



Comprehensive Plan Faribault, Minnesota

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prepared for:



prepared by:

Hoisington Kogler Group Inc.
Claybaugh Preservation Architecture Inc.
Howard R. Green Company
Bonz/REA

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What is a Comprehensive Plan?

The Comprehensive Plan is a tool for guiding the growth, redevelopment and improvement of Faribault. The Comprehensive Plan consists of a compilation of policy statements, goals, standards, and maps for guiding the physical, social and economic development of the City and its environs. The Comprehensive Plan applies to the development of both public and private property.

The Comprehensive Plan is made up of a series of sections, each relating to a major subject of development. The sections of the Comprehensive Plan are:

Community Context – Trends and forces that shape the future of Faribault and provide the context for planning

Community Vision – The description of what the community seeks to achieve through adoption and implementation of the Comprehensive Plan.

Land Use Plan - Goals, policies, plans, maps and supporting text that depict the desired future land use plan for the City and future growth areas outside of the City.

Transportation - Goals, policies, plans, maps and supporting text related to the community's total future transportation system including road, rail, transit and bicycle/ pedestrian circulation.

Housing - Goals, policies, text and graphics related to future housing needs within the community including strategies for maintaining housing affordability while emphasizing a range of housing choices, future housing patterns, and subdivision practices.

Community Facilities - Goals and policies related to existing facilities and the future need for community facilities, including, but not limited to the library, city hall, fire and police protection.

Utilities - Goals and policies related to existing systems as well as the future provision of water, sanitary sewer, and storm sewer.

Park and Recreation - Goals, policies, text, plans and maps outlining Faribault's future park and open space system, including the identification of future park sites, the integration of open space and natural areas as part of the Faribault park system, and a trail plan accommodating movement throughout the community as well as providing connections to adjacent existing and planned regional trails.

Environmental Resources - Goals, policies, plans, text and maps depicting significant natural resources in Faribault and the surrounding area and their impact and importance to the future development of the community.

Community Image - Goals, policies, text and graphics pertaining to a consistent image for the City of Faribault, including general appearance guidelines for major roadway corridors, community entry points, signage, and investments in public facilities.

Community Development Plans and Studies – Goals, policies, text, maps, and graphics to update portions of the economic development process and the existing Historic Preservation Plan.

Growth Management - Goals and policies pertaining to future annexation position for the City of Faribault.

Implementation - Strategies for implementing the Plan

Role of the Comprehensive Plan

The Comprehensive Plan serves several important practical and legal functions.

The Comprehensive Plan presents a vision for the future of Faribault. In both words and illustrations, the Plan describes aspirations for community development. The Plan seeks to guide public and private actions to achieve results that move Faribault closer to its vision for the future.

State Law requires that the Comprehensive Plan contains guidelines for the timing and sequence of the adoption of official controls to ensure planned, orderly, and staged development and redevelopment consistent with the land use plan.¹ Official controls may include ordinances establishing zoning, subdivision controls, site plan regulations, sanitary codes, building codes and official maps.

The Comprehensive Plan influences public lands. Publicly owned land within the City cannot be acquired or disposed of until the Planning Commission has reviewed the proposal and reported in writing to the City Council as to the compliance of the proposed action with the Comprehensive Plan.²

The Comprehensive Plan guides capital improvements by all political subdivisions. No capital improvements shall be authorized by the City (and its subordinate units) or any other political subdivision having jurisdiction within Faribault until the Planning Commission has reviewed the proposal and reported in writing to the City Council as to the compliance of the proposed action with the Comprehensive Plan.³

The City may adopt zoning regulations for the purpose of carrying out the policies and goals of the land use plan element of the Comprehensive Plan.

The Comprehensive Plan becomes the foundation for an “official map” adopted in accordance with Minnesota Statutes, Section 462.359. An official map showing existing and proposed future streets, roads, and highways of the City and County, the area needed for widening of existing streets, roads, and highways of the City and County, and existing and future county state aid highways and state trunk highway rights-of-way. An official map may also show the location of existing and future public land and facilities within Faribault. The transportation plan and communities facilities plan elements in the Comprehensive Plan create the authority to adopt an official map.

The City uses regulations to ensure that subdivisions are consistent with the Comprehensive Plan. The subdivision regulations may prohibit certain classes or kinds of subdivisions in areas where prohibition is consistent with the Comprehensive Plan and State Law.⁴

In approving tax increment financing plans, the City is required to find that the TIF plan conforms with the Comprehensive Plan.⁵

Planning Process

The Faribault Planning Commission led the process of preparing this Comprehensive Plan. Working with Staff and consultants, the Planning Commission used a series of workshops to explore issues and make decisions about the Plan.

Public perceptions, desires and input form the foundation of the Comprehensive Plan. The planning process began with two public meetings. The information collected at these meetings set key directions for planning explorations and provided the elements of the vision for the future of Faribault. The public helped to determine the final form of the Plan through workshops held in the Fall of 2002.

The following narrative outlines the process in detail.

Defining the context

The process began with research and study of past planning efforts and the City of Faribault. This work helped to gain a thorough working knowledge of the Faribault community, and to identify the existing characteristics and patterns that define the City of Faribault. Identification of the community's unique attributes established the groundwork for the planning process.

Analyzing trends, forces and issues

A variety of demographic, economic, and physical development trends were analyzed to evaluate forces that will shape the future of Faribault. Research and community meetings helped identify critical issues for resolution during the course of the planning process.

Establishing Faribault's Vision

A series of community workshops resulted in a vision statement for Faribault. This vision provide the framework for the development of the Comprehensive Plan.

Exploring the possibilities

Using the vision statement, projections of future growth and the analysis of existing land uses, the Planning Commission explored a series of land use concepts. This interactive process led to the creation of a preferred alternative for the future growth and development of Faribault. This alternative was presented at a public workshop in August, 2002.

Developing the Plan

Building off of the community input received at the community meeting and the direction provided through the Planning Commission workshops, the preferred future growth alternative and the policies associated with that alternative were further detailed. The associated text and graphics were prepared in draft form and assembled into the Comprehensive Plan.

Adopting the Plan

The final plan was then taken through a series of public meetings in front of the boards and commissions that advise the City Council. Public comment was heard and through the task force the plan was formalized and recommended to the City Council by the Planning Commission on June 18, 2003. The City Council officially adopted the plan on July 8, 2003 (see Resolution 2003-144 in Appendix E).

¹ See Minnesota Statutes, Section 462.357, Subd. 2c

² See Minnesota Statutes, Section 462.356, Subd. 2. *The City Council may, by resolution adopted by two-thirds vote dispense with the requirements of this subdivision when in its judgment it finds that the proposed acquisition or disposal of real property or capital improvement has no relationship to the comprehensive municipal plan*

³ See Minnesota Statutes, Section 462.356, Subd. 2.

⁴ See Minnesota Statutes, Section 462.358, Subd. 2a.

⁵ See Minnesota Statutes, Section 469.175, Subd. 3.

Purpose of the Vision

According to an old story, two stonecutters were asked what they were doing. The first said, “I’m cutting this stone into blocks.” The second replied, “I’m on a team that is building a cathedral.”

This story describes the role of a vision on managing the growth and development of a city. Without a vision, development management works much like the first stonecutter. New pieces are added without a clear picture of what is being built. The vision provides the picture of the “cathedral” that Faribault seeks to become. Each development and redevelopment project must help to build the future, not just fit cleanly with the next “stone block”.

The Vision Statement provides a broad view of Faribault and inspires the community to move forward. The Vision serves the following purposes:

- Provides a shared understanding of community desires for the future.
- Looks to current conditions and community traditions for clues guiding future decisions.
- Orients the community to the future, even to a future that is twenty years distant.
- Requires imagination, recognizing that the direction it sets will be the reality of the future.
- Serves as a tool for evaluating proposals, projects, ideas and new directions.
- Provides an anchor in times of conflict and change - a way of finding common ground and shared values.
- Creates energy and enthusiasm for maintaining the commitment to the Comprehensive Plan.

Vision for Faribault

Through the Comprehensive Plan, the City seeks to protect, support and enhance the many facets of "place" that is Faribault.

Sense of Place

Faribault is a place unlike any other. Faribault builds on a proud and rich heritage. Faribault exists in a beautiful natural setting defined by river, lakes, woods, hills and farmland. Faribault sits poised on the edge of the Twin Cities- ready to seize the best of this opportunity.

Complete Place

Faribault seeks to be a complete place. Homes, jobs, goods, services, entertainment, culture, education, churches, health care and a variety of other elements all form the mosaic of community. While it is not realistic to expect that everything will be avail-

able in Faribault, we will keep looking for ways to grow and improve.

Place to call home

Faribault embodies the qualities of "home town". Faribault builds on a foundation of strong neighborhoods. Faribault neighborhoods foster pride in property and concern about neighbors. People of all ages, incomes, and heritages make Faribault their home. This diversity requires a variety of housing types offering opportunity at all incomes.

Place to do business

Faribault attracts, sustains and grows quality businesses. Successful businesses provide jobs for Faribault residents. Seeking jobs at all wage levels promotes improves the quality of life. Faribault supports businesses with well designed and functional commercial districts and industrial parks, available and affordable public utilities, a quality work force, and an excellent transportation system. A strong downtown forms the cornerstone of the business community.

Place to play

Parks reflect the soul of the community. Parks bring us out of our homes to meet, gather and play. Faribault knows the value of play. Through a variety of excellent recreational facilities, we learn important life skills, gather with our friends and build community identity. Trails allow us to move around the community by foot, bike and skate. Nature center and open spaces embrace the beautiful natural setting of Faribault.

Place to learn

Education and Faribault are inseparable. Schools are focal points of community activities. The quality and diversity of the education system attract and keep people. Opportunities for lifelong learning are important elements of community growth. Job training keeps Faribault vital in a constantly changing world.

A welcoming place

Faribault welcomes the future with open arms. The welcoming spirit of Faribault appears through support of people and services to meet a growing range of needs. Opportunities for community involvement keep people informed and invested in Faribault. The sense of welcoming extends into the physical elements of community. Gateways, corridors and signage invite you in and help you find your way.