

COMPREHENSIVE PLAN AMENDMENT LANGUAGE

Entertainment Land Use Designation

The Entertainment land use designation has been applied to two areas that contain major, regional entertainment facilities. These are the Valleyfair Amusement Park and the Canterbury Park, comprised of a racetrack, entertainment campus, accessory uses and surrounding, mutually supportive and compatible mixed-use development.

Both Valleyfair and Canterbury Park are mature and evolving entertainment destinations within the Twin Cities Metropolitan Area. Both complexes have changed over the years to respond to new opportunities and to remain viable. This has required changes in facilities and the reconfiguration of ancillary and accessory uses. The Entertainment Land Use is implemented through the MR- Major Recreational Zoning District and Planned Unit Development zoning. Both zoning districts support this reinvestment and design flexibility.

As these entertainment complexes have matured, they are increasingly changing in response to new opportunities to attract and retain more visitors, and to increase land use efficiency by developing complimentary and compatible surrounding land uses. These land uses include restaurants, hospitality, entertainment, office, office tech, office flex and medical, retail and commercial recreational uses. A limited amount of medium and high density residential is allowed within an approved PUD and shall not exceed 10% of the designated land guided for Entertainment, with a maximum density of 28 du per acre