COTTAGE GROVE 2040 COMPREHENSIVE PLAN

City Council Workshop
June 20, 2018
Comprehensive Plan

- Information
- Vision/Goals
- Alternatives
- Draft Plan
- Final Plan
Draft Comprehensive Plan

COTTAGE GROVE 2040 COMPREHENSIVE PLAN

FUTURE VISION 2030

City of Cottage Grove

Comprehensive Plan

DRAFT PLAN
PREPARED FOR THE CITY OF COTTAGE GROVE, MINNESOTA
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2. Land Use
3. Housing
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Appendix
VISION:

Cottage Grove is a welcoming city with convenient access to urban opportunities while enjoying recreational amenities, open spaces, high-quality schools, and a close-knit community.

We strive to address our key themes in planning for the future.
KEY THEMES

• **Commercial/Retail Offerings** – work to develop a greater variety of retail, restaurant and entertainment options

• **Business & Jobs** – expand the City’s economy with living wage jobs, a strong workforce and ample land for business development

• **Transportation Connections** – continue to develop walking, biking and transit as important complements to local and regional roadway access serving the City

• **Housing Options** – strive to provide a diverse mix of housing types that are needed to serve all income levels and stages in the life cycle

• **Great Schools** – work with the school district to support strong schools, to attract and retain families
KEY THEMES

• **Parks, Trails, & Recreation** – continue to build the City’s parks and trail systems as a source of pride for residents

• **Serving All Generations** – continue to create diverse and vibrant neighborhoods with equal access to services and amenities for all residents

• **Mississippi River Access** – work to provide public access to the river and appropriate development opportunities on Lower Grey Cloud Island

• **Environmental Stewardship** – continue to protect and enhance the natural environment, including air quality, groundwater resources, stormwater management and energy usage

• **Defining Our Character** – preserve and enhance the variety of neighborhood experiences in the city
The health and character of a community may best be measured in its housing stock. Vital cities provide a variety of housing choices and work to ensure that existing housing is well maintained. The City must also ensure that new housing meets the changing needs of the community.
What does it mean in Cottage Grove to have diverse housing options for all incomes and ages?
GOALS:

- Preserve and improve existing neighborhoods and housing units
- Meet future needs with a variety of housing products
- Encourage the development of sustainable housing options
Chapter 4: Historic Preservation in the City of Cottage Grove is intended to be the guide to be used by city officials and citizens responsible for implementing the City’s historic preservation program. The chapter includes goals and policies to promote historic preservation and inventories existing historic resources, both of local and national significance.
GOALS:

• The City will be actively involved in the documentation, promotion and preservation of history of the community.
• The city will periodically review all historical, architectural, archaeological and cultural resources with the city limits.
• Significant historic properties are nominated to the City Register
• Review of all city permits by the City Historic Preservation Officer
• Assist private property owners to preserve and enhance significant resources.
The Parks and Open Space chapter provides information on existing and future parks, open space, and trail facilities in Cottage Grove. These facilities are a major asset in the community and important feature to maintain and expand as the city develops. This chapter also addresses Cottage Grove as part of a regional system of parks, trails, and open space.
Future Park & Trail Plan
A well-planned transportation system is the primary objective to facilitate the efficient operation and managed growth of the City. All aspects of community development from land use and property values to utility installations are directly related to current and future transportation systems.
Future Roadway System
Future Transportation Improvements
7 WATER RESOURCES

Water is critical to the health and vitality of a community. This chapter describes three elements of water resources in Cottage Grove:

- Water Supply
- Waste Water and Sanitary Sewer
- Surface Water Resources and Stormwater
Water Supply
Sanitary Sewer
Surface Water
The economic development chapter of the plan builds on the land use inventory of areas within the community in need of revitalization or redevelopment. It goes beyond recognition of these areas by establishing a set of goals, policies, and planning components to encourage and enable redevelopment to occur. This chapter is the basis for a comprehensive economic development strategy to guide current and future work of the City to support existing business growth and attract new business investment.
Economic Development
• Retail
• Office
• Industrial
• Employment
• Housing
Resilience and environmental sustainability are critical for future development and growth in Cottage Grove. Many stakeholders in the planning process identified the natural amenities as one of the City’s greatest assets. Chapter 9 identifies existing resilient programs and policies in Cottage Grove and opportunities to promote alternative energy, healthy living, and hazard mitigation.
Resilience
- Sustainability
- Green building
- Food access
- Climate change
- Infrastructure
- Hazard Mitigation
The Land Use Plan is the critical element of the Comprehensive Plan, presenting the blueprint for how Cottage Grove will grow. The plan establishes the land use designations for properties throughout the city and a schedule for staging new development. The Land Use Plan also serves as the basis for future decisions on transportation improvements, utility extensions, and expansion of the park and open space system.
Most of the City won’t change

Areas of Change – development likely or continued interest
Land Use Changes 2030-2040

Sub-Areas
2030 Future Land Use

- City Boundary
- Rural Residential
- Low Density Residential
- Med Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Golf Course
- Parks/Open Space
- Agricultural
- Transition Planning Area
- Open Water

2040 Future Land Use

- City Boundary
- Major Future Roadways
- Agriculture Preserve
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Industrial
- Public/Semi-Public
- Agricultural
- Parks/Open Space
- Golf Course
- Transition Planning Area
- Open Water
- Street and Railroad Right-of-Way
Mixed Use

Areas designated “Mixed Use” are intended to provide flexibility to allow complementary uses within a district. A mixed use land use pattern generally includes any combination of higher density residential, commercial services, employment opportunities, and transit. The most visible and accessible parcels are intended to be reserved for commercial uses at street level, not residential, and a standard will be adopted in the zoning for the Mixed Use area to require only commercial, retail or office uses on the ground level within 300 feet of an arterial roadway.
Mixed Use

Residential Only

Commercial Only

Side-by-Side

Up and down

Up and down
Mixed Use Examples

CityPlace, Woodbury (horizontal)

300 Broadway, Fargo (vertical)
City Walk, Woodbury (walkable)

- Flexibility, new techniques
- Provision of lifecycle housing
- Energy conservation
- Preservation of environmental features and open space
- Efficient use of land
- High quality design
- Transitions – land use, transportation, scenic corridors
- Consistent with Comprehensive Plan
Existing PUDs

- Pine Grove of Cottage Grove PUD
- Almar Village PUD
- Southpoint Ridge PUD
- Pine Arbor and Summerhill Crossings PUDs
Area 1

Changes:
- Development of new schools
- Conversion to medium density residential
Mixed Use/Commercial
- Hwy 61/80th St
- Hwy 61/Jamaica
- Cottage View (61/19)
- 70th & Keats
Area 2

Changes:
- Development of new low and medium density homes
- New parks
- Schools and churches classified as institutional uses
- Incorporation of Ravine Master Plan

2030 Future Land Use Changes:
- Development of new low and medium density homes
- New parks
- Schools and churches classified as institutional uses
- Incorporation of Ravine Master Plan
Area 3

Changes:
- Incorporate revised East Ravine Master Plan
Area 3

- Ravine Parkway alignment refined
- Roadway intersection spacing confirmed
- Major commercial & housing node in NE part of City
Area 4

Changes:
• Incorporate Agricultural Preserve Parcels
Area 5

Changes:
• Mixed Use at 80th Street BRT Station Area
• High and medium density housing at Harkness Ave (small area plan)
• Schools, public buildings and churches classified as institutional uses
• Harkness Avenue property proposed for higher density housing
• Proposed Bus Rapid Transit Station at 80th Street
• Future development likely to support transit riders
Area 6

Changes:
- New low and medium density homes
- Schools and places of worship classified as institutional uses
Area 7

Changes:
- Mixed Use & medium density housing at Jamaica BRT Station Area
- Schools, public buildings and places of worship classified as institutional uses
Area 7

- Langdon Village redevelopment
Area 8

Changes:
- New parks
- Incorporate revised East Ravine Master Plan
- Incorporate Agricultural Preserve Parcels

2030 Future Land Use

2040 Future Land Use Changes
Area 9

2030 Future Land Use

2040 Future Land Use Changes

Changes:
- Incorporate Agricultural Preserve Parcels
Area 10

Changes:
- Change some Transitional Planning Area to Ag
- Incorporate Agricultural Preserve Parcels
- Schools and churches classified as institutional uses
Area 11
No Changes

2030 Future Land Use

2040 Future Land Use Changes

2040 Future Land Use

- City Boundary
- Major Future Roadways
- Agriculture Preserve
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Mixed Use within 300' of Arterial Roadways
- Industrial
- Public/Semi-Public
- Agricultural
- Parks/Open Space
- Golf Course
- Transition Planning Area
- Open Water
- Street and Railroad Right-of-Way
Changes:
- Convert some Transitional Planning Area to Low Density Residential
- Schools and churches classified as institutional uses

2030 Future Land Use

2040 Future Land Use Changes

Area 12

2040 Future Land Use

- City Boundary
- Major Future Roadways
- Agriculture Preserve
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Mixed Use within 300' of Arterial Roadways
- Industrial
- Public/Semi-Public
- Agricultural
- Parks/Open Space
- Golf Course
- Transition Planning Area
- Open Water
- Street and Railroad Right-of-Way
• Area next to St. Paul Park at 85th & Geneva is guided Low Density Residential, same as in SPP
Changes:

- Convert Transitional Planning Area to Residential and Industrial
- Convert Mississippi Dune Golf Course to medium density residential and Transitional planning area

**2030 Future Land Use**

**2040 Future Land Use Changes**

**2040 Future Land Use**

- City Boundary
- Major Future Roadways
- Agriculture Preserve
- Rural Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Mixed Use within 300' of Arterial Roadways
- Industrial
- Public/Semi-Public
- Agricultural
- Parks/Open Space
- Golf Course
- Transition Planning Area
- Open Water
- Street and Railroad Right-of-Way
Changes:
- Industrial S of 100th
- Miss Dunes – mostly Transitional
- Med Resid N of Dunes
- Low Density Resid S of 103rd
Area 14

Changes:
- Two new park properties
Utility Staging Areas

- City Boundary
- 2040 MUSA
- Current Service Area
- Development Stage 1
- Development Stage 2
- Development Stage 3
- Development Stage 4
- Development Stage 5
- Development Stage 6
- Development Stage 7
- Development Stage 8
- Private System Area

Utility Staging
KEY THEMES

• Commercial/Retail Offerings
• Business & Jobs
• Transportation Connections
• Housing Options
• Great Schools
• Parks, Trails, & Recreation
• Serving All Generations
• Mississippi River Access
• Environmental Stewardship
• Defining Our Character
Questions/Discussion
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Stantec