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# ALEXANDRIA TOWNSHIP

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## PLANNING COMMISSION

MEETING PACKET FOR  
November 24, 2014



**PRELIMINARY AGENDA**  
**Alexandria Township Planning Commission**  
**November 24, 2014**  
**6:00 p.m. – Township Conference Room**

**Call to Order**

**Adopt Agenda**

**Approve Minutes**

October 27, 2014

**Public Hearing**

1. None

**Zoning Administrator's Report**

**New Business:**

**Old Business:**

1. Discussion – Comprehensive Plan Update

**Adjournment**

\*\*NOTE: This is a preliminary agenda, subject to change at any time.

## STAFF REPORT

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**Issue:** Discussion - Comprehensive Plan Update

**Agenda Item:** Old Business - 1

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**Background:** At the October 2014 meetings, the Commission discussed that it would like to begin reviewing Section VI (Future Land Use) of the 2007 Comprehensive Plan. The Township Board has previously directed the Planning Commission to review the Plan for what it feels to be necessary or desired updates.

A copy of Section VI of the current Plan is attached, for your review.

# VI. Future Land Use

A future land use map was prepared as part of implementing the policies and strategies identified earlier in this Comprehensive Plan. The map contains the following land use designations that will serve as a guideline for making future zoning-related decisions. Under each land use designation is a description of its purpose and of general policies that would apply to that designation.

## Urban Residential

The purpose of this land use category is to provide opportunities for urban density housing in areas that are most readily served by urban infrastructure and services. This category is intended for areas that are currently served by Alexandria Area Sanitary Sewer District (ALASD) infrastructure or are within the identified future service area of ALASD. Within these areas, new residential development will be reviewed to ensure that the proposed density, dimensions, and layout of lots will allow for the efficient use of public infrastructure and the cost-effective provision of public services. A gross urban density of two to three dwelling units per acre or higher is intended for these areas. Proposed subdivisions that would create oversized lots would be reviewed to allow for a transition to urban densities of housing in an orderly and efficient manner. This may be accomplished through ghost platting, conservation subdivision designs that cluster homes on urban-sized lots, provision of urban sewer or road infrastructure at the time of development, or by other appropriate means.

Typical “lot-block” or “conservation” subdivision designs are both considered appropriate in these areas. Where sensitive or unique natural or cultural resources, such as wetlands, shoreland, etc. are present, a conservation subdivision design with lower densities that protects these resources may be required. Long-term commercial/industrial uses that are incompatible with residential uses should not be allowed in this district.

## Transition Residential

The purpose of this land use category is to provide opportunities for residential development in areas not currently identified for provision of urban infrastructure, such as sewer, water, or storm drains, but that could efficiently accommodate urban housing densities within the next twenty-five (25) years as the population of the area increases. These areas may be developed at rural or semi-rural densities, but are intended to be designed in a manner that allows for a transition to urban densities of housing in an orderly and efficient manner as sewer, water, or other public infrastructure or services become available. This may be accomplished through ghost platting, conservation subdivision designs that cluster homes on urban-sized lots, provision of urban sewer or road infrastructure at the time of development, or by other appropriate means.

Where sensitive or unique natural or cultural resources are present, a conservation subdivision design that protects these resources may be required. Long-term commercial/industrial uses that are incompatible with residential uses should not be allowed in this district.

## Rural Conservation Residential

The purpose of this land use category is to provide opportunities for residential development in areas of the Township not expected to be consistent with urban densities of housing within the next twenty-five (25) years, but that may be consistent over a fifty (50) year time frame. These areas may be developed at rural or semi-rural densities, but are intended to be designed in a manner that protects sensitive or unique natural or cultural resources that exist on or near the property. As such, any residential subdivision in this area at a density inconsistent with the protection of sensitive or unique natural or cultural resources must be developed with a conservation subdivision design (typical “lot-block” designs are not considered appropriate).



Residential subdivisions in this district shall also allow for a transition to urban densities of housing in an orderly and efficient manner as sewer, water, or other public infrastructure or services become available. This may be accomplished through ghost platting, conservation subdivision designs that cluster homes on urban-sized lots, provision of urban sewer or road infrastructure at the time of development, or by other appropriate means.

Long-term commercial/industrial uses that are incompatible with residential uses should not be allowed in this district.

## Urban Commercial/Light Industrial

The purpose of this land use category is to provide opportunities for commercial and light-industrial uses that are best served by urban sewer infrastructure due to the types and/or amount of wastewater produced. Examples of such uses include those that generate high-strength or problem wastes not typically found in residential wastewater, such as facilities serving food or drinks, those generating large amounts of wastewater such as laundry operations, or facilities that discharge chemical or other non-organic wastes in amounts not suitable for treatment in an individual sewage treatment system. This category is intended for areas that are inside of the identified future service area of ALASD that are visible or easily accessible from State highways at major intersections. These areas are intended to be located in “nodes” at major intersections rather than in a “strip” design along long sections of a road corridor. Heavy industrial uses which require significant water supply or that generate nuisance characteristics inconsistent with residential uses are not intended within this district. Long-term residential uses that are incompatible with commercial/industrial uses should not be allowed in this district.

## Rural Commercial/Industrial

The purpose of this land use category is to provide opportunities for commercial and industrial uses that do not require urban sewer infrastructure or substantial water supply. Examples of such uses include those that generate only those wastes typically found in residential wastewater and that do not create nuisance characteristics incompatible with residential uses. Temporary heavy industrial uses, such as gravel extraction and processing may be allowed in these areas provided that they can be operated and closed in a manner that will make the land consistent with residential uses. This category is intended for areas that are outside of the identified future service area of ALASD that are visible or easily accessible from state highways at major intersections. These areas are intended to be located in “nodes” at major intersections rather than in a “strip” design along long sections of a road corridor. Long-term residential uses that are incompatible with commercial/industrial uses should not be allowed in this district.



### What is a conservation subdivision?

The basic premise of a conservation subdivision is to place homes on relatively small parcels of land on a relatively small portion of the property, while preserving the unique natural and cultural features of the property. By contrast, a traditional “lot/block” subdivision lays a “grid” of private lots and roads over the entire property that is more likely to degrade the unique features that made the property desirable in the first place. A conservation subdivision can have several advantages:

- Allowing homes to be placed on smaller lots that do not require as much upkeep
- Reduced road and infrastructure construction and maintenance costs
- The ability to preserve the most desirable portions of the property as a scenic amenity
- Protection of sensitive natural resources

Traditional Subdivision



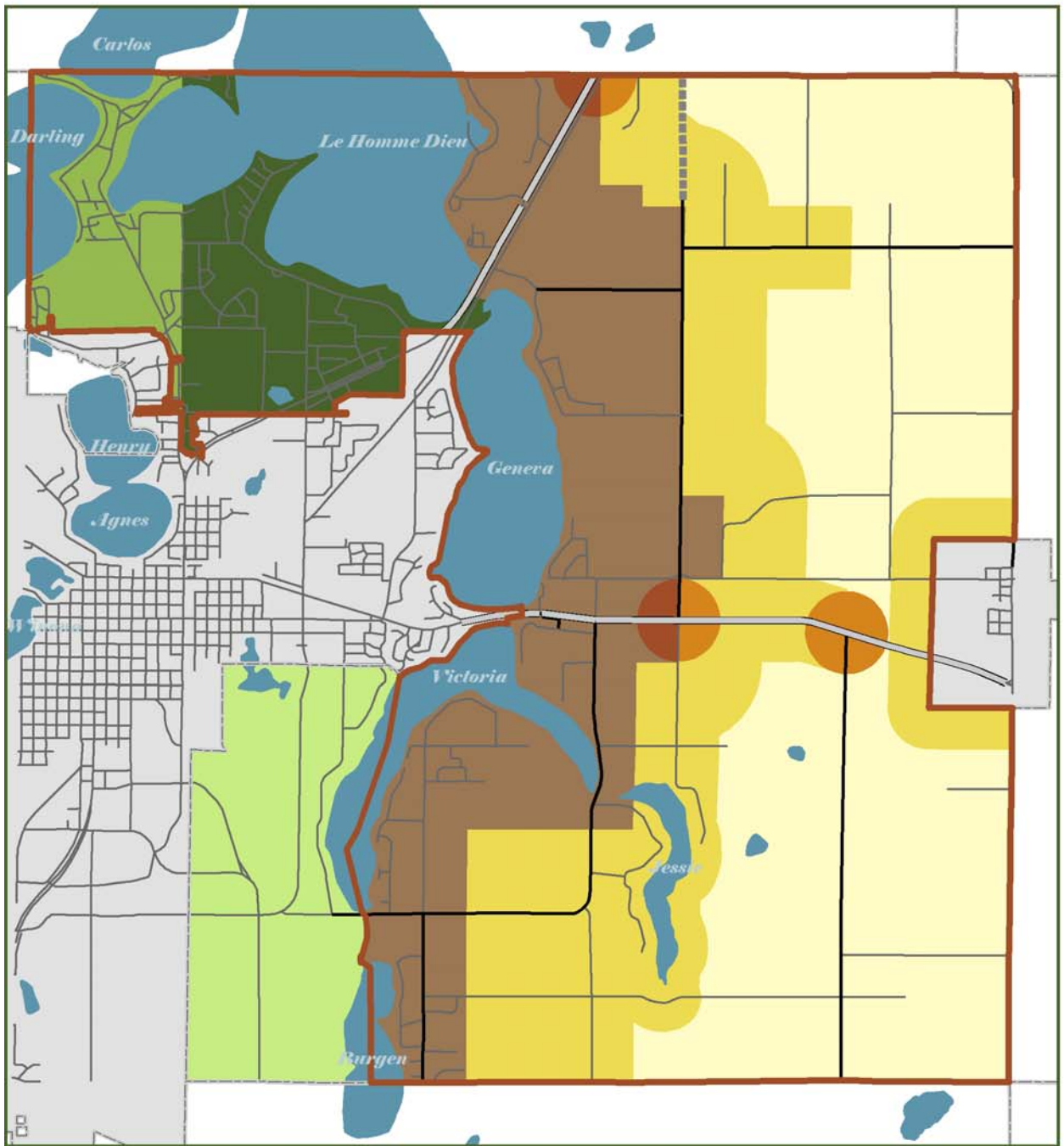
Conservation Subdivision











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# Alexandria Township


## Future Land Use



### Future Land Use

- |  |   |
|--|---|
|  Rural Conservation Residential |  Annexation Phase II (Completed Jan. 2006) |
|  Transition Residential         |  Annexation Phase III (2009 - 2011)        |
|  Urban Residential              |  Annexation Phase IV (2012 - 2014)         |
|  Rural Commercial/Industrial    |   |
|  Urban Commercial/Industrial    |   |

### Future Road Classification

-  Minor Arterial
-  Major Collector
-  Other Road
-  Proposed Future Road



Prepared June 2006  
Sources: Minnesota Department of Transportation, Minnesota Department of Natural Resources, Citizens of Alexandria Township