



Work Session

PLANNING COMMISSION AGENDA
Thursday, August 17, 2017
immediately following the regular meeting of the Commission
Coon Rapids City Center
Council Chambers

Call to Order

Adopt Agenda

New Business

1. Comprehensive Plan Update

Adjourn



Planning Commission Work Session

1.

Meeting Date: 08/17/2017

Subject: Comprehensive Plan Update

From: Matt Brown, Economic Development Coordinator

INTRODUCTION

Staff will provide an update on the Comprehensive Plan process, known as the Coon Rapids 2040 Plan, that is currently underway.

ACTIONS

NA

60 DAY RULE

NA

LOCATION

NA

DISCUSSION

Various City staff have been working on the Coon Rapids 2040 Plan for about the last six months. Every 10 years cities in the Metropolitan Area are required under Minnesota law to update their long-range comprehensive plans. These plans help local communities guide policymaking on such issues as land use, transportation, housing, water resources, parks and open space and community facilities. Each community's plan includes elements that are tied to the Met Council's long-range system plan known as Thrive MSP 2040. The current Comprehensive Plan for Coon Rapids plan was adopted in 2008 (online at <http://www.coonrapidsmn.gov/436/Comprehensive-Plan>) and must be updated by the end of 2018. A timeline and work plan for the 2040 Plan process is attached. At Thursday's work session, Staff will provide an update on the process and seek input from the Planning Commission. Staff's presentation will focus on the following three areas:

Public Engagement. In the last several months, extensive public engagement has occurred to assist in establishing policies and priorities. This has included a mail survey of residents, a more open-ended online survey, and a "photo booth" at the Summer in the City meetings that enabled Staff to interact with residents informally about their priorities and concerns. A summary of the overall conclusions of the public engagement process is attached.

Goals and Policies. Staff continues to work on updating the goals and policies established in

chapter (Land Use, Housing, Transportation, Parks and Recreation, Water Resources, Community Facilities, Economic Development) of the 2040 Plan. A draft of these goals and policies is attached. Staff invites feedback from the Planning Commission on the document.

Future Land Use Map. Because the Land Use chapter drives other recommendations of the Plan, including transportation, park, and infrastructure needs, Staff requests feedback from the Commission on the draft Future Land Use Map. Many elements of the Future Land Use Map remain unchanged from the current map. Highlights of the proposed map include:

- Major rezonings or creation of nonconforming uses are unlikely
- Retain policy protection over Industrial, Low-Density Residential areas
- Fewer designations
 - Reduces frequency of comprehensive plan amendments
- Wider use of Mixed Use designations along commercial corridors and nodes
 - Reflects current zoning (i.e. River Rapids Overlay)
 - Provides more flexibility in commercial areas that may become obsolete

RECOMMENDATION

Staff requests feedback from the Planning Commission as work on the Coon Rapids 2040 Plan continues.

Attachments

Work Plan/Timeline

Public Engagement Summary

DRAFT Goals and Policies

DRAFT Future Land Use Map

**City of Coon Rapids
2018 Comprehensive Plan Update
Time Line / Proposed Work Plan**

<u>Time Line</u>	<u>Activity/Task</u>	<u>Outcome (Actual/Desired)</u>	<u>Status</u>
February to April 2016	Internal staff discussions about 2018 Comp Plan update. Reviewed new plan elements, scope options, public participation and roles/responsibilities.	Agreed to schedule work session with City Council for spring 2016.	Done
May 2016	City Council work session to provide background on topic; scope of update; public participation options and next steps.	No formal action taken.	Done
July 2016	Seek City Council authorization to apply for Met Council plan grant to assist in 2018 Comp Plan update.	City Council approval.	Done
August 2016	Prepare Met Council planning grant application.	Submit to agency by September 1 st .	Done
December 2016	Clarify roles and responsibilities and assign staff to key roles (see below).	Develop time line and next steps.	Done
January to August 2017	Conduct internal review of existing Comp Plan to evaluate the following issues: Chapter 1 (Introduction) Chapter 2 (Land Use) Chapter 3 (Transportation) Chapter 4 (Housing) Chapter 5 (Water Resources)	Staff work Matt/Scott Matt/Scott/Emma Mark/Scott Grant/Cheryl Tim/Mark/PW	In process

<u>Time Line</u>	<u>Activity/Task</u>	<u>Outcome (Actual/Desired)</u>	<u>Status</u>
	Chapter 6 (Parks and Open Space) Chapter 7 (Community Facilities) Resilience (Incorporate) Economic Competitiveness (Incorporate) Maps	Tim/Parks Tim/Grant Grant/Maria/Colleen Matt/Grant Chris	In process
	Clarify role for consultants and obtain quotes on services. Get consultant/s on-board to assist with key roles.	Develop Scope of Work	Done
February 2017	Develop Communications Plan to include: <ul style="list-style-type: none"> - Website - Newsletter article - Social media - Survey/feedback (on-line) - Meeting schedules 	Met with Steph R. on 1/23/2017	Done
	Update City Council and Planning Commission on Comp Plan process, new elements and time line.	Informational	Done

<u>Time Line</u>	<u>Activity/Task</u>	<u>Outcome (Actual/Desired)</u>	<u>Status</u>
April to May 2017	Update advisory Commissions (similar format as CC and PC):	Informational	Done

City of Coon Rapids
2018 Comprehensive Plan Update
Time Line / Proposed Work Plan

- Safety (Done)
- Sustainability (Done)
- Parks (Done)
- Arts (Done)

Create web page for 2018 Comp Plan and means for accepting comments (on-line survey)

Done

July to
September 2017

Accept public comments on community needs through a variety of inputs (i.e. website, neighborhood meetings, other events, etc.)

Conduct public outreach work.

In process

Review by Sustainability Commission of key chapters of Comp Plan.

Feedback and issue identification

In process

August 2017

Review by Planning Commission of key chapters of Comp Plan.

Feedback and issue identification

Pending

September 2017 Complete 1st Draft of 2018 Comp Plan

Distribute for review

Pending

October 2017

Meet with City Council and Planning Commission to provide status report, public feedback and highlights of draft plan.

Informational

Pending

November to
Time Line

Make revisions to 2018 Comp Plan with the goal
Activity/Task

Staff work, as needed.
Outcome (Actual/Desired)

Pending
Status

December 2017 of adopting a submittal draft in 2Q-2018.

January 2018 to March 2018	Review submittal draft of 2018 Comp Plan with Planning Commission and other advisory groups.	Informational	Pending
April 2018	City Council to review draft and authorize distribution to affected jurisdictions.	Informational	Pending
May 2018 to June 2018	Draft is distributed to adjacent communities and other agencies, as necessary.	Informational	Pending
July 2018	City Council to consider approval of draft with agency/public comments.	Informational	Pending
August 2018 to October 2018	2018 Comp Plan to be submitted to Met Council for completeness and administrative review (60 days).	Formal action	Pending
November 2018	Staff to prepare final version of 2018 Comp Plan based on Met Council review.	Formal action	Pending
December 2018	City Council to consider formal approval.	Formal action	Pending

COON RAPIDS 2040 PLAN

PUBLIC ENGAGEMENT SUMMARY 8/9/17

This section describes the input process for the Coon Rapids 2040 Comprehensive Plan. Input from the public and elected officials is a vital component in any planning process. Two public surveys were administered to gain resident opinions about the City's existing conditions and its future. Many questions directly referenced topics and ideas from the Plan. Additionally, a City Council event and the summer meeting series helped to raise awareness and generate discussion about the Plan and its policies.

National Citizen Survey

In the Fall of 2016, the City of Coon Rapids administered the National Citizen Survey through a partnership with National Research Center, Inc. The National Citizen Survey is often used as a tool to measure a community's quality of life including residents' thoughts and opinions on community characteristics, city services and community engagement. 1,500 randomly selected households were mailed a paper survey and encouraged to mail back a completed form. Other City residents were provided the opportunity to take the survey online. A total of 412 survey responses were collected.

The survey captured residents' opinions within the three pillars of a community (Community Characteristics, Governance and Participation) across eight central facets of community (Safety, Mobility, Natural Environment, Built Environment, Economy, Recreation and Wellness, Education and Enrichment and Community Engagement). Overall, ratings about the dimensions of community livability in Coon Rapids across all facets were strong and similar to other communities across the nation. Brief descriptions of each facet's results that relates to the Comprehensive Plan are as follows:

Mobility

At least 69% of survey respondents reported a positive impression of overall ease of travel, paths and walking trails, ease of walking, and traveling by car. 55% and 62% of survey respondents rated traveling by bicycle and traffic flow positively, respectively. Travel by public transportation received the lowest rating for the category; 40% of respondents rated it positively.

Natural Environment

The environment of Coon Rapids was highly rated by respondents, with 78% of respondents rating the overall natural environment positively. Cleanliness and air quality also received high ratings; 69% and 83% positive responses, respectively.

Built Environment

The majority (60-65%) of respondents rated the overall built environment, affordable quality housing, housing options, and public places positively. 50% of respondents reported a positive impression of new development in Coon Rapids.

Economy

The majority of respondents rated most Coon Rapids' economic aspects positively. Overall economic health, vibrant downtown/commercial area, businesses and services, and cost of living were rated positively by at least 57% of respondents. Shopping opportunities received an especially high rating of 83%, which was rated at a level higher than the national average. Employment opportunities received the lowest positive rating with 41% positive impressions.

Priorities

Additionally, respondents were asked about their highest priorities for Coon Rapids. The top three priorities included development along Coon Rapids Boulevard (39% of respondents), street reconstruction & infrastructure improvements (26%), and industrial development / job growth (16%).

Online Comprehensive Plan Survey

During the Spring and Summer of 2017, the City of Coon Rapids invited residents to take the Comprehensive Plan Survey, an online survey about the future of the City as it relates to the 2040 Comprehensive Plan. The survey asked open-ended questions to gain resident input about their vision for transportation, housing, employment, and parks, trails, and recreation facilities in the City over the next ten years. Respondents were also asked what they like the most about Coon Rapids and what aspects they believe need improvement. The survey received 135 responses.

Likes and Dislikes about Coon Rapids

The survey results show that respondents' enjoy many aspects of living or working in Coon Rapids. The most popular mentioned include the quality community and people, parks and trail system, and convenience and location in the metro area. Respondents also mentioned liking the access to amenities and the quiet and safe atmosphere. When asked what their favorite place is in Coon Rapids, the most mentioned places include the Coon Rapids Dam, Bunker Hills Regional Park, and other parks or trails. Survey respondents cited infrastructure and roads, business vitality and vacancies, and the city's appearance as among the highest factors needing improvement. Coon Rapids Boulevard was named as respondents' least favorite place in the City, mentioned in 37% of responses. Riverdale and other shopping areas also rank among the most mentioned least favorite places.

Vision for the Future

When asked how they would like Coon Rapids to look in the next ten years, respondents shared a variety of visions. Among these, the most mentioned include aesthetic improvements such as landscaping (34% of responses), fewer business vacancies or growing businesses (31% of responses), and residential improvements or new housing (18% of responses). Additionally, 16% of responses mentioned they would like improved public facilities or events such as a community center. 70% of respondents indicated that they envisioned living, working, or both in Coon Rapids ten years from now.

Future Transportation Needs

57% of responses anticipated that their transportation needs would not change over the next decade. Survey results reveal the car as the main form of transportation for 19% of responses. 9% of responses cited that they currently use public transit or will in the future. Almost a quarter of responses mentioned that they would like to see improved public transit in the Coon Rapids.

Future Housing Needs

41% of responses indicated they foresee no changes in housing needs. 12% of responses reported that they own a home currently. Significant percentages noted they may require different housing to accommodate their aging needs (16% of responses) or would like a larger or higher-end home (12% of responses). 13% of responses indicated they might like a higher-density housing option such as a townhouse or condo in the future.

Future Employment Needs

53% of responses anticipated no changes in employment needs or career field. The survey results demonstrated small percentages of responses noted their city of workplace, and 25% of responses indicated that they were currently disabled or retired or would be retired in the next ten years.

Future Park, Trail, and Recreation Facility Use

When asked how they envision using parks, trails, and recreation facilities in the next ten years, respondents provided a variety of comments about what they will use the facilities for or how often they anticipate using them. 25% of responses said that they would continue to use these facilities and 23% said they would use more often. The most popular response (39% of responses) mentioned respondents currently using or anticipated using the trail system for biking or walking. 19% of responses indicated that they currently use or will use city parks and playgrounds.

Suggestions for the 2040 Comprehensive Plan

Survey results indicate that 34% of respondents have looked at the Comprehensive Plan. When asked if they have any suggestions for changing the Plan, respondents covered a variety of topics, with most comments indicating a need to read the Plan prior to providing feedback. Of the valid responses, business and housing related comments were the most prevalent. There were few comments related to the organization and topics of the Plan.

“Summer in the City” Meetings

The City of Coon Rapids hosts an annual meeting series in the summertime called “Summer in the City.” During June and July, four neighborhood meetings take place at different parks throughout the City. Generally, each department displays a table with information and residents have the opportunity to meet their Councilmembers and City staff to learn about projects going on in their neighborhood or throughout the City.

During the Summer of 2017, the Economic Development Department used the “Summer in the City” meetings as a way to gain public input and generate discussion about the 2040 Comprehensive Plan. The department did a photo booth activity where participants were encouraged to take a photo holding up an icon that represents a topic of the Comprehensive Plan that is important to them. About 40 images were taken of residents and their selected icon. The most photographed icon was the Coon Rapids raccoon logo, followed by the bicycle icon to represent transportation, and the flower icon to represent parks, trails, and recreational facilities.

While this was a fun, informal outreach activity, it served as a way to educate residents and generate discussion about the Plan and its components. Over the course of the four meetings, the department talked to over 120 residents about the Plan. Some Comprehensive Plan Survey responses can even be attributed to the outreach activities conducted at the “Summer in the City” meetings.

City Council Retreat

Every year, City Council members participate in a day-long retreat to discuss policy in the City of Coon Rapids. At the retreat in April 2017, Council reviewed select policies and goals from the 2008 Comprehensive Plan and other recent plans. Members participated in a “Dot Exercise” that involved placing a colored dot sticker next to each item. Each colored sticker represented how they felt about the policy or goal: agreed with the item (green), questioned the item (yellow), didn’t agree with the item (red), and need to discuss the item (blue). In general, most items reviewed were well received, while some were required more discussion.

Housing

The housing goals received mostly positive responses from Councilmembers. The goals that received more questions and warranted more discussion focused on the preservation or updating of housing, housing choices, and affordability. Council brought up few questions about the housing policies from the 2008 Plan, but the policy that prompted the most discussion involved the City's support of affordable housing opportunities and housing assistance programs.

Land Use and Mississippi River Critical Area Protection

Council generally viewed the current land use and Mississippi River Critical Area goals positively, but the one that stimulated discussion focused on maintaining community character with top-quality development, providing commercial districts that serve a range of consumers, and preserving the Mississippi River Corridor's residential and recreational environment. Policies reviewed that received the most questions include those focused on the conversion of underutilized commercial land to multi-family residential uses, protecting surface water from development's negative environmental impacts, and following the policy guidelines of the Mississippi River Critical Area and Mississippi National River and Recreation Area Plans.

Transportation

The transportation goals reviewed by Council were generally not agreed with initially and prompted discussion among the members. Goals involving the safe movement of traffic, reduced congestion on roads, and increased capacity on principal and minor arterial streets were not agreed with by some of the members. Policies were also a source of contention. Those focused on traffic calming techniques, feeder bus service for the Northstar Commuter Rail, promoting the development of rail station sites, and others about public transportation were questioned by some Councilmembers.

Community Facilities

Both community facilities goals from the 2030 Comprehensive Plan were questioned by Councilmembers. These focused on facilities that provide convenient locations and services to City residents and fiber optics and broadband services to both companies and residents. Many of the community facilities policies prompted discussion including those that focused on the relocation of Anoka County's compost facility and shooting range, the voter approval for a new community center, and investigating the installation of a public Wi-Fi network and gigabit access.

Parks and Open Space

The parks and open space goals reviewed were generally agreed upon by Councilmembers, but those involving park functions, natural resources, and park programs were examined more in depth. Policies received mostly positive responses, but ones about prohibiting motorized vehicles on trails and the development of a trail system that minimizes the potential for conflict were questioned.

Water Resources

All water resources goals reviewed received positive responses by Councilmembers. The policies of the same topic were also well received, but policies on the topic of a well rehabilitation program and a pumping capacity were questioned.

Conclusions

Overall, the input process for the 2040 Comprehensive Plan was proven valuable for generating discussion and gaining public and elected official opinion on the policies and conditions in Coon Rapids currently and in the near future. Both surveys demonstrated the positive impression that residents have of Coon Rapids and general satisfaction of many aspects of city living including the parks and trail system, ease of transportation, and variety of housing choices. Many residents like how Coon Rapids is today and do not anticipate their needs or preferences changing. Others are more open to change and are hoping the city can provide new housing, transportation options, and community facilities. Results also revealed a shared concern about business vitality, aesthetic appearance of the public and private realm, and prospective new development. Coon Rapids Boulevard is consistently identified from the surveys as a major priority for lack of recent development and outdated appearance. The City Council Retreat revealed a number of quality goals and policies from the 2008 Comprehensive Plan that are still relevant to the updated plan.

DRAFT GOALS, OBJECTIVES, AND POLICIES 8/17/17

Land Use

Goal #1: Maintain complete and balanced neighborhoods that include a variety of housing resources, supporting commercial development, and adequate open space and recreation opportunities.

Objectives:

- 1-1. To ensure that new development is adequately served by public facilities and enhances the character of existing neighborhoods.
- 1-2. To provide a variety of housing types serving all stages of the life cycle so that residents can remain in the community.
- 1-3. To preserve the integrity of existing stable residential areas.
- 1-4. To ensure adequate mobility throughout the City via motorized and non-motorized transportation modes.
- 1-5. To curb the spread of blighting characteristics and eliminate obsolete land uses.

Policies:

- 1-1. Ensure that future development decisions are based on the Comprehensive Plan so that new development is adequately served by public facilities and enhances the character of existing neighborhoods.
- 1-2. Encourage a balanced housing stock serving all stages of the life cycle in all portions of the City. Allow increased residential densities in appropriate locations along major transportation corridors.
- 1-3. Preserve the integrity of existing stable single-family residential areas by ensuring adequate buffering from adjacent more intense uses. Ensure the location of higher density residential development at the fringes of neighborhoods and along transit corridors. Consider alternative forms of low-density residential development, such as small-lot subdivisions and detached townhouses, in suitable locations.
- 1-4. Continue to enforce the City's property maintenance code to encourage proper upkeep of all residential areas.
- 1-5. Ensure that neighborhoods appropriately interface with the City's transportation systems, including the sidewalk and trail network.
- 1-6. Ensure that development near the City's commuter rail stations and bus lines is transit-supportive in its density and design.
- 1-7. Encourage conversion of underutilized commercial land to mixed uses in areas designated by the Comprehensive Plan.
- 1-8. Adhere to the City's Parks and Open Space Plan and the parks component of the Comprehensive Plan to ensure appropriate geographic distribution of active and passive recreation facilities.
- 1-9. Review and update the City's zoning regulations periodically for residential districts to reflect changing lifestyles and ensure that infill development is compatible with the surrounding neighborhood in scale and design.

Goal #2: Maintain a diversified economic base and a climate that encourages economic development, redevelopment, and ongoing business activity.

Objectives:

- 2-1. To provide a wide range of employment opportunities for City residents.

- 2-2. To promote efficient land use and increase the City's tax base.
- 2-3. To foster a high-quality, diverse business climate.
- 2-4. To eliminate blighting characteristics in the City's business districts.

Policies:

- 2-1. Redevelop distressed and underutilized commercial and industrial properties by means of various financial incentives to make efficient use of existing infrastructure. The City may assist in site assembly for redevelopment of areas displaying blighting characteristics.
- 2-2. Develop and implement corridor and small-area plans that refine the policies of the Comprehensive Plan to encourage high-quality infill and redevelopment.
- 2-3. Promote the retention and expansion of existing businesses and the attraction of new businesses, particularly those in the medical and pharmaceutical, information technology, environmental technology, and general office sectors.
- 2-4. Provide a supply of commercial and industrial land that meets the City's projected demands, with employment centers concentrated at Port Wellness, Port Evergreen, Evergreen Industrial Park, Coon Rapids Industrial Park, and the Federal Cartridge site.
- 2-5. Encourage high-intensity use of remaining industrial land to promote efficient land use and increase the City's tax base. Discourage new low-yield industries and those with nuisance characteristics.
- 2-6. Maintain strong relationships with local and regional economic development agencies, educational institutions, and the business community to share resources and achieve common goals.
- 2-7. Continue to enforce performance standards in industrial areas, including adequate screening of outdoor storage and loading areas. Periodically review and update applicable zoning regulations to reflect changing business needs and ensure compatibility with surrounding properties.
- 2-8. Ensure that the range of housing options in the City matches the housing needs of local employees.

Goal #3: Protect and enhance the City's natural resources for the community's long-term benefit.

Objectives:

- 3-1. To protect air quality, water quality and wildlife habitats.
- 3-2. To provide active and passive recreation opportunities to City residents.

Policies:

- 3-1. Maintain a connected system of active and passive open space to protect natural resources and provide enjoyment to the City's residents.
- 3-2. Protect the City's surface water from the negative impacts of development by means of shoreland zoning regulations, Mississippi River Critical Area regulations, and wetland buffer regulations.
- 3-3. Follow the policy guidelines of the *Mississippi River Critical Area and Mississippi National River and Recreation Area Plans* at the end of this section to protect and enhance the Mississippi River corridor through the City.
- 3-4. Adhere to the City's *Wetland Management Plan*, updating it as necessary.

3-5. Encourage the use of new energy resources and protect solar access for existing and new developments.

Goal #4: Maintain community character and ensure that new development is well designed.

Objectives:

4-1. To ensure high aesthetic quality of new development and compatibility with the surrounding area.

4-2. To protect historically and culturally significant sites.

Policies:

4-1. Enforce architectural and site design standards, including landscaping standards, for new commercial, industrial, and attached residential development. Ensure that landscaping is properly maintained.

4-2. Review zoning regulations periodically for new development to ensure a high aesthetic quality and compatibility with the surrounding area.

4-3. Identify and preserve historic and cultural landmarks and ensure that adjacent developments complement them.

4-4. Consider adopting a tree preservation ordinance to ensure that valuable mature trees are preserved as new development occurs.

Goal #5: Provide distinctive commercial districts that serve neighborhood, community, and regional consumers.

Objectives:

5-1. To ensure that all City residents can access a variety of shopping areas by way of motorized and non-motorized transportation modes.

5-2. To encourage high aesthetic quality in each commercial district.

Policies:

5-1. Ensure that new commercial development is consistent with the role of each commercial area as defined by the Comprehensive Plan.

5-2. Avoid strip commercial development and concentrate it in nodes, as defined by the Comprehensive Plan.

5-3. Direct high-intensity, regional commercial development toward portions of the City with traffic capacity and transit options.

5-4. Establish and implement beautification programs for various commercial districts and enforce site design standards, including landscaping, screening of parking areas, and pedestrian and vehicular access, to ensure top-quality appearance.

5-5. Continue to enforce sign regulations that encourage high aesthetic quality.

5-6. Require pedestrian access within commercial developments and ensure connectivity with the City's sidewalk and trail network.

Goal #6: Improve the appearance and function of Coon Rapids Boulevard, ensuring that it gradually redevelops with a variety of housing types, supporting commercial uses, and urban design amenities.

Objectives:

- 6-1. To curb the spread of blighting characteristics along Coon Rapids Boulevard and eliminate underutilized land and obsolete land uses.
- 6-2. To increase the number of housing units and bolster the market for neighborhood commercial development along Coon Rapids Boulevard.
- 6-3. To ensure high aesthetic quality of both private developments and the public right-of-way.

Policies:

- 6-1. Commercial development should be concentrated in a limited number of nodes. Four of these nodes, known as “Preservation Or Renovation Tracts,” or PORTs, have been given a special zoning designation to ensure that redevelopment occurs in accordance with a master plan for each area, and are considered priorities for redevelopment. Consolidation of commercial uses allows for greater economic viability than dispersed strip commercial development patterns.
- 6-2. Commercial properties and incompatible single-family houses outside of PORT Districts and designated nodes should be encouraged to redevelop as compatible residential uses. New housing should fulfill the needs of the community, such as providing housing for seniors, and should fit in with the scale and character of the corridor. While the highest residential densities are envisions in the PORT Districts, moderate to high density residential development is appropriate in areas between the PORTs.
- 6-3. New retail development should be designed in a way that considers the corridor’s long-term position in the retail market.
- 6-4. Update design guidelines periodically for new buildings in the River Rapids Overlay district.
- 6-5. Improvements along the corridor should support a sense of community, encouraging interaction among neighbors. Amenities such as sidewalks, lighting, landscaping, street furniture, open spaces, and landscaping can help foster a sense of place.

Goal #7: Eliminate blighting influences throughout the City and encourage redevelopment of underutilized land.

Objectives:

- 7-1. To curb the spread of blighting characteristics and eliminate underutilized land and obsolete land uses.
- 7-2. To ensure high aesthetic quality of new development.
- 7-3. To ensure that new development reflects current market conditions and meets the needs of the surrounding area.

Policies:

- 7-1. Prepare small area plans to guide future land uses, densities, and public improvements in redevelopment areas.
- 7-2. Review and update zoning regulations to allow desired uses and densities at key redevelopment sites.
- 7-3. Obtain Housing and Redevelopment Authority assistance with land acquisition and site assembly in appropriate instances.

Transportation

Goal #1: Safe movement of traffic through the community.

Objectives:

- 1-1. To reduce the number of traffic accidents.
- 1.2. To reduce the number of traffic deaths.
- 1-3. To reduce the level of traffic noise.

Policies:

- 1-1. Develop and maintain traffic patterns that keep commercial and industrial traffic out of residential neighborhoods.
- 1-2. Work with Anoka County and MnDOT to keep through-traffic on arterials to minimize traffic on residential streets.
- 1-3. Work with other agencies to reduce traffic accidents at key intersections identified on Map T-5 “Top 10 Accident Locations.”
- 1-4. Include traffic calming techniques in road improvement programs as appropriate.
- 1-5. Establish lower speed limits when reasonable.
- 1-6. Continue implementation of 5-year street improvement and pavement management plans.
- 1-7. Work with Anoka County and the Metropolitan Council on changing the functional classification of certain streets where necessary.
- 1-8. Ensure traffic control devices are located where appropriate.
- 1-9. Urge the County to consider utilizing urban design standards for County roads extending through Coon Rapids.
- 1-10. Work towards grade separated railroad crossings throughout the City.

Goal #2: Reduced congestion on local, county and state roads.

Objective:

- 2.1. To incorporate access management guidelines.

Policies:

- 2.1. Provide for access control per county and state access management policies, when possible.
- 2.2. Maintain minimum separation distances between driveways and intersections.
- 2.3. Require new plats to show continuity of street patterns and access to adjacent parcels and neighborhoods.
- 2.4. Reduce curb-cuts and encourage shared driveways.

Goal #3: Increased capacity on principal and minor arterial streets.

Objectives:

- 3.1. Other improvements to principal and minor arterials that reduce congestion.

Policies:

- 3-1. Work with MnDOT to implement the findings of the *Highway 10 Inter-Regional Corridor Study*.
- 3-2. Work with Anoka County on improvements to following “A” minor arterials:
 - Hanson Boulevard
 - Coon Rapids Boulevard
 - Northdale Boulevard
 - Foley Boulevard

- University Avenue
- East River Road
- Coon Creek Boulevard
- Round Lake Boulevard

Goal #4: A Coon Rapids Boulevard design that is compatible with new residential uses along the street.

Objectives:

- 4.1. To improve the aesthetic appeal of Coon Rapids Boulevard.
- 4.2. To improve pedestrian safety.

Policies:

- 4.1. Advocate aesthetic improvements to Coon Rapids Boulevard that make it a much more pleasant street to drive and walk, and a street that is much more appealing to future residential redevelopment.
- 4.2. Support improvements on Coon Rapids Boulevard that improve safety and traffic flow without increasing speeds or adding more lanes.
- 4.3. Partner with Anoka County on a Coon Rapids Boulevard corridor study that evaluates the feasibility of limiting access, removing traffic lights at certain intersections, synchronizing the traffic light system, vacating segments of the service road system in order to reflect the *Coon Rapids Boulevard Framework Plan*, and eventual City jurisdiction over the street.

Goal #5: A transit system that provides service to key points in the community, adjacent communities, and to downtown Minneapolis and St. Paul.

Objectives:

- 5-1. Work with the Met Council to achieve the regional policy on increasing transit ridership.
- 5.2. Provide for a 25 minute trip to downtown Minneapolis from the Riverdale transit station.
- 5-3. Ensure capacity for City residents on Northstar Commuter railroad trains.

Policies:

- 5.1. Urge the Metropolitan Council to provide schedules and routes that meet residents' needs.
- 5-2. Identify opportunities for transit stops and Park & Ride facilities in new and existing developments as part of the site plan review process.
- 5.3. Inform residents of various transit services such as Metro Mobility and use of cabs.
- 5.4. Improve pedestrian connections to transit stops.
- 5.5. Monitor transit ridership to ensure that it meets community needs.
- 5.6. Continue support for express commuter bus service in addition to the Northstar Line.
- 5.7. Support express bus service to St. Paul, and work with the Met Council on including a transit connection between Coon Rapids and the Target office complex in Brooklyn Park in their regional policy.
- 5.8. Ensure that development near the City's commuter rail stations and bus lines is transit-supportive in its density and design.
- 5.9. Develop feeder bus service for Northstar Commuter Rail.
- 5.10. The Land Use Plan includes increased housing density along transit corridors.

Goal #6: A trail and sidewalk system that allows for safe pedestrian and bicycle movements throughout the City and provides access to transit stops, parks, and other open spaces for residents of all ages.

Objectives:

- 6.1. Complete the missing links in the adopted system map.
- 6.2. Ensure safe pedestrian and non-motorized vehicle movements through the City.

Policies:

- 6-1. Incorporate trail development with street construction. Where possible, the trail should be detached and separate from the roadway.
- 6-2. Integrate trails and sidewalks into new subdivisions.
- 6.3. Provide pedestrian and bicycle accessibility to transit corridors and transit facilities, and other major activity and employment centers.
- 6-4. Coordinate City trail and sidewalk connections with adjacent municipalities.
- 6.5. Require pedestrian access within commercial developments and ensure connectivity with the City's sidewalk and trail network.
- 6.6. Minimize crossing distances for at-grade pedestrian/bicycle crossings.
- 6.7. Adopt connectivity and block length standards that provide pedestrians with frequent crossing opportunities.
- 6.8. Utilize crosswalks, illumination, signals, and medians to provide safe pedestrian crossings.

Housing

Goal #1: Housing Quality - A high-quality living environment, the preservation of stable residential neighborhoods, and, where necessary, the upgrading of the existing housing stock in the City.

Objectives:

- 1.1. Removal or buffering of non-residential uses that are a blighting influence on their residential surroundings.
- 1.2. Elimination of blighting influences and conditions such as unkempt or weedy yards, glaring lights, unscreened storage, poorly maintained exteriors, uninhabitable homes, and an excessive number of vehicles parked on residential properties.
- 1.3. Removal of substandard housing units that are economically unfeasible to rehabilitate.
- 1.4. Construction of high quality new housing.
- 1.5. Remodeled ramblers that are attractive to young homebuyers.

Policies:

- 1-1. The City will respond to complaints about owner occupied properties just as aggressively as it does with renter occupied properties that are not being maintained or are apparent nuisances in the neighborhood.
- 1-2. The City will assure the maintenance of its housing stock by developing and distributing informational materials that help home and apartment owners address maintenance and housing system problems.
- 1-3. The City will provide information for rental property owners to help them screen tenants and deal with tenant related issues that eventually lead to deteriorating properties.

- 1-4. The City will provide information, upon request, that does not violate data privacy rules about neighborhood property maintenance or construction activity.
- 1-5. The City will work with homeowners' associations to help them plan for and manage their maintenance needs.
 - 1-6. The City will continue to monitor housing maintenance and outside storage regulations.
- 1-7. The City will provide those neighborhoods that have the highest housing maintenance violations the highest priority for financial programs to encourage reinvestment.
- 1-8. The City will protect the integrity and desirability of established residential neighborhoods by considering the discontinuation of isolated and aging nonresidential uses through buyout and/or amendments to the future land use map as opportunities arise.
- 1-9. The City will use, if necessary, its legal condemnation authority to remove substandard housing for which rehabilitation has been determined to be economically unfeasible.
- 1-10. The City will continue its program that helps owners of single-level ramblers to update and renovate their properties in a sensitive way that respects the architectural character of the rambler.
- 1-11. The City will continue to encourage existing home renovations such as second story additions and exterior curb appeal improvements.
- 1-12. The City will add to its financial assistance programs to help low-income property owners address deteriorating housing problems.
- 1-13. The City will give high priority to rehabilitating its aging housing stock when determining the appropriate use of Community Development Block Grant funds.
- 1-14. The City will use HUD's Section 8 housing quality standards to determine whether a house is in need of substantial rehabilitation or beyond repair, except where a particular funding program or regulation specifies an alternate definition.
- 1-15. The City will help protect the quality of its housing stock by ensuring that there is full disclosure of existing code violations. Implementation could include a Truth in Housing or Point of Sale requirement. At the very least, this will mean promotion to real estate agents and prospective home buyers or sellers of the practice of contracting for private home inspections prior to purchase of any Coon Rapids home. Promotional efforts may include but shall not be limited to periodic educational items in City publications and information made available to the public by City staff.
- 1-16. The City will undertake efforts to reduce the number of homes that fall into foreclosure and/or have severe maintenance problems.

Goal #2: Housing Variety - A variety of housing types and designs to allow all people a housing choice.

Objectives:

- 2-1. New housing units that are designed using “universal design” principles.
- 2-2. No less than 60% of the City’s housing supply being detached single-family homes (includes detached homes in a common interest community).
- 2-3. No less than 75% of the housing stock being owner-occupied.
- 2-4. More upper bracket housing costing more than \$300,000 to balance the high percentage of housing units valued below \$250,000.

Policies:

- 2-1. The City will continue development management approaches which encourage a wide variety of housing types and ownership and rental options.
- 2-2. The City will encourage developments for retired and handicapped persons and continue programs offering City financial assistance for these special housing needs.
- 2-3. The City will continue to offer the flexibility of the Planned Unit Development process in order to achieve affordable housing units.
- 2-4. The City will identify underused nonresidential sites that may be suitable for higher density residential use.
- 2-5. The City will designate infill areas and redevelopment sites along major streets and adjacent to commercial or other high activity areas for townhouse and/or apartment type uses.
- 2-6. The City will encourage upper bracket homes where townhouse and/or apartment units are not compatible with the surrounding neighborhood.
- 2-7. The City will accommodate energy conserving technologies and construction techniques, including active and passive solar energy features, by advocating their use in application for new residential development and by amending City Code or City policies as appropriate to allow residents to take advantage of new approaches.
- 2-8. The City will assist in attempts to obtain any applicable funds for City approved development proposals designed to maximize the opportunity of providing a variety of housing types, costs, and densities that meet City objectives. Sources may include, but are not limited to, federal programs such as the Low Income Tax Credit Program or the Low/Moderate Income Rental Program, Metro Council funds such as the Local Housing Investment Account, or nonprofit assistance such as the Family Housing Fund or Habitat For Humanity.
- 2-9. The City will, to the extent possible, document the characteristics and neighborhood experiences of community based residential facilities in the City, so that better relations may be forged between such facilities and surrounding neighborhoods.
- 2-10. The City will develop procedures that result in productive discussions between developers and surrounding residents when there is neighborhood opposition to a housing proposal that meets City objectives.

Goal #3: Affordability - Housing opportunities at a cost low- and moderate-income individuals and families can afford without compromising essential needs.

Objectives:

- 3-1. A housing supply that has between 20% and 25% of all units affordable to families with an income at 60% of the area median family income (AMI).

3.2. The preservation of existing affordable units, including the manufactured housing at Creekside Estates manufactured home park.

Policies:

- 3-1. The City will use the Metropolitan Council's definition of affordable housing which is housing that costs no more than 30% of the income of a family earning 60% of the Twin Cities median family income.
- 3-2. The City accepts the Metropolitan Council's suggested allocation of 457 affordable units between 2021 and 2030 and will continue its efforts to support affordable housing opportunities for current and future residents through provision of location choices for varied housing types, participation in housing assistance programs responsive to local needs, and provision of fiscally prudent public assistance to projects that are a benefit to the community as a whole.
- 3-3. The City will continue its current development management system of providing reasonable standards that do not contribute to excessive housing production costs and a development review process that provides for efficient and timely decisions.
- 3-4. The City will continue its programs to assist in the provision of low- and moderate-income and special needs housing resources and the coordination of these local efforts with other programs to maximize results.
- 3-5.** The City will not require new affordable housing to be located adjacent to existing concentrations of affordable housing.
- 3-6.** The City will consider and attempt to reasonably mitigate the loss of or impact on the quality of the existing supply of affordable housing units by any new development or redevelopment proposal that requires removal of affordable homes or that would significantly increase traffic, noise, or other negative impacts near those homes. However, such considerations will not necessarily override other legitimate development concerns.
- 3-7. The City will consider any potential housing affordability impact prior to adopting or amending any development-related or construction-related regulation. Negative impacts will be balanced against concerns for the general public health, safety, or welfare. Where possible, strategies for mitigating negative affordability impacts will be identified.
- 3-8. The City will meet with owners of subsidized properties eligible to leave the subsidy program, to learn about their plans and to discuss any obstacles that may keep them from renewing their program contract.
- 3-9. The City will meet with owners of market rate rental properties to explain the Federal Section 8 voucher program and encourage them to participate in the program.

Goal #4: Nondiscrimination - Equal opportunity in home ownership and renting.

Objective:

- 4-1. No discrimination against persons seeking housing based on age, religion, race, ethnic origin, sexual preference, gender, or disability.

Policies:

- 4-1. Staff will investigate any allegations of housing discrimination to see if the City of Coon Rapids should intervene in the dispute.
- 4-2. The City will conduct ongoing education efforts as necessary to promote equal availability of housing opportunities and fair treatment of all renters and buyers regardless of age, religion, race, ethnic origin, sexual preference, gender, or disability.

- 4-3. The City will establish a process for early citizen involvement in the siting of new subsidized housing developments.
- 4-4. The City will continue to participate in the local housing incentives program of the *Metropolitan Livable Communities Act*.

Water Resources

Goal #1: Provision of municipal water service to residents and businesses in the community in the most fiscally responsible manner possible.

Objectives:

- 1-1. Adequate water supply.
- 1-2. Reasonable costs.

Policies:

- 1-1. A well rehabilitation program will be established to assure the continued safe and reliable operation of the City's wells.
- 1-2. The City will develop the pumping capacity so that the firm pumping capacity (total system pumping capacity minus the top two producing wells) exceeds the projected daily projected use.

Goal #2: Provision of high quality drinking water that will not negatively impact the natural water resources of the community or region.

Objectives:

- 2-1. Safe, unpolluted water.
- 2-2. Water conservation.

Policy:

- 2-1. The City will continue its efforts to urge residents to conserve at all times of the year, not just during drought periods.

Goal #3 Protection of the water resource to the extent possible through the development of an emergency preparedness program that allows for the City to supply quality water to community users in a prioritized manner.

Objective:

- 3-1. Adequate water for emergency situations such as fire or contamination of water supply.

Policies:

- 1. The City will continue its standing odd/even sprinkling ban from June 1 to August 31.

2. The City will adopt appropriate additional measures to alleviate water supply shortages when the need arises ([Chapter 13-218](#) of the City Code). The water use restrictions in Chapter [13-220](#) may be required.

Parks and Recreation

Goal #1: Park Functions - A City with parks and preserved natural areas for recreational uses that provide visual and physical diversions from the developed residential, commercial, and industrial environment, and as a means to maintain the character, ambiance, appearance, and history of the community.

Objectives:

- 1-1. Fulfill the present and future physical and psychological needs of residents and enhance the quality of life within the City with park land and natural resource areas.
- 1-2. Develop parks and natural resource areas and interconnected trail corridors that are significant factors in shaping future growth in Coon Rapids.
- 1-3. Emphasize orderly and sequential growth in a compact urban form that is in harmony with the natural environment.

Policies:

- 1-1. The City shall use park land dedication policies and ordinances to require each developer (of all land use categories) to dedicate land or, at the discretion of the City, an equivalent cash value contribution for parks acquisition and development.
- 1-2. The City shall consider acquisition of specific parcels of land for park uses based on the quality of the land and natural resource, its suitability for the desired uses, and its location as defined in the Plan (or accepted alternative). Undesirable land parcels with limited park and resource value shall not be accepted.
- 1-3. The City shall acquire and develop parks, natural resource areas, and related recreation facilities in accordance with this Plan for the purpose of shaping the built form of the community and establishing a balance between urbanization parks, trail corridors, and natural areas.
- 1-4. The City reserves the right to acquire land within all development areas for park and trail purposes. This includes land acquired through dedication or direct purchase by the City.
- 1-5. The City shall base park development standards on the principle of providing and maintaining quality parks and facilities.
- 1-6. The City shall make a reasonable and ongoing effort shall to eliminate all physical barriers that deter individuals from using existing or future parks and recreation facilities. Barrier-free design principles shall be implemented in accordance with accepted guidelines and laws.
- 1-7. The City shall be consistent in design and maintenance procedures with accepted industry standards and be clearly defined and adopted. Design and maintenance of all parks and recreation facilities shall emphasize high quality, user safety, and cost accountability.
- 1-8. The Parks and Recreation Commission and staff shall review and comment on all planned development matters that impact park land and trail corridor dedication, acquisition, and development.
- 1-9. The City will take steps to improve overall park design quality throughout the system without all parks having identical elements. Efforts will be made to design parks so they entice seniors and adults, as well as children, to use them.

Goal #2: Natural Resources - Preservation and conservation of ecological systems and natural resources within the City.

Objectives:

- 2-1. Preserve significant natural resources as open space and important components of the overall park system.
- 2-2. Enhance the character or appeal of the community through interconnected natural resource areas.
- 2-3. Emphasize the orderly and sequential growth within the community in a compact form in harmony with the natural environment.
- 2-4. Provide sustainable and desirable natural resource areas and ecological systems.

Policies:

- 2-1. The City will restore or manage natural resource areas identified in this Plan to enhance and protect them.
- 2-2. The City will provide educational materials for residents so they can be informed about ecological issues and the importance of restoration and management programs and their role in protecting the City's natural resources and the natural character of their properties.
- 2-3. The City may, at its discretion, set aside natural resource areas through direct purchase, developer's agreements, conservation easements, or other means to preserve the natural character of the community. These areas shall be considered as additions to, rather than substitutes for, other types of park land.
- 2-4. The City's wetland and shoreland management policies and practices, including a 25-foot wetland buffer, will be consistent with accepted statewide standards.

Goal #3: Trails - An interconnected trail and sidewalk system for transportation and recreation purposes and as a means to tie divergent parks and open space with the broader community.

Objectives:

- 3-1. Develop a trail system that emphasizes harmony with the built and natural environment.
- 3-2. Provide relatively uninterrupted pleasure hiking, biking, and other uses to and through the City's park system and developed areas.
- 3-3. Provide a well connected, comprehensive park and trail system with an emphasis on enhancing the recreational experience of the use. Also, a trail system connected to trails in adjacent cities and the county.
- 3-4. Maintain safe trail system where users are protected from urban developmental encroachment and associated vehicular traffic.

Policies:

- 3-1. The City will require developers to dedicate land for trails when the developed land contains an identified trail corridor. The developers will also be required to provide access from new subdivisions to those trails.
- 3-2. The City shall develop in conjunction with future developments, parks, natural resource areas, greenways, and roadway projects to provide transportation throughout the City and for recreation purposes.
- 3-3. The City shall develop the trail system, including tunnels under railroad tracks and overhead bridges over Highway 10, to minimize the potential for conflicts between pedestrians and motor vehicles.
- 3-4. The City shall require trail types, development standards, and general location to be in accordance with the Plan. The trail system shall accommodate a range of activities (e.g. walking, hiking, bicycling, in-line skating and cross country skiing).
- 3-5. The City shall provide trail support facilities as warranted (including trail signage and striping, benches, picnic tables, bridges, restrooms, parking, shelters, etc.).
- 3-6. The City shall ensure trail design sensitive to the natural environment and character of the area it traverses.
- 3-7. The City shall design trails to be accessible to all populations with varying abilities wherever feasible, practical, and appropriate given the specific setting. Principles of universal design shall also be applied.
- 3-8. The City shall construct trails to require minimal maintenance and limit the opportunity for vandalism.
- 3-9. The City shall provide adequate screening and buffering, where possible, along trail corridors to provide a physical and psychological separation between the trail and adjacent land uses.
- 3-10. The City shall prohibit motorized vehicles on all trails unless required for maintenance and safety.

Goal #4: Programs - Opportunity for all community residents to participate in recreation activities and programs through well-designed, effective, and interesting recreation programs.

Objectives:

- 4-1. Support the efforts of local recreational providers in addressing the recreation needs and desires of all segments of the community including children, teens, adults, elderly, and the disabled.

- 4-2. Support and encourage a wide diversity of recreation interests within the community.
- 4-3. Provide adequate facilities for programmed use on a fair and equitable basis to ensure that all individuals and groups receive equal access to facilities.

Policy:

- 4-1. The City shall use the Facility Type and Location Guidelines on pages 4.134 and 4.135 of the *Coon Rapids Parks, Open Space, and Trail System Plan* to assure that facilities are appropriately located so as not to overburden parks with activities that are too intensive for the intended purpose of the park.

Community Facilities

Goal #1: Location - Community facilities that provide convenient locations and services to Coon Rapids residents.

Objectives:

- 1-1. Relatively short distances to facilities.
- 1-2. Up-to-date, state-of-the-art facilities.
- 1-3. Equity of service between various parts of the City.

Policies:

- 1-1. Maintain the three fire stations so that the buildings are safe and maintenance is not deferred to a point where major investment will be needed to rehabilitate the buildings.
- 1-2. Provide reliable, high-speed communications connections for computers and phones between all fire stations, the Police Department, and City Hall.
- 1-3. Upgrade communications infrastructure in City Hall.
- 1-4. Support the retention of Anoka County’s Crooked Lake Branch Library in the City of Coon Rapids.
- 1-5. Maintain city hall in its existing location.
- 1-6. Advocate for relocation of Anoka County’s compost facility and shooting range at 133rd Avenue and Zilla Street to allow for a park use that is more compatible with Bunker Hills Regional Park and Golf Course.
- 1-7. Accept the closure of elementary schools that are the oldest and/or located adjacent to arterial streets, if the School Board determines that some schools must be closed in the City, provided that some open space is preserved on the school site.
- 1-8. Seek voter approval of a new community center if it is shown that a new facility is warranted.

Goal #2: Fiber Optics and Broadband – State-of-the-art fiber optic and broadband service that allows Coon Rapids companies and residents to compete with others in the world that have benefited from the rapid advance of fiber optic and broadband technologies.

Objective:

- 2-1. A community that is first rate in access to high speed data transmission.

Policies:

- 2-1. Investigate installation of a public wireless fidelity network that provides service at a lower cost than provided by the private sector so that all persons have affordable, high-speed access to the Internet.

- 2-2. Encourage expansion of the private fiber optics networks in the City.
- 2-3. Rally additional private sector support by providing information concerning the need to expand fiber optic and broadband access.
- 2-4. Educate state legislators and promote fiber optics and broadband in future legislative sessions.

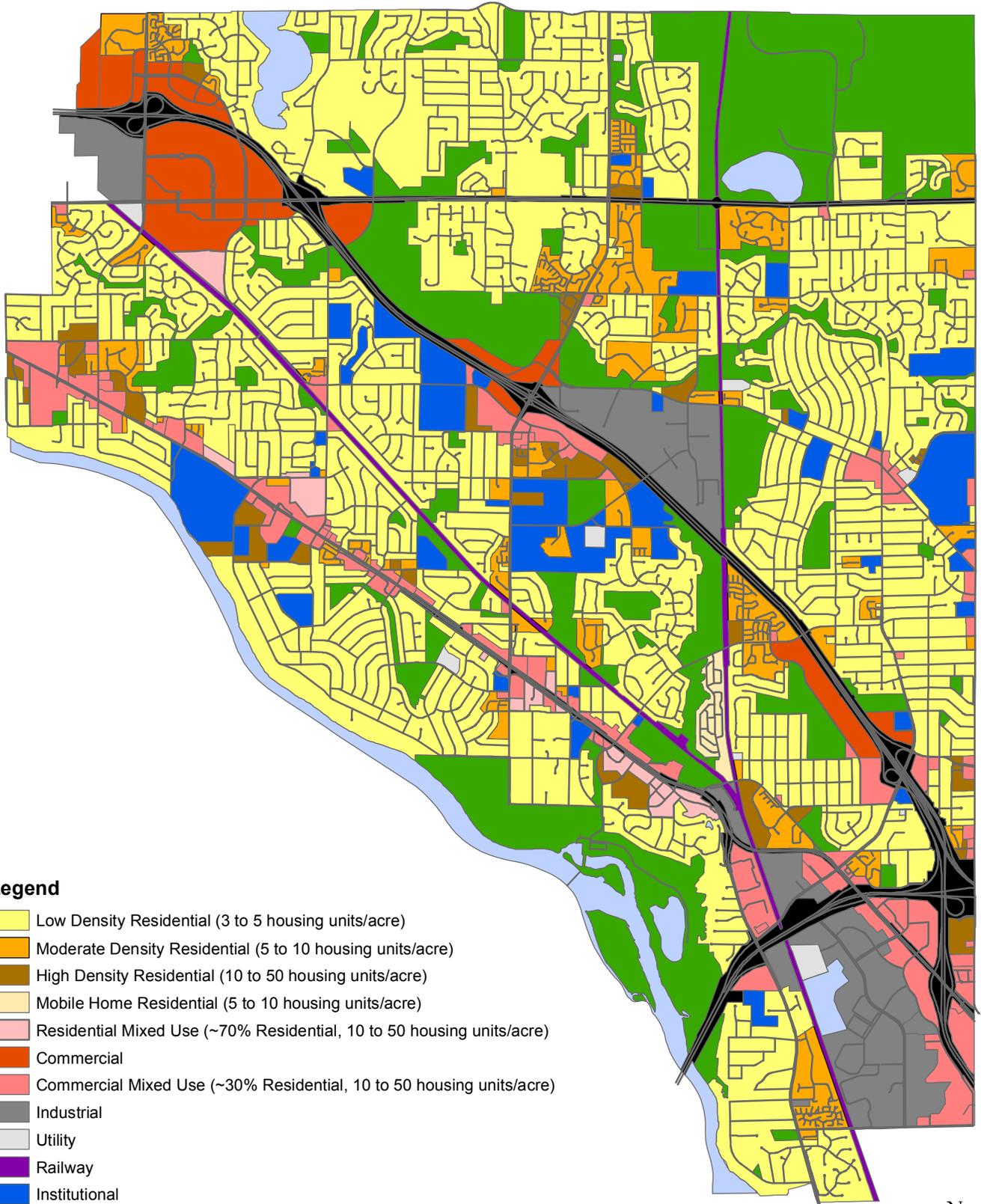
Economic Development

- 1-1. Incite a wide range of employment opportunities for residents within the City’s targeted industries.
- 1-2. Foster a high-quality, diverse business climate that is sustainable and resilient to short-term economic trends.
- 1-3. Promote the retention and expansion of existing businesses and the attraction of new businesses within the targeted industry categories.
- 1-4. Ensure that average wages increase to a level at or above the metro area average.
- 1-5. Promote efficient land use and increase the City’s tax base.
- 1-6. Ensure availability of commercial and industrial land that meets the City’s projected demands, with employment centers concentrated at Port Wellness, Port Evergreen, Evergreen Industrial Park, Coon Rapids Industrial Park, and the Northstar Business Park.
- 1-7. Encourage high-intensity use of remaining industrial land to promote efficient land use and increase the City’s tax base. Discourage new industries with nuisance characteristics, low employment density, and low taxable values or cause deterioration of infrastructure.
- 1-8. Eliminate blighting characteristics in the City’s business districts by means of various financial incentives and land assembly in appropriate instances.
- 1-9. Maintain strong relationships with local and regional economic development agencies, educational institutions, and the business community to share resources and achieve common goals.
- 1-10. Ensure that Coon Rapids’ jobs/housing balance, tax capacity, wage levels, and employment levels remain comparable to those of its peer cities.
- 1-11. Ensure that the City’s regulations, tax levels, and incentives are competitive with those of peer cities.
- 1-12. Maintain a streamlined and effective development review process.
- 1-13. Advocate for regional multi-modal transportation investments that encourage business development and allow for easy access to employment centers. Maintain adequate infrastructure to support business growth.
- 1-14. Ensure that the City’s housing stock supports the needs of local employees and targeted businesses. Ensure adequate marketing of the City’s housing amenities.
- 1-15. Continue to attract retail spending and support business districts with a variety of retail options.
- 1-16. Ensure adequate dispersal of retail districts throughout the City.

FUTURE LAND USE-DRAFT 8/9/17

CITY OF COON RAPIDS

0 0.5 1 2 Miles



Legend

- Low Density Residential (3 to 5 housing units/acre)
- Moderate Density Residential (5 to 10 housing units/acre)
- High Density Residential (10 to 50 housing units/acre)
- Mobile Home Residential (5 to 10 housing units/acre)
- Residential Mixed Use (~70% Residential, 10 to 50 housing units/acre)
- Commercial
- Commercial Mixed Use (~30% Residential, 10 to 50 housing units/acre)
- Industrial
- Utility
- Railway
- Institutional
- Park, Recreation, or Preserve
- Vehicular Right-of-Way
- Open Water

