3. Land Use

WHAT'S INSIDE

- **Future Land Use Map (FLUM)**
- Future Land Use Categories
- Land Use-Zoning Relationship
- Focus Area Development Concepts
- Growth Opportunities
- Annexation Policy

The Future Land Use Plan is a resource intended for use by City staff and decision-makers, property owners, developers, and the general public. There are two essential components to the Plan:

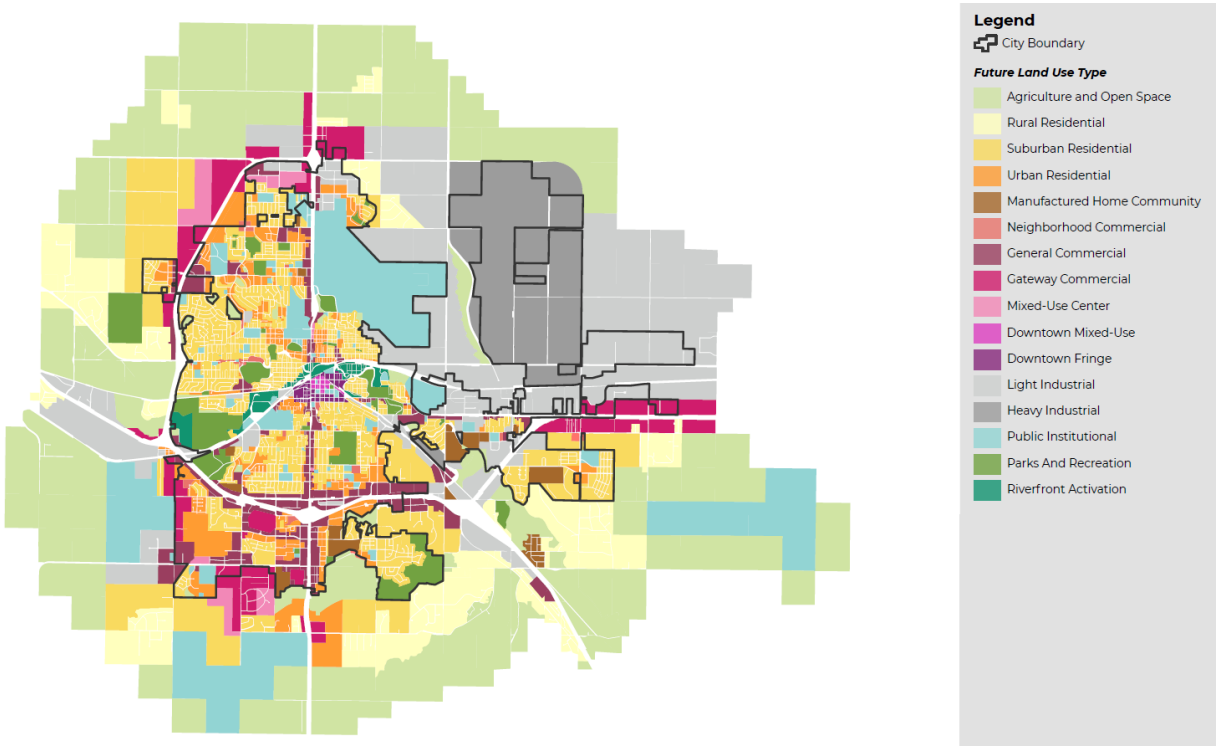
1. A **Future Land Use Map (FLUM)**, which identifies a preferred future land use for all existing development and planned growth areas.
2. A series of **future land use categories**, with a description of the category's primary purpose, intended uses, locational considerations, and development characteristics.

What is Land Use?

"Land use" describes the development pattern of human settlements. Within and around the City of Minot, land is used for farming, commerce, housing, recreation, and other uses. The use of land and scale of development vary throughout the city.

The land use pattern greatly impacts how people experience the community. It affects residents' ability to find suitable housing and access employment, goods, and services.

Minot's Future Land Use Map (FLUM) is a core component of the Comprehensive Plan. This city-wide map guides the location, scale, and character of development and provides the foundation for City planning and zoning decisions. **Figure 3.1** displays the FLUM in its entirety.



EXISTING LAND USE

The Comprehensive Plan was developed with a firm understanding of existing conditions. Before the FLUM was prepared, a map of existing land use was created. The **City Profile** document contains a map and analysis of the land use pattern that existed when the Comprehensive Plan was initiated. Note that the land use classifications and color scheme were modified for the FLUM.

FOCUS AREAS

The FLUM provides coverage for all of the city and its 2-mile extraterritorial area. However, within the planning area, five focus areas were prioritized due to unique opportunities for growth and change. These areas are:

- Northwest Growth Area
- Southwest Growth Area
- Downtown/Warehouse District
- Flood Impact Neighborhoods
- East Extraterritorial Area

Figure 3.2 through Figure 3.6 display the FLUM for these focus areas. In addition, 3-D concept renderings were developed for each area. Focus area maps and discussion begin on page 23.

FUTURE LAND USE CATEGORIES

Sixteen land use categories were created for the FLUM. Category names, abbreviations, and colors are displayed to the right. Each category is associated with a certain type or types of development. The following pages describe these categories in detail.

AOS	Agricultural + Open Space
RR	Rural Residential
SR	Suburban Residential
UR	Urban Residential
MHC	Manufactured Home Community
NC	Neighborhood Commercial
GC	General Commercial
GWC	Gateway Commercial
MUC	Mixed-Use Center
DMU	Downtown Mixed-Use
DF	Downtown Fringe
LI	Light Industrial
HI	Heavy Industrial
PI	Public and Institutional
PR	Parks and Recreation
RA	Riverfront Activation

Agriculture and Open Space (AOS)

Description

Land devoted to crop production, rearing of animals to provide food and products, natural areas to be preserved, or land with limited development potential due to topography or potential to be flooded.

Related Land Use Categories

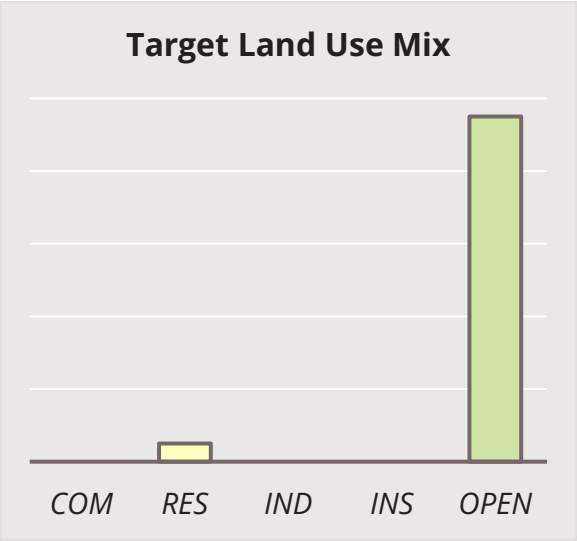
- Parks and Open Space
- Public and Institutional
- Rural Residential

Complementary Zoning District(s)

- AG, P

Development Characteristics

- Large, contiguous tracts preserve agricultural and open space functions
- Rural development fronts on County highways
- Large setbacks preserve rural character and maintain right-of-way flexibility for future growth
- Development lacks most municipal services and facilities



The AOS category preserves opportunities for farming, ranching, and agricultural tourism within Minot's extraterritorial area. Land subdivisions should be minimized and large acreages maintained to retain flexibility for future development. Agricultural areas that are not contiguous with the city boundary should remain in agricultural use until municipal expansion occurs.

Parks and Recreation (PR)

Description

Public or private land reserved for parks and recreational activities including playgrounds, aquatic facilities, sports fields, recreation centers, golf courses, trails, and greenbelts.

Related Land Use Categories

- Public and Institutional
- Urban Residential
- Suburban Residential
- Mixed-Use Center
- Downtown Mixed-Use

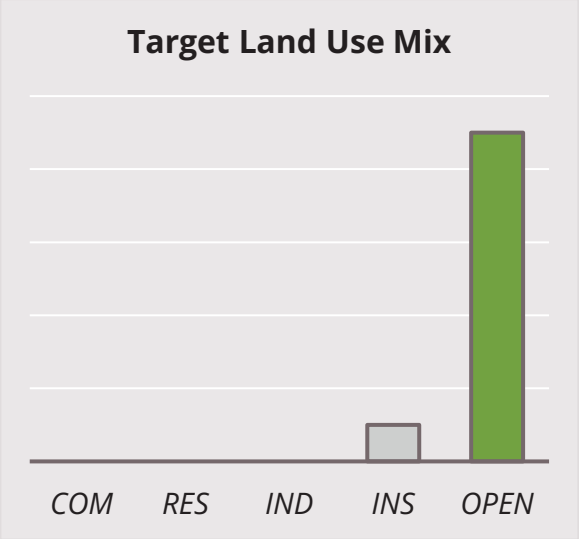
Complementary Zoning District(s)

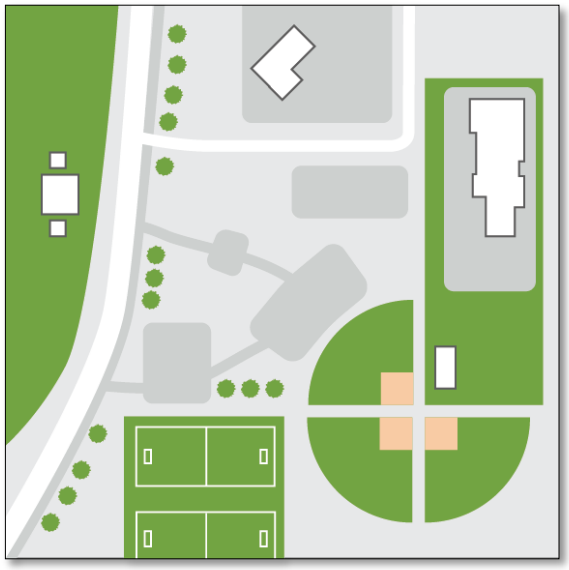
- AG, P, RR, R1, R1S, R2, RM, R3C, RH, MH, C1, C2, CBD

Development Characteristics

- Located throughout the community to ensure equitable access
- Sidewalks and trail connections within and between developments
- Support a variety of active and passive recreation uses and events planning
- Generally maintained by public entities, such as Minot Park District

Chapter 7 reviews Minot's parks and trails system in more detail.





The PR category supports physical and mental health and promotes personal and social development. These areas can be integrated in all neighborhood types, within the broader land use context. Viewed as a system, Minot's parks should collectively provide a variety of facilities to support a range of uses and activities for all ages and abilities.

Riverfront Activation (RA)

Description

Land reserved along riverfronts and waterways for trails, recreational activities, and publicly accessible open spaces that can be impacted by occasional flooding. May include flood control structures and existing railroad facilities.

Related Land Use Categories

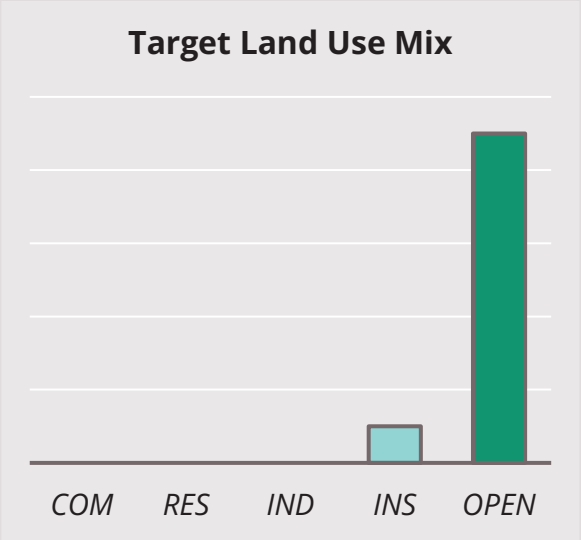
- Parks and Recreation
- Public and Institutional

Complementary Zoning District(s)

- RM, R3C, RH, CBD, GMU, P

Development Characteristics

- Very limited development intensity with high pervious surface coverage
- Development promotes physical access and visual connections to the Souris River
- Development promotes expanded recreation opportunities along and adjacent to the river
- Expansive trail system connects Flood Impact Neighborhoods and recreational focal points throughout the river corridor



The RA category shares some overlap with the PKOS category, but are generally developed at lower intensity, have less formal programming, and bring a unique focus to the river.

Rural Residential (RR)

Description

Single-family residential development located on very large, individual lots, typically with minimal utility services and on-site wastewater treatment. Minimum 1 to 5-acre lot sizes. Some accessory uses, including home occupations and accessory dwelling units, as allowable by zoning.

Related Land Use Categories

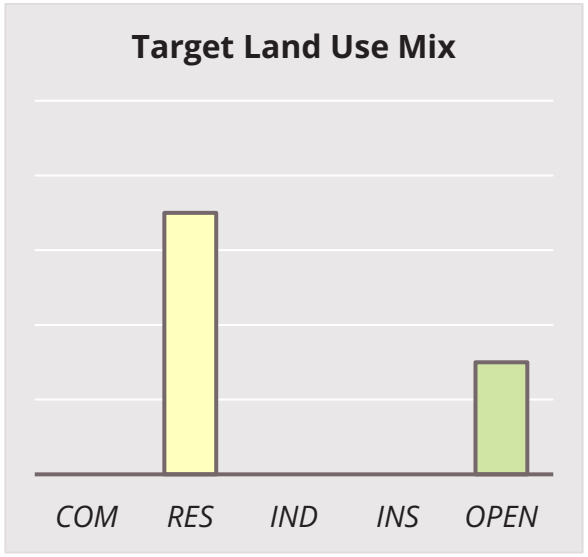
- Agriculture and Open Space

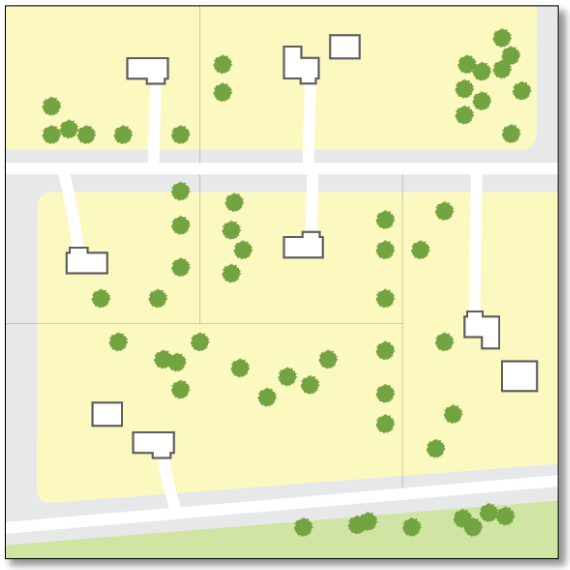
Complementary Zoning District(s)

- RR, P

Development Characteristics

- Large lots preserve rural character
- Planned multi-lot subdivisions promote efficient development and preserve open space and agricultural areas
- Homes front on highways or local roads and observe access spacing guidelines
- Subdivisions designed to accommodate redevelopment and future extension of urban services
- Recreational trails provided as feasible





While rural residential provides a necessary housing option, this development can also be achieved in other jurisdictions located outside of Minot's ETA. Rural residential has limited value to the City and contributes to sprawl. Therefore, rural residential development must be contained within RR areas identified on the FLU map.

Suburban Residential (SR)

Description

Traditional single-family residential development with detached and attached single-family dwelling units on lots 7,500 sq. ft. or more in size, developed at 3 to 9 dwelling units per gross acre. May include non-residential uses such as child daycare centers, assisted living facilities, schools, and other institutional uses.

Related Land Uses

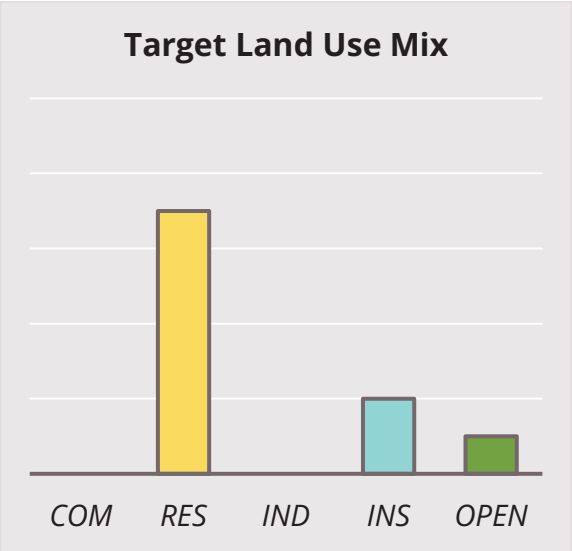
- Urban Residential

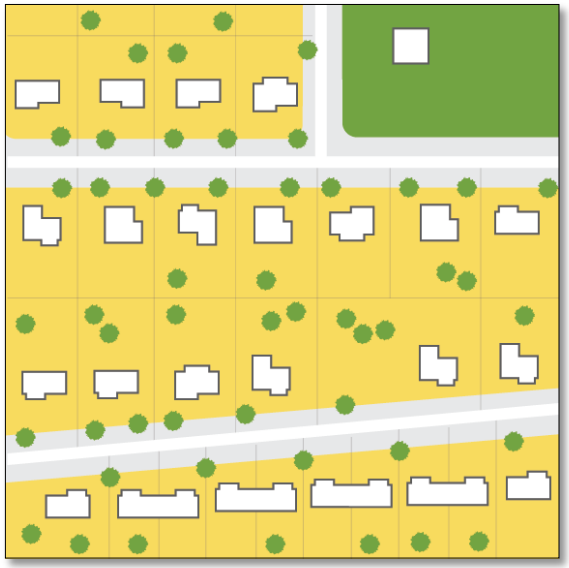
Complementary Zoning District(s)

- R1, R1S, R2, RM, R3C, P

Development Characteristics

- Includes a wide variety of detached housing with interspersed attached housing
- Complete, accessible sidewalks located on both sides of street
- Boulevard trees are encouraged
- Buildings oriented toward the street
- Safe and convenient access to schools and parks





The SR category provides for traditional single-family homes and complementary neighborhood uses. Neighborhood sidewalks, streetscaping, and thoughtful home design create a walkable environment.

Urban Residential (UR)

Description

A mix of single-family detached and horizontally attached residential dwelling units, developed at 6 to 12 dwelling units per gross acre, and vertically attached residential, developed at 18+ dwelling units per gross acre. May include non-residential uses such as select neighborhood commercial uses, child daycare centers, assisted living facilities, schools, and other institutional uses.

Related Land Uses

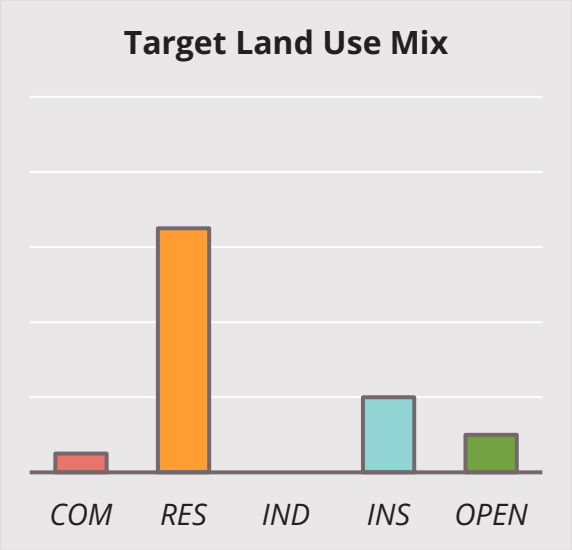
- Suburban Residential
- Neighborhood Commercial
- Mixed-Use Center

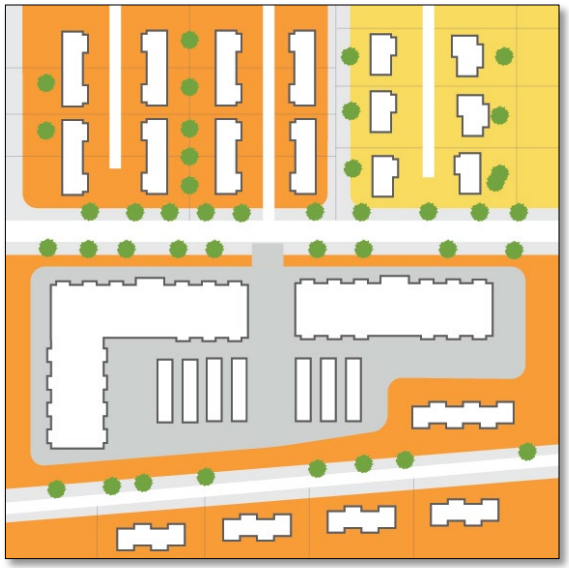
Complementary Zoning District(s)

- RM, R3C, RH, C1, P

Development Characteristics

- Includes larger-scale developments with unified site design and traditional housing in core neighborhoods
- Open space and amenities integrated into development concept
- Sidewalk and trail connections to adjacent development
- Accessible transit service





The UR category enables increased density to expand the variety of Minot's housing stock and fill housing gaps. Apartments, condominiums, and townhomes are the prominent housing types, though single-family homes may be interspersed. Compact lots and efficient site design support walkability and allow for efficient use of municipal services.

Manufactured Home Community (MHC)

Description
A planned residential community consisting of pads for manufactured homes and related amenities, developed at 6 to 12 dwelling units per gross acre.

Related Land Uses

- Suburban Residential
- Neighborhood Commercial

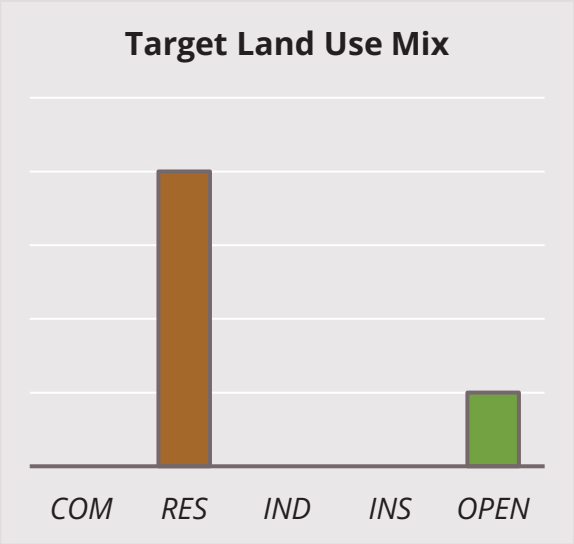
Complementary Zoning District(s)

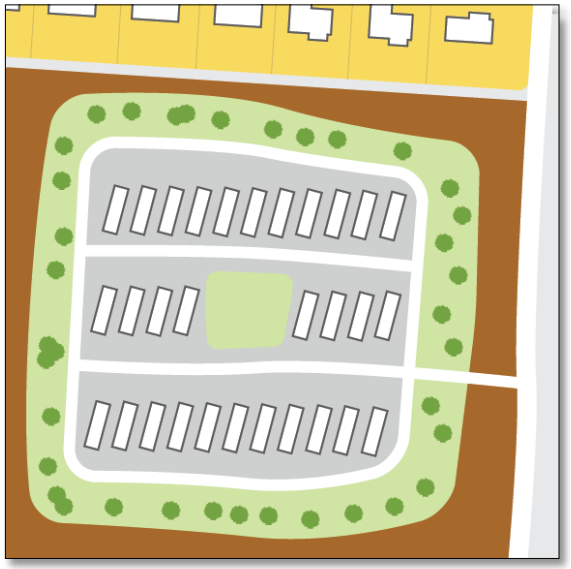
- MH, P

Development Features

- A planned single-family community with pads for rent and homes available to own or lease
- Compact housing development with narrow, shared streets
- May include mobile homes (built prior to June 15, 1976) and modern manufactured homes

Chapter 5 reviews community housing needs and opportunities in more detail.





Manufactured housing is an affordable market-rate homeownership opportunity. MHCs are valued by retirees who want to downsize, households looking to take a step toward owning a traditional site-built home, and others who appreciate the sense of community that MHCs can provide. The MHC category supports the maintenance and modernization of existing manufactured home communities in Minot.

Neighborhood Commercial (NC)

Description

Small-scale retail and office spaces intended to serve the daily needs of nearby residents. Typical land uses include daycares, assisted living facilities, small office, convenience stores and other neighborhood-serving uses. Individual neighborhood developments are generally between 1 to 10 acres and should accommodate pedestrian and bicycle circulation.

Related Land Uses

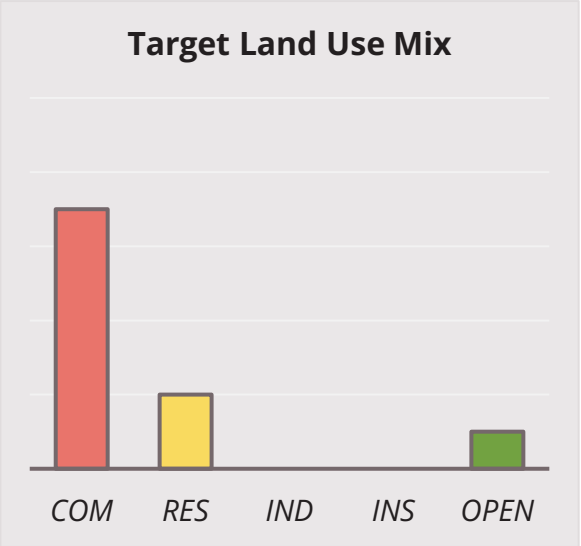
- Urban Residential
- Suburban Residential

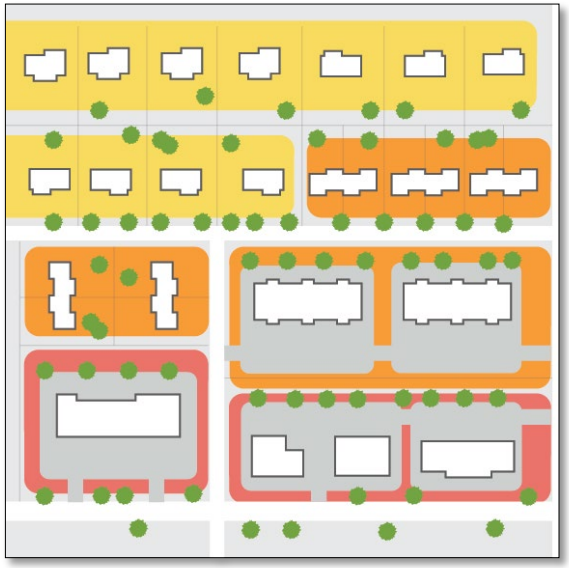
Complementary Zoning District(s)

- C1, GMU, P

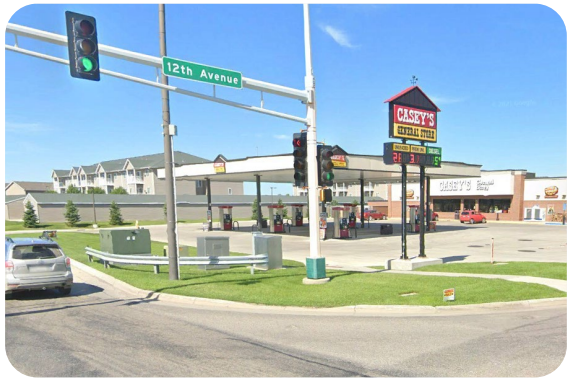
Development Characteristics

- Neighborhood market area
- Generally located along collector streets/prominent intersections
- Development accommodates pedestrian and bicycle circulation
- Parking designed at neighborhood scale
- Buffering/landscaping incorporated to soften the transition to residential
- May have limited hours of operation





The NC category is designed to improve the land use mix by permitting neighborhood-serving retail or non-retail commercial development within and adjacent to residential areas. NC uses are generally located near higher-density residential but can also be incorporated around single-family neighborhoods with attention to site design and operating standards.



General Commercial (GC)

Description

May include a wide variety of stand-alone, single-tenant commercial and office buildings, retail shopping centers, business parks, restaurants, and hotels. Sites are generally less than 20 acres.

Related Land Uses

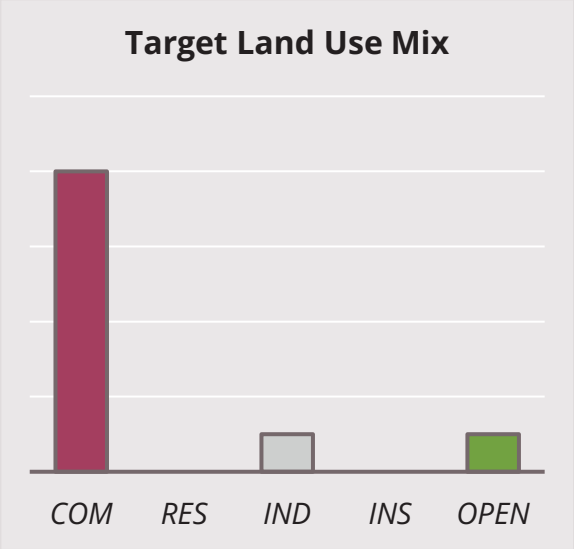
- General Mixed-Use
- Urban Residential
- Light Industrial

Complementary Zoning District(s)

- C2, GMU, P

Development Characteristics

- Regional market area
- Generally concentrated within higher-volume roadway corridors and traffic nodes, which are accessible through Minot's transit system
- Site design promotes internal circulation for automobiles and pedestrian traffic
- May include ancillary light industrial activities of limited scale
- Complementary landscaping and pervious groundcover support stormwater management



The GC category supports a variety of shopping and dining experiences, regional employment, and business development. The future land use map emphasizes commercial growth opportunities in underserved areas of the community.

Gateway Commercial (GWC)

Description

Areas designed for larger-scale retail, entertainment, and office uses typically located along high traffic corridors. These retail and entertainment uses are intended to serve larger areas and the motoring public and typically consist of large box stores and multi-tenant shopping centers. Sites are generally greater than 20 acres.

Related Land Uses

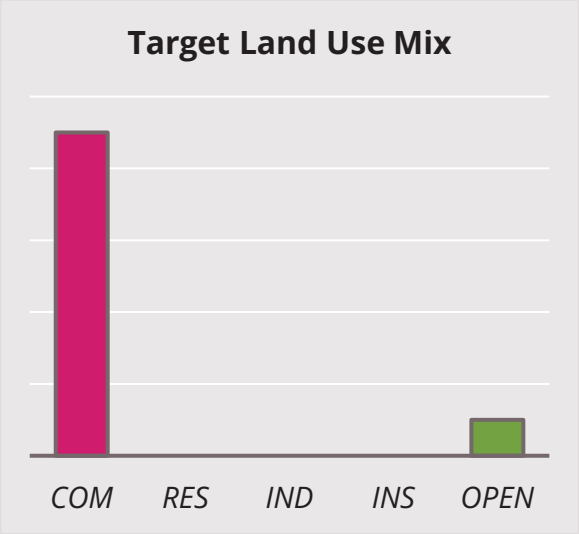
- General Commercial

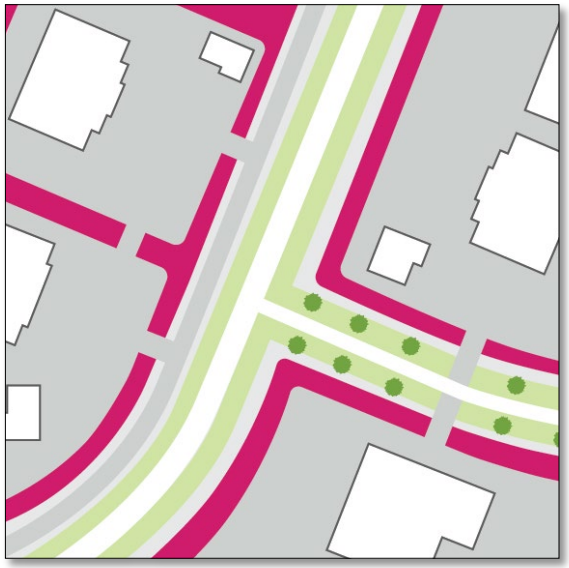
Complementary Zoning District(s)

- C2, OP, GMU, P

Development Characteristics

- Highway-focused commercial development with larger sites, buildings, and parking areas
- Site design promotes internal circulation for automobiles and pedestrian traffic
- Complementary landscaping and pervious groundcover support stormwater management





The GWC category is intended to reserve developable tracts for large retailers and office parks, as part of Minot's economic development strategy to attract anchor tenants and concentrated job growth. A thriving business community is essential to Minot's quality of life.

Mixed-Use Center (MUC)

Description

Areas developed with a mix of residential and commercial uses in a unified development consisting of single-use buildings (horizontal mixed-use) or multi-use buildings (vertical mixed-use).

Complementary Land Uses

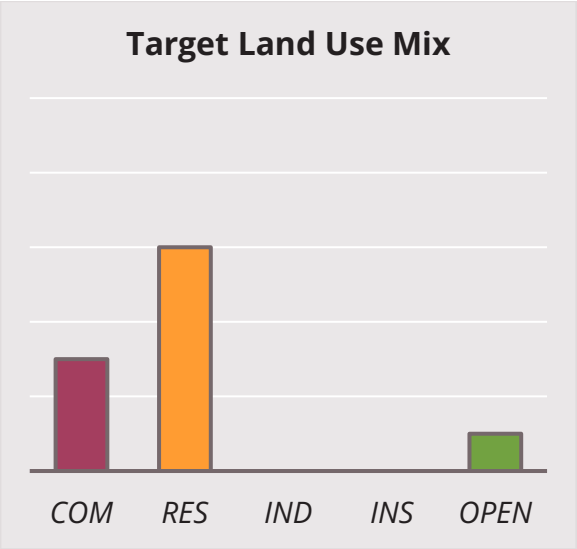
- General Commercial
- Urban Residential

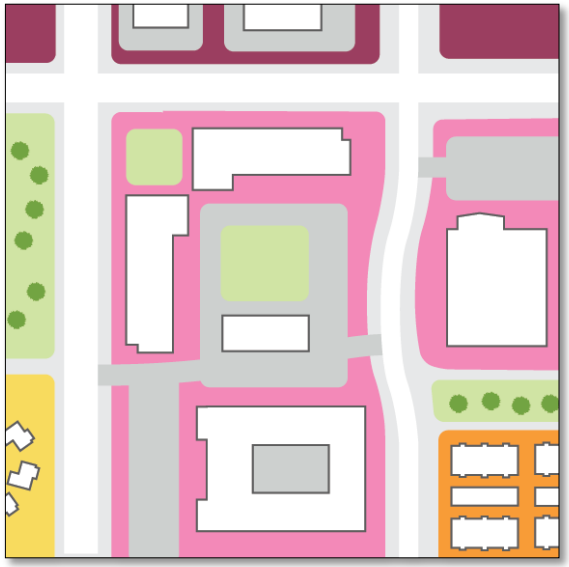
Complementary Zoning District(s)

- GMU, P

Development Characteristics

- Streets and public spaces support activity and balance travel modes
- Buildings engage the street with minimal setbacks
- Active commercial uses encouraged on first floor of buildings
- May include shared parking areas or underground parking, with surface parking generally oriented away from the street
- Development design concept creates signature feel





The MUC category is intended to create active, mixed-use nodes outside of Minot's downtown core. Mixed-use development places the focus on neighborhood living, with blended uses accommodating many daily needs and reinforcing the sense of community.

Downtown Mixed-Use (DMU)

Description

Traditional mixed-use development consisting of multi-story buildings. The first floor is prioritized for retail uses with office and residential uses located on the upper floors. On-site parking is limited to on-street, underbuilding, or structured.

Related Land Uses

- Downtown Fringe
- Riverfront Activation

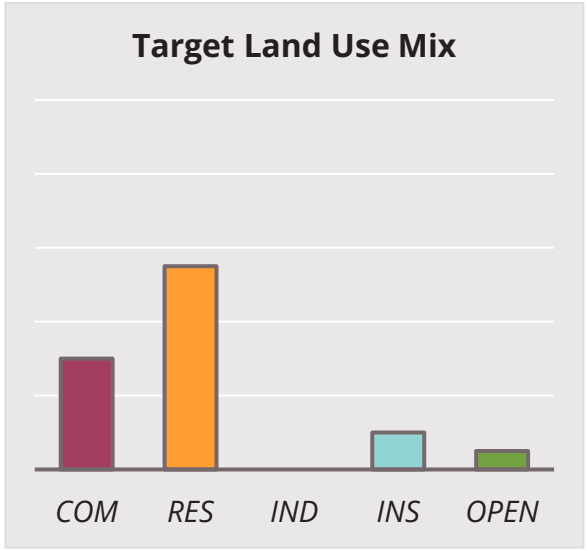
Complementary Zoning District(s)

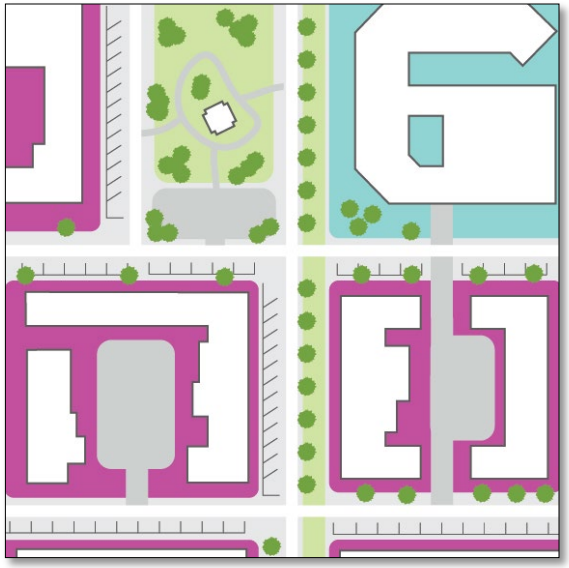
- CBD, P

Development Characteristics

- Includes the tallest, most intensive buildings within the community
- Streets and public spaces prioritize pedestrians over other travel modes
- On-street parking provides direct access to destination retail areas
- Adaptive reuse of vacant/underutilized buildings
- Emphasis on increasing tree cover and public green space

Chapter 8 includes a vision for Downtown Minot.





Minot's downtown is the historic heart of the community, but concerted effort and care are needed to make it thrive. Downtown is subject to unique programs, plans, and policies that are designed to promote a high standard for aesthetics and a unified economic development strategy.

Downtown Fringe (DF)

Description

Areas on the fringes of downtown and developed with a flexible mix of high-density (minimum 12 units per gross acre) residential and commercial uses including the adaptive reuse of existing buildings and sites. Buildings may be one or more stories with single or multiple uses.

Related Land Uses

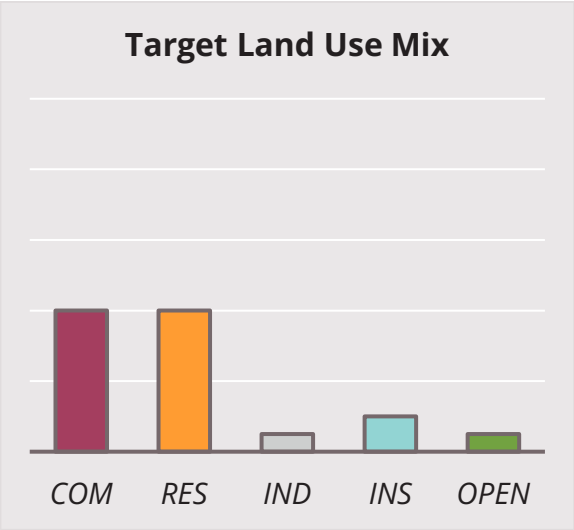
- Downtown Mixed-Use
- Riverfront Activation
- Light Industrial

Complementary Zoning District(s)

- RH, C2, CBD

Development Characteristics

- Less intensive than DMU, but retains emphasis on walkable development
- Expanded range of commercial uses with more non-retail than DMU
- All new building construction should be multi-story
- Adaptive reuse of vacant/underutilized buildings
- Buildings oriented toward the street



The DF category is an extension of the downtown core but may have more flexible development standards than DMU. DF areas are generally separated from downtown by physical barriers, including Broadway Avenue, Burdick Expressway, and the railroad. Opportunities to improve connections to downtown are limited but should continue to be explored.

Light Industrial (LI)

Description

Areas for office and research facilities, light manufacturing and assembly, shipping and distribution, wholesale, and limited commercial uses with all activities occurring within an enclosed building and with very limited outdoor storage and display.

Related Land Uses

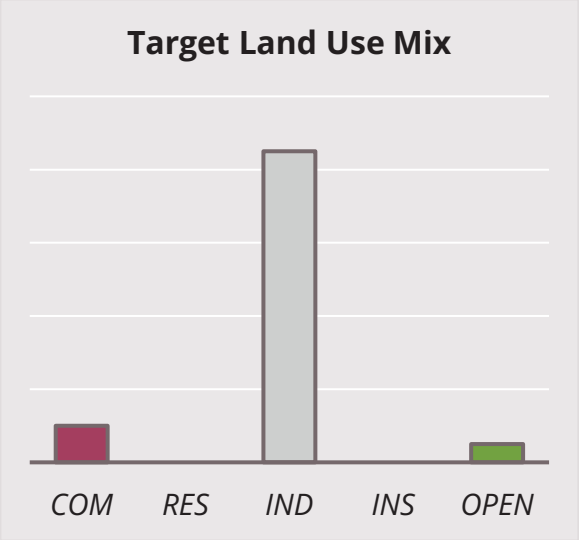
- General Commercial

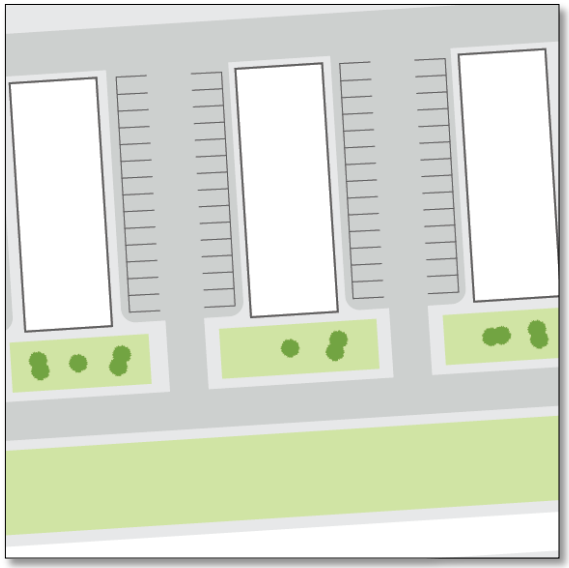
Complementary Zoning District(s)

- M1, I1

Development Characteristics

- Development is conducive to industrial park setting
- Buildings generally emphasize utility over aesthetics
- Buildings offer multiple interior spaces to a variety of occupants
- Development is auto-oriented but sidewalk connections may be available
- Moderate landscaping with buffering/shielding incorporated as necessary





Light industrial areas support local enterprise and good-paying jobs. Common uses include self-storage, offices, repair services, and light manufacturing. Industrial activities that generate excessive noise, fumes, glare, hazards, or other nuisances are not appropriate. Retail sales may be included if they do not generate high levels of activity.

Heavy Industrial (HI)

Description

Land devoted to large-scale assembly of goods and material processing, heavier manufacturing and assembly, shipping and distribution, wholesale trade uses and mineral extraction. Activities may occur outdoors and along with outdoor storage of materials and goods.

Related Land Uses

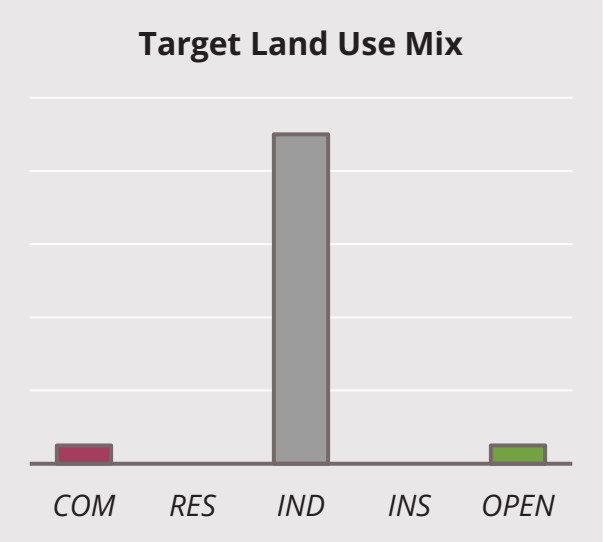
- Light Industrial

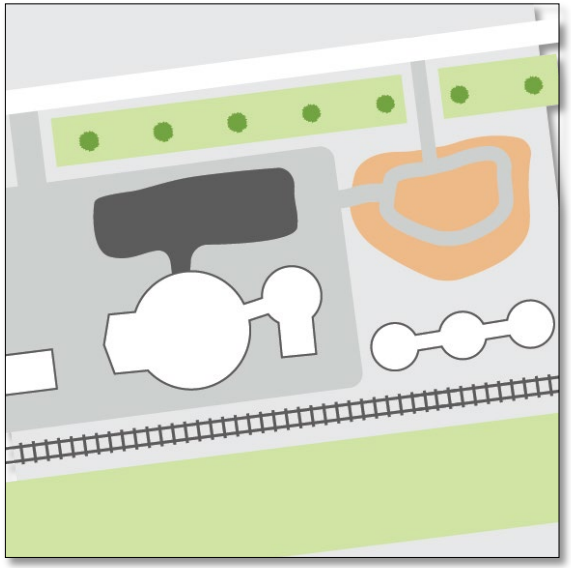
Complementary Zoning District(s)

- M2, I2

Development Characteristics

- Sited and designed for convenient access to freight (trucks and rail) and material inputs to production
- Requires large acreages and a high level of municipal services, including fire protection
- Related industries co-locate to produce supply-chain efficiency and aggregation effects
- Design standards common to other land use categories are less applicable to HI, apart from defining the edge between more sensitive uses





The HI category supports Minot's economic base and connects the city to rural-based commodities, including raw agricultural and energy products. HI is the most intensive land use category, is locationally dependent, and is very challenging to redevelop/ repurpose for alternative uses; it should be protected from encroachment by incompatible uses.

Public and Institutional (PI)

Description

The Public and Institutional land use category includes land owned or operated by a public or semi-public entity or institution including land owned or operated by the city, school district, county and state. Institutional land uses include airports, colleges/universities, schools, libraries, landfills, communication and utility facilities, transit centers, water/sanitary sewer plants, police and fire facilities, cemeteries, post offices, hospitals, government offices and civic centers.

Related Land Uses

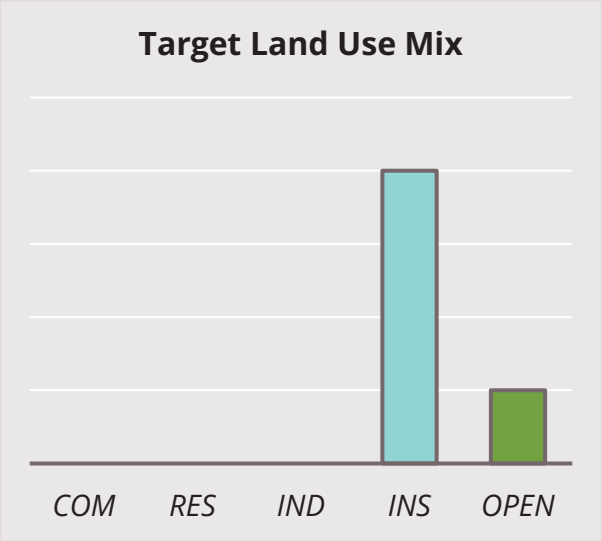
- Urban Residential
- Suburban Residential
- Parks and Open Space

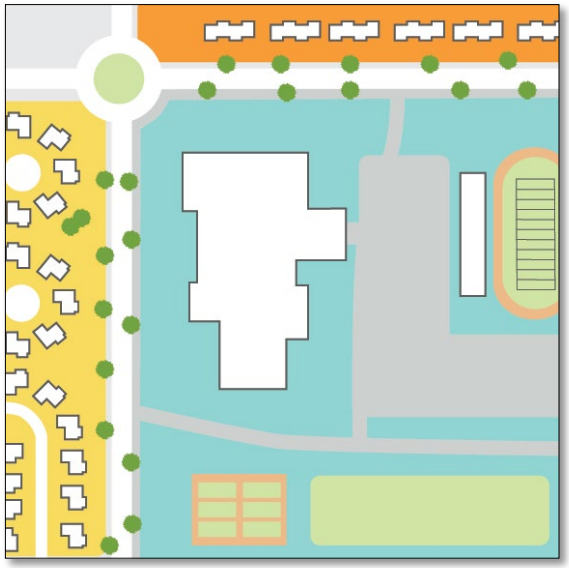
Complementary Zoning District(s)

- AG, P

Development Characteristics

- Special use category that is not primarily associated with production, trade, or dwelling activities
- Campus-type environments emphasize multimodal connectivity, shared spaces, and coordinated site design





The PI category supports a variety of public and quasi-public uses. PI land uses run the gamut from public utilities to neighborhood schools and can be incorporated within any land use context. Although this land use category will expand as Minot grows, the FLUM does not identify locations for future PI uses beyond those which are confirmed in 2022.

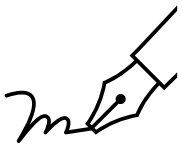
FUTURE LAND USE MAP

Living Document

This section contains the Future Land Use Map created for the 2040 Comprehensive Plan Update. It includes a citywide map, with detailed maps and discussion for planning focus areas. **The FLUM is a living document that will occasionally be revised through a public hearing process. The City of Minot maintains the official, adopted FLUM within its geographic information system (GIS).**

How to Use the Map

The Planning Commission uses the FLUM to make decisions on rezonings, subdivisions, and related matters.



The FLUM also guides investment decisions by private markets and individual property owners. Developers use it to determine the options for their site and understand how development should fit within the community's vision and the broader growth context.

The FLUM also guides capital infrastructure investments by the City of Minot and surrounding communities, by identifying the location and intensity of future growth. The land use arrangement depicted on the map will also influence the City's transportation plans.

FLUM Amendments

The FLUM is a living document that may be adjusted occasionally according to procedures established by the Planning Commission. In future growth areas with minimal platting, the boundaries of the future land use categories are not intended to be precise. FLUM boundaries may be refined as development that occurs. Most land use classifications share some commonality or level of compatibility with at least one other category. If a land use change is desired, administrators should encourage a change to a related land use category (e.g., General Commercial to Gateway Commercial), which may be accommodated with minimal impact to neighborhood character. Significant land use deviations should be avoided. If the community finds that the FLUM requires extensive changes, this may signal a need to update the Comprehensive Plan. The Comprehensive Plan is intended to be updated every 10 to 15 years to maintain its usefulness.

Focus Area Concepts

This section includes a series of focus area concept renderings that build on the FLUM. Each concept evokes a general representation of future development that responds to the needs and opportunities identified for each focus area. They may inform future growth but do not depict actual site plans.

Land Use-Zoning Relationship

The FLUM is NOT a zoning map. The FLUM reflects the desired future development pattern for the City of Minot. Minot's official Zoning Map and Zoning Ordinance are legally binding documents that regulate uses and development requirements for specific parcels. Proposed zoning changes require a public hearing, as do FLUM amendments. The City typically does not rezone property unless development is imminent. This means that the FLUM does not always match the zoning map. Generally, however, the City strives to maintain consistency between the two. If a rezoning is proposed that is not consistent with the FLUM, the Planning Commission will require a land use amendment in addition to the zone change, and the rezoning request should be subject to a higher level of scrutiny. **Table 3-1** shows how the future land use categories relate to Minot's Zoning Districts, as adopted in 2021.

Table 3-1. Zoning and Land Use Relationship

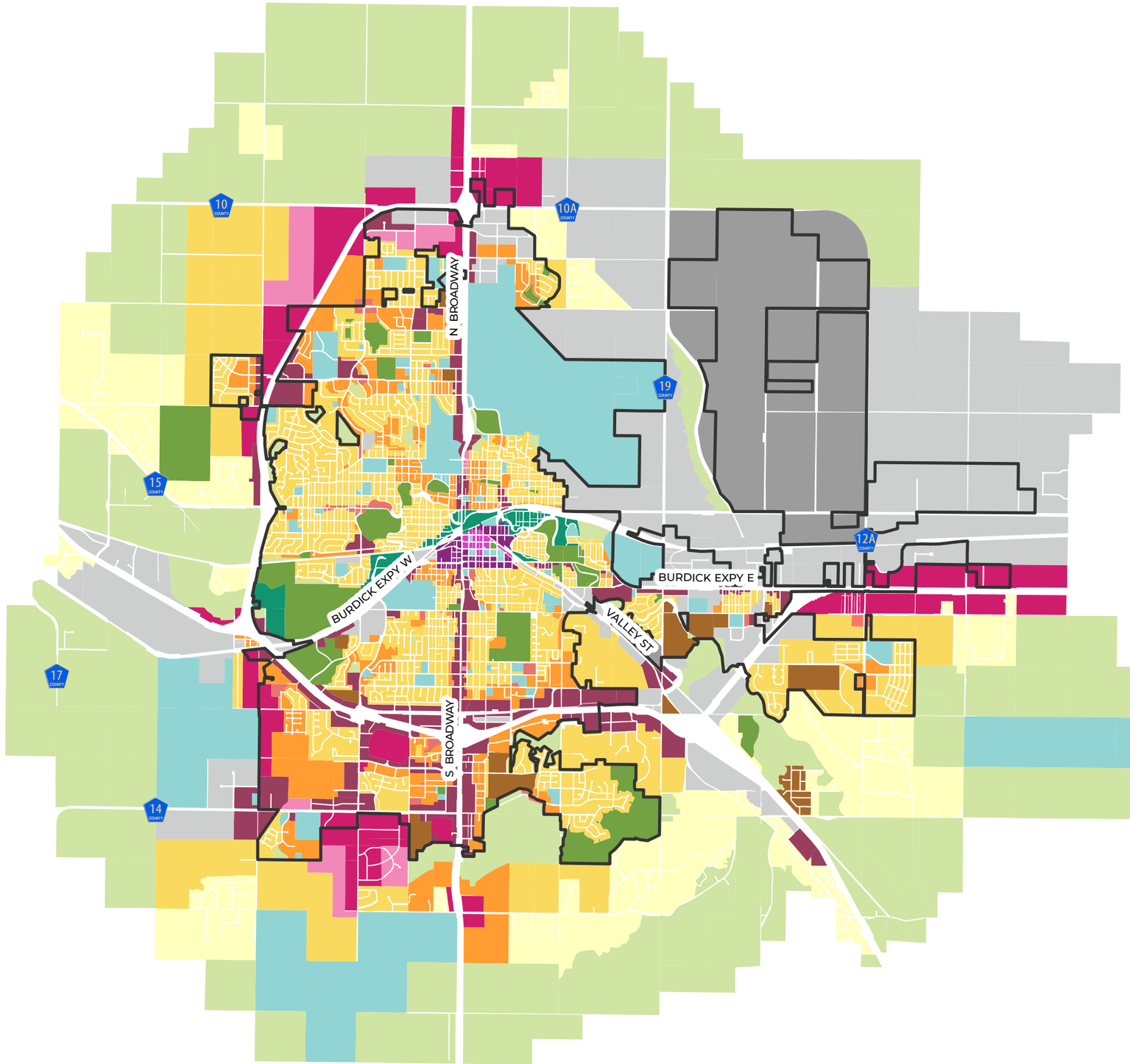
LAND USE CATEGORY	ZONING DISTRICT																	
	AG	RR	R1	R1S	R2	RM	R3C	RH	MH	C1	C2	CBD	OP	GMU	M1	M2	I1	I2	P
AOS	■																		■
RR		■																	■
SR			■	■	■	■	■												■
UR				■		■	■	■		■									■
MHC									■										■
NC										■				■					■
GC											■			■					■
GWC											■		■	■					■
MUC														■					■
DMU												■							■
DF								■			■	■							■
LI															■		■		■
HI																■		■	■
P + I	■																		■
PR		■	■	■	■	■	■	■	■	■	■	■							■
RA						■	■	■				■		■					■

CITY OF MINOT

2040 Comprehensive Plan

Future Land Use Map

Figure 3-1



Legend

City Boundary

Future Land Use Type

- Agriculture and Open Space
- Rural Residential
- Suburban Residential
- Urban Residential
- Manufactured Home Community
- Neighborhood Commercial
- General Commercial
- Gateway Commercial
- Mixed-Use Center
- Downtown Mixed-Use
- Downtown Fringe
- Light Industrial
- Heavy Industrial
- Public Institutional
- Parks And Recreation
- Riverfront Activation

Miles

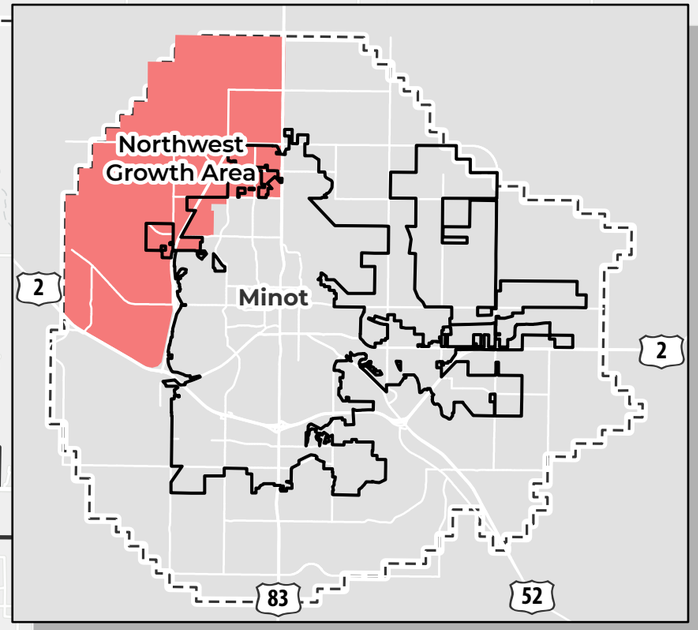
0 0.5 1 1.5 2

CITY OF MINOT

2040 Comprehensive Plan

Future Land Use Map: Northwest Growth Area

Figure 3-2



Legend

- City Boundary
- 2-Mile Boundary

Land Use Type

- Agricultural and Open Space
- Rural Residential
- Suburban Residential
- Urban Residential
- Manufactured Home Community
- Neighborhood Commercial
- General Commercial
- Gateway Commercial
- Mixed Use Center
- Light Industrial
- Public and Institutional
- Parks and Recreation

0 0.25 0.5 0.75 1 Miles

83
62ND AVE NW
30TH ST NW
10
30TH AVE NW
N BROADWAY
21ST AVE NW
8TH ST NW
15
16TH ST NW
3RD ST NE
17
83
BURDICK EXPY W
2
S BROADWAY
3RD ST SE
HIAWATHA ST
13TH ST SE
52
VALLEY ST
16TH AVE SW
19
27TH ST NE
BURDICK EXPY E
2

Northwest Growth Area

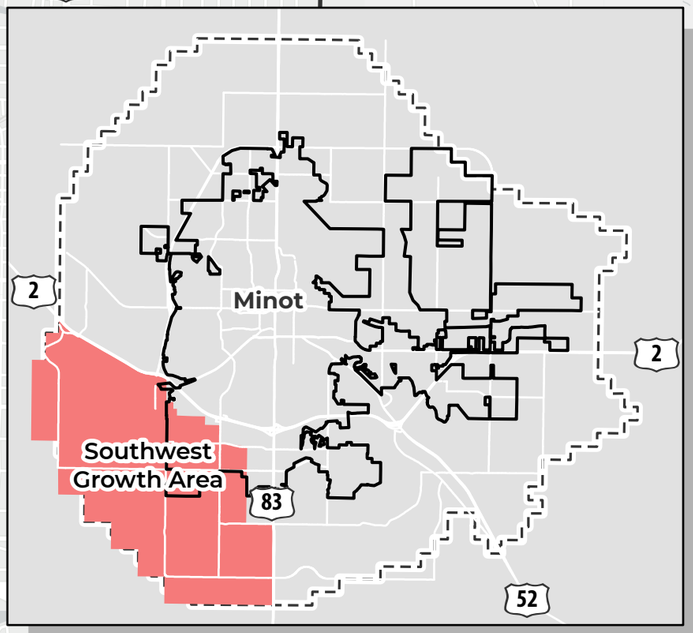
The FLUM identifies a mix of commercial, residential, and institutional uses within the Northwest Growth Area. A key objective for this focus area is to expand commercial retail opportunities on the north side of Minot. Development is focused around the Northwest Bypass. Future connections to and through the Northwest Bypass are critical to further develpoment of this area. The 2035 Transportation Plan envisions interchange connections to be developed at 30th Avenue NW and 21st Avenue NW, and the extension of 36th Avenue NW (CR 10). Commercial and mixed-use development opportunities are planned adjacent to these nodes. Commercial development will be attracted by the accessibility and visibility of the bypass corridor, with demand increasing once the Minot North High School is constructed. As development occurs, access management will be crucial to maintain the essential mobility function of the bypass. The Gateway Commercial category can support access management, due to large development sites with internal traffic circulation.

CITY OF MINOT

2040 Comprehensive Plan

Future Land Use Map: Southwest Growth Area

Figure 3-3



Legend

- City Boundary
- 2-Mile Boundary

Land Use Type

- Agricultural and Open Space
- Rural Residential
- Suburban Residential
- Urban Residential
- General Commercial
- Gateway Commercial
- Mixed Use Center
- Light Industrial
- Public and Institutional

0 0.25 0.5 0.75 1 Miles

Southwest Growth Area

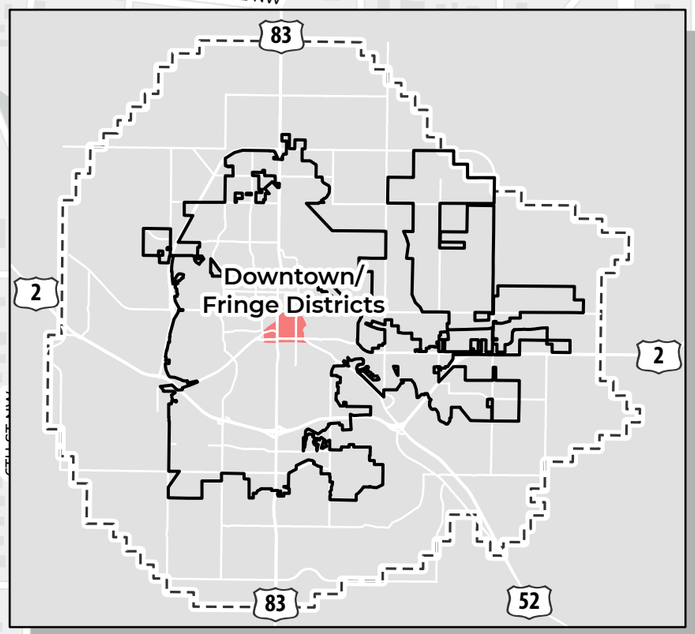
The Southwest Growth Area is anchored by Trinity Hospital. Future growth is concentrated along 37th Avenue South SW. A mixed-use development is planned north of the hospital site (The Tracks). This area would be ideal for hospital-supportive uses such as medical offices or senior housing. Other commercial uses and supportive residential fill out the growth area to 54th Avenue SW.

Development must be coordinated with highway system improvements. To develop the Gateway Commercial area from US 2 to 37th Avenue SW, an interchange could be constructed at Burdick Expressway and/or the Northwest Bypass and connect to the north/south alignment of 30th Street SW. Highway improvements would impact existing development and would require some existing homes to be relocated. Corridor alignments can be preserved by maintaining Agricultural zoning and avoiding further subdivisions within this area until highway planning is solidified. The City could also complete a master plan to formalize roadway alignments in the Southwest Growth Area.

Concept for a Mixed-Use Center along 37th Avenue SW, north of the hospital site.

Development must also account for Minot's solid waste landfill, which is located on 20th Avenue SW. As the landfill's active waste cell has risen, residents have complained of windblown debris. Landfill expansion plans (addition of Cell 7) will help alleviate this problem and should provide capacity for another 20 years. The City has reviewed alternative landfill sites but is currently focused on executing the landfill master plan, which includes a recycling transfer station that will be accessible from 37th Avenue South. The FLUM protects Minot's solid waste management facilities by retaining buffers against future incompatible development.

37th Ave SW
30th St SW



CITY OF MINOT

2040 Comprehensive Plan

Future Land Use Map: Downtown/Fringe Districts

Figure 3-4

Legend

- City Boundary
- 2-Mile Boundary

Land Use Type

- Downtown Mixed Use
- Downtown Fringe
- Parks and Recreation
- Public and Institutional
- Riverfront Activation

Downtown Subdistricts

- Civic Square District
- Warehouse District
- SODO District

0 200 400 600 800 Feet

Downtown/Fringe Districts

Minot's Downtown has improved bit by bit, with strategic streetscaping, business development, façade improvements, and expanded events programming. Looking forward, Downtown will be shaped by flood protection improvements, the expansion of Central Campus Middle School (with high school relocation), and the relocation of imporant Trinity Hospital facilities. These changes will initially pull activitiy from Downtown, but will ultimately trigger large opportunities for reinvestment and renewal.

The Comprehensive Plan envisions an intensified Downtown core, with a focus on adding retail and residential to the Downtown Mixed-Use area. Three sub-districts are identified within Downtown and the Downtown Fringe. **(Figure 3-4)**:

South Downtown (SODO) District. This area focuses on Trinity and related health care properties, some of which will be vacated by Trinity's relocation, and some that Trinity will hold on to. Adaptive reuse focuses on residential and commercial (e.g., hotel)

The development concept for Downtown emphasizes the need for additional event space and landscaping improvements.

Civic Square. This area includes the City Auditorium and Library, which may provide an opportunity to develop supportive public space/facilities. This area could also be appropriate for a future hotel, with high visibility from Broadway and Burdick Expressway.

Warehouse District. Located north of the railroad, this area is intended for adaptive reuse and refurbishing of existing buildings, with flexibility for commercial, residential, and light industrial. River activation is a focus.

Chapter 8 expands on the vision for Downtown Minot.

CITY OF MINOT

2040 Comprehensive Plan

Future Land Use Map: Flood Impact Neighborhoods

Figure 3-5

Legend

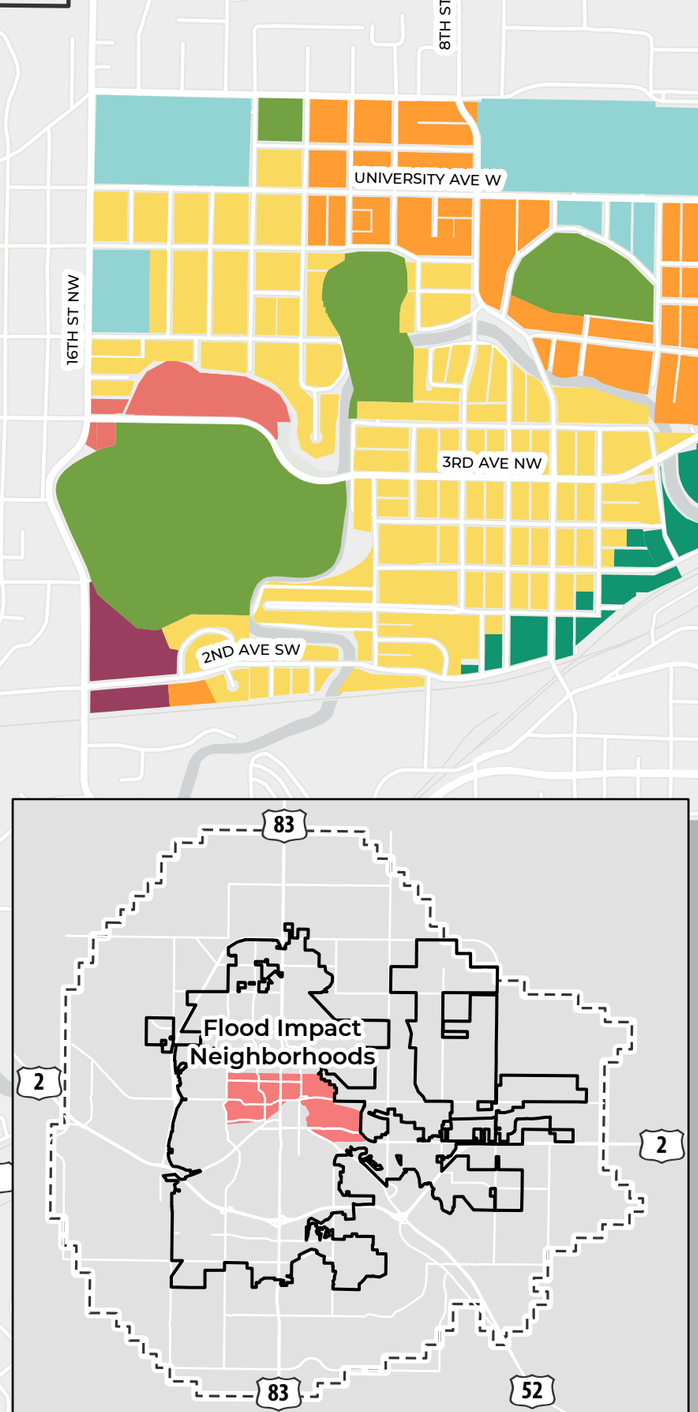
- City Boundary
- 2-Mile Boundary

Land Use Type

- Agricultural and Open Space
- Suburban Residential
- Urban Residential
- Neighborhood Commercial
- General Commercial
- Mixed Use Center
- Light and Industrial
- Public Institutional
- Parks and Recreation
- Riverfront Activation

Miles

0 0.1 0.2 0.3 0.4



Flood Impact Neighborhoods

The Flood Impact area located north of the Souris River area consists of traditional neighborhoods, signature parks, and a mix of residential, commercial, and institutional uses. These neighborhoods were historically shaped by their relationship to Downtown and Minot State University, and more recently by the 2011 flood. The City continues to implement flood protection plans and has acquired several hundred buyout properties. The Comprehensive Plan envisions a Riverfront Activation focus for buyout properties, with an opportunity to cultivate open space around the river.

The compact neighborhoods around MSU contain a varied housing stock, including single-family homes, rental conversions, and small multi-family buildings. As these neighborhoods have aged, the've gradually transitioned and housing has naturally become more affordable. Moving forward, this area will remain conducive to gradual infill and redevelopment.

The North Broadway corridor is a critical connection between MSU and Downtown.

Multimodal enhancements and infill development can solidify the North Broadway connection between MSU and Downtown.

Multimodal connections can be improved and should be prioritized with any roadway investment. This corridor is planned for general commercial, which should be geared toward dining, retail, and amenities that serve the student population and surrounding neighborhoods.

The site formerly occupied by Ramstad Middle School is shown as a park. This 13-acre site is large enough for several amenities and can become an asset for the broader community. A ball field, skate park, and carousel are rendered.

LU-1: Promote a land use mix that provides equitable access to housing, employment, and services at the regional scale and neighborhood level.

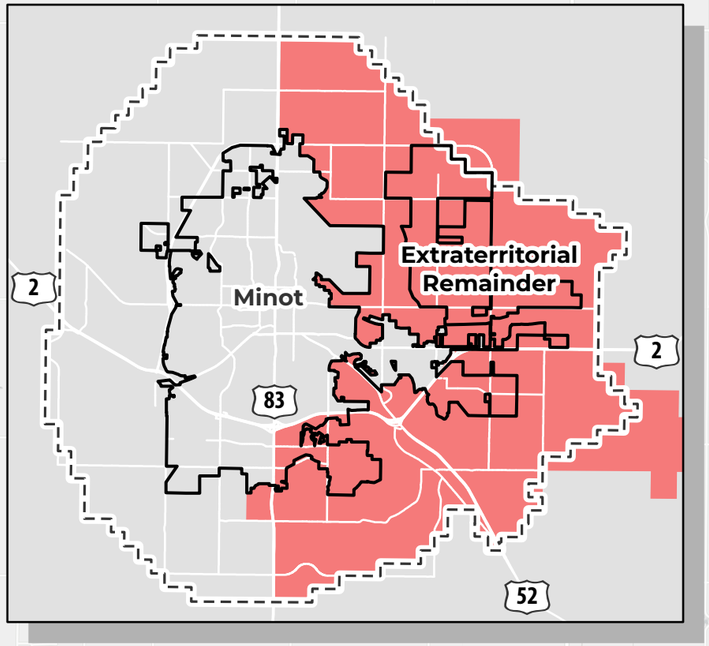
LU-4: Encourage development that revitalizes distressed/underutilized parcels.

CITY OF MINOT

2040 Comprehensive Plan

Future Land Use Map: Extraterritorial Remainder

Figure 3-6



Legend

- City Boundary
- 2-Mile Boundary

Land Use Type

- Agricultural and Open Space
- Rural Residential
- Suburban Residential
- Urban Residential
- Manufactured Home Community
- Neighborhood Commercial
- General Commercial
- Gateway Commercial
- Light Industrial
- Heavy Industrial
- Public Institutional
- Parks and Recreation

Miles
0 0.5 1 1.5 2

Extraterritorial Remainder

The remaining growth area includes the northeast quadrant and southeast quadrant of the planning area, along with three highway entry corridors (US Highways 2, 52, and 83).

The northeast quadrant of the City is ideal for industrial expansion. This area is largely undeveloped and has relatively flat land with strong access to highway and rail freight networks. Industrial uses are also compatible with Minot International Airport. Attracting value-added businesses to Minot's industrial park promotes economic development. Industrial requires a high level of municipal services (water, sewer, and storm sewer), and additional public investments are needed so that industrial park sites are shovel-ready.

The southeast quadrant of the ETA has significant natural constriants. This area is suitable for some rural residential infill but is largely intended to remain as open space. Minot's wastewater treatment facilities are located in the southeast quadrant. This area could also be an option for future landfill expansion.

The north gateway corridor (US Highway 83) is prioritized for growth and beautification.

The US Highway 2 entry corridor is planned for Gateway Commercial. This corridor has developed with a hodgepodge of commercial, industrial, and residential. Aesthetic improvements are desired.

The US Highway 83 entry corridor north of Minot has fewer constraints and is prioritized for gateway enhancements. The 2035 Transportation Plan envisions a future interchange at the US 83 Bypass/Business Route 83. This area should be the focus of public and private improvements and beautification efforts. One mechanism for implementation is a corridor overlay zone, which would raise design standards for commercial and industrial properties along the highways.

Chapter 9 expands on corridor beautification opportunities.

GROWTH PLAN

Growth Analysis

The FLUM implies considerable growth and development. To understand growth capacity, the acreages for future land use categories can be translated into future population and household growth. **The growth analysis provides an estimate for population and household growth within the five planning focus areas.** Existing urban areas will continue to grow through redevelopment and infill; however, this growth is difficult to project and was not quantified.

The growth analysis involves the following steps:

1. Calculating the **total acreage** for each FLUM category
2. Calculating the **gross acreage change** (proposed less existing)
3. Calculating the **gross acreage reduction** (assumes deduction for future right-of-way)
4. Applying **assumptions** for development density, commercial/residential split, housing occupancy rate, and average household size.

Table 3-2 summarizes the growth capacity estimates for each focus area.

Table 3-3 includes assumptions and totals for all focus areas combined.

The growth capacity analysis is not a projection of future growth, but is intended to be a tool that provides context for the FLUM and relates the FLUM to Minot's 2040 growth projections.

Table 3-2: Growth Analysis Summary

Growth Area	Population	Households
Northwest	12,822	6,318
Southwest	9,424	4,648
ETA Remainder	17,152	8,078
Downtown[1]	475	339
Flood Impact Neighborhoods[1]	(-759)	(-405)
Total	**39,114**	**18,978**

1. *Platted area – no gross acreage reduction*

The preferred Year 2040 population projection is 66,532, an increase of 14,576 from the 2020 estimate. This represents 38 percent of the total capacity for the five focus areas. This provides ample flexibility for development to occur, but the City will need to manage growth effectively to avoid sprawl. The capacity analysis provides a starting point for the transportation plan update, which will assign future jobs and households to travel analysis zones (TAZs). The TAZ assignment process will need to account for the fact that future growth areas will not be fully developed by 2040 and prioritize areas where growth is most likely to occur by 2040.

Table 3-3: Growth Capacity Analysis Detail

LAND USE CATEGORY	GROWTH CATEGORY														
	GROSS ACRE CHG[1]	GROSS ACRE RED[2]	AVG FAR[3]	%RET	%NON-RET	% RES	E/KSF RET	E/KSF NON-RET	RET EMP	NON-RET EMP	DU/ ACRE	UNITS	OCC. RATE	HH SIZE	POP
AOS	(-13,241)	(-13,241)													
RR	360	324	NA	0%	0%	100%					1	324	0.95	2.46	758
SR	3,585	2,868	NA	0%	0%	100%					3	8,603	0.95	2.46	20,105
UR	645	516	NA	0%	0%	100%					14	7,223	0.95	1.88	12,901
MHC	(-90)	(-72)	NA								5	(-360)	0.80	2.46	(-709)
NC	39	31	0.20	70%	30%	0%	1.6	0.8	305	65					
GC	17	14	0.22	70%	30%	0%	1.6	0.8	144	31					
GWC	1769	1,416	0.22	70%	30%	0%	1.6	0.8	15,195	3,256					
MUC	455	364	0.73	10%	10%	80%	1.6	0.8	1,853	927	10	2,914	0.95	1.40	3,875
DMU	(-37)	(-37)	0.80	10%	10%	80%	1.6	0.8	(-208)	(-104)	10	(-299)	0.95	1.40	(-397)
DF	82	82	0.80	10%	10%	80%	1.6	0.8	457	229	10	656	0.95	1.40	872
LI	6,558	5,253	0.15	0%	100%	0%	0.0	1.0	0	34,276					
HI	1,214	1,093	0.30	0	100%	0%	0.0	1.0	0	14,282					
P + I	2,613	2,091	0.05	0	100%	0%	0.0	1.0	0	4,554					
PR	(-84)	(-84)													
RA	101	101													

1. *Gross Acreage Change = Proposed Acreage – Existing Acreage*
2. *The Gross Acreage Reduction accounts for land that will be used for public right of way, parks, and open space.*
3. *Floor-Area Ratio is the ratio of the total floor area of all buildings on a parcel to the area of the parcel. Average FAR was determined from case studies.*

Growth Phasing Plan

Over the next twenty years, Minot will expand and incorporate additional territory. Annexation can benefit both the City and the residents/businesses of unincorporated areas. Irregular areas of unannexed land within or adjacent to city limits may cause confusion for emergency services and the public. Annexation improves emergency response times and allows residents to participate in municipal government.

The City cannot be certain of the timing or scale of growth that occurs, but the relative likelihood of annexation can be understood given the location of development and availability of infrastructure. **Figure 3-7** provides a growth phasing map, which identifies three growth tiers.

The **Priority Annexed Tier (Tier 1)** is simply the area contained within the existing municipal boundary. There are opportunities for continued growth within existing city limits, including greenfield development and redevelopment. While some areas remain undeveloped, prior annexation indicates that these areas have been prioritized for urban development. Within the city, urban services exist or are assumed to be readily available, although some capacity improvements may be needed for additional development to occur. Another high priority is annexation of enclaved parcels (i.e., islands of unannexed land surrounded by the city).

The **Priority Expansion Tier (Tier 2)** includes areas that are not yet annexed but which may be serviceable within the Year 2040 planning horizon. These areas are contiguous with the existing city boundary and are intended for urban density development with urban services (water, sewer, paved streets). The amount of unplatted property plus platted building property within Tier 1 is ample to support anticipated growth by 2040.

LU-2: Clearly define urban/rural transition areas.

The **Rural Reserve Tier (Tier 3)** includes all remaining areas that are classified as Rural Residential or Agricultural and Open Space on the FLUM. These areas are not intended for urban development or annexation within the planning horizon.

Annexation Policy

Annexation is regulated by the North Dakota Century Code. Annexation may be initiated by the municipality or by petition of landowners and electors within any territory contiguous or adjacent to the municipality. However, the process for city-initiated annexations is cumbersome, so most annexations in Minot are initiated by public petition. Minot City Commission reviews all proposed annexations based on the ability to provide municipal services and roadway extensions to the area under consideration at the time of request. The City is not obligated to initiate annexation or approve an annexation request.

The Tier 2 growth area can accommodate a population of well over 30,000. Because Tier 2 has ample capacity to support anticipated growth through Year 2040, Minot has prioritized Tier 2 for annexation. As long as development potential remains in Tier 2, the City intends to pursue substantial buildout of Tier 2 – along with infill of the remaining developable land within Tier 1 – prior to annexing and extending urban roads and utilities into Tier 3.

CITY OF MINOT

2040 Comprehensive Plan

Growth Tiers

Figure 3-7

Legend

- City Boundary
- 2-Mile Boundary

Growth Tiers

- Tier 1 - Priority Annexed
- Tier 2 - Priority Expansion
- Tier 3 - Rural Reserve
- 1990 Minot
- Developed Parcels

Miles

0 0.5 1 1.5 2

When municipal expansion into Tier 2 is proposed, the following criteria should be considered by the City Council:

- All expenses to expand water, sewer, and streets are paid by the developer. Documentation is provided showing that the party petitioning for annexation understands and agrees to this policy.
- Developments must be served by paved arterial and collector roads. All internal subdivision roads should also be paved.
- Traffic studies demonstrate that the proposed street network provides sufficient connectivity and capacity to support the traffic generated by the proposed development.
- Police, Fire, and Public Works Departments must provide documentation that they possess adequate capacity to serve the area proposed for annexation with existing staff, facilities, and equipment.

Activation Areas

Activation areas are areas with unique development or redevelopment potential where the City envisions a heightened emphasis on mixed-use development, walkability, and placemaking. These areas include:

- Downtown and Downtown Fringe
- Southwest Growth Area around Trinity Hospital
- Flood-impact neighborhoods
- Core neighborhoods around Minot State University and North Broadway connection to Downtown
- Future Minot North High School area and mixed-use area west of the Northwest Bypass