



BURLEIGH GROWTH 2015

BURLEIGH COUNTY LAND USE PLAN



**Burleigh County Planning Area
January 27, 2016 – Final Draft**

Bismarck-Mandan 
METROPOLITAN PLANNING ORGANIZATION

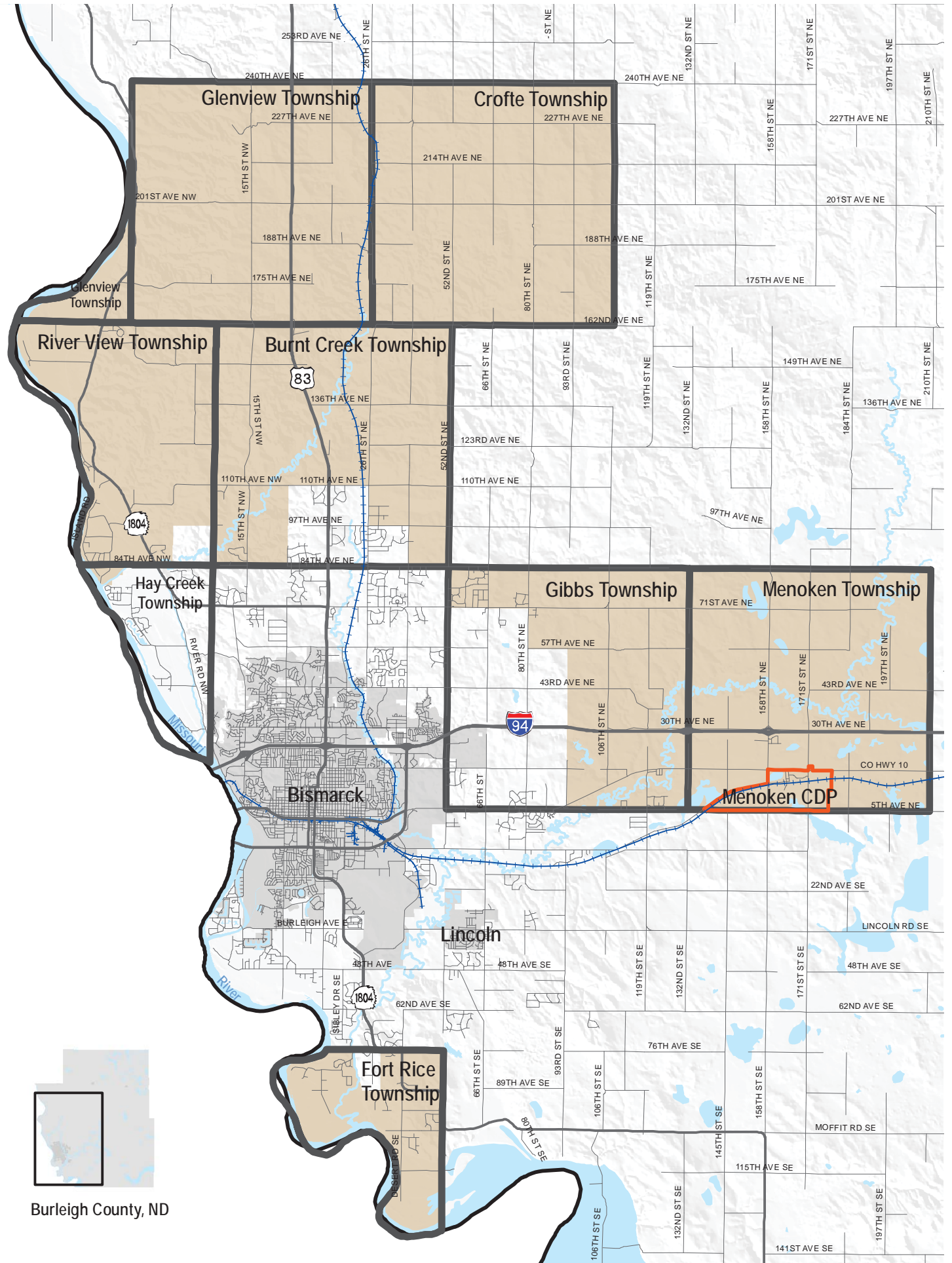




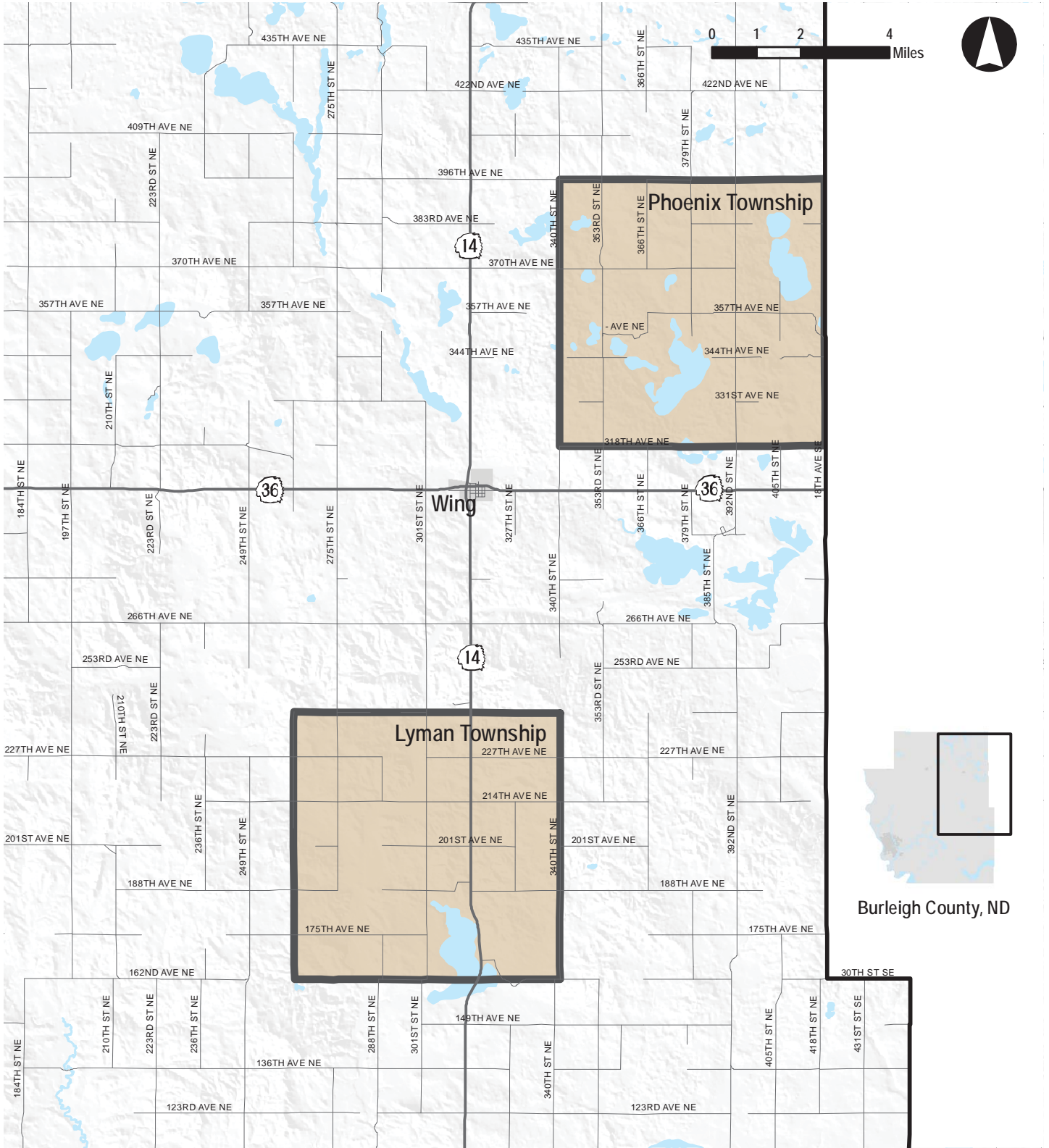
BURLEIGH GROWTH 2015

BURLEIGH COUNTY LAND USE PLAN

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Burleigh County, ND



Planning Area

- Planning Area
- Incorporated City
- Census Designated Place (CDP)
- Township Boundary



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BURLEIGH GROWTH 2015
BURLEIGH COUNTY LAND USE PLAN

Introduction

CHAPTER
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BURLEIGH COUNTY LAND USE PLAN OVERVIEW

In early 2015, Burleigh County and the Bismarck-Mandan Metropolitan Planning Organization (MPO) jointly initiated a Land Use Study to address the future of certain townships¹ within Burleigh County. Developing the Land Use Study brought together residents, property owners, businesses and officials and other entities in a conversation around how best to ensure that Burleigh County remains a great place to live, work and play.

This Burleigh County Future Land Use Plan (Land Use Plan²), evolved from the Burleigh County Land Use Study. A complementary Land Use Plan for the areas within the MPO Planning Area has also been developed. Data collection, research and analysis was completed, the four initial community meetings were held in July 2015, preliminary site suitability mapping was developed and from that analysis and mapping, the KLJ team developed mapping indicating the preliminary limits of the team's further study. These preliminary maps are included as Attachment 3-27 – "September/October Meeting Exhibits" to Appendix 3. In the September 29 and October 1, 2015 community workshops, participants had the opportunity to review this mapping and provide input to the next stage of the study, refining that preliminary mapping and fine-tuning community priorities. This Land Use Plan reflects detailed site analysis, consideration of all community input and consideration of alternative scenarios. Appendix 1 presents the Land Use Plan development process in detail.



The Land Use Plan serves a number of broad purposes:

- Complements the Burleigh County Comprehensive Plan adopted in 2014 and fulfills the County's commitment in that Comprehensive Plan to "adopt a Comprehensive Plan and a Land Use Plan to guide the future growth within Burleigh County."³
- Provides, together with the related Comprehensive Plan, the Land Use Plan a guide for the county's land development regulations and zoning decisions.
- Provides information and insight that will be used for the upcoming update of the metropolitan travel demand forecasting model and Bismarck-Mandan Long Range Transportation Plan.
- Provides a sound basis for Burleigh County investments and daily decision-making process.
- Provides guidance to landowner and developer investment and building decision-making. Effective planning gives individual, commercial and corporate investors the confidence to build in this area.
- Reflects Burleigh County in the year 2040. Given the projected countywide increase in population (approximately 46,000 additional people), and the probable rate of technological change between the present date and 2040, it is impossible to describe the future face of the county with any degree of certainty or precision.

This Introduction provides a few highlights of the existing characteristics of the Burleigh County Planning Area and identifies various factors regarding its future growth and development. More detailed information about many topics is addressed in sections of the Land Use Plan and in the Appendices.

¹ The Burleigh County Land Use Study addressed the townships where Burleigh County has zoning responsibility: Burnt Creek, Crofte, Fort Rice, Gibbs, Glenview, Hay Creek, Lyman, Menoken, Phoenix and River View. Portions of Burnt Creek, Fort Rice, Gibbs, Hay Creek and River View townships are within the City of Bismarck's extra-territorial jurisdiction and are not included in the Planning Area. Areas within the county that are included in the MPO's jurisdiction were also included. This Land Use Plan addresses only the Townships where Burleigh County has zoning responsibility.

² A complementary Land Use Plan for the areas within the MPO's planning area has also been developed.

³ Burleigh County Comprehensive Plan adopted May 5, 2014, Government section.



PURPOSE AND EFFECT OF THE LAND USE PLAN

Purpose of the Land Use Plan

The Land Use Plan is focused on the physical form of the Planning Area today and in 2040. It reflects Burleigh County's adopted policies on land use. Proposed Goals, Objectives and Policies apply to both public and private properties.

Effect of the Land Use Plan

The Land Use Plan is intended to serve as a guide for Burleigh County when reviewing private development proposals and making decisions on the location of public facilities. The Land Use Plan also provides a framework upon which zoning and subdivision regulations are based. Land Use Plan policies apply to all property within the townships where Burleigh County has zoning authority. The Land Use Plan will be used by the MPO in its transportation planning.

The Land Use Plan will not change the zoning of any property. The Land Use Plan is about the future. It will depict a long-term vision of how this Planning Area will change over the next 25 years to accommodate expected population and job growth. The Zoning Map is about what is allowed today. Zoning changes will only happen if the property owner requests that the County change the existing zoning designation.

Data Collection, Research and Analysis

The Land Use Plan is informed by existing plans, reports, policies and regulations. In addition, KLJ analyzed data and created maps to further examine the Planning Area's existing condition. The following topics are included in the analysis: demographics, housing and economic conditions, land use, community character, transportation, environment and natural resources, parks and recreation, cultural and historic resources, community facilities, and utilities.

In addition to data collected for mapping purposes, data were also collected to gain a better understanding of the conditions reflected on the maps. Many of these additional data were gathered through a review of relevant documents, Steering Committee input, interviews of key stakeholders, a Planning Area tour, and conversations with County and MPO staff. For details regarding the development of the Land Use Plan, see Appendix 1.

COMMUNITY ENGAGEMENT

Community participation and input helps shape the Land Use Plan. Understanding community values today ensures that this Land Use Plan can support recommendations to maintain those priorities in the future. The Land Use Plan has involved hundreds of Burleigh County residents and property owners. Presentations have been made before the Burleigh County Planning Commission and six community workshops. The project website (www.BurleighGrowth2015.com) was updated regularly with Planning Area information. To date, more than 200 people have taken the project's on-line survey. The Land Use Plan's Community Engagement Plan is presented in detail in Appendix 3.



Steering Committee

This effort is informed by a Steering Committee consisting of representatives from Burleigh County, the Bismarck-Mandan Metropolitan Planning Organization, Apple Creek Township, the North Dakota Department of Transportation, the Federal Highway Administration, the City of Bismarck and the project's planning consultant, KLJ. This group met throughout the process to set goals, provide feedback, and advise the project team on Land Use Plan concepts and recommendations.

Stakeholder Interviews

Stakeholder interviews were completed to gain more in-depth insights on potential issues and opportunities in the Planning Area. These stakeholders included people who had special knowledge that was helpful because of their role in development, their position in local governments, or their role in providing some form of service in the Planning Area.

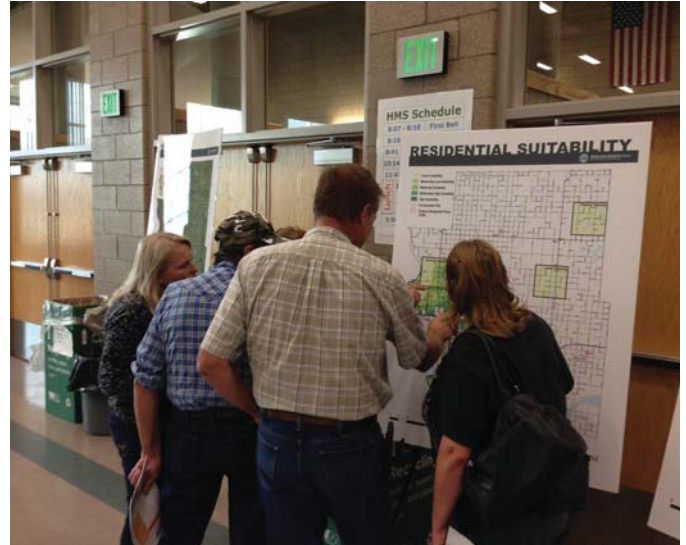
The results of these interviews reinforce the complexity of issues pertaining to land use and development in the Planning Area and supplement the input received directly from citizens and property owners participating in the process. Two recurring themes were heard during these conversations.

The first addressed the attraction of Burleigh County's rural non-farm residential living supported by the availability of good water supply, good roads, limited regulation and land for sale. The second addressed the potential negative impacts of that development. Impacts of non-farm residential development such as increased traffic safety concerns, increased costs to county taxpayers to provide emergency and other services, conflicts between the importance of protecting economic, agricultural and non-agricultural uses.

Community Workshops

Four community workshops were held in July 2015; participants viewed constraints maps and charts representing socio-economic data and development trends. The KLJ team presented additional information, identified trends and led the groups in community polling of important issues. The result of this polling together with information from participants and results of the project's on-line survey informed the site-suitability analysis for future residential, commercial and industrial development within the Planning Area.

Preliminary site suitability mapping was developed and from that analysis and mapping, the KLJ team developed mapping indicating the preliminary limits of the KLJ team's further study. In the September 29 and October 1 community workshops, participants had the opportunity to review this mapping and provide input to the next stage of the study, refining that preliminary mapping and fine-tuning community priorities. This Land Use Plan reflects detailed site analysis, consideration of all community input and consideration of alternative scenarios.





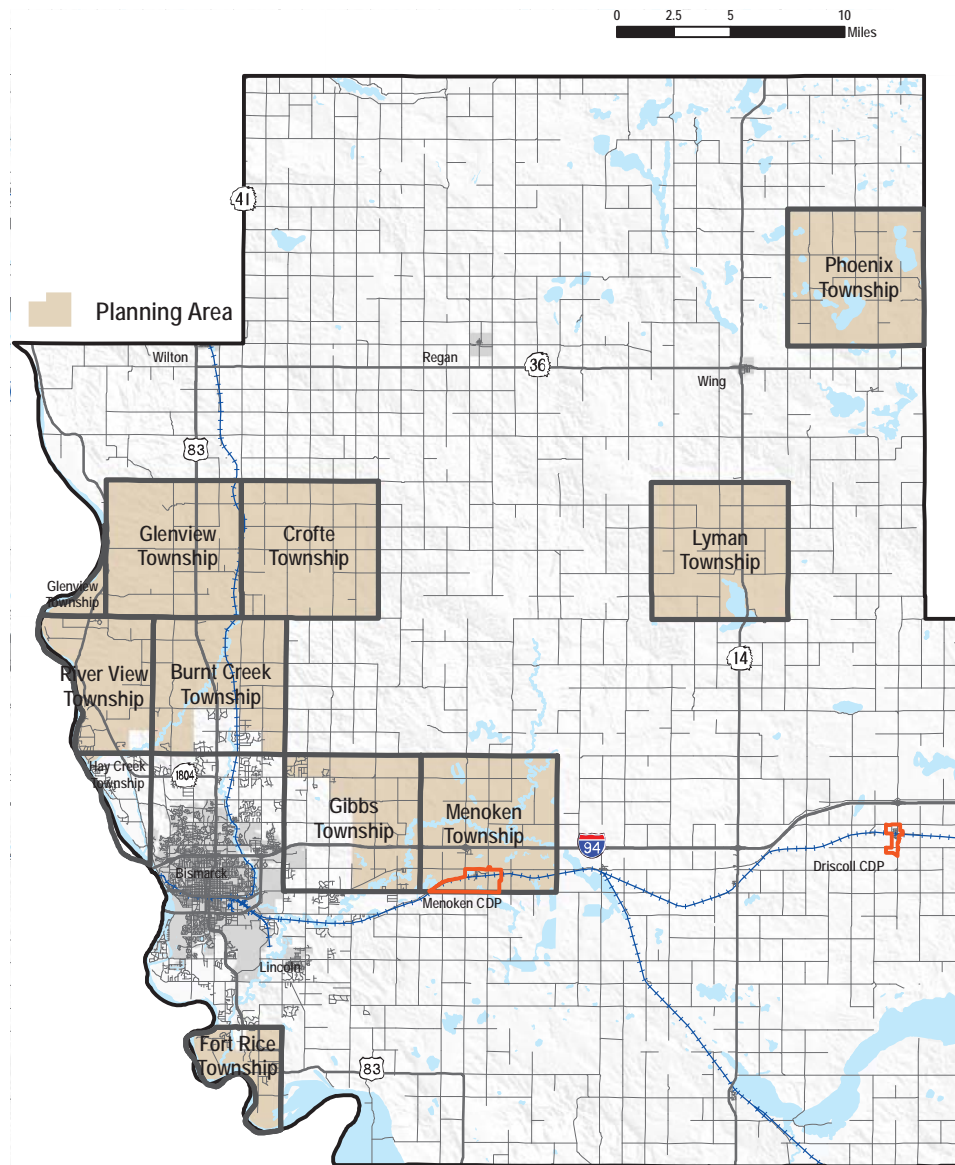
PLANNING AREA CONTEXT

Understanding the larger regional context of the Planning Area provides greater insight into the challenges and opportunities that Burleigh County will face over the coming years.

The Planning Area lies on the rural fringe of the Bismarck Urbanized Area (Figure 1-1). Other townships are in no way affected by this Land Use Plan. Burleigh County and the cities of Bismarck and Lincoln are growing and planning for the future of their communities. Understanding the implications of regional growth provides the opportunity for coordination between jurisdictions and helps ensure that each community's vision is realized.

The Planning Area includes the townships where the County has zoning authority: Burnt Creek, Crofte, Fort Rice, Gibbs, Glenview, Hay Creek, Lyman, Menoken, Phoenix and River View. Portions of Burnt Creek, Fort Rice, Gibbs, Hay Creek and River View townships are within the City of Bismarck's extra-territorial jurisdiction and are not included in the Planning Area. The Planning Area totals approximately 172,672 acres (16% of total county land area) and includes no incorporated cities. Menoken Township includes the unincorporated community of Menoken, which is a Census Designated Place.

Figure 1-1



ECONOMIC AND DEMOGRAPHIC CONDITIONS

More detailed information regarding economic and demographic conditions are presented in Appendix 2, Burleigh County Planning Area Snapshot.

Population

As noted in Table 1-1, the Planning Area’s estimated 2014 population is 3,599 residents. The 425 new residents added between 2010 and 2014 equated to a growth rate of 13.4%. Over the same time period Burleigh County increased by 11.3% to 90,503 residents. The Planning Area’s proportion of total county population, both in 2010 and in 2014, was approximately 3.9%.

The Planning Area represented almost 5% of Burleigh County’s overall growth between 2010 and 2014. The Planning Area’s growth rate of 13.4% was higher than Burleigh County’s overall 11.3% growth but less than the city of Bismarck’s 12.5% growth and the city of Lincoln’s 36.6% growth in the same time period.

| Area | 2010 | 2014 | 2010-2014 Change | |
|------------------|--------|--------|------------------|-------|
| | | | # | % |
| Planning Area | 3,174 | 3,599 | 425 | 13.4% |
| Burleigh County | 81,308 | 90,503 | 9,195 | 11.3% |
| City of Bismarck | 61,264 | 68,896 | 7,632 | 12.5% |
| City of Lincoln | 2,454 | 3,351 | 897 | 36.6% |

Source: 2010 Decennial Census, KLJ

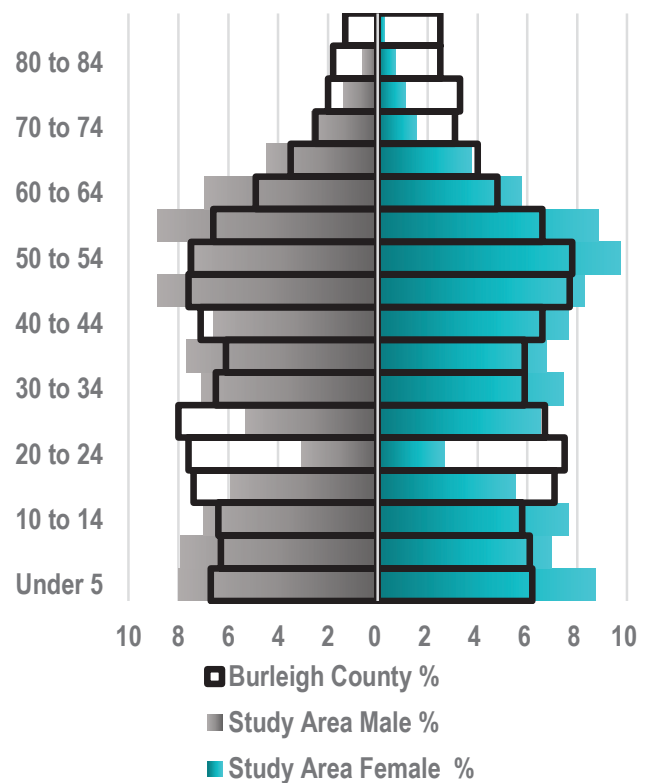
Age

Age cohort comparisons between the Planning Area and Burleigh County in 2010 are shown in Figure 1-2. Most cohorts between ages 30 to 69 and below age 15 are proportionally larger in the Planning Area when compared with Burleigh County. The distribution suggests that the Planning Area has a large proportion of family households with children. This also indicates an increasing demand on the Burleigh County Public School District.

The age 25 to 29 cohort, which is one of the largest cohorts in Burleigh County, accounts for less than three percent of the Planning Area’s total population but similar to national trends, Baby Boomers (aged 45-64 in 2010) make up the largest age cohorts in the Planning Area.

Burleigh County’s median age is 36.9 according to the most recent American Community Survey, which is nearly identical to the statewide median of 36.4 years.

Figure 1-2 – Age Cohorts, 2010



Source: 2010 Decennial Census, KLJ



HOUSEHOLDS

Housing Units

There were 154 residential building permits issued in the Planning Area between 2011 and 2014. This equates to approximately 425 new residents since 2010 (13.4% growth), with a total population of 3,599 in 2014. The Planning Area's proportion of total county population remained 3.9% in 2014. More information about building permits and occupancy can be found in Appendix 2.

Table 1-2
Change in Households, Planning Area, 2010 - 2014

| Area | 2010 | 2014 | 2010-2014 Change | |
|-----------------|--------|--------|------------------|-------|
| | | | # | % |
| Planning Area | 1,150 | 1,304 | 154 | 13.4% |
| Burleigh County | 34,747 | 38,676 | 3,929 | 11.3% |

Source: 2010 Decennial Census, KLJ

Household Size

While the national average household size declined slightly from 2.59 to 2.58 people in recent years, the average household size in the Planning Area is 2.76. This figure is significantly higher than Burleigh County and statewide averages. See Table 1-3.

Figure 1-3 – Average Household Size



Table 1-3
Average Household Size and Households with Children under 18 Years

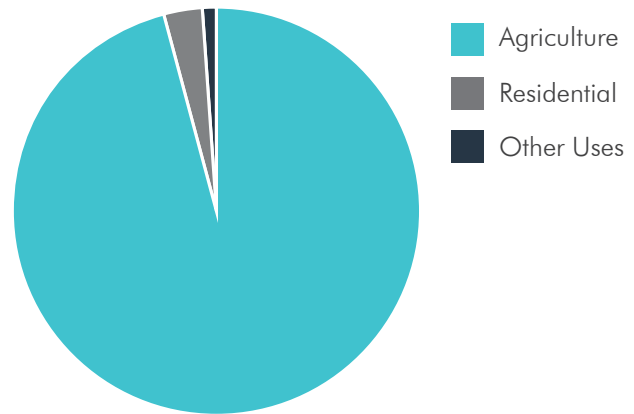
| Area | Households | Households w/ Children under 18 Years | % of Total Households |
|-----------------|------------|---------------------------------------|-----------------------|
| Planning Area | 1,150 | 445 | 38.7 |
| Burleigh County | 34,747 | 10,272 | 29.6 |

Source: 2010 Decennial Census, 2009-2013 American Community Survey, KLJ

CURRENT LAND USE

Figure 1-4 illustrates existing land use in the Planning Area. Currently 97% of the Planning Area can be classified as agriculture. The second largest use is residential development which accounts for only two percent. Industrial, commercial and public uses make up the remaining one percent of the Planning Area. These uses are mapped on Figure 1-5 and current density is mapped on Figure 1-6.

Figure 1-4 – Current Land Uses in Planning Area



Source: Burleigh County GIS, KLJ

COMMUNITY CHARACTER

The character of the Planning Area is evolving. While the essence of the Planning Area is reflected in its rural heritage and open lands, interest in the developing large-lot single-family homes is increasing.

Residential Subdivisions

The majority of growth in the Planning Area over the last decade has come in the form of residential subdivisions. Since the 2010 Census, approximately 154 housing units have been developed in the Planning Area. Most of these units have been in large-lot, single-family developments. Some have been developed as very large, typically 20 acres in size, residential parcels. The character of these neighborhoods vary, from developments like the Ranches which offers single-family homes centered on a community open space, to traditional large-lot, single-family developments.

New Commercial and Industrial Development

Since the 2010 Census, there has been very little commercial and industrial development in the Planning Area.

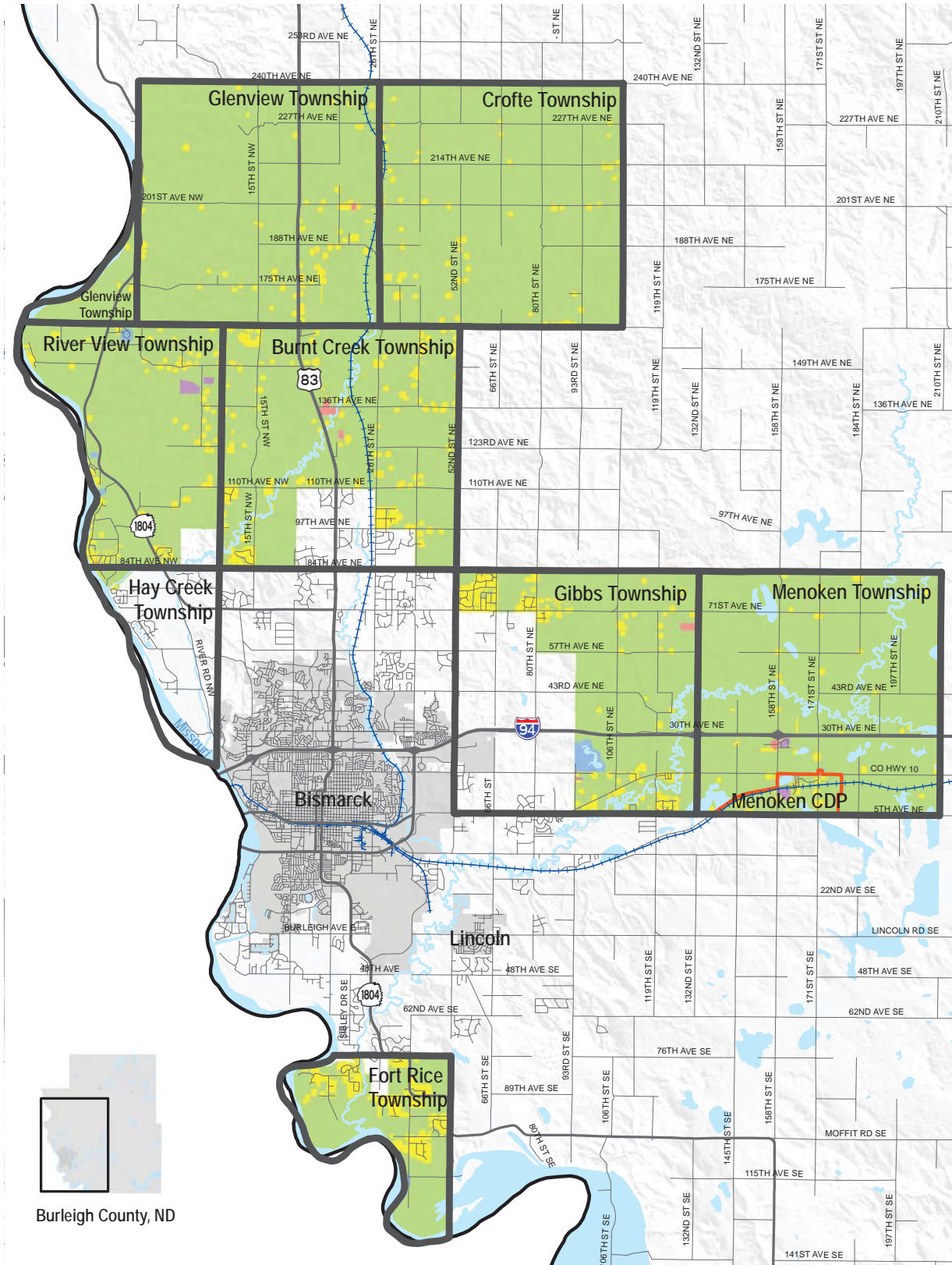
Rural Communities

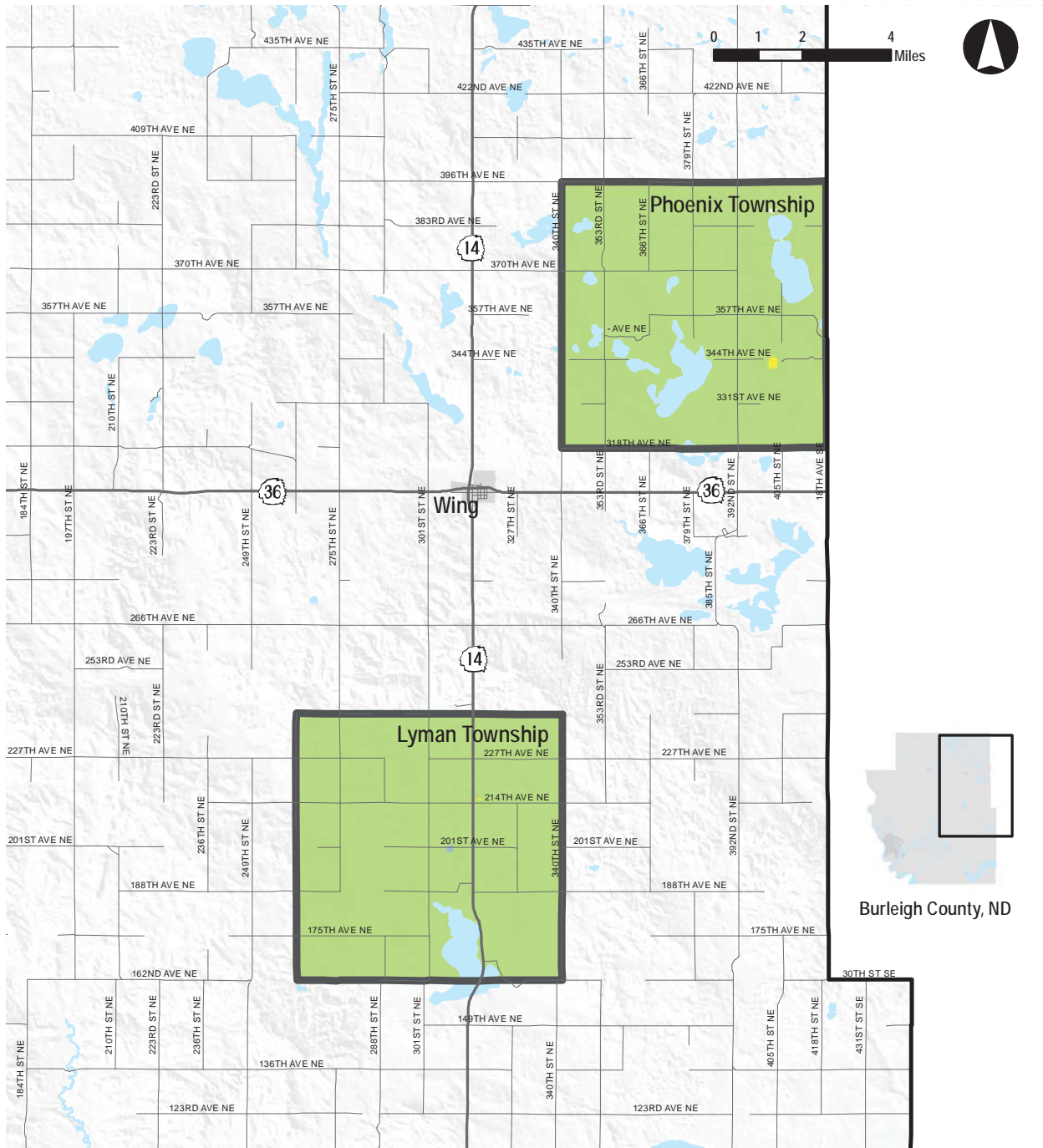
Within the Planning Area are two unincorporated communities, Baldwin and Menoken, with deep ties to the land and history of Burleigh County. As this area continues to grow, understanding of these unique historic and community assets is necessary to preserve and promote their character and culture.





Figure 1-5 – Existing Land Use Map





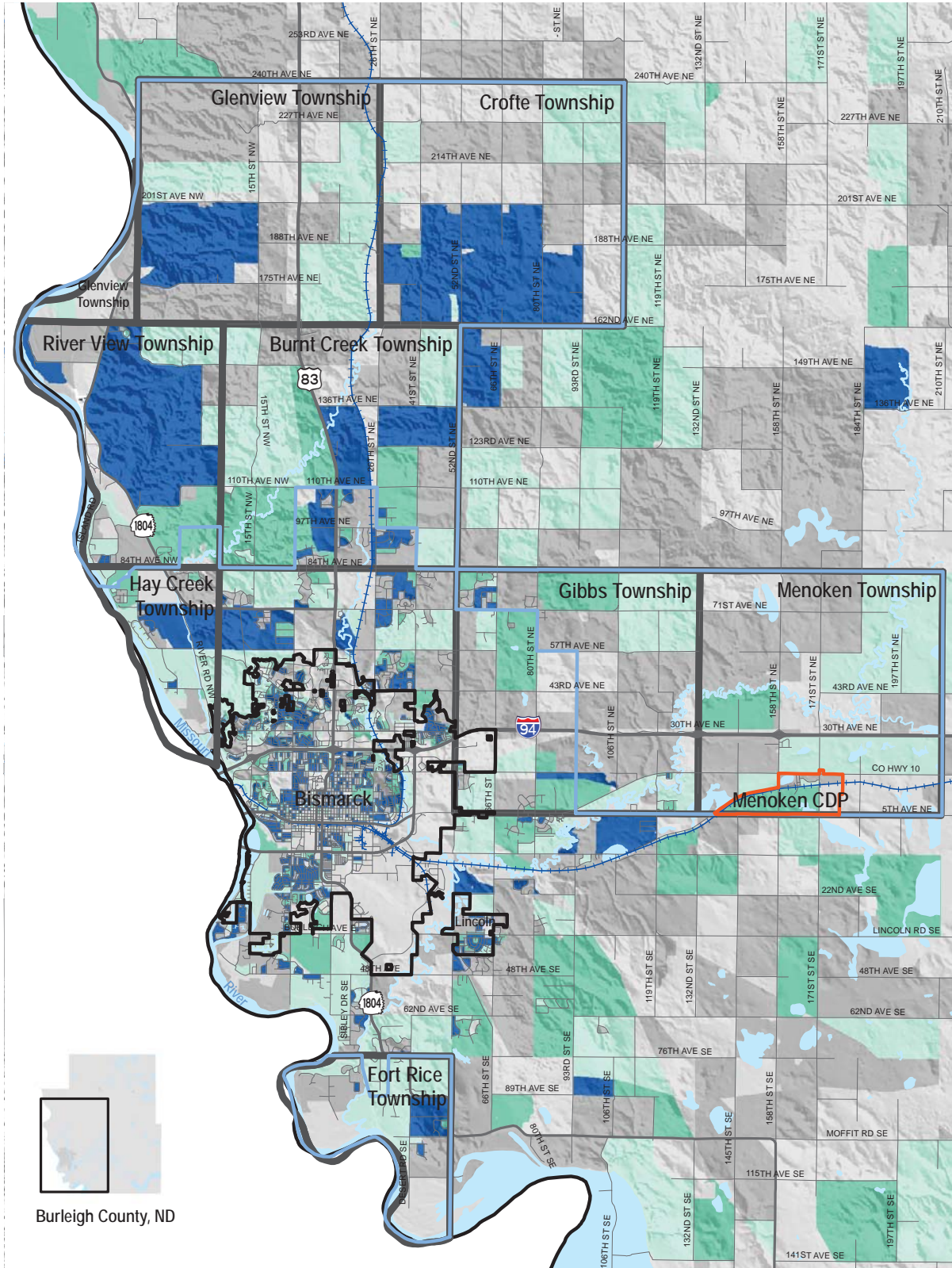
Existing Land Use

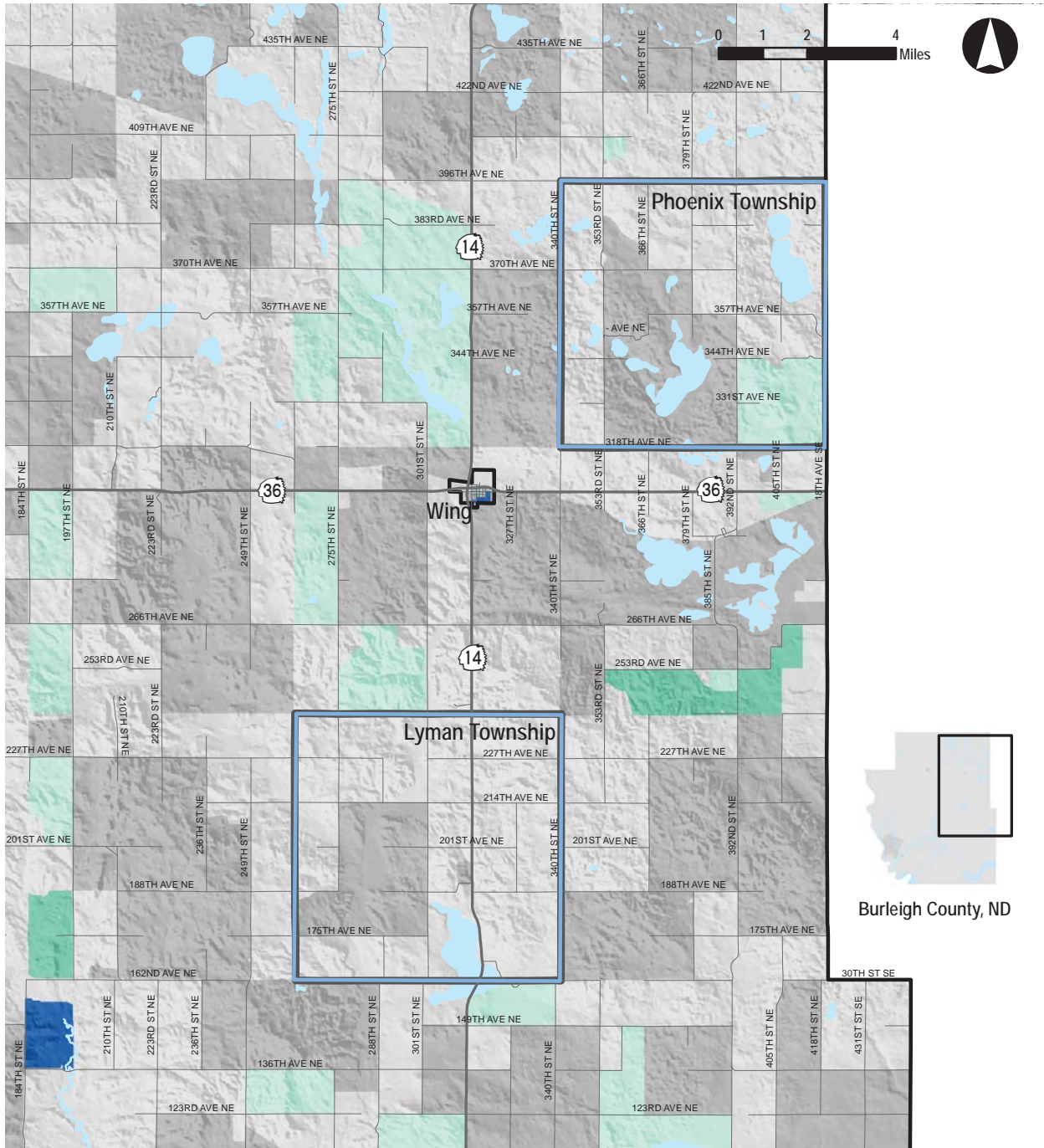
Note: Only includes land uses within study area
 Source: Review of aerial photography, Burleigh County GIS

- Agriculture/Open Space
- Commercial
- Industrial
- Public/Civic
- Residential
- Water
- Incorporated City
- Census Designated Place (CDP)
- Township Boundary



Figure 1-6 – Density

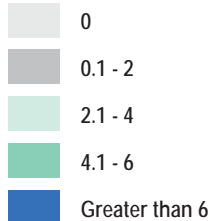




Population Density

2010 Decennial Census

Persons per Acre (2010)



- Planning Area
- Township Boundary
- Incorporated City
- Census Designated Place (CDP)



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Planning Area Issues

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Four key issues identified during the development of this Land Use Plan were Economic Development, Rural Character, Land Use Conflicts and Gateway Corridors. This Chapter outlines the importance of each to the development of the Planning Area.

ECONOMIC DEVELOPMENT

Industrial areas play an important role in strengthening the county’s economic base and will become increasingly important as the county grows in its population total and in its complexity. There are not many locations within the Planning Area which are suitable and available for industrial development, especially areas which are adjacent to rail. The adopted Burleigh Comprehensive Plan includes the goal to “maintain a balanced and sustained growth of commercial, industrial and manufacturing development in the County”. Related policies require the County to “ensure an adequate supply of industrial and commercial land in appropriate locations.” The county’s agricultural economic base is also emphasized.

Industrial and Industrial Opportunities Overlay on the Land Use Map are the areas to which Burleigh County can look for expanded job opportunities, investments and production opportunities, and an increased tax base. Industrial uses generally have locational requirements that are more stringent than those for residential areas, including transportation needs (rail and highway access); proximity to other industrial uses, proximity to fire protection and other urban services; locations that are convenient for employees to reach; and distance from residential uses.

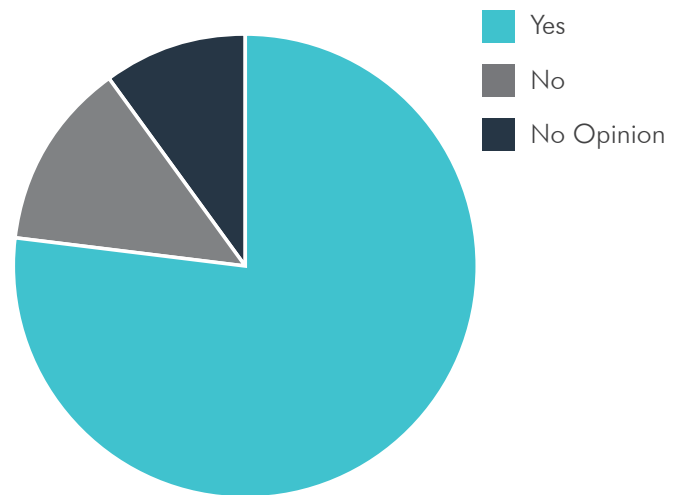
Related Recommendations

- Include the Industrial Opportunities Overlay in the Land Use Plan to address the importance of economic development to the county’s future. This Overlay is designed to accommodate the challenge of ensuring that adequate acreage is available in the appropriate locations for future needs.
- Discourage lands designated Industrial Opportunities Overlay from being zoned or developed to a non-industrial land use category unless the applicant demonstrates to the satisfaction of the County that the site is more suitable for non-industrial uses because of one or more of the following factors:
 - a. lack of access to arterial road network
 - b. lack of access to rail
 - c. proximity to existing residential uses
 - d. limited size of the parcel or other physical constraint
 - e. or that projected demand for future industrial use is lacking

RURAL CHARACTER

The rural character of the Planning Area was discussed throughout the development of this Land Use Plan. Typically, rural areas have received their identity from a rural way of life rooted in history and resource-based industries, including farms and ranches. The question “Is it important to preserve the rural character of the county?” was included in the on-line survey (Appendix 3). Figure 2-1 indicates that approximately 77% of those surveyed agreed that it was important.

Figure 2-1 – “Is It Important to Preserve Rural Character”



Source: Burleigh County Land Use Study On-Line Study

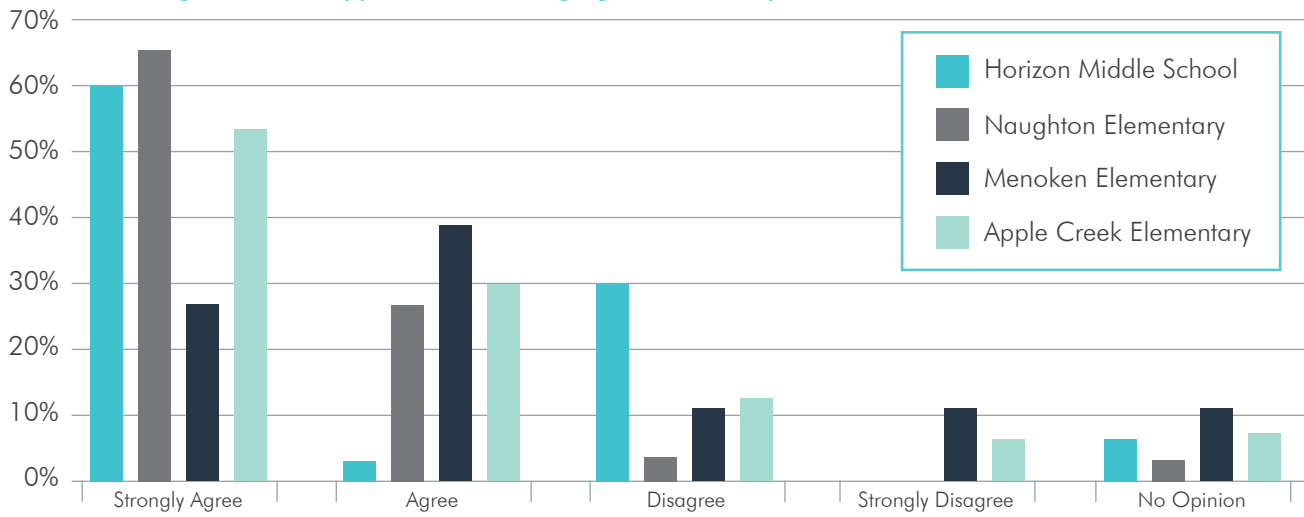
Related to this question is a question polled at the four July community meetings: Do you agree or disagree that “Development should be encouraged in or near cities/ where infrastructure is available rather than in rural areas”? The results (Figure 2-2) clearly show support for this focus.

This community response reflects five of the adopted Comprehensive Plan’s existing policies:

- Residential development, as needed, will be encouraged to locate within a cities’ Urban Service Area.
- Discourage high density development beyond the corporate limits of the communities of the county.



Figure 2-2 – Support for Encouraging New Development to Locate Near Cities



Source: Burleigh County Land Use Plan July 2015 Community Meetings

- Promote growth in the existing communities of the county.
- Assure that residential subdivisions, beyond a community’s service area are rural in nature.
- The County will encourage future development to locate within or near existing cities in order to provide for orderly growth within the county.

Source: Burleigh County Comprehensive Plan, Pages 9 and 18

The most frequent comment at all of the community meetings was opposition to the expansion of rural subdivisions into existing rural areas. The comments were general during the July meetings. At both the September 29 and October 1 community meetings the KLJ team heard many specific comments in response to the draft Land Use Maps, particularly the Residential Focus exhibit. Many asked questions about the exhibit’s intent and what the various designations indicated; many also requested removal of indications that virtually all of the Planning Area was suitable for continued development of residential subdivisions. Most requested removal of the “Intensity/Proximity 2” designation⁴, dark yellow on the Preliminary Mapping exhibit. See Appendix 3 for this PowerPoint presentation and related exhibits.

In on-air interviews with KFYP-TV on September 29, participants who live in the Planning Area addressed this issue⁵.

I myself grew up out in the country and I kind of like the country atmosphere and we moved out there because we have horses and that. That kind of gets pushed away. So I’m not particularly fond of a lot of people, they should stay closer to the city.

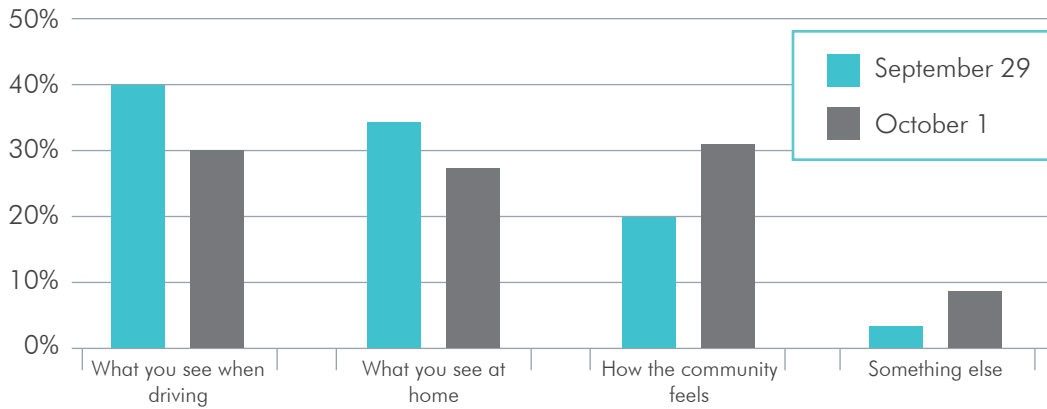
It keeps crowding north. Keeps crowding north and it’s got to stop. I’ve been here for 35 years and when I moved out there I could look out from my front window and I could see one yard light.

Defining rural character is essential for development of rural area related goals, objectives and policies. The September/October community meetings presented this topic, including a discussion of rural character, and also asked participants to vote on two follow-up questions: “What is Rural Character?” (Figure 2-3) as well as which of five land development regulation concepts the County should consider. See Appendix 3 for this PowerPoint presentation. Participants indicated that “Rural Character” involves many facets.

⁴The “Intensity/Proximity 2” designation on the preliminary maps indicated areas that were the most suitable for residential subdivisions because of their proximity to urban services.

⁵<http://www.kfyrtv.com/home/headlines/KFYR-Open-House-Gets-Public-Input-on-Burleigh-County-Land-Use-Study-330032941.html>

Figure 2-3 – What is Rural Character

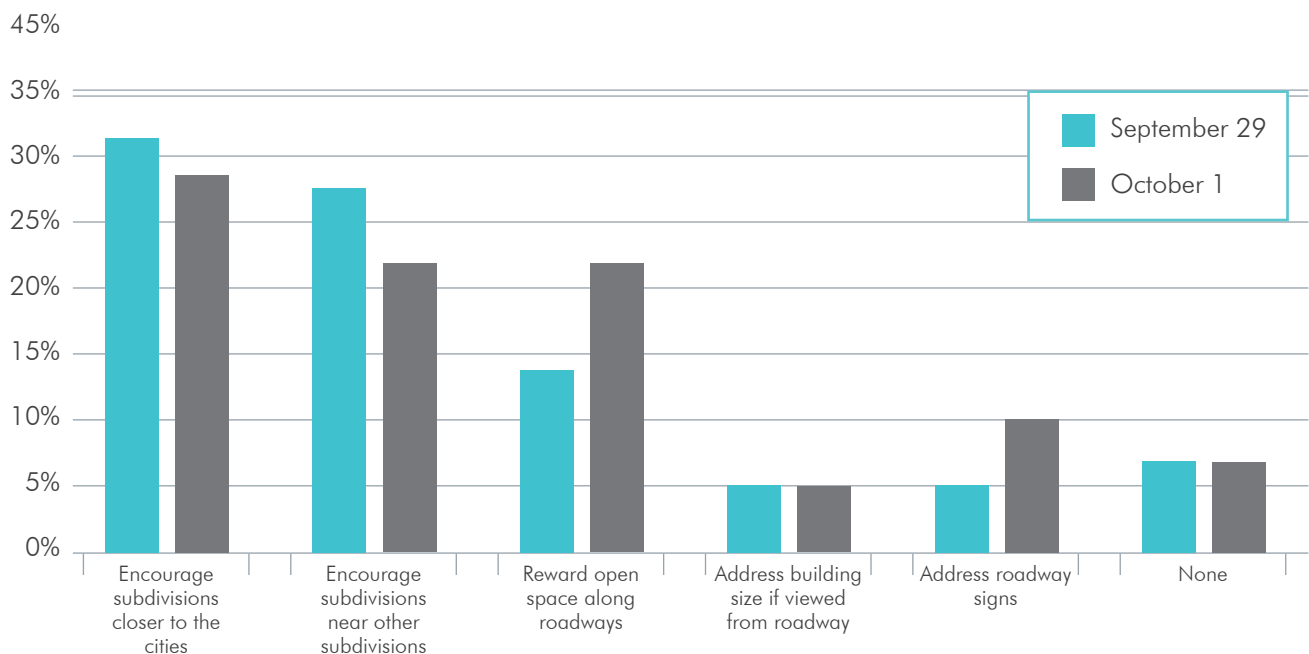


Source: Burleigh County Land Use Plan Fall Community Meetings

Community meeting participants and on-line polling indicated that “Rural Character” included having farms, horses and cattle, undeveloped open space, large properties, small communities, country barns and churches, traditional home styles, low traffic and narrow country roads. Some of these factors relate to local government development regulations; others do not. Opinions regarding five potential rural-character land

development regulation concepts were similar in the two community meetings. Most agreed that regulations encouraging subdivisions to locate closer to the cities and near other residential subdivisions were options to consider. Rewarding open space along roadways, addressing building size if viewed from roadway and addressing roadway signs received less favorable results (Figure 2-4).

Figure 2-4 – Potential Land Development Regulations



Source: Burleigh County Land Use Plan Fall Community Meetings



Related Recommendations

- Include specific density limitations in each of the Land Use Map’s residential land use categories.
- Assign the densest of the residential land use categories to those areas categorized as “High Suitability” through the Residential Suitability studies. On the Land Use Map, this area is significantly less than the preliminary mapping’s “Intensity/Proximity 2” area.

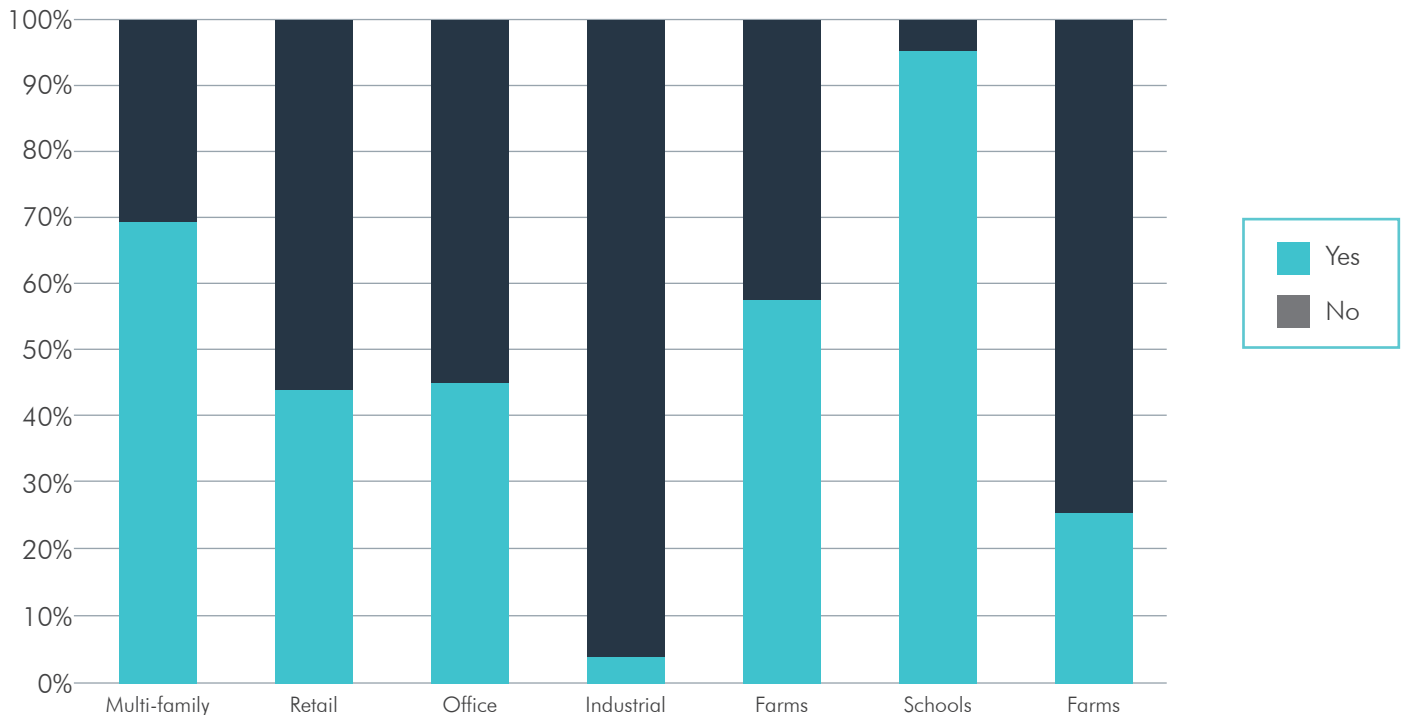
LAND USE CONFLICTS

Potential land use conflicts within the Planning Area include conflicts between various development types and conflicts between agricultural and non-agricultural uses. Both of these have been addressed throughout the development of this Land Use Plan.

Development Conflicts

Community understanding of potential land use conflicts and preferences in locating uses in proximity to one another were polled both in the on-line survey and the community meetings. The results of this input informed the Land Use Map and the development of the proposed policies. The on-line survey included Question 17 which asked about the compatibility of single family uses with other types of development (Figure 2-5). A follow-up question was limited to residential and industrial uses. More than 87% of the on-line survey-takers indicated that industrial uses should not be located near residential and approximately 85% of the July community meetings indicated in the polling that “the County should consider land use compatibility in its zoning decisions”.

Figure 2-5 – Is Single Family Residential Compatible with Certain Other Uses



Source: Burleigh County Land Use Plan July 2015 Community Meetings

Compatibility of uses can be achieved through separating potentially incompatible land uses and through the implementation of site design techniques including but not limited to: transitions in uses; buffering; setbacks; and addressing elements such as height, scale, mass and bulk of structures, vehicular traffic, circulation and access and parking impacts

Conflicts Between Agriculture and Development

Conflict between agriculture and residential⁶ development is likely to occur where residential land uses directly abut, or are sufficiently close to farmland such that they are likely to be affected by agricultural activities. Such conflict can arise from the use of agricultural chemicals, nighttime operation, noise, dust and odor generating activities.

Converting farmland to nonagricultural uses has the potential to create residential-farm edge conflicts. Adverse impacts of residential development on farmland can include storm water run-off, increased traffic on rural roads, vandalism and agricultural area fragmentation. In many agricultural areas, residential populations in close proximity impede the productivity, efficiency and profitability of farm operations.

Where applied, planning guidelines minimize these conflicts by:

- Creating well-defined boundaries between agriculture and residential uses and not interspersing the uses
- Minimizing the potential for complaints about agricultural activities from residential areas

A related conflict between agriculture and development occurs when rising interest in rural living and speculation increase the cost of land.

Related Recommendations

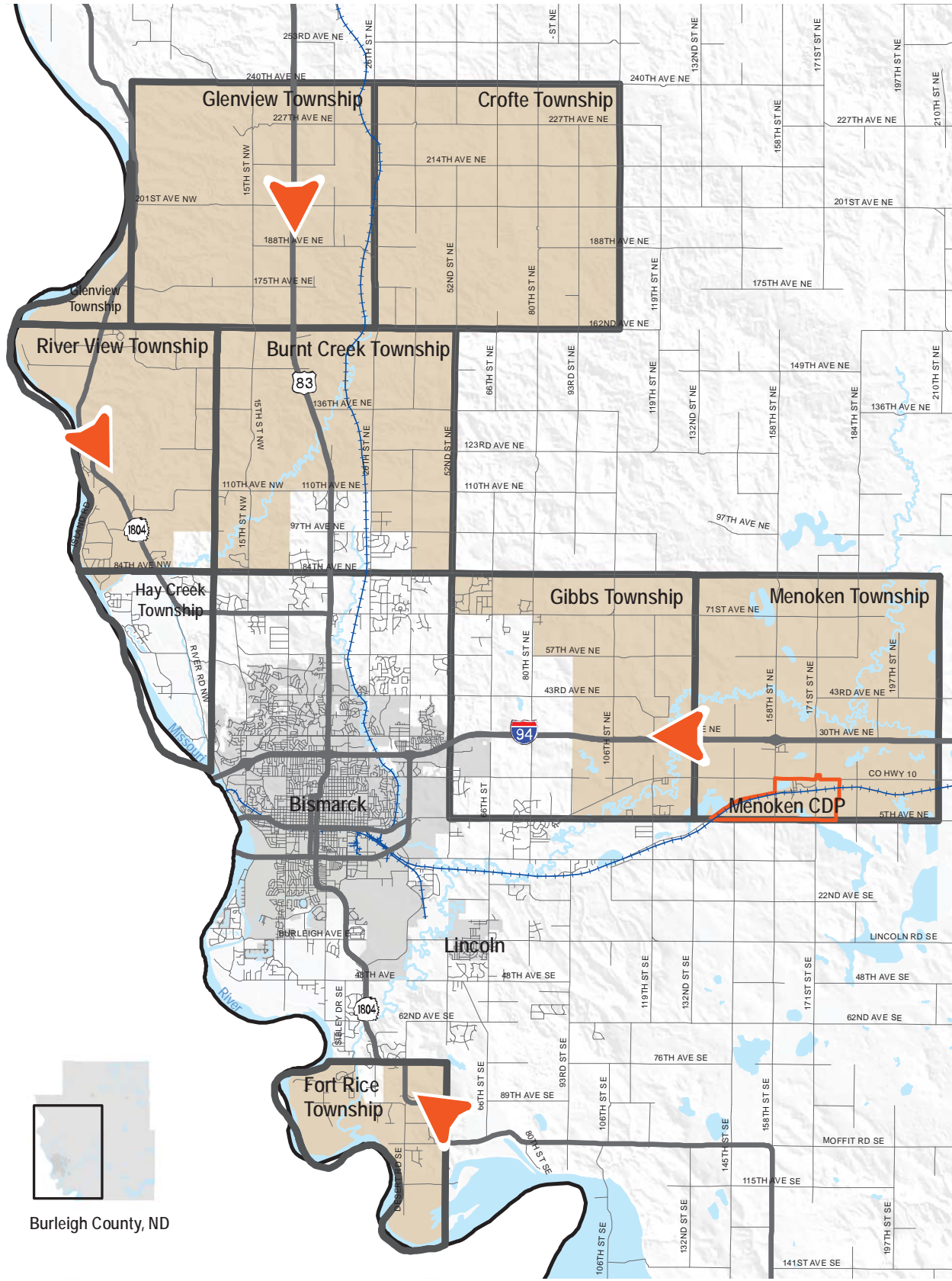
Both types of conflicts can be addressed during the development and subdivision approval process by recognizing and addressing the potential conflict during the review process. Some of these potential land use conflicts can be addressed with the following recommendation:

- Do not construe anything in this plan as prohibiting approval of requests for Land Use Map amendments from an Agriculture land use designation or from an agricultural use to other land use categories.

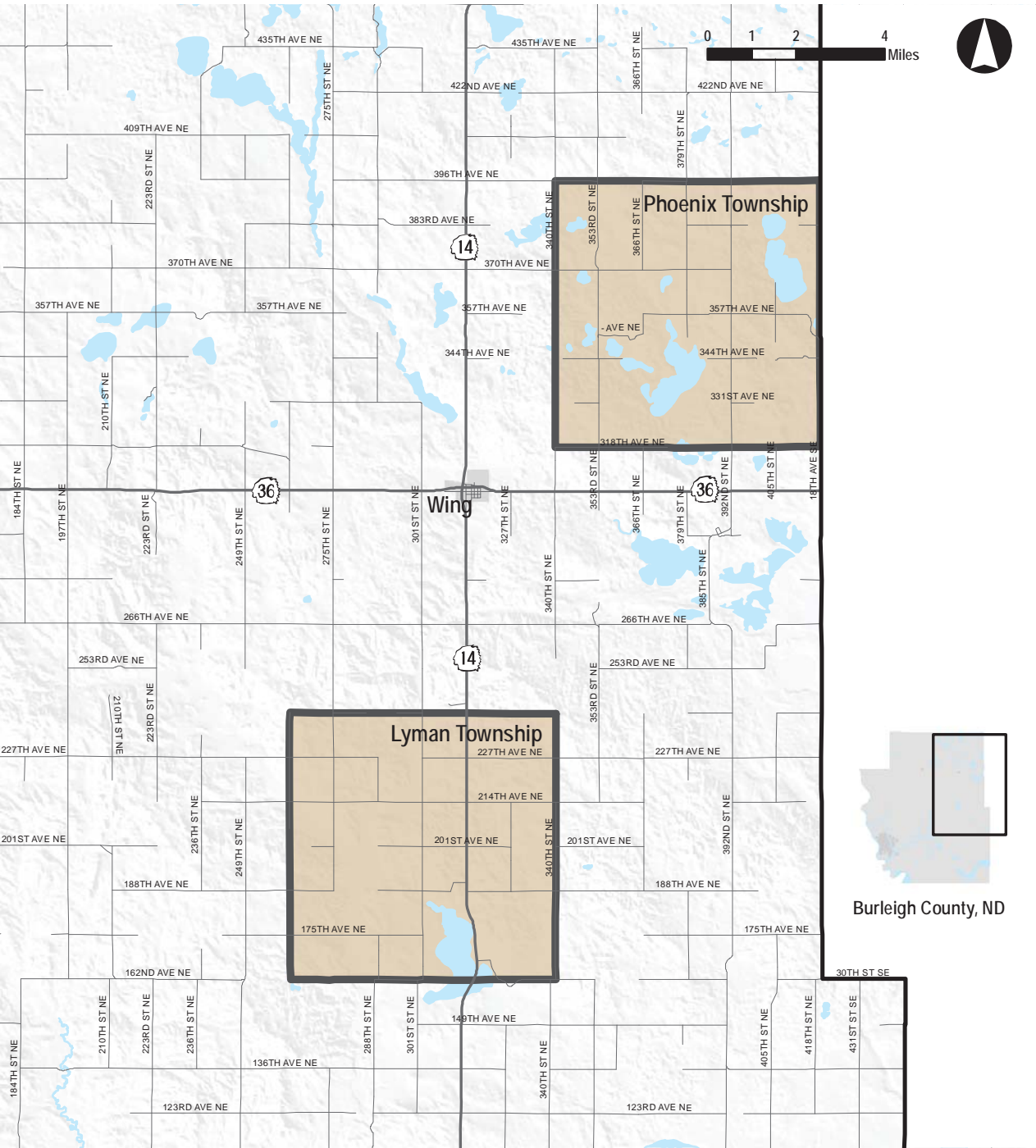
⁶While these conflicts are most common between agricultural and residential uses, conflicts between agriculture and other land uses, including industrial uses, are documented.



Figure 2-6 – Gateway Map



Burleigh County, ND



Gateways

- Planning Area
- Incorporated City
- Census Designated Place (CDP)
- Township Boundary



COMMUNITY GATEWAYS

Gateway Corridors

Gateway corridors on I-94, US 83 and ND 1804 are important transportation corridors that carry significant volumes of traffic making development along these corridors highly visible to the traveling public (Figure 2-6). Coordination with the cities will be needed as I-94, US 83 and ND 1804 transition from the Planning Area to the cities.

The identified corridors, or parts of them, can serve the dual purpose of protecting the Planning Area's rural character plus encouraging high quality economic development and capital investment in the Planning Area. These are classic examples of the "land use connection" between development and transportation needs. Corridor overlays, a frequent implementation technique for important community gateways, are proposed for the Planning Area.

It is anticipated that these corridors, or some of them, may be divided into a number of segments, each reflecting their context areas. Some are expected to have a rural character focus and others will have an economic development focus.

Related Recommendation

- Encourage the County to conduct field observations and study these gateway corridors, both the rural character and investment perspectives and to consider related development guidelines.

Gateways

The identified areas within the Planning Area on I-94, US 83 and ND 1804 present a unique opportunity for gateways which provide a sense of identity, transition and anticipation. Installation of public amenities or landmarks for the gateway could include landscaping, signage features and concepts, wayfinding and street graphics concepts.





BURLEIGH GROWTH 2015
BURLEIGH COUNTY LAND USE PLAN

Land Use Map

CHAPTER
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The Land Use Map (Figure 3-1) expresses the strategy for managing land use developed during the planning process as documented in this Plan. As Burleigh County moves forward, this Land Use Map may and most likely will be modified to reflect changing conditions. The Land Use Map is not to be construed as a rigid image of the Planning Area in the future.

The Land Use Map does not share the same legal status as the Zoning Map. It should be considered a guide, expressing a vision for the Planning Area’s future, and should be used to influence future land use decisions, not regulate the activities in specific zones.

The Land Use Map is a graphic depiction of the Land Use Plan’s recommendations for the future of the Planning Area.

Land Use Map Categories

Designations on the Land Use Map are based on site constraints, historic and developing growth patterns and community preferences. Gradations of densities are expected in many of the land use plan categories. Land uses and densities are proposed as the recommended “maximum allowed” and do not preclude lower intensity land uses or densities. Recommended densities are defined for “gross areas” and not on a per parcel or lot basis.

Agriculture Land Use Category

The Agriculture areas are sparsely developed, remote from public services and are characterized by agricultural and very low-density residential uses. These areas can anticipate a continued level of public services below that of an urban or suburban area. Industrial uses will focus on industrial uses directly related to farming and ranching. Rural-oriented recreational uses will also play a role in this category. Maximum density in the Agriculture area is one dwelling unit per 40 acres (1 du/40 acres) is recommended.

Rural Land Use Category

The Rural areas are sparsely developed, remote from public services and are characterized by agricultural and very low-density residential uses. These areas can anticipate a continued level of public services below that of an urban or suburban area. Maximum density in the Rural area is one dwelling unit per 20 acres (1 du/20 acres) is recommended.

Outlying Suburban Land Use Category

The Outlying Suburban areas are characterized by their peripheral location in relation to established areas containing residential subdivisions. Generally the requisite infrastructure needed for higher density development is not planned or in place. It is expected that these areas will develop at a maximum density of one dwelling unit per 10 acres (1 du/10 acres) to ensure compatibility. Commercial development and industrial land uses are not anticipated

Suburban Land Use Category

The Suburban areas are intended to accommodate residential development at low densities in an effort to maintain rural character and create a transition from agricultural to urban areas. A minimum lot size of 65,000 square feet is recommended in Suburban areas to minimize the need for municipal services in rural areas and to provide adequate separation between residences for fire protection purposes.





Rural Community Land Use Category

The Rural Community designation, established to maintain and enhance the historic and rural character of Baldwin and Menoken as rural townsites, is indicated by an asterisk on the Land Use Map. Specific geographic limits have not been established. The intent of this category is to encourage treatment of these areas as local mixed use centers with residential and small-scale commercial development serving the surrounding rural vicinity.

Neighborhood Activity Center

The Neighborhood Activity Center designation on the Land Use Map is an indication that the intersection has potential as a local mixed use centers focused on residential and small-scale commercial development serving the surrounding rural community.

Future Neighborhood Activity Center

The Future Activity Center designation on the Land Use Map is an indication that the intersection has future potential as a local mixed use center focused on residential and small-scale commercial development serving the surrounding rural community.

Interchange Land Use Category

The Interchange area is a specialized category intended to address the unique opportunities associated with land development at the I-94 interchange in Menoken. Uses within this Interchange designation are intended primarily to serve the traveling public including truck traffic and industrial uses. Overall this designation would encourage industrial uses rather than commercial uses but certain types of office and retail uses would be permitted, including accessory retail uses (such as a wholesaler with a small retail operation, or a manufacturer selling goods on-site) and accessory offices.

Industrial Land Use Category

The Industrial designation is intended for a variety of industrial, construction materials and equipment yards and heavy commercial uses. These areas are more conducive to industrial development due to their proximity to rail lines, existing heavy-industrial uses, and access to routes that bypass residential neighborhoods, distance from existing or committed residential uses and other characteristics. Uses initially designated as Industrial on the Land Use Map will include property that may not have high suitability for industrial uses but has existing industrial uses and/or industrial zoning.



Industrial Opportunities Overlay

The Industrial Opportunities Overlay designation is an overlay established to indicate that these areas are more conducive to industrial development due to their proximity to rail lines and/or existing industrial uses, and access to routes that bypass residential neighborhoods.

Public Lands Land Use Category

The Public Lands include the publicly owned lands such as parks, schools and governmental facilities.

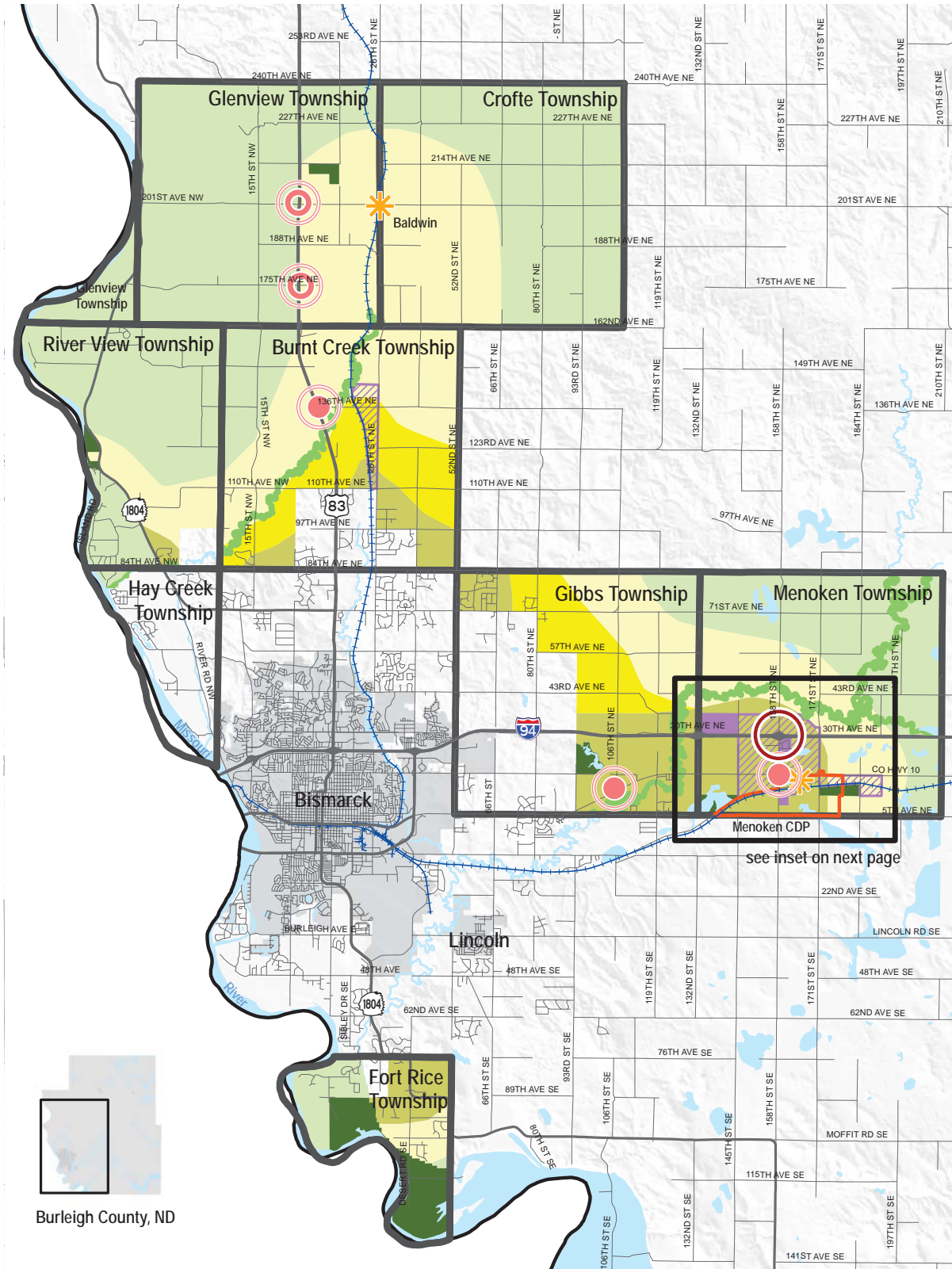
Greenway Overlay

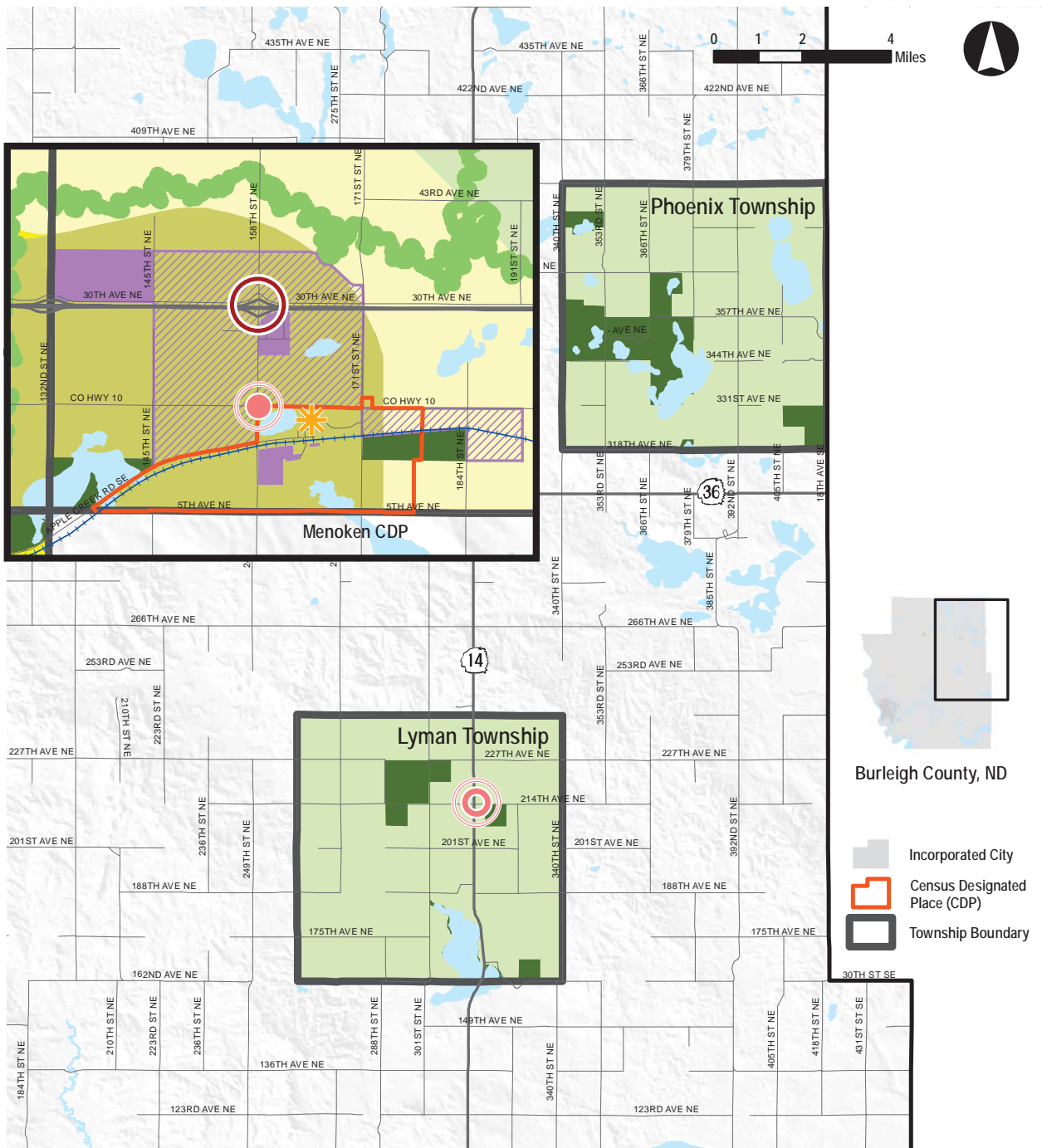
The Greenway Overlay designation is intended to include floodplain areas and associated upland buffers on private lands along the major drainageways within the Planning Area. These lands, intended to be maintained as open drainage systems, may serve to separate and buffer adjacent land uses while providing opportunities for recreation in the form of pedestrian walkways, bicycle paths and boardwalks. Public use of the Greenway Overlay properties for trails or other purposes will require easements.





Figure 3.1 – Future Land Use Map





Future Land Use

Note: Some areas have been enhanced in size for visual representation

- | | | | | | |
|--|----------------------------------|--|------------------|--|------------------------------|
| | Suburban | | Agriculture | | Interchange |
| | Outlying Suburban | | Public | | Neighborhood Activity Center |
| | Rural | | Greenway Overlay | | Future Activity Center |
| | Industrial | | Water | | Rural Community |
| | Industrial Opportunities Overlay | | | | |



Compatibility Between Current Zoning Districts and Land Use Plan Categories

The envisioned relationship between existing Burleigh County Zoning Districts and the land use categories described in this chapter and depicted in Figure 3-1 Future Land Use Map is summarized in Table 3-1 below.

| Land Use Plan Categories | Zoning Districts | | | | | | | | |
|----------------------------------|---------------------------|----|----|----|----|-----|-----|----|----|
| | AG | R1 | R2 | R3 | R5 | COM | IND | PU | FP |
| Agriculture | C | I | I | I | I | I | I | P | C |
| Rural | C | C | I | I | I | I | I | P | C |
| Outlying Suburban | C | C | I | I | I | I | I | P | C |
| Suburban | C | C | I | I | I | I | I | P | C |
| Neighborhood Activity Center | C | C | P | P | P | P | P | P | C |
| Future Activity Center | C | C | C | C | C | C | C | C | C |
| Industrial Opportunities Overlay | C | P | P | P | P | P | P | P | C |
| Public Lands | C | P | P | P | P | P | P | P | C |
| Greenway Overlay | Same as underlying zoning | | | | | | | | |
| Gateway Corridors | Same as underlying zoning | | | | | | | | |

Source: KLJ

Compatibility Assessment⁷

| | | |
|-----------------|------------------------------|----------------|
| C Compatible | P Potentially Compatible | I Incompatible |
| AG Agricultural | R5 Residential | P Public Use |
| R1 Residential | COM Commercial | FP Floodplain |
| R2 Residential | IND Industrial | |
| R3 Residential | PUD Planned Unit Development | |

⁷ **Compatible**

The proposed use is completely compatible with existing land uses. Development should be designed consistent with good planning practice.

Potentially Compatible

The proposed use may be compatible but may have potential conflicts with existing adjacent uses that could be resolved or minimized through project design. Traffic and other external effects should be directed away from lower-intensity uses. Landscaping, buffering, and screening should be employed to minimize negative effects. A Planned Unit Development may be advisable.

Incompatible

The proposed use is likely to be incompatible with adjacent land uses. A development proposal could address potential incompatibility through a Planned Unit Development or other mechanism.