

**C** Community Development Committee  
Meeting date: August 15, 2009

Item: 2010-280

**E** Environment Committee  
Meeting date: August 10, 2009

**ADVISORY INFORMATION**

<b>Subject:</b>	City of Chaska 2030 Comprehensive Plan Update Review File No. 20644-1 Tier II Comprehensive Sewer Plan
<b>District(s), Member(s):</b>	District 4, Councilmember Craig Peterson (651-602-1474)
<b>Policy/Legal Reference:</b>	Minnesota Statute Section 473.175
<b>Staff</b>	Jim Uttley, Principal Reviewer (651-602-1361)
<b>Prepared/Presented:</b>	Phyllis Hanson, Manager, Local Plng Assist. (651-602-1566) Kyle Colvin, Eng. Services Asst. Manager (651-602-1151)
<b>Division/Department:</b>	Community Development / Planning and Growth Management Environmental Services / Engineering Services

**Proposed Action**

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

**Recommendations of the Community Development Committee**

1. Authorize the City of Chaska to put its 2030 Comprehensive Plan Update into effect;
2. Adopt the advisory comments for parks, transportation, and surface water management as presented in those sections of the review record.
3. Accept the revised forecasts as shown in Table 1 of this report.
4. That the City participates in the Council's Plat Monitoring Program beginning in 2011 to track sewer residential development and ensure consistency with the Council's sewer residential density policy.
5. As the City is aware, should the City develop an orderly annexation agreement with areas in Dahlgren Township, the City will need to amend its comprehensive plan to develop and adopt future land uses for newly annexed areas within this Township.

**Recommendations of the Environment Committee:**

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

## **ADVISORY COMMENTS**

### **City of Chaska 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan**

Review File No. 20644-1 Council Business Item No. 2010-280

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 City is reminded that Minnesota Statutes 473.864 requires the City to:
  - (a) Formally adopt the Update within nine months following Council action
  - (b) Submit two copies to the Council, and
  - (c) Submit a copy of the City Council Resolution adopting the Update following final action to the Metropolitan Council.
2. 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).
3. 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).
4. The City needs to send the Council the dates the watersheds approve the Local Surface Water Management Plan (LSWMP), the date the City adopts the final LSMWP, and a copy of the final LSWMP.

#### **Environment Committee**

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

## Background

The City of Chaska (City) is located in northeastern Carver County, bounded by the cities of Carver, Chanhassen, Victoria and Dahlgren and Laketown Townships in Carver County and Jackson Township in Scott County. Figure 1 shows the general location of Chaska and nearby communities, and the Council's *2030 Regional Development Framework* (RDF) designation, which identifies Chaska as a "developing" community. Growth in the developing communities should be consistent with regional forecasts, at densities of 3 to 5 units per acre. Figure 2 shows existing and planned regional systems in Chaska and the surrounding area.

## Rationale – Standard of Review & Findings

1. Does the proposed Plan conform to Regional Systems Plans?
2. Is the Plan consistent with Metropolitan Council policies?
3. Is the Plan 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<br>(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

None

## Known Support / Opposition

There is no known opposition.

# REVIEW RECORD

## Review of the City of Chaska 2030 Comprehensive Plan Update

### STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans (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 *2030 Regional Parks Policy Plan (RPPP)*.

##### Advisory Comments

Prior to adoption of the Update, the following references to regional parks system facilities located outside of the City need to be updated:

- Three Rivers Park District has changed the names of its trails. The northern branch of the Southwest LRT Regional Trail is now known as the Lake Minnetonka LRT Regional Trail and the southern branch is known as the Minnesota River Bluffs LRT Regional Trail. The references to the Southwest LRT Regional Trail needs to be updated with the proper trail name throughout the Update.
- The Update describes the planned Chaska-Victoria Regional Trail as connecting the two branches of the Southwest LRT Regional Trail. The Update needs to be revised to indicate that the planned regional trail will connect the Minnesota River Bluffs LRT Regional Trail to the Lake Minnetonka LRT Regional Trail.
- The description of Lake Waconia Regional Park needs to be updated to reflect that the regional park is now open to the public. Please contact the Carver County Parks Department for more information on this regional park.

## **Transportation**

### ***Roads and Transit***

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

The Update is in conformance with the *Transportation Policy Plan (TPP)* adopted in 2004 and addresses all the applicable transportation and transit requirements of a comprehensive plan.

TH 212, a principal arterial, has recently been reconstructed as four-lane freeway on approximately 12 miles of new alignment that runs southwest between Hennepin CSAH 4 (Eden Prairie Road) in Eden Prairie, where it connects to existing Highway 212. The highway runs through the cities of Eden Prairie, Chanhassen, Chaska, Carver and Dahlgren Township. The city is also served by several "A" minor arterials. Environmental study of a new river crossing over the Minnesota River between new TH 212 in Chaska and TH 169 southwest of Shakopee continues. An alignment has been selected and is being refined through a Tier 1 EIS. Although construction of the bridge is not within the region's 2030 plan, completion of an EIS is necessary for preserving a river crossing corridor. Detailed design will be done during the Tier 2 EIS process closer to the time of construction.

Chaska is within the Metropolitan Transit Taxing District and lies within Market Area III. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing. Regular route transit service is provided by Southwest Metro Transit.

#### Advisory comments:

- **Roadway Functional Classification:** There are several changes to the classification of minor arterials shown on the "Future" functional classification map. Approval of the Update does not imply approval of these modifications. Any change to the functional classification from the "Existing" system will need to be submitted to the TAC Planning Committee for approval; this is a separate process from the Comprehensive Plan Update effort.
- Figure 5.4 and the text on page 43 of the plan describe a potential interchange at CSAH 140 and TH 212 to serve future planned development. Approval of the Update does not imply approval of this future interchange; new interchange requests must be submitted as a comprehensive plan amendment in conjunction with the Appendix E of the *2030 Transportation Policy Plan*.
- Carver and Scott Counties now operate a combined service called Smart Link Transit. This service is part of the region's Transit Link network and operates by Transit Link rules. This service began in January, 2010 and replaced Carver Area Rural Transit (CART) as the dial-a-ride service provider in Carver County.

### ***Aviation***

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

The Update is in conformance with the TPP 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 or to year

2030. It includes growth forecasts that are consistent with the Council's recommended forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Blue Lake Wastewater Treatment Plant located in Shakopee. The City's wastewater conveyance service is provided by Council Interceptors 8038 and 9206. The City's Plan projects it will have 14,000 sewered households and 16,600 sewered employees by 2030. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth needs.

The Update provides sanitary flow projections in 10-year increments. The rationale, for the projections, is given in the Update and determined appropriate for planning for local services.

Chaska was once on the Council's list of communities having an I/I reduction goal. However, in 2008, the City completed the Council's estimated level of work necessary to mitigate excessive I/I. The City has an on-going I/I program to further identify and mitigate excess I/I from the local collection system. The City's plan includes the installation of drain tiles and sump pump connection services to receive clear water discharges, from individual home and business drains and sump pumps, and discharge this flow to the storm sewer system. City also has an inspection program in which each individual residence is inspected for non-compliant connections and requires correction when connections to the sanitary are found.

### ***Tier II Comments***

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

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for developing 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 WRMP for local surface water management. Chaska lies within the Riley Purgatory Bluff Creek, Carver County, and Lower Minnesota River watersheds. The Riley Purgatory Bluff Creek Watershed District's watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 1997. The Lower Minnesota River Watershed District and Carver County Watershed Management Organization watershed management plans were approved by BWSR in 1999 and 2001 respectively. Chaska prepared a local surface water management plan (LSWMP) in 2007 that was reviewed by Council staff. The LSWMP was found to be consistent with Council policy and the WRMP.

### **Advisory Comment**

The City needs to send to the Council the dates that the watershed organizations approved the LSWMP.

## CONSISTENCY WITH COUNCIL POLICY

### Forecasts

*Reviewer: Dennis Farmer, CD - Research, (651-602-1322)*

The Update provides the required forecasts in its land use, sewer and transportation chapters. In the Update, the City presents its own preferred forecasts for year 2010 (shown in Table 1). The City proposes lower household and population forecasts for 2010; these revisions are consistent with the latest population and household estimates for the city. The city also proposes slightly higher 2010 employment forecasts. 2020 and 2030 forecasts in the Comprehensive Plan Update are consistent with Council forecasts.

Staff finds the city's revised 2010 forecast revisions reasonable, and recommends that the Council approve the new forecasts. Upon Council action, the city's forecasts will be changed to reflect the revised forecasts shown in the table below.

**Table 1 - Revised Forecasts for the City of Chaska (rounded to 100's)**

	Census	Previous Council Forecasts			Revised Council Forecasts		
	2000	2010	2020	2030	2010	2020	2030
<b>Population</b>	17,603	27,600	33,000	35,700	24,800	33,000	35,700
<b>Households</b>	6,169	10,200	12,500	14,000	9,000	12,500	14,000
<b>Employment</b>	10,955	12,800	15,100	16,600	13,500	15,100	16,600

### 2030 Regional Development Framework and Land Use

*Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)*

With supplemental materials received during the review process, the Update is consistent with the *2030 Regional Development Framework (RDF)*, which designates the City partly as a Developing community. Developing communities are expected to accommodate growth, support centers along centers, and encourage the development of communities where shopping, jobs, and a variety of housing choices co-existing by design. Developing communities are also expected to accommodate sewer residential growth at a net density of 3 to 5 units per acre.

The Update identifies policies to continue to promote and support revitalization and expansion of the historic downtown area, encourage development of additional medium and high density housing within convenient walking/driving distance of downtown, and to ensure compatibility of commercial/industrial uses with neighboring residential uses. The Update also discusses policies to protect the natural resource systems and open spaces in the City, including through the use of the City's Greenbelt designation.

The Update plans to accommodate forecasted residential and employment growth on approximately 1,869 acres of land, including planned annexation areas to the west in Laketown and Dahlgren Townships. The Update identifies planned growth areas in the north (NW Chaska Greenbelt), and in the west and south. These areas are planned for a Chaska Biotech Center concept for the area west and southwest of Highway 212/CSAH 10 interchange. The City has an orderly annexation agreement with Laketown Township for annexation of lands into the City, while land within Dahlgren Township is identified for potential annexation. The Update identifies the need for an Orderly Annexation Agreement and a detailed Development plan those planned annexation areas of Dahlgren Township.

The City plans to accommodate forecasted residential growth on approximately 1,334 acres. The majority of the forecasted residential growth is planned for the City's Neighborhood Mixed Use designation, which will accommodate approximately 2,400

housing units at the minimum planned density. As shown in Table 2 below, planned residential uses for these areas will result in a minimum net density of 3.07 units per acre, consistent with the Council’s minimum density policy for sewered residential development. These new residential areas, coupled with approximately 1,100 available vacant lots and planned units within existing neighborhoods, provide sufficient land to accommodate the City’s forecasted growth.

**Table 2. Planned Residential Density**

Category	Density Range		Net Acres	Min Units
	Min	Max		
Conservation Residential	0.2	1	62	12
Low Density Residential	1	5	281	281
Medium Density Residential	6	11	146	876
High Density Residential	12	12	43	516
Neighborhood Mixed Use*	3	3	801	2403
Downtown Mixed Use**	6	6	2	12
<b>TOTALS</b>			<b>1335</b>	<b>4100</b>
<b>Overall Density</b>				<b>3.07</b>

\* Allotted 75% for residential uses

\*\* Allotted 50% for residential uses

Adapted from Table 4.5: Undeveloped Residential Land Supply, 2008-2030, received July 29, 2010

The Update also describes post-2030 conservation development in the City’s designated greenbelt area. The Update contains policies under which sewered development could occur provided that natural resource systems are preserved and minimum residential densities are accommodated. Until such time that sewer is extended to these areas, the Update maintains a maximum residential density of 4 units per 40 acres or an overall 1 unit per 10 acre density.

Recommendations

1. That the City participate in the Council’s Plat Monitoring Program beginning in 2011 to track sewered residential development and ensure consistency with the Council’s sewered residential density policy.
2. As the City is aware, should the City develop an orderly annexation agreement with areas in Dahlgren Township, the City will need to amend its comprehensive plan to develop and adopt future land uses for newly annexed areas within this Township.

**Housing**

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

The Update is consistent with the Council’s housing policy and meets the affordable housing planning requirements of the Metropolitan Land Planning Act. The Update acknowledges the city’s share of the region’s affordable housing need for 2011-2020 of 1,105 units. To provide opportunities to meet this need the Update indicates that approximately 118 acres of land will be available for medium density residential development, at 6-11 units per acre, 2 acres of land as Downtown Mixed Use, at 6 units per acre, and 34 acres of land for high density residential development, at 12+ units per acre. 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. The Update provides an extensive list of the programs and tools the city will access to address affordable and lifecycle housing needs. The city will continue to partner closely with the Carver County CDA, other housing agencies, such as Minnesota Housing, and private



developers to acquire resources to fund activities that increase new affordable housing and maintain and preserve existing units. Chaska is an active participant in the Local Housing Incentives program of the Livable Communities Act, and has applied for and received nearly \$4 million in grants through the LCA 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 there are currently 132 ISTS in operation in the City. Chaska has entered into an agreement with Carver County to oversee all ISTS installation, operation, maintenance management, and data tracking in the City. The County’s ordinance and program are consistent with MPCA Rules and Council policy requirements.

**Water Supply**

*Reviewer: Christopher Elvrum, ES – Water Supply Planning, (651-602-1066)*

The Update is consistent with the WRMPP. The Council encourages the city to continue to provide water conservation to its customers to promote the efficient use of water.

**Resource Protection**

**Historic Preservation**

*Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1361)*

The Update addresses Historic Preservation as required by the MLPA.

**Solar Access Protection**

*Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1361)*

The Update addresses 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 information in the Update is consistent with *Minnesota Geological Survey Information Circular 46* data. The Update indicates that there are moderate to poor quality aggregate deposits present along the southern border of the City, but that most are unavailable for mining due to urbanization and protection provided to environmentally sensitive lands adjacent to the Minnesota River.

**Plan Implementation**

*Reviewer: Jim Uttley, CD – Local Planning Assistance (651-602-1361)*

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 in July 2009. Chaska received comments on the Update from MnDOT, Scott County, City of Carver, and Dahlgren and Louisville Townships. The City responded to all of the comments it

received. There do not appear to be any compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts.

### **DOCUMENTS SUBMITTED FOR REVIEW:**

The submittal is 1,248 pages and includes the following:

- 2008 Comprehensive Plan Update Transmittal Form
- Chaska 2030 Comprehensive Plan
- Smart Growth Twin Cities – Chaska Opportunity Site Report
- Chaska 2030 Comprehensive Sewer Plan
- Water Supply Plan
- Local Surface Water Management Plan
- May 2010 Supplemental – Letter, Adjacent Communities Comments, Plan Changes

### **ATTACHMENTS**

- Figure 1: Location Map with 2030 Regional Development Framework Planning Areas
- Figure 2: Regional Systems Map
- Figure 3: Existing Land Use Map
- Figure 4: Planned Growth Areas Map
- Figure 5: Chaska's Greenbelt
- Figure 6: 2030 City Land Use Plan Map
- Table 2: Existing and Planned Land Use Table in 5-year Stages

Figure 1 - Location Map with 2030 Regional Development Framework Planning Areas, City of Chaska

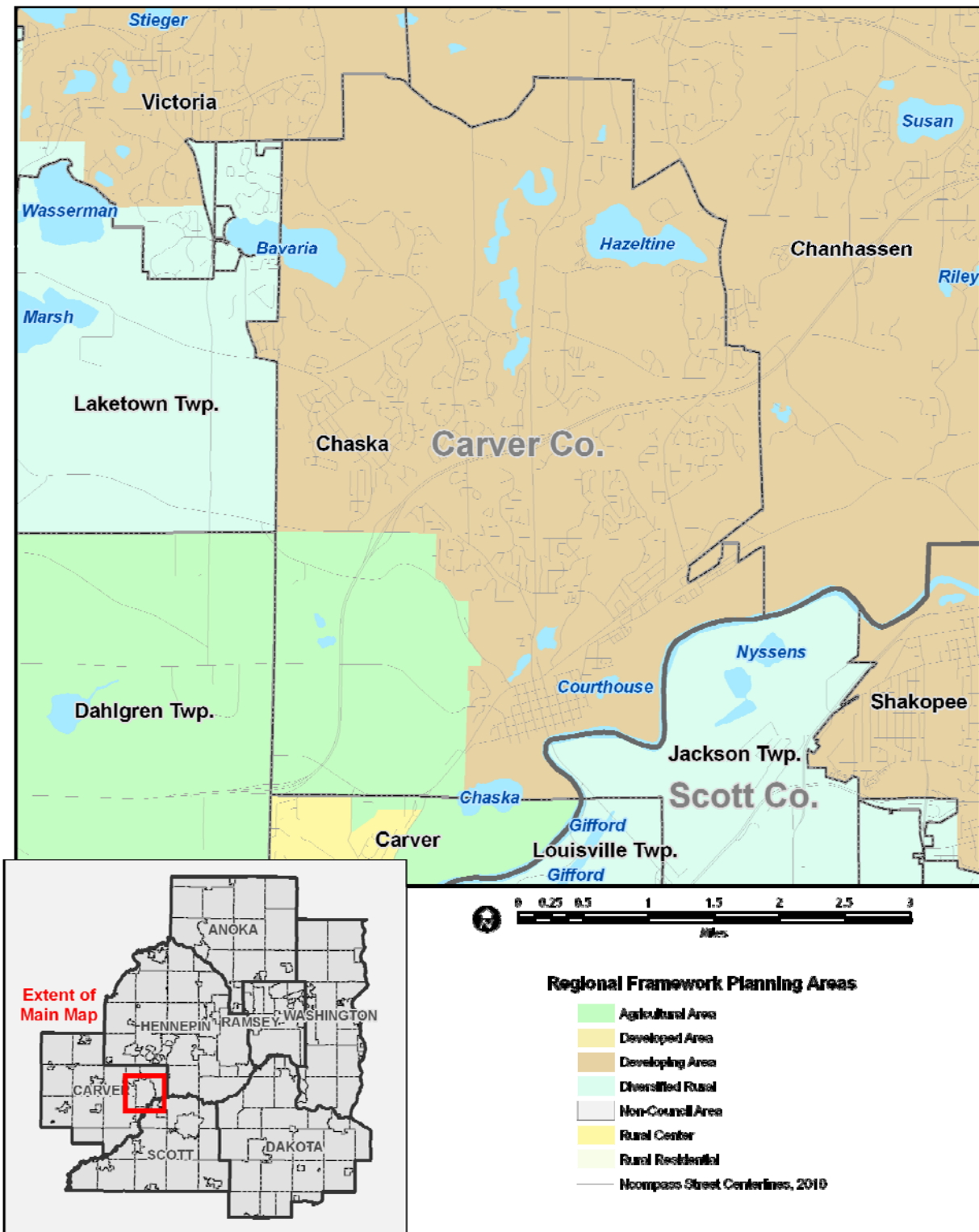


Figure 2 - Regional Systems, City of Chaska

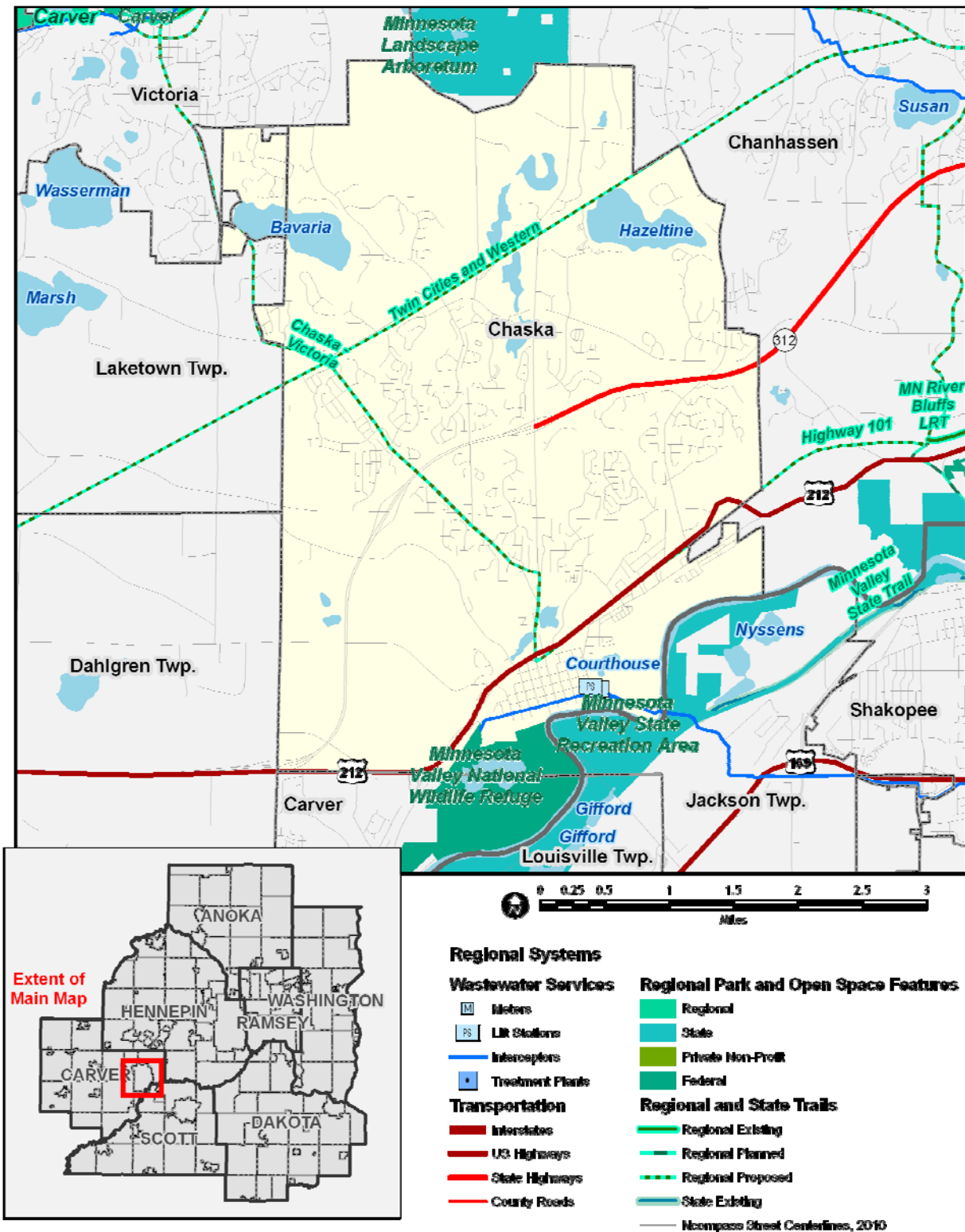


Figure 3 - Existing Land Use, City of Chaska

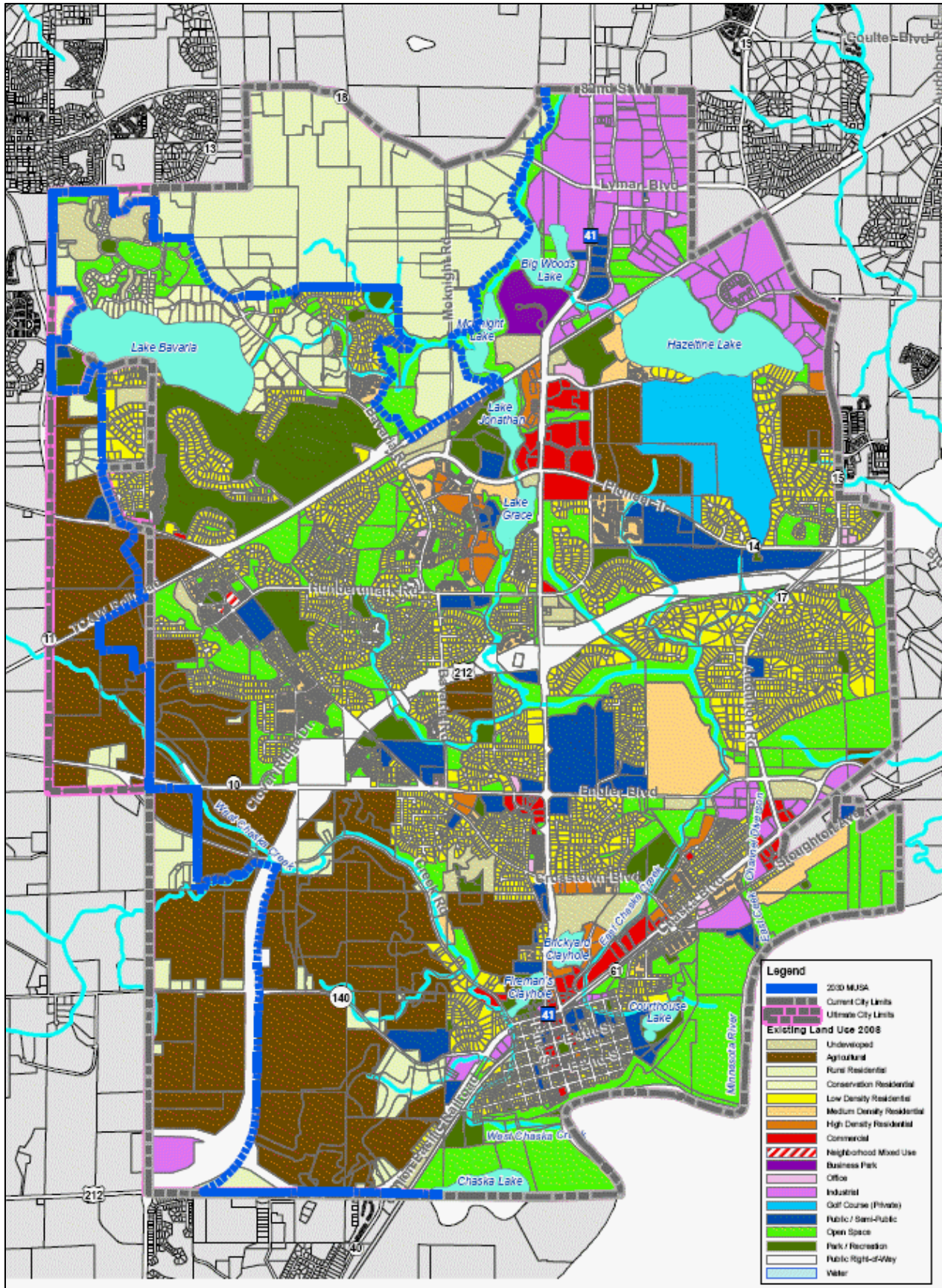


Figure 4 – Planned Growth Areas, City of Chaska

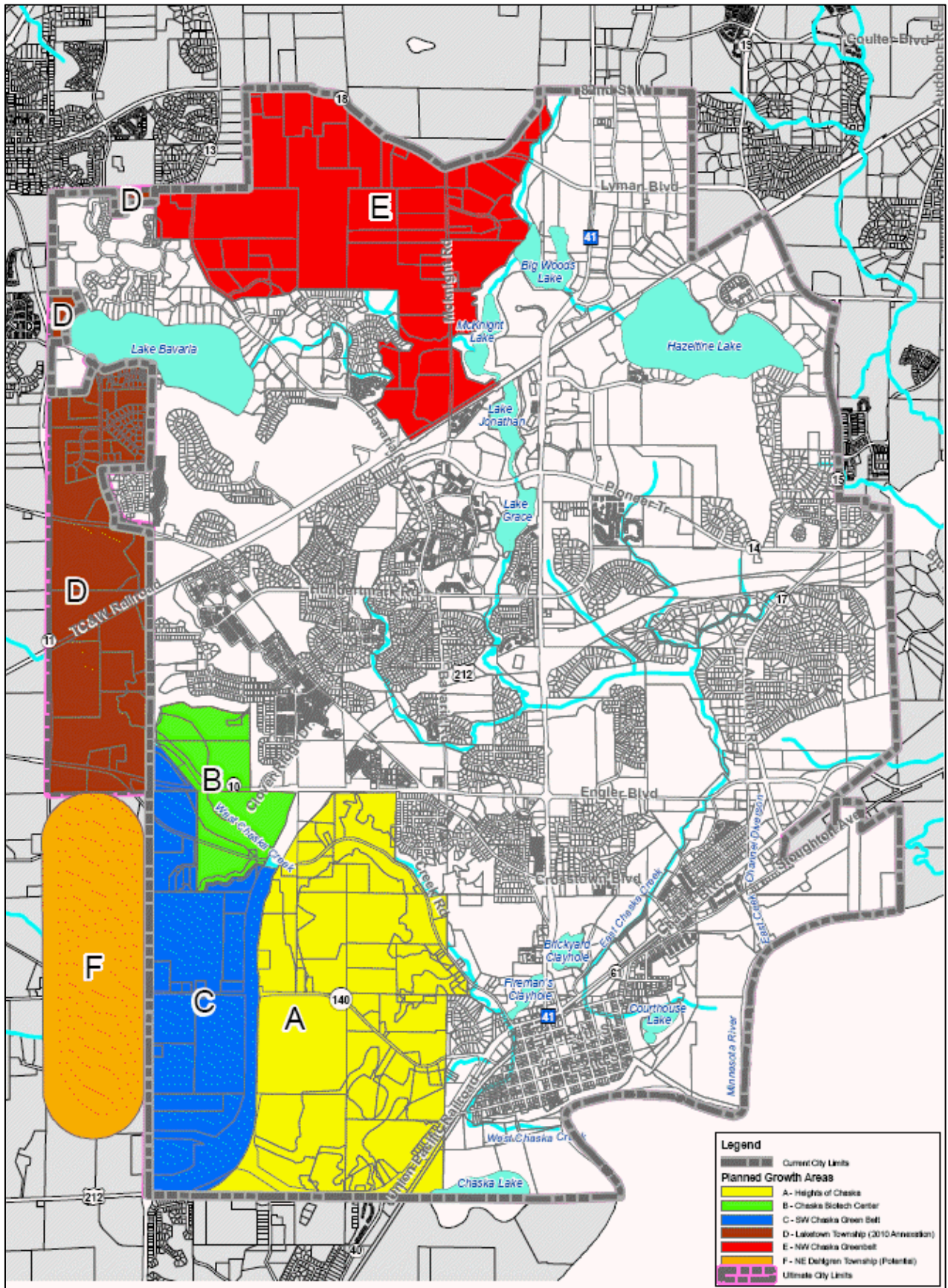


Figure 5 – Chaska's Greenbelt

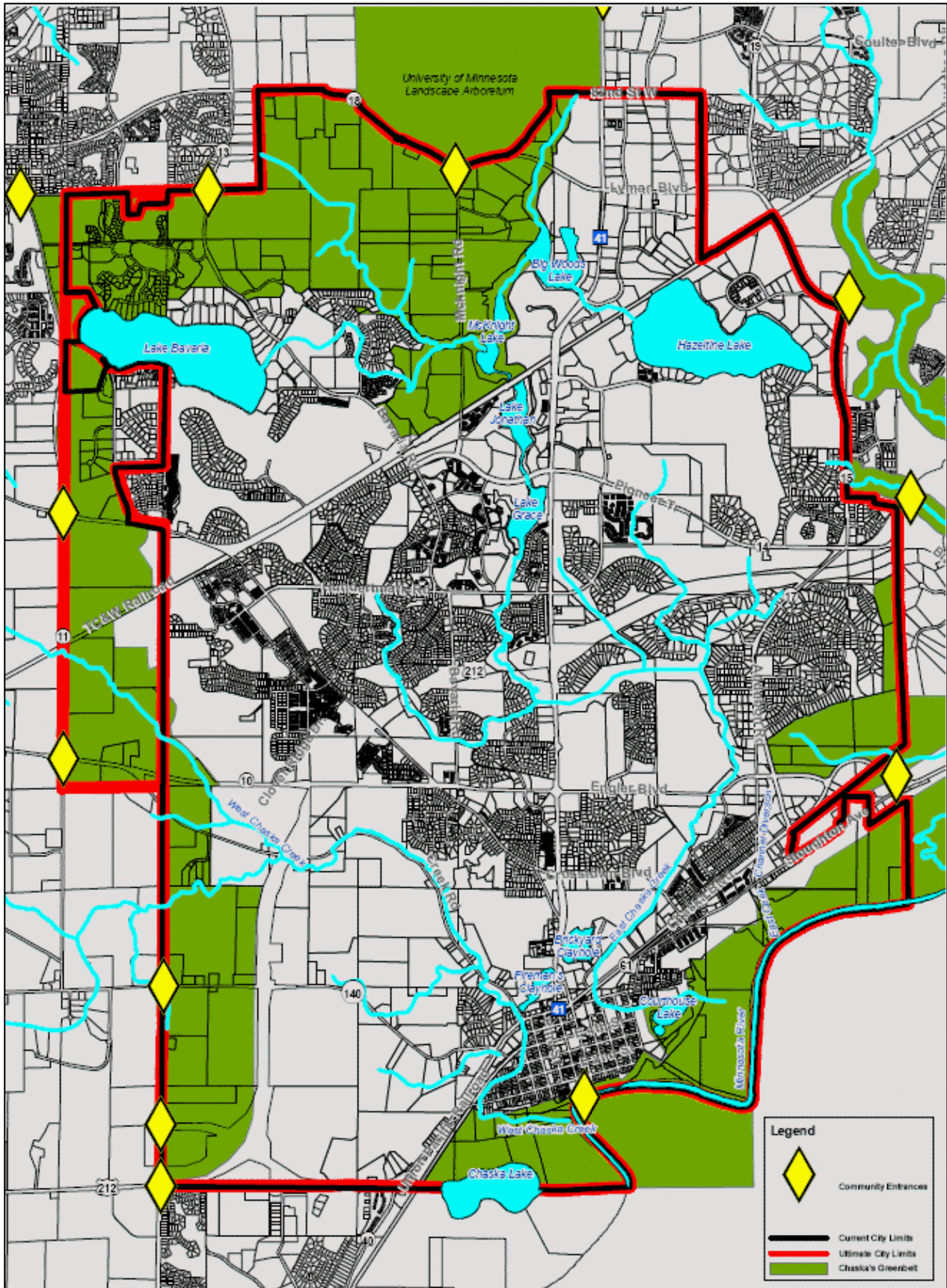
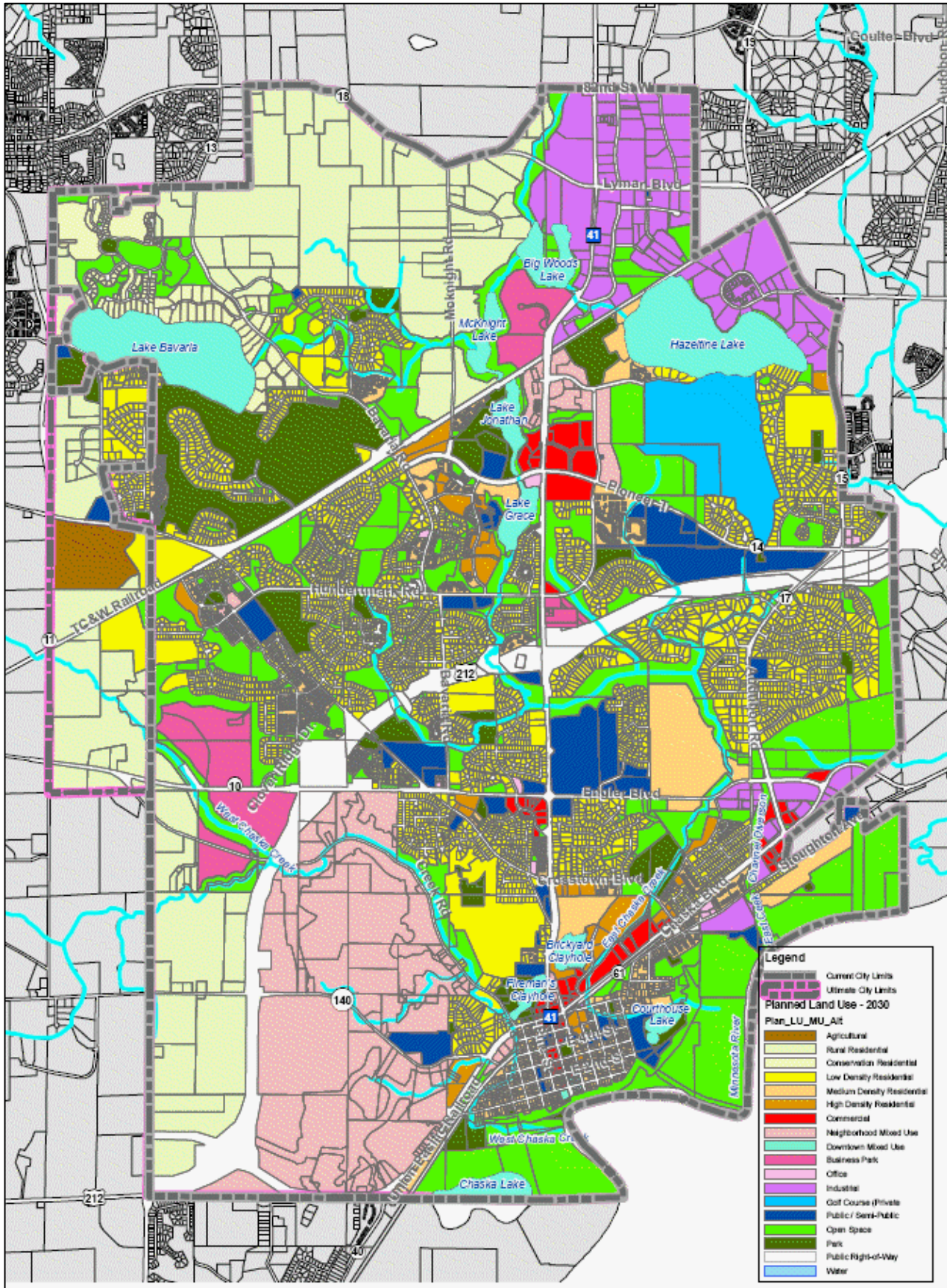


Figure 6 – 2030 Land Use Plan, City of Chaska





**Table 2 - LAND USE TABLE IN 5-YEAR STAGES, CITY OF CHASKA**



**LAND USE TABLE IN 5-YEAR STAGES**

Existing and Planned Land Use Table (In acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2008)	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
<b>Residential Land Uses</b>									
Conservation Residential	0.2	1.0	121.1	125.0	145.0	165.0	174.0	182.8	61.7
Low Density Residential	1.0	5.0	1,633.6	1,700.0	1,775.0	1,850.0	1,885.0	1,914.2	280.6
Medium Density Residential	6.0	11.0	422.1	430.0	480.0	530.0	550.0	568.5	145.4
High Density Residential	12.0	None	106.2	106.2	120.0	135.0	142.0	148.9	42.7
Neighborhood Mixed Use	1.0	None	5.2	20.0	385.0	750.0	910.0	1,073.2	1,068.0
Downtown Mixed Use	6.0	None	0.0	3.6	3.6	3.6	3.6	3.6	3.6
<b>C/I Land Uses</b>									
	Est. Employees/Acre								
Commercial			178.2	170.0	160.0	154.8	154.8	154.8	-23.4
Industrial			606.9	606.9	606.9	606.9	606.9	606.9	0.0
Office			18.8	17.0	15.7	15.7	15.7	15.7	-3.1
Business Park			47.1	75.0	125.0	175.0	200.0	250.7	203.6
<b>Public/Semi Public Land Uses</b>									
Public / Semi-Public			433.7	423.0	410.6	410.6	410.6	410.6	-23.1
Parks / Recreation			581.9	585.0	592.0	600.0	604.0	606.7	24.8
Open Space			1,725.7	1,735.0	1,820.0	1,900.0	1,935.0	1,970.8	245.1
Golf Course			230.0	230.0	216.4	216.4	216.4	216.4	-13.6
Public Right of Way			1,524.7	1,530.0	1,542.0	1,554.0	1,560.0	1,563.3	38.6
<b>Subtotal Sewered</b>			7,635.2	7,756.7	8,397.2	9,067.0	9,368.0	9,687.1	2,051.9
<b>Outside Urban Service Area</b>									
	Minimum lot size	Maximum lot size	Existing (2000)	2010	2015	2020	2025	2030	Change 2000-2030
Rural Residential 2.5 acres or less									0.0
Rural Residential 2.5 -10 acres									0.0
Rural Residential 10-40 acres	4 du / 40 acres	None	1,177.5	1,200.0	1,400.0	1,600.0	1,690.0	1,775.6	598.1
Agricultural 40+ acres			1,824.9	1,800.0	1,200.0	600.0	325.0	81.0	-1,743.9
<b>Subtotal Unsewered</b>			3,002.4	3,000.0	2,600.0	2,200.0	2,015.0	1,856.6	-1,145.8
<b>Undeveloped</b>									
Undeveloped	--	--	260.3	250.0	160.0	70.0	35.0	0.0	-260.3
Open Water, Rivers and Streams	--	--	484.0	484.0	484.0	484.0	484.0	484.0	0.0
<b>Total</b>			11,381.9	11,490.7	11,641.2	11,821.0	11,902.0	12,027.7	645.8

\* For Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acreage/percentage of residential use.