

## Community Development Committee

Meeting date: March 16, 2020

## Environment Committee

Meeting date: March 24, 2020

For the Metropolitan Council meeting of April 8, 2020

**Subject:** City of Jordan 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21987-1

**District(s), Member(s):** District 4, Deb Barber

**Policy/Legal Reference:** Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

**Staff Prepared/Presented:** Jake Reilly, Senior Planner (651-602-1822)  
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)  
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

**Division/Department:** Community Development / Regional Planning  
Environmental Services / Technical Services

### Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

### Recommendations of the Community Development Committee

1. Authorize the City of Jordan to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the City's affordable housing allocation to 294 units.
4. Advise the City that:
  - a. The Council's authorization of the City's Plan refers only to the 2040 planning period, and any references to post-2040 growth areas in Sand Creek Township are not included in any actions taken by the Council. The City may not put those portions of the Plan into effect.
  - b. At such time as the City acquires jurisdiction of the lands planned for future urbanization in township areas either through an Orderly Annexation Agreement or annexation by ordinance, the City will need to submit appropriate plan amendments to the Council for further review and action.

### Recommendation of the Environment Committee

1. Approve the City of Jordan's Comprehensive Sewer Plan.

## Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Jordan to implement its 2040 Comprehensive Plan (Plan).

### Community Development Committee

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
  - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
  - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
  - c. Submit to the Council a copy of the City Council resolution evidencing final adoption of the Plan.
2. The *Local Planning 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 to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the 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 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

### Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.
3. When available, the City must provide to the Council the date the City adopted the final Local Surface Water Management Plan (LWMP).

## Background

The City of Jordan is located in western Scott County. It is surrounded by the communities of Sand Creek Township and St. Lawrence Township.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

## Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines 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 (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent, with the proposed changes
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

## Thrive Lens Analysis

The proposed 2040 comprehensive plan is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

## **Funding**

The Metropolitan Council awarded the City a Planning Assistance Grant of \$32,000 to complete its 2040 comprehensive plan. The first half of this grant was paid to initiate the local planning process. The second half of the grant will be paid after Council authorization of the City's plan, local adoption, and the City's submittal of final reporting requirements.

## **Known Support / Opposition**

There is no known local opposition to the 2040 comprehensive plan.

# REVIEW RECORD

## City of Jordan 2040 Comprehensive Plan

### Review File No. 21987-1, Business Item No. 2020-72 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

### Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

#### *Regional Parks and Trails*

*Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)*

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP). Scott County is the Park implementing agency for Regional Parks System components in Jordan, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Spring Lake Regional Trail and the Southern Scott Regional Trail Search Corridor. There are no State or Federal recreation lands within the City (Figure 1).

#### *Regional Transportation, Transit, and Aviation*

*Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)*

The Plan conforms to the 2040 Transportation Policy Plan (TPP) adopted in 2015. It accurately reflects transportation system components of the TPP as well as applicable land use policies for regional transitways. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight.

### Roadways

The Plan conforms to the Highways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, for which US 169 is the only principal arterial in the City.

The Plan identifies a new or improved interchange US 169/TH 282 that is proposed by the City, but has not yet been reviewed by the MnDOT/Metropolitan Council joint interchange committee. However, the Plan acknowledges that this interchange must be submitted for approval under the Highway Interchange Request Review Procedure before it is added to the TPP or constructed.

The Plan accurately reflects the regional functional classification map of A-minor arterials, and has delineated major and minor collectors.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting is consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use. They include U.S. 169 mobility study and access management plan and the Minnesota

Renaissance Festival EIS Scoping and traffic study. The Plan accurately describes the status of such facilities, including needs for right-of-way and the likelihood and timing of funding.

## **Transit**

The Plan conforms to the Transit system element of the TPP. The Plan acknowledges that the City is not within the Transit Capital Levy District and that the only transit services provided in this type of community are Transit Link dial-a-ride service and various ridesharing services.

## **Aviation**

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions.

## **Bicycling and Walking**

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan identifies that there are no existing or future segments of, and connections to, the Regional Bicycle Transportation Network (RBTN) but there are connections to regional trails.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, and other local destinations as identified on the RBTN map.

## **Freight**

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the City, including accessibility to freight terminals and facilities. The City functions as a hub for three trunk highways, a Union Pacific railway, and Union Pacific spur line. Therefore, a significant amount of freight traffic flows through Jordan on a regular basis. There are a couple of barriers to freight travel that include load restrictions on a bridge and a signalized intersection.

## **Transportation Analysis Zones (TAZs)**

The Plan conforms to the TPP regarding TAZ allocations. The City's TAZ allocations for employment, households, and population appropriately sum to the Council's city-wide forecast totals for all forecast years.

The City's planned land uses and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan, and at densities consistent with the City's Thrive community designation.

## **Water Resources**

### **Wastewater Service**

*Reviewer: Marcus Bush, Environmental Services (ES) – Engineering Programs, (651-602-1166).*

The Plan conforms to the 2040 Water Resources Policy Plan (WRPP). The Plan represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's revised forecasts for population, households, and employment.

Current wastewater treatment services are provided by a wastewater treatment plant owned and operated by the City. The Plan projects that the City will have 4,690 sewer households and 2,800 sewer employees by 2040.

The City's wastewater treatment facility consists of a combined stabilization pond system and mechanical treatment. The Plan states that the existing treatment capacity at the City's wastewater treatment facility has adequate capacity to provide service through 2040 with some upgrades for aeration basins, clarifiers, and pretreatment to address capacity with growth. The Plan includes a

facility plan that identifies the timing and financing for the capacity improvements to the wastewater treatment facility.

The Plan does not state that the City is considering a request to connect to the Metropolitan Disposal System by 2040, nor does it request that the City's wastewater treatment works be acquired by the Metropolitan Council.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) sanitary sewer system by reference to a televising and flow monitoring strategy that could lead to rehabilitation or replacement of aging mains that are susceptible to I/I as needed.

The Plan indicates that there are requirements and standards for minimizing I/I through an ordinance that prohibits the connection of roof downspouts, foundation drains, area drains, sump pumps or other sources of surface or groundwater. The ordinance language is included in Section 52.05 (D) of the City code along with the penalties for non-compliance and plumbing details for sump pumps.

### ***Sewer Element Comments***

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Rural Center communities. It was found to be complete and consistent with Council policies. Upon adoption of the Plan by the City, the action of the Council to approve the Sewer Plan becomes effective. At that time, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved 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: Jim Larsen, CD – Local Planning Assistance (651-602-1159)*

The Plan is consistent with Council policy requirements and in conformance with the WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Jordan lies within the oversight boundaries of the Scott (County) Watershed Management Organization (Watershed). The City submitted a draft Local Water Management Plan (LWMP) update on June 21, 2018. Council staff reviewed and commented on the LWMP to the City and Watershed in a letter dated August 2, 2018. The Watershed approved the LWMP on March 25, 2019.

### ***Advisory Comments***

When available, the City must provide to the Council the date the City adopted the final Local Surface Water Management Plan (LWMP).

### **Consistency with Council Policies**

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City's Plan and find that it is consistent with the Council's policies, as detailed below.

### ***Forecasts***

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

The Plan includes a proposed forecast revision in Plan tables 2.1 and 4.1. This forecast includes growth in Jordan's designated urban growth area. Council staff can agree to the City's proposed forecast. For reference, the revised forecast is shown in Table 1 below with changes underlined.

Table 1. City of Jordan Forecasts

	Census	Estimated	Council Forecasts			Proposed Forecasts		
	2010	2017	2020	2030	2040	2020	2030	2040
<b>Population</b>	5,470	6,106	6,900	8,300	9,900	6,900	<u>9,600</u>	<u>12,200</u>
<b>Households</b>	1,871	2,106	2,500	3,160	3,900	2,500	<u>3,600</u>	<u>4,700</u>
<b>Employment</b>	1,587	1,881	2,200	2,500	2,800	2,200	2,500	2,800

The City’s proposed municipal sewer-serviced forecast (from Plan table 4.4) is shown below in Table 2.

Table 2. City of Jordan Sewer-Serviced Forecast (Municipal Plant)

	Council Forecast			Revised Forecast		
	2020	2030	2040	2020	2030	2040
<b>Population</b>	6,900	8,300	9,900	<u>6,842</u>	<u>9,556</u>	<u>12,171</u>
<b>Households</b>	2,500	3,160	3,900	<u>2,480</u>	<u>3,585</u>	<u>4,690</u>
<b>Employment</b>	2,200	2,500	2,800	2,200	2,500	2,800

The Metropolitan Council can approve the Jordan forecast, simultaneous with action on the Plan.

With the revision of the forecast, the 2021-2030 Affordable Housing Need for the City is revised as follows: 107 units at <=30% AMI, 63 units at 31-50% AMI; 124 units at 51-80% AMI; 294 units total. The revised housing need allocation is acknowledged in table 6.9 in the Plan.

Chapter 2 of the Plan inventories land supply for future development. Council staff expects the capacity of the available land, if fully developed and absorbed, is over 3,000 housing units. This accommodates forecasted growth. Tables 2.9 and 2.11 demonstrate that not all of Jordan’s available land supply will be absorbed; growth will continue beyond 2040.

### *Thrive MSP 2040 and Land Use*

*Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)*

The 2040 Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Rural Center (Figure 2). Thrive describes Rural Center communities as local commercial, employment, and residential activity centers serving rural areas in the region. These small towns are surrounded by agricultural lands and serve as centers of commerce to those surrounding farm lands and the accompanying population.

Rural Center communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment. In addition, Rural Center communities should strive for higher-density commercial uses and compatible higher-density residential land uses in the commercial core of the community to ensure efficient uses of existing infrastructure investments.

The City of Jordan encompasses approximately 2,098 acres (3.3 square miles). The largest land use category is undeveloped land, which accounts for 32% of the acreage. Single-family detached housing, comprises 30% of the land uses. In addition, the City has some retail, commercial, and industrial land (12%) and agricultural and farmstead land (5.8%) (Figure 3).

The City has approximately 382 acres of potentially developable land within the existing City limits, including both vacant land and redevelopment sites (Figure 4 and Figure 5). A large portion of the City’s developable land is guided as Low Density (3-8 units per acre) particularly in the western portion of the community. Just over 60 acres of land is guided for Medium Density (8-14 units per acre), with a large



portion of that near the City’s western boundary. The City has also guided its downtown area primarily as Central Business District and Neighborhood Commercial (both 10 to 33 units per acre). These guided land uses are meant to support the existing character of the downtown area, and to focus higher intensity land uses in the core part of the community. Overall, planned uses will be developed at densities greater than 3 units per acre, and the anticipated overall density range is 4.0 to 9.7 units per acre between 2018 and 2040. As shown in Table 2 below, the expected overall density of planned residential growth is a minimum of 4.0 units per acre.

Table 2. Planned Residential Density, City of Jordan

Category	2018-2040 Change				
	Density		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	3	8	307	921	2456
Medium Density Residential	8	14	64.2	513	898
High Density Residential	10	33	2.3	23	75
Neighborhood Commercial*	10	33	4	40	132
Central Business District*	10	33	4.1	41	135
	<b>TOTALS</b>		<b>381.6</b>	<b>1538</b>	<b>3696</b>
			<b>Overall Density</b>	<b>4.0</b>	<b>9.7</b>

\*70% residential

The next round of development will most likely be on available properties close to city limits. This area extends existing development patterns and uses and is organized around planned expansions of utilities and other public services. The residential growth is expected to extend west of the City, including vacant and agricultural lands immediately south of Highway 169, extending outwards from Aberdeen Avenue to Delaware Avenue.

### Agricultural Preserves

The Metropolitan Agricultural Preserves Program was established to preserve areas of prime farmland. While there are no agricultural preserves properties within the City, there are properties in the post-2040 growth area, to be acquired by annexation, if and when warranted. The Plan states the City will support the preservation of prime farmland as described in the Program by:

- Designating properties within the 2040 growth area on the future land use map (Plan map 2-4)
- Pursuing a growth staging plan that emphasizes compact and contiguous growth patterns
- Encouraging maximum densities of 1 unit per 40 acre densities in rural areas.

### Orderly Annexation Agreements (OAAs)

The City has an orderly annexation agreement with St. Lawrence Township to the west to provide for future growth beyond the City’s existing boundaries. Additionally, the City has indicated an interest in pursuing an OAA with Sand Creek Township to the east. The Plan includes Map 2-5 titled Post-2040 Future Land Use which shows a larger growth area than currently covered by existing, adopted OAAs. These areas are identified on Figure 6 of this Report as “Post-2040 Growth Boundary.” Sand Creek Township’s eastern-most border is located generally along County Road 61 (Aberdeen Avenue) extending north-south towards the Minnesota River. The Plan acknowledges that the City does not have land use authority over areas outside of their jurisdiction and that the information is presented as the City’s vision, not land use guidance, for post-2040 growth.

## Advisory Comments

- Any authorization of the City of Jordan's Plan by the Council refers only to the 2040 planning period, and any references to post-2040 growth areas are not included in any actions taken by the Council. Be advised that the City may not put those portions of the Plan into effect.
- As acknowledged in the Plan, the City does not have the legal authority to plan and zone for areas within Sand Creek Township shown on the Post-2040 Future Land Use map (Figure 6 of this Report). At such time as the City acquires jurisdiction of the lands planned for future urbanization in township areas either through an Orderly Annexation Agreement or annexation by ordinance, the City will need to submit appropriate plan amendments to the Council for further review and action.

## Housing

*Reviewer: Hilary Lovelace, CD – Housing (651-602-1555)*

The Plan is consistent with the *2040 Housing Policy Plan*. As of 2016, the City has more than 2,150 homes including 245 multifamily units and nearly 1,650 single-family homes. About 740 homes are rented. More than 1,600 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, more than 470 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are about 300 units affordable to households with income at or below 30% AMI and more than 240 cost-burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including finding more areas for high density residential development, encouraging new development and redevelopment in mixed use areas to provide a variety of housing options, and maintain a suitable lot inventory to provide new housing of all types. The City has 112 publicly subsidized housing units, none of which are age-restricted for older adults or specifically for people with disabilities.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 294 units; 107 of which are needed at prices affordable to households earning 30% of AMI or less, 163 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 124 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 7, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 634 new housing units.

The housing implementation plan component of the Plan describes that the City will consider local housing bonds and site assembly with their EDA for projects that provide units affordable at or below 30% AMI. The Plan also indicates that the City will consider partnership with Scott County CDA to offer homeownership opportunities through a land trust program if it is developed. The City states that they will consider supporting projects to the Minnesota Housing RFP if they offer affordable units below 80% AMI.

## Water Supply

*Reviewer: John Clark, ES – Water Supply Planning (651-602-1452)*

The Plan is consistent with *WRPP* policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

The City prepared a Local Water Supply Plan (LWSP) in 2018 that was submitted to both the Minnesota Department of Natural Resources (DNR) and the Council, and reviewed separately. Council comments were shared with the DNR on October 24, 2018. The DNR approved the City's LWSP on October 29, 2018.

## ***Community and Subsurface Sewage Treatment Systems (SSTS)***

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

The Plan indicates that there are approximately 25 individual SSTS serving residences and businesses, no privately-owned Community Wastewater Treatment Systems, and one publicly owned Wastewater Treatment Facility which treats the majority of wastewater generated within the community. Responsibility for SSTS program oversight within the City has been delegated to Scott County. The County's SSTS Ordinance Number 4 and maintenance management program are consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and WRPP requirements.

## ***Special Resource Protection***

### **Solar Access Protection**

*Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)*

The Plan is consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required solar planning elements.

### **Aggregate Resource Protection**

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

The Plan identifies, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are aggregate resource deposits within and adjacent to the City. The small scattered resource sites within the City are not considered to be economically extractable, but the potential exists for mining operations within proposed growth boundaries of the City that would be operated by Interim Use Permit under the City's zoning ordinance in advance of future development.

### **Historic Preservation**

*Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)*

The Plan includes appropriate protection elements for historic sites in Chapter 2 and provides a list of Sites on the National Register of Historic Places in the Introduction, including the Jordan Historic District located at the center of its downtown. The Plan describes the City's attempts to retain the historic downtown as a destination, and indicates that the City has worked to encourage investment in the central business district. The Plan identifies policies to protect existing designated historic resources and districts and where appropriate to support the identification and designation of additional historic resources.

## ***Plan Implementation***

*Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)*

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, the SSTS code, and the housing implementation program.

The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan. Specific implementation strategies are contained in individual chapters of the Plan, with capital improvements planning detailed in the appendix.

## **Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts**

The proposed Plan is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

## Documents Submitted for Review

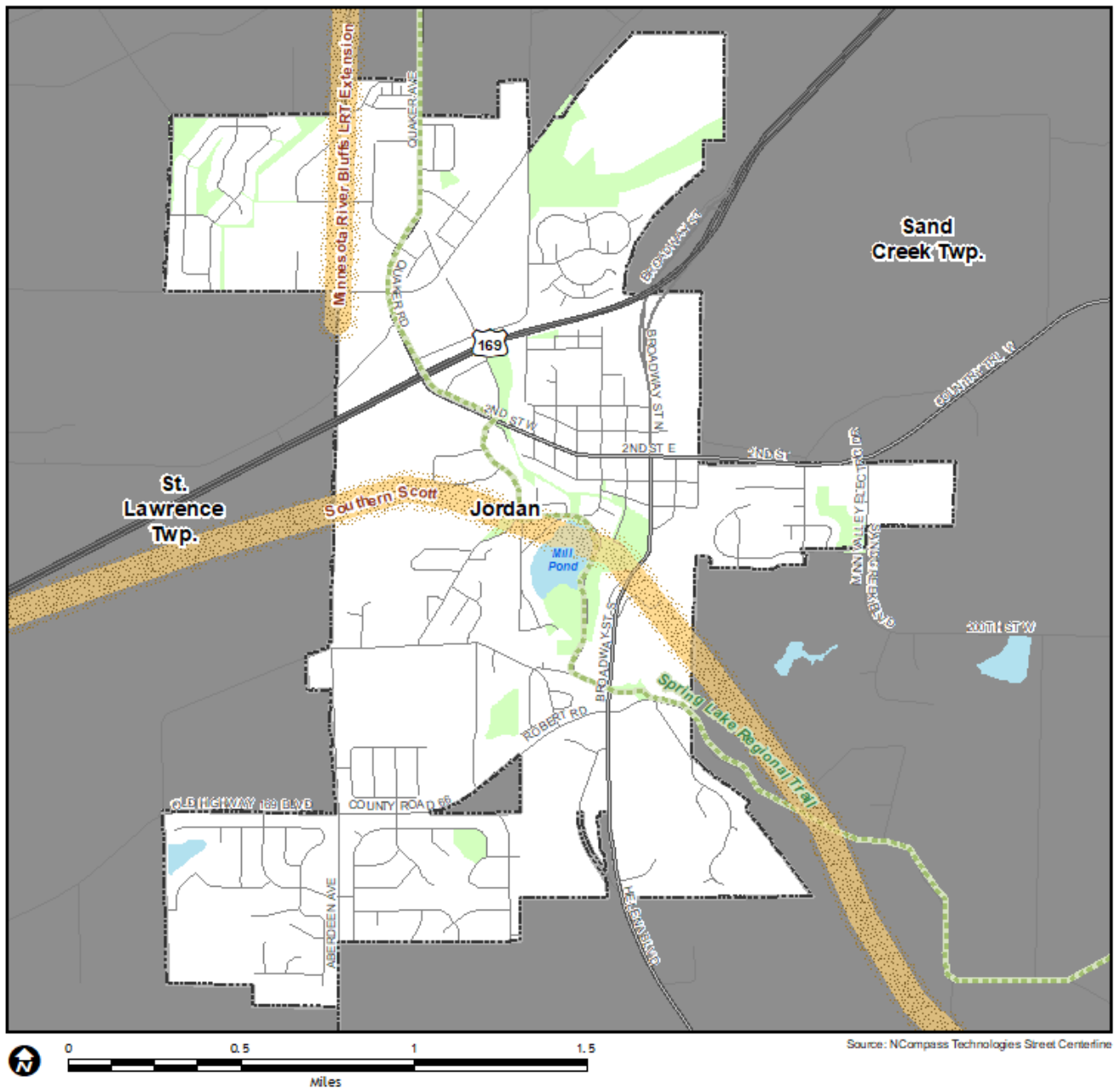
In response to the 2015 System Statement, the City submitted the following documents for review:

- June 21, 2018: Jordan Preliminary 2040 Comprehensive Plan
- June 21, 2018: Local Surface Water Management Plan
- October 23, 2018: Local Water Supply Plan
- February 28, 2019: Jordan 2040 Comprehensive Plan
- January 2, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Land Use, Housing, Transportation, Wastewater, Surface Water, Water Supply, and Forecasts.
- January 24, 2020: Revised Land Use, Transportation, and Housing Chapters.

## Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: Development Staging Map
- Figure 6: Post-2040 Future Land Use
- Figure 7: Land Guided for Affordable Housing

Figure 1. Location Map with 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

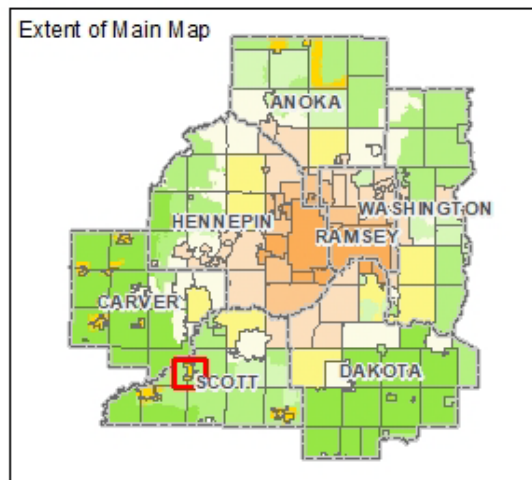
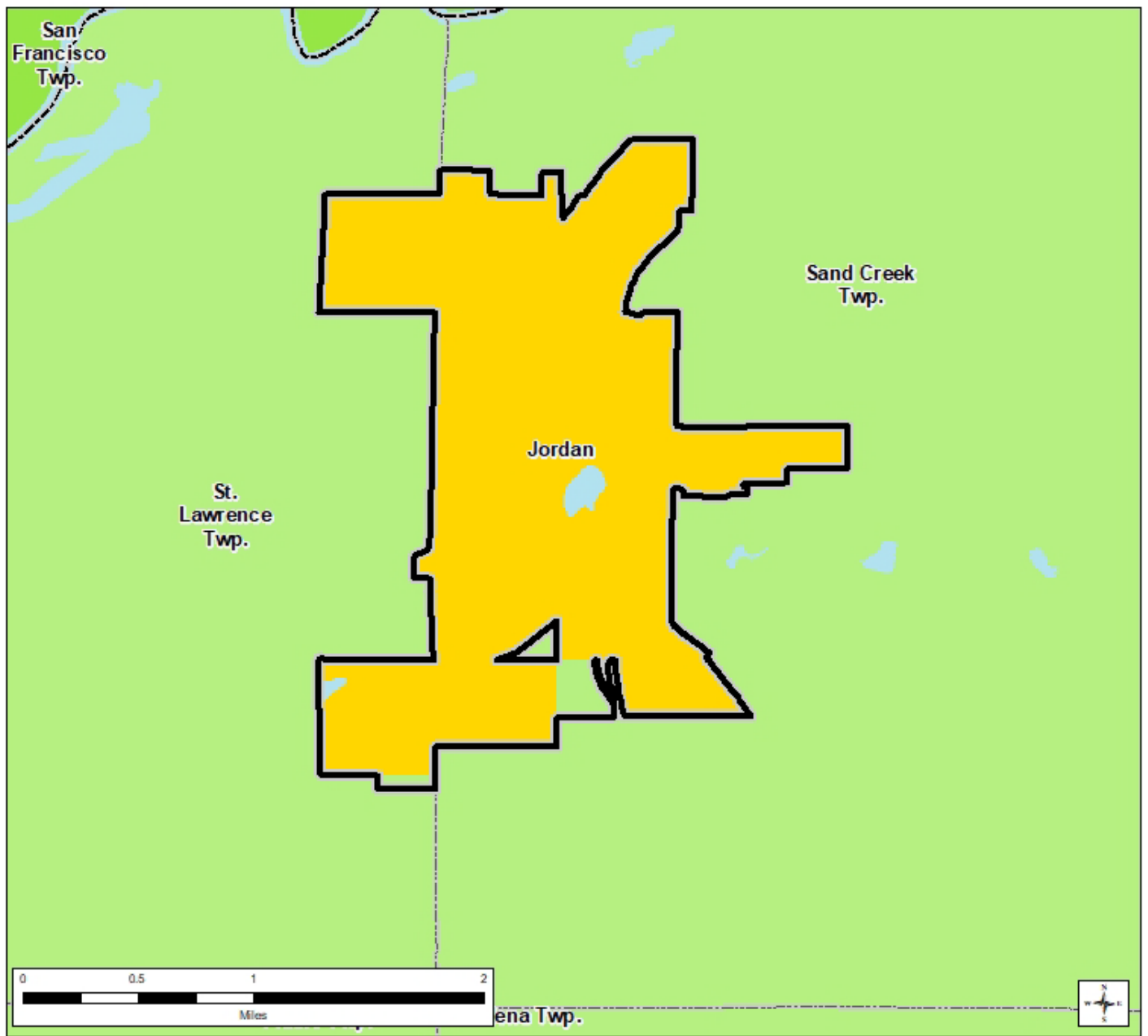
#### Regional Park Search Areas and Regional Trail Search Corridors

- 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)

Figure 2. Thrive MSP 2040 Community Designations



**Community Designations**

- |                                    |                        |
|------------------------------------|------------------------|
| Outside Council planning authority | Emerging Suburban Edge |
| Agricultural                       | Suburban Edge          |
| Rural Residential                  | Suburban               |
| Diversified Rural                  | Urban                  |
| Rural Center                       | Urban Center           |
- 
- |                              |
|------------------------------|
| County Boundaries            |
| City and Township Boundaries |
| Lakes and Major Rivers       |

Figure 3. Existing Land Use

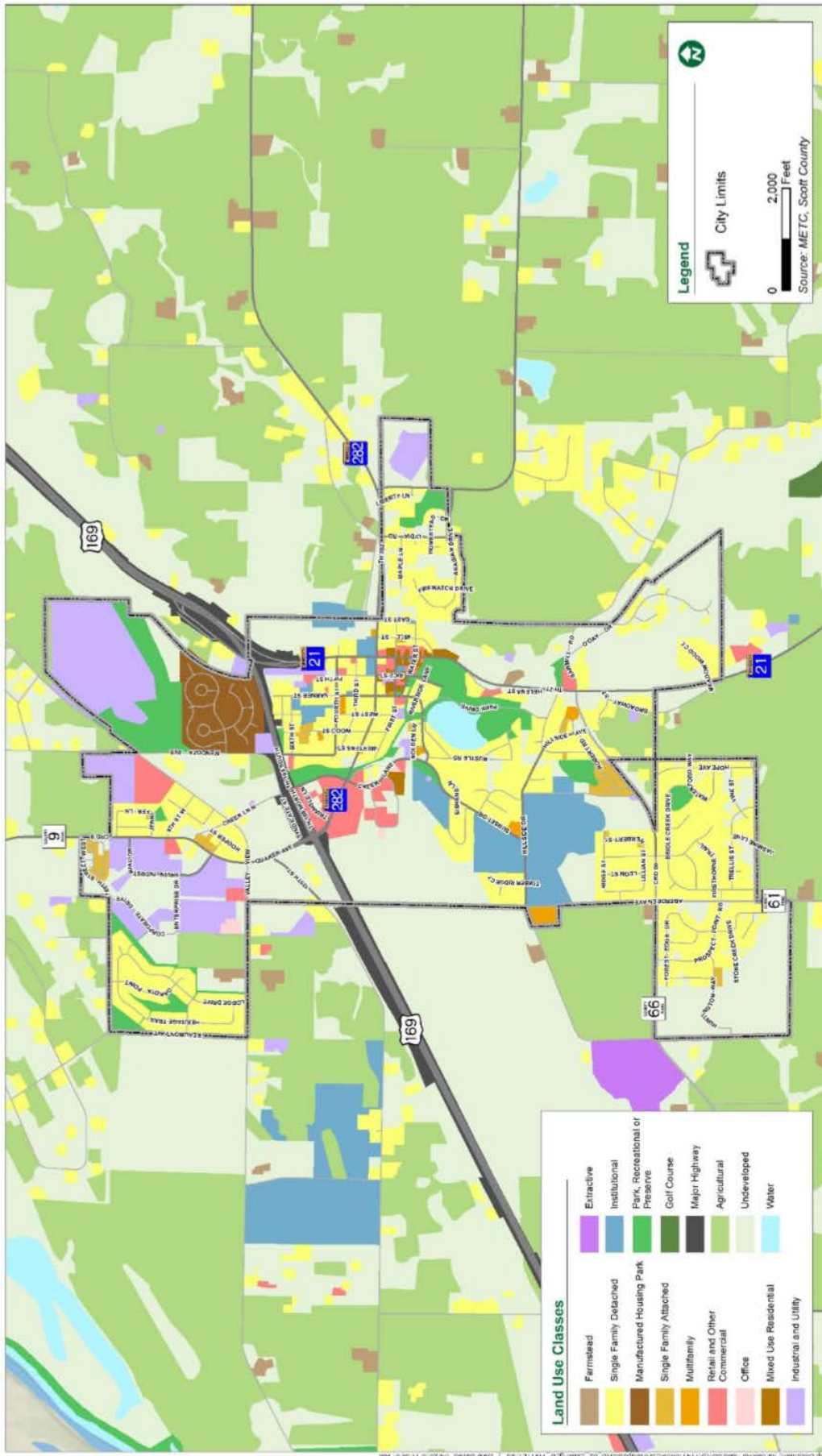


Figure 4. 2040 Future Land Use

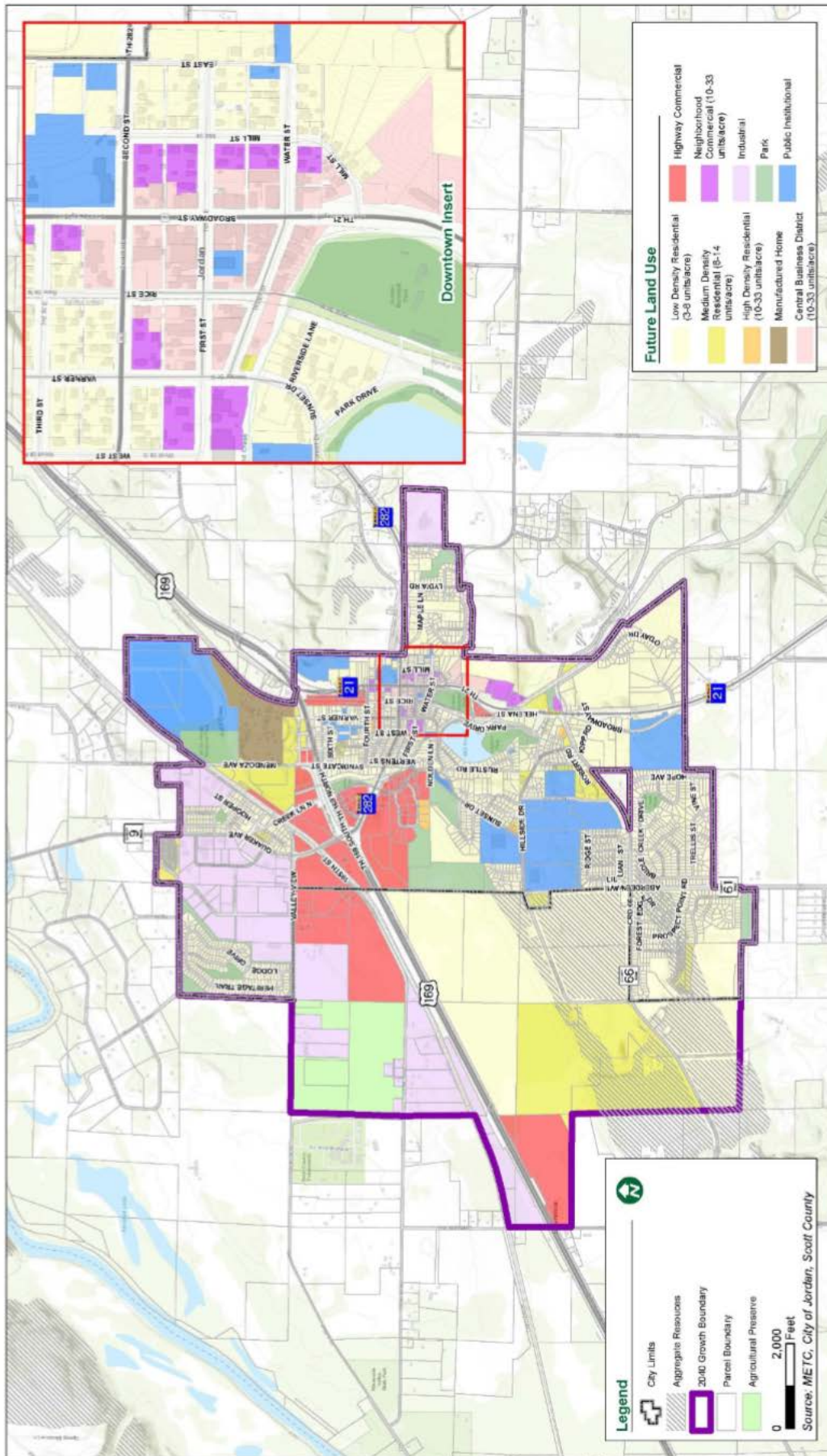




Figure 5. Development Staging Map

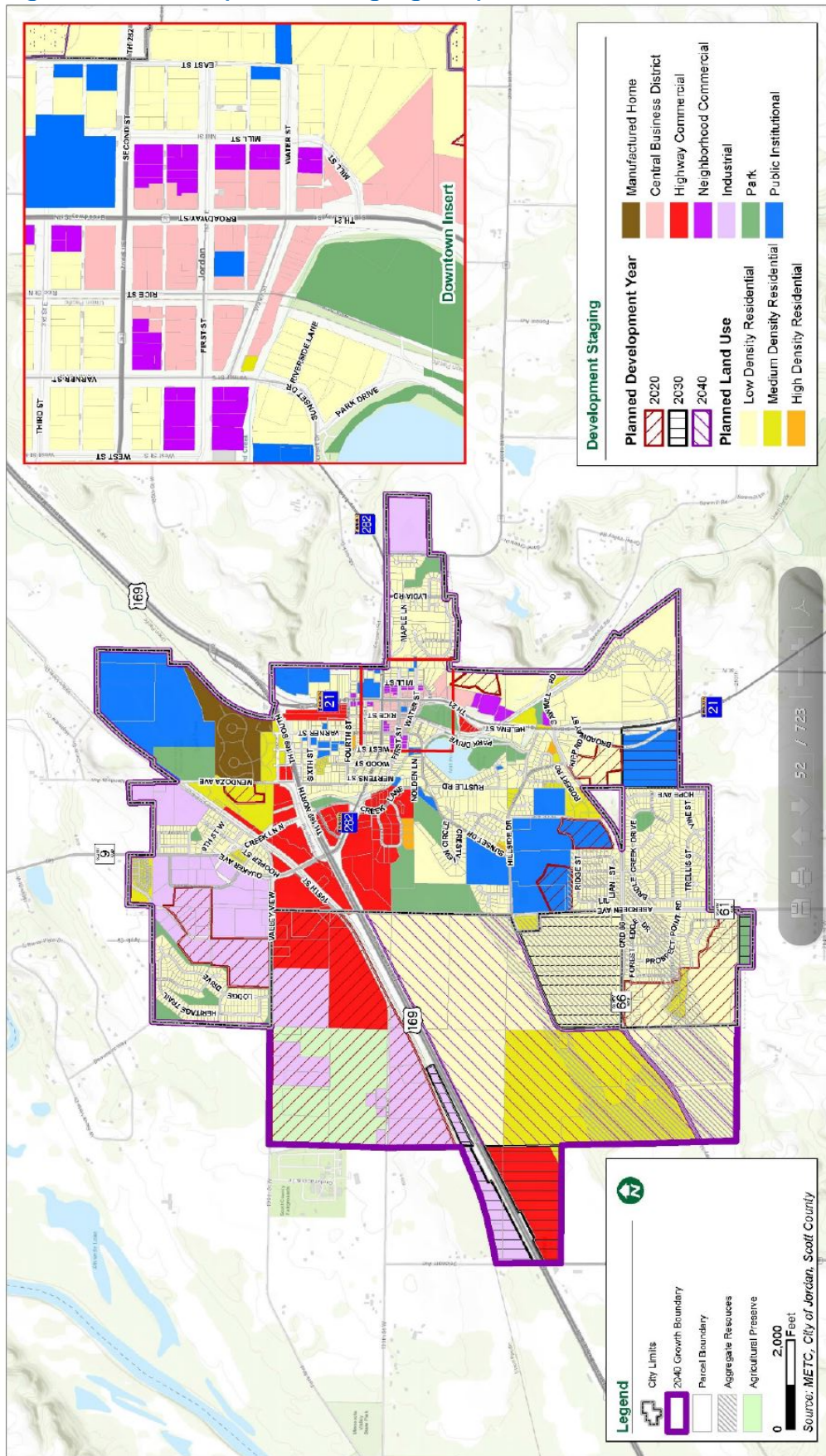


Figure 6. Post-2040 Future Land Use

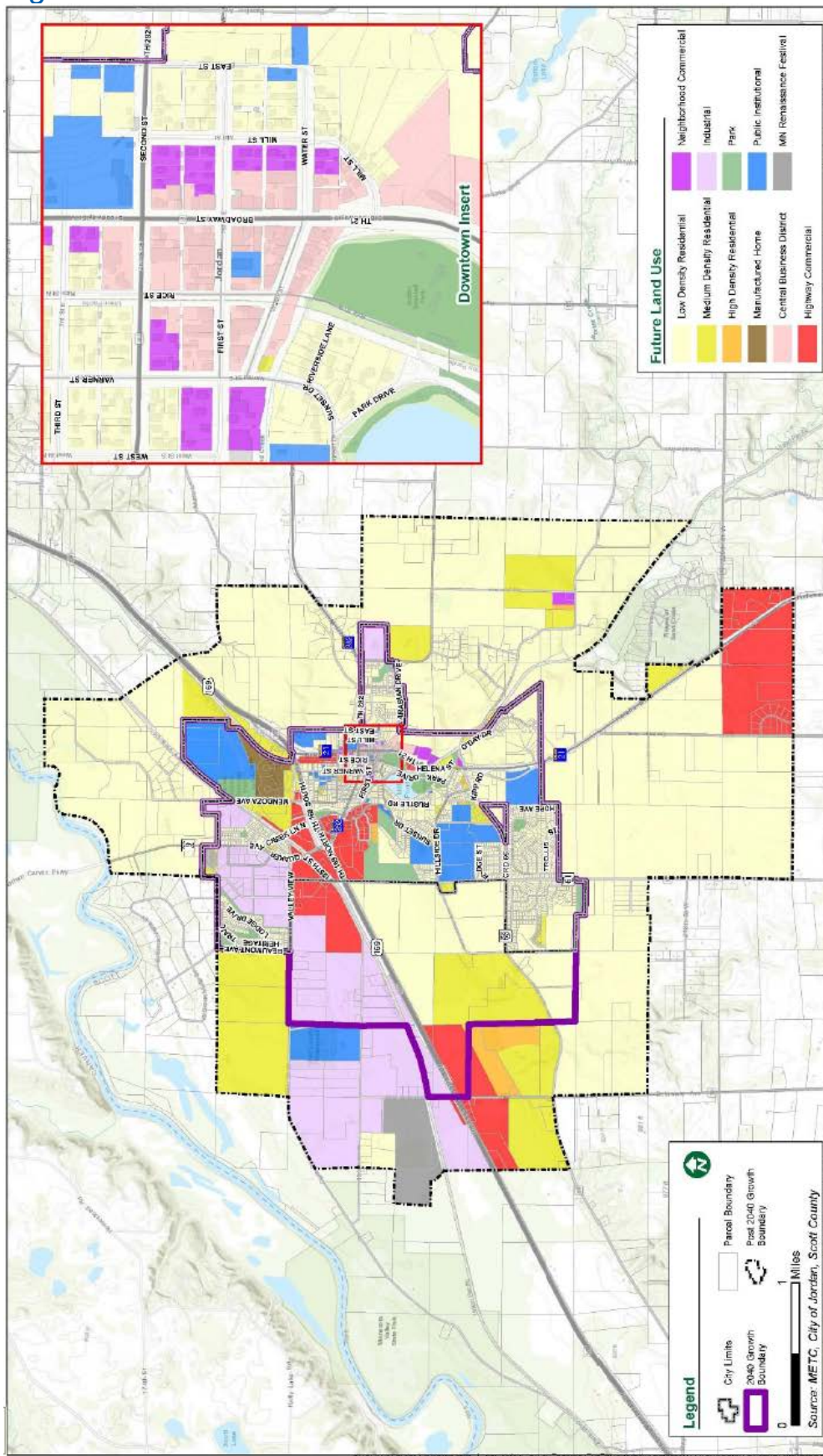


Figure 7. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **294 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<b>Available Acres</b>	<b>x</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>x</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>Medium Density Residential</b>	34.00		8		100%		272
<b>High Density Residential</b>	28.00		10		100%		280
<b>Central Business District</b>	10.00		10		70%		70
<b>Neighborhood Commercial</b>	1.70		10		70%		12
<b>Total</b>	<b>74</b>						<b>634</b>

Sufficient/*(insufficient)* units possible against share of regional need: **340**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **340**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

