

## Section 4. Future Land Use

The Planning Task Force has prepared a land use map as part of implementing the land use vision of the Township. The land use map is the geographic representation of the growth strategy for the Township, reflecting the goals and strategies contained in this plan. It is not a zoning map, but should be used to make decisions on how to respond to zoning and annexation requests.

The map contains the following land use designations:

**Open Space:** A designation for the preservation of environmentally-sensitive areas, unique resources, and other designated non-developable lands. Areas such as wetlands, lakes, bluffs, threatened and endangered species habitat, historic sites, land set aside as part of the development process, and other areas determined to be of special importance or value should be zoned Open Space.

**Public:** A designation for the preservation of publicly-owned lands. All lands designated as Green Space are publicly owned and are set aside from development.

**Rural Preservation:** A land use designation for properties that are best suited for rural farmsteads and farming. This classification would be most consistent with the Wright County Agricultural zoning classification. The Township believes it prudent to respond to future growth pressure by considering low-density, rural residential development in these areas, utilizing a cluster-style development strategy to maintain the rural character of the community.

**Neighborhood Residential:** A designation for residential properties already subdivided into lots too small to further subdivide. The properties may or may not have structures on them, but are sized so that additional subdivision would not be feasible.

**Shoreline Residential:** A designation for shoreline properties already developed, or to be developed, residentially.

**Urban-Rural Transition:** A designation that provides market-based options for land development in potential annexation areas. Although developments in this district could be done at larger lot sizes, higher densities would be allowed as part of a rural cluster. Rural clusters would need to be designed to preserve the outward appearance of rural character through open-space preservation while still allowing for flexibility of design. Commercial and light industrial uses would be allowed in this zone, focused along the Highway 55 corridor.








**Commercial:** A land use designation to memorialize existing, low-intensity commercial development and to identify potential future low-intensity commercial growth areas along major growth corridors.

### What is cluster development?

The basic premise of cluster development is to group new homes onto part of the property to be developed and preserve the rest of the property as open space. The clustering of the homes can have dual benefits: building more homes than would otherwise be permitted and protecting natural resources. Typically, subdivision design divides up all the development property so that the entire property is designated as private residential parcels or as roadway, regardless of the natural resources, topography, or surrounding development in the area. On the other hand, cluster development would place the new homes on smaller lots typically taking up no more than half of the development property while designating the remainder of the property as public open space through conservation easements or land trusts.

# Future Land Use

## Future Land Use Category

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|--|--|
|  Open Space               |  Shoreline Residential  |
|  Public                   |  Urban-Rural Transition |
|  Rural Preservation       |  Commercial             |
|  Neighborhood Residential |  |

0 0.25 0.5 1  
Miles



Prepared November 2006  
Sources: Citizens of Corinna Township,  
Minnesota Department of Transportation,  
Minnesota Department of Natural Resources

