Community Designation

Community Designations

- Outside Council planning authority
- Emerging Suburban Edge
- Agricultural
- Suburban Edge
- Rural Residential
- Suburban
- Diversified Rural
- Urban
- Rural Center
- Urban Center

Extent of Main Map

- County Boundaries
- City and Township Boundaries
- Lakes and Major Rivers

[Map showing various communities and designations]
Regional Systems

Transportation
- Existing
- Planned Current Revenue Scenario
- Planned Current Revenue Scenario - CTIB Phase 1 Projects
- Potential Increased Revenue Scenario

Regional Highway System
- Existing Principal Arterial
- Planned Principal Arterial
- Existing Minor Arterial
- Planned Minor Arterial
- Existing Other Arterial
- Planned Other Arterial

Regional Park Search Areas and Regional Trail Search Corridors
- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

Recreation Open Space
- Regional Parks
  - Existing (Open to Public)
  - In Master Plan (Not Open to Public)
  - Planned Units
- Regional Trails
  - Existing (Open to Public)
  - Existing (Not Open to Public)
  - Planned

Wastewater
- Meters
- Lift Stations
- NCES Interceptors
- NCES Treatment Plants

* Counties Transit Improvement Board (CTIB)
# Forecasted Growth

## City of Corcoran Forecasts

<table>
<thead>
<tr>
<th></th>
<th>Census 2010</th>
<th>Estimated 2018</th>
<th>Council Forecasts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
<td>5,379</td>
<td>5,831</td>
<td>6,700</td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>8,900</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>11,300</td>
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<tr>
<td><strong>Households</strong></td>
<td>1,867</td>
<td>2,032</td>
<td>2,500</td>
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<td></td>
<td></td>
<td></td>
<td>3,570</td>
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<td>4,700</td>
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<tr>
<td><strong>Employment</strong></td>
<td>1,093</td>
<td>1,567</td>
<td>1,700</td>
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<td>2,010</td>
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<td>2,300</td>
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</tbody>
</table>
## Planned Residential Density

### Planned Residential Density, City of Corcoran

<table>
<thead>
<tr>
<th>Category</th>
<th>Density</th>
<th>Net Acres</th>
<th>Min Units</th>
<th>Max Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Residential *</td>
<td>0.5</td>
<td>1</td>
<td>1,016.9</td>
<td>508</td>
</tr>
<tr>
<td>Low Density Residential*</td>
<td>3</td>
<td>5</td>
<td>2,496.9</td>
<td>7,491</td>
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<tr>
<td>Medium Density Residential*</td>
<td>5</td>
<td>8</td>
<td>48.2</td>
<td>241</td>
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<tr>
<td>Mixed Residential</td>
<td>8</td>
<td>10</td>
<td>449.9</td>
<td>3,599</td>
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<tr>
<td>High Density Residential</td>
<td>10</td>
<td>30</td>
<td>80.3</td>
<td>803</td>
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<tr>
<td>Mixed Use**</td>
<td>8</td>
<td>30</td>
<td>229.5</td>
<td>1,836</td>
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<tr>
<td><strong>TOTALS</strong></td>
<td></td>
<td></td>
<td>4,321.8</td>
<td>14,479</td>
</tr>
<tr>
<td><strong>Overall Density</strong></td>
<td></td>
<td></td>
<td>3.35</td>
<td>6.41</td>
</tr>
</tbody>
</table>

*Density table does not include the residential acres noted in Table 2-3 as being within the study area for future regional wastewater service, which include 136.8 net acres of Existing Residential, 143.9 net acres of Low Density Residential, and 17.8 net acres of Medium Density Residential.**

**50% residential applied to 459 acres.
Existing Land Use
2040 Future Land Use
Proposed Findings

That the Plan:
• Conforms to Metropolitan system plans
• Consistent with Council policies, with proposed forecasts changes
• Compatible with the plans of adjacent local governmental units and affected jurisdictions
Meeting Schedule

• Environment Committee on Tuesday, October 22
• Metropolitan Council on Wednesday, November 13
Proposed Action

• Authorize the City of Corcoran to place its 2040 Plan into effect.
• Revise the City’s sewer-serviced forecasts upward as shown in Table 2 of the Review Record.
• Revise the City’s 2021-2030 affordable need allocation to 337 units.
• Advise the City to:
  – Implement the advisory comments in the Review Record for forecasts, land use, and water supply.
Questions