

C Community Development Committee
Meeting date: **September 21, 2009**

E Environment Committee
Meeting date: **August 25, 2009**

ADVISORY INFORMATION

Subject:	City of Medina 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20432-1
District(s), Member(s):	District 1, Council Member Roger Scherer
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Freya Thamman, Principal Reviewer (651-602-1750) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Kyle Colvin, Asst. Manager Engineering Services (651-602-1151)
Division/Department:	Community Development / Planning and Growth Mgmt Environmental Services / Engineering Services

Proposed Action

That the Metropolitan Council adopts the attached Advisory Comments and Review Record, and the following:

Recommendation of the Community Development Committee:

1. Authorize the City of Medina to put its 2030 Comprehensive Plan Update into effect;
2. Adopt the revised forecasts and affordable housing needs number, as detailed in Table 1 and the Housing section of the attached Review Record;
3. Advise the City:
 - a. That at the time the City of Medina and City of Corcoran enter an intercommunity service agreement for Medina serve development in southwest Corcoran through a trunk sewer along Highway 55, a copy of the agreement must be sent to the Metropolitan Council before the Metropolitan Council can recommend full approval of any sewer extension permits to this area to the Minnesota Pollution Control Agency (MPCA).
 - b. To implement the advisory comments in the Review Record including those in the transportation and surface water management sections.

Recommendation of the Environment Committee:

Approve the City of Medina's Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS
City of Medina's 2030 Comprehensive Plan Update and
Tier II Comprehensive Sewer Plan

Review File No. 20432-1, Council Business Item No. 2009-300

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update ("Update") and approving the City's Tier II Comprehensive Sewer Plan:

Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:
 - (a) Adopt the Update in final form after considering the Council's review recommendations; and
 - (b) Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.

A copy of the City Council resolution evidencing final approval of the Update should be submitted to the Council.

2. The Council's *Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the plan or respond to the Council before "final approval" of the comprehensive plan by the governing body of the local governmental unit (Minn. Stat. § 473.858, subd. 3).
3. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted (Minn. Stat. § 473.865, subd. 1).
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans. (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update also receives final approval by the City's governing body. After the Update receives final approval by the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

Background

Medina is located in Hennepin County, surrounded by Corcoran, Maple Grove, Plymouth, Orono, Maple Plain, Independence, and Greenfield. The City of Loretto is located within Medina (see Figure 1).

The *2030 Regional Development Framework (RDF)*, as amended in December 2006, identifies the Medina as located partially within the “developing community” geographic planning area and partially within the “diversified rural” geographic planning area (see Figure 2).

The City submitted its 2030 Comprehensive Plan (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council’s 2005 Systems Statement requirements.

Rationale – Standard of Review & Findings

1. Does the proposed Update conform to Regional Systems Plans?
2. Is the Update consistent with Metropolitan Council policies?
3. Is the Update compatible with plans of adjacent governmental units and plans of affected special districts and school districts?

Conformance with Regional Systems Plans:

- | | |
|---|-----|
| 1. Regional Parks | Yes |
| 2. Transportation including Aviation | Yes |
| 3. Water Resources Management
(Wastewater Services and Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|---|-----|
| 1. Forecasts | Yes |
| 2. Housing | Yes |
| 3. 2030 Regional Development Framework and Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program | Yes |
| 5. Water Supply | Yes |

Compatible with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- | | |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

Funding

The Council awarded the City of Medina a \$20,000 planning grant (SG2007-071) for the preparation of its Update. Fifty percent of the grant has been paid to date; the remainder awaits Council action on the Update and City adoption of the Update.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

City of Medina 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

CONFORMANCE WITH REGIONAL SYSTEMS

REGIONAL PARKS

Parks and Trails

Reviewer: Jan Youngquist, CD – Regional Parks System Planning (651-602-1029)

The Update is in conformance with the *Regional Parks Policy Plan*. The regional recreation and open space facilities in Medina include the Morris T. Baker Park Reserve, proposed Lake Independence Regional Trail, and Baker Regional Trail Search Corridor, as well as Wolsfeld Woods Scientific and Natural Area, which is owned and managed by the Minnesota Department of Natural Resources.

TRANSPORTATION

Roads and Transit

Reviewer: Ann Braden MTS – Systems Planning (651-602-1705)

The Update is in conformance with the *Transportation Policy Plan* adopted in 2004 and addresses all the applicable transportation and transit requirements. The transportation chapter includes an extensive analysis of existing and future transportation deficiencies and recommends improvements to the minor arterial, major and minor collector and local roadway networks. The Update specifically lays out a vision for Highway 55.

Medina lies within Transit Market Area III and Transit Market Area IV. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators,

special needs paratransit (Americans with Disabilities Act -ADA, seniors), and ridesharing. Service options for "Transit Market Area IV" are dial-a-ride, volunteer driver programs and ridesharing.

Advisory comments

Reference to "Metro Transit Authority" in the transportation section needs to be revised to "Metropolitan Council".

Discussion about the Market Area should state that the dial-a-ride service is open to the general public and is provided by West Hennepin dial-a-ride.

Aviation

Reviewer: Chauncey Case, MTS – Systems Planning (651-602-1724)

The Update is in conformance with the *Transportation Policy Plan* and is consistent with Council aviation policy.

WATER RESOURCES MANAGEMENT

Wastewater Service

Reviewer: Kyle Colvin, ES – Engineering Services (651-602-1151)

The Update is in conformance with the *Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision for the next 20 years to 2030. It includes growth forecasts that are acceptable for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. The majority of wastewater generated within the City is conveyed by Council Interceptor 9004 and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul. A smaller portion is conveyed by Council Interceptor 8352 and treated at the Blue Lake Wastewater Treatment Plant in Shakopee. The Update projects that the City will have 3,600 sewered households and 7,200 sewered employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve these needs.

Medina proposes serving development in southwest Corcoran through a trunk sewer located along Highway 55. The City of Medina will need to enter into an intercommunity service agreement with the City of Corcoran. A copy of the agreement must be sent to the Metropolitan Council before it can recommend approval of any sewer extension permits for this area to the MPCA.

The Update provides sanitary flow projections in 5-year increments. The rationale for the projections is given in the Update and determined appropriate for planning for local services.

Medina was on the Council's list of communities having an Inflow and Infiltration (I/I) reduction goal. However, in 2008, the City completed the Council's estimated level of work necessary to mitigate excessive I/I. The Update includes an I/I reduction plan consisting of investigative efforts for locating and mitigating sources of excess I/I through televised system inspections and rehabilitation. The City also has a sump pump/roof

leader inspection program to further reduce I/I by disconnecting illegal sump pumps and roof leaders that discharge into the sanitary system.

Tier II Comments

The Tier II Sewer Element has been reviewed against the Council’s requirements for Tier II Comprehensive Sewer Plans for developing (urban reserve/diversified rural) communities. It was found to be complete and consistent with Council policies. Upon adoption of the Update by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources Assessment (651-602-1156)

The Update is in conformance with the *WRMPP* for local surface water management. Medina lies within the Elm Creek, Pioneer Sarah and Minnehaha Creek watersheds. The Elm Creek Watershed Management Commission’s latest watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 2004. Minnehaha Creek Watershed District’s watershed management plan was approved by BWSR in 2007 and Pioneer Sarah Creek Watershed Management Commissions’ watershed management plan was approved in 2004.

Medina prepared a Local Surface Water Management Plan (LSWMP) in 2008 that was reviewed by Council staff under separate cover. The LSWMP was revised in 2009 and was found to provide an overall framework for the City to successfully manage its water resources and to be an excellent example of integrating the various federal, state, and local requirements into a local plan. The LSWMP is consistent with Council policy and the Council’s *WRMPP*.

Advisory Comments

The City needs to send the Council the dates the watershed organizations approve the LSWMP, the date the City adopts the plan, and a copy of the final LSWMP.

CONSISTENCY WITH COUNCIL POLICY

FORECASTS

Reviewer: Dennis Farmer, CD - Research (651-602-1552)

The Update is consistent with Council expectations and regional policy for forecast related content, which included supplemental information submitted May 12 and June 17. The Update uses City-preferred projections for future growth consistently throughout the document. These projections, shown in Table 1 (with rounding), differ from Metropolitan Council forecasts. Council staff find the City’s revisions reasonable. The Council’s forecasts will be officially revised, as shown in Table 1, effective upon Council approval of the Update.

		2010	2020	2030
Population	Sewered	3,100	7,000	9,000
	Unsewered	2,100	2,100	2,200
	Total	5,200	9,100	11,200
Households	Sewered	1,050	2,530	3,600
	Unsewered	710	740	760
	Total	1,760	3,270	4,360
Employment	Sewered	5,100	6,200	7,200

The revised forecasts in Table 1 replace the System Statement forecasts shown in Table 2 below.

		2010	2020	2030
Population	Sewered	3,199	6,499	9,499
	Unsewered	2,601	2,701	3,201
	Total	5,800	9,200	12,700
Households	Sewered	1,118	2,240	3,250
	Unsewered	982	1,000	1,200
	Total	2,100	3,240	4,450
Employment	Sewered	5,500	6,700	7,900

2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)

The Update is consistent with the *2030 Regional Development Framework (RDF)*, which designates the City as partially developing and partially diversified rural. Developing areas are expected to accommodate sewer residential growth at a net density of 3 to 5 units per acre. The RDF directs that diversified rural areas have densities no greater than one housing unit per 10 gross acres.

The existing land uses in Medina are largely Agricultural and Rural Residential south of Highway 55. There are Commercial, Industrial, Public/Semi-Public uses along Highway 55 (see Figure 3). In addition, urban service is primarily focused along Highway 55 with single family residential near or north of Highway 55. There are a significant number of natural resources in Medina, including about 5,000 acres of wetlands. The Update has identified ecologically significant areas for protection.

The City’s future land use has additional commercial and industrial growth as well as higher density sanitary sewer residential development near Highway 55. However, the City continues to be primarily rural (see Figure 4).

Table 3. City of Medina’s Future Land Use

Land Use Designation	Gross Area		Net Area	
	Acres	Percent	Acres	Percent
Agricultural (AG)	108	0.6%	75	0.4%
Rural Residential (RR)	7,978	45.9%	5,087	29.3%
Low Density Residential (LDR)	944	5.5%	630	3.7%
Medium Density Residential (MDR)	428	2.5%	288	1.7%
High Density Residential (HDR)	123	0.7%	103	0.6%
Mixed Use (MU)	379	2.2%	271	1.6%
Mixed Use – Business (MU-B)	59	0.3%	39	0.2%
Developing Post-2030	444	2.6%	337	1.9%
Commercial (C)	409	2.4%	290	1.7%
General Business (GB)	559	3.2%	359	2.1%
Industrial (IB)	68	0.4%	48	0.3%
Closed Sanitary Landfill (SL)	192	1.1%	106	0.6%
Public Semi-Public (PSP)	271	1.6%	173	1.0%
Parks and Recreation	93	0.5%	46	0.3%
Parks and Recreation – Regional or State	2,519	14.5%	1,528	8.8%
Private Recreation (PREC)	358	2.1%	272	1.6%
Open Space (OS)	208	1.2%	153	0.9%
Rights-of-Way	912	5.1%	912	5.1%
Lakes	1,283	7.4%	1,283	7.4%
Wetlands and Floodplains			5,335	30.8%
Total City	17,335		17,335	

Table 5-B of City of Medina 2030 Comprehensive Plan Update

The rural land use categories, as shown in the Future Land Use Table (Table 3) are Agricultural, Rural Residential, and Developing Post-2030. These land uses account for approximately 50% of the gross acres in Medina. Agricultural identifies lands which are part of the Metropolitan Agricultural Preserves Program and guided at no more than one unit per 40 acres. The Rural Residential and Developing Post-2030 land use categories are not planned for urban services during the 2030 planning period. The Developing Post-2030 area is primarily located around Loretto. The Rural Residential and Developing Post-2030 land uses require each lot to have five contiguous acres of soil suitable for individual sewer treatment systems. Under the Rural Designation Objectives 8-9 in the Land Use chapter, the Update states the City will maintain a maximum density of one unit per 10 acres for new development in the Rural Residential and Post-2030 land use categories. The City will continue to enforce five contiguous acres of soil suitable for septic systems per development site, but will consider exceptions for open space developments that protect natural features and put land into permanent conservations. The Update states that within the Metropolitan Council’s Long-Term Sewer Service Area (see Figure 5) these exceptions will not be allowed to result in a density of more than one unit per 10 gross acres, which is consistent with Council policy to facilitate future urban service expansion.

The City’s sewer residential land use categories include Low-Density Residential, Medium Density Residential, and High Density Residential. The City also has two Mixed Use categories, which include sanitary sewer residential development. These areas are concentrated along Highway 55 to promote a more compact development pattern. The new sewer residential land uses exceed 3 units per net residential acre (see Table 4 below), which is consistent with the Council’s policies for developing communities.

Table 4. City of Medina – Net Residential Density

Land Use Category	Density Range		NET Acres	Number of Units		Density	
	MIN	MAX		MIN	MAX	MIN	MAX
Low Density Residential	2	3.49	339	678	1183		
Medium Density Residential	3.5	6.9	124	434	856		
High Density Residential	7	30	88	616	2640		
Mixed Use*	3.5	6.9	135	473	932		
Mixed Use Business**	7	45	39	273	1755		
			725	2474	7365	3.4	10.2

Table is based on Update's Table 5-C (June 17, 2009), showing new residential development. Above table shows net acres. Update states:

* Mixed use requires residential units equivalent to the minimum density over at least half the developable area (reflected in table).

** Mixed Use-Business requires residential units equivalent to the minimum density over the entire developable area.

HOUSING

Reviewer: Linda Milashius, CD – Livable Communities (651-602-1541)

The Update is consistent with the Council's policies on housing. The housing element fulfills the affordable housing planning requirements of the MLPA. The Update acknowledges the City's share of the region's affordable housing need for 2011-2020 which was revised to be 506 units. To provide opportunities to meet this need the Update's 5-Year Staging Table indicates that 4 gross acres of land will be available for high density residential development, at 7-30 units per acre, and 54 gross acres is designated for high density development within the Mixed Use Business land use category, at 7-45 units per acre. Also, the Update identifies approximately 351 gross acres designated as medium density and mixed use residential, with a density range of 3.5-7 units per acre, where the City expects additional attached multifamily residential development to occur.

The Update provides the implementation tools and programs the City will use to promote opportunities to address its share of the region's housing need. These include working closely with Hennepin County, Habitat for Humanity, housing partnerships, local lenders, builders and other organizations to pool resources for the creation of permanent affordable housing. The Update indicates the City will seek opportunities to enter into land trusts and will be creating an inclusionary housing policy. Medina is a participant in the Livable Communities Local Housing Incentives Account program.

INDIVIDUAL SEWAGE TREATMENT SYSTEMS (ISTS) PROGRAM

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Update is consistent with the *WRMPP* for ISTS. It indicates that as of August 2008, there are approximately 705 ISTS in operation in the City. City Code Section 720 is consistent with MPCA Rules and Council policy requirements with respect to ISTS installation, operation, tracking, and maintenance management.

WATER SUPPLY

Reviewer: Sara Smith, ES – Water Supply Planning (651-602-1035)

The Update is consistent with the *WRMPP* for water supply. The Council recommends the City continue to implement conservation programs targeted at reducing residential water use.

RESOURCE PROTECTION

Historic Preservation

Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)

The Update contains a section on Historic Preservation as required by the MLPA.

Solar Access Protection

Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)

The Update contains a section on Solar Access Protection as required by the MLPA.

Aggregate Resources Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Update contains a section on aggregate resources protection as required by the MLPA. The Update indicates, consistent with *Minnesota Geological Survey Information Circular 46*, that there are no viable aggregate resource deposits in the community.

PLAN IMPLEMENTATION

Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Yes
- ISTS Codes Yes
- Housing Implementation Program Yes

COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

The City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment on February 20, 2008. The City of Greenfield indicated that the Update’s general business, commercial, mixed use, and medium density in northwest Medina would be located near low-density residential in Greenfield. No substantial compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were indicated.

DOCUMENTS SUBMITTED FOR REVIEW:

- City of Medina 2030 Comprehensive Plan Update, December 29, 2009
- Comprehensive Plan Update Cover letter and Transmittal Form, December 29, 2009

- Trail Plan Map - Chapter 6, January 7, 2009
- Revised Comprehensive Plan Update, May 12, 2009
- Draft City Agreement to extend sewer/water services to Corcoran, May 14, 2009
- Large-scale Sewer 2030 System Maps 1, 2, May 12, 2009
- Cover Letter, Table of Contents, Chapters 3-6, June 17, 2009
- Electronic copies of adjacent community review comments, July 2009

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: City of Medina Existing Land Use
- Figure 4: City of Medina Future Land Use
- Figure 5: City of Medina Long-Term Sewer Service Area

Land Use in 5-Year Increments Table

Figure 1. Location Map Showing Regional Systems

Medina

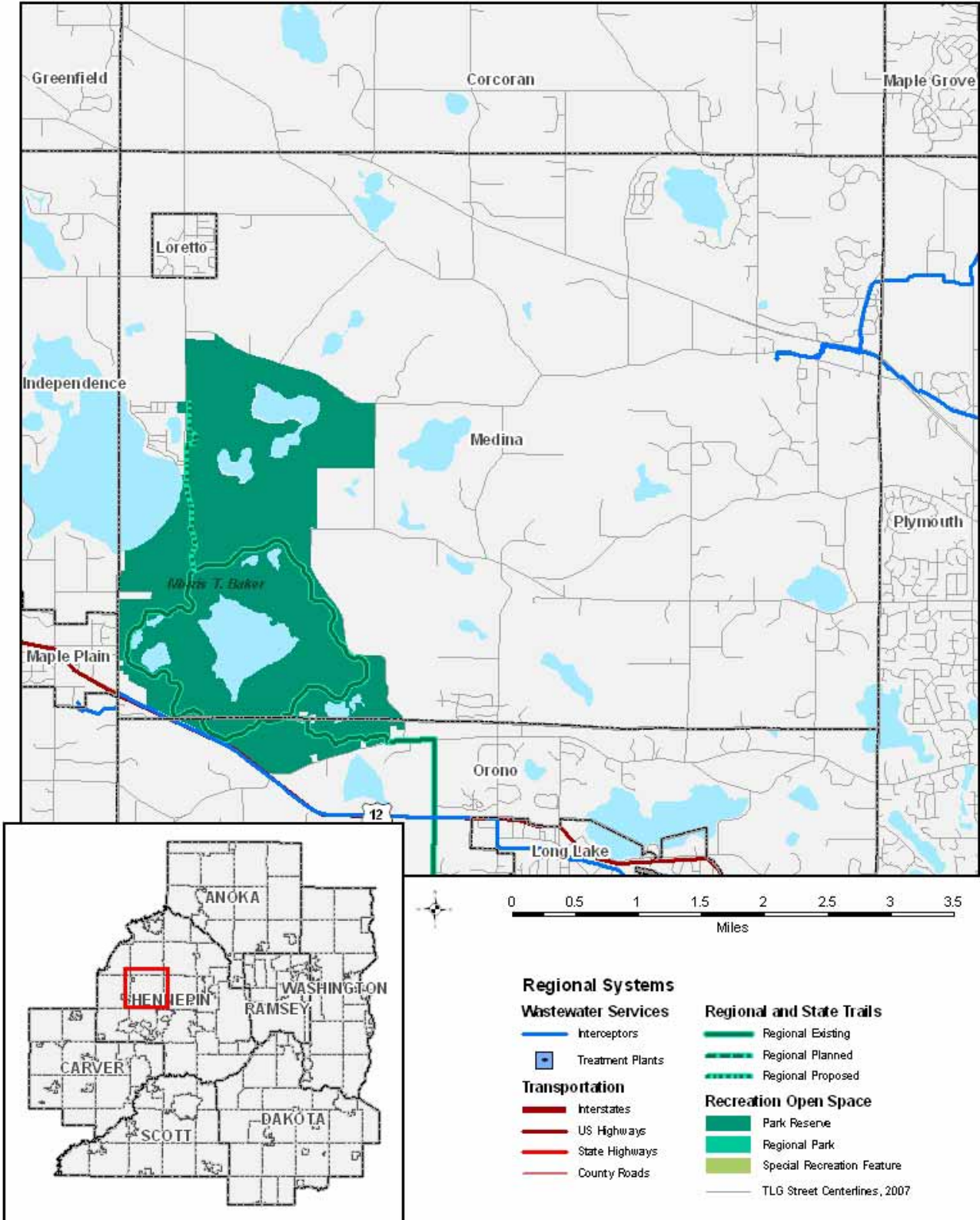


Figure 2. 2030 Regional Development Framework Planning Areas

Medina

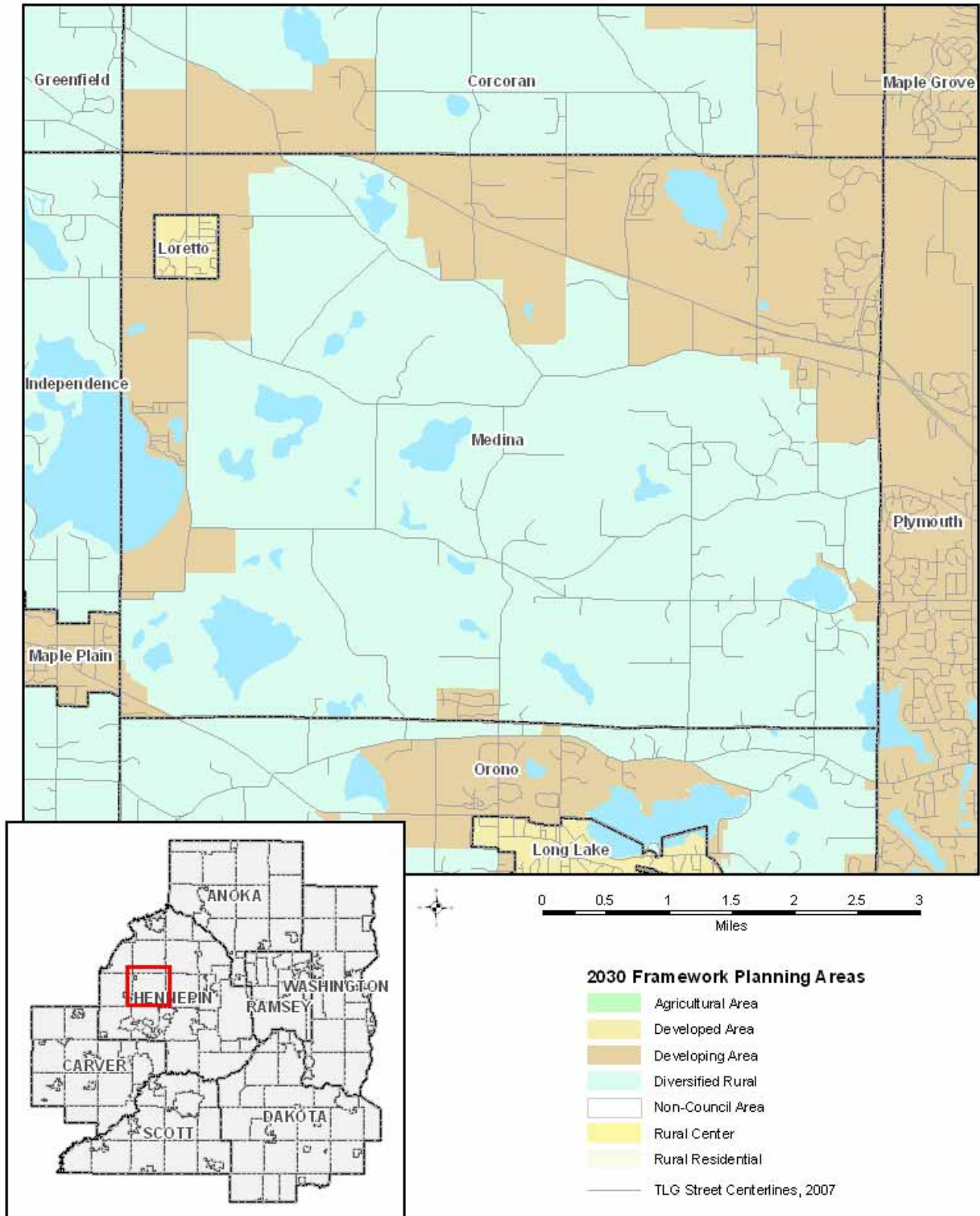


Figure 3. Existing Land Use
City of Medina

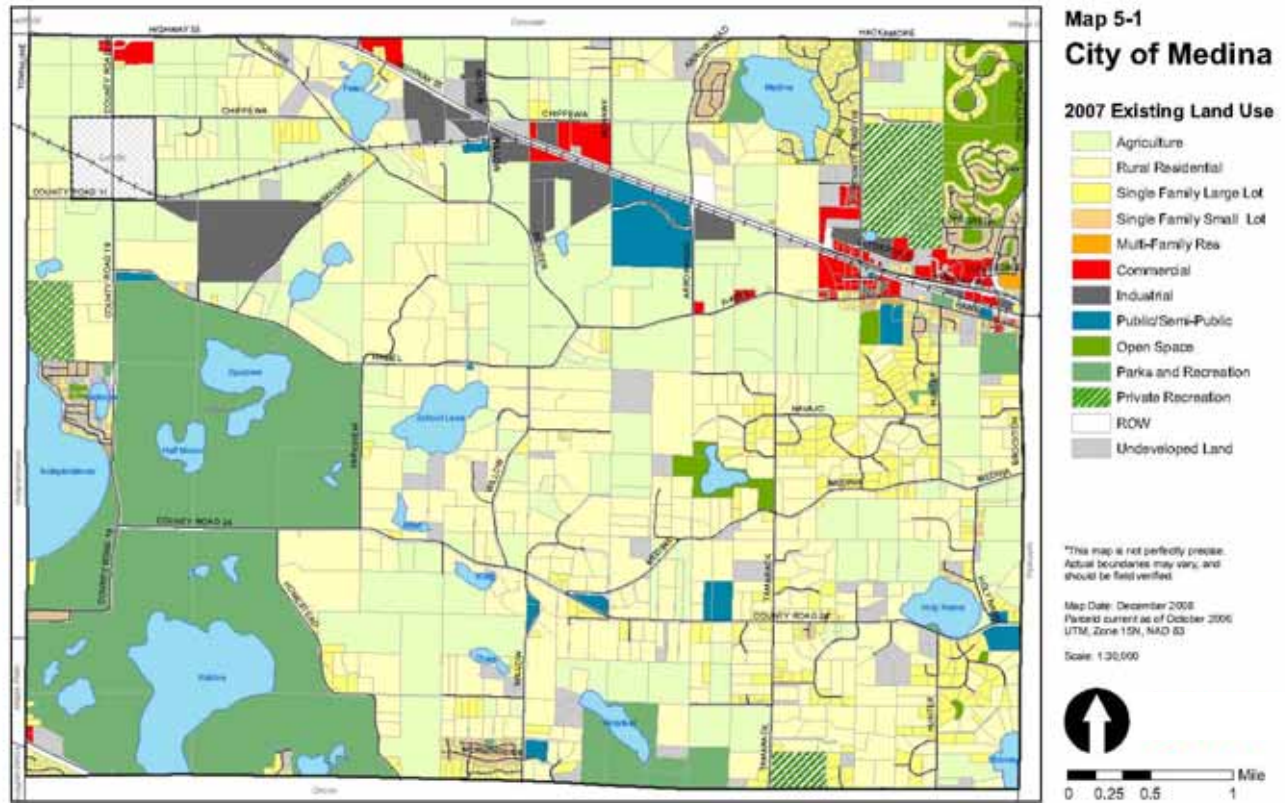


Figure 4. 2030 Future Land Use
City of Medina

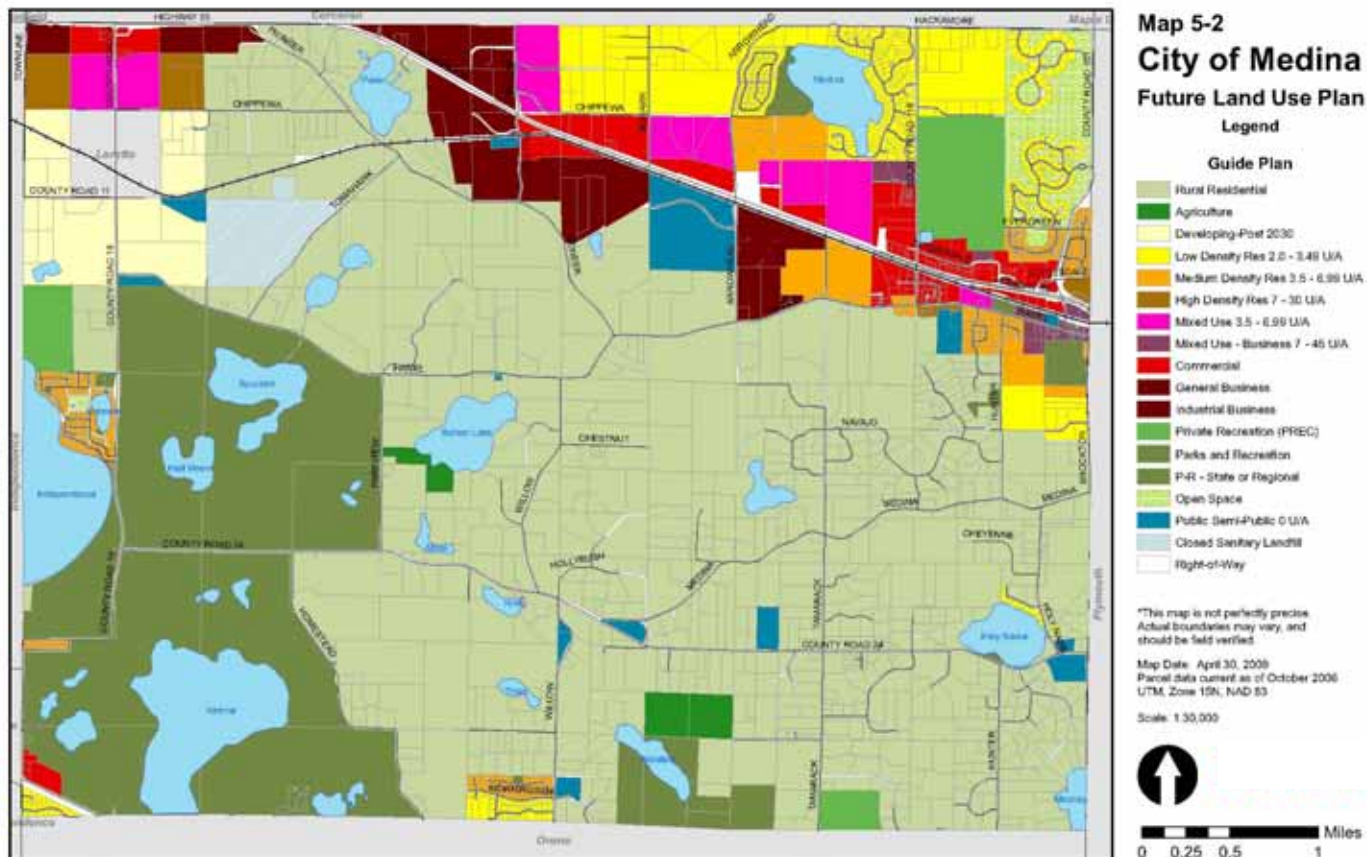
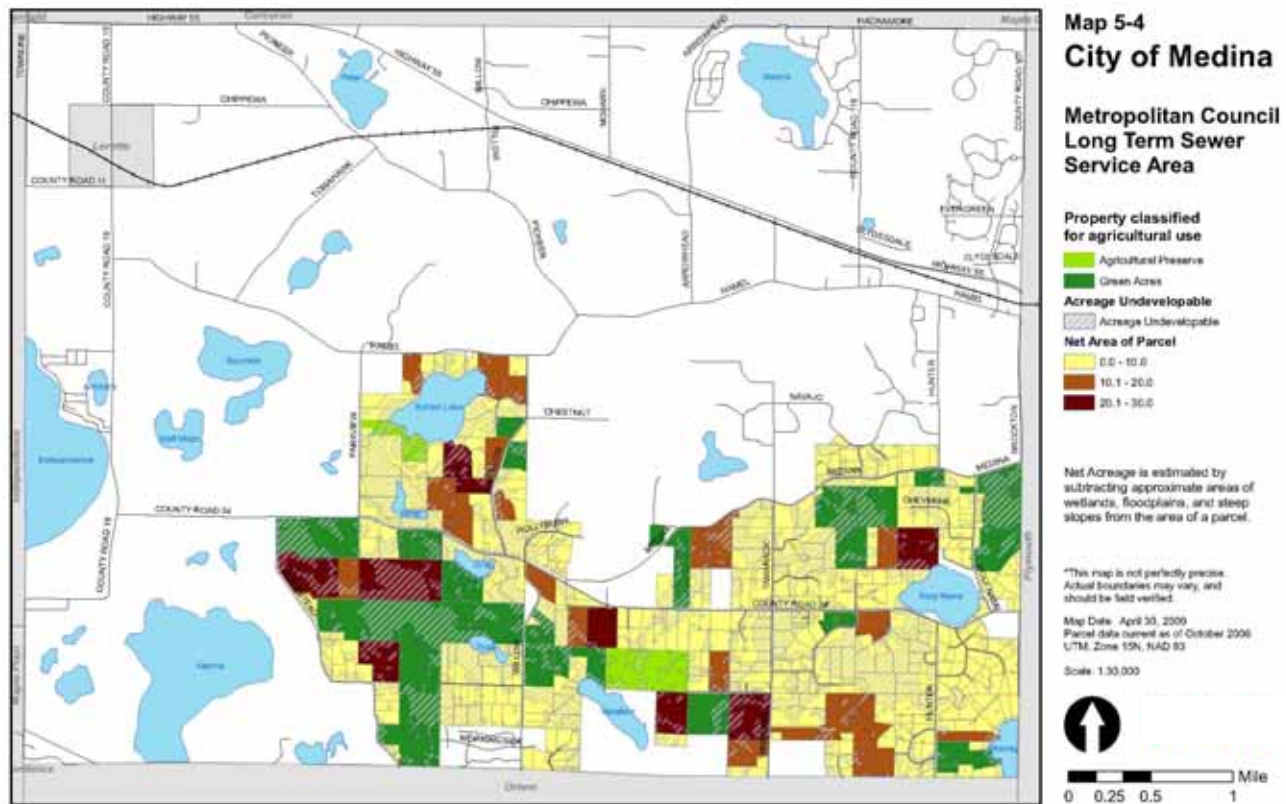


Figure 5. City of Medina Long-Term Sewer Service Area



Land Use in 5-Year Increments

Land Use Designation	Allowed Density Ranges		Existing 2008	2010	2015	2020	2025	2030	%Change 2010-2030
	Min	Max							
Residential Uses			(acres)	(acres)	(acres)	(acres)	(acres)	(acres)	
-Rural Residential 2.5 acres or less	--	--		212	212	212	212	212	0%
-Rural Residential 2.5 - 10 acres	1U/10A	TBD ¹		2197	2207	2217	2227	2237	1.8%
-Rural Residential 10-40 acres	1U/40A	1U/10A		3591	3661	3691	3721	3751	4.5%
- Rural Residential 40+ acres	--	1U/40A		1977	1897	1857	1817	1777	-10.1%
-Agricultural 40+ acres	--	1U/40A		109	109	109	109	109	0%
Subtotal Unsewered			8086	8086	8086	8086	8086	8086	0%
Low Density Residential (LDR)	2	3.49	346	600	713	911	944	944	57%
Medium Density Residential (MDR)	3.5	6.9	181	326	428	428	428	428	31%
High Density Residential (HDR)	7	30	17	21	21	21	21	123	486%
Mixed Use (MU) ²	3.5	6.9	0	80	207	207	280	379	374%
Mixed Use – Business (MU-B) ³	7	45	5	59	59	59	59	59	0%
Future Developing Areas		1U/10A	2501	1954	1372	982	771	444	-77%
Commercial Uses									
Commercial (C)			246	256	331	362	362	409	60%
General Business (GB)			92	92	214	375	480	558	507%
Industrial (IB)			25	25	68	68	68	68	172%
Institutional Uses									
Public Semi-Public (PSP)			271	271	271	271	271	271	0%
Parks and Recreation			93	93	93	93	93	93	0%
Parks and Recreation – Regional/State			2519	2519	2519	2519	2519	2519	0%
Private Recreation (PREC)			358	358	358	358	358	358	0%
Open Space (OS)			208	208	208	208	208	208	0%
Closed Sanitary Landfill (SL)			192	192	192	192	192	192	0%
Right-of-Ways			912						
Lakes			1,283						
Wetlands and Floodplains			5,335						
Total City			17,335						

¹ To be determined later for cluster/open-space developments. Density in excess of one unit per ten acres will not be allowed within Metropolitan Council's long term sewer service area.

² This land use require a minimum 50% of the developable property includes a residential component within the density range

³ The Mixed Use-Business (MU-B) land use requires residential units equivalent to the minimum density over the entire developable area. The MU-B "Existing 2008" acreage is based on the approximate area which has been developed consistent with the Objectives of the MU-B land use.

Acres are gross acres.