

C Community Development Committee
Meeting date: March 15, 2010

E Environment Committee
Meeting date: March 9, 2010

ADVISORY INFORMATION

Subject:	City of Corcoran 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20601-1
District(s), Member(s):	District 1, Councilmember Roger Scherer
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Tom Caswell, Principal Reviewer (651-602-1319) Phyllis Hanson, Local Planning Assistance Manager (651-602-1566) Kyle Colvin, Engineering Services Assistant Manager (651-602-1151)
Division/Department:	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 Corcoran to put its 2030 Comprehensive Plan Update into effect.
2. Accept the forecasts in Table 1 of the review record.
3. Advise the City:
 - a. To work with Council staff in the development of ordinances for the Diversified Rural Area and to refer to the Council's Flexible Residential Development Guidelines for guidance.
 - b. To implement the advisory comments in the review record for transportation.

Recommendations of the Environment Committee

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

ADVISORY COMMENTS

City of Corcoran 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20601-1 – Council Business Item No. 2010-90

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 the Tier II Sewer Plan must be submitted to the Council.

Background

The City of Corcoran (City) is located in central Hennepin County surrounded by Hassan Township to the north, Maple Grove to the east, Medina to the south, and Greenfield to the west (Figure 1).

The *2030 Regional Development Framework* (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identified Corcoran as partially within the "Developing" geographic planning area and partially as a "Diversified Rural" community. Figure 2 shows the designation and regional systems serving the City and surrounding area.

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

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; Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|--|-----|
| 1. Forecasts | Yes |
| 2. Housing | Yes |
| 3. 2030 Regional Development Framework; Land Use | Yes |
| 4. Individual Sewage Treatment Systems 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 City received a \$20,000 grant and \$40,000 loan that has been repaid for preparation of the Update.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

City of Corcoran 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

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

The Update is in conformance with the 2030 *Regional Park's Policy Plan (RPPP)* as it acknowledges the Lake Independence Regional Trail, which travels along County Road 19 and connects Crow Hassan Park Reserve in Hassan Township to Baker Park Reserve in Medina.

Transportation

Reviewer: Ann Braden, MTS – Systems Planning (651-602-1721)

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.

The City has been a participant in the NW Hennepin County I-94 Sub-Area Transportation Study which identified future transportation system needs, including additional access to I-94 and an improved arterial system in the area. Realignment and extensions of several minor arterials and collectors were recommended and incorporated into the City's Update.

Corcoran is outside of the Metropolitan Transit Taxing District and receives no regular-route transit service. Corcoran is in Market Area IV and is in the area of potential transit service expansion. Service options for Market Area IV include dial-a-ride, volunteer driver programs, and ridesharing.

Advisory Comments

The existing functional road classification shown in the Update includes several minor collectors that are not included on the Transportation Advisory Board's functional classification system. To include these collectors on the TAB system, the City needs to request their inclusion through the TAC Planning Committee, which is a separate process from the Comprehensive Plan Update effort.

The Update includes a "2030" Functional Classification map that proposes several changes to the current functional classification system. The City must formally request these changes through the TAC-Planning Committee at such a time that the City deems it appropriate.

Aviation

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

The Update is in conformance with the *2030 Transportation Policy Plan (TPP)* (2004) and is consistent with Council Aviation policies.

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

The Metropolitan Council Environmental Services will provide wastewater treatment services to the City within the 2030 planning period. Wastewater generated within the City will be conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Update indicates that wastewater services will be provided by the Elm Creek Interceptor through two direct connections; one in northeast Corcoran and another in southeast Corcoran, and one indirect connection in southwest Corcoran.

The Update identifies that the southwest portion of the community will be provided wastewater services through connection to the Medina wastewater collection system. This will first require that both communities enter into an inter-community service agreement outlining the terms of the service. Once this agreement has been signed by both communities, a copy must be submitted to the Council and will become part of both communities' Tier II Sewer Plans.

The Update projects that the City will have 5,200 sewered households and 4,000 sewered employees by 2030. The Council will commit to a level of service consistent to these forecasts and not those based Table 3, which assumes total buildout of the 2030 service area. The Metropolitan Disposal System (MDS) with its planned, scheduled improvements has or will have capacity to serve the City's growth needs as identified in the Update.

The Update indicates a level of sewer service needs consistent with the Council's 2030 forecasts, projections, and planned regional system capacity. The Update also includes flow projections related to ultimate build out of the identified 2030 service area. The ultimate service need will require additional future regional and local system

improvements to accommodate the level of development under this development scenario.

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.

Corcoran is not connected to the MDS, therefore, is not currently identified as a community impacted by wet weather conditions. As Corcoran connects to the MDS, a primary wastewater system goal will be the limitation of clear water inflow into wastewater collection systems. To limit the amount into Corcoran's future trunk sanitary sewer system, the City will identify as an implementation measure the development of an ordinance prohibiting connections, including surface water and sump pump connections, to the trunk 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, 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 *Water Resources Management Policy Plan (WRMPP)* for local surface water management. Corcoran lies within the Elm Creek Watershed. The Elm Creek Watershed Management Commission's latest watershed management plan was approved by the Board of Water and Soil Resources in 2004.

Corcoran prepared a Local Surface Water Management Plan (LSWMP) in 2009 that was reviewed by Council staff under separate cover. The Update includes a summary of key sections from the City's LSWMP. Council staff found the LSWMP to be consistent with Council policy and the Council's *Water Resources Management Policy Plan*. The LSWMP also provides a framework for the City to manage successfully its water resources as the City develops in the future.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update is consistent with the *2030 Regional Development Framework (RDF)* and with Council expectations and regional policy for forecast-related content. The City's planning uses revised population forecasts, based on updated analysis of Corcoran's demographics, as shown below in Table 1. Council staff agreed to the following forecast revisions:

Table 1

Corcoran Forecasts												
	POP 2000	POP 2010	POP 2020	POP 2030	HH 2000	HH 2010	HH 2020	HH 2030	EMP 2000	EMP 2010	EMP 2020	EMP 2030
Metro System	0	0	4450	15000	0	0	1500	5200	0	0	2000	4000
Unsewered	5630	5800	4150	2600	1784	1900	1400	900	1792	1500	1500	1500
TOTAL	5630	5800	8600	17600	1784	1900	2900	6100	1792	1500	3500	5500

Council staff find the revisions reasonable and acceptable. The forecasts will be officially revised, as shown above, effective upon Council action on the City’s Update.

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 identifies Corcoran as a Developing Community and a Diversified Rural Community. The Update includes all of the required items for land use including acknowledgement of the City’s regional geographic planning designations, existing and future land use and land use information with development expectations by land use to 2030 in five-year stages.

The Update contains a number of policies intended to achieve its goal of creating “a well planned community...while providing a balance of land uses with connectivity to all areas of the community.” These policies propose to:

- Create a land use plan that provides types and locations of housing development required to meet the community’s projected needs.
- Work with neighboring communities to ensure an integrated plan that is consistent with Metropolitan Council’s requirements and compatible with adjacent jurisdictions.

Diversified Rural Policies

The Update acknowledges that Corcoran is partially designated as a “Diversified Rural” community. This designation directs communities to plan for densities no greater than one housing unit per 10 acres in these areas. Typically, these communities include a limited amount of large lot residential and clustered housing with agricultural and other uses.

In the past, Corcoran’s development has been characterized by rural residential, commercial and light industrial development and agricultural areas. With the expansion of public sewers to the City, the City will experience increased growth pressure due to its natural amenities and proximity to growing communities such as Maple Grove and Plymouth.

The predominant existing land uses in Corcoran have been Agricultural/Rural (70%), Single Family Residential (13%) and Agricultural Preserve (8%). The City has used a system for controlling development based on development rights in the Agricultural/Rural Area. If land is on a paved road, the owner could develop at a density of one unit per 10 acres. If a landowner’s property lies on a gravel road, the density is one unit per 30 acres. The density in the Single Family Residential was and is one unit per 2 acres. The density in the Agricultural Preserve area is one unit per 40 acres. Since Corcoran has not had public sanitary sewers up until this time, rural residential development has been the predominant form of development in both the Agricultural/Rural and Single Family Residential areas.

The Update contains policies and directions intended to preserve the rural areas that are within service areas for future urban development. A long-term sewer service area has not been defined for the City, but as the City recognizes in the Update, there is the potential for future sewer service given the Council's planning for a new sanitary sewer treatment system in Hassan/Rogers to the north. The Update discusses the need to balance the desire to maintain the rural area with the reserving areas for potential future sewered development. The Update describes how this can be accomplished by implementing an Open Space Preservation Ordinance which "will enhance the requirements for clustering of lots...when the predominant portion of the lot is left unplatted for future development." While the City indicates the desire to preserve the rural character and open spaces in this area, the Update does not define the allowable densities for the Agricultural/Rural Area.

In 2007, the Council adopted the Flexible Residential Development Ordinance Guidelines for Diversified Rural Areas (July 2008)," which provide policy guidance to Diversified Rural communities designated as well as post-2030 Long-term Wastewater System Service Areas. This policy guidance addresses how communities can plan for and implement ordinances that allow greater than one-dwelling unit per ten acre density while preserving natural resources and reserving developable land for future urbanization.

Advisory Comments

While a long-term sewer service area is not currently designated for the City, Council staff advises the City to collaborate with Council staff in the development of open space or cluster ordinances for this area. The City is advised to refer to the Flexible Residential Development Ordinance Guidelines for guidance on balancing the preservation of open spaces with reserving land for future urban services.

Developing Area Policies

Council investments in regional systems and incentives for the Developing Communities focus on accommodating growth, supporting centers along corridors, encouraging connected land use patterns for new development and encouraging the development of communities where shopping, jobs and a variety of housing choices coexist by design.

As a "Developing Community" Corcoran is expected to plan and stage development that accommodates the forecasts for local growth through 2030 at appropriate densities: three to five-plus units per net acre overall. The City is also expected to target higher density locations with convenient access to transportation corridors and with adequate sewer capacity.

Table 2 shows future land uses by type to 2030. The Existing Low Density Residential category has a density of about one unit per 2 acres and is limited to areas already subdivided. No additional land within the future staging boundaries will be developed at these densities.

There are four proposed "Urban Density" land use categories: Low Density Residential, Medium and Mixed Density Residential, High Density Residential and Mixed Use. The Low Density category identifies areas for single family detached development. The proposed density is 3-5 units per acre, which is higher than the 2.5 units per acre in the 2020 plan.

Medium Density Residential proposes a density range of 6-8 units per acre. The Mixed Residential Category will have a density range of 8-10 dwelling units per acre and the high Density residential will have a density range of 10+ dwelling units per acre. The Mixed Use category is to allow for "mixed use developments" that combine residential and

commercial uses into a coordinated, planned development project. The overall density will be 10+ units per acre with about 25% of the land area designated for residential use.

Table 2. Proposed Residential Densities

Category	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Existing Residential	0.52	0.52	1240.06	645	645
Low Density Residential	3	5	2769.25	8308	13846
Medium Density Residential	6	8	147.66	886	1181
High Density Residential	10	10	283.99	2840	2840
Mixed Residential	8	10	554.95	4440	5550
Mixed Use (25% Residential)	10	10	102.32	1023	1023
TOTALS			5098.23	18141	25085
Overall Density				3.56	4.92

As Table 2 shows, the overall density of all future sewered development will be 3.56 dwelling units per acre, above the Council’s minimum 3 dwelling units per acre requirement. The City has done an excellent job of planning to accommodate future urban development at appropriate densities.

The Update includes a staging table (See Attachment Table 3) which lays out its staging plan to 2030. The City will limit development and the pace of growth to the forecasts shown in Table 1. The City has planned the development stages to correspond to extension of regional interceptors.

Housing

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

The Update is consistent with the *2030 Regional Development Framework (RDF)* for housing. The housing element 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 302 units. To provide opportunities to meet this need the Update indicates that approximately 225 acres of land will be available for high density residential development, at 10+ units per acre, and 295 acres for mixed residential development, at 8-10 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 City will continue to work with local, state and federal agencies to facilitate affordable housing development. The City will support and actively promote housing rehabilitation programs, allow the creative use of site planning or other Planned Unit Developments, encourage innovative subdivision design including clustering, consider designating a portion of TIF to fund activities that increase new affordability housing, and utilize techniques, such as land trusts to maintain long-term affordability. The Update indicates that the community will participate in the Livable Communities Act Local Housing Incentives Program.

Individual Sewage Treatment Systems (ISTS) Program

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

The Update is consistent with the *Water Resources Management Policy Plan (WRMPP)* for ISTS. The Update indicates that all of the community—totaling an estimated 1,952 residences and businesses, is served by ISTS. The City transferred responsibility for

tracking, operation, maintenance, and enforcement of ISTS requirements to Hennepin County in 2006. The City's Public Works Code Section 50 ISTS Ordinance is located in Appendix E of the submission. In the Update's Implementation Section, the City indicates its intention to update its City Code with respect to ISTS within six months of final Council action on the Update. Council staff recommends that the City time its Code update process to incorporate Hennepin County ISTS Ordinance updates (in process and due to be completed by February 2010), as well as for consistency with recent MPCA Rule 7080-7081 revisions which require local ordinance updates be completed by February 2011.

Water Supply

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

The Update is consistent with the Council's *Water Resources Management Policy Plan (WRMPP)*. Corcoran does not currently own and operate a water supply system, thus it is not required to complete a water supply plan. Currently, water demand is met through private wells. In the Update, the City does suggest that it intends to develop a municipal system. When the City develops its system, the City is reminded that it will need to complete and submit a water supply plan to the Council.

Resource Protection

Historic Preservation

Reviewer: Tom Caswell, CD – Local Planning Assistance (651-602-1319)

The Update is consistent with the *2030 Regional Development Framework (RDF)* with regard to historic preservation. The Update contains a statement related to historic preservation, which indicates the City "values its historic assets. The City will work toward creation of an inventory of historically significant buildings, sites, landscape features and other landmarks. This process will include the evaluation of possible tools that can be applied to ensure preservation of these elements."

Solar Access Protection

Reviewer: Tom Caswell, CD – Local Planning Assistance (651-602-1319)

The Update is consistent with the *2030 Regional Development Framework (RDF)* with regard to solar access protection. The Update contains a section on Solar Access Protection as required by the MLPA. The Update acknowledges this requirement and states: "The City of Corcoran will protect such access [to direct sunlight] by requiring minimum standards for lot sizes, amounts of open space, yard setbacks, and maximum height of buildings for urban residents that create the opportunity for all buildings owners to develop solar energy facilities if desired."

Aggregate Resources Protection

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

The Update indicates, consistent with *Minnesota Geological Survey Information Circular 46* information, that there are no viable aggregate resource deposits in the City.

PLAN IMPLEMENTATION

Reviewer: Tom Caswell, CD – Local Planning Assistance (651-602-1319)

The Update includes a description of:

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

The Update’s implementation section contains a description of the City’s official controls including zoning and other ordinances as well as a system for updating those controls.

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

The City submitted the Update to adjacent local units of government, school districts, counties and special districts for comment on June 1, 2009. It appears there are no major compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts.

DOCUMENTS SUBMITTED FOR REVIEW:

- Forecast Revision Request, March 19, 2009
- Informal Comprehensive Plan Update Submittal, April 22, 2009
- Comprehensive Plan Update and Transmittal Form, May 29, 2009
- Comprehensive Plan Update, Cover Letter, Transmittal Form, December 21, 2009
- Comments from Adjacent Governmental Units, December 21, 2009

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use
- Figure 4: 2030 Planned Land Use
- Table 3: Land Use and Five-Year Staging

Figure 1: 2030 Regional Development Framework Planning Areas

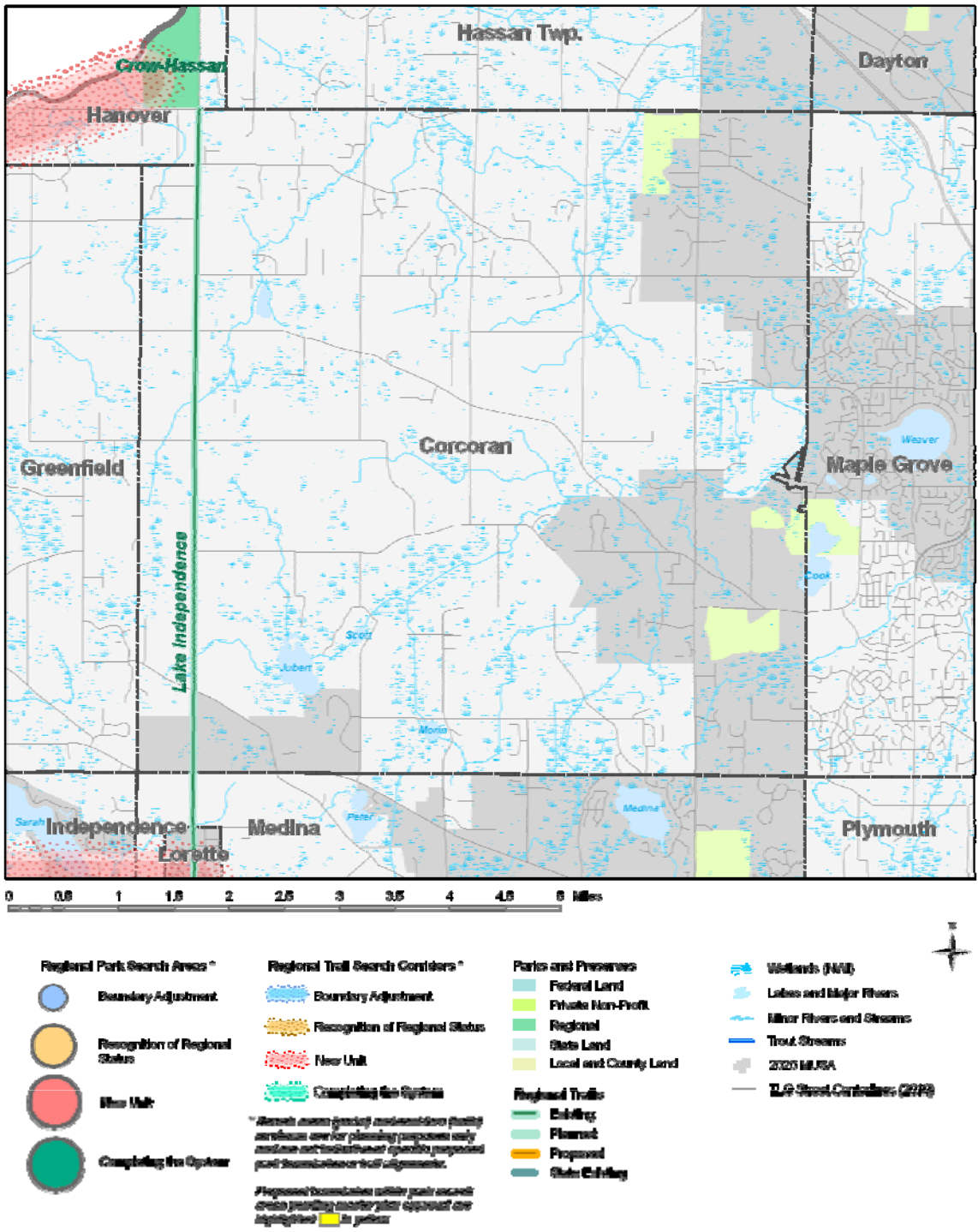


Figure 2: 2030 Regional Development Framework Planning Areas

Figure 2. 2030 Regional Development Framework Planning Areas

Corcoran

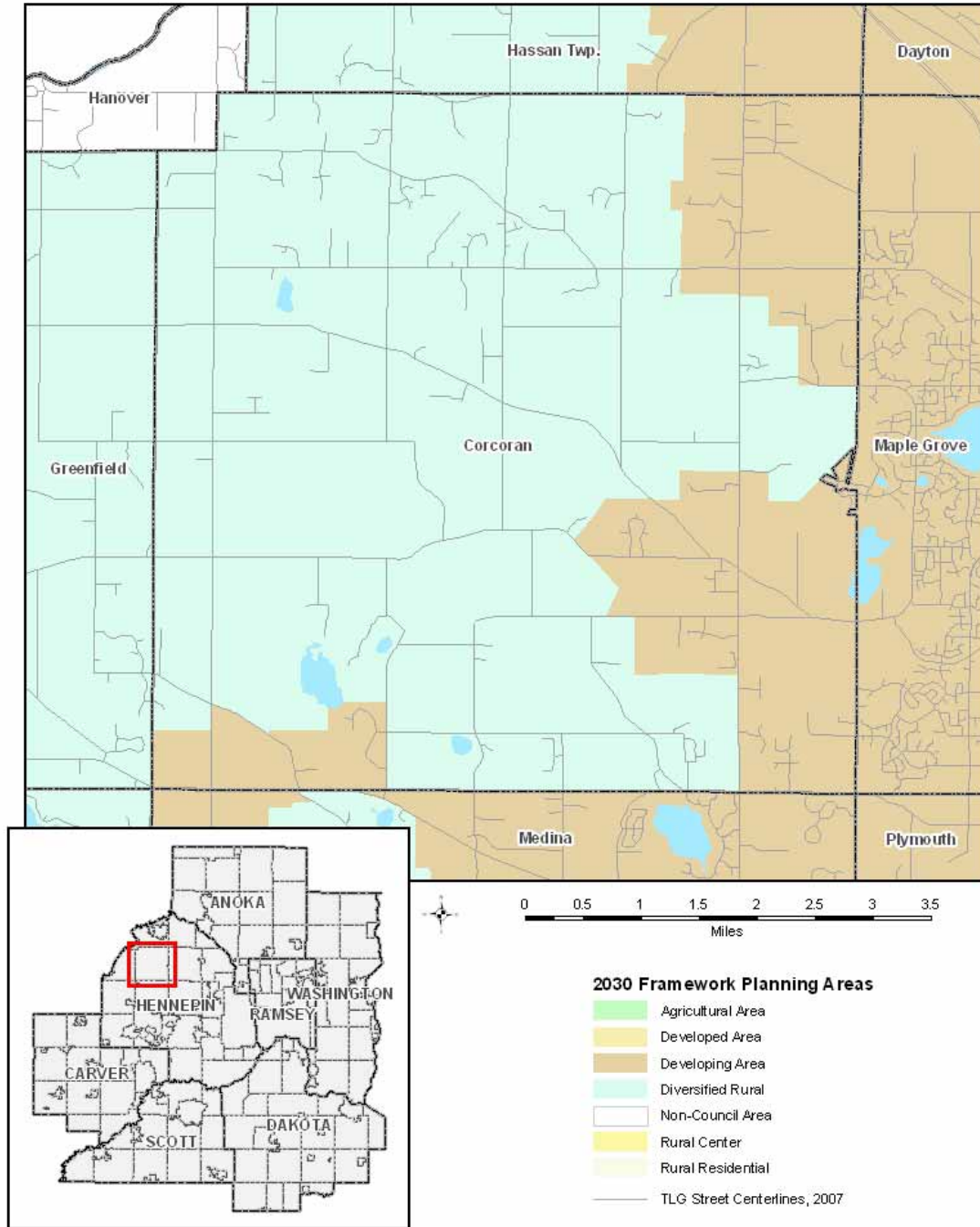
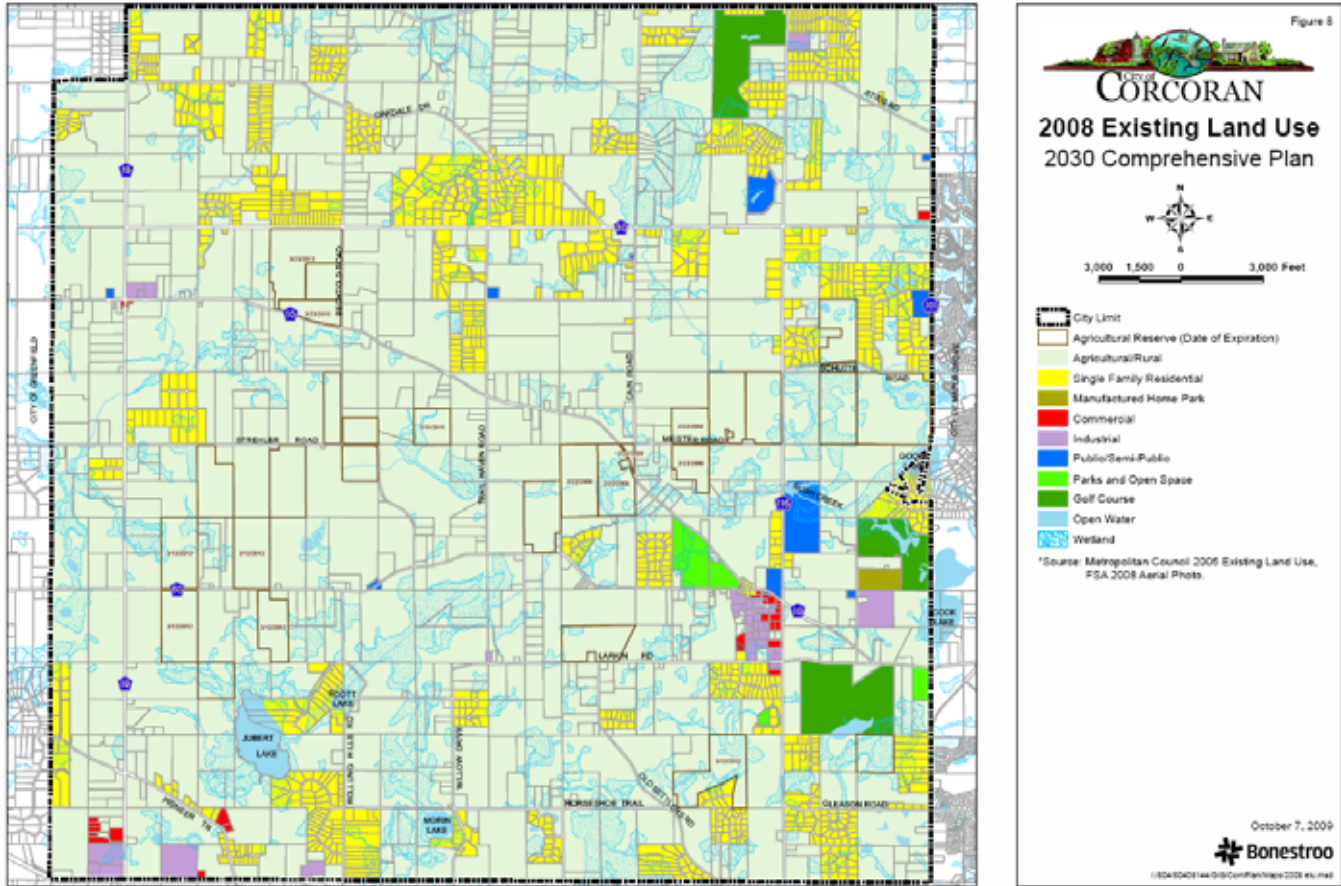


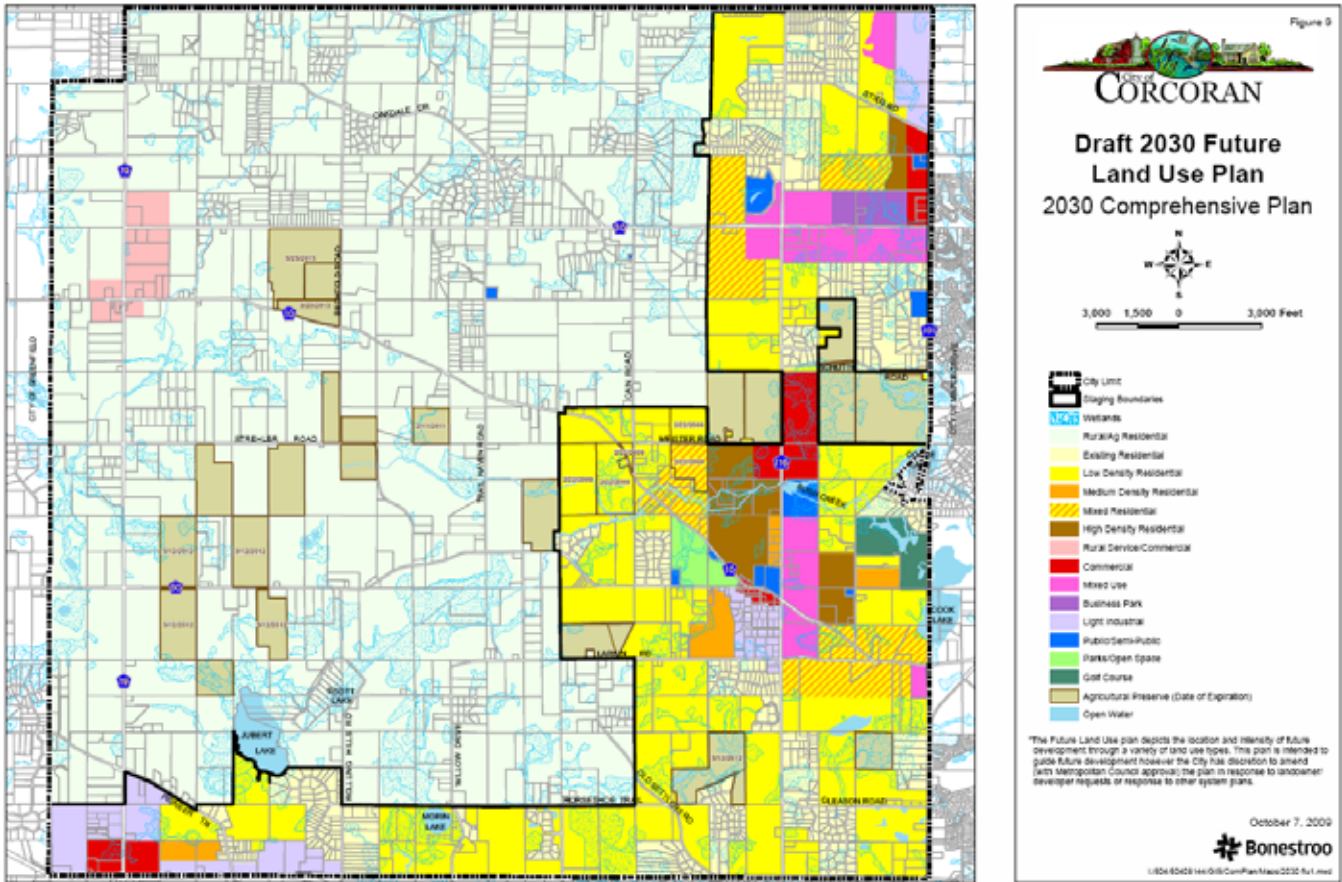
Figure 3: Existing Land Use



EXISTING LAND USE ACRES

EXISTING LAND USE	GROSS ACRES	PERCENT TOTAL GROSS ACRES	PERCENT WETLANDS	NET ACRES	PERCENT TOTAL NET ACRES
Agricultural Preserve	1,796.23	8%	1.3%	1,506.16	7%
Agricultural/Rural	16,264.09	70%	12.2%	13,439.05	58%
Single Family Residential	2,948.28	13%	1.8%	2,539.89	11%
Manufactured Home Park	28.56	0%	0.0%	28.56	0%
Commercial	59.32	0%	0.0%	57.54	0%
Industrial	205.34	1%	0.1%	189.20	1%
Public/Semi-Public	141.87	1%	0.1%	113.96	0%
Parks and Open Space	111.28	0%	0.1%	90.91	0%
Golf Course	417.87	2%	0.2%	377.44	2%
Right-of-Way	871.13	4%	0.1%	842.20	4%
Open Water	236.94	1%	0.0%	236.94	1%
Wetland				3,659.06	16%
Total City	23,080.9	100%	16%	23,080.9	100%

Figure 4: 2030 Planned Land Use



2030 FUTURE LAND USE	GROSS ACRES	PERCENT TOTAL GROSS ACRES	PERCENT WETLANDS	NET ACRES	PERCENT TOTAL NET ACRES
Ag Preserve	1,555.36	7%	1.1%	1,298.24	6%
Business Park	80.40	0%	0.1%	60.53	0%
Commercial	299.60	1%	0.3%	222.88	1%
Existing Residential	1,568.15	7%	1.4%	1,240.06	5%
Golf Course	92.32	0%	0.1%	73.61	0%
High Density Residential	341.87	1%	0.3%	283.99	1%
Light Industrial	506.08	2%	0.2%	457.47	2%
Low Density Residential	3,440.37	15%	2.9%	2,769.25	12%
Medium Density Residential	153.74	1%	0.0%	147.66	1%
Mixed Residential	640.05	3%	0.4%	554.95	2%
Mixed Use	475.05	2%	0.3%	409.29	2%
Parks/Open Space	79.24	0%	0.1%	62.47	0%
Public/Semi-Public	115.10	0%	0.1%	87.36	0%
Rural Service/Commercial	189.82	1%	0.0%	188.77	1%
Rural/Ag Residential	12,435.71	54%	8.4%	10,486.17	45%
Right-of-Way	871.13	4%	0.1%	842.20	4%
Open Water	236.94	1%	0.0%	236.94	1%
Wetland				3,659.06	16%
Total City	23,080.9	100%	15.9%	23,080.9	100%

Table 3: Land Use in 5-Year Stages

STAGING AREA	2030 FUTURE LAND USE	GROSS ACRES	NET ACRES	DEVELOPABLE ACRES	MINIMUM	DENSITY	UNIT CAPACITY
2010 - 2015	Existing Residential	58.77	32.28	32.28	0.51	0.51	16
2010 - 2015	High Density Residential	213.27	203.14	203.14	10	10+	2031
2010 - 2015	Low Density Residential	593.68	499.96	499.96	3	3-5	1500
2010 - 2015	Medium Density Residential	53.32	52.17	52.17	6	6-8	313
2010 - 2015	Mixed Residential	208.80	150.27	150.27	8	8-10	1202
2010 - 2015	Mixed Use *Assumes 25% Residential	173.33	158.30	39.57	10	10+	396
2010-2015 Total Unit Capacity							5458.643
2015 - 2020	Existing Residential	209.80	166.32	166.32	0.51	0.51	85
2015 - 2020	High Density Residential	29.71	21.43	21.43	10	10+	214
2015 - 2020	Low Density Residential	519.29	428.97	428.97	3	3-5	1287
2015 - 2020	Mixed Residential	145.14	143.58	143.58	8	8-10	1149
2015 - 2020	Mixed Use *Assumes 25% Residential	301.73	250.99	62.75	10	10+	627
2015-2020 Total Unit Capacity							3362.115
2020 - 2025	Existing Residential	207.71	167.51	167.51	0.51	0.51	85
2020 - 2025	High Density Residential	98.89	59.43	59.43	10	10+	594
2020 - 2025	Low Density Residential	279.32	193.84	193.84	3	3-5	582
2020 - 2025	Medium Density Residential	100.42	95.49	95.49	6	6-8	573
2020 - 2025	Mixed Residential	12.46	12.46	12.46	8	8-10	100
2015-2020 Total Unit Capacity							1933.907
2025 - 2030	Existing Residential	1,091.87	873.95	873.95	0.51	0.51	446
2025 - 2030	Low Density Residential	2,044.08	1,643.07	1,643.07	3	3-5	4929
2025 - 2030	Mixed Residential	273.64	248.64	248.64	8	8-10	1989
2025-2030 Total Unit Capacity							7364.051

The City will limit development and the pace of growth to the forecasts shown in Table 1.