

City of Stillwater – District 12

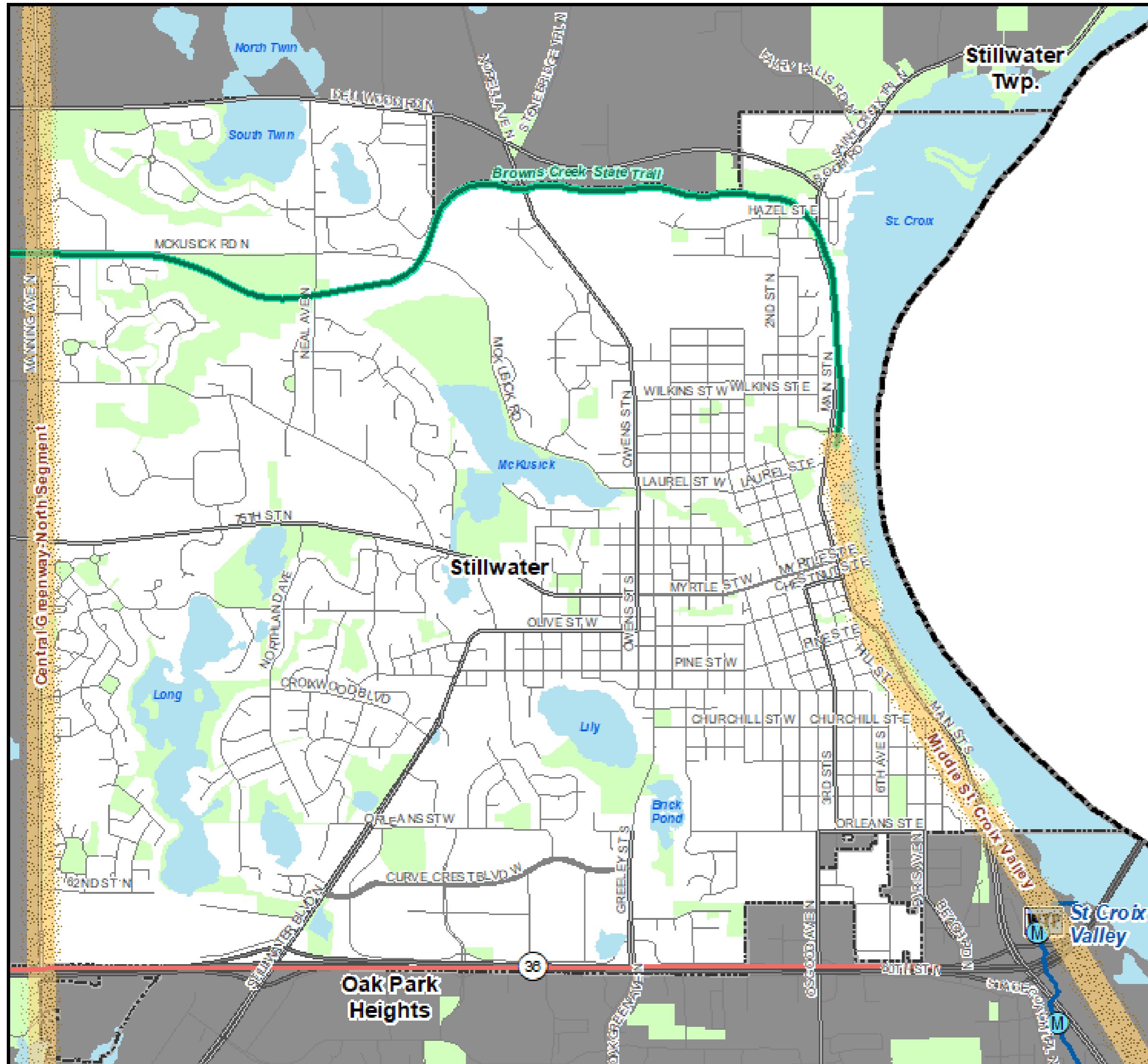
2040 Comprehensive Plan

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

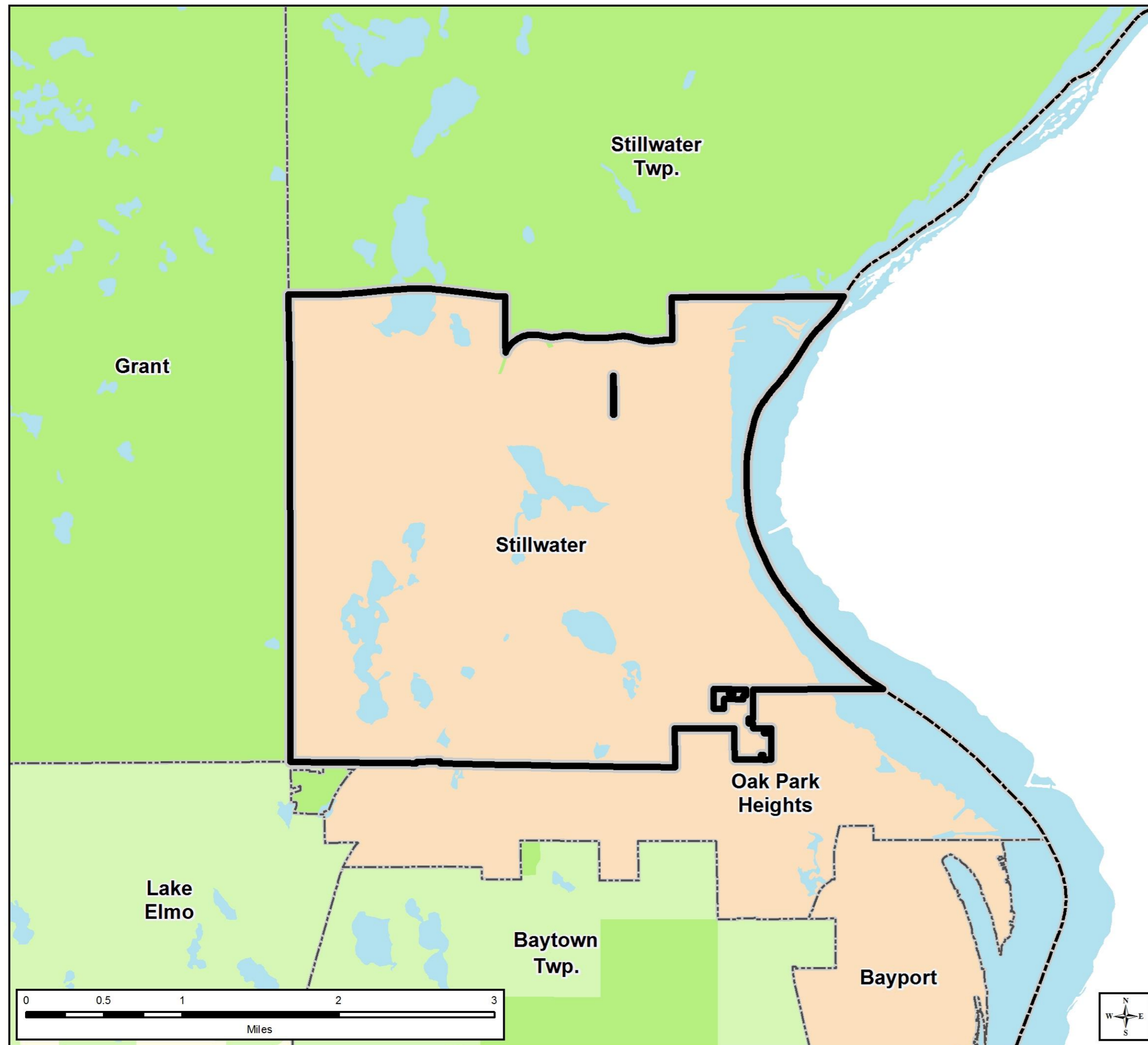
Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors

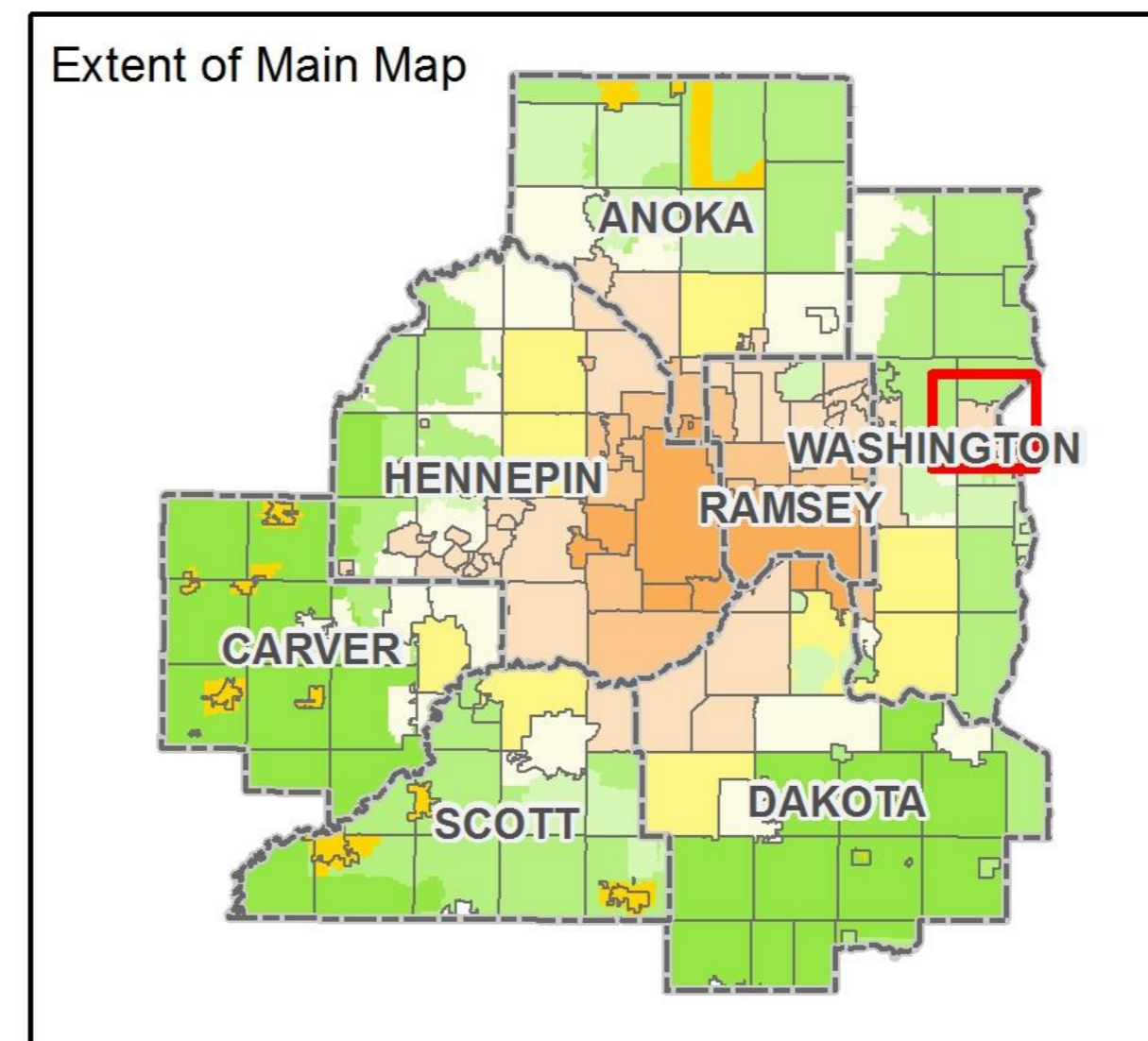
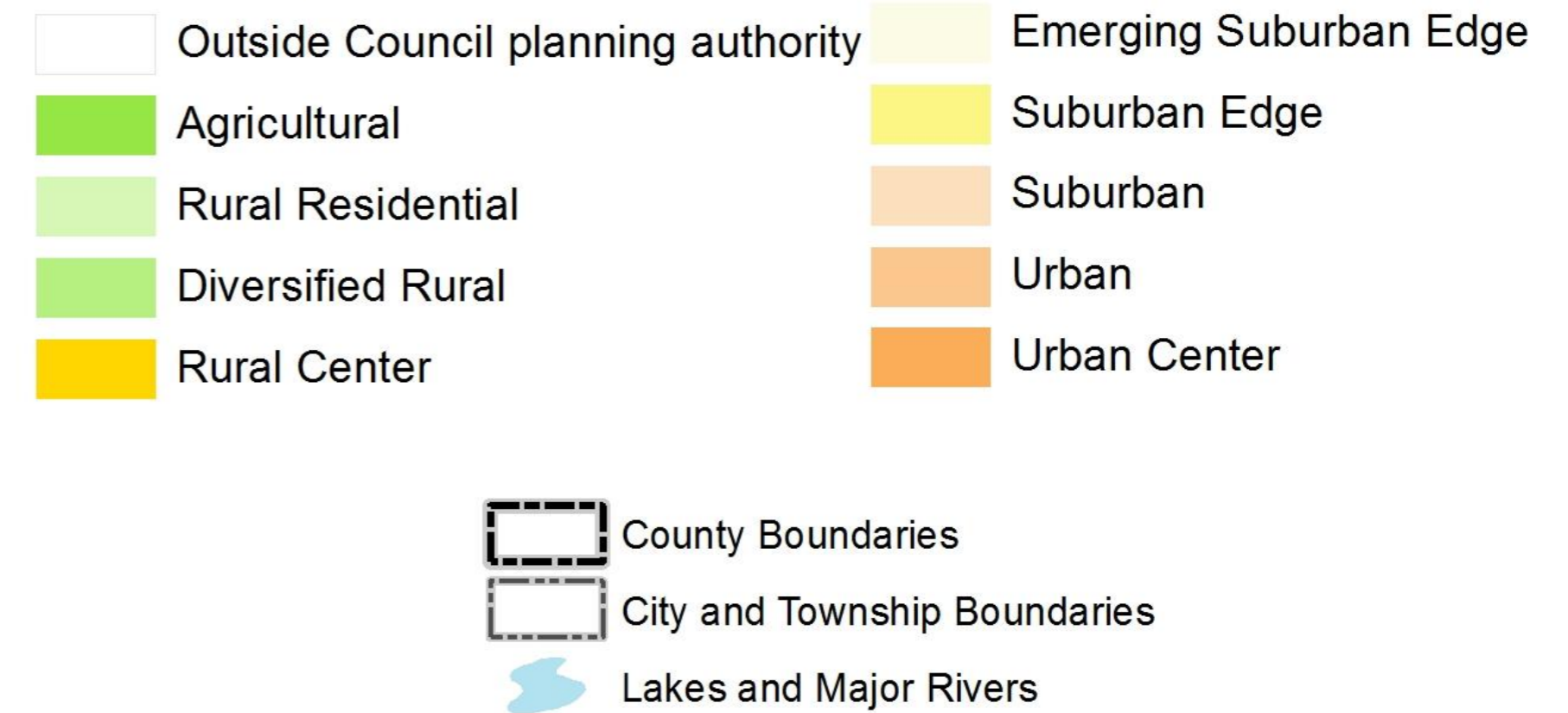
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

Community Designation



Community Designations



Forecasted Growth

Table 1. City of Stillwater Forecasts

	Census 2010	Estimated 2018	Council Forecasts		
			2020	2030	2040
Population	18,227	19,915	20,600	21,800	22,800
Households	7,076	7,674	8,400	9,000	9,600
Employment	9,628	9,910	10,700	11,300	11,700

Planned Residential Density

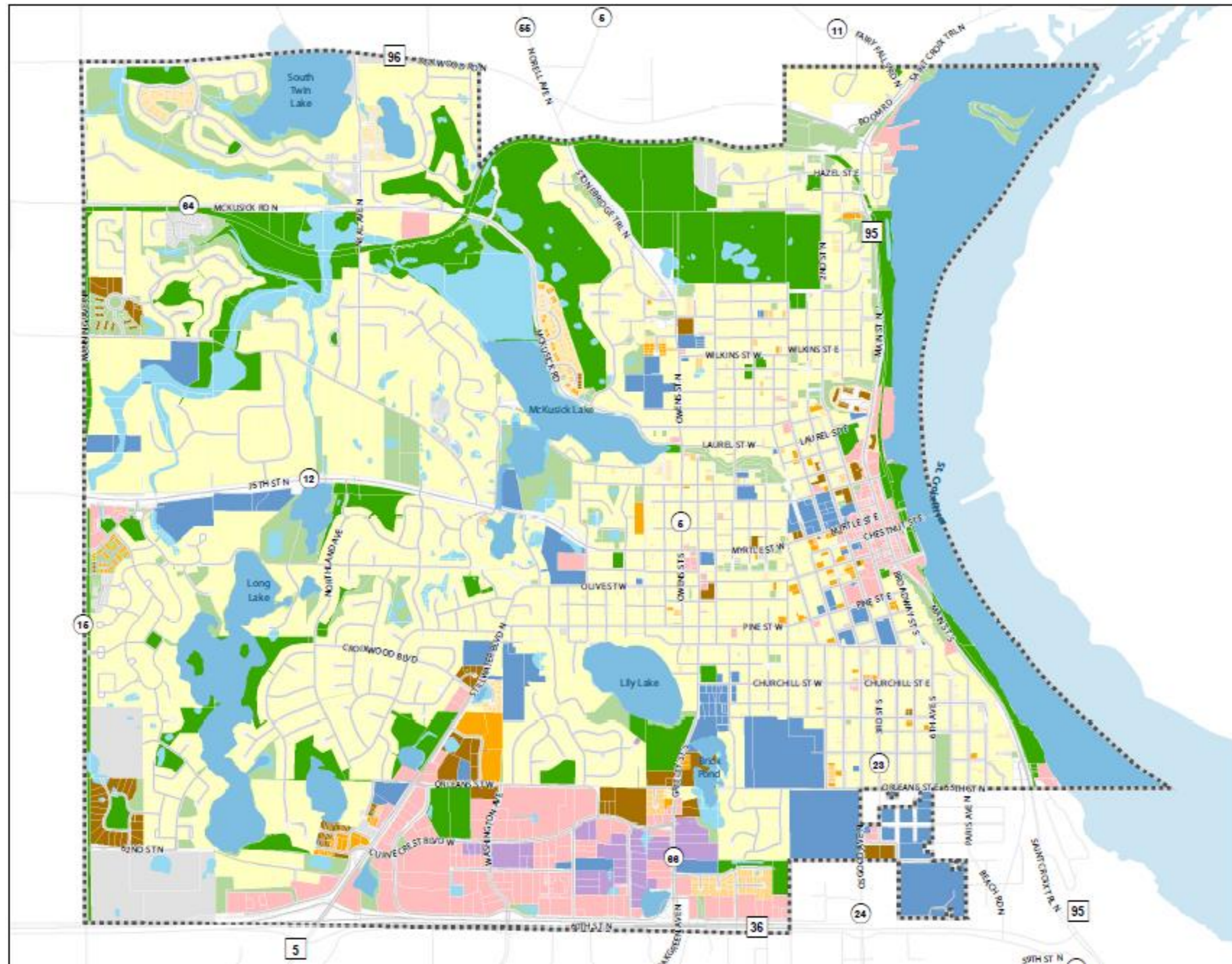
Table 2. Planned Residential Density, City of Stillwater

2018-2040 Change

Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
Low Density Residential	1	4.4	4.13	4	18
Low/Medium Density Residential	5	9.7	65.42	327	635
Medium Density Residential	6	14.5	51.12	307	741
Highway Mixed Use*	12	25	136.53	492	1024
Downtown Mixed Use*	12	25	4.84	17	36
TOTALS			262.04	1146	2454
Overall Density				7.03	15.05

*30% residential

Existing Land Use



Existing Land Use

- City Limit
- Existing Land Use**
- Commercial
- Industrial
- Vacant or Agricultural
- Residential (1 Unit)
- Residential (2 Units)
- Residential (3-4 Units)
- Residential (4+ Units)
- Residential (Misc.)
- Institutional
- Open Space
- Parks, Trails and Recreation
- Open Water or Wetland
- Right-of-Way

Note: Existing land uses are based on Washington County Property Record data as of January 1, 2018. The data depicts "general" land use categories and may not be an accurate representation of a property's land use.

Please visit <https://mn-washington.manatron.com/> for more information.

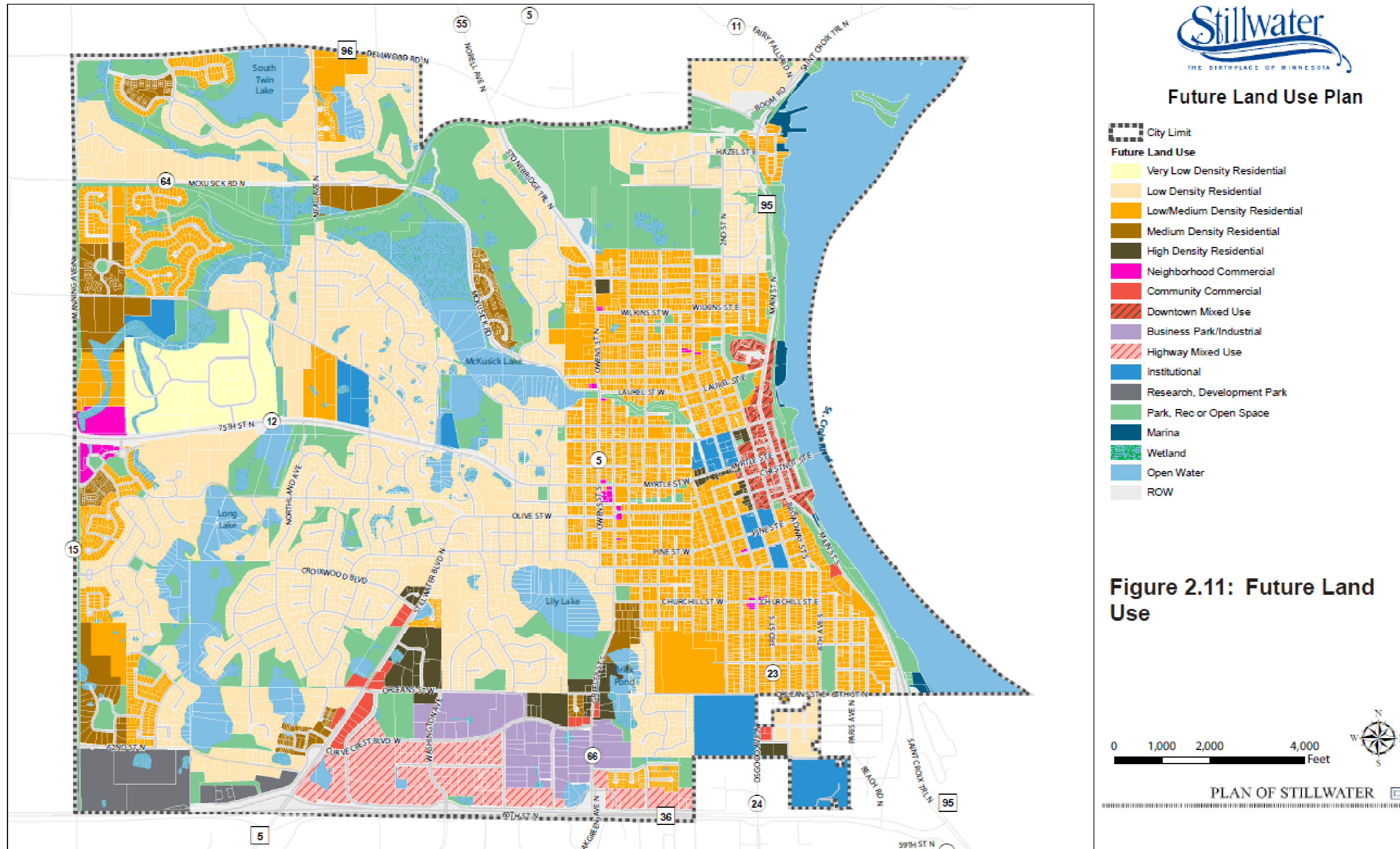
Figure 2.1: Existing Land Use



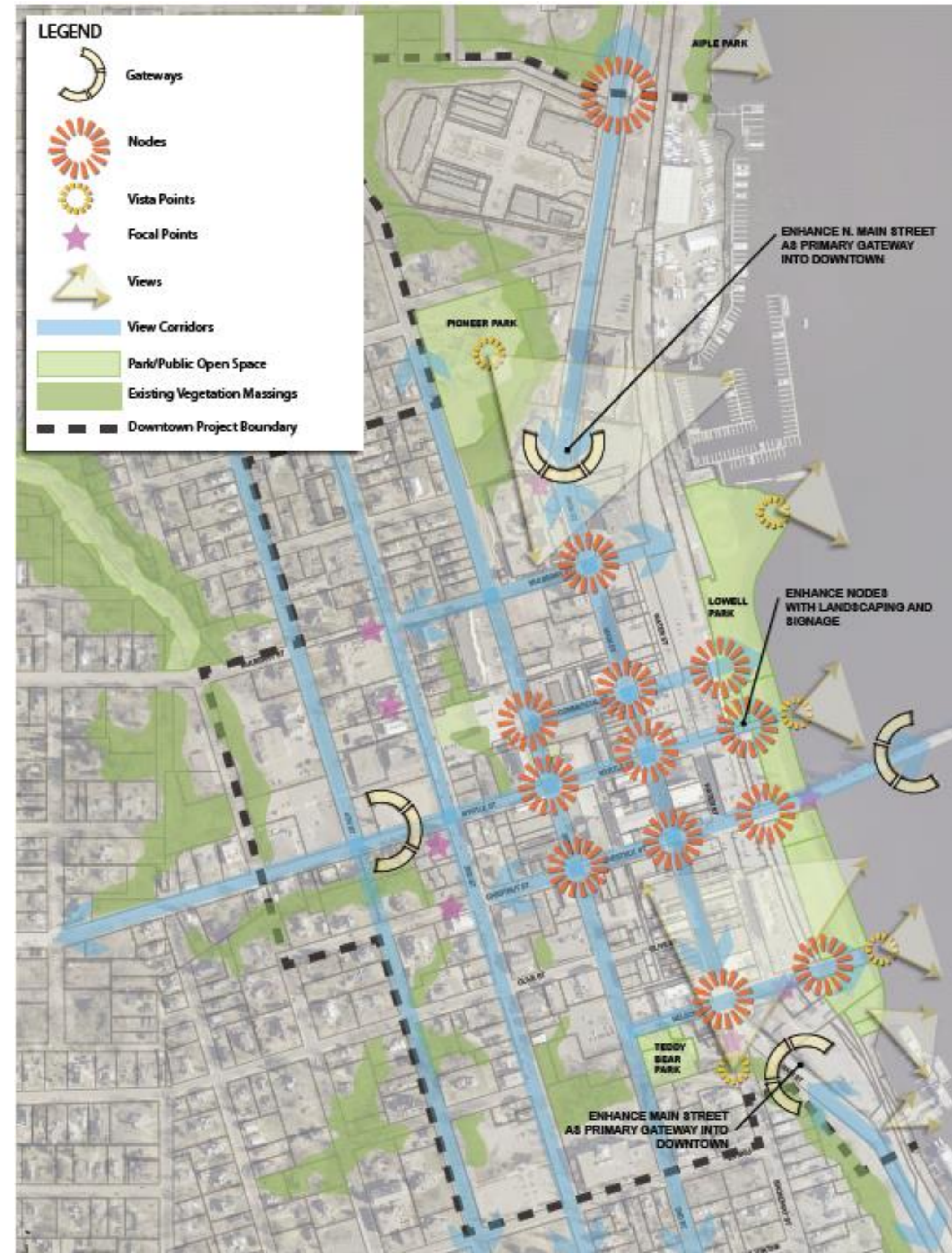
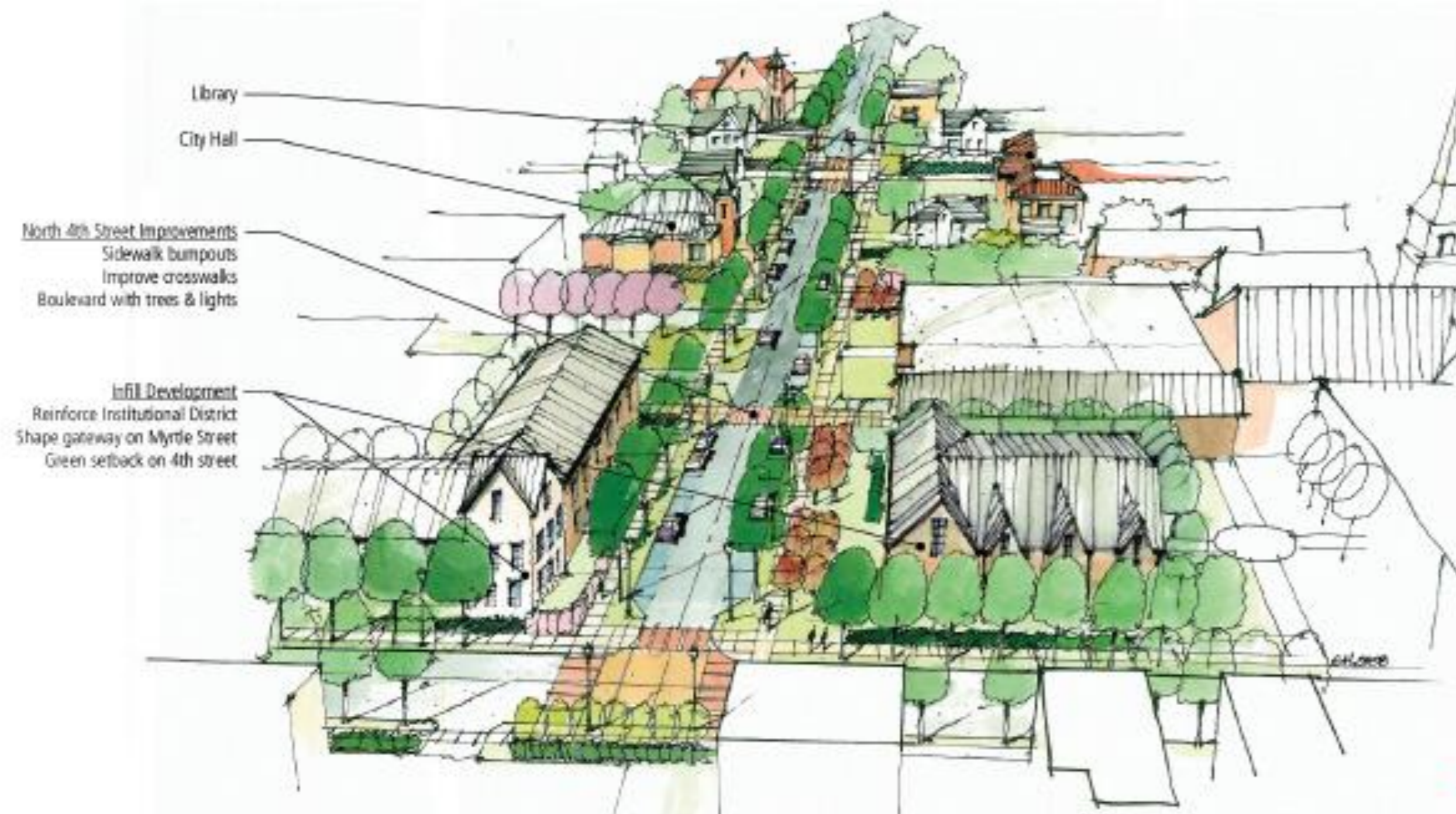
PLAN OF STILLWATER



2040 Planned Land Use



Downtown Development & Preservation



Proposed Findings

That the Plan:

- Conforms to Metropolitan system plans
- Consistent with Council policies, with proposed changes
- 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 Stillwater to place its 2040 Comprehensive Plan into effect.
- Revise the City's Sewer-Serviced forecast downward as shown in Table 2 of the Review Record.
- Advise the City to implement the advisory comments in the Review Record for Transit.

Questions

