
Facilitating the expansion of the community is an essential element of achieving the vision of the Comprehensive Plan. This section of the Plan focuses on strategies and tools for managing the growth of Faribault.

Growth Outside of Faribault

Faribault seeks to grow in an orderly and well planned manner. The community growth set forth in the Comprehensive Plan requires expansion of the corporate limits of the city. To facilitate the orderly and effective growth of Faribault, the Comprehensive Plan is based on the following objectives:

- It is the intent of this Plan that urban and suburban residential development patterns occur within the city and be served by municipal sewer and water.
- All commercial and industrial development should occur within municipal boundaries.
- City plans and land use controls should guide the development pattern.
- Development should be planned to allow for the creation of quality street and utility systems.
- Development should not occur in a manner that poses barriers to future growth plans of the city.
- Managing growth protects agricultural land from unnecessary development.

Key Growth Areas

The Comprehensive Plan identifies six key growth areas:

1. The Plan calls for the continued northward expansion of both Lyndale and AirTech Industrial Park.
2. Growth to the west between the Cannon River and the airport will be a combination of residential and commercial development.
3. Growth to the west along State Highway 60 will be a combination of residential and commercial development.
4. Residential expansion will continue to the south.
5. An urban reserve area has been established around the northeast side of the city.
6. An urban reserve area has been established around the southwest side of the city.

The Comprehensive Plan does not anticipate growth or expansion in other locations.

The Comprehensive Plan will undertake actions that support the ability to achieve these land use objectives.

Urban Reserve Areas

The Land Use Plan delineates 2 special planning areas identified as urban reserve. The intent of these designations is to prevent premature urban development until certain events have occurred and/or infrastructure systems are in place to accommodate growth. Inherently, they suggest logical areas for future growth that are not anticipated by this plan.

Northeast Urban Reserve Area

This area appears to be suited for the expansion of residential development along the St. Paul Ave., 14th St. NE, Highway 3, and Acorn Trail corridors. As detailed in the Transportation section, a number of deficiencies (14th St. NE bridge is of note) will need to be addressed if additional growth is to occur. Another land use issue is the impact the industrial park may have to residential uses east of Acorn Trail. Continued growth may create compatibility issues that are unnecessary to introduce at this time.

Interstate 35 Urban Reserve Area

This area includes a large amount of land on the southwestern edge of the City between Highway 60 and Interstate 35. This area might likely evolve in a similar manner as other parts of the community that are adjacent to major highways. Given the large amount of vacant land along the Highway 60 and Western Avenue corridors, this area should be kept in reserve. At such time when the Highway 60 and Western Avenue corridors are substantially developed, and proper planning has taken place, should this land be made available for development.

The City has stated it's interest of upgrading the Highway 48 access to Interstate 35 to a full access interchange sometime in the future. These discussions should remain an on-going exchange to plan for future growth. To further provide the ability to evaluate all future options, the City and County should not allow development in close proximity to the current alignment. The City and County should consider the purchasing land or securing arrangements for the right of first refusal if these properties come up for sale.

Extraterritorial Jurisdiction

State Law allows a city by ordinance to extend the application of its subdivision regulations to unincorporated territory located within two miles of its corporate limits in any direction, but not in a town which has adopted subdivision regulations (M.S. Section 462.358, Subd. 1a). This statute allows cities to enforce such regulations in these areas to the same extent as if such property were situated within municipal boundaries.

Rice County recently adopted its Comprehensive Plan. The County also has adopted Zoning Regulations that it administers in each of its Townships. This means that by Statute (M.S. Section 462.357, Subd. 1), Faribault is not able to exercise its zoning

jurisdiction. The City should however, enter into other arrangements with the County and Townships to manage growth.

County Planning

The Rice County Comprehensive Plan places all property immediately surrounding Faribault into an “urban expansion zone” (see Map 3 in County Plan). The urban expansion zone is designed to limit development until the area is annexed by the city. County Zoning Regulations for this zone establish a 1 dwelling unit per 35 acre density in areas within one mile of Faribault’s borders to further the plan objectives. This zoning approach intends to prevent rural plats from becoming an impediment to orderly City growth. Other goal statements in the County Plan go further in supporting this objective. The city should work closely with Rice County to implement and enforce this plan.

Annexation

As property becomes ready for development, it must be annexed into the city. The Comprehensive Plan recommends the creation of orderly annexation agreements (see M.S. Section 414.0325) to facilitate the annexation of properties within the growth areas. These agreements benefit both the city and the township by allowing the terms of annexation to be negotiated in advance. Orderly annexation agreements specify the conditions that trigger annexation of property into the city. The use of orderly annexation agreements avoids the potential for expensive annexation disputes. It also provides the city, the township and land owners a clear path to plan to the future development of land.

Policies

The following policies are statements of intent related to the role of the city in managing future growth and development.

1. Use all available powers and tools to limit development within two miles of municipal boundaries that is not consistent with the Comprehensive Plan.
2. Work with Rice County and adjacent townships to manage development and facilitate the orderly annexation of land to the city.
3. Update orderly annexation agreements with surrounding townships and support only annexations that are consistent with the Comprehensive Plan.
4. Continue to coordinate planning efforts with the Rice County Comprehensive Plan.

Initiatives

The process of preparing the Comprehensive Plan led to the following initiatives. These initiatives are actions to be undertaken by the City of Faribault to achieve the policy objectives related to growth management.

1. The extraterritorial subdivision authority of the city provide an important tool for achieving growth management objectives. These issues should be considered in conjunction with subdivision amendments the City will need to undertake to implement the Comprehensive Plan.
2. The urban expansion zones described in the County Comprehensive Plan provide a good fit with city growth management objectives. The city and county should explore procedures for the effective application of the County Plan.
3. The growth described in the Plan requires annexation. The city should work with adjacent townships to establish orderly annexation agreements that facilitate city growth and address township concerns.