Planning Commission Review
April 23, 2018
COTTAGE GROVE 2040 COMPREHENSIVE PLAN

- Comp Plan
- Information
- Vision/Goals
- Alternatives
- Implementation
- Draft Plan
- Final Plan
**Vision:**
Cottage Grove is a welcoming city . . .

**Themes:**
- Commercial/Retail Offerings
- Business & Jobs
- Transportation Connections
- Housing Options
- Parks, Trails, & Recreation
- Mississippi River Access
- Serving All Generations
- Great Schools
- Environmental Stewardship
- Defining Our Character

**Alternatives:**

**Plan:**
- Land Use
- Transportation
- Parks & Trails
- Water Resources
- Housing
- Economic Development

**Goals & Policies**
Plan Table of Contents

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6 TRANSPORTATION  x
7 WATER RESOURCES  x
8 ECONOMIC DEVELOPMENT  x
9 RESILIENCE  x
10 IMPLEMENTATION  x
APPENDIX  x

Plan Organization

This plan is organized into chapters addressing each of the major systems as well as a vision for Cottage Grove. This chapter highlights the community vision document. This chapter also addresses the population and demographic changes in Grove’s regional context, the population today, and projections into the future, critical to planning facilities and services that meet the needs of all residents.

Next, the Plan addresses land use, including the City’s existing land use and community, this chapter addresses critical development and redevelopment within the boundaries of the East Ravine neighborhood.

The next five chapters address major human and natural systems in Cottage and water resources. These chapters include an assessment of existing and potential systems that will be critical to the successful growth and future development of the core area. Each chapter addresses goals and policies to promote economic growth that serves current and future residents.

The final topical chapter of the plan addresses resiliency. The City of Cottage Grove wants to create communities, alternative energy, and hazard mitigation. The resiliency chapter discusses the process. Because of the broad scope of resilient planning and development, plan are denoted with:

For any plan to be successful, it must be actionable. The final chapter in this plan outlines the community and sets timelines for implementation of solutions.

Plan Chapters include:

- Community Growth and Vision (Chapter 1)
- Land Use (Chapter 2)
- Housing (Chapter 3)
- Historic Preservation (Chapter 4)
- Parks and Open Space (Chapter 5)
- Transportation (Chapter 6)
- Water Resources (Chapter 7)
- Economic Development (Chapter 8)
- Resilience (Chapter 9)
- Implementation (Chapter 10)
LAND USE

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.
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 areas to require only commercial, retail or office uses on the ground level within 300 feet of an arterial roadway. This would apply to the areas highlighted in Figure 2-5.

The uses within a Mixed Use district support one another and the use of walking, biking, and transit. The City of Cottage Grove seeks to achieve Mixed Use Districts by:

- Allowing development of multiple, complementary uses that support one another.
- Promoting a walkable, sustainable development pattern that supports alternative forms of transportation (walking, biking, and mass transit) while still accommodating the automobile.
- Demanding high quality design to ensure compatibility between residential and commercial uses.
- Ensuring adequate service and retail opportunities to meet the needs of major employment areas and businesses.
- Enhancing the local labor supply through provision of higher density housing in close proximity to major employment areas.
- Creating attractive, community-oriented development that positively reflects the image and identity of Cottage Grove.

Figure 2-5: Planned Mixed Use Areas
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. This would apply to the areas highlighted in Figure 2-5.

Figure 2-5: Planned Mixed Use Areas
Land Use Modifications

North Ravine Area (Staging Area 1)

This area was identified as Neighborhood 1 in the East Ravine Master Plan and is developing with mostly single-family residential plats along and near the extension of Ravine Parkway. It is one of the major areas left for single-family development west of Keats Avenue.

Cottage View Area (Staging Area 2)

The former Cottage View drive-in theater once occupied this area on Highway 61 northwest of the Innovation Road interchange. It was planned as the southern portion of the East Ravine Master Plan. A new Wal Mart superstore was developed here in 2013 and additional commercial, mixed use and residential development is anticipated to anchor this interchange.
Land Use Modifications

Oltman Middle School Area (Developed Area)

A new middle school at 65th Street and Geneva Avenue will open in the fall of 2018, and is expected to attract new housing development around it.

Mississippi Dunes Golf Courses (Staging Area 5)

The Mississippi Dunes Golf Course, located in the southwestern section of the city, is currently for sale with market interest in residential units. More specific study needs to be undertaken to identify density, layout, and infrastructure requirements. Once more detail is known for the use and potential physical elements of the site, the City can recommend a change in land use and potential comprehensive plan amendment to achieve the desired development.
Figure 2-7: 2030 Future Land Use and Areas of Change

Future Land Use Change Areas

- City Boundary
- 2030 Future Land Use:
  - 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

Areas of Future Land Use Change:
1. East Ravine Master Plan Area
2. Business Park Expansion Area
3. BRT Station Areas
4. Harkness Avenue Area
5. Langdon Area
6. North Ravine Area
7. Cottage View Area
8. Olmsted Middle School Area
9. Mississippi Dunes Area
10. Lower Grey Cloud Island

Upper Ravine District?
Relocate the park designation to the north approx. 1000 ft.

Medium and high density residential was added along Parkway. Does more medium and high land use need to be added?

Match the future land use designation as shown in AUAR

Is local street too close to Keats?

Is medium density residential proposed NE corner 85th and Keats?

Relocate the park designation to the north approx. 1000 ft.

Medium and high density residential was added along Parkway. Does more medium and high land use need to be added?

What is the best way to show SW Transportation alignment?

City prepared to extend water and sewer to this area?

Transition area previously shown, should commercial be along Hwy. 61?
Langdon Village Area

- Revisit plans – commuter rail a long way off
- Commercial along Hwy 61
- Consider affordable housing
- City Public Works facility relocating

Low density residential land use for southeast corner in Langdon area.
Area “1” should be a light yellow color since it's already in the current service area.

Re-number all other staging areas.

Show MUSA boundary line for entire city and show MUSA as approved in the Business Park AUAR.
3  

HOUSING

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.
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.
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.
Show future park and open space as previously shown in 2030 Comp Plan.

Create a “conservancy” designation for the Dodge Nature Center.

Show future park and open space around pond.

Show neighborhood parks.
TRANSPORTATION

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.
Figure 6-3: Existing and Projected AADT

Traffic Volume

City Boundary
Open Water

5,600/Existing 2015/Projected 2040
7,900 Traffic Volume (AADT)

100 2012 Heavy Commercial Traffic
Route and Volume (HCAADT)
Figure 6-5: Planned Functional Classification

Planned Future Roadway Functional Classification:

- Principal Arterial
- A-Minor Reliever
- A-Minor Expander
- Future A-Minor Expander
- A-Minor Connector
- Other Arterial
- Major Collector
- Future Major Collector
- Minor Collector
- Future Minor Collector

Legend:
- City Street
- City Boundary
- Open Water

March 29, 2018
0 4,500 9,000 Feet

Mississippi River
Figure 6-6: Future Roadway and Intersection Improvements

Future Transportation Improvements
- Intersection Improvements
- Corridor Improvements
- City Boundary
- Open Water

Access Management Study in Conjunction with MnDOT
Potential Bridge over Railroad
Proposed Interchange Reconstruction
Interchange Study Area

March 30, 2018
0 4,500 9,000 Feet
N

V:\1936\ac\live\193603600\GIS\Projects\Transportation\Analysis3
Washington County Transit Study

Washington County is currently in the process of completing a transit needs study focusing on the current and future travel needs of transit-dependent persons (older adults, individuals with disabilities and low-income individuals). A draft copy of this report, written in October 2017, was reviewed as part of the Comprehensive Plan update. Future details about the plan and its relation to Cottage Grove will be included here.

Red Rock Corridor

Cottage Grove has participated in the Red Rock Corridor Commission since its inception in the late 1990’s. This Commission is made up of communities along the corridor from Hastings to St. Paul and includes the Regional Railroad Authorities in Washington, Dakota, Hennepin, and Ramsey Counties. The Red Rock Corridor is included as an “Express Bus” transitway in the 2040 Transportation Policy Plan that includes three park-and-ride facilities at Lower Afton, Newport, and Cottage Grove. The Red Rock Corridor is also identified in the Counties Transit Improvement Board’s Phase I Program of Projects, which means it is eligible for grant funding from existing sales tax resources.

In January 2016, the RRCC recommended advancing a single preferred alternative for further evaluation based on the goals of the project and public input. The preferred alternative includes Bus Rapid Transit (BRT) service along Highway 61 between Union Depot in Saint Paul and Hasting Depot with deviations from Highway 61 in Newport, St. Paul Park, Cottage Grove, and in Hastings. The portions of this alternative off Highway 61 aim to serve existing destinations and densities that are more likely to support all-day, bi-directional transit service than park-and-rides.

The preferred alternative includes two stations within Cottage Grove, 80th Street Station and Jamaica Avenue Station. The 80th Street Station is located on East Point Douglas Road south of 80th Street, and the Jamaica Avenue Station is located on East Point Douglas Road west of Inwood Avenue. Services are proposed to include both weekday and weekend times.

The Red Rock Corridor is mapped in Figure 6-9.

Source: Red Rock Corridor Commission
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
ECONOMIC DEVELOPMENT

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.
Figure 8-2: Retail Development Areas in Cottage Grove

Source: Tangible Consulting Services
Industrial Development

The competitive landscape for industrial development is different from the competitive landscape for retail, in that industrial development in the Cottage Grove may be weighed against industrially zoned properties all over the Twin Cities.

Industrial businesses in Cottage Grove are almost all located in the 300-acre Cottage Grove Business Park, with the major exception of the 3M Campus. The positive attributes of Cottage Grove’s Business Park are significant, and are expected to draw greater attention from the industrial business and real estate community over time. In fact, new attention on Cottage Grove is already evident in the recent or proposed expansion of four businesses in the Cottage Grove Business Park, and a new development proposal on recently acquired property. The Business Park is well suited to both light manufacturing, and office warehouse facilities.

In 2018, the City approved an Alternative Urban Areawide Review (AUAR) for the Business Park and an expansion area to the south that adds 421 acres of industrial property to the existing Business Park (see Figure 8-3). The Business Park has a long list of assets that make it attractive for new business development. The most important of these is its strong connection to the regional highway network via Highway 61. It also boasts large, flat land with good utility infrastructure and the City has a reputation for being responsive and supportive to development proposals.

The industrial development market is recovering, and that has been observed in expansions of businesses in the Business Park—and in the first new industrial development proposal in a decade.
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.
Show HyVee as major grocery store.
Show HyVee as major grocery store.
Show HyVee as major grocery store.
<table>
<thead>
<tr>
<th>Community Gardens or Residential Gardens</th>
<th>Farmer’s Markets</th>
<th>Greenhouses or Hoop houses</th>
<th>Chicken Keeping</th>
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<th>Composting</th>
<th>Sidewalks</th>
<th>Trails</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>§11-8A-3-6</td>
<td>N/A: Code only refers to commercial greenhouses or nurseries.</td>
<td>§5-14-13 Chickens and other poultry are permitted in any zoning district on lots between 3 and 5 acres in size. However the principal use of the property must be single family residential. An annual license is required. No more than 4 birds are allowed. Roosters are prohibited.</td>
<td>§11-3-7 Farm animals are permitted in residential lots of 5 acres or greater. Each animal must have 1.5 acres of land. This number may be exceeded by a conditional use permit. Special setbacks are required for pens, barns and coops to house these animals.</td>
<td>§4-3-1 Compost is required in residential yards for composting. It may be stored in a compost box and screened from view of adjacent property owners.</td>
<td>§7-1-5 The City classifies sidewalks into two groups: safety and low-use. Safety sidewalks are cleared by the City in the winter; low-use sidewalks are closed.</td>
<td>§10-2-8 Easements for or the construction of trails may be required as part of the development review process.</td>
</tr>
<tr>
<td>AG-1 Agricultural Preservation</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>R-1 Rural Residential</td>
<td>§11-8A-3-6</td>
<td>N/A: Code only refers to commercial greenhouses or nurseries.</td>
<td>§5-14-13 Chickens and other poultry are permitted in any zoning district on lots between 3 and 5 acres in size. However the principal use of the property must be single family residential. An annual license is required. No more than 4 birds are allowed. Roosters are prohibited.</td>
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<tr>
<td>R-2 Residential Estate</td>
<td>§11-8A-3-6</td>
<td>N/A: Code only refers to commercial greenhouses or nurseries.</td>
<td>§5-14-13 Chickens and other poultry are permitted in any zoning district on lots between 3 and 5 acres in size. However the principal use of the property must be single family residential. An annual license is required. No more than 4 birds are allowed. Roosters are prohibited.</td>
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</tr>
<tr>
<td>R-2.5 Residential</td>
<td>§11-8A-3-6</td>
<td>N/A: Code only refers to commercial greenhouses or nurseries.</td>
<td>§5-14-13 Chickens and other poultry are permitted in any zoning district on lots between 3 and 5 acres in size. However the principal use of the property must be single family residential. An annual license is required. No more than 4 birds are allowed. Roosters are prohibited.</td>
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<td>§10-2-8 Easements for or the construction of trails may be required as part of the development review process.</td>
</tr>
<tr>
<td>R-3 Single-Family</td>
<td>§11-8A-3-6</td>
<td>N/A: Code only refers to commercial greenhouses or nurseries.</td>
<td>§5-14-13 Chickens and other poultry are permitted in any zoning district on lots between 3 and 5 acres in size. However the principal use of the property must be single family residential. An annual license is required. No more than 4 birds are allowed. Roosters are prohibited.</td>
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<tr>
<td>R-4 Low Density Residential</td>
<td>§11-8A-3-6</td>
<td>N/A: Code only refers to commercial greenhouses or nurseries.</td>
<td>§5-14-13 Chickens and other poultry are permitted in any zoning district on lots between 3 and 5 acres in size. However the principal use of the property must be single family residential. An annual license is required. No more than 4 birds are allowed. Roosters are prohibited.</td>
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<tr>
<td>R-5 Medium Density Residential</td>
<td>§11-8A-3-6</td>
<td>N/A: Code only refers to commercial greenhouses or nurseries.</td>
<td>§5-14-13 Chickens and other poultry are permitted in any zoning district on lots between 3 and 5 acres in size. However the principal use of the property must be single family residential. An annual license is required. No more than 4 birds are allowed. Roosters are prohibited.</td>
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<td>R-6 High Density Residential</td>
<td>§11-8A-3-6</td>
<td>N/A: Code only refers to commercial greenhouses or nurseries.</td>
<td>§5-14-13 Chickens and other poultry are permitted in any zoning district on lots between 3 and 5 acres in size. However the principal use of the property must be single family residential. An annual license is required. No more than 4 birds are allowed. Roosters are prohibited.</td>
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<td>§10-2-8 Easements for or the construction of trails may be required as part of the development review process.</td>
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<td>Numerous site regulations are in place to ensure that markets are orderly and meet health codes. Processing and cooking food on site and generators are prohibited.</td>
<td>§11-8A-3-6</td>
<td>N/A: Code only refers to commercial greenhouses or nurseries.</td>
<td>§5-14-13 Chickens and other poultry are permitted in any zoning district on lots between 3 and 5 acres in size. However the principal use of the property must be single family residential. An annual license is required. No more than 4 birds are allowed. Roosters are prohibited.</td>
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### Table 9-3: Healthy Living Policies and Programs in Cottage Grove

#### Policies and Plans: 2008 Comprehensive Plan

<table>
<thead>
<tr>
<th>Community Gardens or Residential Gardens</th>
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<th>Greenhouses or Hoop Houses</th>
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<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
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</tr>
</tbody>
</table>

#### Sidewalks

**Chapter 2: Land Use**

Policy 2.11 Calls for the construction of sidewalks in new developments.

**Chapter 5: Parks and Open Space**

Sidewalks are mapped.

Goals: N/A

Policy 5.12: Transportation sidewalks and trails shall be installed by developers along all collector and minor arterial streets, or on roadways that are determined to generate sufficient traffic to warrant concern for either pedestrian or bicycle use within the street right-of-way.

#### Trails

**Chapter 2: Land Use**

Policy 2.11 Calls for the construction of trails in new developments.

**Chapter 5: Parks and Open Space**

Trails are categorized into transportation, recreation, nature, regional laneways and bike routes and are mapped.

Goal: Create a coordinated network of trailway routes that are designed to accommodate a variety of users while providing for integrated links to neighborhoods, the community, the region and other special points of interest.

Policies include guidelines for safety, design, trail monitoring and evaluation, and connections to the Mississippi River at points of interest.

#### Existing Programs

<table>
<thead>
<tr>
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<th>Composting</th>
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<th>Trails</th>
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<tr>
<td>Green Garden Award program awards residents and businesses for superior landscaping in a variety of categories.</td>
<td>The City currently has an organized farmer’s market at the Cottage Grove United Church of Christ (CGUCC) in summer months on Thursday afternoons.</td>
<td>N/A</td>
<td>Regulations regarding keeping chickens are easily accessible on the City’s Code Enforcement Page of the City’s Website.</td>
<td>Regulations regarding keeping animals are easily accessible on the City’s Code Enforcement Page of the City’s Website.</td>
<td>The Cottage Grove compost site is run by Rumpca Companies. The company buys compostable materials (leaves, garden materials, stumps etc.) and sells woodchips, mulch, soil etc.</td>
<td>N/A</td>
<td>Trail maps are available through the Park Department page of the City’s website.</td>
</tr>
</tbody>
</table>

Source: Stantec
Next Steps

• April 23  Planning Commission review
• May 7    Comp Plan Steering Committee: Draft Plan
• May 29   Planning Commission: Draft Plan public hearing
• June 6   City Council adopt Plan
Questions/Comments
Planning Commission Review
April 23, 2018