



Zoning Regulations Update Project

What we've heard so far...

As one of the first steps of the zoning update project, city staff and the consultant team held a series of meetings to solicit early input about the types of issues that should be addressed in the updated regulations. So far, we've met with the project working group, which consists of city council members, planning and zoning commissioners, and citizens. We've also conducted small-group listening sessions with citizens representing neighborhood, business, civic, social and development interests.

Many issues and questions have been posed in early project meetings, with the following representing some of the most common themes:



Protect & Grow Mainstreet

Folks are understandably proud of Main St. and want to protect this special place. Many support extension of the vibrant, walkable elements west to Shady Oak Road.



Respect Context

New infill and redevelopment should fit the context of the area in which it is located.



Protect Established Neighborhoods

Need to provide appropriate transitions between new higher intensity development and existing neighborhoods.



Economic Development

The city's economic development goals should help inform the zoning update, including growing the tax base, but growth needs to be thoughtful and in context.



Increase Housing Choice and Ownership Opportunities

Ensure that zoning allows for a broad range of housing types for all ages, incomes, and lifestyles.



Promote Walkability

Zoning regulations should promote pedestrian safety and comfort through activation of the street-level experience.



Support Cycling

Maintain Hopkins' reputation as a very bike friendly community, and promote as an economic/competitive advantage.



Focus on Built Environment

Focus on building form and urban design should be expanded beyond Mainstreet and LRT station areas.



Enhance Clarity, Usability and Predictability

Regulations should be clear, richly illustrated and produce predictable results. The code should be easy to navigate for all users.



Make Procedures Clear

Processes should be streamlined, and procedures should be written so citizens understand how and when they can participate in decision-making.



Modernize & Right-Size Parking

Excessive parking requirements can be a powerful barrier to private investment and redevelopment.



Promote Sustainability

Make greater use of green infrastructure, reduce parking lots and other hard surface areas, and encourage energy efficiency.



Strive for Balance

Seek to balance need for growth with importance of preserving what is special about Hopkins.



Manage Auto-oriented Uses

Drive-through and other auto-oriented uses that detract from the character of Mainstreet and other walkable areas should be addressed through zoning.



Reduce Need for Variances

Nonconforming (undersized) lots should be reclaimed for productive use and other standards that are a frequent subject of variance requests should be examined for possible adjustment.