

City of Greenfield – District 1

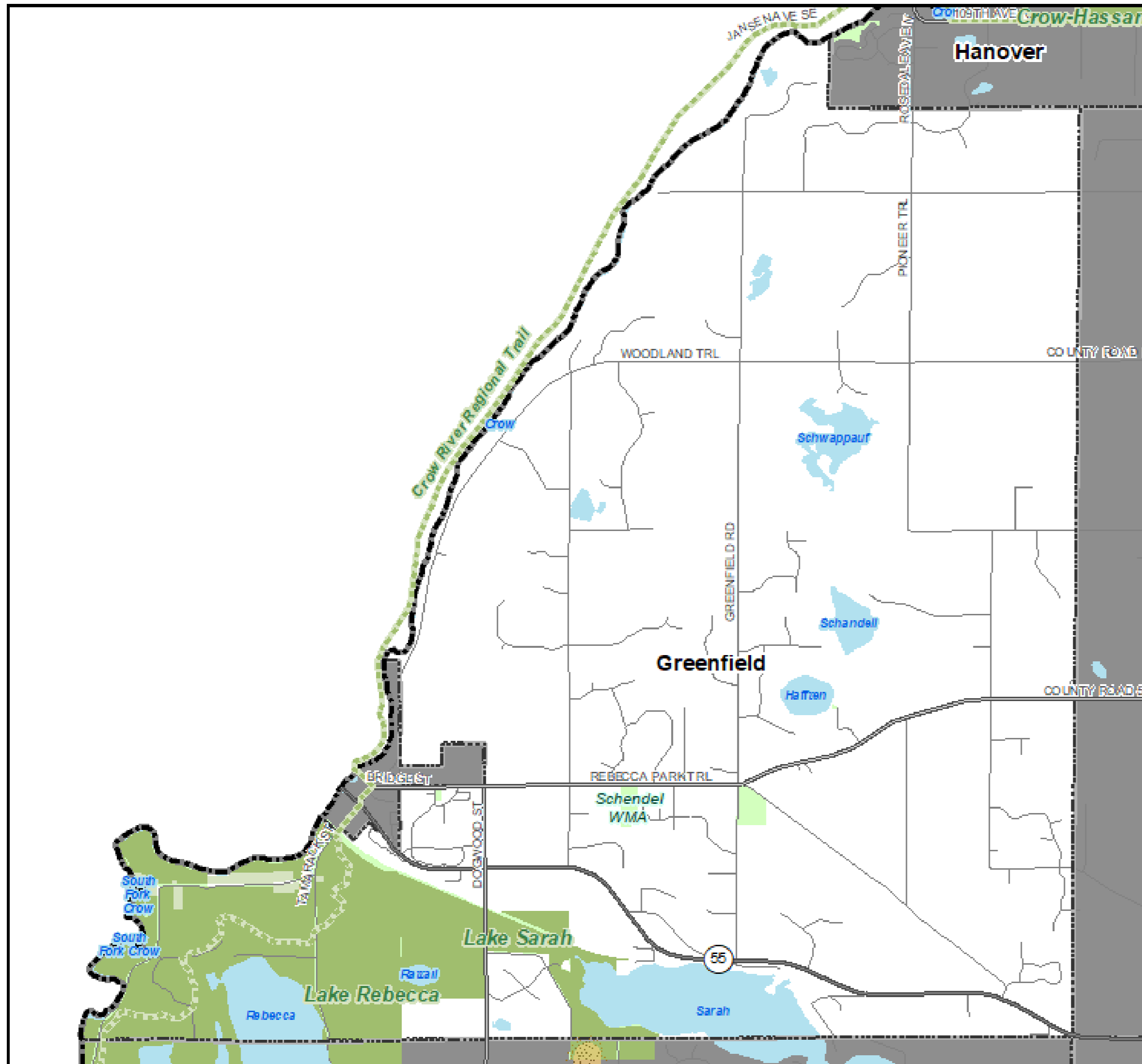
2040 Comprehensive Plan

September 16, 2019

Community Development Committee



Regional Systems



Regional Systems

Transportation

Transitways
2040 Transportation System Policy - adopted January 2015

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

Regional Highway System

- Existing Principal Arterials
- Planned Principal Arterials
- Existing Minor Arterials
- Planned Minor Arterials
- Existing Other Arterials
- Planned Other Arterials

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
- MCES Interceptors
- MCES Treatment Plants

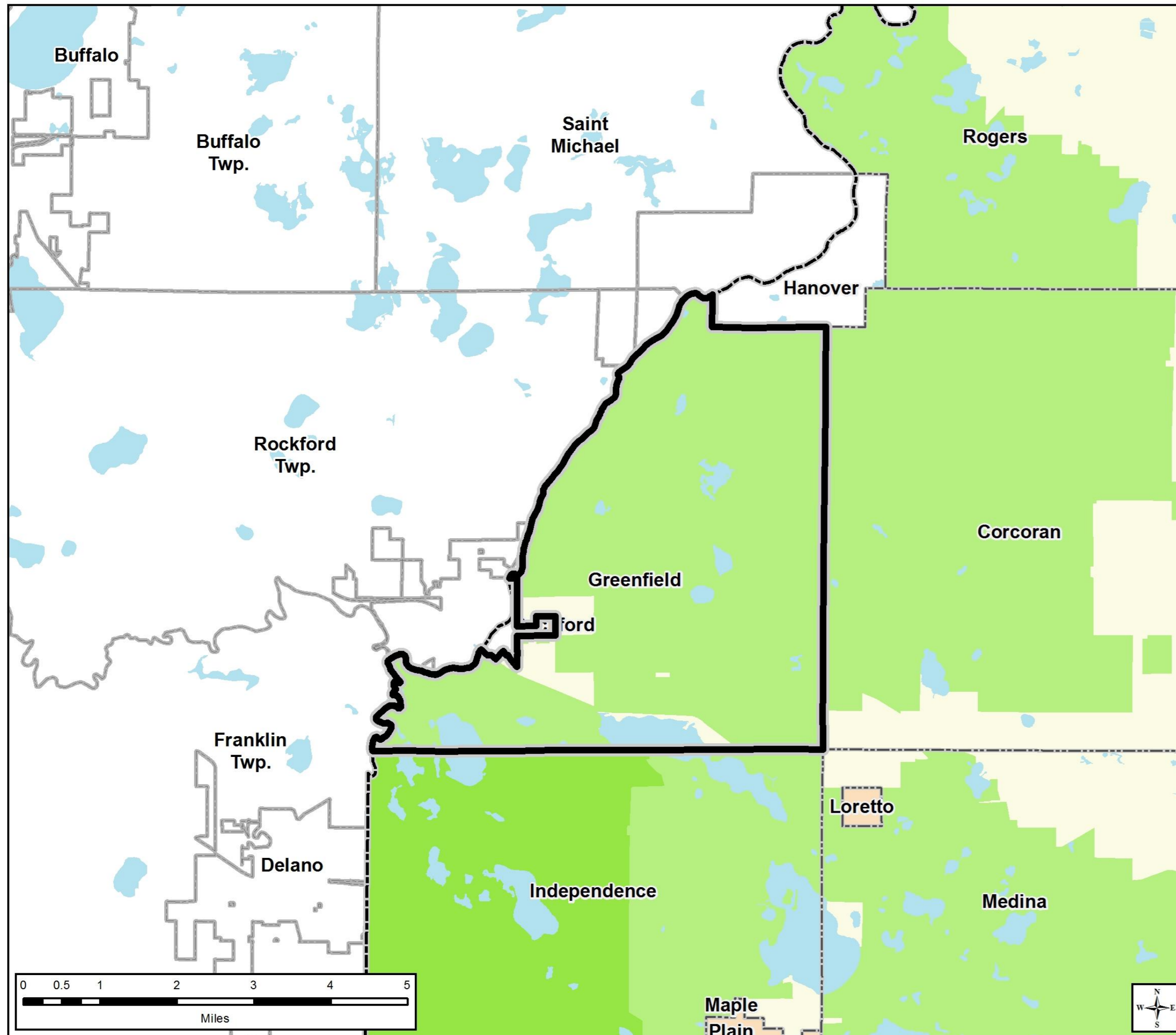
Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors

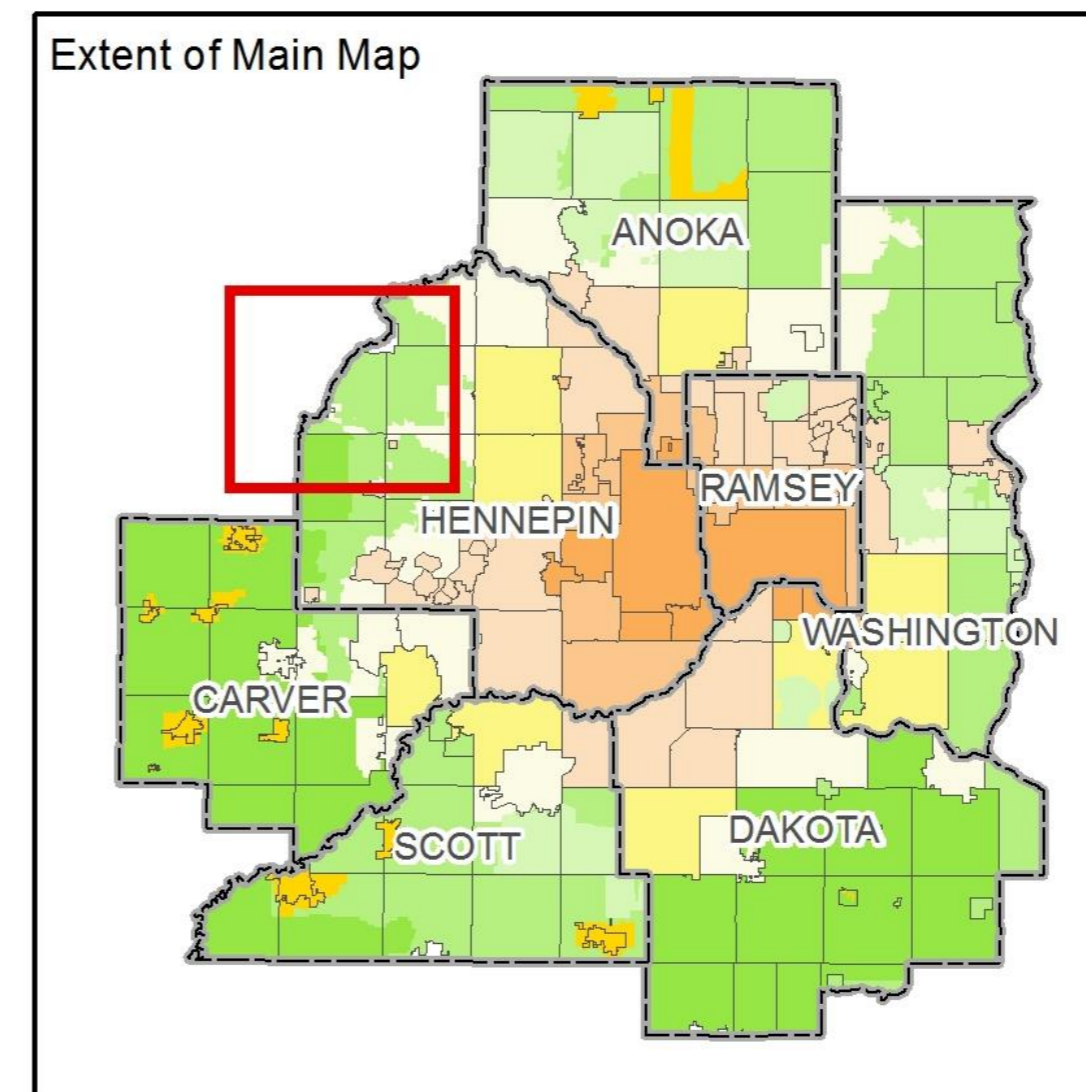
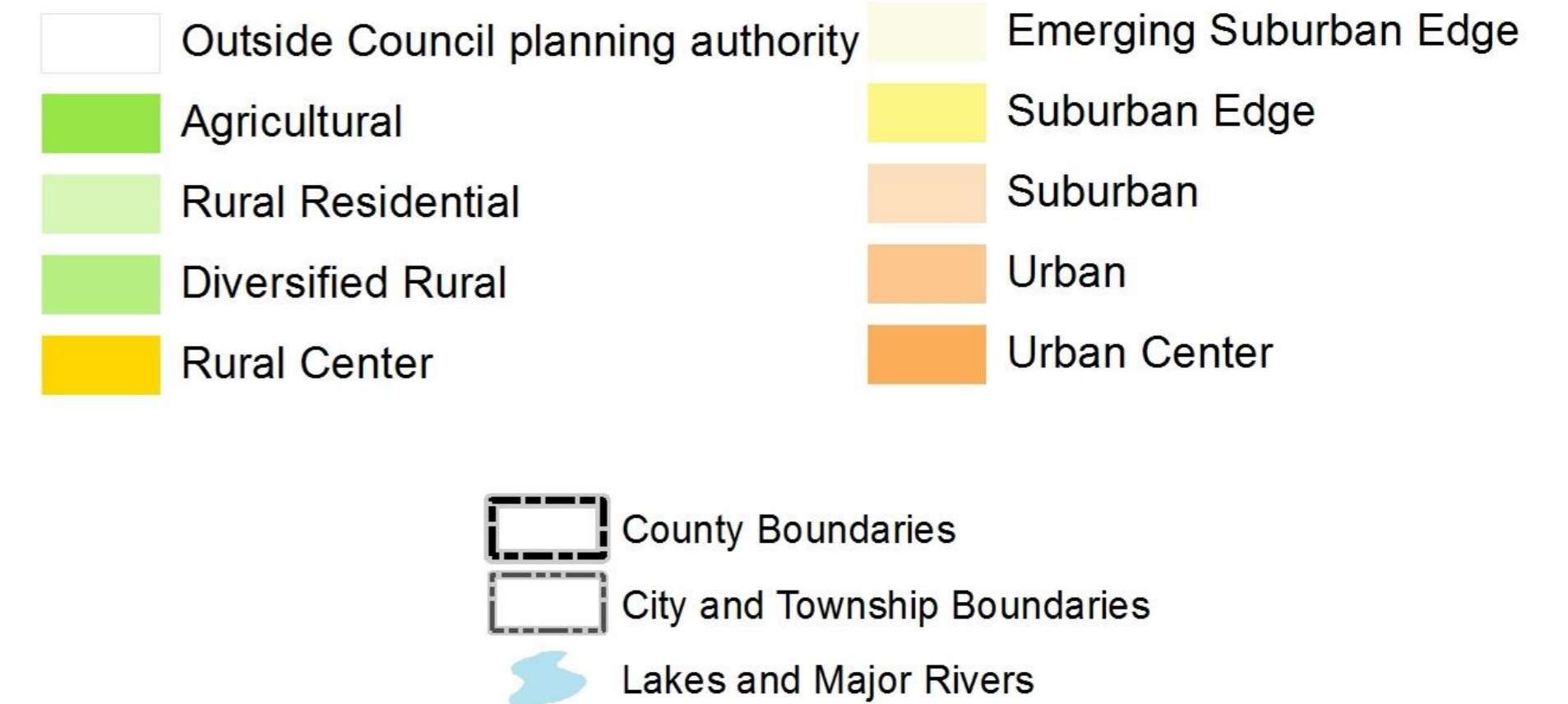
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

Community Designation



Community Designations



Forecasted Growth

Table 1. City of Greenfield Forecasts

	Census	2018	System Statement			Revised Forecasts		
	2010		2020	2030	2040	2020	2030	2040
Population	2,777	2,904	3,030	3,460	3,880	3,030	3,460	3,880
Households	936	983	1,100	1,360	1,600	1,100	1,360	1,600
Employment	613	628	750	780	800	750	<u>820</u>	<u>900</u>

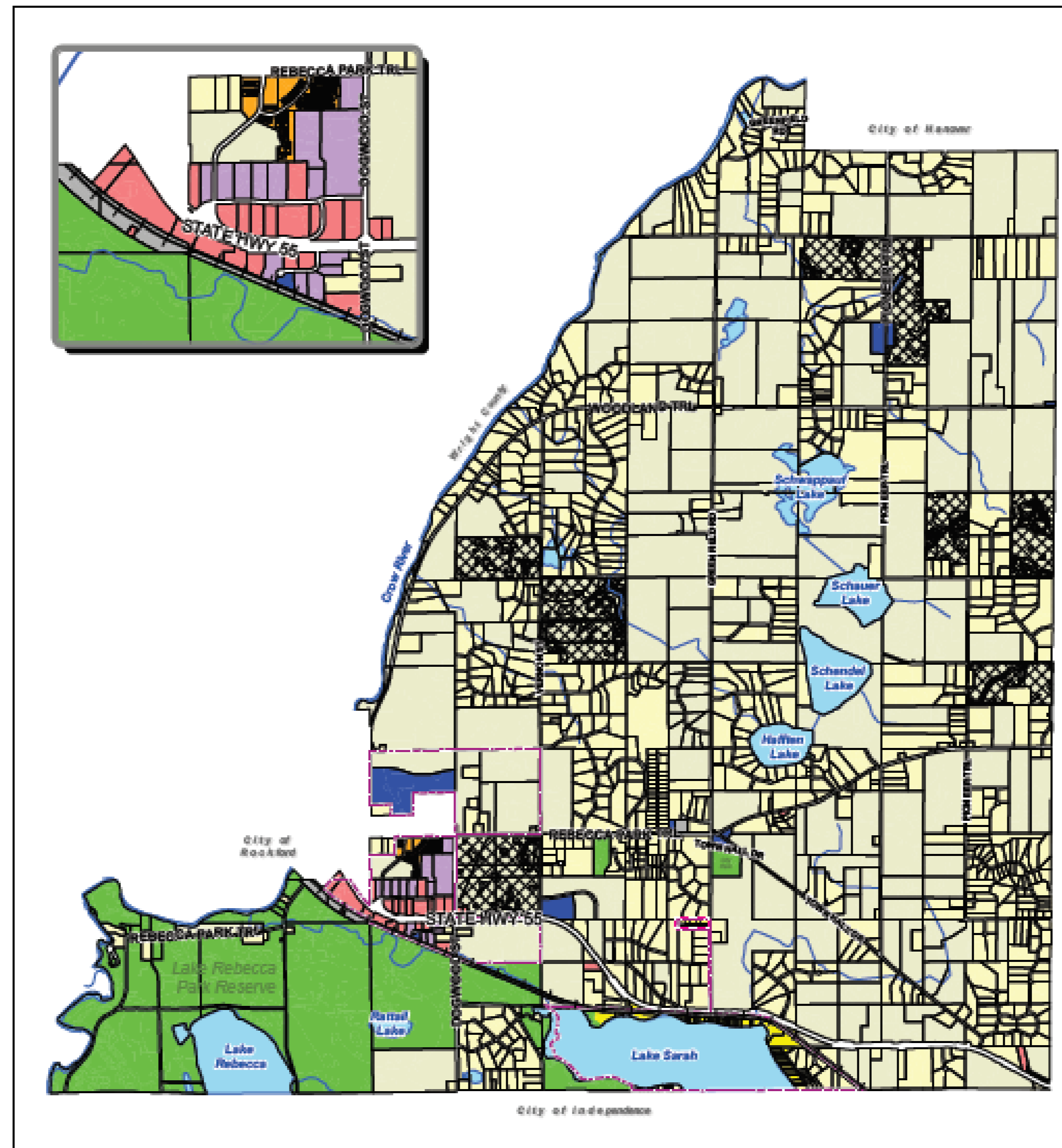
Planned Residential Density

Table 2. Planned Residential Density, City of Greenfield

Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
Low Density Residential	2	6	135	270	810
Medium Density Residential	6	12	90	540	1080
Village Center*	12	40	5.5	66	220
TOTALS			230.5	876	2119
Overall Density				3.8	9.2

* 50% residential

Existing Land Use



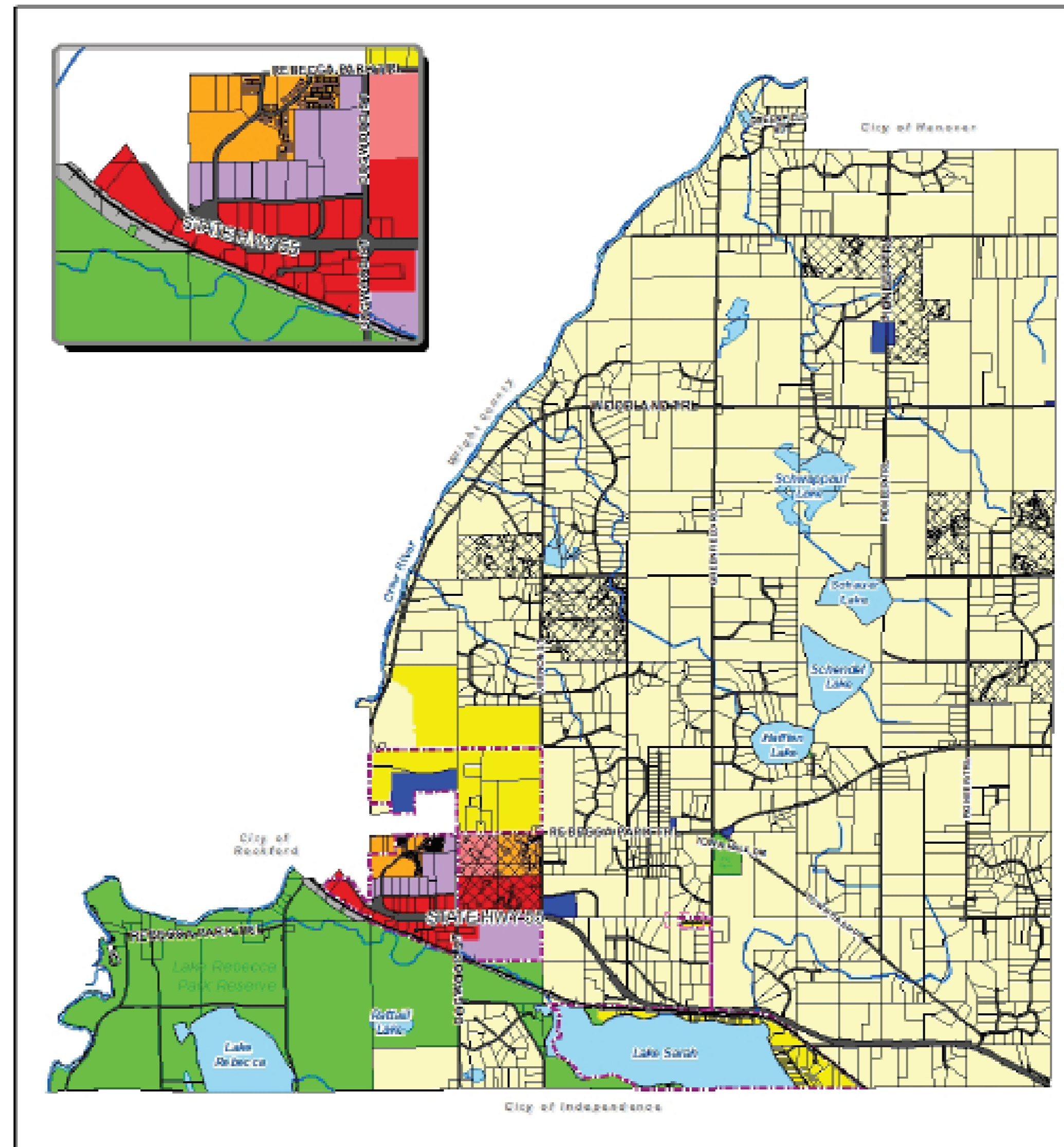
0 0.5 1 Miles
Source: Hennepin County Parcel Data, HKGI

Existing Land Use 2017

- Railroad
- Current Urban Service Area
- Henn County Parcels
- Lake
- River and Streams
- Agricultural / Vacant
- Rural Estate
- Residential Sewered
- Residential - Multifamily
- Commercial
- Industrial
- Institutional
- Park
- Railroad
- Utility
- Ag Preserve Parcels 2017



2040 Future Land Use



0 0.5 1 Miles

Source: Hennepin County Parcel Data, HKGI

Future Planned Land Use



- Railroad
- Current Urban Service Area
- Hennepin County Parcels
- Lake
- River and Streams
- Ag Preserve Parcels 2017
- Rural Residential (Maximum of 1 unit per 5 acres)
- Low Density Residential (2 to 6 units per acre)
- Medium Density Residential (6 to 12 units per acre)
- Village Center (12 to 40 units per acre—see plan text)
- Commercial Services
- Business Park/Industrial
- Institutional
- Public Park and Open Space
- Railroad
- ROW



Proposed Findings

That the Plan:

- Conforms to Metropolitan system plans
- Consistent with Council policies
- Compatible with the plans of adjacent local governmental units and affected jurisdictions

Meeting Schedule

- Environment Committee on Tuesday, September 24
- Metropolitan Council on Wednesday, October 9

Proposed Action

- Authorize the City of Greenfield to place its 2040 Comprehensive Plan into effect.
- Revise the City's employment forecasts upward as shown in Table 1 of the attached Review Record.
- Advise the City to implement the advisory comments in the Review Record for surface water management, forecasts, land use, and water supply.

Questions

