

# City of Wyoming Land Use Plan

The City of Wyoming Land Use Plan guides public and private actions in regard to the pattern of land use and development and to express ideas from other plan chapters as they relate to land use. Its purpose is to encourage the orderly development of Wyoming, create an attractive and efficient urban environment and protect key natural resources.

This chapter includes:

1. Objectives for land use
2. Policies to guide land use and community design decisions
3. A map of the desired future pattern of land use.

The land use plan is the central element of the *Wyoming Comprehensive Plan*, and many people will think of this chapter as “the comprehensive plan.” Although there are other plan chapters, they are each related to the land use plan as they each have a geographic component. Consequently, there is some overlap, and other elements provide more detail on certain subjects mentioned in this chapter. The key provisions of other chapters of the *Comprehensive Plan* critical to the physical development of Wyoming are integrated into the Land Use policies.

The Land Use Plan translates the community vision for growth and conservation into a recommended physical pattern of neighborhoods, commercial and employment areas, road and parks. Land use policies seek to influence the location, types, amount and timing of future growth through private real estate development, public investment in infrastructure and community facilities and conservation of natural areas. In addition, the chapter policies are intended to ensure that the environment and other long-term public interests are given adequate consideration and prevent or mitigate the negative effects of incremental, *ad hoc* and laissez-faire market decisions.

The Land Use Plan will be used by the City in making decisions about private development proposals, and the location, size and timing of public improvements. The chapter may also be the basis for preparing more specific sub-area or sketch plans for smaller subsections of the community such as the central business district or a residential neighborhood.

The objectives and policies of this chapter are expected to be implemented through the City’s zoning and subdivision ordinances, which may be amended after the adoption of this plan, and through the administration of that ordinance by City staff, the Plan Commission and the City Council.

However, the Land Use Plan should not be construed as a final blueprint for specific site development nor a prospective zoning map. The identification of preferred land uses does not imply that rezoning a specific area is immediately appropriate. While the zoning and subdivision ordinances must be consistent with this plan, the rezoning process is separate from the planning process and must consider the timing of zoning decision, availability of similar land and the impact of the rezoning decision on other City objectives and policies.

The Land Use Plan may be amended occasionally as circumstances warrant. However, the City hopes that the policy direction of this plan will be relatively consistent over time. Guidelines for reviewing and updating the plan are included in the Plan Implementation chapter of this comprehensive plan.

## Land Use Objectives

1. **Grow in Harmony with Nature:** Allow residential, commercial and industrial development according to a comprehensive plan and zoning regulations that protect key natural resources such as wetlands, floodplains, shorelands and major wooded areas.
2. **Become More Suburban:** Allow a transition from agriculture and large-lot housing to a mixture of large and small lots for housing. Increase the use of public or shared private wastewater disposal systems. Extend wastewater lines to all portions of the community in staged and efficient manner in response to market demand and according to City capability.
3. **Housing Options:** Increase the range of housing options for people in all stages of life so as to retain and attract residents.
4. **Increase and Improve Commercial and Employment Development:** Plan for and allow the creation of additional stores, offices and industries consistent with this comprehensive plan and regulated by a new zoning ordinance. Diversify the range of local employment opportunities. Attract well-paying jobs plus goods and services that are needed locally.
5. **Build a Stronger City Center:** Create a stronger “Downtown Wyoming” that includes shops, offices, high-density housing and public facilities.
6. **Create an Attractive Community:** Use policies, zoning regulations and public works to create an attractive city.
7. **Create a Park System:** Acquire land for public parks that provide options for active sports and passive recreation. The park system may also be a component of an integrated effort to conserve significant natural resources.
8. **Build a Sustainable Community:** Create and follow a plan that will provide for current needs while safeguarding resources for the future.

## Land Use Plan Map

The City of Wyoming Land Use Plan map is a guide to zoning land for future use or conservation. It is not a zoning map and does not have the force of law that a zoning ordinance and zoning map do. Consequently, the zoning districts may not correspond perfectly with this land use plan map. A new zoning ordinance and zoning map should be prepared after the adoption of this comprehensive plan.

### Land Use Plan Areas

#### Semi-Rural Housing

The Semi-Rural Housing Areas are locations that are presently subdivided into parcels of approximately one to ten acres, which may include the present Agricultural, Rural Residential I and Rural Residential II zoning districts of Wyoming Township. Many of those locations cannot easily be resubdivided into smaller parcels that could economically accommodate public or shared private wastewater systems.

Thus, it is assumed that the Semi-Rural Housing Area will continue to be served with individual on-site wastewater treatment systems. (However, any location is eligible to receive municipal sewer and water services if desired.) Lot sizes would likely continue to be in the range of one to ten acres.

#### Lower Density Suburban Neighborhoods

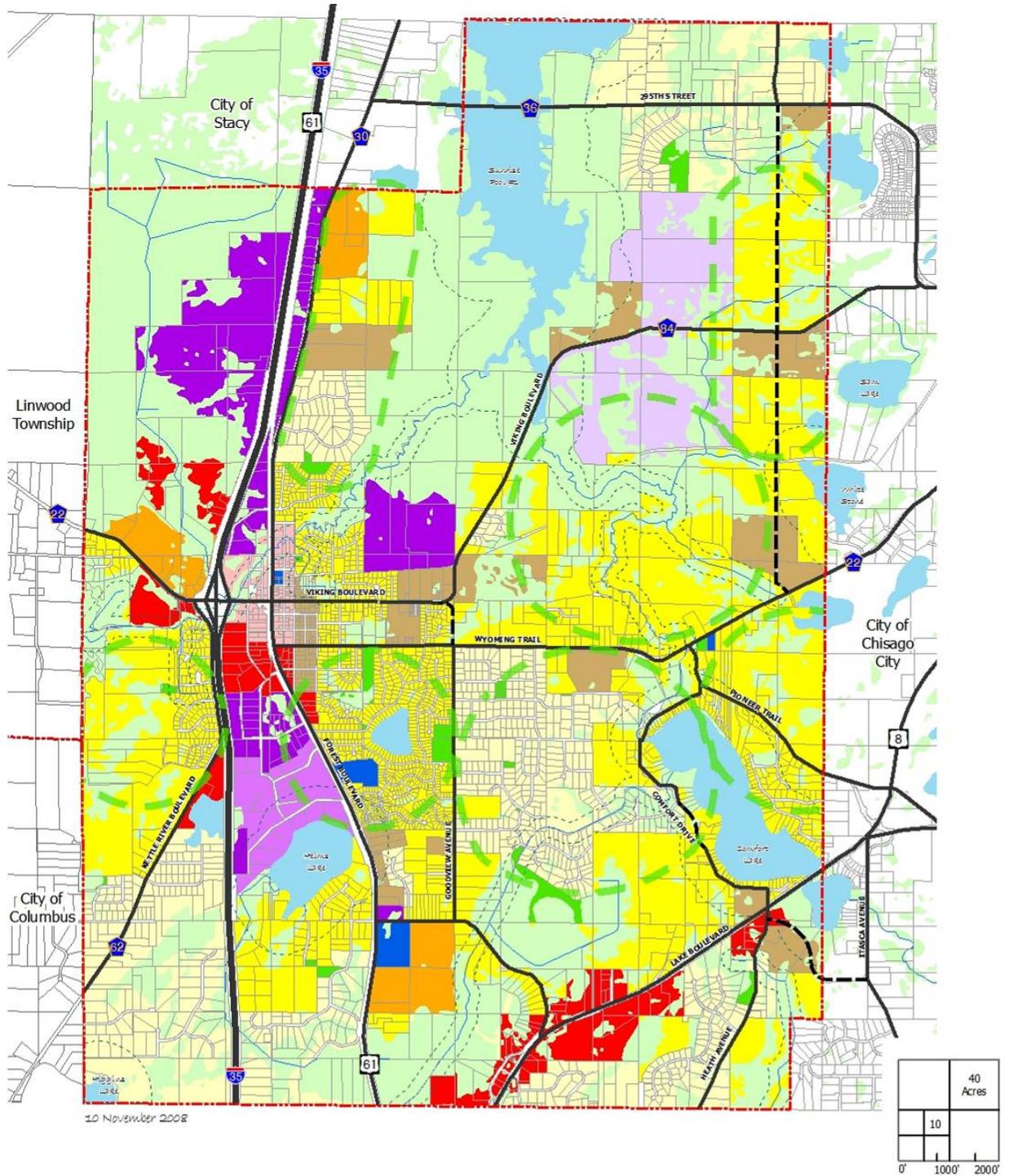
The Lower Density Suburban Neighborhoods Areas are locations that can be subdivided and economically served with either public or private shared wastewater treatment systems. Parcels for single-family housing in the Lower Density Suburban Neighborhoods should be in the range of 9,000 to 18,000 square feet.

These neighborhoods may also include types of housing that have more than one dwelling per building and have an outdoor entrance for each dwelling, such as townhouses.

Neighborhoods with a combination of detached and attached housing types may be approved through a public review process that ensures:

- That nearby housing and roads are adequately protected
- That the neighborhood provides more natural open space and/or public park than would result if it contained only detached housing
- That the overall average density of the neighborhood is not more than 20 percent greater than what would be possible only using detached (single-family) housing.
- Not more than half percent of the dwelling units are of the attached variety.





### City of Wyoming Comprehensive Plan

Figure LU-1  
Land Use Plan

- |  |                                 |                                   |                              |
|--|---------------------------------|-----------------------------------|------------------------------|
| Semi-Rural Housing                               | Commercial                      | Light Industry & General Business | Future Roads                 |
| Lower-Density Suburban Neighborhoods             | Mixed Use                       | Public & Semi Public              | Park Service Area            |
| Medium-and Higher-Density Suburban Neighborhoods | Rural Research Development      | Parks                             | Shoreland Management Overlay |
| City Center                                      | Office and Health Care Business | Conservation and Open Space       |                              |

Prior to the Lower Density Suburban Neighborhood areas being served with municipal or private community wastewater lines, they should be zoned to allow an average of 1 house per 20 acres (not 20-acre lots) on unsewered sites and farming activities on sites of 20 acres or larger.<sup>1</sup> Higher average unsewered housing densities may be allowed if the applicant receives approval from the City for a plan showing how the property could realistically be resubdivided in the future and developed with smaller lots (less than one-half acre) with public or shared private wastewater service.

### Medium and Higher Density Suburban Neighborhoods

The Medium and Higher Density Suburban Neighborhoods allow townhouses and similar forms of housing that have an individual exterior entrance for each dwelling unit. These neighborhood may also include detached (single-family) houses on small lots (approximately 5,000 to 9,000 square feet).

Apartment buildings should be:

- Built in combination with other types of attached housing (e.g., townhouses, four-unit buildings, duplexes, etc.)
- Permitted only by a “conditional use permit” under the zoning regulations,
- Limited through the zoning regulations to not more than 20 dwelling units per net acre (not counting streets, wetlands, parks, etc.)
- Required to have at least one garage space for every dwelling unit, either under the main building or in a separate building.

Any application for unsewered development in this plan category must demonstrate to the City the feasibility of future sewer development at a density greater than four housing units per gross acre.

### City Center

The City Center is the location presently known as “downtown” Wyoming and is located east of I-35. City Center is intended to be a developed relatively densely with retail and service businesses, the City Hall, County library and, potentially, high-density housing (apartments).

In the area between Highway 61 and Fenwick Avenue, access should be limited to Highway 61 and/or the east-west streets (as opposed to Fenwick Avenue) and the houses east of Fenwick Avenue should be protected through careful building placement, parking design, landscaping, lighting, trash handling, signage and other site planning. To the extent that the market will allow, buildings in this area should follow the traditional pattern of being located adjacent to the public sidewalk, particularly if adjacent to one of the historic buildings that were constructed in that manner. Urban design guidelines may be included in the zoning ordinance that is written to implement this plan category.



<sup>1</sup> Any parcel that was officially divided and recorded before this plan is officially adopted may be allowed to have one house (or more than one house if municipal sewer or a shared private wastewater treatment system is used.)

A high level of site landscaping, building façade materials and signage should be required through zoning and site plan review in this highly visible part of the community.

### Commercial



Plan four locations for commercial development outside “Downtown Wyoming”:

- West of the interchange of I-35 and County Highway 22
- Along US Highway 8
- Two locations along Highway 61 that are planned “Mixed Use” and, thus, may include retail or service businesses.

The Commercial Areas will allow a wide range of businesses that serve the individual consumer, whether for goods or services. These designations are located along the major traffic arteries and can be expected to generate large amounts of traffic. Trash handling, service docks, signs and lighting must be softened through site planning and landscaping. Protecting nearby housing will be an important consideration during the review of site plan applications. Apply zoning regulations to control landscaping, parking, lighting, signs and access. All parcel access must be via City streets.

### Mixed Use

The Mixed Use plan category may potentially allow several types of land use including office buildings, multiple-family housing, retail businesses or service businesses. Developers will be required to negotiate with the City a unified and comprehensively design plan of high quality. Any development in this category should be required to obtain a conditional use permit or go through the planned-unit development process.

### Rural Research and Development

The Rural Research and Development plan category allows industrial research and development in a rural setting, the vast majority of which is open land. That site is anticipated to continue to be used in its present very low density fashion for the foreseeable future, and the City intends to support that land use through this plan. The City wishes that the level of industrial traffic generated by the site not increase significantly from its present level and that the appearance of the site from nearby properties not become more industrial than it is now.

### Office and Health Care Business



The Office and Health Care Business plan category allows corporate or professional office buildings, hospital and health clinic buildings, hotels, nursing homes, housing for the elderly. Intensive site coverage should be sought in order to maximize the number of jobs. This district is intended to be an attractive employment area; approximately 15 percent of each site should be devoted to generously landscaped green space. A high level of site planning, landscaping and façade treatment will be required through zoning and site plan review.

Coordinated, campus-style developments are encouraged. Retail or service business will be allowed if they are a secondary component of an office or health care building. No manufacturing or outdoor storage will be allowed.

### Light Industry and General Business Area

Plan and zone for the development of a range of businesses including light manufacturing, offices, sales, and research and development. Selectively allow retail or service business by conditional use permit, particularly in the Light Industry area south of Downtown. Locations for industries designated by this plan include portions of the Highway 61 corridor and the site of the former landfill operation along Railroad Avenue. Apply zoning regulations to control site planning, landscaping, lighting, parking, truck handling, outdoor storage, signs and access. All parcel access must be via City streets. Encourage private redevelopment of properties that have aging buildings and outdoor storage.



The Industrial and Business Area will allow a variety of light manufacturing, office-showroom and office buildings. Outdoor storage of good and materials should only be allowed under a “conditional use permit” that specifies visual screening with buildings, walls, fences, berms and/or landscaping.

### Public Park

Public parks include lands owned by the City for active recreation. This district does not include any parks that may be privately owned. The exact locations of future neighborhood parks will be determined during the land development process. A large site for a city-wide athletic complex may be identified through a special study after this comprehensive plan is adopted.

### Public and Semi-Public Facilities

This planning district includes public schools, the City Hall, the former Township Hall site, the Chisago County Library and other properties owned by the City or the County now or in the future. Also included are places of worship.



### Conservation and Open Space

This land use plan category includes all wetlands, which will continue to be protected under the regulations of Chisago County and the Comfort Lake–Forest Lake Watershed District. It also includes the Carlos Avery State Wildlife Management Area, which covers a large portion of the city. The future City zoning ordinance should specify a minimum setback distance for nearby buildings from the boundary of the Wildlife Management Area.

### Shoreland Management Overlay

The City of Wyoming will amend then adopt the Shoreland regulations currently administered by Wyoming Township to include provisions and standards allowable when public sanitary sewer service is available. The Land Use Plan

Map shows the approximate location of the Shoreland Management Overlay Areas within 1,000 feet of state-designated lakes and 300 feet of state-designated streams. The Floodplain zoning district is encompassed by the Shoreland Management Overlay although the Overlay includes lands outside the Floodplain zoning.

### Summary of Acreage by Land Use Plan Category

Table 1 indicates that

- 41 percent of the future City of Wyoming has been planned as Conservation and Open Space, which includes wetlands, floodplains and the Carlos Avery State Wildlife Management Area.
- 15 percent as Semi-Rural Housing (served by on-site private wastewater treatment systems),
- 26 percent as sewered suburban housing
- 11 percent as commercial and industrial land (including Mixed-Use and Rural Research and Development).

**Table LU-1  
Acreage by Land Use Plan Category**

Land Use Plan Category	Acreage	Percent
Semi-Rural Housing	2,127	15
Lower-Density Suburban Neighborhoods	3,204	23
Medium-and Higher-Density Suburban Neighborhoods	440	3
City Center	71	1
Commercial	325	2
Mixed Use	258	2
Rural Research & Development	404	3
Office and Health Care Business	155	1
Light Industry and General Business	321	2
Parks	134	1
Public and Semi Public	52	0
Conservation and Open Space	5,719	41
Public Road Right-of-Way	838	6
<b>Totals</b>	<b>14,048</b>	<b>100</b>

Table 2 indicates that the population of the City of Wyoming could grow to approximately 24,400 when all the land in the community has been developed. Please note that a relatively low estimate of 2.0 dwelling units per acre was assumed for the Lower-Density Suburban neighborhoods because the fractured pattern of existing parcels and scattered housing will make resubdivision somewhat inefficient.

**Table LU-2:  
Forecast of Households and Population at Full Development**

Land Use Plan Category	Acreage	Percent	Average Dwelling Units per Acre	Dwelling Units	Households	Average Population per HH	Total Population
Semi-Rural Housing	2,127	15	0.3	638	619	3.0	1,857
Lower-Density Suburban Neighborhoods	3,204	23	2	6,408	6,216	2.8	17,404
Medium-and Higher-Density Suburban Neighborhoods	440	3	6	2,640	2,561	2.0	5,122
<b>Totals</b>	<b>14,048</b>	<b>100</b>		<b>9,686</b>	<b>9,396</b>		<b>24,383</b>

## Land Use Policies

### 1. Natural Resource Management

Continue to preserve and protect major natural resources while planning and permitting the growth of a suburban community. Please refer also to the subsection titled natural Resource Management Techniques on pages LU-12 through LU-15.

**Wetlands** will be protected through City zoning regulations and the review of land alteration applications by Chisago County and the Comfort Lake – Forest Lake Watershed District.

**Floodplains** and their associated vegetation will be protected through City zoning regulations.

**Shorelands** within 300 feet of state-designated streams and 1,000 feet of state-designated lakes will be protected through City zoning regulations that meet or exceed the requirements of the Minnesota Department of Natural Resources.

**Major wooded areas** will be permitted for housing development but cutting and replacement will be regulated by the City. The Woodland Preservation Regulations of Section 38 (7) of the Wyoming Township Code will be adopted by the City of Wyoming.

### 2. Agriculture

Continue to zone areas for farming while planning for their eventual development as housing or other suburban land uses.

The City Council will prepare and adopt a resolution stating that working farms are a desirable feature of Wyoming and that normal agricultural operations should not be limited by the presence of adjacent housing.

An agricultural zoning district may be created to help implement a portion of this plan. Allow housing in that zone at an average rate of one house per 20 acres (which is not the same as 20-acre lots). The minimum lot size should be large enough to accommodate at least two on-site wastewater systems, a well, a house, a garage and a storage structure while observing all normally required setbacks. Thus, the minimum parcel size will vary depending on soil conditions.

Encourage small land parcels but low density in order to keep land in cultivation, minimize interference with farming and reduce complaints about farm operations such as odors or machinery noise, support individual septic systems and wells, and not overload unpaved City roads with traffic.



Allow several houses to be clustered into a single location to keep larger tracts open for farming or future resubdivision. Every application for a residential building permit in a non-sewered location will be required to first receive approval from the City for a plan showing how the property could realistically be resubdivided in the future and developed with smaller lots (less than one-half acre) with public or shared private wastewater service.

Do not allow multiple-family housing in locations zoned for agriculture.



### **3. Original Townsite Residential Areas**

Plan and zone for infill housing development or redevelopment in the area occupied by the original City of Wyoming including single-family and multiple-family housing styles. Those zoning districts will be consistent with the City zoning uses and dimensional regulations.

### **4. Sub-Area Plans**

Work with landowners and residents to create informal sketch plans for sub-areas of the community in response to major development applications. These plans will indicate connections for roads, public utilities, natural resources and types of land use between the subject site and adjacent lands.

### **5. Zoning and Subdivision Regulations**

Prepare and adopt zoning and subdivision ordinances and a zoning map that implement this land use plan and replace the ordinances previously used by the City of Wyoming and Wyoming Township.

When the Land Use Plan differs from the current use of property, the City Council will consider whether to zone the property consistent with its present use or its planned use. The latter case would create a legal non-conforming use and potentially prohibit major expansion or rebuilding of the structure or the land use.

### **6. Arterial Road Plan**

In order to help implement this land use plan, adopt and follow an official plan for existing and future arterial and major collector roads that addresses alignment, functional classification, number of lanes and jurisdictional responsibility. The Road System Plan chapter of this comprehensive plan includes further information.

Arterial and major collector roads may be under the jurisdiction of the County, the State or the City, and their alignments are illustrated on the Comprehensive Land Use Plan map.

## 7. Municipal Utilities Plan

To help implement this land use plan, adopt and follow plans for public wastewater service, public drinking water, and surface water management. Policies and maps related to those plans are included in the Municipal Utilities chapter of this comprehensive plan.

## 8. Private Individual or Community Wastewater Systems

Continue to use individual on-site wastewater systems, particularly locations planned as Semi-Rural Housing, which tend to have parcel sizes too large to be economically served by public or shared private systems. Many individual wastewater systems are expected to be phased out over the years and replaced with municipal service.

Allow land developers to install shared private systems in locations located too far from the present municipal lines to be served in the desired time frame. Those systems typically include collection lines under the public streets that lead to a small private treatment plant that discharges either to a stream or onto land. Such systems would be regulated and monitored by the City in a manner consistent with its official, adopted design standards and the regulations of the Minnesota Pollution Control Agency.

If indicated by the City's comprehensive wastewater plan, require locations served by private community systems to be designed for eventual connection to the municipal collection system.



## Natural Resource Management Techniques

Manage natural resources with the following techniques:

### Wetlands

Continue to protect wetlands through the regulations of the Chisago County Department of Environmental Services and the Comfort Lake - Forest Lake Watershed District. (The Watershed District has jurisdiction roughly south of Wyoming Trail; the County has jurisdiction over the balance of the City.) In its 2001 *Watershed Management Plan*, the CL-FL Watershed District established goals for water management, lakes, streams, wetlands, natural resources, biotic diversity, and interagency and public communication. That plan also contains standards and rules for review of land alteration permits that will be imposed across the District, including approximately the southern half of Wyoming.

Prior to any site grading or drainage, a professional wetland survey will be required to delineate and stake the edges of any wetland that may be defined by state or federal regulations. Site grading and drainage will be regulated through the City's subdivision and zoning application review process, which require that any applicant also receive the approval and conditions of the Watershed District or the Chisago County Department of Environmental Services.

## Lakeshores



Amend the Shoreland zoning regulations previously adopted by Wyoming Township to reflect the fact that some parts of the new City of Wyoming will have municipal sanitary sewer service in some locations. When municipal sewer service is available in a particular Shoreland area, state law allows a City to adopt local Shoreland regulations that permit smaller lots and shorter setbacks from the Ordinary High Water mark. A City may, however, adopt regulations that are more restrictive than the statute allows.

The Shoreland zoning regulations supplement any other zoning regulations in place within 1,000 feet of certain state-designated lakes and 300 feet of state-designated streams. Those regulations address percent impervious cover, screening, maximum building height, land use, lot sizes, lot widths, building setbacks from the ordinary high water levels, docks, shoreland alterations, grading and filling, roads, agriculture, forest management, mining, surface water drainage, wastewater treatment and substandard lots.

The regulations differ between Natural and Recreational Lakes, between Transition and Tributary Rivers, and between riparian and non-riparian lots.

*Natural Environment Lakes:* Higgins, Sam, Swamp, Sunrise Pools

*Recreational Development Lakes:* White Stone and Heims.

*General Development Lakes:* Comfort and Little Comfort.

*Transition River:* Sunrise River from Comfort Lake to the Sunrise Pools located in the Carlos Avery State Wildlife Management Area.

*Tributary Rivers:*

- Sunrise River from Comfort Lake south to School Lake and south from School Lake to Birch Lake.
- Sunrise River from Comfort Lake south to the Washington County line.

## Floodplains

Land use and development in the officially mapped floodplains will continue to be regulated by the City through a floodplain zoning district based on the mapping of the Federal Emergency Management Administration. Floodplains will be shown as a zoning district on the City's amended zoning map.

### Significant Woodlands

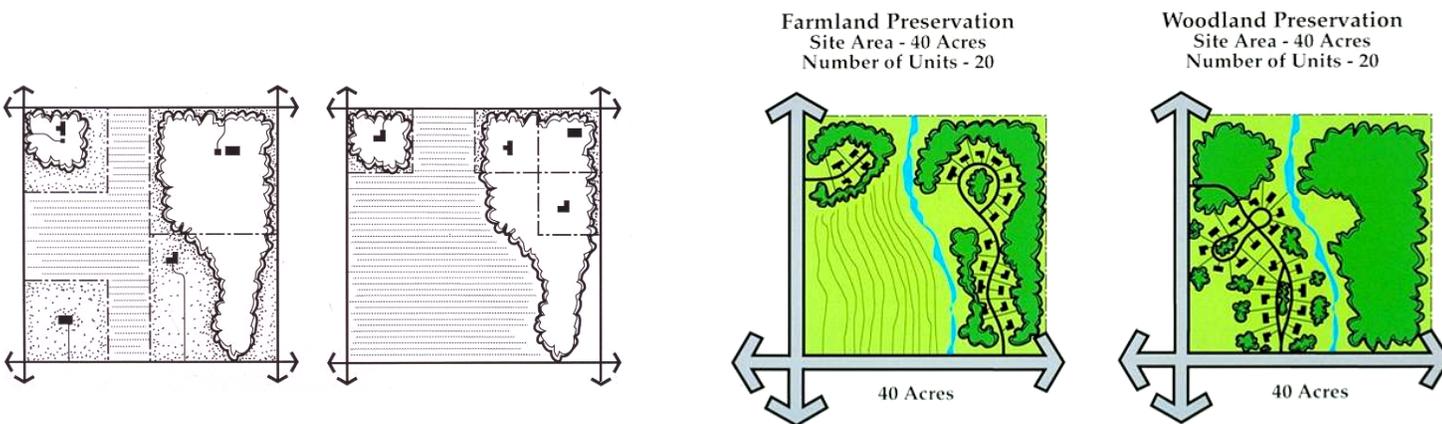
When reviewing an application for a Grading Permit, Preliminary Plat or Site Plan, City staff will meet with the applicant to determine the most feasible and practical placement of buildings, parking, driveways, streets and other physical features in order that the fewest significant trees and least amount of forest be lost or damaged. The Woodland Preservation Regulations of Wyoming Township will be adopted and enforced.

Within two years of the time this plan is adopted, the City will use a professional forest scientist to determine which woods are of highest quality and deserving of protection. Subsequently, a woodland preservation overlay zoning district may be created, and the outcome of that study will help guide the application of the Woodland Preservation Regulations.

### Clustering

On every development site, especially residential properties, use municipal zoning and subdivision regulation powers to attempt to conserve the best of the natural resources in a pattern that works in concert with natural resources and open spaces on adjacent properties. Zoning regulations to be written to implement this land use plan should allow housing to be clustered into a smaller part of a site than would normally be the case in exchange for deliberately conserving significant natural resources.

House clustering may also be used to develop part of a site prior to the arrival of municipal utilities while preserving options for full development at higher densities.



### Linked Open Spaces

Ideally, forests and wetlands should be conserved in locations that create a linked and continuous pattern across the community.



### Natural Drainage

Use natural drainage techniques such as swales and ditches rather than pipes whenever feasible in order to cleanse surface water runoff and increase infiltration back to the aquifer. Include small ponds and rainwater “gardens,” especially those sites with large parking lots or rooftops, to reduce downstream surges or flooding and improve water quality.

The City will prepare and implement a comprehensive surface water management plan that meets state and federal guidelines. That plan will address wetlands, lakes, streams, floodplains, erosion control, drainage of all types and “best management practices.”

### City Parks

Potentially acquire certain tracts of land for their benefit as significant natural resources and passive recreation (e.g., walking, picnics, viewing, solitude, etc.). Conduct a study of the remaining large, undeveloped tracts of land to determine whether any are worthy of city acquisition as passive public parks and natural conservation.



Accept dedications of land as public park during the platting process for natural resource conservation purposes only if that land has been determined by an ecologist to be locally significant. Protect valuable but non-significant natural resources through normal subdivision and site plan review regulations.

Acquire other park land either through dedication during platting or direct purchase for active recreation (e.g., sports fields) in locations targeted by the Wyoming Parks Plan (an element of this comprehensive plan).

### Public Open Space

Carlos Avery State Wildlife Management Area is owned and managed by the State of Minnesota, extends across several local units of government and receives surface water from the northern half of the City of Wyoming.

Require that parking areas adjacent to the borders of the Carlos Avery State Wildlife Management Area be set at least 100 feet from those property lines. Do not allow grading or vegetative cutting within 75 feet of the those property lines.

### Private Lands with Significant Resources

Potentially acquire conservation easements over certain tracts of land for their benefit as significant natural resources. Conduct a study of the remaining large, undeveloped tracts of land to determine whether any are worthy of preservation as permanent undisturbed natural areas without public access or use.



## Community Design Policies

### Residential Development

#### Compact Growth

Encourage new neighborhood development that is generally more compact and dense than recent past patterns. When feasible, design each new major neighborhood to include both detached and attached forms of housing.

#### Variety within Each New Neighborhood

Encourage in each major neighborhood a range of housing types, densities, and building configurations. Give favorable consideration to applications that include two or more types of housing without overlooking other legitimate concerns.

Amend the zoning ordinance so as to limit the number of attached units of each type (apartments, row houses, back-to-back townhouses, etc.) in each development project.

It is expected that the development industry will continue to respond with proposals that include more than one type of housing in the larger projects, resulting in neighborhood variety.

Locate attached and multifamily housing in transitional spaces between commercial and single-family areas, and at high-amenity locations near streams, parks and greenways. When combining housing types, it is preferable for the transition between types to occur at the rear rather than the front (i.e. across a courtyard or parking area rather than across the street).

Help implement this policy by preparing neighborhood “sketch plans” as described in elsewhere in this plan.

#### Links to Previously Established Neighborhoods

Link new neighborhoods visually and functionally to the established portions of Wyoming via street connections, bicycle paths or lanes and natural features.

#### Planning and Design

Prepare specific plans for a neighborhood or district in which a need for additional guidance beyond the *Wyoming Comprehensive Plan* is identified.



**Sidewalks**

Require that residential developers include a five-foot concrete sidewalk on at least one side of each new local and collector street in the Suburban Neighborhoods.



**Street Trees**

Trees regularly spaced along the street are a key ingredient for giving streets a residential character and making them feel more comfortable. Street trees add greenery, provide shade, give a street a lived-in feeling and contribute to neighborhood character.



Trees should be planted in the public right-of-way between the curb and the sidewalk, along every street, including commercially-oriented arterial roads and local residential streets. Landscaping along the streets should be a joint public and private effort that could take advantage of both the public right-of-way and the private setback space.

**Table LU-3  
Characteristics of Future Residential Streets  
in the Suburban Neighborhoods**

	Right-of-Way Width*	Road Width (to back of curb for Locals and Collectors)	Through Lanes	On-Street Parking	Side-walks	Planting Strip
Collector	66 to 76	36	2 to 4	Yes	2 @ 5'	8' with trees
Urban Local: Parking on both sides	60	32	Not striped	Both sides	1 @ 5'	6' with trees
Urban Local: Parking one side only or cul-de-sac	60	28	Not striped	One side	1 @ 5'	6' with trees
Rural Local: No parking	66	24 – 28 May be unpaved	Not striped	No parking	None	Rural ditch

**Neighborhood Protection**

Wyoming will continue to try to protect the best aspects of established areas from negative effects such as excessive auto traffic or incompatible, unbuffered land uses. Simultaneously, blighted, deteriorating or obsolete activities will be phased out and those sites improved according to an established plan. Guided by the planning and urban design principles of the *Wyoming Comprehensive Plan*, private and public investments will aim to enhance or strengthen a sense of neighborhood identity in all established areas.

### Housing Abutting High-Volume Roads

In situations where housing abuts high volume roads (either facing or backing up to the road), landscaping will be required to mitigate the effect of the traffic on the housing. Such screening should consist of earth berms or screen walls. Landscaping treatments should be used for the berms and the screen walls, and the screen walls should be designed to complement the adjoining residential developments.



### Retail, Office and Industrial Development

#### Commercial Site Design

Improve standards for site planning and design, including building and parking placement, pedestrian connections, signage and landscaping.

#### Connections

Maximize visual and physical linkages between adjoining land uses that are similar or can coexist compatibly such as offices and retail or high-density housing. Encourage pedestrian movement between adjacent sites rather than multiple trips by car. Where uses are less compatible (such as industry and housing), provide adequate landscape buffers and screens to soften the transition between them.

#### Efficiency

Encourage sites to share functional site design elements such as shared access, shared parking, coordinated landscaping, linked open space, and surface water detention areas, when such elements support a more efficient and attractive development pattern.

#### Landscaping

Require high quality planting plans for all new multi-family residential, commercial and industrial developments. Incorporate the guidelines of the landscaping manual into the zoning ordinance to give them more force.

#### Sensitivity to Context

Design new development to respect surrounding development, whether this includes quiet low-density residential neighborhoods, traditional storefronts or major institutions such as the hospital.





### Commercial Parking Design

Locate parking lots behind or to the side of buildings or in block interiors wherever possible in order to reduce the visual impact of surface parking. Landscape and screen all parking lots and parking structures to improve their appearance from surrounding streets and properties and reduce heat build-up. Adopt regulations in the zoning ordinance that do not require, and prohibit, excessively great amounts of parking relative to the average daily need for each type of land use.

### Coordinated Signage

Develop standards for coordination of multiple signs on a development site to ensure compatibility of size, colors, graphics and materials.

### Commercial Site Landscaping



One of the more noticeable negative features in the commercial corridors is the lack of screening for many large parking lots, which results in a continuous, uninterrupted expanse of pavement between building lines on opposite sides of the road.

The City will require landscaping plans with commercial site plans and will incorporate improved landscaping guidelines into its zoning ordinance.

A row of deciduous trees along a commercial roadside, spaced at 30 to 60 feet, would dramatically soften the appearance of any corridor, especially when viewed from an angle down the road.

A low landscaped berm, up to three feet tall, along the right-of-way line or at the edge of parking lots would dramatically improve the visual character of the corridors by adding greenery to the streetscapes and by breaking up the large expanses of pavement.

Additional parking lot landscaping would also help to break up large expanses of pavement and identify pedestrian walkway areas.

### Commercial Site Access Points

Multiple access points in the commercial corridors create a sense of clutter, require more pavement and reduce the opportunities for landscaping. Although it may not always be feasible to totally remove some of the access points, there may be opportunities to reduce or combine multiple access points to a single property or to adjoining properties.

During site plan review, the City will apply the access management guidelines presented in the Transportation Plan chapter to limit the number of access points, regulate their spacing and consolidate existing points.



### Relocate Utility Lines

Overhead utility lines are one of the major visual impacts in some road corridors. Tall, wooden poles and the large number and complex pattern of lines create a congested and unsightly visual environment.

Ideally, all overhead utility lines should be relocated underground, or, if that is not feasible, relocated to a less visible corridor. However, some overhead utilities, such as high-voltage lines, may be too expensive or impractical to locate underground. In that case, solutions should be explored to minimize the visual impact of the lines by designing special, less obtrusive utility poles and by combining as many of the lines in as few locations as possible.

### Outdoor Lighting

Outdoor lighting is potentially one of the most attractive or disturbing elements of urban design. While it is a necessity in many locations, outdoor illumination is often overdone or poorly controlled, resulting in off-site glare. Outdoor lighting should be regulated through zoning and site plan review so as to reduce off-site glare and nuisances. Exterior lighting should be controlled so it is not a nuisance to nearby property, is not a traffic hazard and preserves the dark night sky.

Excessive lighting detracts from the appearance of a community, interferes with driving and blocks views of the stars. Particularly onerous are the over lit canopies at gasoline service stations and convenience food stores, which shine light directly onto the road instead of focusing it downward.

Lighting in parking lots will be shielded to contain glare on the site. Near residential areas, cut-off fixtures will be used and pole heights will be reduced. Building lighting will be controlled to keep glare on site and not allow buildings to be lit-up for excessive display (e.g., lighting the entire façade). Lights under canopies will be required to be recessed into the ceiling or otherwise designed so that the light source is not visible from the side and all light is directed downward.



The City will amend its zoning ordinance to require a lighting plan as part of each commercial or industrial site plan. The regulations will require that lighting elements not be visible from the public road and that light cut-off features be used to control glare. The Building Official will check for conformance with the lighting requirements as is done for other elements of the approved site plan.

## Sustainability Policies

The *Wyoming Comprehensive Plan* will help improve environmental, social and fiscal sustainability through the following features, which were established in previous sections.

### Reduced Auto Driving

Auto driving will be reduced by building housing at reasonably efficient densities, creating areas for shopping and employment, and interconnecting local streets. Denser housing growth will reduce the need to drive past large lots and semi-rural sites to reach home. A greater concentration of population would also improve the feasibility of commuter transit lines along I-35 and US Highway 8.

Less driving will reduce harmful pollutants, particularly greenhouse gases such as carbon dioxide, and reduce the use of fuels, all of which have negative effects. Automobile air emissions are harmful to breathing, plant photosynthesis and water quality.

### More Efficient Use of Land

More intensive use of land for housing, shops or industries will allow more of that resource to be available for other uses, such as farming or urban development. As land is used more efficiently, property tax revenues for city, school district, county and state governments will rise, which will make it more feasible to pay for the many facilities and services needed to support quality of life in the community.

### Protection of Water and other Natural Resources

The plan provides for the protection of wetlands, floodplains and significant woodlands. It will enforce the State's regulatory protections for the shoreland of designated lakes and streams. Linking woodlands, wetlands and other undisturbed natural areas into "greenways" will be sought through the development process. Finally, the plan call for building setbacks from the Carlos Avery State Wildlife Management Area and for carefully managing the runoff of surface water to that area.

### Housing Options

The *Wyoming Comprehensive Plan* will allow builders to create a variety of housing types, which should provide alternatives for people at all stages of life. This will help people remain in this community while they are young, middle-aged or elderly, which will help create a stronger sense of community.

