

C Community Development Committee
Meeting date: April 6, 2009

E Environment Committee
Meeting date: April 28, 2009

ADVISORY INFORMATION	
Subject:	City of Andover 2030 Comprehensive Plan Update Review File No. 20326-1 Tier II Comprehensive Sewer Plan
District(s), Member(s):	District 9, Natalie Steffen
Policy/Legal Reference:	Minnesota Statute Section 473.175
Staff Prepared/Presented:	Patrick Boylan, Principal Reviewer, (651-602-1438) Susan Hoyt, Planning Analyst (651-602-1330) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566) Kyle Colvin, Engineering Services Asst. Manager (651-602-1151)
Division/Department:	Community Development / Planning and Growth Management Environmental Services / Engineering Services

Proposed Action

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

Recommendation of the Community Development Committee:

1. Authorize the City of Andover to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City:
 - a. That a comprehensive plan amendment is required to be submitted to the Council prior to the City bringing any of the 860 acres of the Rural Reserve into the Municipal Urban Service Area, including the 430 acres scheduled for 2010 and 2020.

Recommendation of the Environment Committee:

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

ADVISORY COMMENTS

City of Andover 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan Review File 20326-1 Council Business Item No. 2009 - 32

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 plan within nine months after the Council’s final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the Update or respond to the Council before “final approval” 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 plan 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 plan 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 final Update is approved by the City’s governing body. After the final Update is approved 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

The City of Andover is located in Anoka County, surrounded by the cities of Oak Grove, East Bethel, Ham Lake, Blaine, Coon Rapids, Anoka, Ramsey and Nowthen (Figure 1).

The 2030 Regional Development Framework (RDF) identifies the City as located within the “Developing” and “Rural Residential” geographic planning areas (see Figure 2).

The City submitted its 2030 Comprehensive Plan Update (Update) to the Council for review on September 11, 2009 to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council’s 2005 Systems Statement requirements.

The Update went through an extensive review process over the past 6 months. The Council staff found the initial submission incomplete for information in aviation, housing, forecasts, transportation, surface water, land use, implementation and the potential for a system departure for wastewater services. On November 6, 2009 the City submitted supplemental information that satisfied completeness requirements except for housing, transportation inconsistencies and the potential departure for wastewater services.

The City’s supplemental material submitted on December 10, 2008 made the Update complete for review on January 2, 2009. Council staffs’ review identified three areas that the Update needed to address: 1) to designate the Bunker Hills Regional Park Boundary, 2) to incorporate language that guided and zoned the 970 acre Rural Reserve to develop at no more than 1 unit per 40 acres or at lot-splits of one unit per 20 acres until sewer is available, and 3) to demonstrate that the City met the Council’s policy of 3 units per net developable acre in areas served or planned for regional wastewater service. The 3 unit density issue represented a potential system departure for wastewater services and, therefore, a potential plan modification. The City and Council staffs were able to resolve these issues through discussions, meetings and supplemental information provided by the City in February, 2009.

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
(Wastewater Services and Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|--|---------------------------------------|
| 1. Forecasts | Yes, as amended with action on Update |
| 2. Housing | Yes |
| 3. 2030 Regional Development Framework and Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program,
Surface Water Management | 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 Andover 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

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

The Update conforms to the *2030 Regional Parks Policy Plan*. The regional parks system facilities include Bunker Hills Regional Park, Rum River Central Regional Park, Central Anoka County Regional Trail, and the proposed Rum River Regional Trail.

Transportation

Roads and Transit

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

The Update conforms to the *2030 Transportation Policy Plan* and addresses all the applicable transportation and transit requirements of the Update. The City is not within the regional transit taxing district, therefore, the Metropolitan Council cannot construct park and rides or operate fixed route service within the City. The City is served by the Anoka County Traveler Dial-A-Ride. The Northtown Transit Center in Blaine is an active park and ride. Blainebrook Bowl in Blaine is no longer an official park and ride. The Foley Boulevard Northstar Station in Coon Rapids is planned for a future construction. The location, size and estimated costs of the park and ride sites shown in the Update were selected by the City and may not reflect the standards used by the Metropolitan Council to identify potential park and ride site locations and size/market demand.

Aviation

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

The Update conforms to the *2030 Transportation Regional Policy Plan* for aviation.

Wastewater Service

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

The Update conforms with the *2030 Water Resources Management Policy Plan*. The Update summarizes the City’s vision to the year 2030. It includes 2020 and 2030 growth forecasts that are consistent with the Council’s amended 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 Metropolitan Wastewater Treatment Plant located in St. Paul. The City’s wastewater conveyance service is provided through a single connection point to Council interceptor 7035. The Update projects 12,300 sewer households and 4,910 sewer employees by 2030. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve these needs.

The Update provides a sanitary flow projection for year 2030. The basis for the projections was provided and were determined appropriate for planning for local services.

The City is not currently a community that has been identified as being impacted by wet weather occurrences. The Update does include an I/I reduction plan which places emphasis on system inspection, repair and rehabilitation, but also includes activities associated with residential surface and subsurface drainage system disconnections. The City has committed to mitigate excessive I/I to levels that equal their current peak discharge goal.

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 polices. 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.

Long Term Service Area (LTSA)

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

The current *2030 Water Resources Management Policy Plan* included a regional wastewater system Long-Term Service Area (LTSA) which identified potential service in the northeast portion of Andover. The Update does not identify this long-term service area nor protect this area of the City for potential future sewer development through appropriate guiding. The Council and the City have had discussions about this long-term service area and the Council will continue to work with the City in the future to ensure that this area of the City could be served by the regional disposal system. The Council may identify in the future areas within the northeast portion of the City for long term regional wastewater service that may require the City to amend the Update.

Surface Water Management

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

The Update conforms to the *2030 Water Resources Management Policy Plan* for local surface water management. The Update includes the adopted March 2005 plan, which was reviewed by Council staff and discussed with the watershed on Oct. 24, 2008 prior to adoption.

The City lies within the Lower Rum River and Coon Creek watersheds. The Lower Rum River Watershed Management Organization’s watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 1998. The Coon Creek Watershed District’s watershed management plan was

approved by BWSR in 2004. As required by Minnesota Statute 103B, Andover completed a Water Resource Management Plan (WRMP) in March of 2005.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update’s forecast-related material is not consistent with Council forecasts, but is acceptable to Council staff.

In March, 2008 council staff agreed to a City request for revising forecasts of *total* households to lower households forecasts in 2010 and 2020 and a higher forecast (+400 households) in 2030.

The Update, revised Feb. 2, 2009, includes a reduced (-400 households) sewer-serviced and 2030 households forecast (Tables 2.8, 4.1, and 4.4). Council staff find the revisions for 2010-2030 to be realistic and acceptable; the sewer-serviced forecast for 2010-2030 fits reasonably with the City’s land use staging plan. Council staff recommend the City-proposed forecast revisions for 2010, 2020 and 2030.

Metropolitan Council’s forecasts will be officially revised, as shown below effective upon Council action on the Update.

	Population				Households				Employment			
	2000	2010	2020	2030	2000	2010	2020	2030	2000	2010	2020	2030
Unsewered	9,708	11,100	10,500	10,200	2,696	3,380	3,500	3,620	375	500	570	600
Metro System	16,880	26,300	31,500	34,400	5,411	8,000	10,500	12,300	3,208	3,990	4,470	4,900
TOTAL	26,588	37,400	42,000	44,600	8,107	11,400	14,000	15,900	3,583	4,490	5,040	5,500

2030 Regional Development Framework and Land Use

Reviewers: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

Susan Hoyt, CD – Local Planning Assistance, (651-602-1330)

The *RDF* designates Andover as a “Developing” and a “Rural Residential” community. The *RDF* describes land in Developing communities being in the path of urban growth. Council policy establishes an overall density minimum of 3 to 5 units per acre where urban services are provided or planned. Rural Residential recognizes existing land use development patterns and allows development of 2 ½ acres per residential unit with no plans for wastewater services.

Existing Land Use and Future Land Use.

Seventy percent (70%) of the City’s existing and planned land use is a mixture of residential uses (Figure 3), The majority of housing is in or is guided for rural residential neighborhoods with 2 to 2 2/3 acres per dwelling unit served by individual septic systems. The remaining 20% of housing is being served or planned for wastewater service. This includes low density urban housing at starting at 1.5 units per acre to high density housing at 6 units per acre. The next largest land use after residential is open space and parks which comprises 7% of the land area. This includes Bunker Hills Regional Park and Rum River Regional Park and Trail. The remaining land use is 4% agricultural and 2% commercial.

The 2030 future land use plan maintains the same designations as the existing 2020 land use plan including maintaining 70% of the land area as residential to accommodate the 44,600 people, an 83% increase from 2000 (Figure 4). The majority of residential use is guided as Rural Residential.

Both the existing and the 2030 future land use maps designate 970 acres as Rural Reserve (RR) area for future sewered growth at urban densities. The RR reflects the 2004 agreement between the City and the Council for post 2020 Municipal Urban Service Area (MUSA). The Update' restricts future development until a master plan has been approved and municipal sewer and water services can be provided. The Update's future land use guiding and current zoning code ensure this land will be available for urban development densities by limiting current density to no more than one unit per 40 acres and not allowing lot splits to 1 unit per 20 acres until wastewater services are available. The development that accompanies the expansion of wastewater services to this area will be at residential density of a minimum of 3 units per net developable acre.

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Staging future development in the Rural Reserve

The 5 year sewer staging and land use table stages 430 acres of the 860 net developable acres of the Rural Reserve area between 2010 and 2020 rather than delaying development until 2020, the Council's timeline for providing wastewater service. Expediting the staging for developing the portions of the Rural Reserve area does not represent a system impact because there is wastewater capacity to serve the Rural Reserve area prior to 2020.

The City will be required to submit a comprehensive plan amendment to the Council prior to the City bringing any of the 860 acres of the Rural Reserve into the MUSA, including the 430 acres scheduled for 2010 and 2020.

Residential Density

The Update complies with the Council’s residential density policy for Developing communities by planning for residential densities of at least 3 units per net developable acre.

As described by the Council’s Revised MUSA Implementation Guidelines adopted November 2007, density is calculated for cities that have participated in the Council’s Plat Monitoring Program by combining the data provided through the Plat Monitoring Program with the lowest allowable density for land guided in the 2020-2030 timeframe, and along with any land re-guided from the 2020 plan. The density calculation does not include any undeveloped land within the 2020 MUSA except if the land is being re-guided in the 2030 plan.

As shown in the table below, calculating net residential density, the City’s planned net residential density is 3 units per net developable acre. Between 2020 and 2030, the City plans to develop 115.36 net acres of Urban Residential Low at a minimum density of 1.5 units per acre, 15.7 net acres of Urban Residential High at a minimum density of 6 units per acre, and 769.5 net acres of the Rural Reserve at a minimum density of 3 units per acre. This planned land use results in a minimum net density of 2.86 units per acre. Combined with the City’s residential development history as evidenced in the Plat Monitoring Program data in the Council’s files (1,895 units on 591.90 net acres), the City’s net residential density is 3.00 units per acre.

Table 1. Andover Net Residential Density Calculation

Land Use Category	Min Density	Gross Acres	Net Acres	Units	Net Density
Urban Residential Low	1.5	220.9	115.36	173.04	1.5
Urban Residential High	6	22	15.7	94.2	6
Rural Reserve	3	980	769.5	2308.5	3
SUBTOTAL		1222.9	900.56	2575.74	2.86
2000-2007 Plat Monitoring Data		881.4	591.90	1895.00	3.20
TOTALS		2104.3	1492.46	4470.74	3.00

Housing

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

The Update is consistent with the affordable housing planning requirements of the Metropolitan Land Planning Act. It acknowledges the City’s share of the region’s 2011-2020 affordable housing need. The Update needs to be revised to reflect the updated affordable housing number of 611 units, not 635 units, due to the amended household forecast. To meet this need approximately 69 acre acres of land will be available through 2020 for medium density residential development, at 1.5-6 units per acre, and 43 acres are designated for high density residential development at 6-14.4 units per acre. There are three development sites where land is currently designated and platted for additional medium and high density residential development that will allow for up to 520 more housing units by 2020. In summary, the current platted lots for 520 units at medium and high density combined with the planned 69 acres at medium density and the 43 acres at high density before 2020 satisfies the 611 unit requirement. The City’s implementation tools and programs include continuing the city’s Housing Rehabilitation Revolving Loan Program, the use of the Planned Unit Development (PUD) zoning and continued participation in Anoka County programs (First Time Homebuyer Program, HOME Investment Partnerships Program, CDBG), the Anoka County Community Action Program and the Minnesota Housing and the Metro HRA Section 8 Rental Assistance Program.

Individual Sewage Treatment Systems (ISTS) Program

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

The Update is consistent for ISTS. It indicates that as of 2007, there were 3,360 ISTS in operation serving residences. The City’s ISTS ordinance is found in Chapter 4 of City Code Title 10. The ordinance and maintenance management program are consistent with MPCA Rules and Council policy.

Water Supply

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

The Update is consistent with the 2030 Water Resources Management Policy Plan for water supply. The Council recommends the City continue to implement conservation programs targeted at reducing residential water use.

Resource Protection

Aggregate Resources Protection

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

The Update is consistent with aggregate resource protection requirements. It indicates that there are no known deposits of viable aggregate resources within the community.

Historic Preservation

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The Update is consistent with the historic preservation requirements of the MLPA. It includes information on Historic Preservation sites including the 1887 Porter Kelsey Home on the National Register of Historic places.

Solar Access Protection

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The Update is consistent with the solar access protection requirements of the MLPA.

PLAN IMPLEMENTATION

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The Update includes a description of:

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

The Update contains a 5-year CIP, a copy of the existing zoning districts and map, and a description of possible future changes. There are no specific changes in ordinances identified as needed to implement the Update. The City will evaluate its land use controls following adoption of the Update. The zoning code protects the future sewered area, identified as Rural Reserve, from development by limiting lot splits to 1 unit for 20 acres and development to 1 unit per 40 acres until wastewater is available. The City must submit copies of the Update and to any of the above noted documents within 30 days of their adoption.

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 March 6, 2008. No 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 Andover 2030 Comprehensive Plan Update, dated September 11, 2008;
- Supplemental material to the 2030 Update submitted December 18, 2008, February 2, 11, 13, 17, 2009.
- 2030 Comprehensive Sewer Plan, dated 2008
- City of Andover Water Resources Management Plan, dated March 2005

Figure 1: Location Map with Regional Systems, City of Andover

Figure 2: Regional System Map, City of Andover

Figure 3: Existing Land Use Map, City of Andover

Figure 4: 2030 Land Use Plan, City of Andover

Figure 5: Five Year Staging Plan to 2030, City of Andover

Figure 1. Location Map Showing Regional Systems
Andover

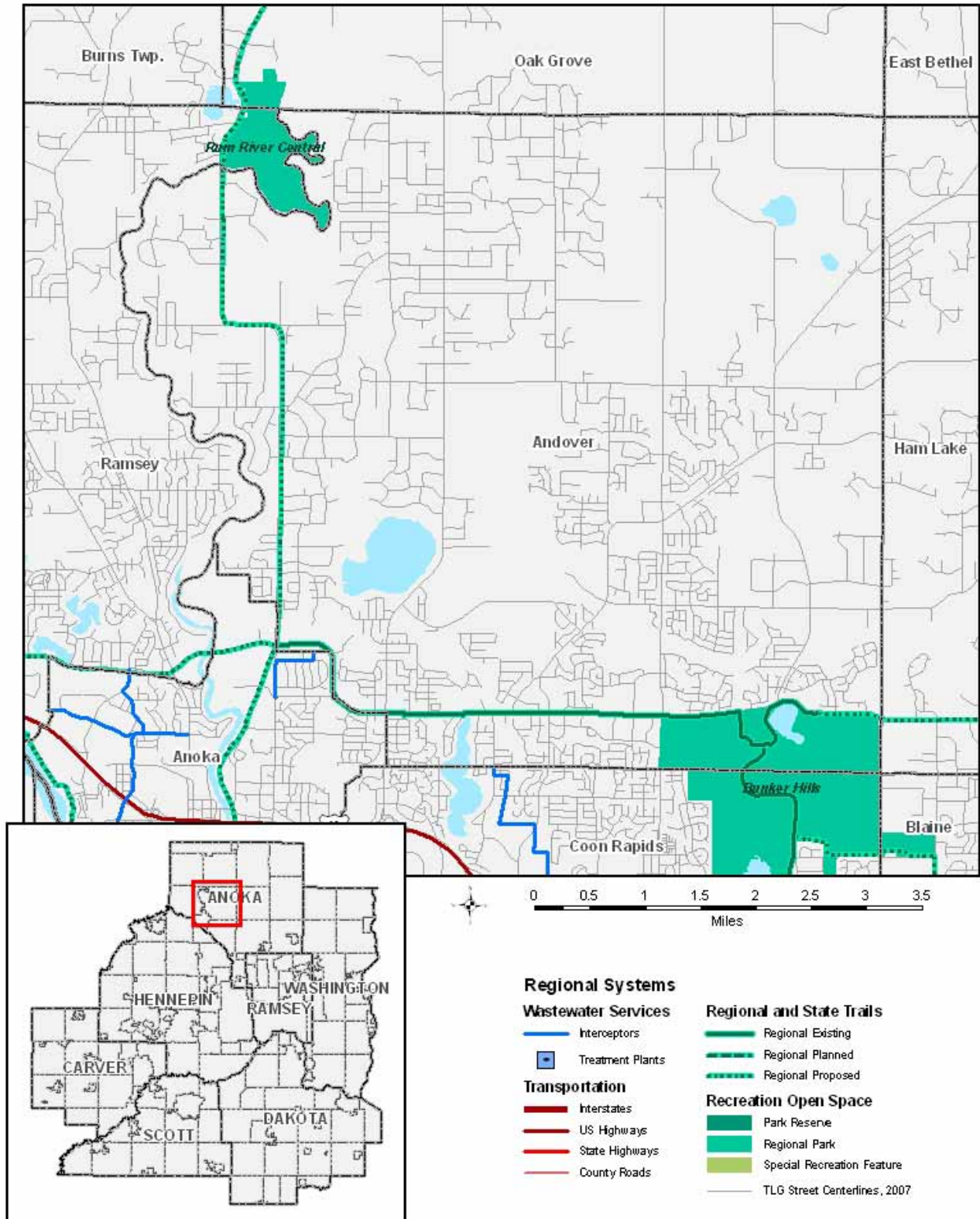


Figure 2. 2030 Regional Development Framework Planning Areas

Andover

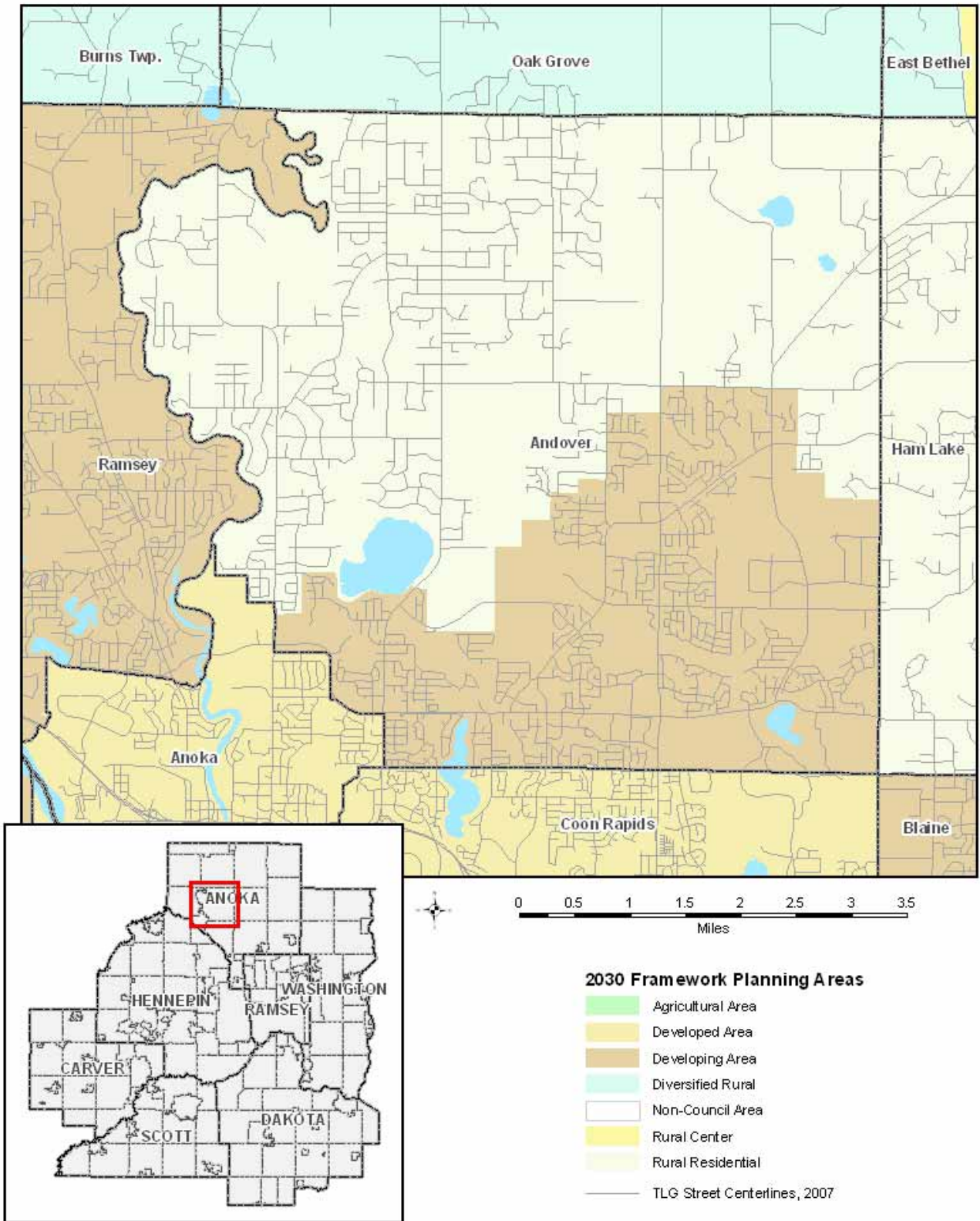


Figure 4: 2030 Land Use Plan, City of Andover

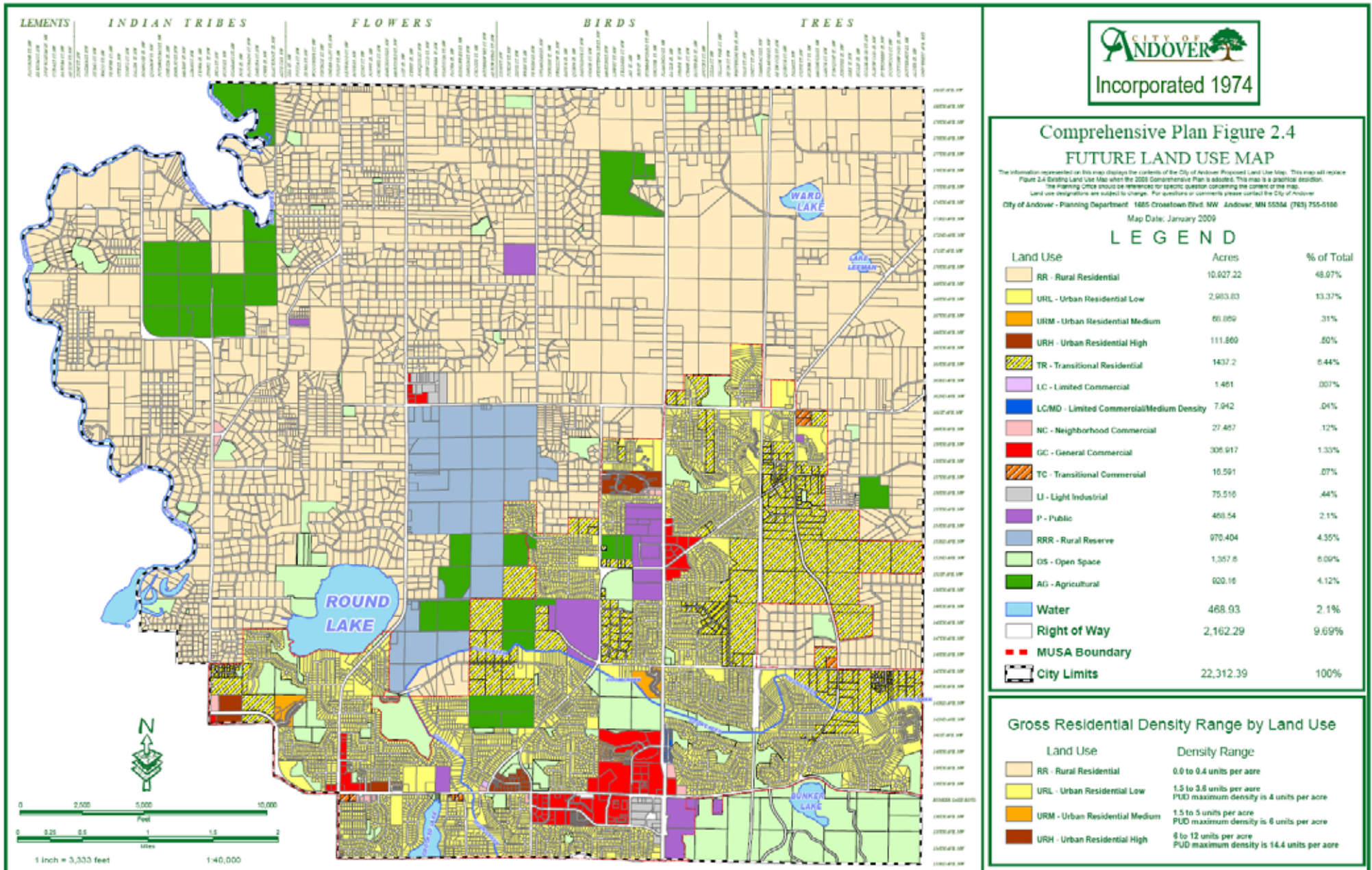


Figure 5: Five Year Sewer Staging Plan

Figure 2.6 Sewer Staging and Land Use by Acreage

Within Urban Service Area	Allowed Density Housing Units/Acre		2000	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
Residential Land Uses									
Urban Residential Low Density	1.5	4	2597	3264.65	3828.61	4325.4	4570.55	4818.08	2219.08
Transitional Residential	1.5	4	1867.54	970.63	619.94	300.68	243.15	185.32	-1682.22
Urban Residential Medium Density	1.5	6	0	68.87	68.87	68.87	68.87	68.87	68.87
Urban Residential High Density	6	14.4	68.59	111.87	111.87	111.87	111.87	111.87	43.28
Limited Commercial/Medium Density	1.5	6	0	8.94	8.94	8.94	8.94	8.94	8.94
Agricultural	NA	NA	161.1	161.1	80.97	0	0	0	-161.1
C/I Land Uses									
	Est. Employees/Acre								
Commercial	variable		329.45	319.59	319.59	344.59	344.59	344.59	15.14
Transitional Commercial	variable		19.74	19.74	9.34	4.34	4.34	4.34	-15.4
Industrial	variable		32.09	32.09	32.09	32.09	32.09	32.09	0
Public/Semi Public Land Uses									
Public (Institutional)	NA	NA	295.8	295.8	325.8	365.8	365.8	365.8	70
Open Space	NA	NA	581.37	595.87	615.87	625.87	625.87	625.87	44.5
Roadway Rights of Way	NA	NA	899.31	1002.84	1045.1	1091.42	1118.8	1146.1	246.79
Railroad	NA	NA	59.95	59.95	59.95	62.07	62.07	62.07	2.12
Subtotal Sewered			6911.94	6911.94	7128.94	7341.94	7556.94	7771.94	860
Outside Urban Service Area									
	Minimum lot size	Maximum lot size	2000	2010	2015	2020	2025	2030	Change 2000-2030
Rural Reserve			0	860	645	430	215	0	-860
Rural Residential 2.5 acres or less	Varies	NA	1987.64	1987.64	1987.64	1987.64	1987.64	1987.64	0
Rural Residential 2.5 -10 acres	2.5 acres	NA	3830.51	4079.97	4141.97	4213.97	4285.97	4357.97	527.46
Rural Residential 10-40 acres	2.5 acres	NA	2523.19	1360.52	1260.52	1160.52	1080.52	1000.52	-1522.67
Agricultural 40+ acres	2.5 acres	NA	759.06	759.06	759.06	759.06	759.06	759.06	0
C/I Land Uses									
	Est. Employees/Acre								
Commercial	variable		7.07	17.41	17.41	17.41	17.41	17.41	10.34
Industrial	variable		53.59	43.25	53.25	53.25	53.25	53.25	-0.34
Public/Semi Public Land Uses									
Public	NA	NA	179.21	184.52	184.52	184.52	184.52	184.52	5.31
Open Space	NA	NA	793.81	813.81	833.81	853.81	853.81	853.81	60
Roadway Rights of Way	NA	NA	1180.27	1208.17	1216.17	1224.17	1232.17	1240.17	59.9
Railroad	NA	NA	32.59	32.59	32.59	32.59	32.59	32.59	0
Subtotal Unsewered			11346.94	11346.94	11131.94	10916.94	10701.94	10486.94	-860
Undeveloped									
Wetlands	NA	NA	3438.98	3438.98	3438.98	3438.98	3438.98	3438.98	0
Open Water, Rivers and Streams	NA	NA	614.53	614.53	614.53	614.53	614.53	614.53	0
Total			22312.39	22312.39	22312.39	22312.39	22312.39	22312.39	

Source: City of Andover

Note: Residential acreage represents net buildable acres due to the inclusion of wetlands in this table.

3/19/09