



Northwest Area Interim Ordinance 2024-1065

August 5, 2024

City Council

Ben Martig, Jake Reilly, Nate Carlson,
Mikayla Schmidt

Timeline



2006 Economic
Development
Plan and 2008
Comprehensive
Plan

2022 initiate
2045-horizon
comprehensive
plan

Dec. 2023
Planning
Commission
recommends
interim
ordinance

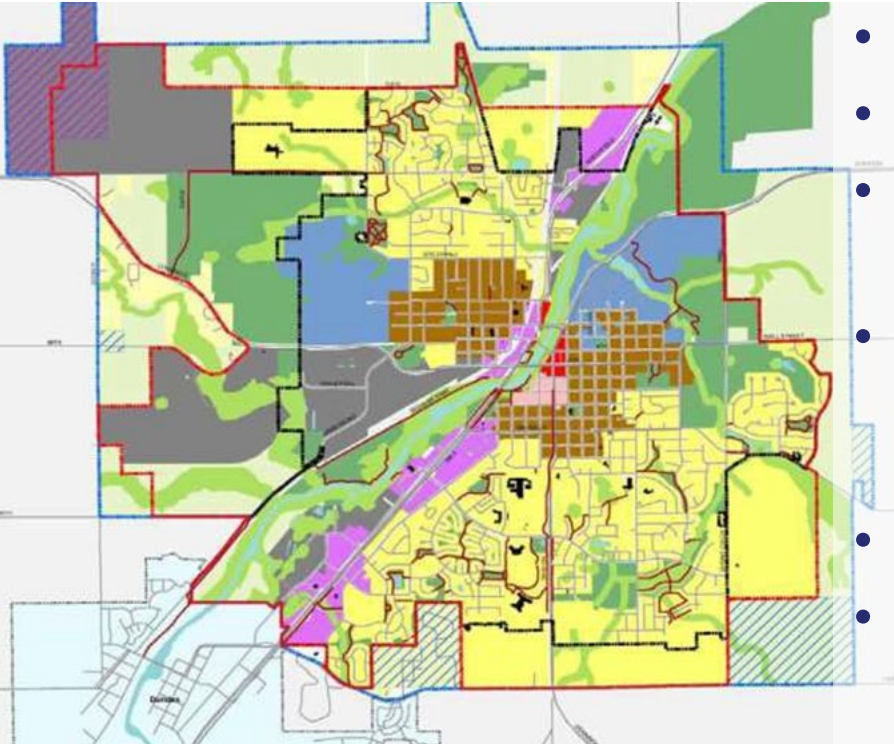
August
2024
interim
ordinance
protects
planning
process

2019
Climate
Action
Plan

Nov. 2023
adopt
Alternative
Urban
Areawide
Review

July 2024
EDA
recommends
interim
ordinance

Framework for City Strategic Growth






- Xcel + city AUAR (2023)
- In-process Comp Plan update (2022)
- City Strategic Plan (2020–2024)
 - Increase tax base
- NW Area Advisory Committee (2019)
 - Incremental development with revised zoning standards
- Adopted comp plan (2008)
- Adopted economic development strategy (2006)

AUAR study area



Legend

-  Municipal Boundary
-  AUAR Boundary
-  Parcels

City Strategic Growth



- Tax Values in NW Area (Dakota County)
 - Bare Ag land ~ \$60/acre tax assessment
 - Solar Field Development ~ \$75/acre tax assessment
 - Industrial Development (Multek – North Campus) ~ \$8,325/acre tax assessment

City Strategic Growth



- **Current Status of NW Area**

- Relationship building with property owners
- Promoting the AUAR
- Responding to RFIs from DEED
- Preparing infrastructure service & costs
- Identifying prospective businesses
- Developing business recruitment incorporating new branding strategies
- Planning land use process including updating with comp plan

Next steps in process:

- Evaluate existing industrial zoning district
 - Update for current market
 - Update to address design standards, sustainability, resiliency
- Adopt 2045-horizon comprehensive plan
- Overhaul entire code (2025)





Questions?