

# LAND USE

## I. PURPOSE

The City of Belle Plaine has been designated a Rural Growth Center by the Metropolitan Council. This is defined as a rural center that is interested in and is showing a potential for growth. With the construction of the interchange along US Highway 169, growth pressures from the metropolitan area, increased commercial opportunities, the city feels the designation will change. The Land Use Section of the Belle Plaine Comprehensive Plan includes items required by the Metropolitan Council:

- Analysis of existing land uses by type and volume;
- Examination of parcels within existing developed areas which provide an opportunity for land use redevelopment and/or infill;
- Calculation/identification of forecast land use volumes and types to support future growth;
- Planned land uses;
- Future land use policies; and
- Staging of future land use and annexation

The goals of this chapter are to maintain and promote cost effective and orderly development and redevelopment patterns throughout the City, to maintain and enhance the quality of life within the City, and to prevent and eliminate blight and resist deterioration of the developed areas of the City. Subsequent chapters of this plan include information on utilities and the city's ability to serve its forecasted growth with water, sanitary sewer, streets and other infrastructure.

## II. LAND USE INVENTORY

Land use analysis will identify historical and existing land use volumes along with vacant and redevelopable parcels within the current corporate limits. This analysis will also project land use demands and guide the type of use, staging and intensity of future growth. The following table illustrates land uses in the City in 1998 and in 2005 as depicted on the City's Official Zoning Map. Please note, the 1998 land use volumes may have contained different classifications (e.g. I-C did not exist in 1998 as a zoning district classification).

**TABLE 6-1  
1998 AND 2004 LAND USE VOLUMES  
BASED ON ZONING MAP DESIGNATIONS**

LAND USE	1998 Acres	1998 Percent	2005 Acres	2005 Percent
R1 Single Family Residential (1998 –not separated in R-1 and R-3 so both zoning classifications are included in R-1 for 1998)	443.86	17.0%	341.87	10.1%
R-3 on 2005 Zoning Map (1998 included in R-1 acres)			816.10	24.2%
R-7	Not itemized in 1998		123.29	3.6%
R-MH			14.35	.4%
PUD			5.47	.2%
Total R-7, R-MH and PUD	109.8	4.2%	<b>143.11</b>	<b>4.2%</b>
<b>Total Residential</b>	<b>553.66</b>	<b>21.2%</b>	<b>1301.08</b>	<b>38.5%</b>
B2 - Highway Business District	Not itemized in 1998		178.49	5.3%
B3 - Central Business District			22.72	.7%
<b>Total Commercial</b>	<b>90.74</b>	<b>3.5%</b>	<b>201.21</b>	<b>6.0%</b>
Industrial/Commercial (I-C)	0	0.0%	134.07	4.0%

LAND USE	1998 Acres	1998 Percent	2005 Acres	2005 Percent
Industrial I-2	104.88	4.0%	58.70	1.7%
<b>Total Industrial</b>	<b>104.88</b>	<b>4.0%</b>	<b>192.77</b>	<b>5.7%</b>
Parks	42.71	1.6%	95.55	
Institutional/ Public Semi-Public	224.33	8.6%		
<b>Total Park/Public/Institutional</b>	<b>267.04</b>	<b>10.2%</b>		
Open Water or Floodplain	10.00	.4%	472.20	14.0%
Agricultural	233.31	8.9%	1212.00	35.9%
Land with steep slopes, wetlands, hydric soils, etc.	30.06	1.2%		
Ravine (un-developable)	320.00	12.3%		
Right of Way for roads, alleys and railroad	250.10	9.6%		
Green Acres	749.00	28.7%		
<b>Total Other</b>	<b>1592.47</b>	<b>61.1%</b>	<b>1684.20</b>	<b>49.8%</b>
<b>TOTAL ALL LAND USES</b>	<b>2608.79</b>	<b>100.00%</b>	<b>3379.25</b>	<b>100.00%</b>

- Source: City of Belle Plaine. 1998 Land acreages are from the 1998 Comprehensive Plan. These acres include 639.46 developed acres and 1,415.67 undeveloped acres. The 2005 Land acreage calculations are based on zoning districts on the 2005 Zoning Map. Gross acreage is shown for both for a more true comparison of zoned or designated acres for each category of land use.

At the time of this comprehensive plan update, the City had a large number of remaining single-family and multiple-family lots platted and available for development, as well as concept plans or preliminary plats for lots not yet at the Final Plat phase. These lots were included in land calculation in the Table 6-1 Land Use analysis.

**TABLE 6-2  
RESIDENTIAL VACANT LOT INVENTORY – JULY 29, 2005**

Plat / Development	Remaining Approved Single Family Lots	Remaining Approved - Multi Family Units	Total
Apple Acres		18 (twinhomes)	18
Chatfield on the Green 1 <sup>st</sup>	38		38
Evers Estates	1		1
Farmers Ridge 1 <sup>st</sup>	28		28
Farmers Ridge 2 <sup>nd</sup>	70		70
Fogarty's 3 <sup>rd</sup> Addition	5		5
Oak Village		80 (apts), 26 (twinhomes)	106
Prairie Ridge 4 <sup>th</sup> Addition	5		5
Prairie South Estates #4		2 (twinhome)	2
Provence on the River 1 <sup>st</sup>	38		38
Ryan's 1 <sup>st</sup> Addition	1		1
Southern Oaks 1 <sup>st</sup>	1		1
Southern Oaks 2 <sup>nd</sup>	13		13
Wildflower Ridge 2 <sup>nd</sup>	3		3
Wildflower Ridge 3 <sup>rd</sup>	6		6
<b>Total Platted Residential Lots Available</b>	<b>209</b>	<b>126</b>	<b>335</b>

<b>Remaining Undeveloped Land Within City Limits</b>			
Chatfield on the Green 2 <sup>nd</sup> phase +	122 Estimated lots R-1 and R-3 zoning	Based on preliminary plat	122
Farmers Ridge (Phases 3rd through 8th)	690 Estimated Lots R-1, R-2 and R-3 zoning	Based on concept plan and Prelim. Plat of 3 <sup>rd</sup> phase (147 lots)	690
Prairie Ridge 5 <sup>th</sup> Addition	111 Estimated Lots R-1 Zoning	Based on preliminary plat	111
Provence on the River 2 <sup>nd</sup> + Additions	95 single family and townhouse units R-1 Zoning	Based on concept plan	95
Provence on the Creek	15 lots- R-1 Zoning	Based on Final Plat	15
Southern Oaks 3 <sup>rd</sup> Addition (at the time of this comp plan, zoned A-2)	21 Single Family and 6 Twinhomes	Based on Concept plan	33
<b>Total Residential lots/units in planning process</b>			<b>1066</b>

<b>Remaining Vacant Land for Development</b>			
Vacant Residential Property	219.40 acres	Based on 3 units per acre	658
Vacant Commercial Property	142.72 acres		
Vacant commercial/high density residential	8.51 acres		
Vacant industrial/commercial acres	33 acres		
Vacant industrial acres	41.37 acres		
<b>Total Vacant Acres</b>	<b>445 acres</b>		

Source: City of Belle Plaine Community Development Department, July 29, 2005

\* 3 units per acre was calculated for low density residentially zoned property

## Existing Land Use

Various land uses within the City appear to follow the City's transportation network with the Central Business District located in the heart or center of the City along Meridian and Main Street, highway commercial uses located along U.S. Highway 169 and industrial uses both north and south of U.S. Highway 169. Residential and public uses surround and support the higher intensity land uses.

Map 6-1 illustrates the current zoning districts within the city. Following is a description of each of the land uses within Belle Plaine.

## Residential Land Uses

Comprising 38.5% percent of the City; residential development (single-family to multiple-family) is the second largest land use in the City, following agricultural zoning. Of the residential acreage approximately 10.1% of the 1,301 acres are zoned R-1 and 24.2% of the 1,301 residential acres are zoned R-3, for single-family and two-family homes. The State Demographer's Office estimated 2,094 households as of 2004. 2005 residential land calculations include 1,301 acres which include 219.4 vacant residential acres, or a net developed or planned for residential development of 1,081.6 acres.

When factoring in 335 available undeveloped residential lots (see Table 6-2), 177 single-family and townhouse units constructed in 2004 and the first half of 2005, and an estimated additional 1033 units which could be developed on residential projects currently being planned (See Table 6-2-Southern Oaks 3<sup>rd</sup>'s 33 lots are not included, as this area is zoned A-2) to the 2,094 units estimated in 2004 by the State Demographer's Office, a total of 3,639 units could be located on the 1081.6 acres. This results in an overall residential density of 3.34 housing units per residential acre.

More aged housing stock is primarily centered on smaller lots in areas of the City's original plat, surrounding the downtown or central business district. More recently constructed residential developments are located on outer fringes.

House styles are mixed reflecting the era when they were built. Much of the housing is in good shape. Within the past 10 years the city utilized a Small Cities Development Grant to rehabilitate 28 homes.

Multi-family units are permitted in the R-7, Mixed Housing Residential District. The R-7 District includes approximately 123 acres comprising approximately 1.1 percent of the volume of land used for residential purposes. These units are primarily located in several areas including areas north of Highway 169 and east of County Road 3 and areas south of Highway 169 and along Orchard Street.

Eighty-six townhouse units have been constructed over the past five years. Recent townhouse units have ranged in density from 7.2 to 8.6 units per acre.

### Commercial Land Uses

Approximately 201.2 acres or 6.0 percent of the City's land inventory is commercial in nature. This is a significant increase in commercial land acreage from 1998. In addition 134.0 acres are zoned Industrial-Commercial allowing for a variety of commercial uses. Of the 335.2 acres zoned for commercial (and/or industrial-commercial) uses, 142.72 acres are available for development resulting in a net developed commercial acreage of 192.48 acres. Developed commercial land comprises 5.7% of all land in the city. Land zoned for commercial activity (335.28 acres) comprises 9.9 % of the total land in the city.

The City's zoning ordinance has established three (3) commercial zones defined as:

Commercial District Name	Purpose	Location
B-2: Highway Commercial District	To provide for and limit the establishment of motor vehicle oriented or dependent high intensity commercial and service activities.	(1) Along U.S. Highway 169, (2) along the east side of CR 3 leading to the downtown, (3) along Main Street east leading to Highway 169
B-3: Central Business District	To provide specifically for the regulation of high intensity commercial uses within the downtown Central Business District of the City.	The B-3 District centers around Main Street, Meridian Street, Church Street and State Street.
I/C: Industrial / Commercial District	To allow for development of areas where there is a transition in use occurring, but site are not available which would allow for compliance with other district requirements. Industrial or commercial development will be allowed only as a conditional use permit to (1) ease land use transition, (2) control development so that it is compatible with surrounding property, and (3) establish dimensional requirements on an individual basis.	The I-C District includes areas around the intersection of US Highway 169 and County Road 5 as well as at the northeast corner of County Road 7 and County Road 5.

**B-2 District.** In recent years new highway commercial development has been occurring on the south side of the city along U.S. Highway 169 as well as along East Main Street. Recent commercial entities include liquor store, motor sports, veterinarian clinic, a strip mall with a fitness center, art store, etc. The types of businesses locating in the B-2 District have been those requiring more off-street parking and

direct vehicular access. As commercial development continues on the south side of the community, the community will be faced with the challenge of retaining a strong, vibrant downtown.

Belle Plaine's Highway Commercial areas currently include a variety of retail and service businesses, including but not limited to, gas station/convenience stores, fast food restaurants, a bank, pharmacy/gift shop, churches, storage facilities, auto parks, car washes, a bowling alley, etc.

In order to tie the downtown and this new commercial district together the city is constructing sidewalks from the highway commercial areas to the downtown. Decorative lighting which matched the downtown is also being included with the new County Road 6/64 interchange project.

**B-3 District.** The central business district historically served as the city's primary area of commerce with limited commercial areas along Highway 169. With growth, new commercial construction has occurred along US Highway 169. In attempts to retain the historic downtown as a destination, the City has worked to retain governmental agencies such as the library, post office and council chambers within the downtown. A commercial rehabilitation project was completed in 2000, with new water main and service lines, new streets, curb and gutter, sidewalks and streetlights. In addition, a low interest loan program was utilized by approximately 15 businesses to complete interior and exterior improvements. The central business district has remained vibrant over the years with a limited number of vacant buildings and turnover in ownership or the type of business in those that have become vacant.

Although primarily brick buildings, the architecture of the downtown buildings varies. The majority of the buildings were constructed at different times. The downtown currently includes a mix of retail and service businesses including video stores, insurance companies, hardware store, gift store, coffee shop, post office, bars and restaurants, library, bank, financial planning, accountants, chiropractors, hair salons, real estate offices, and miscellaneous businesses. Townsend Park is included in the central business district. This green space adds to the aesthetics of the business area and is utilized for community events such as arts in the park, retail promotions, holiday tree lighting, etc.

The City's downtown theme is focused around the "historic" look Belle Plaine's business district originally had with ornamental streetlights and a variety of awnings. Patrons of the downtown business district are provided with on-street parking as well as municipal parking lots in the 100 block on the north side of Main Street and the west side of the 300 block of Meridian Street North. The City has created a "Façade Improvement Grant" to provide matching funds for façade improvements.

**I-C District.** This commercial district is located on east side of the community adjacent to the intersection of U.S. Highway 169 and County Road 5, as well as at the northeast corner of the intersection of County Road 5 and County Road 7. Types of commercial uses present in this district at the time of this Plan update include Belle Plaine Block and Tile, auto parts store, car dealership, rental center, etc. The 1998 Comprehensive Plan references 81.68 acres of industrial land. Since the plan, the city created a second zoning district for Industrial/Commercial. This new district includes land which was previously zoned industrial.

## **Industrial Land Uses**

Industrial land uses (I-2) comprise 58.7 acres or 1.7 percent of total land uses within the City today. The City has two industrial zoning districts, the I-2, General Industrial District and the I/C or Industrial/Commercial District, previously noted and included in commercial calculations. The I-2 or General Industrial District provides space for light manufacturing activities, warehousing, machine shops, automobile repair, concrete product plants and other general industrial activities.

The City currently has three areas with industrial development. Industrial land uses are located primarily in the central portion of the city north of U.S. Highway 169 along County Road 5 or Laredo Street and Ash Street. A second industrial park exists south of Highway 169 on the east side of the current city limits

with access from Enterprise Drive and Diversified Drive. An older industrial area, located off Beaver Street includes Bell Pharmaceuticals. New industrial construction has occurred primarily in the industrial park on the south side of the community over the past several years. Approximately 41.37 acres of the industrial land is available for new development along with 33 acres of commercial/industrial zoned land available.

Industrial locations were originally established due to access to the railroad and highways. Access to the south industrial park is provided via Enterprise Drive. A secondary collector road, Kittson Boulevard (future CSAH 5) which will connect the industrial park to County Road 64 is under construction.

### **Park and Recreation Land Uses**

Park and recreational land uses include 17 city-owned parks, greenways and recreation areas. These land uses account for 80 acres or 2.4 percent of the City. Sizes of city parks range from .5 acres (City's ice rink) to 16.2 acres (Deer Park) in size. The City has added or expanded nine parks over the past 10 years. In addition, a number of school recreational facilities such as ball fields, playground areas and tennis courts are available to residents. Parks and recreation are discussed in further detail in the Park and Recreation Chapter of this Plan.

### **Public and Semi-Public Uses**

Public and semi-public land uses include the School District property, the library, church property, land owned by fraternal organizations and properties owned by the city including city hall, water tower sites, lift station sites, utility plant, maintenance garage, and miscellaneous parcels acres. City property does not include parks, or storm water retention ponds.

## **III. REDEVELOPMENT/INFILL POTENTIAL**

The City has approximately 445 acres of vacant land available for development within City limits. This includes 219 acres of residential property, 142.7 acres of commercial property, 8.51 acres of commercial/high density residential land, 33 acres of industrial-commercial land and 41.37 acres of industrial zoned land. The City should emphasize the use of currently available sites within the service area prior to the development of alternative sites. The development of sites within the serviced area will ensure prudent land management, assist in the prevention of 'leap-frog' type development and ensure maximum cost effectiveness for community residents. Additionally, efforts shall be made to ensure proper placement and phasing of urban expansion and the maintenance of existing and future land use compatibility.

Potential redevelopment areas are primarily centered in or near the City's core. The City should focus redevelopment efforts on commercial and residential areas/parcels in the more established areas of the City. To achieve this, the City should:

1. Encourage the removal of existing buildings that have exceeded their useful life, or
2. Encourage or participate in the removal of those which are deemed to have a "blighting effect" upon adjacent properties and/or present nuisance conditions that pose a threat to health and safety of citizens; or
3. Promote appropriate re-uses for under-utilized properties.

The following sites have been identified as future infill or redevelopment sites. These sites are illustrated on map 6-3:

1. The parking lot area north of Main Street east which was previously used for a car sales lot. This area is currently zoned central business district. The Planning Commission has identified this as a site for future B-3 Commercial uses.
2. Residential homes located within the Residential District on the north side of the 200 and 300 Blocks of East Main Street.
3. Residential homes located within the B-2 District, on the east side of Meridian Street, connecting the downtown to the highway commercial district.
4. The southwest corner of Walnut Street and Main Street.

#### **IV. FORECAST LAND USE DEMAND**

The municipal service area or proposed municipal utility service area (MUSA reserve) identified in the 1998 Comprehensive Plan is now nearly developed on the south side of the community. The east side of the proposed MUSA reserve is impacted greatly by the new US Highway 169/ County road 6/64 interchange. The City of Belle Plaine will need additional land with urban services to accommodate forecast household and employment growth through the year 2030. Projections of population and households in Belle Plaine identified in Chapter 3 of this Plan were developed on the basis of an analysis of local and regional trends and policies, and through the application of economic and demographic principals, with emphasis on the detailed profile of the City developed in this planning inventory. Specific data applied to the projections were the rate of U.S. Census data, residential building permits issued, historical population/household patterns and trends, trends in average household size, and sub-regional migration patterns.

Market conditions will have a major impact on housing types as the City progresses toward the year 2030. Interest rates, land/material prices and inflation, gas prices, among other factors will significantly impact buyer preferences. Since housing types are difficult to forecast, the land use plan focuses on density rather than housing types. Residential use computation is based on current City indices relative to life-cycle housing and density. Please note net densities of three and eight units per acre are used respectively to forecast single family and multiple family residential development calculations.

Table 6-3 illustrates the number of housing units in each of the classifications utilized by the US Census in 2000. Due to the significant growth in housing over the past few years, permits issued in the past three years have been added to allow projections to be based on the most recent housing mix statistics.

**TABLE 6-3  
COMMUNITY HOUSING MIX**

<b>TYPE</b>	<b>2000 Census</b>	<b>Building Permits 2000-2005*</b>	<b>Total</b>	<b>% of Total</b>
SF detached	1,035	736	1,771	79%
SF attached	54	96, 31 structures	150	7%
Duplex	82	44 units	82	4%
Triplex/Quad	64	28 units	64	3%
5-9 units in structure	55	24 units	55	2%
10 - 19 units in structure	30	0	30	1%
20 - 49 units in structure	46	0	46	2%
Manufactured Home	57	10 ( 6 replacement, 4 new)	57	3%
<b>TOTAL</b>	<b>1,423</b>	<b>832</b>	<b>2,255</b>	<b>100%</b>

\*2005 includes permits through the first quarter only.

Future land use needs may be calculated based on densities allowed in Zoning Ordinance or on historic trends. While the Zoning Ordinance allows single-family homes to be constructed on a 12,000 square foot lot in the R-1 District, a 20,000 square foot lot in the R-2 District, and 8,000 square foot lot in the R-3 District, the current trend has been for the development of between 2.7 and 3.1 units per lot. The future land use needs projected in Table 6-4 are based on densities allowable in the Ordinance, rather than historical densities which have resulted in an average of 3.00 units per acre for one and two-family units and an average of 8.0 units per acre for R-7 (Mixed housing) and Planned unit developments (PUD). If larger lots are developed in the future, acreage demands may increase accordingly.

As indicated in Table 6-4, it is estimated 1,165 acres will be needed to accommodate future one and two family residential development through the year 2030. It is further estimated 93 acres will be needed to accommodate future medium and high-density residential developments through the year 2030. This is based on a similar ratio of low density (87% of housing) to mixed or higher density housing (13%) with no additional manufactured home parks or expansions to the existing park. It is important to note an estimated 625 acres of the needed residential land is currently platted and available or developers have plans underway for development. This would result in an additional 633 acres needed outside of areas currently planned. The estimated additional 5,125 households are estimated to have 2.6 people per household or support a population of 19,362.

**TABLE 6-4  
PROJECTED RESIDENTIAL DENSITY ASSUMPTIONS**

LAND USE	2005 (1) No.	2005 %	2005	Less Estimated Undeveloped Acres (2)	Net	% of	Avg	2010	2010	2015	2015	2020	2020	2025	2025	2030	2030	Total	Total
	of Units	of Units	Acres	Acres	Devel- oped Acres	Resid Acres	Densi ty	Est. New Units	Acres (3)	Est. Units	Acres (3)								
R-1, R-2 & R-3 Single-Family Residential	2,047	87%	1158	620	537.97	79.57	3.81	573	191	413	138	495	165	777	259	1,237	412	3,496	1,165
R-7 and PUD Multiple Family Residential 3+ units	247	10%	128.8	5	123.76	18.31	2.00	72	9	95	12	114	14	179	22	285	36	744	93
Manufactured Home	61	3%	14.35	0	14.35	2.12%	4.25	0	0	0	0	-	-	-	-	-	-	-	-
<b>Total Residential</b>	<b>2,355</b>	<b>100%</b>	<b>1301.</b>	<b>625</b>	<b>676.08</b>	<b>100.0</b>	<b>3.48</b>	<b>645</b>	<b>200</b>	<b>773</b>	<b>150</b>	<b>1,027</b>	<b>179</b>	<b>1282</b>	<b>281</b>	<b>1,498</b>	<b>448</b>	<b>4,240</b>	<b>1,258</b>

- Based on 2004 State Demographer's Estimate of households and City calculation of residential acres.
  - (1) Units in 2005 are through the first Quarter
  - (2) Undeveloped acres are based on Table 6-2 estimated remaining lots, plats in planning and remaining acreage, estimating 3.0 units per acre
  - (3) Note: Projected land use needs are based on 3.0 units per acre for single and two family (R-1, R-2 and R-3) and 8.0 units per acre for R-7 and PUD

The current ratio of residential to commercial/industrial acreage in the City of Belle Plaine is 80% to 20% percent. This is similar to the residential to commercial/industrial land use ratio reported in the City of Jordan in 2003 at 80.7% to 19.3% and New Prague 80% to 20%. If this land use ratio continues, an estimated 313 additional net acres will be needed to support future commercial and industrial growth. The current ratio of commercial to industrial acreage is 30% commercial to 70% industrial (with industrial including Industrial-Commercial) Based on that ratio, 93 net acres of commercial and 220 net acres of industrial and industrial-commercial space will be required to accommodate future growth, at this same ratio. Assuming an additional 20% area is needed for right-of-way, storm water ponds, etc., it is projected 376 total additional acres will be needed to support future commercial and industrial growth. That is 112 acres for commercial expansion and 264 acres for industrial and industrial-commercial expansion. The 2006 *Commercial/Industrial Land Supply Analysis for Scott County* completed by Maxfield Research projected a need for approximately 9.1 acres of commercial/industrial land in Belle Plaine per year between 2005 and 2015. If this ratio were carried through to 2030, a total of 227.5 acres would be needed. Savage and Prior Lake are projected to consume between 14 and 27 acres per year. The Belle Plaine EDA has recommended that with the new highway interchange and growing population, additional commercial/industrial space should be planned for, beyond the Maxfield Research study projections. The following Table represents projected net acreage, which is projected to be used for residential, commercial and industrial land uses through the year 2030.

**TABLE 6-5  
NET ACREAGE FORECASTS: RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LAND USES**

<b>Land Use</b>	<b>Net Acres</b>	<b>Gross Acres with 20% for St. ROW, ponds, etc.</b>
Residential Acre Forecast	1,258	1,510
Commercial & Industrial Acre Forecast	313	376
Subtotal Net Forecast	<b>1,571</b>	<b>1,886</b>
Park land	157	189
<b>Total Net Forecast</b>	<b>1,728</b>	<b>1,975</b>

\*Total acreage based on 2005 City land use acres plus projected land uses based on continuance of current ratios.

It is important to note that the projections above are applicable additional persons/households projected to enter the community. It is important to note that future growth boundaries should be larger than the 1,975 acres projected, as portions of land in the growth boundaries are already developed with rural residential subdivisions and/or businesses located in the township or contain wetlands or steep slopes. In addition, land will be required for public and institutional uses.

**V. FUTURE LAND USE POLICIES**

The Map 6-1 and Map 6-2 on the following pages offer a visual representation of future land use projections, including current zoning land uses (Map 6-1) and projected future land uses (Map 6-2). It is noted projected land uses depicted on Map 6-2 may be adjusted in location if the location of collector streets that are planned are slightly adjusted. This plan and subsequent documentation takes into consideration the land uses that have previously been approved by the City. The land uses encourage compact, contiguous development. It efficiently uses the existing and proposed infrastructure and capital investment.

The future land use growth boundaries also coincide with sanitary sewer service areas and projected capital infrastructure such as lift stations and force mains, topography and the transportation system.

**A. Overall Land Use Concept**

Belle Plaine offers a strong downtown, highway commerce, an industrial or employment base, a variety of housing options and park and recreational opportunities. Participants in the comprehensive planning process have expressed a desire to retain the “small town” atmosphere and regional center; therefore, the current mix of residential, commercial, industrial, public and park land has been considered in determining future ratios and land uses. The following guiding principals have also been considered:

- *Retain the spirit of a small town.* The goal of retaining the small town atmosphere is included through a logical pattern of future land use in an organized fashion, along with a transportation system to support the various land uses and parks and recreation to offer quality of life amenities.
- *A place for people to gather.* Downtown Belle Plaine has historically served as the center or focus of the community. Public participants in the process have expressed a desire to retain this central gathering place. Addressing transportation in the downtown, limiting locations of other future commercial nodes and adoption of policies relating to the downtown will assist in accomplishing this goal.
- *A well-balanced tax base.* In order to assist with the fiscal health of the city and discourage the future development of a bedroom community for other suburbs with employment offerings, a range of land uses including commercial and industrial have been planned for.

- *A proactive position on future growth.* The future land use plan includes projections and growth boundaries intended to serve the City to the year 2030. As market demands change, the plan may need periodic review and updates. The future land use plan has been coordinated with a sanitary sewer plan, storm water management plan and transportation plan to encourage proactive planning of land uses with infrastructure and the funding of the infrastructure.

## **B. Residential Land Uses**

The City currently has five residential zoning districts including three low density residential districts with varying lot size requirements for single-family homes (R-1, R-2 and R-3), a mixed housing district (R-7) which allows multiple family housing units and a manufactured home district (R-MH).

As noted within this chapter, it is anticipated an additional 1,088 acres are anticipated to be required to serve single-family and two-family residential growth and 89 acres are needed for higher density or mixed residential growth. Policies and objectives for existing as well as future residential areas have been developed to protect the integrity of residential neighborhoods and the character of Belle Plaine.

### **Existing Residential Neighborhood Objectives**

1. Encourage the continued maintenance and quality of existing neighborhoods.
2. Minimize the development of incompatible land uses adjacent to and traffic through residential neighborhoods.

### **Existing Residential Neighborhood Policies**

1. Prohibit non-residential land use intrusions into residential neighborhoods and require appropriate buffering and/or screening between non-compatible land uses.
2. Require infill residential units to be compatible in use and scale with the surrounding neighborhood.
3. Encourage infill of existing vacant or underutilized residential lots within the city's municipal utility service area prior to extension of services for new developments.
4. Continue to upgrade infrastructure such as streets, water and sewer in existing neighborhoods as needed.

### **New Residential Neighborhood Goals**

1. Plan residential areas to encourage neighborhood unity and cohesiveness while protecting the integrity of the natural environment and providing access to other community amenities.
2. Provide a variety of life-cycle housing for the diverse needs of the community.
3. Plan new residential areas while protecting the existing agricultural land uses in areas currently outside of the corporate boundaries.

### **New Residential Neighborhood Policies**

1. Incorporate natural features into new residential neighborhoods while protecting the features through ordinances.

2. Continue to limit access points directly onto arterial streets or collector streets by requiring driveway accesses and lots to front streets within the subdivision.
3. Require the development of parks, trails and/or sidewalks along collector streets to service neighborhoods and provide access to other community amenities such as places of commerce, educational facilities and larger community parks.
4. Plan residential subdivisions while following the comprehensive transportation plan which includes a recommended collector street system to encourage connection of neighborhoods to commercial areas and arterial streets.
5. Consider the changing housing needs of the growing community and review residential housing land areas to accommodate the changing needs and demands.
6. Specific sites for high density residential uses have not been specified on the future land use map. The Planning Commission and Council should consider high density residential land uses in areas designated for medium density residential if they are adjacent to arterials or major arterials, are near community services and/or provide tiered land uses (higher intensity to lower intensity). The City should avoid locating all multiple-family housing in one concentrated area.

### **C. Commercial Land Uses**

Currently the City has 201.21 acres, or 6.0 percent of the City's land inventory, commercial in nature, within its B-2 and B-3 commercial zoning districts. Of this, it is estimated 142.72 acres are available for development. The City's Zoning Ordinance currently includes three commercial zoning districts, the Highway Commercial District (B-2), the Central Business District (B-3), and an Industrial/Commercial District (I-2) which is included with the Industrial Land Use summary. It is projected an additional 139 acres are needed for commercial expansion, to continue the current ratio of residential to commercial land uses in the future.

Belle Plaine's downtown has served as the heart of the community. Public input relating to the desire to protect and maintain this central focus occurred during the planning process. Expansion of the downtown and planning new commercial areas that provide links and continuity to the downtown were discussed. Due to limited sites available in the downtown for larger uses and those requiring off-street parking, other highway commercial areas along Highway 169 have in recent years expanded. The expansion of commercial areas outside of the downtown is expected to continue as the city grows. The following objectives and policies have been prepared for each unique commercial area.

#### **Highway Commercial (B-2) Policy Statements**

1. Provide commercial areas for businesses which are more vehicle oriented, versus pedestrian traffic oriented, and which require larger sites.
2. Minimize traffic conflicts within commercial areas.
3. Provide linkages between highway commercial areas and the downtown.
4. Link the existing downtown and highway commercial and expansions of these districts with unique design features including ornamental streetlights and walkways to connect the two commercial areas.
5. Plan for larger "big box" retailers and supporting smaller retail and service businesses when planning future commercial sites.

6. Plan for attractive commercial areas with review of parking lot standards, façade and landscaping requirements, as Highway 169 is a major gateway into the southern metropolitan area.
7. Collector streets and local roadways should be planned to service new commercial areas, minimizing the access points to Highway 169.

### **Downtown Commercial (B-3) Policy Statements**

1. Continue downtown Belle Plaine as an important retail center.
2. Continue to promote downtown as the center of the community as a focal point for government, community social activities and commerce, utilizing Townsend Park as a site for community events, which are family-oriented and benefit retail and service businesses.
3. Promote the expansion of the downtown on sites identified for potential redevelopment.
4. Maintain the historic character of the downtown and continue to encourage private sector rehabilitation and renovation of existing buildings in the downtown.
5. Promote land uses that will reinforce business synergy.
6. Encourage the use of upper levels of commercial buildings for office and residential uses.
7. Monitor traffic and provide safe and convenient access to businesses for vehicular and pedestrian traffic.
8. Continue, through the Zoning Ordinance, to require design standards for new and remodeled buildings to ensure the building mass, scale and facades are compatible with existing buildings.
9. Continue to offer on-street parking for business patrons as well as municipal parking lots to accommodate overflow and employee parking.

### **D. Industrial Land Uses**

Land zoned for Industrial uses comprises 192.77 acres, or 5.7 percent of total land uses, within the City today. Of this, it is estimated 74.37 acres are available for development. It is projected that 330 acres will be required for industrial and industrial-commercial expansion, to maintain the current ratio of residential to industrial land use mix. The actual amount of industrial land required will depend upon the size of the industrial user, whether or not land is available at a competitive cost when compared to neighboring communities and other economic factors. At the time of this Comprehensive Update, the City and EDA's focus has been on providing technical assistance to new and expanding industries as well as providing financial incentives.

### **Industrial Development Policy Statements**

1. Continue, through the EDA and Chamber of Commerce, to take a proactive approach to business retention and expansion.
2. Promote quality industrial development that is compatible with the environment, and which does not negatively impact the city's infrastructure system such as wastewater treatment facilities.
3. Promote industrial development that pays employees a livable wage.
4. Consider economic incentives for industries that will contribute substantially to the City's tax and employment bases without substantial negative impacts on the city's infrastructure system.

5. Consider building material requirements for industrial facades facing arterial and collector streets, as a part of the Zoning Ordinance.
6. Design new industrial park areas to minimize impact on environmental features such as wetlands and creeks.
7. Design new industrial park areas to discourage industrial traffic from traversing through residential neighborhoods.
8. Minimize the impact of industrial properties on adjacent land uses by requiring additional setbacks, screening and/or fencing and landscaping.
9. Require landscaping within industrial parks on lots and parking lots to improve the aesthetic appeal of the district.

## **E. Public Land Uses**

Public uses include the School District #716 property, church properties and land owned by the city including city hall, water tower sites, lift station sites, and miscellaneous parcels. Future land needed for public purposes will include land for future educational facilities. At the time of this comprehensive plan update, the school district was in the process of constructing additions to high school, construction of a new elementary school and athletic fields and planning for future additional educational buildings to meet current needs. School District #716's long range plan includes a new high school when the student enrollment reaches 2,291 (estimated around 2012). 60 acres of land has already been secured for this facility. The District projects a need for an additional 21 acres for a new elementary school when their enrollment reaches 2,870 (between 2015 and 2020) and 25 acres for another elementary school when their enrollment reaches 3,660 students (projected around 2030). A total 46 additional public land use acres should be planned for the School District's needs alone.

### **Public Land Use Objectives**

1. Provide needed public facilities to support current and future growth.
2. Support city office facilities in and near the downtown.

### **Public Land Use Policies**

1. Work in cooperation with other public agencies, such as the school district, to coordinate rather than duplicate public space such as auditoriums, meeting rooms, etc.
2. Provide sufficient land for future public facilities including utility sites and buildings.
3. Retain governmental administrative offices in the central business district to support the downtown as a focal point for services.

## **F. Park and Recreation Uses.**

Park and recreational land uses include 17 city owned parks and recreational areas. These land uses account for approximately 80 acres or 2.4 percent of the City's total acreage. The City adopted a "Park and Open Space Plan" in 2005, with the following vision statement resulting, "The Belle Plaine "Beautiful Prairie" Park and Open Space Plan create a green infrastructure system that enhances the quality of life for current and future generations. Parks incorporate a diversity of design to meet neighborhood and community-wide recreational needs, celebrate historic sites and landscapes endowed with the

community's character, and serve youth, families and older residents. Natural open space is protected, restored and sustainably managed. Open space areas from the Minnesota River into the bluff land and prairie areas are linked by greenways, habitat areas, natural open space, parks, trails and the regional park and trail system." To accomplish this vision, a number of goals and policy statements were developed. These are included in detail in the "Parks, Trails and Recreation" chapter of this plan. A summary of the six goals follows:

#### **Park and Recreation Policy Statements.**

1. The City of Belle Plaine will enhance its green infrastructure through natural resource protection and management.
2. The City of Belle Plaine will enhance its green infrastructure by cooperating with the other governments, agencies, and communities with land use interest or authority around Belle Plaine.
3. The City of Belle Plaine will carefully and efficiently expand its park and open space system to meet the needs of its growing population base.
4. The City of Belle Plaine will sustain its parks, trails, open space areas, and other green infrastructure well into the future.
5. The City of Belle Plaine will provide its residents and visitors with a range of recreational and sports facilities.
6. The City of Belle Plaine recognizes the importance of private property rights and synergy between green infrastructure and property values.

## **VI. FUTURE LAND USE AND ANNEXATION**

### **A. Future Land Use**

The City of Belle Plaine has been experiencing significant growth over the past several years. There are currently 3,379.25 acres of land within the city limits. This includes all land uses. Platted, undeveloped lots remain within the city limits along with land to support an additional 335 lots (as of July, 2005). Within the current city limits, 445 acres of land remain which could support residential growth (219 acres), commercial growth (142.7 acres), commercial/high density residential growth (8.51 acres), industrial-commercial growth (33 acres) and industrial growth (41.37 acres).

The future land use map (Map 6-2) has been developed based on:

1. Sanitary sewer districts or areas which may be developed with each major capital expenditure.
2. Land acreage needed to support household and population projections and employment projections based on building permit trends and Metropolitan Council projections.
3. Projected land uses for each category to retain a similar ratio of residential-commercial-industrial-park land as exists in 2005.
4. Tiered land uses with more intense land uses adjacent to arterials and collector streets and more compatible land uses adjacent to each other, with commercial nodes adjacent to major intersections.
5. Impact on land topography and natural resources.

6. Community input in the process through surveys, a business meeting, community input meeting, an open house and monthly Planning Commission meetings.

The future land use map identifies approximately 3,280 acres guided for single family residential growth, 822 acres for medium and high density growth, 473 acres for acres for commercial growth, and 329 acres for industrial growth and 150 acres for commercial/industrial growth. These acreage calculations include land already in the city limits. Net acres, with development constraints and existing developed land removed, which are available are illustrated on Map 6-2a. Land needed to support this growth will need to be annexed from Belle Plaine Township, Blakeley Township and St. Lawrence Township.

## **B. Annexation**

In 2004 the City of Belle Plaine and Town of Belle Plaine adopted a “Joint Resolution for Orderly Annexation between the Town of Belle Plaine and the City of Belle Plaine”. The joint annexation area is depicted on the attached Map 6-4. A five member Joint Planning board is in place, which includes two members appointed by the City Council of the City of Belle Plaine, two members appointed by the Town Board and one member appointed by the Scott County Board of Commissioners. The Joint Annexation agreement outlines the taxation reimbursement, physical boundaries of the annexation agreement, conditions for orderly annexation, development and roads within the area designated for orderly annexation, deferred assessments, existing rural uses, and notification of rural uses and administration of the agreement.

The City of Belle Plaine and Town of Blakeley entered into a “Joint Resolution for Orderly Annexation between the Town of Blakeley and the City of Belle Plaine”, in 2005. The joint annexation area is depicted on the attached Map 6-5. A five member Joint Planning board is in place, which includes two members appointed by the City Council of the City of Belle Plaine, two members appointed by the Town Board and one member appointed by the Scott County Board of Commissioners. The Joint Annexation agreement outlines the taxation reimbursement, physical boundaries of the annexation agreement, conditions for orderly annexation, development and roads within the area designated for orderly annexation, deferred assessments, existing rural uses, and notification of rural uses and administration of the agreement.

The City does not have a Joint Annexation Agreement in place with St. Lawrence Township. With the proposed U.S. Highway 169 interchange and ability to service the area to the northwest with utilities, it is recommended the City and Town Board work together to develop such an agreement.

State Statutes 462.358, Subd. 1 states, “A municipality may by resolution extend the application of its subdivision regulations to unincorporated territory located within two miles of its limits in any direction but not in a town which has adopted subdivision regulations; provided that where two or more noncontiguous municipalities have boundaries less than four miles apart, each is authorized to control the subdivision of land equal distance from its boundaries within this area.” The orderly annexation agreements in place note Scott County is the zoning authority within the growth boundary. The City does not anticipate extending its subdivision regulations within St. Lawrence Township.

At the time of this comprehensive plan update, Scott County was also in the process of updating their comprehensive plan. Scott County has been encouraging cities and townships to work in cooperation to identify future land uses and growth boundaries.

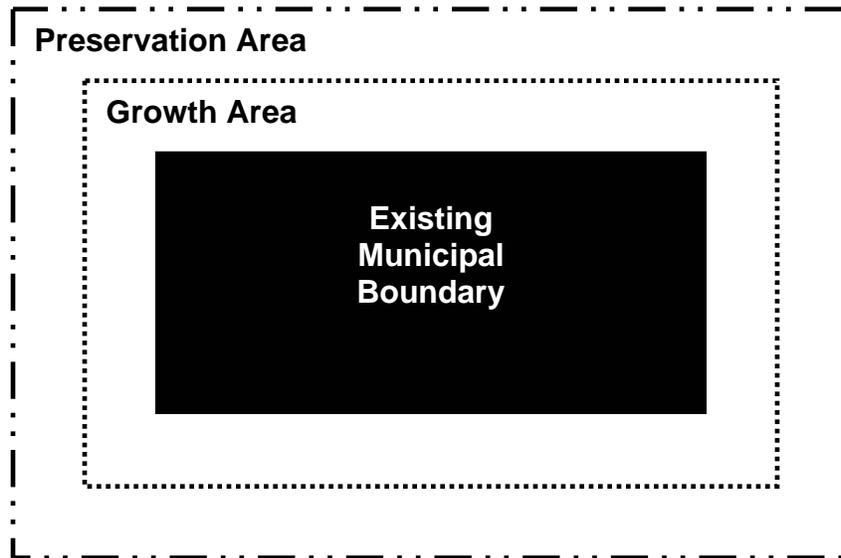
**C. Role of the Comprehensive Plan in Municipal Boundary Expansion Policies**

The Belle Plaine Comprehensive Plan is not an annexation agreement, nor is it a substitute for such an agreement. The Comprehensive Plan and its role in the future expansion of the existing municipal boundary is limited to serving as a statement of city policy. It can also serve as a basis for subsequent annexation plans and agreements.

From the City’s perspective, it is important that the provisions of any future agreements with the two townships be consistent. The attached map 6-6 identifies a two mile radius around the City of Belle Plaine. Through this Plan the City is recommending development policies for the area within this two mile radius.

Growth Area – This is the area that is closer to the municipal city limits and is identified on the future land use plan (map 6-2) as being developed prior to 2030. Generally, much of this land is relatively easy to service with existing utility extensions. Because of its location and the availability of services, it is intended that land within this area be annexed into the City of Belle Plaine prior to being developed. It is also recognized that there are parcels of land within the identified growth area that, although they are close to the municipal city limits, are not contiguous and may not have city services available for a number of years.

Preservation Area – The preservation area is the area located outside of the growth area as defined on the future land use plan map (Map 6-2), but within a two mile radius of the City of Belle Plaine. This area is intended primarily for agricultural preservation purposes. Development in the preservation area should be limited.



**D. Municipal Boundary Expansion Policies**

The following policies refer to the growth areas, as illustrated on Map 6-6.

**A. Growth Area Policies**

1. Land immediately adjacent to the city limits shall be annexed into the corporate limits prior to development.

2. Land should be annexed as the area is about to become urban or suburban in nature or if surrounded by city limits, rather than annexing without urban plans in place.
3. Allow residential, commercial and industrial growth consistent with all aspects of the Belle Plaine Comprehensive Plan.
4. Growth, consistent with practices which preserve natural resources, will be allowed.
5. If limited rural residential development is to occur while the land is located within the township, the preferred density is one home per 40 acres. Cluster platting is encouraged to preserve open space for future development, and if cluster platting is utilized a one home per 10 acre density shall be considered.
6. When rural development is to be allowed, all developed lots shall have appropriate on-site treatment systems such as drain fields, etc.
7. Work in cooperation with St. Lawrence Township to develop a joint annexation agreement.
8. All new developments shall be consistent with the municipal subdivision ordinance.

**B. Zoning and Development Standards – Preservation Area**

1. Land immediately adjacent to the city limits shall be annexed into the corporate limits prior to development.
2. Land should be annexed as the area is about to become urban or suburban in nature or if surrounded by city limits, rather than annexing without urban plans in place.
3. Residential development may occur at no more than one unit per 40 acres. Cluster platting is encouraged to preserve open space for future development, and if cluster platting is utilized a one home per 10 acre density shall be considered.
4. Where the City's Subdivision Ordinance has been extended into township areas, require all new developments to be consistent with the municipal subdivision ordinance.
5. All developed lots shall have appropriate on-site treatment systems such as drain fields, etc.

**VII. PLANNING DISTRICTS**

To more fully examine all areas of the community, the City of Belle Plaine has been divided into eight (8) individual 'planning' districts. The planning district boundaries were established using the location of major roadways and DO NOT represent zoning district boundaries. The locations of the planning districts are illustrated on Map 6-6. This section of the land use plan will detail existing and recommended development for each individual planning district. Goals outlined for each planning district will vary; however, the goals and policies for each land use have been identified in Section V, of this chapter.

**A. DISTRICT 1**

Location

District 1 occupies the northwest portion of the City within the corporate limits. The west edge of the wastewater treatment plant and ponds serves as the western boundary of District 1. County Road 6 serves as a southern Boundary, Trunk Highway 25 as an eastern boundary and the Minnesota River as the northerly boundary. See Map 6-6 and 6-6a.

Prominent Features

The district features Alluvial land (371 acres) subject to frequent overflow with zero to six percent (0 to 6%) slopes. Dorchester silty clay loam, Hayden loam, Terrace escarpments and Sparta

fine sand are also prominent soil types in this district. The floodplain and soils may present barriers to development in this area.

#### Existing Land Use

This district is currently in the City limits with the following land uses:

- Wastewater Treatment Plant and Ponds.
- The northerly portion of District #1 is within the floodplain and offers natural resources which should be protected.
- The Minnesota Valley State Trail runs along the south side of the river. This is also an area designated as a “Southern Scott County Regional Trail Search Corridor” as a part of the Metropolitan Council’s regional park and trail system plan.
- The Chicago and Northwestern rail line run though this district.
- The City’s manufactured home park is located south of the railroad and north of Court Street.
- Low and medium density housing are located south of the railroad and north of County Road 6.
- High density housing on the southeast corner of the district, adjacent to the central business district.

#### Recommendations

Recommended land uses within District 1 in the future include:

1. Continued preservation of the songbird sanctuary within the block located south of Forest Street between Grove and Willow Streets. The severe topography of this site, along with the usage of the site as a storm water outlet serves as a positive amenity while preserving important natural resources.
2. Preservation and improvements to Fountain Park within this district are recommended.
3. The City should work with Scott County to develop the proposed regional trail which would connect to a future regional park in Blakeley and extend north to Jordan.

## **B. DISTRICT 2**

#### Location

District 2 occupies the north central portion of the City with State Highway 25 as a western boundary, County Road 6 as a southern Boundary, current city limits as an eastern boundary and the Minnesota River as a northern boundary. See Maps 6-6 and 6-6b

#### Prominent Features

The district features over 200 acres of Alluvial land with slopes ranging from zero to six percent (0 to 6%). Other prominent soils include Terrace escarpments, Kasota silt loam (0 to 2% slopes) and Dorchester silty clay loam.

#### Existing Land Use

This district currently includes land in the city limits. Uses include:

- Floodplain on the northerly edge.
- Single-family, housing with primarily classifications of R-1 and R-3.
- Industrial-commercial zoning north of CSAH 6, which includes the public works, police, ambulance, and a mix of lighter industrial and commercial uses.
- Highway Commercial at the southeast corner of this district centering on the intersection of CSAH 6 and Highway 169.

#### Recommendations

1. Recommended land uses within District 2 in the future include:
  - Protection of the floodplain and natural resources adjacent to the Minnesota River.
  - Low density housing throughout a majority of this district, as is currently zoned.
  - Highway Commercial land uses at the intersection of Highway 169 and CSAH 6.

2. Sufficient buffers and landscaping should be required to protect the integrity of the various land uses within the district which may not be seen as compatible.
3. The City should encourage the development of trail/pathways connecting single-family neighborhoods in Planning District 2 to existing/future parks, commercial areas and residential uses in other portions of the City. The City should continue to plan for the construction of a trail or sidewalk along County Road 6 connecting the downtown and highway commercial districts.

**C. DISTRICT 3**

Location

District 3 occupies the northeast portion of the City's planning area with the current city limits as a western boundary, CSAH 64 as a southern boundary and County Road 66 as a boundary on the north. (See Maps 6-6 and 6-6c). This district is currently a part of Belle Plaine and St. Lawrence Townships.

Prominent Features

The district features include a variety of soils including Sparta loamy fine sand and Sparta fine sand, steep land with Hayden-Lester materials, Dakota loam, Estherville loam and sandy loam and Alluvial land, among a wide variety of others. The National Wetlands Inventory identifies a few shallow marshes in areas near the CSAH 64. These wetlands may present barriers for development.

Existing Land Use

Uses in this district currently include:

- Agricultural and open space uses.
- A few commercial uses within Belle Plaine and St. Lawrence Townships.

Recommendations

1. Recommended land uses within District 3 in the future include:
  - A Highway Commercial Node adjacent to the Highway 169/ County Road 6/64 interchange.
  - Tiered residential land uses, with more intense (R-7) land use districts adjacent to commercial and industrial uses and less dense (R-1) to the east.
2. Consideration of land uses which are compatible to highway commercial development should be made with sufficient buffers and landscaping required to protect the integrity of the various land uses within the district, which may not be seen as compatible.
3. The City should work in cooperation with St. Lawrence Township to develop an orderly annexation agreement to serve the area within District 3.

**D. DISTRICT 4**

Location

District 4 occupies the southwest portion of the City's planning area with Robert's Creek as a western boundary, County Road 6 as a northern boundary, city limits as an easterly boundary and the orderly annexation and sewer district limits as a southerly boundary. See Maps 6-6 and 6-6d. The northerly portion of this district is in outside the current city limits, with the southerly portion of the district in the corporate limits.

Prominent Features

The district features a creek and a variety of soils including Lester loam with slopes ranging from two percent to 35 percent (2 to 35%), Dickman sandy loam, Sparta fine sand, Terrace

escarpments, Waukegan silt loam and Hayden loams. No significant wetlands are identified on the National Wetlands Inventory for this district. Wooded areas encompass the western edge of this district.

#### Existing Land Use

This district contains the following land uses:

- Agricultural and vacant land.

#### Recommendations

1. Recommended land uses within District 4 in the future include:
  - Highway Commercial development along the south side of US Highway 169.
  - Tiered residential land uses, with more intense (R-7) land use districts adjacent to commercial uses and less dense to the north and south.
2. Sufficient buffers and landscaping should be required to protect the integrity of residential land uses from Highway 169 and commercial uses along the Highway 169 corridor.
3. The City should encourage the development of trail/pathways connecting single-family neighborhoods in Planning District 4 to existing/future parks, commercial areas and residential uses in other portions of the City. A trail or sidewalk should be required along future collector streets within District 4.
4. The City should develop a larger community park in District 4 to serve future residents as CR 3 and Highway 169 will act as barriers to accessing parks in other areas of the community.
5. Collector streets and local roadways should be planned to service new commercial areas, minimizing the access points to Highway 169.

### **E. DISTRICT 5**

#### Location

District 5 occupies the southwest central portion of the City, with the City limits as a western boundary, CSAH 6 as a northern Boundary and Meridian Street/County Road 3 as an eastern boundary. See Maps 6-6 and 6-6e.

#### Prominent Features

The district features a variety of soil types including, but not limited to, Kasota silt loam, Dickman sandy loam with slopes from zero to 12 percent (0 to 12%) and Terrace escarpments. The National Wetlands Inventory does not identify any wetlands within District 5. All of District 5 is within the current city limits.

#### Existing Land Uses

This district contains the following land uses:

- Mixed housing and single family housing subdivisions.
- The Lutheran Home campus which includes a nursing home, clinic, housing, etc.
- The elementary school, junior high school, high school and associated athletic fields and courts.
- Parks.
- New residential subdivisions south of South Street.
- 80 acres of land owned by the school district for a proposed elementary school, future high school and athletic fields.
- Undeveloped parcels along the west and south portions of District 5.

#### Recommendations

1. Recommended land uses in District 5 in the future include:

- Highway commercial uses at the intersection of County Road 3 and U.S. Highway 169, following the new alignment.
  - Tiered residential land uses, with more intense (R-3) land use districts adjacent to commercial uses and less dense to the south and west.
  - School facilities and athletic fields.
  - The Lutheran Home campus.
2. Sufficient buffers and landscaping should be required to protect the integrity of residential land uses from Highway 169 and County Road 3.
  3. The City should include the reconstruction of South Street in the City's capital improvement plan for improvements in the next five years.
  4. The City should encourage the development of trail/pathways connecting single-family neighborhoods in Planning District 5 to the school sites, to the existing trail along South Street on the north side of Highway 169 and on the south side to the existing trail which extends through O'Brien and Scotts Field Subdivisions. The City should include trails along future collector streets within District 5.

## DISTRICT 6

### Location

District 6 occupies the central portion of the City with County Road 6/State Street as a northern boundary, Highway 169 as a southern boundary, and including the central business district and highway commercial corridor from the central business district to Highway 169. See Maps 6-6 and 6-6f.

### Prominent Features

The district features primarily Kasota silt loam with zero to two percent slopes (0 to 2%), along with a few acres of Dickman sandy loam (6 to 12% slopes) and Terrace escarpments. The National Wetlands Inventory does not identify any wetlands or marshes within District 6. All of District 6, which is primarily the City's central business district and corridor for highway commercial, is within the current city limits.

### Existing Land Use

This district contains the following land uses:

- Central Business District along Main Street, Meridian Street, south of State Street and along Church Street, west of Willow Street and west of Chestnut Street.
- Highway Commercial along the east side of Meridian Street, from the central business district to U.S. Highway 169. This area is currently zoned highway commercial but contains a number of non-conforming homes mixed within commercial uses (dentist, auto service, etc).
- Veteran's Park.

### Recommendations

1. Recommended land uses within District 6 in the future include:
  - Redevelopment of residential lots at the southwest corner of State Street and Chestnut Street to Central Business District.
  - Highway Commercial along the east side of Meridian Street, from the central business district to Highway 169. This area is currently zoned highway commercial, but contains a number of non-conforming homes mixed within commercial uses (dentist, auto service, etc).
  - Upon the final determination and acquisition of land for the County Road 3, Highway 169 crossing, highway commercial uses may shift to fit with the alignment.

2. Sufficient buffers and landscaping should be required to protect the integrity of residential land uses from County Road 3/Meridian Street and the commercial uses along the corridor.
3. The City should continue to work with Scott County staff and MnDOT to include move the County Road 3/Highway 169 intersection improvements up in the in the county and MnDOT capital improvement plans. Work to preserve this full crossing to serve the highway commercial businesses, central business district and residents.
4. Encourage the development of sidewalks connecting the central business district with the highway commercial areas and linking to the South Street trail system. Include a sidewalk along County Road 3.
5. Preserve Townsend Park as a gathering place with the downtown as a community focus.
6. The City should strive to achieve the highway commercial and downtown commercial policies identified on page 12 of this chapter.

## **DISTRICT 7**

### Location

District 7 occupies the south central portion of the City with County Road 3 as a western boundary, Highway 169 as a northern boundary, the southerly border of the annexation agreement boundary with Belle Plaine Township as a southerly boundary and a easterly boundary which extends along city limits on the north side and continues south to include land both within and outside of the corporate limits. See Maps 6-6 and 6-6g.

### Prominent Features

The district features a variety of soil types, but is primarily Kasota silt loam (0 to 2% slopes), along with, but not limited to, Lester loam soils, and Hayden soils, with Waukegan silt loam in the southern section of the district. The National Wetlands Inventory identifies a couple small wet meadows within District 7. The north half of District 7 is within City limits. The south half is within Belle Plaine Township, within the south sewer district and within the orderly annexation area with Belle Plaine Township.

### Existing Land Use

This district contains the following land uses:

- Highway Commercial developments along Highway 169.
- Industrial-Commercial development along County Road 7 and County Road 5.
- R-1 and R-2 residential developments in the middle of District 7.
- Municipal parks and trail system.
- An 18-hole golf course and club house/restaurant.
- Agricultural and open space.

### Recommendations

1. Recommended land uses within District 7 in the future include:
  - Highway business district expansion along U.S. Highway 169 and the intersections of County Road 3, and interchange at County Roads 6 and 64.
  - R-2 residential development in the southern portion of the district.
  - Rezoning of the commercial area south of Highway 169 along the east side of County Road 3, south of Emma Krumbes Orchard from Highway Commercial to residential (See Map 6-3).
2. Sufficient buffers and landscaping should be required to protect the integrity of residential land uses from County Roads 3, 5 and 57.

3. Encourage the development of trail/pathways connecting single-family neighborhoods in Planning District 7 to existing/future parks, commercial areas and residential uses in other portions of the City. Include a trail or sidewalk along County Roads 3, 5 and 57, as well as future collector streets within District 7.
4. Protect the bluffs and preserve the trees within District 7.
5. Develop a larger community park in south half of District 7 to serve future residents as County Road 3 and County Road 5 may serve as a barrier to pedestrians attempting to access parks in the northern portion of the city.

## **DISTRICT 8**

### Location

District 8 occupies the southeast portion of the City's planning area with the current alignment of Kittson Boulevard as a western boundary, County Road 64 as a northern boundary, the southerly and easterly borders of the annexation agreement boundary with Belle Plaine Township as the southerly and easterly boundaries of the planning district. See Maps 6-6 and 6-6h.

### Prominent Features

The district features a variety of soil types, including but not limited to, Kasota silt loam, Lester loam soils, and Hayden loam and over 337 acres of Webster-LeSueur silty clay and Webster-Glencoe silty clay loams. The National Wetlands Inventory identifies large wet meadows and shallow marshes within District 8. A majority of District 8 is outside the current City limits, but is within the south sewer district and within the orderly annexation area with Belle Plaine Township.

### Existing Land Use

This district is primarily undeveloped; however, contains the following land uses:

- Agricultural and open space.
- Wooded and bluff areas.
- A rural residential subdivision south and west of County Road 7.

### Recommendations

1. Recommended land uses within District 8 in the future include:
  - Industrial uses south of County Road 64 and east of the existing industrial park and future Kittson Boulevard extension.
  - A Highway Commercial node adjacent to the Highway 169 interchange with County Road 64 and Kittson Boulevard extension.
  - Tiered residential land uses, with more intense (R-7) land use districts adjacent to commercial and industrial areas.
  - Single family residential to the south and east.
2. Sufficient buffers and landscaping should be required to protect the integrity of residential land uses from County Road 64, County Road 7 and Kittson Boulevard.
3. The City should encourage the development of trail/pathways connecting single-family neighborhoods in Planning District 8 to existing/future parks, commercial areas and residential uses in other portions of the City. Include a trail or sidewalk along County Road 7, as well as future collector streets within District 8.
4. The City should encourage the preservation of wooded areas and bluffs within District 8.