

Focus Areas

In the 2040 Comprehensive Plan, two locations receive significant attention. These areas include the Fischer Mine Area, which will become Orchard Place, and Downtown. **Figure 4.1** depicts these areas, which are adjacent to each other. Downtown is and will remain Apple Valley's commercial center, while the focus of Orchard place is on high-quality employment. While these areas have different opportunities and constraints for redevelopment, development should integrate a mixture of compatible land uses, a connected grid of "great streets", and a transit-supportive density. A preliminary step to facilitate this transition is to extend the existing Ring Route east through Orchard Place, as depicted in **Figure 4.1**. The following sections describe Orchard Place, Downtown, the Ring Route, and other aspects of Apple Valley's focus areas in more detail.

In 2040, Downtown and Orchard Place will feature a mixture of residential, commercial, and employment uses; a connected grid of "great streets"; and suburban-intensive transit-supportive density.

Fischer Sand and Aggregate Mining Area and Adjacent Infill

Figure 4.2 shows the concept plan for the Fischer Sand and Gravel Mining Area. The master plan, called Orchard Place, designates 262 acres for nonresidential, employment-based use. The 2030 Land Use Plan guided most of this acreage as Mixed Business Campus. The area is intended to be a high quality setting for general office, corporate office, research and development, light manufacturing, and office showroom. The City also has a strong desire to attract health facilities with related offices and clinics to this location given market support for this use.

The Mixed-Business Campus District provides flexibility for a variety of business/industry clusters. As of 2017, the Orchard Place site plan illustrates the location of each cluster, and identifies a specific set of land use envisioned for each cluster. The plan sets clear goals for density and floor area ratios (FAR), which establish general parameters to achieve the desired development. FAR requirements encourage a denser development pattern.

In addition to the Fischer Sand and Aggregate reclamation project, infill development will continue in the adjacent Cobblestone Lake area, located east of Pilot Knob Road. This Planned Development area is nearing buildout, with construction continuing in 2017. Remaining vacant parcels are planned for multifamily residential development.

Figure 4.2 – Orchard Place Concept



CONCEPTUAL LAND USE DIAGRAM

Acreage	Conceptual Land Uses Goals	Density or F.A.R. Range Goals
A 26.6	Office Hotel Medical Commercial Retail	0.25 to 0.35 0.35 to 0.50 0.25 to 0.40 0.18 to 0.30
B 7.0	Office Hotel Medical Commercial Retail	0.25 to 0.35 0.35 to 0.50 0.25 to 0.40 0.18 to 0.30
C 29.5	Office Hotel Medical	0.25 to 0.35 0.35 to 0.50 0.25 to 0.40
D 14.5	Commercial Retail Office Medical	0.18 to 0.30 0.25 to 0.35 0.25 to 0.40
E 2.8	Multi-Family Residential Senior Housing	4.0 to 30.0 12.0 to 30.0
F 60.6	Office Industrial Medical	0.25 to 0.35 0.30 to 0.45 0.25 to 0.40
G 70.1	Medical Corporate Campus Office Industrial Commercial Retail	0.25 to 0.40 0.25 to 0.35 0.25 to 0.35 0.30 to 0.45 0.18 to 0.30
H 12.9	Commercial Retail Office Hotel Medical	0.18 to 0.30 0.25 to 0.35 0.35 to 0.50 0.25 to 0.40
I 27.4	Single-Family Residential	3.0 to 4.0
J 16.6	Single-Family Residential	3.0 to 4.0
K 24.4	Multi-Family Residential Senior Housing	4.0 to 30.0 12.0 to 30.0
L 30.7	Commercial Retail Office Medical	0.18 to 0.30 0.25 to 0.35 0.25 to 0.40

TOTALS

Non-Residential Uses	251.9 Acres
Residential Uses	71.2 Acres
Amenity Features	35 Acres

ACCESS KEY



ORCHARD PLACE | APPLE VALLEY, MN
AUGUST 2017

Economic Development Potential

The Metropolitan Council projects that Apple Valley will support 17,100 jobs by 2040, an increase of 2,821 from the 2010 Census figure. However, the Economic Development Authority has set a goal of reaching 19,000 jobs. The City recognizes a significant opportunity to create high-quality jobs and retain local labor, given that most residents currently work in other jurisdictions. With its emphasis on employment-based uses, Orchard Place will substantially contribute toward this goal. Consistent with the keys identified as part of Apple Valley's vision, this employment-focused area will help provide a diversity of living-wage jobs and create opportunities for the City's residents to work closer to home. **The Mixed Business Campus land use category is intended to accommodate a mix of approximately 55% to 65% of office (⅓ of which would be targeted for health and medical related facilities), 10% to 20% light industry/manufacturing, and 10% office showroom or office warehouse. Because the area also includes other mixed uses, high-density housing and incidental retail and service, uses could also be considered to a limited extent.**

Transportation Network

The Orchard Place plan is centered around two internal collector roads, Johnny Cake Ridge Road and 153rd Street West/155th Parkway. Johnny Cake Ridge Road bisects the site from north to south, intersecting with 153rd Street

West/155th Parkway at a roundabout. These two streets provide the four primary access points to Orchard Place. They are each spaced approximately ½ mile from other signalized intersections. As the City looks to develop its east-west transit connection along County Road 42, a future transit station is envisioned at the intersection of County Road 42 and Johnny Cake Ridge Road, at the north entrance to the Orchard Place site. The City will engage the MTVA to develop future transit services.

Additional minor accesses are spaced at intervals of ⅛ mile to ¼ mile around the perimeter of the site. The 153rd Street West/155th Parkway route is a vital east-west connection to Downtown. This road is a planned extension of the Ring Route. A gasline easement parallels the road to the south. An internal circulator route complements the primary north/south and east/west routes.

Environmental and Recreational Amenities

Three large ponds provide on-site storm water management and recreational amenities. The ponds are a practical use for the site, acting to counteract the effects of impervious surface runoff and reducing the amount of fill that is needed for development. Apple Valley's bedrock geology provides natural storm water filtration.

The ponds are connected through an internal trail system, three bridges, and two plaza/greenspace areas. One grade-separated trail connection is illustrated across 153rd Street, in the northwest quadrant of the site. Other midblock trail crossings should be explored.

Downtown

Downtown Apple Valley is located at the commercial crossroads of Cedar Avenue (CSAH 23/TH 77) and County Road 42. It contains a cluster of large retail uses and some smaller offices and services, as well as key institutions (City Municipal Center), high-density apartments, and some newer mixed-use development. Having developed largely during the 1970s and 1980s, Downtown was and continues to be primarily auto-oriented. The quadrants surrounding Cedar Avenue and County Road 42 consist of super-blocks containing big-box stores and large areas of surface parking. The scope of Downtown continues to evolve in form, use, and density. With the development of Central Village and the Fischer Marketplace, Downtown has expanded to the east. The highlighted Downtown Core on **Figure 4.1** contains approximately 600 acres.

One of the keys of this plan is a successful downtown. Apple Valley envisions a unique, identifiable, and thriving downtown. The building blocks are in place. Downtown is located adjacent to one of the busiest at-grade intersections in the state. It is served by the METRO Red Line Bus Rapid Transit (BRT) service, which connects riders to the central metropolitan region and other destinations. In 1990, the City invested in a series of road, sidewalk, and landscape improvements called the Ring Route; helping to further establish Downtown's identity and improve access to the area. There are large areas of

- Lighting is limited to parking lot and building illumination designed for customer and employee safety. Building and parking area lighting shall not be allowed during the time the businesses are closed, except as necessary for safety and security.
- Given its proximity to residential areas, hours of operation of the use(s) shall be limited.

Industrial and Mixed Business Employment Areas

As explained in the Community Context chapter (3), Apple Valley has a relative lack of high wage (above the hourly metro average) job opportunities. Therefore, it is important to designate property for the creation of jobs and to expand opportunities for people to live and work in Apple Valley. An overarching vision for the land use plan is to provide opportunities for higher-wage businesses and workers to thrive in the City. The land use plan does this by identifying ample areas that could be developed or redeveloped for business and employment purposes, including manufacturing facilities, office space, research and development sites, and medical and healthcare facilities. The Industrial (IND) and Mixed Business Campus (MBC) districts accommodate many of these uses, and help solidify the City's economic base.

Industrial (IND)

Use type examples: Goods manufacturing, processing, and warehousing



Industrial (IND) allows offices, assembly, warehouse, manufacturing, and other similar activities within an enclosed building to limit the amount of dust, noise, odor, and other adverse impacts. The current zoning district categories that regulate industrial uses include I-1, I-2, BP and PD. Performance standards in the Industrial district include the following:

- High-quality site design and building materials are expected to be used to promote pleasing off-site views of the development
- This land use designation shall not be located adjacent to residential land uses without a significant buffer, which consists of distance-berming, heavy landscaping, decorative fences/walls, or a combination thereof as determined by the area characteristics deemed adequate by the City. Loading and delivery areas shall be screened from off-site views.

- Landscaping shall consist of aesthetic treatment to provide interruption of long building walls and to soften parking lot areas.
- Exterior storage of materials and equipment shall be completely enclosed, or screened from all property lines by a fence or wall.
- Heavy freight vehicles are characteristic of uses in this land use category. Space for truck and vehicle maneuvering needs to be planned for these uses. Weekend trip attraction to industrial sites should be minimal.
- Driveway access to the development shall be from non-local streets or those designed for primarily non-residential traffic. No direct access to County Road 42 shall be allowed.
- Lighting is limited to parking lot and building illumination designed for employee safety.

Mixed Business Campus (MBC)

Use type examples: Research and development, office park, and hospital

Mixed Business Campus (MBC) areas are intended to be high-quality settings for office campus, office with light industrial, office with biomedical manufacturing, health care facilities, health care training, general office, corporate office, and other higher-intensity employment uses.

Mixed retail and commercial service uses that serve the campus and adjacent neighborhoods will be limited in area and to activities that support the employment objectives of the MBC. Some examples of supportive uses include lodging, restaurants, daycare, banking, and other retail uses

that may support the campus directly as well as adjacent neighborhoods. Such uses should generally be located along County Road 42.

The mix of uses in the MBC district includes the following:

- 55 – 65% office
- 10 – 20% light industry/manufacturing
- 10% office warehouse/showroom
- 5% commercial and retail uses

This modeling is further discussed in the Economic Development Chapter (6), which references land use percentages, FAR ratios, and job-creation goals.

The Mixed Business Campus is distinguished from Mixed Use by its economic development focus, higher intensity uses, and lower residential yield. The MBC area at Orchard Place will be developed through a site master plan and PUD process.

Parks, Institutions, and Open Space

Institutions (INST)

Use type examples: Schools, religious institutions, libraries, and civic buildings.

Institutional (INST) districts are public or quasi-public amenities, excluding parks that greatly impact the character of the community. Although public uses require public investment or donations and do not generate taxes of their own, the value of these amenities is reflected by increasing the



value of surrounding properties.

Schools, hospitals, and places of worship give neighborhoods definition. These uses are a source of community pride. They drive residential property values and neighborhood reinvestment. Apple Valley citizens are proud of their strong public school system. The largest institution is the Minnesota Zoo, which is an asset for the entire Twin Cities region. Government facilities are a prime example of institutional uses. The City Municipal Center, the Dakota County library, the Dakota County Western Services Center (WSC), and the US post office, etc., should be all concentrated in Downtown Apple Valley to best serve the community.

The City seeks to maximize the local benefits of regional park and institutional uses while avoiding expansion or changes in use that have a significant negative impact on adjacent residential properties. Undesirable impacts include traffic, light, and noise. Buffering techniques should be incorporated into the designs of planned institutional and similar land uses that are located adjacent to residential uses.

The implementing zoning districts for institutional properties are the P-Institutional District and the Planned Development (PD) district.