



APPENDIX F1: IMPLEMENTATION

Cultivate Hopkins Comprehensive Plan

5/28/19 DRAFT



Official Controls

This section provides additional information about the existing zoning and subdivision ordinances for the City of Hopkins, and required amendments.

Zoning Ordinance

The City of Hopkins Zoning Ordinance, along with the official zoning map, regulates land use and development within the city. The City's adopted Comprehensive Plan serves as overarching policy guidance for these regulations. The City will continue to administer the Zoning Ordinance on an ongoing basis, as guidance for decisions on development and redevelopment projects within the city.

Purpose

The purpose of the Hopkins Zoning Ordinance is described in Section 515.03 as:

- a) To protect and provide for the public health, safety and general welfare of the city;
- b) To guide the future growth and development of the city in accordance with the comprehensive guide plan, the official map and the capital improvement plan of the city;
- c) Divide the city into zones and districts restriction and regulation therein the location, construction, reconstruction, alteration and use of structures and land;
- d) To protect the character and the social and economic stability of all areas of the city and to encourage the orderly and beneficial development of all areas of the city;
- e) To provide for adequate light, air and privacy, to secure safety of the land and undue congestion of population;
- f) To provide the most beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the city having particular regard to the avoidance of congestion in the streets and highways, and the pedestrian traffic movements appropriate to the various uses of land and buildings and to provide for the proper location and width of streets and building line;
- g) To guide public and private policy and action in order to provide adequate and efficient transportation, water sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities;
- h) Provide for the compatibility of different land uses and the most appropriate use of the land through the city;
- i) Provide for the administration of this code;
- j) Define the powers and duties of city administrative offices and bodies in the administration of this code;
- k) Identify land within the flood plain to regulate development therein to minimize erosion, pollution, flooding, loss of life and property;
- l) To prevent the pollution of air, streams, ponds; to assure the adequacy of drainage facilities; to

safeguard the water table; and to encourage the wise use and management of natural value of the land;

- m) To preserve the natural beauty and topography of the city and to ensure appropriate development with regard to these natural features;
- n) To provide for open spaces through the most efficient design layout of the land;
- o) To preserve open land; and
- p) To promote the availability of housing affordable to all persons and families of all income levels.

Contents

The Zoning Code includes the following sections, with applicability to land use and development:

- Policy Definitions
- General Provisions
- Administration and Enforcement
- Site Plan Review
- Residential Districts
- Manufactured Home Parks
- Business Districts
- Industrial Districts
- Business Park
- Institutional District
- Mixed Use
- Floodplain District
- Storm Water Management
- Off-street Parking
- Performance Standards
- Downtown Overlay District
- West Mainstreet Overlay District
- Additional Requirements
- Planned Unit Developments
- Signs
- Appendices

Zoning Map and District Descriptions

Map F1.1 shows the current zoning districts in the City of Hopkins. **Table F1.1** shows corresponding measures of intensity by district.

Table F1.1 – Zoning District Descriptions								
District	Lot Area Min (sf)*	Lot Width Min (ft)	Front Yard (ft)	Side Yard (ft)	Max Coverage or FAR	Rear Yard (ft)	Dwelling Floor Area (sq ft)	Height (ft)
Residential								
R-1-A	3,500-20,000	50	25	8-10	35%	25	700	35
R-1-B	8,000-20,000	60	30	8-10	35%	30	800	35
R-1-C	12,000-20,000	80	30	10-14	35%	35	1,000	35
R-1-D	20,000	100	35	10-14	35%	40	1,200	35
R-1-E	40,000	100	35	10-14	35%	40	1,200	35
R-2	3,500-20,000	100	35	10-14	35%	35	520-800	35
R-3	2,600-20,000	150	35	Greater of 15' or ½ height	35%	Greater of 25' or ½ height	520-720	35
R-4	1,600-20,000	150	30		30%		520-720	40
R-5	1,000-24,000	150	30		30%		520-720	4 story
R-6	2,600-20,000	150	35		35%		520-720	4 story
Commercial								
B-1	5,000	50	20	10	1.0	10-20		25
B-2		20	1	0	6.0	10		70
B-3	3,000	25	1-20	0-10	1.5	15		45
B-4			1	10		10		45-60
Institutional								
Institut.	20,000	10	35	35		35		35
Industrial								
I-1	10,000	100	20-75	20-40	0.6	12-40		35-45
I-2	12,000	100	20-50	20-40	0.6	12-40		35-45
Business Park								
BP	43,560	100	20-50	20-50	85%, 1.0	20-50		45
Mixed Use	Varies by location and sub-district							
Flood Plain	Varies by location and base zoning							

*For residential districts, lower range is for single family, and upper range is for non-residential uses

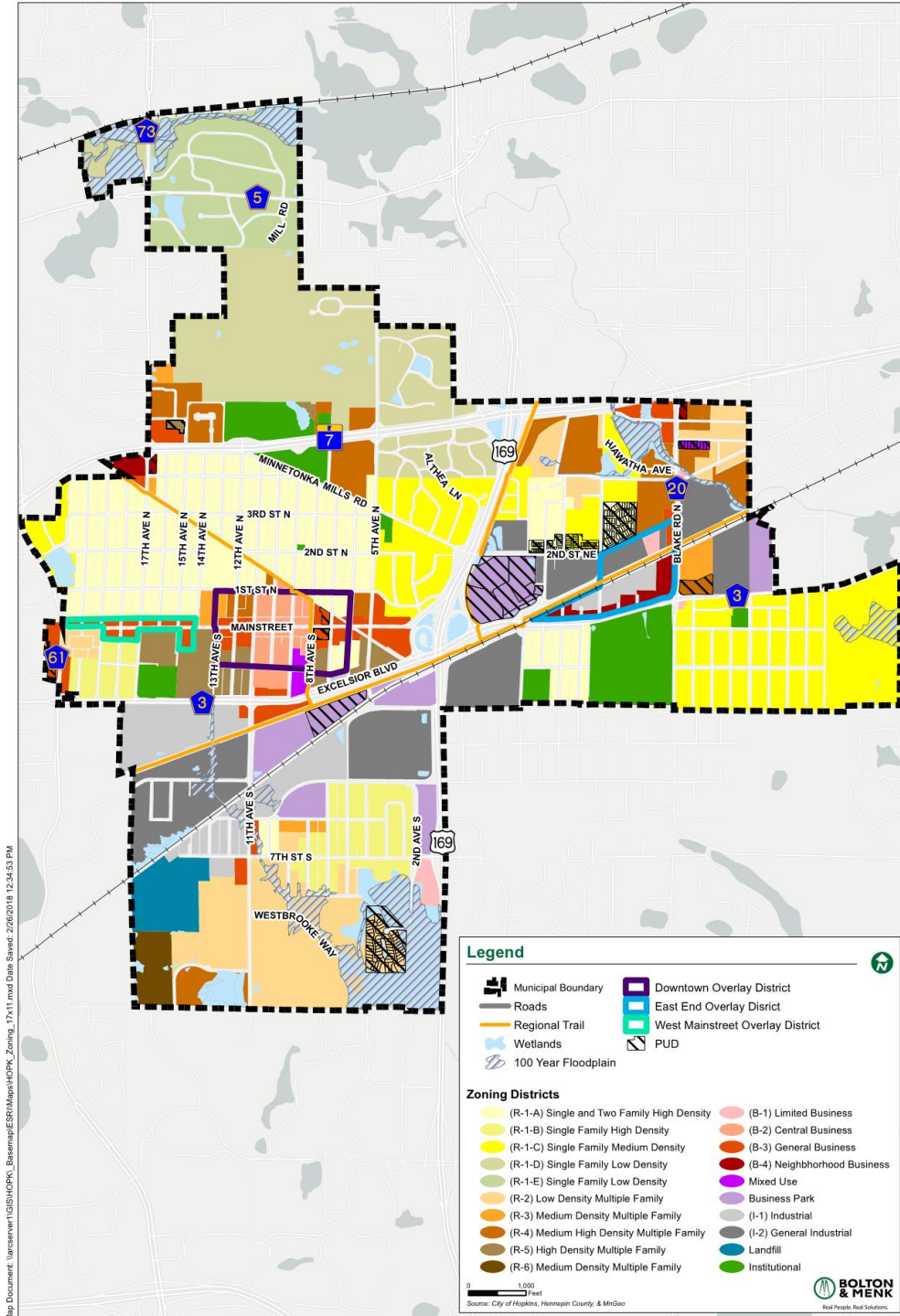
The Zoning Ordinance also contains storm water management regulations, off-street parking standards, overlay districts for West Mainstreet and Downtown, planned unit development guidelines, signage regulations, and additional guidance.

Recommendations

The Zoning Ordinance is periodically reviewed to ensure consistency with the Comprehensive Plan and overall goals/objectives as defined by the City. The City Council may amend the ordinance provided the Council adheres to constitutional, statutory, and other lawful procedures. The City shall not approve zoning ordinance amendments which conflict with the current Comprehensive Plan.

To ensure consistency between the Zoning Ordinance and the Comprehensive Plan the Planning Commission and Council will within nine (9) months after approving the Comprehensive Plan amend the zoning ordinance to ensure it is consistent with the comprehensive plan. This will include, but not be limited to making any necessary changes to the zoning map and related district guidelines to match modifications to the future land use guidance.

Figure F1.1: Existing Zoning



Subdivision Ordinance

Purpose and Content

The City of Hopkins' Subdivision Ordinance regulates the division or platting of land within its corporate limits. As with the Zoning Ordinance, the City is required by state statute to ensure that there is consistency between the Subdivision Ordinance and the comprehensive plan. The current ordinance contains provisions that:

- Define key terms in the ordinance
- Direct content and procedures for filing, submittal, and review of preliminary and final plats
- Establish minimum design standards for subdivisions in the city, including streets, sidewalks, utilities, drainage, trees, blocks, and other standards.
- Require improvements according to city standards for streets, sanitary sewer, water distribution, and other public improvements.
- Dictate parks and open space dedication requirements.
- Other provisions for the application and enforcement of the ordinance.

Recommendations

The Subdivision Ordinance is periodically reviewed to ensure consistency with the City's Comprehensive Plan and overall goals/objectives as defined by the City. The City Council may amend the Ordinance provided the Council adheres to constitutional, statutory and other lawful procedures. The City shall not approve Subdivision Ordinance amendments which conflict with the current Comprehensive Plan.

To ensure the Subdivision Ordinance is consistent with this Comprehensive Plan, the Planning Commission and Council will within nine (9) months after approving the Comprehensive Plan review the Subdivision Ordinance to ensure it is consistent with this plan, and make any needed amendments.

Capital Improvement Plan

The City of Hopkins maintains a Capital Improvement Plan (CIP) which identifies and prioritizes expenditures on public projects. The CIP is a five-year forecast of project needs in the City of Hopkins that is intended to alert the City Council and citizens to upcoming major capital needs. The overall objective of the CIP is to provide a flexible tool to guide the efficient use of resources in funding future capital expenses.

The annual CIP update process allows for adjustments based on changes in priority and resource availability. Along with planned expenditures, the CIP includes proposed sources of funding. Categories of funding include: such as general fund (current revenues and reserves), communication, economic development fund, federal and state grant-in-aid, municipal state aid streets, general obligation bonds, private sector funding, other governmental units, revenue bonds, real estate sales fund, special assessment, tax increment financing, water funds, sanitary sewer funds, storm sewer utility revenues, and the Pavilion fund.

Expenditures are divided into four program categories: (1) utilities, (2) transportation, (3) parks, forestry and Pavilion, and (4) general public buildings.

A summary of the Capital Improvement Plan as adopted by the City Council is attached. The CIP will be used on an ongoing basis to support the implementation of the comprehensive plan.

Housing Plan

The Metropolitan Council requires the inclusion of a housing plan as a part of the implementation element of the comprehensive plan. The housing element of the plan (both the chapter and supporting appendices) include policies, strategies, tools, and programs to achieve the city's housing goals and objectives. For more information, see these sections.

As part of its Thrive MSP 2040 Housing Policy Plan, The Metropolitan Council, identified an allocation of affordable housing need for all communities in the region. They have recommended that the City of Hopkins has a need for 197 new affordable units between 2021 and 2030. The comprehensive plan guides land at sufficient densities to meet or exceed affordable housing goals within the established time period. Furthermore, the plan's implementation plan supports the development and implementation of strategies to support the development and maintenance of affordable housing.