buyers. We continually reach out to home buyers and Pulte homeowners to get feedback to improve our home designs. It is what we call Life Tested®. Through this intensive process, we have conceived of and incorporated innovative features. In striving to continually be in lock step with the home buying public, we update the design of our homes frequently. These changes are driven by the desires and tastes of the home buying public through the process described above.

Pulte will continue to build homes like what we have built in the Interlaken development just to the north. We would be building those homes on 60 foot lots. On the 65 foot lots we would be building larger move up homes for growing families needing extra living space. Please note that all of the below square footages exclude finished basement area.

60-foot lot homes

Northfield, Radcliff and the Kensington

- 1949 – 2645 square feet
- 3 to 4 bedrooms
- 2-3 bathrooms
- 3 car garage

65-foot lot homes

Newberry, Linwood, Mercer, Ivy, Continental and the Waverly

- 2391 – 3257 square feet
- 3 to 5 and 4 to 6 bedrooms
- 2.5 to 3.5 and 2.5 to 4 bathrooms
- 3 car garage

MI Homes

MI Homes will be building their Carriage Collection and Hans Hagen Collection (Villa) home line ups.

40-foot lot homes

Bradley, Everett, Hannah, Reece

- 2,033 – 2305 square feet
- 3 to 4 bedrooms
- 2 bathrooms
- 2 car garage

50- 60-foot lot homes

Alpine, Amelia, Aspen, Birch, Cedarwood, Cedarwood II, Elmwood IV, Grayson, Graystone, Hillcrest, Ivy, Langford, Leo, Magnolia, Sage, Sycamore II, Willow II

- 1,245-2,938 square feet

- 2-3 bedrooms
- 2-2.5 bathrooms
- Garage: 2-3

Summary

We are pleased to submit this sketch plan for your consideration. This is a unique site with its dramatically changing topography and voluminous wetlands. Pulte and MI Homes are excited to offer our different home line-ups in our proposed site plan. Along with providing needed housing options to Waconia, our proposal would also extend the necessary utility and road infrastructure to the area that will make City's goal of a business park obtainable. We look forward to receiving comments and feedback from the Parks Commission, Planning Commission and City Council so that we may refine our proposal further.

This submittal includes:

Project Narrative

6 large site plans

1 11 x 17 site plan

1 electronic copy

Pulte
Homes

Westwood

Phone (952) 937-5150 12701 Whitewater Drive
Fax (952) 937-5822 Minneapolis, MN 55343
Toll Free (866) 935-5150 westwood.com

Westwood Professional Services, Inc.

8/11/23
0042349



<u>Grass Site Area:</u>	<u>230.9 ac</u>
<u>Major R/W:</u> (CR 92 8.0 ac; CR 10 3.6 ac; 102nd 2.1 ac)	<u>~13.7 ac</u>
<u>Delineated Wetlands / Creek:</u> (Net Major R/W)	<u>~66.9 ac</u>
<u>Mixed Use Parcels:</u> (net r/w & wetlands)	<u>~10.5 ac</u>
<u>Apartment Outlot:</u> (As defined)	<u>~8.0 ac</u>
<u>Retained Lot:</u> (As defined)	<u>~0.9 ac</u>
<u>Floodplain:</u> (beyond wetlands)	<u>~8.7 ac</u>
<u>Net Developable Area:</u>	<u>122.2 ac</u>
<u>Neighborhood Park:</u>	<u>~5.4 ac</u>
<u>Project Ponding/Openspace:</u> (Includes ponds, buffers, woodlands, floodplain, etc; net wetlands & parks)	<u>~38.5 ac</u>
<u>Proposed 40' SF Lots:</u> (40' wide x 135' deep typical; 5/5' SSBK)	<u>71 Lots</u>
<u>Proposed 50'~60 SF Lots:</u> (50' & 60' wide x 130' deep typical; 5/5' SSBK)	<u>111 Lots</u>
<u>Proposed 60' SF Lots:</u> (60' wide x 130' deep typical; 5/10' SSBK)	<u>63 Lots</u>
<u>Proposed 65' SF Lots:</u> (65' wide x 135' deep typical; 5/10' SSBK)	<u>78 Lots</u>
<u>Overall Resid. Units:</u>	<u>323 units</u>
<u>Overall Net Density:</u> 323 un / 122.2 net developable ac	<u>2.6 un/ac</u>

Aerial photography from State of Minnesota;
Topography from State LIDAR

Aerial photography from State of Minnesota;
Topography from State LIDAR

Table 3-10
Land Use Plan Categories and Proposed Zoning Map Districts

Category	Land Uses	Zoning Districts
Low-Density Residential	Single-family, detached housing on parcels with a minimum size of 10,500 square feet. The density range should be from 2 to 4 units per acre.	R-1, Single-Family District R-2, Single Family District
Medium-Density Residential	Single-family and two-family dwellings, townhouses and other forms of housing having an individual outdoor entrance for each housing unit. The density range should be from 4 to 10 units per acre. *	R-2, Single Family District R-3, Medium Density District R-4, Mixed Residential District
High Density Residential	All forms of attached housing ranging from 8 to 22 units per acre.	R-5, High Density Residential District
Rural	Includes farming and very low density housing (not exceeding one house per 40 acres). Locations shown as Rural are not planned to be annexed to the City of Waconia.	A, Agricultural District
Urban Reserve	Rural area within the Waconia Orderly Annexation Area. Includes farming and very low density housing (not exceeding one house per 40 acres). Land in the Urban Reserve is not planned to be annexed until after year 2040, if ever.	A, Agricultural District
Mixed Use	Commercial retail or service businesses, offices and high-density housing. Commercial and residential development may be combined vertically in the same building. Parking may be in structures to maximize land development intensity. Park spaces should be small and may occur in the form of plazas.	PUD, Planned Unit District R-5, High Density Residential District
Commercial	Businesses providing retail trade or services for individuals or businesses. Also includes office buildings.	B-1, Highway Business B-4, Health Care Business
Business Park	This category includes office buildings, office-showroom, light industrial buildings and manufacturing-related warehousing in landscaped "campus" settings with hidden truck docks and no outdoor storage. This category is intended to be a more attractive alternative to conventional light industrial areas.	I-1, Industrial Park District
Industrial	This category includes manufacturing or warehousing that may involve heavy truck traffic and the handling of raw materials.	I-1, Industrial Park District I-2, General Industrial District
Institutional or Public	Public or private schools; municipal properties; County fair ground; religious organization properties.	P, Public District
Park – Existing	Existing public parks.	P, Public District Any Residential district
Park – Planned	Locations of future parks shown on Figure 3-5, Land Use, Plan Map, are only conceptual.	P, Public District Any Residential district
Wetland / Open Space	Includes wetlands and floodplains.	C, Conservation District Any other zoning district
Golf Course	Public or private golf course.	R-1, Single Family District

* 25% of the Medium Density Residential will be developed at a minimum density of 8 units per acre.









