

Vegetation and Wildlife

The only significant stands of vegetation in Lilydale occur along the steep slopes below the bluff lines. Besides adding scenic value to the City, the vegetation plays an important role in preventing erosion and absorbing stormwater run-off on these steep slopes. These areas also serve as habitat for many birds and small animals (Figure 6 illustrates Critical Area Features).

The State has designated the Metropolitan Mississippi River as a state critical environmental area. The vegetative bluffs of Lilydale have been found to be of region-wide scenic and environmental significance and state plans call for preserving these bluffs in their natural state.

The Mississippi River contains a multitude of diverse flora and fauna including rare, threatened and endangered species. The Mississippi flyway is a vital migration corridor for roughly 40 percent of the nation's migratory birds and waterfowl, while backwaters along the Mississippi River serve as critical areas of nesting, spawning, flood refuge and nursery habitat for both aquatic and terrestrial animals. These provide food and shelter for about 50 species of mammals, 270 species of birds, 150 species of fish, and over 25 species of mussels which reside in or travel through this corridor. There are known occurrences of rare species within the vicinity of Lilydale in the Mississippi River. The identified resources are Monkeyface mussel, Butterfly mussel, Yellow sandshell mussel, Ebonyshell mussel, Wartyback mussel, Mucket mussel, Rock pocketbook mussel, Spike mussel, Hickorynet mussel and Pugnose shiner.

Wetlands

Upper Lilydale has become urbanized to the point that the natural systems of water flow and storage have become irretrievably altered. There are no significant wetland or lowland areas in upper Lilydale that are deserving of specific designation or protection. Since the City is heavily urbanized, it is impractical to designate specific sites in upper Lilydale for protection as aquifer recharge sites.

Lot coverage and the amount of impervious surface associated with new development will be monitored and kept to a minimum. Lower Lilydale contains significant wetlands in the Pickerel Lake area and surrounding Marsh. This area is protected by its inclusion in the regional park system and its designation as a floodplain area. Any alterations to wetlands in Lower Lilydale will be subject to the rules and regulations of the State Wetland Conservation Act (WCA) and Section 404 of the Clean Water Act.

River Crossings

Because of the nature of the Mississippi River Valley and the large volume of traffic on the river, transportation and utility crossings of the river must be carefully planned. All transmission service crossings of the Mississippi River

require a permit pursuant to Minnesota Statute 84.415 and 195.42. It is unlikely that any transportation or utility crossings of the river valley in the area of Lilydale could take place without first being subject to extensive review by the Metropolitan Council, and the DNR. In order to ensure local input into these approval processes the City of Lilydale has required a conditional use permit for future utility and transportation crossings of the river valley which affect land within Lilydale. The City knows of no new plans for crossings in this stretch of the River.

Scenic Overlooks and Public Crossings

Since Lilydale is situated on top of the first bluff landward from the Mississippi River, many sites provide excellent views of the river valley. There is one site that may be suited for development as a scenic overlook-rest stop area along Highway 13. Most other sites have been developed already or do not provide enough room between Highway 13 and the bluffline for an overlook. Due to the fact that most of Upper Lilydale's shoreline is in private development there is no public access to the river nor is one planned. Lilydale hosts Vento's View.

Mississippi River Critical Area

The Mississippi River and its adjacent shore lands in the Twin Cities metropolitan area, including Lilydale, were designated a state critical area in 1976, pursuant to the state's Critical Areas Act of 1973. All local governments with zoning jurisdiction in the corridor must maintain zoning ordinances that meet the intent of the Critical Area for their portion of the corridor. In 1995, this area was designated as a unit of the National Park System's Mississippi National River and Recreation Area (MNRRA).

The goal of the act is to identify areas of natural, historic, cultural, or aesthetic resources, which are regional or statewide in significance, and to shield them from damaging development by working with local governments to make plans and regulations to protect them. The Critical Area corridor encompasses the entire City of Lilydale and is home to a variety of land uses and sensitive environmental and scenic qualities. A majority of the City is part of the Harriet Island-Lilydale Regional Park. This regional park includes a number of sensitive environmental features such as wetlands, steep slopes, Pickerel Lake, the ruins of the Twin Cities Brickyards and a number of wildlife and vegetation types. Due to the fact that these areas are within a regional park, their continued protection and enhancement is ensured. The City of St. Paul owns and manages the park and is responsible for protection of these resources. The City will work with St. Paul as its plans for development of the park continues. The urbanized portion of the City lies in the flat area between two steep bluffs. Multi-family residential (townhomes, condos, and apartments) is the dominant land use, however, there are nodes of commercial use located on both sides of the Interstate 35E interchange. The area that includes the City of Lilydale is designated as part of the Urban Open Space District. That district is defined as follows: *"The land and waters within this district shall be*

managed to conserve and protect the existing and potential recreational, scenic, natural and historic resources and uses within this district for the use and enjoyment of the surrounding region. Open space shall be provided in the open river lands for public use and the protection of unique natural and scenic resources. The existing transportation role of the river in this district shall be protected"

This definition describes Lilydale due to the fact that the Harriet Island Lilydale Regional Park is partially located within the City and comprises over 50 percent of the City's total land use. This Regional Park offers many opportunities to conserve and protect the existing and potential recreational, scenic, natural and historic resources and uses in the City. In addition, the Big Rivers Regional Trail goes through the City offering opportunities for public use and enjoyment of Lilydale's river resources.

This definition, however, does not describe the other half of the City which is comprised of residential and commercial urban development, much of which was in existence prior to the designation of the river as a "Critical Area." Environmental protection of the City's scenic and natural areas is important and development is required to adhere to bluff, wetland, and floodplain protection as well as storm water drainage requirements.

Lilydale's 1981 and 1990 Comprehensive Plan included a Critical Area Plan and that plan described a number of issues of concern to the Critical Area. This included the fact that development in Mendota Heights was causing storm drainage problems in Lilydale; a need for a critical area ordinance and bluff protection ordinances. Since the adoption of the 1981 Comprehensive Plan the City has worked with Mendota Heights regarding development in that City and the provision of storm drainage measures. In addition, the City completed three storm drainage projects within the City that has greatly reduced erosion along the bluff and the resultant runoff into the Mississippi River. The Mayfield Heights and Lilydale #1 projects greatly minimized overland runoff to Lexington-Riverside. Lilydale #2 minimized overland drainage west of Lexington Avenue.

The City passed a critical area ordinance in the mid-1980's that outlined regulations for bluff protection, vegetation management, erosion control, setbacks from bluffs, river corridor crossings, and a park dedication ordinance. In 1995, the City also increased its requirements for building materials, landscaping, screening, and general aesthetics for its commercial and industrial districts. In 1999, the City updated its ordinances to implement the 1997 Comprehensive Plan. These ordinances will improve the aesthetic quality of the commercial and business structures in the City and thus in the corridor.

This Comprehensive Plan update also addresses the Critical Area and it will be recommended that the City's zoning ordinance be reviewed to ensure continued

compliance with new Critical Area requirements. This included a new open space ordinance, a review of the critical area ordinances, review and expansion of building materials standards for residential structures, and implementation of strategies for the continued reduction of storm water runoff.

GOALS AND POLICIES

A community's Goals and Policies are a detailed expression of its aspirations for the future and can be considered the heart of the Comprehensive Plan. The information that was presented as background is simply information needed to formulate the Goals and Policies while the eventual final plan is a description of how the community intends to fulfill them. The terms "Goal" and "Policy" are subject to a wide range of interpretation and application. Since it is desirable to have a common frame of reference, the following definitions are included:

GOAL: A general statement of community aspirations and desired objectives indicating a broad social, economic or physical state of conditions that the community officially agrees to strive to achieve in various ways, including among others, through the implementation of the Comprehensive Plan.

POLICY: An officially adopted course or method of action intended to be followed to implement the community Goals. The Goals and Policies spell out various roles and responsibilities for the City of Lilydale. To better understand the City's role for each Goal and Policy, a number of the key terms are defined below with the City's corresponding responsibility:

Create: Bring about the desired goal, usually with the City involved in all levels from planning to implementation. May involve City financial assistance.

Continue: Follow past and present procedures to maintain desired goal, usually with the City involved in all levels from planning to implementation.

Encourage: Foster the goal through City policies, could involve City financial assistance.

Endorse: Subscribe to the desired goal by supportive City policies.

Enhance: Improve current goal to a desired state through the use of policies and the City at all levels of planning. This could include financial support.

Identify: Catalog and confirm desired item(s) through the use of the City and actions.

Maintain: Keep in good condition the desired state of affairs through the use of City policies and staff, financial assistance should be provided if needed.

Recognize: Acknowledge the identified state of affairs and take actions or implement policies to preserve, or change them.

Prevent: Stop described event through the use of appropriate City policies, staff, action and finances, if needed.

Promote: Advance the desired state through the use of City policies and staff activity at all levels of planning.

Protect: Guard against a deterioration of the desired state through the use of City policies, staff and if needed, financial assistance.

Provide: Take the lead role in supplying the needed financial and staff support to achieve the desired goal. The City is typically involved in all aspects from planning to implementation to maintenance.

Strengthen: Improve and reinforce the desired goal through the use of City policies, staff and financial assistance, if needed.

Support: Supply the needed staff support, policies and financial assistance, if needed, at all levels to achieve the desired goal.

Sustain: Uphold the desired state through City policies, financial resources and staff action to achieve desired goal.

Work: Cooperate and act in a manner through the use of the City actions and policies to create the desired goal.

What follows are the Goals and Policies for the City of Lilydale.

GENERAL GOALS

General Goal #1

Maximize Lilydale's potential as a pleasant place to live while enhancing its potential for business and recreation.

Policies

1. Promote the development and implementation of a Comprehensive Plan that effectively and efficiently plans for land use, housing, community facilities, transportation, and environmental protection for the City.
2. Review and amend this Comprehensive Plan as necessary to ensure its usefulness as a practical guide for current and future development. Adhere to the Plan as closely as possible to ensure consistent policies toward development. Zoning changes shall be based on the recommendations found in the Comprehensive Plan.

3. Plan for land uses to support and enhance Lilydale's ability to attract quality development.
4. Formulate, adopt, and enforce City ordinances to ensure development in accordance with the Comprehensive Plan.
5. Adopt and reaffirm those zoning standards related to the Mississippi River Critical Area.

General Goal #2

Achieve and maintain a cooperative, ongoing relationship between Dakota County, St. Paul, Mendota Heights, and West St. Paul in matters related to planning and the provision of public services.

Policies

1. Recognize the legitimate issues and concerns regarding land use issues by working cooperatively with Mendota Heights and West St. Paul.
2. Maximize opportunities to avoid the duplication of services and continue to explore all available opportunities to jointly share services with Mendota Heights and West St. Paul.

General Goal #3

Recognize the fact that Lilydale is a community with unique characteristics, needs and resources.

Policies

1. Work with government agencies to support and serve Lilydale's large retirement age population.
2. Minimize the negative impacts of Highway 13 and 1-35E on Lilydale.
3. Rely on other jurisdictions to maintain and provide the open space located in Lilydale.

LAND USE GOALS

Land Use Goal #1

Support high quality development and redevelopment in the City for all residential and commercial areas that prevents irreversible damage to the Mississippi River corridor.

Policies

1. Require adequate transitions between different land uses.
2. Encourage the location of commercial development and redevelopment in areas that will not cause adverse effects on residential areas.
3. Encourage the following uses in Lilydale to assist the existing older population within the City: drug store, convenience store/market, bank, bus service, law/professional service, clinic and health care.

Land Use Goal #2

Enhance the community character and identity while preserving and enhancing the River corridor's natural, aesthetic, cultural, and historical value for public use.

Policies

1. Encourage the redevelopment of the River Bluff Center commercial area along Highway 13 while complying with the Critical Area 40' setback requirements.
2. Develop and enforce strong community design and site planning standards in line with Critical Area and MNRRA requirements, including building materials, screening and landscaping with native vegetation, architectural treatments into road and bridge construction and protection of steep slopes.
3. Carefully control the potential location and operation of "adult" use businesses so as to avoid the potentially damaging secondary effects associated with them.
4. Conserve scenic, environmental recreational, mineral, economic, cultural and historic resources and functions in the River corridor.
5. Encourage open space land use for the protection of any historical, archeological or cultural resources.

Land Use Goal #3

Promote the redevelopment of the Lilydale Tennis Club and River Bluff Center sites.

Policies

1. Encourage mixed commercial, office and residential uses on these sites.

2. Require traffic analysis studies on any redevelopment to minimize the impact to Highway 13 and to identify needed Highway improvements.
3. Require high quality buildings and architecture.
4. Support the "village approach" to mixed-use development and connect the site both internally and to the rest of the community through the use of pedestrian walkways.
5. Encourage the use of low profile site signage and lighting.
6. Require that any redevelopment has adequate site drainage.
7. Require that any River Bluff Center redevelopment address fire code, bluff protection, Critical Area requirements, appearance, maintenance, and parking concerns and requirements. The City may ask the DNR to assess the River Bluff's site to determine how best any redevelopment could best address Critical Area and MNRRA goals.
8. Require that any redevelopment to meet or exceed Mississippi River Critical Area requirements including preserving bluffs and scenic overlooks in their natural state and that development not interfere with views to and from the river.

HOUSING GOALS

Housing Goal # 1

Create a high quality living environment for the citizens of the community in all residential neighborhoods.

Policies

1. Adopt and enforce the necessary codes and inspection procedures to ensure the continued maintenance of the housing stock.
2. Continue high quality housing found elsewhere in the community.
3. Require buildings of 12 units or more to use Class A construction standards and a building containing less than 12 units to use at least Class B construction standards.
4. Discourage other land uses that may have a negative impact on the residential base such as heavy industrial or adult entertainment businesses.
5. Encourage housing units to be situated on their site and constructed with materials in such a manner that will lead to the conservation of energy in heating

and cooling.

6. Enforce open occupancy laws that prevent discrimination in the sale and rental of Lilydale's housing stock.

7. Require provisions to accommodate the elderly and handicapped people in new structures that are likely to be open to the general public (such as residential structures containing more than ten units and structures that contain retail stores or other business places).

PUBLIC FACILITIES AND SERVICES GOALS

Public Facilities and Services Goal # 1

Provide an adequate base of public services for the City and its residents.

Policies

1. Require new development and redevelopment within Lilydale to be connected to a public sewage system.

2. Explore additional cost controlling measures such as additional fees and licenses associated to individual police and fire calls.

3. Examine shifting fees to users and avoid using general tax dollars for items that can be identified as services to individuals and businesses.

4. Require a conditional use permit for the construction or reconstruction of public transportation or utility facilities within the City. Such facilities shall be located and designed in such a manner that will maintain the safe use and access to the riverfront in public ownership while maintaining the aesthetic quality of the river environment.

Public Facilities and Services Goal #2

Maintain a safe and efficient transportation system, both within the City and connecting the City to the region.

Policies

1. Require new development within Lilydale to provide adequate space for off-street parking within the bounds of the project. New access roads to public streets and highways will only be constructed where the use of an existing access location is shown to be impossible.

2. Work with adjacent cities to control development outside of the City that may negatively impact traffic patterns on Highway 13.

3. Require the provision of safe and adequate access to all properties through the implementation of subdivision regulations.
4. Work with the Metro Transit and the Minnesota Valley Transit Company to provide public transportation service to the City of Lilydale.
5. Work with State and County officials to improve transportation access through and within the City.
6. Encourage funding priority to Highway 13 as it serves commercial properties.
7. Promote and maintain safe and efficient pedestrian movement.
8. In order to prevent interference with operations at the Minneapolis-St. Paul International Airport, Lilydale will abide by the rules specified in the MN Code of Agency Rules - Department of Transportation/Aeronautics (14 MCAR I), Chapters 1 and 2.
9. Work with MnDOT, Dakota County and Mendota Heights to require traffic studies for development along Highway 13, including consolidation of curb cuts.
10. Encourage developments, redevelopments, and transportation improvements along Highway 13 be consistent with its designation as a Great River Road.

Public Facilities and Services Goal #3

Promote a wide variety of recreational opportunities for all Lilydale residents.

Policies

1. Integrate bike safety standards into planned transportation improvements.
2. Encourage the City of St. Paul to develop, maintain, and operate the lower Lilydale portion of the Harriet Island-Lilydale Regional Park, including police and fire service. Resource protection shall be considered a high priority. However, the main entrance or signage to the park should not be located in Lilydale. Any entrance should be subdued and not attract regional traffic into Lilydale.
3. Work with MnDOT, Ramsey County, Dakota County, the local utility companies, and other responsible parties to reduce and limit utility and transportation crossings of the River and explore possibilities of widening Hwy 13 for bike traffic.
4. Work to maintain and expand continuous pedestrian routes throughout upper Lilydale, including Lexington Ave.

ECONOMIC DEVELOPMENT GOALS

Economic Development Goal #1

Maintain a favorable climate for ongoing business activities and promote the development of a strong diversified and balanced economic base.

Policies

1. Actively promote redevelopment within the City, particularly at River Bluff Center.
2. Work with businesses that want to expand in Lilydale.
4. Encourage the redevelopment of the River Bluff Center as a retail and office center.
5. Encourage uses that assist the existing older population with the City: drug store, convenience store/market, bank, bus service, law/professional services, clinic and health care.
6. Support Met Council, DNR, and National Park Service policies regarding the continued commercial use of the Mississippi River.

ENVIRONMENT GOALS

Environment Goal # 1

Protect, conserve, and enhance natural resources and environmentally sensitive areas within and adjacent to the City for the community's long-term environmental benefit and to protect and preserve the biological and ecological functions of the River corridor.

Policies

1. Encourage all areas of urban development to be served by public facilities.
2. Require measures during construction to minimize site alterations and run-off.
3. Encourage any residential development proposals for land adjacent to I-35E to include provisions for shielding residences from the noise created on the freeway, in accordance with Minnesota P.C.A. Standards, including the use of noise barriers, increased landscaping or setbacks.
4. Encourage public and private recycling programs to serve the City.
5. Encourage additional open space for protection of rare and endangered species

and their habitats, especially along shoreline areas and to increase and restore wildlife habitat and biological diversity in new development projects.

6. Increase and restore wildlife and biological diversity in new development projects.

Environment Goal #2

Work to enhance the Mississippi River and Critical Area corridor for its long-term protection and enjoyment for all.

Policies

1. Encourage future construction to be sensitive to natural drainage systems in Lilydale. Building permits should not be issued for any development until the developer provides plans that show in detail the flow and dispersal of stormwater. The City Code will contain specific provisions and standards governing stormwater control and erosion.
2. Require that all new development or redevelopment proposals in all Districts be accompanied by a site plan that includes: an adequate and detailed description of the project, including activities undertaken to ensure consistency with the objectives of the Critical Area and MNRRA designations; maps that specify soil types, topography, and the expected physical changes in the site as a result of the development; measures that address adverse environmental effects; specific conditions with regard to buffering, landscaping and re-vegetation; standards to ensure that structures, roads, screening, landscaping, construction placement, maintenance, and storm water runoff are compatible with the character and use of the river; and opportunities for the establishment of open space and public viewing of the river whenever possible.
3. Prohibit development on a parcel of land within the City with an average slope greater than 18 percent when such slopes lie below a designated bluff line. Applicants for permits for projects proposed to occur greater than 12 percent shall submit an erosion and stormwater control plan to the City before a building permit is issued. In no case shall slopes over 40 percent be developed or altered.
4. Prohibit clear cutting of vegetation on slopes greater than 18 percent and on top of the bluff back from the slope. Selective cutting and trimming of vegetation on such slopes will be permitted as specified within the City Code.
5. Work with private property owners to buffer, re-vegetate, or retain the existing vegetation on their property along the City's the River corridor and encourage screening to reduce the visual impact along the river.
6. Prohibit structures to be erected within 40 feet of a designated bluffline and

require development or redevelopment projects that occur at the riverbank to utilize plantings or other appropriate means to stabilize the bank. In addition, require existing developments to incorporate plantings or other appropriate means to stabilize the bank on top of the bluff and near their structures.

7. Prohibit Billboards, signs, advertisements or any other public displays from being erected or constructed in Lilydale that are visible from the River or from any public view point of the River from Lilydale, specifically from Highway 13.

8. Examine amortizing nonconforming uses along the river corridor and prohibit reconstruction of non-conforming uses when 50 percent or more of the market value is destroyed.

9. Protect views of and from the River by limiting height to 35' or to a maximum of 50' through a permitted CUP or PUD process.

YEAR 2030 PLAN

The Comprehensive Plan provides a general framework for growth and development in Lilydale for the next 20 years. It establishes long-term targets for key components of the City, consistent with the community's goals and objectives. The Plan is specific enough to guide day-to-day development decisions and provides the policies, standards and principles that serve as the basis for updating the zoning ordinance and other controls that are enforceable under the City's police powers.

The Plan provides specific recommendations with regard to land use, transportation and community facilities, yet allows modification and continued refinement. The Plan illustrates general policy recommendations, but should always be taken in concert with the written goals and policies. There are four major elements that make up the character of Lilydale. They include: (a) Pattern of Development; (b) Transportation System; (c) Open Space; and (d) Business Districts. These major plan elements are as follows:

Pattern of Development

- 1) Encourages redevelopment of the River Bluff Center and Lilydale Tennis Club
- 2) Develops the I-35E/Highway 13 area as the City's business district.
- 3) Encourages continued pattern of multi-family and townhome development and redevelopment in the City.
- 4) Recognizes that Lilydale is a unique community due to its shape, location along the river, and past development history.
- 5) Encourages development and redevelopment to recognize and meet the goals of the Mississippi River Critical Area.

Road Pattern

- 1) Requires traffic studies for new development and redevelopment.
- 2) Consolidation of curb cuts and driveway access.
- 3) Prevents water problems by addressing drainage issues in existing and new developments.
- 4) Expands walkways and bike lanes and paths
- 5) Works to improve bike safety for bike commuters and recreational users.

Open Space/Community Facilities

Encourages St. Paul to continue to maintain and operate the Regional Park with a main entrance to the park not located in Lilydale.

Continues to contract with adjacent communities for police, fire, water and sewer service.

Preserves views, bluffs, trees, and scenic value of community.

Encourages increased bus service to support the senior population.

Encourage regional trail connections.

Seek to preserve and restore bluffs through conservation easements, donations and other measures.

LAND USE PLAN

The City of Lilydale is located in the central part of the Twin Cities Metropolitan Area on approximately 0.9 square miles of a strip of land along the Mississippi River in Dakota County. The City is comprised mainly of apartments, townhomes, and condominiums situated to take advantage of views of the river. In addition, there are a number of commercial operations. The City is bisected by two major roadways, Highway 13 and Interstate 35E, which intersect in the center of the City.

The land use component of the Comprehensive Plan provides a guide for future land development and redevelopment within the City. It identifies which lands should be used for residential, commercial, and public activities and describes the interrelationships between these areas and the types of projects and improvements within each area.

This plan focuses on the importance of maintaining the existing residential core of the City while putting forth recommendations for redevelopment in key parcels. Natural features, specifically the bluffs and the regional park, are also used to frame the City's development and to provide open space amenities for the entire community.

What follows is a description of the major elements of this Plan. Each of the major elements -- Residential, Commercial, Public Facilities, Transportation -- are described for the City. These elements are also illustrated in Figure 7.

BASIC ELEMENTS

1. Basic Planning Provisions

It is the intent of this Comprehensive Plan that Lilydale be a well-planned community with good housing, adequate parks and community facilities, an efficient transportation system, and ample neighborhood retail opportunities for residents and visitors alike. At the same time, the Plan recognizes that Lilydale is a unique community due to its shape, location along the river, and past development history. In addition to the recommendations for each of the elements described in this Plan, there are a number of basic tactics that are appropriate to all of the elements. Those tactics are described below:

Basic Tactics

- Zone all property in accordance with this Comprehensive Plan.
- Work with adjacent Cities to maintain adequate sewer and water service to all property in the City.
- Work with local internet companies to try to provide WiFi and DSL for residents.
- Work with local telephone companies to ensure that adequate telecommunication infrastructure serves the entire community.
- Work with Dakota County and Mendota Heights to coordinate any regional trails through the community.
- Work with County and State transportation departments to ensure Highway 13 and Interstate 35E are well maintained and free of congestion through the City for autos, bikers and pedestrians.
- Work with Mendota Heights to continue to provide police and fire service to the City.
- Follow the Metropolitan Council's 2030 Regional Blueprint for development of the Lilydale area.
- Work with MNRRA, the DNR, the Metropolitan Council, and the neighboring communities of Mendota and Mendota Heights to coordinate river corridor plans and projects.

Table 9
City of Lilydale
Future Land Use

Land Use	City of Lilydale		Gross Net*	
	Acres	Percent	Acres	Percent
Park/Open Space	269.96	47.4%	155.27	27.2%
Open Water	179.55	31.5%	179.55	31.5%
Multi-Family Residential	63.27	11.1%	49.63	8.7%
Right-of-Way	24.28	4.3%	18.22	3.2%
Mixed Use	17.12	3.0%	11.16	2.0%
Commercial	9.69	1.7%	8.28	1.5%
Single Family Residential	5.79	1.0%	3.42	0.6%
Public	0.37	0.1%	0.15	0.0%
Wetland			4.72	6.1%
Steep Slopes (18%+)			109.66	19.2%
Total City	570.04	100.0%	570.04	100.0%

*Gross acres minus wetland and steep slopes (18+)

RESIDENTIAL

1. Single Family Development

This land use category includes single-family detached housing. There are only seven single-family parcels in the community. Five parcels contain residential structures and two parcels are vacant. These parcels are scattered throughout the City and are generally well maintained. This plan supports the continued use of these parcels for single-family development. Adjacent higher intensity uses such as commercial or multi-family development should provide extra landscaping, setbacks and screening to soften their impact on any single-family parcels. The vacant parcels are along Victoria Avenue and by the Metropolitan Council Sibley Memorial Highway. Both would be appropriate family detached housing. This plan supports the development of those parcels under the R-1 district standards, which allows single family detached as permitted uses.

Implementation Strategies:

- Appropriate zoning in these areas is R-1.
- Encourage adjacent commercial and multi-family uses to provide extra landscaping or screening to minimize the impact on single-family homes.

2. Multi-Family Development

Lilydale is predominately a City of multi-family units consisting of rental apartments, owner occupied condominiums, and townhomes. These units typically cater to a senior population who want to be close to both Minneapolis and Saint Paul, have a view of the river, and live in a maintenance-free housing environment. Rents are typically higher than the metro average and reflect the high quality of the buildings and their scenic location along the Mississippi River. Currently, the City is fully developed and the continued maintenance of the City's existing multi-family housing stock will be the primary focus of this Plan.

Lower Lilydale and Affordable Housing

Due to its small size and its near full development, Lilydale cannot replace the affordable housing that had been removed for regional park purposes. The housing currently found in Lilydale is primarily for older couples and retirees. This type of housing allows older people from around the region to find housing in Lilydale, which in turn allows their previous home to be available to younger families and singles looking for their first home. Lilydale is not required to add affordable housing (Metropolitan Council - Summary Report: Determining Affordable Housing Need in the Twin Cities 2011 - 2020 A Report by an Advisory Panel to Metropolitan Council Staff (*January 2006*)). The pending Tennis Club redevelopment project provides an opportunity for affordable

housing since the density of the preliminary approved plan is more than 8 units per acre.

Implementation Strategies:

- Appropriate zoning in these areas is R-2, this district allows for more than 3 units per acre.
- Encourage continued use of high quality materials and landscape design in all existing and new multi-family developments.

COMMERCIAL

1. Existing Development

Lilydale is home to a small amount of commercial development centered around the Interstate 35E/Highway 13 intersection. This development includes a number of gas stations, restaurants, lounges, the Pool and Yacht Club and a number of small service and specialty shops located in the River Bluff Center Mall and Stonebridge. These commercial establishments are accessed from Highway 13, except for the Yacht Club, and serve both the City population and the traveling public along Highway 13. Most of these commercial uses are in good condition and continue to be well maintained. The Comprehensive Plan intends to strengthen and reinforce existing commercial areas. Building maintenance codes should be established and strictly enforced in commercial areas as well as the use of landscaping and high quality building materials. Commercial uses adjacent to residential areas should have additional screening and landscaping.

Implementation Strategies:

- Appropriate zoning in the commercial areas is B-1.
- Performance standards and zoning regulations should be reviewed, and strengthened if needed, to ensure that commercial areas do not adversely impact residential areas.
- Encourage the renovation or redevelopment of the River Bluff Center Mall to a modern community commercial area, perhaps intermixed with housing as part of a mixed-use project.
- Encourage the yacht club to protect its shoreline areas from erosion and to work with DNR, Army Corp of Engineers, and the National Park Service to reduce conflicts between recreational boating and commercial use of the River and to prevent erosion of the riverbank.

1. River Bluff

The River Bluff Center Mall is an older structure that is in nonconformance with fire codes, parking requirements, and Critical Area requirements regarding bluff protection and setbacks. There is an opportunity to redevelop the River Bluff Center Mall since this building is aging and in nonconformance with fire codes, parking and Critical Area requirements on bluff protection and setbacks. In

addition, it is potentially blighted as it is an older structure that has had deferred maintenance and is in need of major improvements to bring it up to code. This site is an excellent redevelopment opportunity and the City should work with the landowners to encourage its improvement. There is potential that this site could be a mixed-use development because of underutilized views of the river. When redeveloped, the River Bluff Center site should adhere to the following principles:

The site should be redeveloped into a modern retail complex focusing on those uses that support Lilydale's older population including such stores and services as Drug Store, convenience store/market, bank, clinic and health care clinic. At a minimum, the facilities should be upgraded to meet modern fire codes, parking requirements, and be in compliance with City and Critical area setbacks developed consistent with good environmental practice.

The City would entertain a mixed-use redevelopment project on this site that incorporates residential units above the ground floor retail. These residential units could then take advantage of the underutilized views of the river and provide an opportunity to have ramped or underground parking for the entire site.

Specific redevelopment concerns include traffic generation, access, and the impact on Highway 13. Any redevelopment will have to demonstrate how these concerns will be mitigated through a traffic analysis study.

Uses such as a gun shop, liquor store, lounges, bars and any adult oriented use is generally incompatible with the City and should be spaced so that they are not closer than 500 feet of each other or 500 feet of residential areas, schools, parks or other areas that attract people under 18 years of age.

Issues of stormwater drainage should be resolved prior to or during the redevelopment process.

The redevelopment should include high performance standards with architectural controls and the use of building materials and landscape design combined with an integrated site design.

Adhere to the Critical Area 40' setback.

2. Tennis Club

The Tennis Club has a proposed redevelopment submitted by Mendota Homes currently under review. Below is a representation of those plans that have been approved by the Lilydale City Council.

The City would entertain a mixed-use redevelopment project on this site. These residential units could then take advantage of the underutilized views of the river

and provide an opportunity to have ramped or underground parking for the entire site.

Specific redevelopment concerns include traffic generation, access, and the impact on Highway 13. Any redevelopment will have to demonstrate how these concerns will be mitigated through a traffic analysis study.

The City would encourage this mixed-use redevelopment to provide life cycle housing opportunities.

As this site is a Gateway to Lilydale, the redevelopment should include high performance standards with architectural controls and the use of building materials and landscape design combined with an integrated site design.

The City would encourage the type of development that would increase Lilydale's tax base.

This site commands natural resource restoration and management. This can be partially achieved through the implementation of stormwater management plans and corrective measures for the significantly eroded bluffs.