

III. Community Vision

A community vision is a shared idea of what a community would like to become over a period of years. The vision may include a broad range of issues – including how and where new development occurs, a desire to preserve unique cultural or ecological features, or an attempt to revitalize a community’s employment base or housing stock. In essence, a community vision answers the question “What kind of community do we want to create over the next twenty years?”

While the process of developing a shared community vision can be difficult, it is one of the most important factors in determining whether a community is able to address challenges and respond to opportunities in an effective manner. Without defining a vision of where it should be going, community leaders – whether they are in business, government, service organizations, non-profits or simply a group of concerned residents - end up reacting to change or working in an ineffective, disconnected manner.

By contrast, a well-defined vision and plan for achieving that vision puts a community in a position to manage change and coordinate activities throughout the community to achieve much more than they otherwise would. While there are many economic, social and ecological factors over which a community has little control, there is much that a community can do to shape and guide its future. Four major areas over which Alexandria Township has a significant ability to define and implement a vision are addressed in this plan – land use, public infrastructure and services, public recreation and governance.

Throughout a series of several public meetings of the Alexandria Township Planning Commission where public input was gathered, the following Vision Statement was adopted to reflect the desired state of Alexandria Township in 2025.

ALEXANDRIA TOWNSHIP VISION

Alexandria Township in 2025 will be a vibrant, safe and attractive community that has accommodated residential, commercial and industrial growth in an orderly manner, planned for future growth, and maintained areas where farming and other agricultural uses can continue to be productive. The Township will be an effective, responsive and efficient government that makes decisions in a proactive manner.

Alexandria Township will have a land use pattern that:

- Makes efficient use of existing public infrastructure and services
- Separates conflicting land uses into distinct areas of the Township
- Preserves and enhances scenic landscapes and fragile natural resources
- Maintains the Township’s rural/small town character while allowing for orderly urban growth where appropriate

IV. Issues & Trends

Early in the Comprehensive Planning process, township officials, residents and property owners within the Township developed and refined statements about the primary issues facing the Township in each of four topic areas – land use, public infrastructure and services, parks and recreation, and governance. A summary of the issues and trends identified in each of these areas is provided in this section.

Land Use

Agriculture

- International, national and regional trends in the agricultural economy and in land prices have contributed to the loss of some farms and the consolidation of others. These trends are beyond the ability of the Township and individual farmers to control. While many farmers will continue to operate successfully within the Township, this broader trend will continue.
- Population growth in the Alexandria Lakes area, and throughout Alexandria Township, has increased the demand for new development. Such new development results in the conversion of productive farmland, wildlife habitat, and scenic open space to urban uses and is a trend that is likely to continue.
- High densities of non-farm development, and particularly residential development, present an inherent conflict with intense agricultural activities. Development patterns that mix the two uses often results in conflict between property owners, unnecessary expenditures to mitigate the conflicts, and lowered property values for both uses.
- Despite the economic challenges within the agricultural economy nationwide and the pressures to convert agricultural land to non-farm uses, agriculture remains a valuable part of the local economy and contributes to the rural character of the Township. Many local farmers are adapting to these challenges and have been able to continue operating successfully.

Housing Development

- There has been a strong demand for new housing over the last several years as the population of the Alexandria Lakes Area has grown. Between 1990 and 2000, the number of households in the Township increased by 374 homes and the population increased by 746 people. This trend is expected to continue due to the Township's proximity to the City of Alexandria, the relatively strong employment opportunities in the area, and the scenic amenities in the region, although the net impact on the Township will be affected by annexation (see below).
- Due to the orderly annexation agreement reached in 2002 with the City of Alexandria, the number of households and people in the Township has decreased. According to estimates from the State, the number of households in the Township dropped by about 100 and the population decreased by about 400 people between 2000 and 2004. Further household and population reductions will occur in 2006, 2009 and 2012 as the annexation plan is implemented.
- The Township is part of a larger, regional housing market that has a need for a variety of types, sizes, and costs of housing as well as diversity in neighborhood designs and amenities.
- The continued economic viability of the Alexandria Lakes Area depends, in part, on the availability of housing that is affordable and meets the needs of all residents and workers in the area as they move through the experience various life and economic stages.
- Zoning regulations, subdivision design standards, investments in roads, parks and trails, and other public investments play a significant role in determining the designs of neighborhoods, the types and cost of housing available, and the efficiency with which they can be served with public

infrastructure and services.

- As the population of the Township and the larger region grows there will be a need to plan for the expansion of central sewer and water infrastructure. It is anticipated that the ~~current areas identified for annexation into the City of Alexandria or within the existing~~ ALASD boundaries will accommodate most of this growth for the next twenty years or more, but that current lot size and lot width requirements outside of these areas could make further expansion of central sewer and water impractical or excessively costly without careful planning.
- New housing developments create the potential for significant public safety and quality of life concerns within and outside of the development area if not thoughtfully designed and constructed. These concerns include flooding from inadequate drainage controls, poor access for emergency service vehicles due to inadequate snow removal or disconnected street patterns, and dangerous traffic conditions for both vehicles and pedestrians.
- New housing developments create demands for additional public services, such as road construction and maintenance, snow removal, public sewer or water, public safety services, parks and trails and others.
- ~~A number of Planned Unit Developments (PUDs) with lakeshore access have been proposed and approved in recent years. The intent of the regulations applicable to these developments is to allow greater flexibility in lot layout and size, encourage a variety of subdivision designs throughout the community, create significant open spaces, and preserve sensitive or unique environmental features. In return, the developer may be allowed a higher number of lots than they would be in a standard "lot/block" subdivision. In practice however, the result of these subdivisions has tended to be higher density without the provision of significant open space or preservation of sensitive and unique environmental features.~~
- Several recently approved Planned Unit Developments have presented other concerns, including the construction of private roads with inadequate widths to ensure public safety, lack of on-street parking, inappropriate housing densities and locations for common docks, and inadequate planning for stormwater management to protect property and lake water quality.
- As lakeshore property has become increasingly scarce and private lakeshore access has become limited, there has been an increased demand for second- and third-tier lots with a common lake access area to serve these "back lots." Such practices can help to increase property values and tax revenues, but also have the potential to degrade sensitive shoreland, increase surface water degradation from runoff, spread non-native species of plants and animals and create safety concerns.

Commercial/Industrial Development

- The Township is part of a larger, regional economic market that has a need for a variety of commercial and industrial businesses. The Township benefits from increased business activity in other communities within the region, just as those communities benefit from increased business activity in Alexandria Township.
- There ~~is likely to be a~~ has been increased demand for additional commercial and light industrial development within the Township. Such uses create special concerns related to traffic flow and safety, visual appearance, noise, glare and other nuisance characteristics that often concern nearby residential landowners.
- Commercial and industrial development often conflicts with residential uses and should be located in areas where these conflicts can be eliminated or minimized. Heavy industrial development generating odors, heavy traffic, noise and other significant nuisances are particularly incompatible with residential uses. However, it will not be possible to eliminate all potential nuisances or nearby property owner concerns in the locating of new commercial and industrial areas.

- Supporting small, home-based businesses can have a positive effect on the local economy, but must not create overly burdensome traffic, noise, odor, pollution or other nuisances inconsistent with residential areas.
- There are certain commercial “adult use” businesses that have a harmful impact on surrounding property values, frequently become places of criminality, and which have objectionable characteristics, particularly when located in close proximity to areas which the youth of the community may frequent, such as churches, parks, schools, and residential areas.

Infrastructure & Public Services

- The increasing population of the Township requires that additional infrastructure and services be provided to its residents and businesses. It also requires increased maintenance (and eventual replacement) of existing infrastructure and services.
- The pattern and location of different types of development (residential, commercial, industrial, agricultural, etc..) has a significant impact on the cost of providing public infrastructure and services and ultimately the tax burden necessary for their provision. Policies and regulations that promote the efficient use of existing infrastructure before major investments in new infrastructure results in a lower tax burden for landowners within the Township
- ~~That z~~Zoning regulations, subdivision design standards, the pattern of land uses and various public policies play a significant role in determining how efficiently public infrastructure and services can be provided.
- The Township is part of a larger, regional network of infrastructure and public services. The quality of this network of roads, sewage treatment, public water supply and public facilities plays an essential role in the continued economic stability of the larger region. Coordination with other townships, the Cities of Alexandria and Nelson, Douglas County, the Minnesota Department of Transportation and ALASD is required to ensure future investments are adequate and efficient.
- Several significant community assets currently located in the City of Alexandria have been discussed as needing to relocate in the ~~near~~ future – including the airport, the County Fairgrounds, and the County Jail, and Jefferson High School.
- Several transportation investments may occur at the County or State level that would have a significant impact on the amount and type of traffic in Alexandria Township. These could include the construction of a new freeway entrance/exit on I-94, the relocation of the Alexandria Airport, or the construction of a light rail line along the Central Lakes Trail.

Parks & Recreation

- Parks, trails, and other recreational opportunities add to the value of property, can help to improve the health of residents and visitors, and contribute to the overall quality of life of Township residents.
- Douglas County ~~has recently adopted~~enforces a “Park Dedication” ordinance requiring the dedication of land or donation of monies to create or expand parks. This ordinance provides an opportunity for the Township, in coordination with Douglas County, to create new parks and trails in the Township.
- A coordinated network of parks and trails provides greater value to the community than “island” parks that are disconnected from each other.
- Acquisition of land to create parks and trails is much more orderly, efficient and practical at the time of subdivision, than after a subdivision is approved.

Governance

- Alexandria Township has ~~recently adopted an~~completed its four-phase Orderly Annexation Agreement with the City of Alexandria that ~~allows~~allowed for identified portions of the Township to be annexed into the City on a scheduled basis. ~~To facilitate the regulation development in areas not yet annexed, the City and Township have formed a Joint Planning Board for the regulation of land uses.~~Additional annexation is not anticipated or desired by the Township in the near future.
- Alexandria Township has the authority to adopt and enforce a variety of general and specific regulations, as authorized in various sections of Minnesota State Statutes. The Township has acted upon this authority by adopting several ordinances related to the general welfare of the Township ~~and expects to continue exercising its authorities in relation to land use and other regulations.~~
- ~~Among the regulations the Township is authorized to adopt and enforce are ordinances related to planning and zoning that include the authority to regulate the physical development of the town. Presently, Alexandria Township has not adopted any zoning ordinances and is subject to the Zoning and Subdivision Ordinances of Douglas County.~~
- ~~Alexandria Township does have the opportunity to provide input into zoning and subdivision decisions made by Douglas County. While the Township has taken advantage of this opportunity many times in the past, the County may or may not choose to make decisions consistent with Township recommendations.~~
- In the course of ~~reviewing various zoning and subdivision decisions made by the County in the past~~administering its land use ordinances between 2007 and today, Alexandria Township has found several areas of concern where existing County regulations ~~are insufficient or contradictory to the wishes of the Township~~were deemed to not be restrictive enough to adequately address the concerns and addressed many of these through the adoption of more restrictive language. ~~Current~~The Township has adopted its own Stormwater Ordinance as a result of these concerns, modified ordinances to limit the mixing of commercial/industrial and residential development, made efforts to ensure the submittal of more complete applications, required that constructed roads within planned unit developments meet all Township standards, adopted policies relating to the long-term maintenance of stormwater ponds within new developments. The Township will continue to monitor building patterns, enforcement issues, and permit application and review procedures to ensure effective administration of land use ordinances.~~areas of concern include inadequate permanent stormwater controls in new subdivisions; the failure to require preliminary grading plans which reveal the transformation of topography affecting drainage patterns; the improper handling of variances; and the approval of conditional use permits allowing for inappropriate mixing of residential, commercial, and industrial uses; the acceptance of incomplete applications; the approval of residential subdivisions (including Planned Unit Developments) in unsuitable locations or with inappropriate densities; the allowance of roads with inadequate widths to ensure public safety and which do not accommodate on-street parking within Planned Unit Developments; inconsistent enforcement of regulations; inadequate inspection of road, stormwater, and other improvements; and the inadequate provision of parks and trails to serve existing neighborhoods or new subdivisions.~~

V. Goals & Policies

Through a series of public meetings, Township officials, residents, and property owners were provided opportunities to brainstorm and develop a series of policies and strategies that would be intended to provide direction to Township officials and property owners as they make land use decisions. This section provides a summary of the policies and strategies that were identified through this process for each of the four primary topic areas.

Land Use

Agriculture

- Alexandria Township will maintain areas within the Township where non-farm uses are minimized and agriculture may continue to be productive and viable.
- Alexandria Township will follow a policy of phased, orderly growth patterns that discourages costly and scattered development in productive agricultural areas and that allows for the efficient expansion of roads, sewer, and other public infrastructure.
- Alexandria Township will provide for appropriate buffers and/or transition areas between intense urban development and intense agricultural operations so as to avoid unnecessary conflict and maintain property values for both farm and non-farm properties.

Housing Development

- Alexandria Township will allow for varying densities and designs of housing developments within its boundaries that: 1) facilitate the efficient and orderly expansion of public infrastructure and provision of public services to accommodate urban density neighborhoods; 2) preserve unique or sensitive features of the landscape as much as possible during the development process, including land that is currently or could be used for productive agricultural purposes; and 3) facilitate the ability to further subdivide lots to appropriate urban dimensions as the need or demand for such densities arises to make the most efficient use of public infrastructure and services.
- Alexandria Township will continue to contain primarily single-family residential housing. Attached townhome, condominium, and other multi-family housing options that will allow for residents of various life stages and income levels to live within the Township may be allowed in appropriate areas where sewer and other necessary infrastructure exist or can be efficiently provided.
- Alexandria Township will allow for the provision of a wide variety of housing options and neighborhoods in terms of the amenities they provide, their layout, and in the segments of the housing market that they serve.
- Alexandria Township will maintain its rural character by preserving wooded areas, open spaces, and scenic views, in addition to screening developed areas with trees and other vegetation as new housing development takes place.
- Alexandria Township will ensure that new residential developments are designed, constructed, and maintained to provide adequate stormwater controls that protect public safety and prevent damage to public and private property. The Township will explore the feasibility and effectiveness of both neighborhood and regional stormwater controls.
- Alexandria Township will ensure that all new roads constructed to serve residential housing – including roads within Planned Unit Developments – are of adequate width to ensure space for on-street parking and still maintain space for the safe passage of pedestrians, vehicles, and emergency service equipment.

- Alexandria Township will ensure that wherever feasible, new large housing developments provide space for parks and trails as they are developed to meet the demand of future residents.
- Alexandria Township will strictly require that Planned Unit Developments are designed and constructed in ways that maintain appropriate densities of housing for the site and the surrounding area and that create significant, contiguous open space and preserve sensitive or unique environmental features such as bluffs, steep slopes, wetlands, lakeshore, and aquatic vegetation. Density bonuses will not be considered unless the resulting densities are appropriate for the area and open spaces meet the intent of the Planned Unit Development regulations.
- Alexandria Township will ensure that regulations applicable to commonly owned, private boat access lots are carefully located in appropriate areas, protect sensitive environmental areas, do not create excessive stormwater runoff problems, or create safety concerns on the lakes.

Commercial/Industrial

- Alexandria Township will carefully locate commercial and industrial uses in identified industrial parks or other suitable locations – primarily along or near major roadways and intersections – so as to minimize conflicts with surrounding uses and ensure their efficient and orderly expansion.
- The Township will discourage permanent, heavy industrial development that creates nuisance characteristics inconsistent with the small town, residential nature of the area. Temporary industrial uses, such as gravel extraction and processing may be considered provided they can minimize nuisances on surrounding properties.
- The Township will seek to enhance regional economic development efforts by encouraging commercial and industrial uses that complement existing businesses in the area and promote further economic development throughout the region.
- Alexandria Township will have separate and distinct areas within the Township where commercial and industrial uses are served with adequate roadways and other public infrastructure. These areas will be required to develop with appropriate traffic controls, screening, landscaping, or other methods to ensure they are safe and attractive.
- Alexandria Township will ensure a gradual transition or sufficient barriers between commercial/industrial development and residential development so as to avoid unnecessary conflict and maintain property values for both business and residential properties.
- Alexandria Township will generally discourage the location or re-location of commercial or industrial businesses that create a need or demand for public water supplies within Township boundaries.
- Alexandria Township will review and revise Ordinance No. 94-19 as needed to ensure that any adult use businesses are properly regulated and located to protect the health, safety and welfare of its residents and particularly its youth.

Infrastructure & Public Services

- Alexandria Township will develop in an orderly manner that maximizes the use of existing infrastructure and services and provides new infrastructure and services in an efficient, well-planned manner.
- Alexandria Township will work with ALASD to identify whether main sewer trunk lines should be expanded proactively within Alexandria Township to facilitate the efficient expansion of development and sewer infrastructure. In areas where such expansion is deemed feasible and desirable, the Township will seek to obtain state or federal funding to lower the cost of the expansions and develop effective funding mechanisms for such expansions.

- Alexandria Township will work with internet service providers so as to expand the number of people within the Township that have access to quality, high-speed internet. Where possible, the Township will seek out state and federal funds to assist in the expansion or improvement of internet service to its residents and businesses.
- Alexandria Township will work to maintain, improve and/or expand both private and public stormwater management infrastructure within the Township so as to adequately protect landowners, public waters and public infrastructure from damage resulting from large rain events and springtime snowmelt.
- Alexandria Township, as part of the review process for all new development, will seek input and comments from public and semi-public service providers to determine whether new development can be adequately served. Examples of service providers to be contacted include libraries, schools, social services, fire departments, law enforcement, electric, internet and telephone service companies.
- Alexandria Township will contain a coordinated network of roadways, trails, rail lines, and other transportation corridors to ensure the safe and efficient movement of people, goods, and services throughout the Township and beyond.
- Township residents, visitors, and those passing through will have multiple options for moving from one place to another – both in terms of the mode of transportation (automobile, biking, walking, etc.) and in the routes available to them.
- Alexandria Township requests notice of relevant county, state or other meetings in order to have the opportunity to provide input into discussions regarding the relocation of major community facilities to a site within or in close proximity to Alexandria Township – such as the County Fairgrounds or ~~Jail Facilities, or a new school, racetrack~~ – to ensure that these or similar facilities are consistent with the goals and policies of the Land Use Plan.
- Alexandria Township requests notice of relevant meetings in order to have the opportunity to provide input into discussions regarding major transportation-related investments by other levels of government that would be within or in close proximity to Alexandria Township – such as a new I-94 highway interchange, the relocation of the Alexandria Airport, or a light-rail line through the Township – to ensure that these or similar facilities and/or investments are consistent with the goals and policies of the Land Use Plan.

Parks & Recreation

- Alexandria Township will create a Township Parks & Trails Plan that ensures adequate parkland and a wide variety of recreation amenities to serve the Township's residents and visitors. Wherever possible, this Plan will provide for connecting parks through a series of trails so that users can safely access parks throughout the Township.
- Alexandria Township will work with Douglas County to ensure that lands for parks and trails are dedicated during the subdivision process whenever appropriate, as opposed to the collection of park acquisition funds.
- When dedication of land is not feasible or advisable, the Township will work with Douglas County to ensure that any funds collected through the County's Park Dedication Ordinance are placed toward the creation of a larger park to serve the entire Township and its visitors.
- Alexandria Township will continually review existing and future park dedication ordinances and programs to ensure that they are providing for adequate parks and trails and that the costs of land acquisition fairly distributed between land developers and Township residents.
- Alexandria Township will work cooperatively with the MN Department of Natural Resources, the

MN Pollution Control Agency, local government, local lake associations and other stakeholders to maintain water quality within the Township's lakes and public waters so as to maintain water quality, manage and prevent the spread of aquatic invasive species and maintain area lakes as attractive places for public recreation and drivers of the local economy.

Governance

- ~~• Alexandria Township will continue to work cooperatively with the City of Alexandria throughout the orderly annexation process to ensure a smooth transition from Township to City jurisdiction. Its representatives, through the Joint Planning Board, will ensure both the interests and concerns of the residents and landowners that are being annexed are heard.~~
- Alexandria Township, in order to ensure that the physical development of the Township occurs in an orderly manner and adequately protects the general health, safety, and welfare of its landowners and residents, will ~~pursue~~ continue to administer the adoption of zoning and subdivision regulations as authorized by State Statute.
- Alexandria Township recognizes that ~~by adopting~~ the administration of zoning and subdivision regulations, ~~there is~~ has the potential to make the land development process more cumbersome and time-consuming. It is the policy of the Township to minimize any confusion and unnecessary burdens in the application and approval process as it ~~formulates~~ administers its ordinances and to work with Douglas County as much as possible to ensure that any overlap in County/Township jurisdiction is minimized or eliminated.
- As the Township implements current and future ordinances, it will seek to act in a proactive manner to facilitate orderly and beneficial economic development, prevent harm to persons and property, preserve the quality and beauty of the environment, and generally ensure the health, safety, and welfare of its landowners and residents. Where necessary, the Township will modify or strengthen such regulations so as to adequately protect private property values or address areas of concern working cooperatively with Douglas County to ensure compliance with statutory requirements.
- In making Township decisions, Alexandria Township will encourage the active participation of its residents through public hearings or other appropriate means to help facilitate public involvement and support.
- Alexandria Township will continue to exercise prudence in its budgetary and taxation practices and policies.

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.

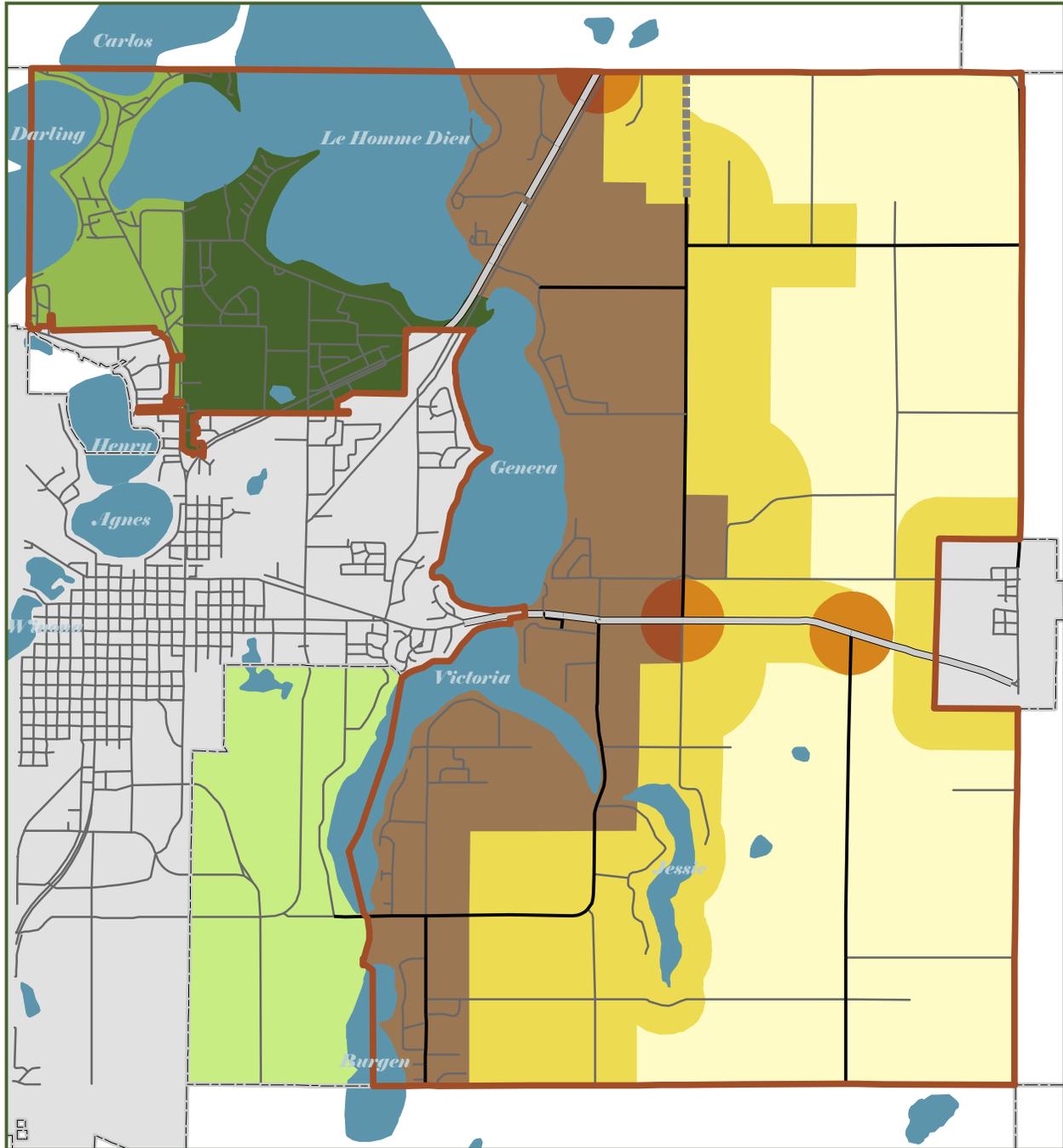
What is a conservation subdivision?

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

CURRENT FUTURE LAND USE MAP FROM 2006 COMPREHENSIVE PLAN

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

Alexandria Township Future Land Use Map

DRAFT - 1/18/2023

- 2022 ALASD Expansion Priorities_v1 
- Shoreland 
- 2023 FLU Map Transition Residential 
- 2023 FLU Map Urban Residential 
- 2023 FLU Commercial 

