

C Community Development Committee
Meeting date: December 6, 2010

E Environment Committee
Meeting date: December 14, 2010

ADVISORY INFORMATION

Subject:	City of Cottage Grove 2030 Comprehensive Plan Update Review File No. 20479-1 Tier II Comprehensive Sewer Plan
District(s), Member(s):	District 12, Council Member Sherry Broecker
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	LisaBeth Barajas, Principal Reviewer, 651-602-1895 Phyllis Hanson, Local Planning Assistance Manager, 651-602-1566 Kyle Colvin, Engineering Services Asst. Manager, 651-602-1151
Division/Department:	Community Development / Planning & Growth Management Environmental Services / Engineering Services

Proposed Action

That the Metropolitan Council adopt the Advisory Comment and Review Record and take the following actions:

Recommendations of the Community Development Committee:

1. Authorize the City of Cottage Grove to put its 2030 Comprehensive Plan Update into effect.
2. Adopt the revised forecasts for the City of Cottage Grove as detailed in Table 2 of the Review Record.
3. Advise the City to:
 - a. Revise the aviation notification requirements in the Update as detailed in the Aviation section of this report.
 - b. Continue to participate in the Council's Plat Monitoring Program.
 - c. Implement the advisory comments in the Review Record for Parks, Transportation, and Land Use.

Recommendations of the Environment Committee:

Approve the City of Cottage Grove's Tier II Comprehensive Sewer Plan

ADVISORY COMMENTS

City of Cottage Grove 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20479-1 – Council Business Item No. 2010-418

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.
 - c. Submit to the Council a copy of the City Council resolution evidencing final approval of the Update.
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 from the City’s governing body. After the Update receives final approval from 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

The City of Cottage Grove is located in southern Washington County on the Mississippi River. The City is bordered by the City of Woodbury to the north, the City of Afton to the northeast, Denmark Township to the east, the Mississippi River on the south, and Grey Cloud Island Township, the City of St. Paul Park, and the City of Newport to the west. (See Figure 1)

The *2030 Regional Development Framework* (RDF) identifies the City primarily as a Developing planning area, with portions in the eastern part of the City designated as Agricultural (see Figure 2). The City submitted its City of Cottage Grove Future Vision 2030 (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council's 2005 System Statement requirements.

Rationale

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 the 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. <i>2030 Regional Development Framework</i> and Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program | Yes |
| 5. Water Supply | Yes |

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

- | | |
|-----------------------------|-----|
| Compatible with other plans | Yes |
|-----------------------------|-----|

Funding

None.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the Cottage Grove 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 Update 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

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

The Update conforms to the *2030 Regional Parks Policy Plan* and acknowledges the regional parks system facilities in the City, which include the Cottage Grove Ravine Regional Park, the planned Grey Cloud Island Regional Park, and the proposed Prairie View, Grey Cloud Island, and Washington County Greenway Regional Trails.

The inholding properties within the boundaries of Cottage Grove Ravine Regional Park are guided with a future land use of "Parks and Open Space" and "Rural Residential." The inholding properties within the boundaries of the undeveloped Grey Cloud Island Regional Park are guided with a future land use of "Rural Residential" and "Transitional Planning Area," to acknowledge that most of Grey Cloud Island will be used for sand and gravel mining through at least 2030. These future land use categories do not impede or preclude the long range plans for development of a regional park.

Advisory Comments

The East Ravine Master Plan, which is referenced in the Update, shows a parcel within Cottage Grove Ravine Regional Park that is designated for "Civic/Institutional" use. This parcel is owned by Washington County and has a restrictive covenant recorded on it in favor of the Metropolitan Council that restricts the property to a regional recreation open space use. On December 15, 2004 (Business Item 2005-162), the Metropolitan Council approved a land exchange to convert no more than 38.5 acres of Cottage Grove Ravine Regional Park for a joint Cottage Grove / Washington County public service center in exchange for an equal amount of land northeast of the existing park boundary, subject to approval of the Washington County Cottage Grove Ravine Regional Park Land Transfer and Replacement Agreement with City of Cottage Grove, dated January 18, 2005.

In September 2005, the Metropolitan Council released the restrictive covenant on 17.7 acres of land for development of the Washington County Service Center. The Land Exchange Agreement between the Metropolitan Council and Washington County, dated February 1, 2008, amended the terms of the Metropolitan Council's approval of a land exchange for the Cottage Grove Regional Park so that the "replacement" property may include all of the inholding properties within the approved boundary of the regional park (Business Item 2007-374). The agreement also states that no more than 20.8 acres of land within the regional park may be converted in the future for the City facility. The replacement of this land must be on an acre-per-acre basis, and all replacement property must be acquired by December 15, 2015. In order to develop a municipal facility on the property, the restrictive covenant would need to be released by the Metropolitan Council and the land exchange agreement terms would need to be met.

Transportation

Roads and Transit

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

The transportation element of the Update conforms to the *2030 Transportation Policy Plan* (TPP) adopted in 2004, and addresses all the applicable transportation and transit requirements of a comprehensive plan.

The City is served by one principal arterial, TH 61, as well as a number of "A" minor arterials. The City lies within Transit Market Areas III and IV. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit, and ridesharing. Service options for Market Area IV include dial-a-ride, volunteer driver programs, and ridesharing.

Advisory Comments

The future 2030 land use map indicates that most of the land around the proposed Red Rock Corridor Langdon Station is guided as industrial and commercial. The City should note that with these designations, this site has little future transit market potential.

The Update should correct typos in Table 7-2. The 2030 employment totals show 113,700 and 115,000, when they should be 11,370 and 11,500.

Aviation

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

The Update conforms to the TPP and will be consistent with Council aviation policy with the addition of the following text to the "Airports and Terminals" section, under Obstructions to Air Travel: "Any applications to or by the City of structures 200 feet or more above ground level requires notification to the Federal Aviation Administration using FAA Form 7460."

Water Resources Management

Wastewater Service

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

The Update conforms to the *2030 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 forecasts for population, households, and employment.

The Metropolitan Council Environmental Services currently provides wastewater treatment services to the City. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Eagle Point Wastewater Treatment Plant located in Cottage

Grove. The City's wastewater conveyance service is provided by Council Interceptor 9701. The Update projects that the City will have 20,000 sewered households and 10,200 sewered employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has, or will have, adequate capacity to serve the City's growth needs as identified in the Update.

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

The City is not currently identified as a community impacted by wet weather occurrences. The Update, however, does include a description of an I/I reduction plan which includes televised inspection and repair of the sanitary sewer system. The City has an ordinance that prohibits the connection of roof and foundation drains to the sanitary sewer system. The ordinance further states that no owner, occupant, or user of any premises shall direct into or allow any storm water or surface water to drain into the sanitary sewer system.

Tier II Comments

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for developing (urban reserve, agricultural area) 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 Update 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 conforms to the WRMPP for local surface water management. The City lies within the South Washington watershed. The South Washington Watershed District's watershed management plan was approved by the Board of Water and Soil Resources in 2007.

The City prepared an update to its Surface Water Management Plan (SWMP) in May 2008 that was reviewed by Council staff under separate cover. The SWMP was found to be consistent with Council policy and with the Council's WRMPP. The plan was also found to provide an overall framework for the City to successfully manage its water resources.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

Reviewer: Todd Graham, CD - Research, (651-602-1322)

The Update is consistent with regional policy. Both the City and Council staff agree for the need to revise the sewer-serviced employment forecasts for the City. The Update describes one large industrial site with 1,300 jobs that treats its own wastewater with a private system; this site is not served by the Metropolitan Disposal System. The Council's forecasts originally did not include any employment not serviced by the Metropolitan Disposal System. The City's supplemental information provides the revised sewer-serviced forecasts. The forecast totals for population, households, and employment remain unchanged.

The forecast split for employment for the City will be revised, as shown below, effective upon Council approval of the Update. The changes in employment forecasts are shown in

underlined text.

Table 1. City of Cottage Grove Revised Forecasts

	2010	2020	2030
Population – Unsewered	2,277	800	0
Population – Sewered	33,700	44,600	53,000
Population - TOTAL	36,000	45,400	53,000
Households – Unsewered	800	300	0
Households – Sewered	11,800	16,200	20,000
Households – TOTAL	12,600	16,500	20,000
Employment – Unsewered	<u>1,300</u>	<u>1,300</u>	<u>1,300</u>
Employment – Sewered	7,200	8,700	10,200
Employment – TOTAL	8,500	10,000	11,500

2030 Regional Development Framework and Land Use

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

The Update, with supplemental materials, is consistent with the *2030 Regional Development Framework* (RDF) for land use. The RDF designates the majority of the community as Developing community, with an eastern section of the community designated as Agricultural. Developing communities are expected to accommodate growth, support centers along corridors, and encourage the development of communities where shopping, jobs, and variety of housing choices co-exist by design. Developing communities are also expected to accommodate sewer residential growth at a minimum net density of 3 to 5 units per acre.

The Update describes policies that allow for the expansion and reinvestment in existing housing, integrate pedestrian access in new developments and redevelopments, and provide for a variety of land use designations that focus higher intensity development along the main thoroughfares in the community and guide for commercial and mixed use centers along those thoroughfares.

Areas in the eastern part of the community with the Agricultural Planning Area designation remain guided for Agricultural uses in the Update, with a maximum density of one unit per 40 acres.

The Update includes a utility staging map (see Figure 5) which indicates the City's plan for extending municipal services to the community through 2030 and beyond the current planning horizon. The City plans to accommodate some of the forecasted growth through infill in existing areas of municipal services, which are primarily guided for Low Density Residential uses. The City intends to direct the remaining development to about 960 acres of undeveloped land guided for Low Density Residential, 219 acres of Medium Density Residential, 58 acres of High Density Residential, and 69 acres of Mixed Use.

As shown in the City's 2030 Planned Land Use Map, the higher density land uses and Mixed Use areas are focused along Highway 61 and at the intersection of CSAH 20 and CSAH 19. This intersection and surrounding area was the subject of the 2006 East Ravine Comprehensive Plan Amendment (Review File No. 18170-8, Business Item No. 2006-10). The City's plan incorporates the previous amendments and provides for additional land to accommodate forecasted growth. As shown in Table 2 below, the City's land use guiding results in a minimum net residential density of 3.44 units per acre, consistent with the

Council’s policy for sewer serviced residential development.

Table 2. Planned Residential Density 2010-2030

Category	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	2.5	4	960	2400	3840
Medium Density Residential	5	10	219	1095	2190
High Density Residential	10.1	20	58	586	1160
Mixed Use	6	20	69	414	1380
			1289	4495	8570
				3.44	6.56

Advisory Comments

The City has participated in the Council’s Plat Monitoring Program since 2007, having platted 236 housing units on 72.3 net residential acres, resulting in a net density of 4.55 units per acre. The City is advised to continue participating in the Plat Monitoring Program.

Housing

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

With supplemental materials, the housing element of the Update fulfills 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, which is 985 units. To provide opportunities to meet this need, the Update indicates that approximately 39 acres of land will be available for high density residential development at 10-20 units per acre, 80 acres will be available for medium density residential development at 5-10 units per acre, and 6 acres for mixed use development at 6-20 units per acre. The Update’s land use plan and zoning ordinances also allows for a density bonus within these land use categories of up to 20%.

The Update provides the implementation tools and programs that the City will use to promote opportunities to address its share of the region’s housing need. The City will continue to vigorously enforce its housing maintenance and zoning codes, and add flexibility to the zoning code in areas such as building setbacks, which allow expansion and reinvestment in the existing housing stock. The City will continue to actively work with the Washington County HRA to administer programs and financial resources to address lifecycle and affordable housing needs in the community. The City has been an active participant in the Local Housing Incentives program of the Livable Communities Act, and has applied for and received \$275,000 in grants through the LCA program.

Community and Individual Sewage Treatment Systems (ISTS)

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

The Update is consistent with the WRMP for ISTS. The Update indicates that there are approximately 808 ISTS in operation in the City. Washington County manages all aspects of the ISTS installation, inspection, and maintenance management program for the City. Washington County Ordinance 128 is consistent with MPCA Rules and with Council policies.

Water Supply

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

The Update’s water supply plan (WSP) is consistent with the policies of the Council’s WRMP. The Council recommends that the City continue to implement conservation

programs targeted at reducing residential water use.

Resource Protection

Historic Preservation

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

The Update addresses historic preservation in the community, as required by the MLPA. The Update describes the City's efforts to preserve and maintain the historic character and landmarks in the community, including detailed policies and ordinances that the City has used to protect those resources.

Solar Access Protection

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

The Update appropriately addresses the protection of access to solar energy, as required by the MLPA. The Update, with supplemental materials, describes the City's intent to protect access to direct sunlight for solar energy as a component of all site development and platting reviews in the City.

Aggregate Resources Protection

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

The Update, with supplemental materials, contains a section on aggregate resources protection as required by the MLPA. Consistent with the *Minnesota Geological Survey Information Circular 46*, the Update indicates the presence of substantial aggregate resource deposits in the City. Most of Lower Grey Cloud Island is planned to continue to be used for sand and gravel mining through at least 2030. City Code Title 3, Chapter 10 regulates sand and gravel mining operations, which require annual permits from the City.

Mississippi River Critical Area Plan

Reviewer: Tori Dupre, CD – Parks, (651-602-1621)

The Update addresses the Mississippi River Critical Area. The City is located within the Critical Area's "Rural Open Space District," where land and waters shall be used and developed to preserve their open, scenic, and natural characteristics, and ecological and economic functions, according to Executive Order 79-19. The Critical Area is governed by Minn. Stat. 116G.15, Executive Order 79-19, and the National Park Service's Mississippi National River Recreation Area (MNRRA) Comprehensive Management Plan.

The Metropolitan Council is required to review Critical Area plans for consistency with regional plans and Executive Order 79-19, and forward recommendations to the Minnesota Department of Natural Resources (DNR) for final plan approval. In 2000, the Council reviewed the City's comprehensive plan (Review File No. 18170-1, Business Item 2000-351) and worked with the City during the process to encourage the City to update their Critical Area plan. The National Park Service had provided financial assistance to the river communities to update their Critical Area plans to address the new MNRRA Comprehensive Management Plan standards.

The DNR approved the City's original Critical Area plan in 1982, and the City adopted it on June 2, 1982. The City implements Critical Area requirements in City Code (Title 11, Zoning Regulations, Chapter 15, Mississippi River Corridor Critical Area Overlay District). In a July 10, 2000 letter from the City staff to the Metropolitan Council, the City staff indicated that they reviewed the existing plans and ordinances to evaluate their consistency with the MNRRA Comprehensive Management Plan. The staff concluded that the establishment of new policies related to the new regional river corridor was premature, and indicated that the plan and ordinance criteria currently in place were generally consistent with the MNRRA plan and Executive Order 79-19. The Council staff's

1998 assessment of the City's existing Critical Area plan determined that it did not include all of the standards and guidelines required by Executive Order 79-19, and did not address the MNRRA policies. The Council staff concluded that the City would submit a Critical Area plan at a later date.

The Update maps the Critical Area boundary and guides land within the Critical Area as Industrial, Rural Residential, Open Space, and Transition Area. The latter is defined as areas outside of the metropolitan urban service area (MUSA) that will require additional master planning prior to establishing future land uses and allows commercial agriculture and residential uses on a minimum of 20-acre lots. These uses appear generally consistent with the Rural Open Space District requirements of the Critical Area.

PLAN IMPLEMENTATION

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

The Update includes a description of and schedule for any necessary changes to:

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

The Update, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Update. Specific implementation strategies are contained in individual chapters of the Update, with capital improvements planning detailed in the appendix.

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

The City submitted its Update to the adjacent communities, Washington County, affected school districts, affected watershed districts, and other special districts for comment on December 2, 2008. There do not appear to be any conflicts with the plans of adjacent and affected jurisdictions.

DOCUMENTS SUBMITTED FOR REVIEW

- City of Cottage Grove 2030 Comprehensive Plan (January 16, 2009)
- Revisions to land use, capital improvements, housing, aggregate resources, critical area, forecasts, solar access protection, transportation, parks, and implementation (August 2, 2010)
- Revisions to aggregate resources, land use, and parks (October 4, 2010)
- Correspondence clarifying commitment to limit future subdivision of park inholding property (October 7, 2010)
- Revised natural resources inventory map with aggregate resources (October 20, 2010)
- Additional density bonus and revised land use density ranges (November 9, 2010)
- Sewer spreadsheet model (November 10, 2010)
- Future land use map and staging revisions (November 24, 2010)

ATTACHMENTS

- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing 2020 Planned Land Use
- Figure 4: 2030 Planned Land Use

Figure 5: Utility Staging Map
Figure 6: Development Staging Table

Figure 1. Location Map with Regional Systems
City of Cottage Grove

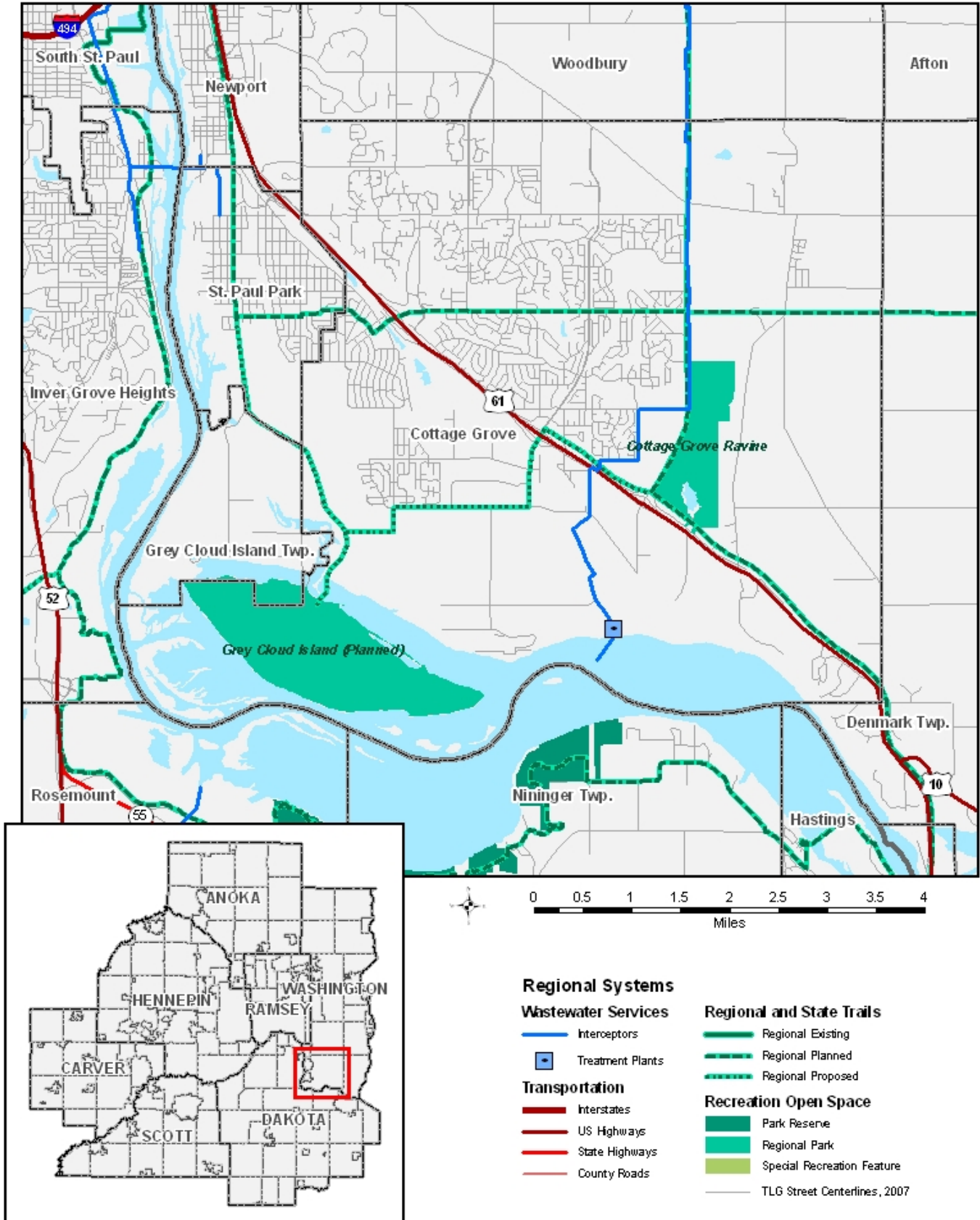


Figure 2. 2030 Regional Development Framework Planning Areas
 City of Cottage Grove

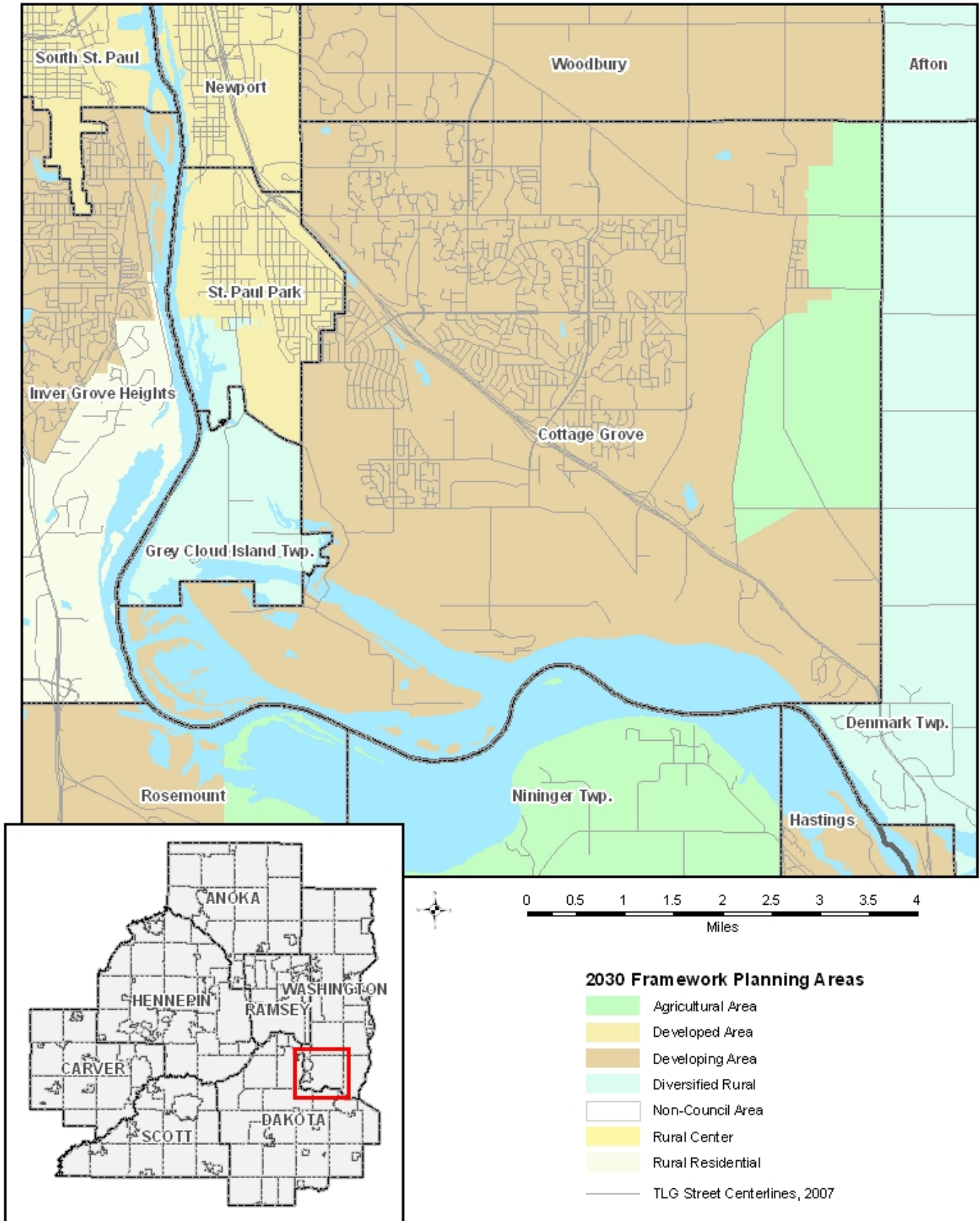


Figure 3. Existing 2020 Future Land Use Map
 City of Cottage Grove

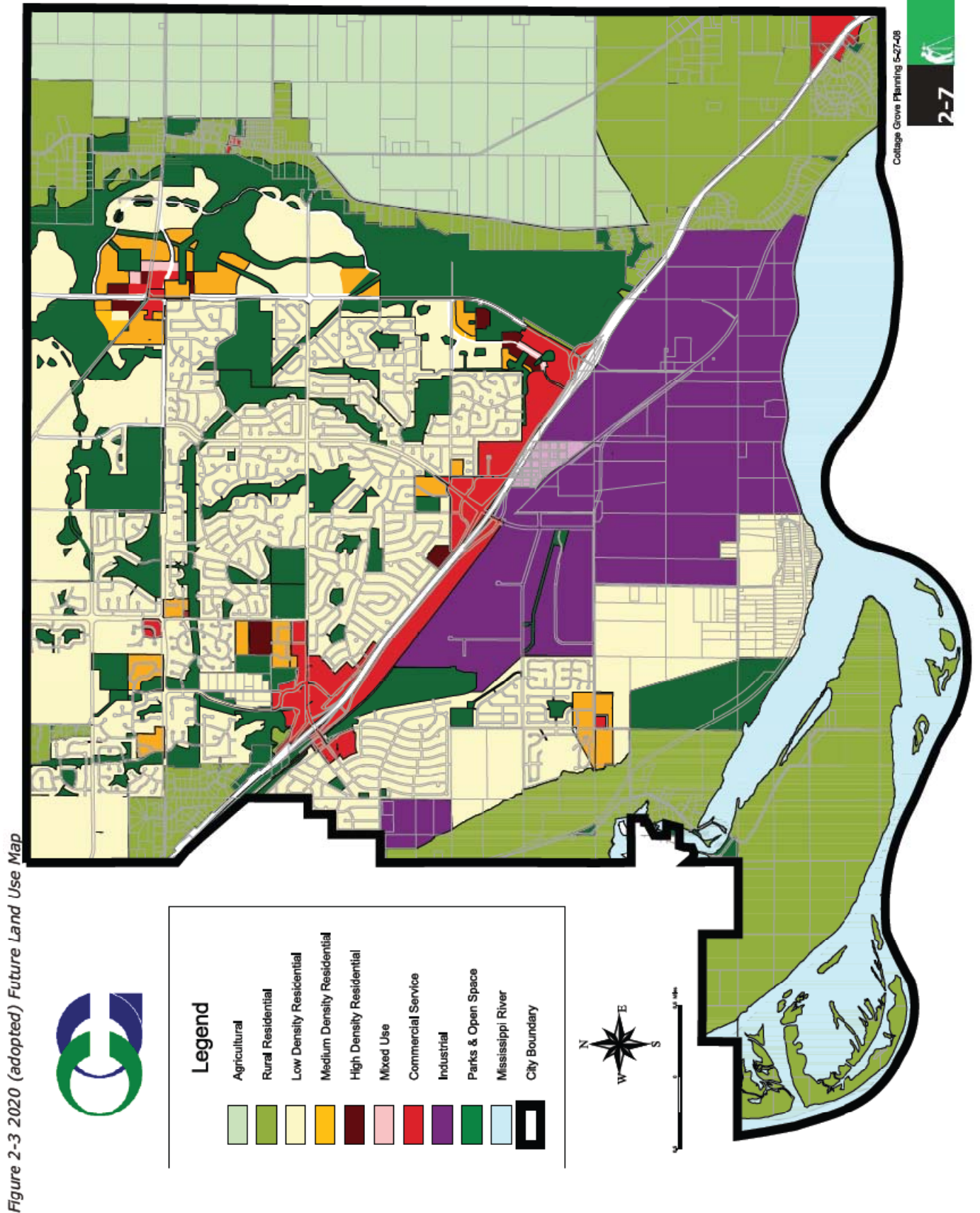


Figure 4. 2030 Planned Land Use
City of Cottage Grove

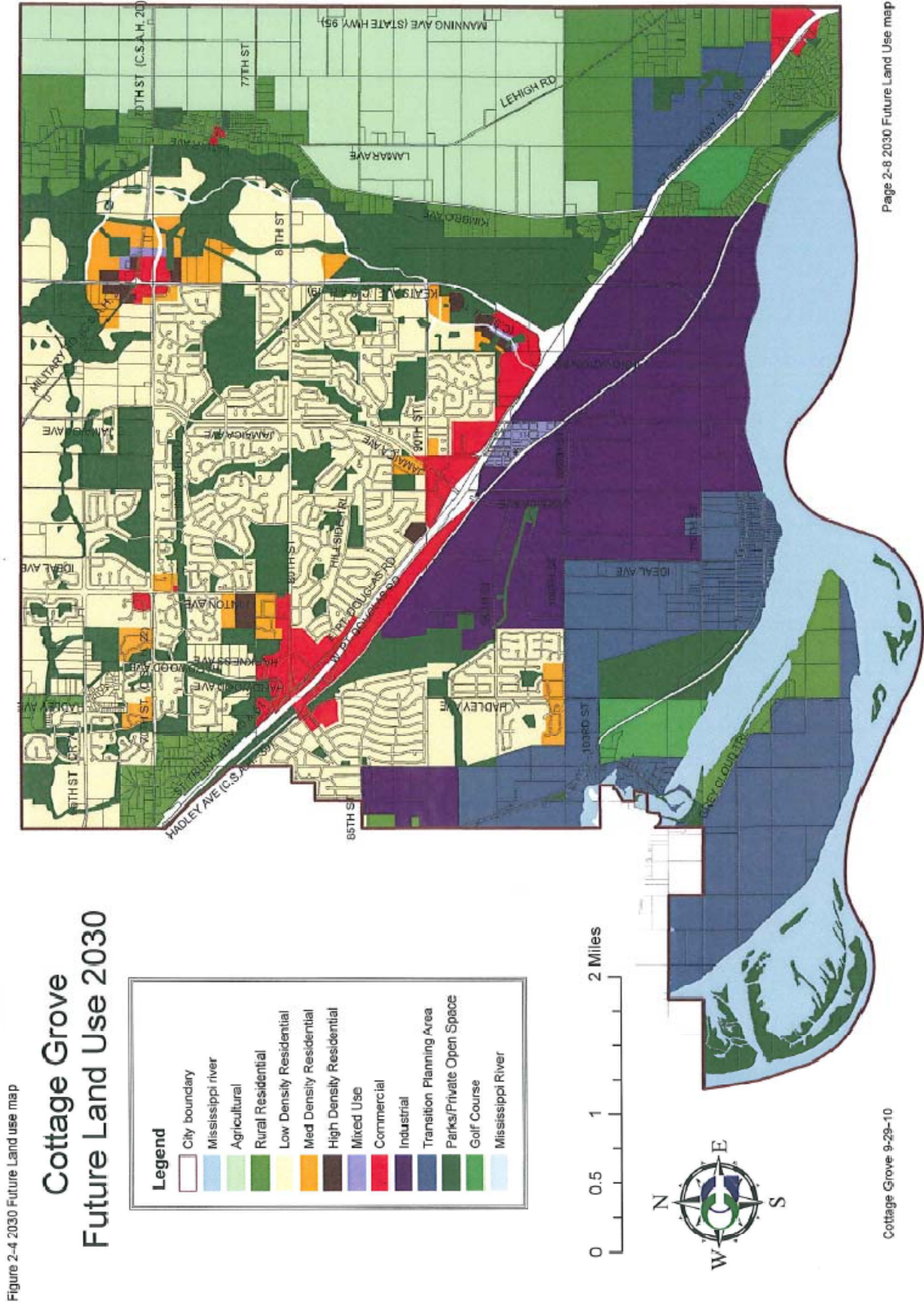


Figure 2-4 2030 Future Land use map

Figure 5. Utility Staging Map

City of Cottage Grove

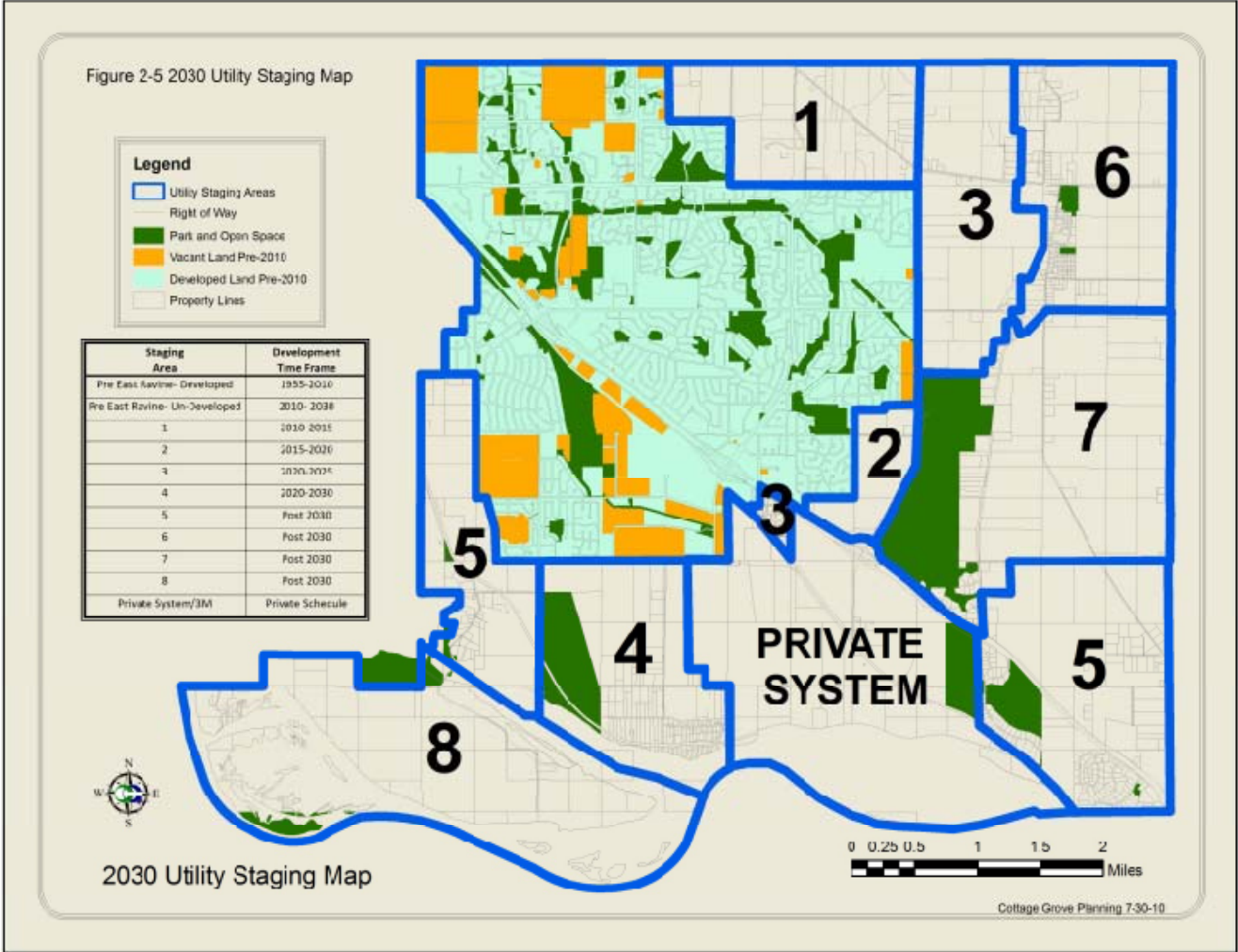


Figure 6. Development Staging Table
City of Cottage Grove

July 27, 2010	Pre-2010 Developed	Pre 2020 Undeveloped	STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6	STAGE 7	STAGE 8	3M	Total
City of COTTAGE GROVE	1955 - 2010	2010-Post 2030	2010- 2015	2015- 2020	2020- 2025	2025- 2030	Post 2030	Post 2030	Post 2030	Post 2030	Private	Full City
LAND USE-ALL	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES
Agricultural	0	0	0	0	0	0	1	849	1809	0	0	2659
Rural Residential	236	14	0		35	0	1068	507	239	237	26	2362
Low Density Residential	3800	634	617	96	439	0	3	1	0	0	0	5590
Med Density Residential	216	1	34	27	141	0	1	0	0	0	0	420
High Density Residential	36	0	15	24	19	0	0	0	0	0	0	94
Mixed Use	0	6	0	6	63	0	0	0	0	0	0	75
Transition Planning Area	4	1	0	0	0	789	806	0	0	1058	0	2658
Commercial	360	73	9	81	28	0	56	6	0	0	2	615
Industrial	331	295	0	0	0	124	184	0	0	0	1895	2829
Parks/Private Open Space	1187	145	384	62	498	231	99	123	573	295	3	3601
Golf Course	0	0	0	0	0	0	290	0	0	0	0	290
Railroad	105	0	0	0	0	0	0	0	0	0	0	105
Airport	0	0	0	0	0	0	0	0	0	0	0	0
Major Right Of Way	424	0	0	0	0	0	0	0	0	0	0	424
Designated Wetlands	125	0	0	0	0	0	0	0	0	0	0	125
Mississippi River	0	0	0	0	0	213	122	0	0	1308	875	2518
Total Acres	6824	1169	1060	295	1223	1357	2630	1486	2621	2899	2801	24364