

City of Lexington – District 10

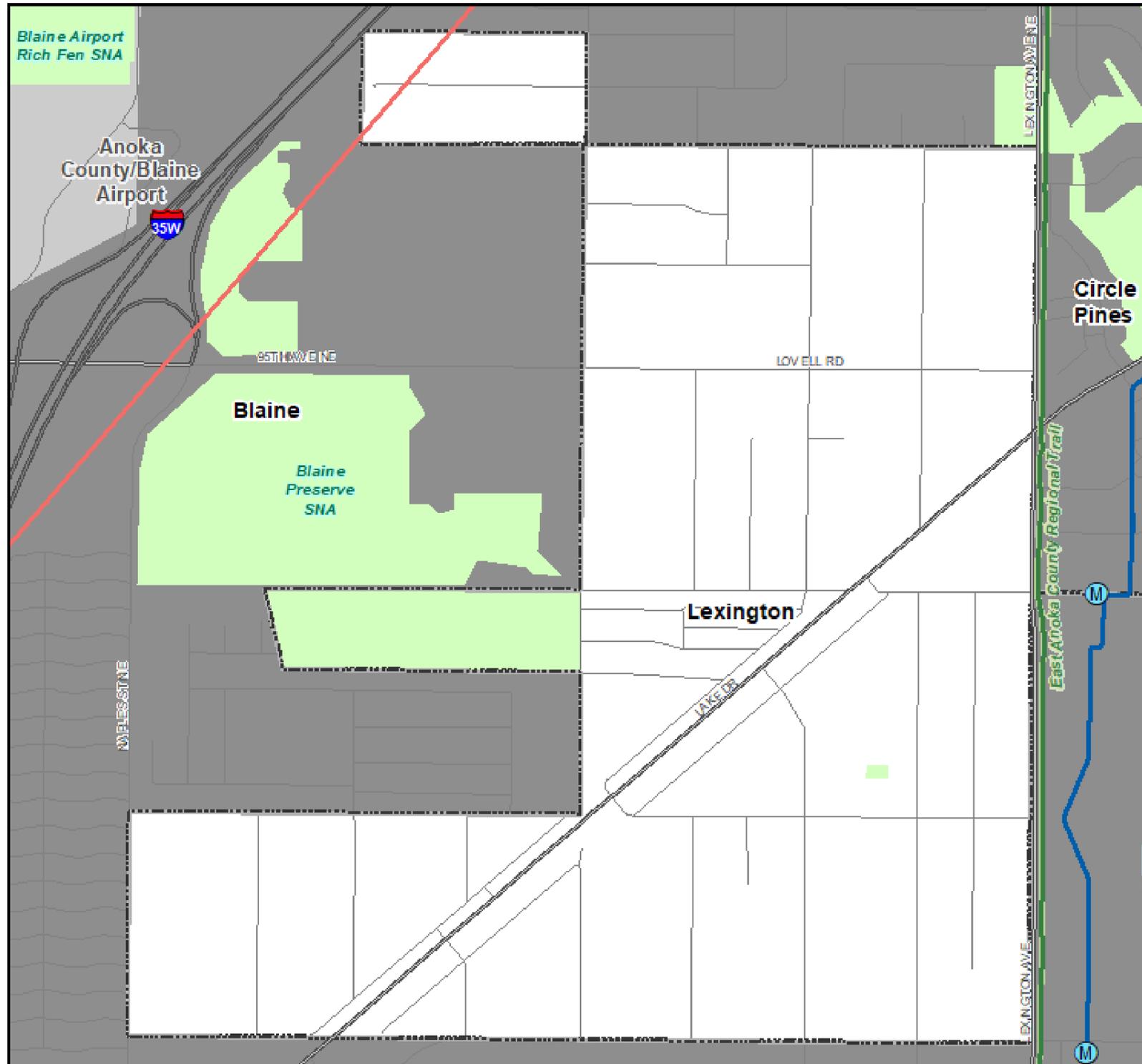
# 2040 Comprehensive Plan

July 19, 2021

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

### 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)

### 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

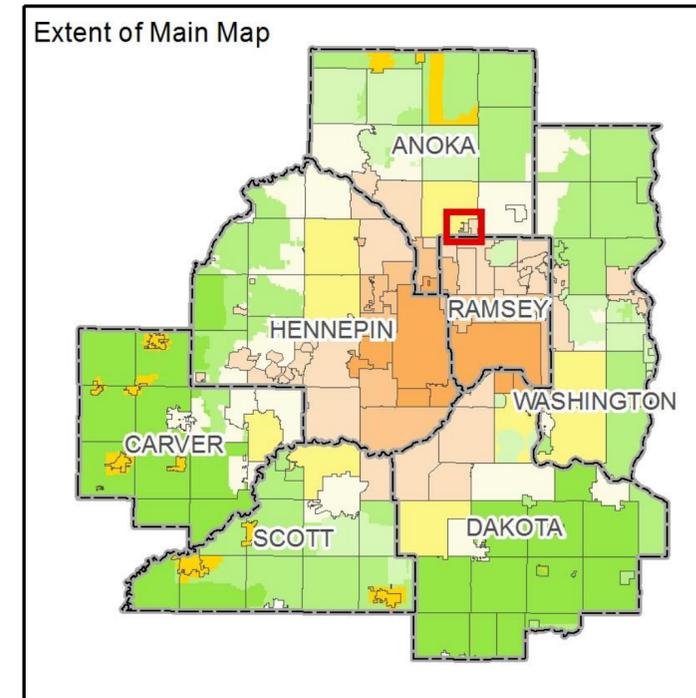
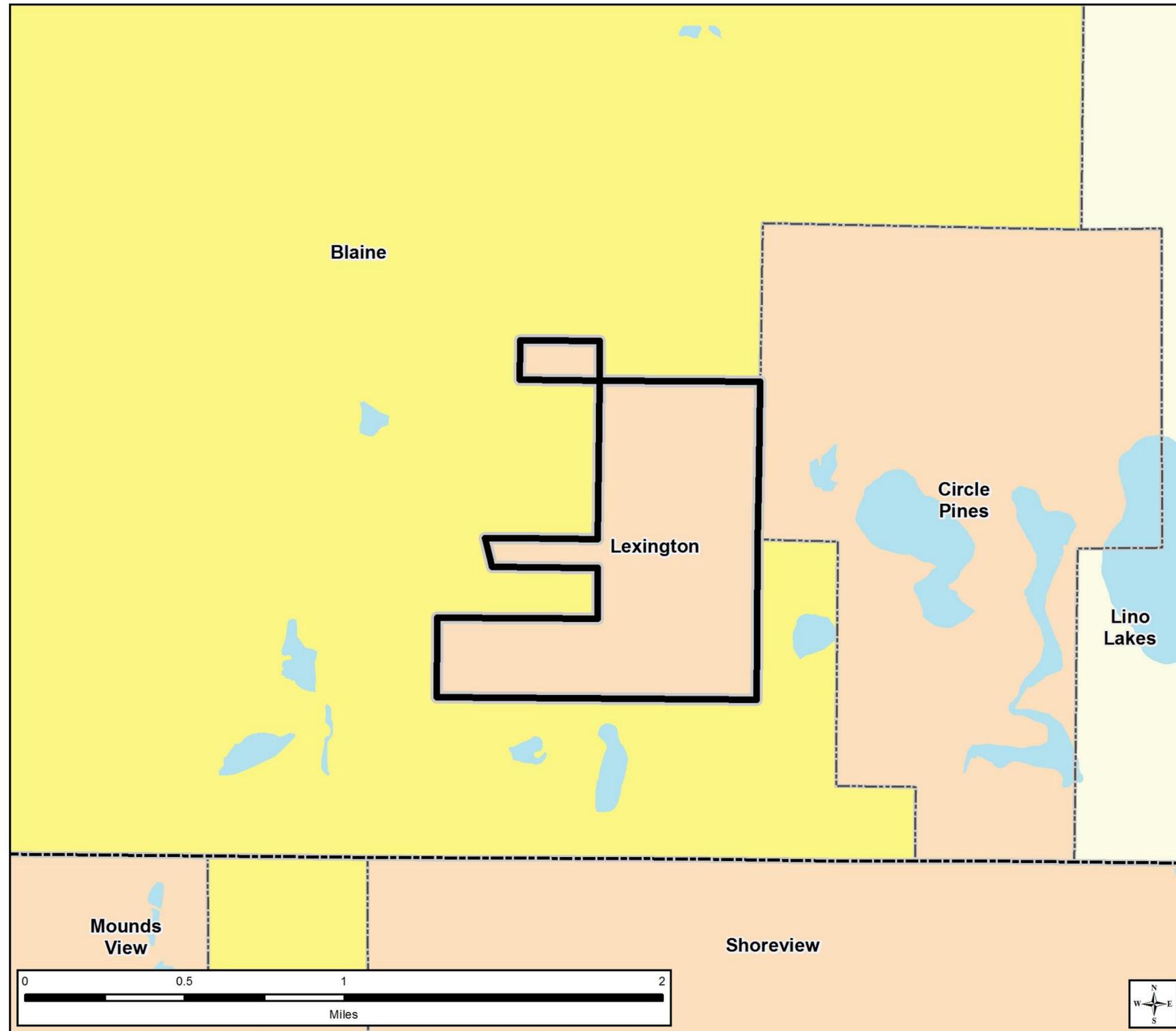
### Wastewater

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants



Source: NCompass Technologies Street Centerline

# Community Designation



## 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

# Forecasted Growth

Table 1. City of Lexington Forecasts

	<b>Census 2010</b>	<b>Estimated 2019</b>	<b>Council Forecasts</b>		
			<b>2020</b>	<b>2030</b>	<b>2040</b>
<b>Population</b>	2,049	2,356	2,100	2,270	2,430
<b>Households</b>	787	893	820	880	950
<b>Employment</b>	467	560	600	630	640

# Planned Residential Density

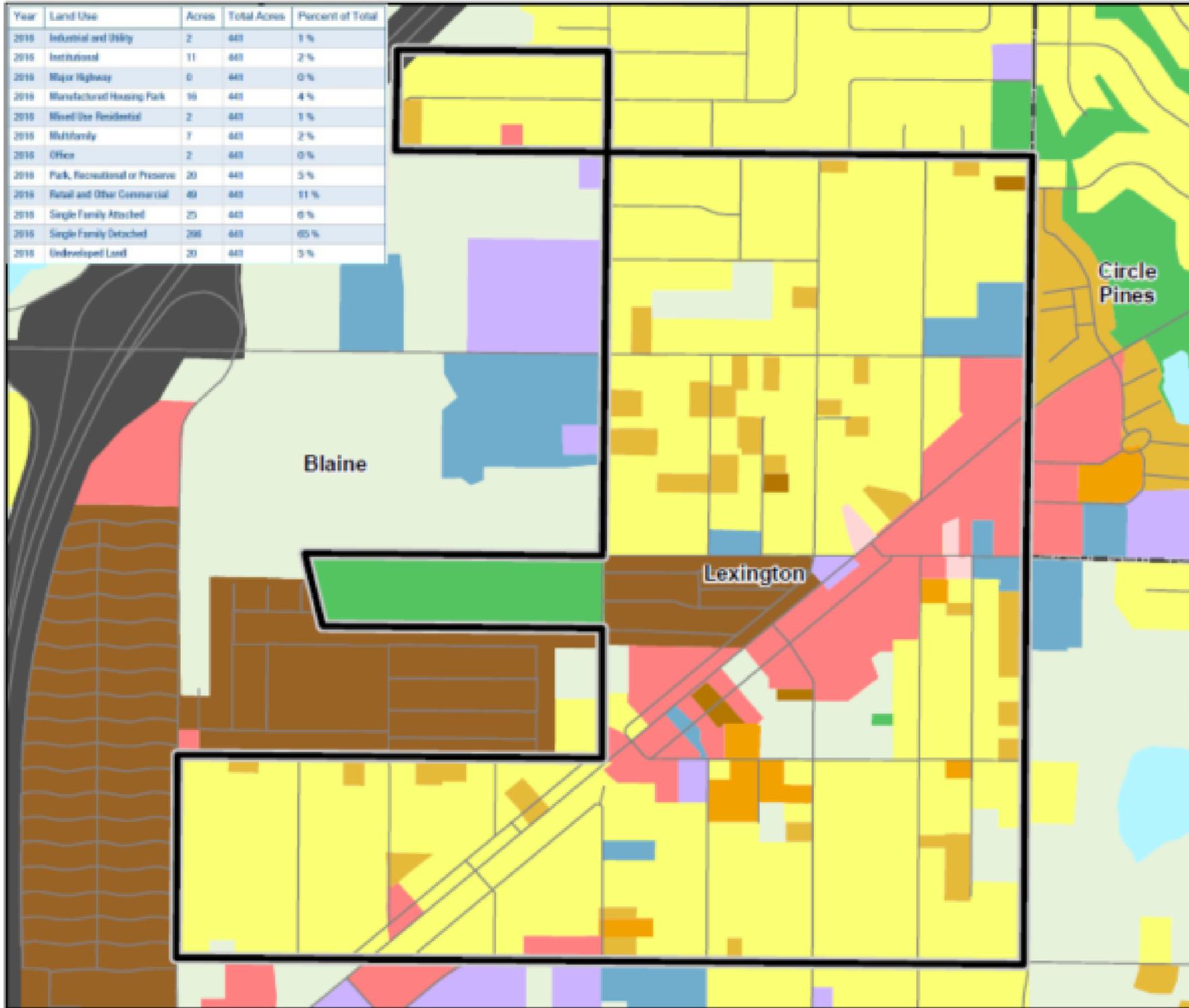
Table 2. Planned Residential Density, City of Lexington

2018-2040 Change

Category	Density		Net Acres	Min Units	Max Units
	Min	Max			
Medium Density Residential	5	10	8.2	41	82
High Density Residential	10	20	13.7	137	274
<b>TOTALS</b>			<b>21.9</b>	<b>178</b>	<b>356</b>
<b>Overall Density</b>				<b>8.1</b>	<b>16.3</b>

# Existing Land Use

Year	Land Use	Acres	Total Acres	Percent of Total
2016	Industrial and Utility	2	443	1%
2016	Institutional	11	443	2%
2016	Major Highway	0	443	0%
2016	Manufactured Housing Park	16	443	4%
2016	Mixed Use Residential	2	443	1%
2016	Multifamily	7	443	2%
2016	Office	2	443	0%
2016	Park, Recreational or Preserve	20	443	5%
2016	Retail and Other Commercial	40	443	11%
2016	Single Family Attached	25	443	6%
2016	Single Family Detached	298	443	65%
2016	Undeveloped Land	20	443	5%



## 2016 Generalized Land Use

- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Office
- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other
- Industrial and Utility
- Extractive
- Institutional
- Park, Recreational or Preserve
- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water
- County Boundaries
- City and Township Boundaries
- NCompass Street Centerlines



# 2040 Planned Land Use



## 2040 FUTURE LAND USE MAP

- Low Density Residential (LDR) 3-5 Units Per Acre
- Medium Density Residential (MDR) 5-10 Units Per Acres
- High Density Residential (HDR) 10 - 20 Units Per Acre
- Commercial Business District (CBD)
- Commercial Redevelopment District (CRD)
- Parks and Open Space
- Right-of-Way
- 2021 - 2030 Residential Redevelopment Areas
- 2031- 2040 Residential Redevelopment Areas
- Lexington City Limits

CITY OF LEXINGTON  
ANOKA COUNTY, MINNESOTA

DATA SOURCES:  
BASE DATA PROVIDED BY  
METROPOLITAN COUNCIL



Print Date: 1/16/11 11:42:00



# 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, July 27
- Metropolitan Council on Wednesday, August 11

# Proposed Action

- Authorize the City of Lexington to place its 2040 Comprehensive Plan into effect.
- Advise the City to:
  - Provide to the Council the date the Watershed District approved the local water management plan, and the date the City adopted the final local water management plan when they are available.
  - Provide the Council with a copy of the final adopted local water management plan that will be included in the final Plan document that the City adopts.
  - Implement the advisory comments in the Review Record for transportation and forecasts.

# Questions

