

INTRODUCTION

I. PURPOSE

The City of Jordan Comprehensive Plan is a dynamic planning tool intended to guide the future growth and development of the city. The Comprehensive Plan is based on local and regional historical facts, trends, and governmental planning standards. This Comprehensive Plan for Jordan, Minnesota is reflective of the community planning process conducted from 2006 to 2008. Pursuant to Minnesota Statutes 462.355 and 473.864 and due to significant growth within the city, the City of Jordan has identified a need to proactively plan for areas beyond the city limits and ensure utilities, transportation, parks and various land uses are planned accordingly.

This Comprehensive Plan, utilizing information from the System Statement for Jordan, issued by the Metropolitan Council, recognizes and analyzes population, household and employment projections and their impact on local and regional infrastructure systems including transportation, wastewater, surface water, water and regional parks. It also considers the impact growth, within and around Jordan, will have on Scott County and the region.

As a means of classifying and analyzing historical information, an inventory of pertinent data has been compiled. The Comprehensive Plan identifies the type, amount, and pattern of growth that has taken place within the City and utilizes this information for the planning of future growth. Accordingly, the Comprehensive Plan provides a knowledge base for instituting a hierarchy of policies that will assist the community in processing a variety of development issues on a defined policy level. This information and policy base will allow decision-makers to evaluate and guide proposals benefiting the residents of Jordan, and fulfilling the City's goals and objectives. The plan includes proposed land uses outside of the city's current corporate boundaries. This does not require this land to be developed, but establishes policies and recommendations to guide the development when it does occur. While the plan is intended to serve as a 20+-year guide, it should be reviewed and updated as needed to adequately address development as it occurs. Within fast growing cities, such as Jordan, this may be required every five years.

II. SCOPE OF PLAN

This Comprehensive Plan encompasses eleven (11) general categories of information:

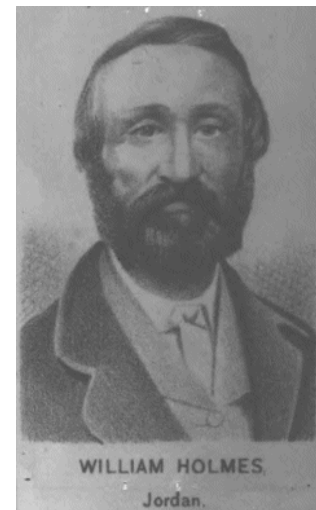
1. This **Introduction** includes the purpose of the plan, the scope of the plan, the history and regional setting of the community. This chapter also includes a review of the **Planning Framework** which identifies the methods employed to obtain information for the Comprehensive Plan including statistical data and community input.
2. A review of the **Physical Profile**, which indicates the geographical nature of the community in terms of a regional context along with an evaluation of the physical aspects of the City such as soils information, topographical elements and physical barriers to development.
3. **Demographic and Social Characteristics and Trends** contains historic and projected population information as it relates to growth, age characteristics, education, occupation, and income level.
4. A **Housing Section** evaluates the current housing stock, identifies housing issues relating to the city's demographics, evaluates housing trends, reviews land use options and establishes housing objectives and policies.
5. An **Economic Development Section** which includes a review of various economic statistics, a review of the EDA and economic development policy statements relative to the Central Business District, the Neighborhood Commercial District, the Highway Business District, the Industrial District and Industrial/Commercial District.

6. **The Land Use Section** includes elements that inventory existing land uses, identify potential infill or redevelopment areas and evaluates future land uses. This chapter also discusses the **Municipal Boundary Expansion** and defines a growth area outside of the current municipal limits in which future growth is anticipated, and where the city is able to service growth with future utilities. This section also includes policies for boundary expansion or annexation.
7. A section on **Transportation** includes information on the current transportation system, categorizes the current street system, identifies future collector streets, includes existing and projected traffic counts, addresses local, regional and state transportation plans which impact Jordan, and establishes access management policies as well as overall transportation policies for future transportation planning.
8. The **Parks, Trails and Recreation Section** includes an inventory of existing park and recreational amenities in the city, an analysis of future needs and policies relating to the future parks, trails and other recreational offerings in the city and adjacent areas.
9. A section on **Municipal or Administrative Buildings and Public Services**, which includes information relating to government and educational facilities.
10. A section pertaining to **Utilities**. This section includes an overview of sanitary sewer, water and surface water utilities as they relate to the city's ability to service current and future growth area and capital improvements required to support growth.
11. An **Implementation Section** describes and summarizes local controls pertaining to land use; the subdivision of land, Capital Improvement Planning, orderly annexation and implementation strategies.

III. HISTORY AND REGIONAL SETTING

History

Founded in 1854. The 160 acres previously known as "Holmes Mill" was platted in 1853 by William Holmes. Holmes, his wife and son, constructed a log home at the current site of Water Street and Broadway Street. A year later, the Varner family moved to the village. William Varner, along with his wife and ten children resided at what is now Varner Street and First Street. The City of Jordan was founded in 1854 and was later named after the biblical River Jordan. The City was incorporated in 1891.



Sawmills. One of the earliest industries in Jordan reported to be in operation included two sawmills which were established in the 1850s.

The Jordan Brewery Inc. Early businesses which existed in Jordan included a hotel, school, tavern, post office and the Jordan Brewery Inc., which was founded in the mid 1800s by Frank Nicolin. Along with the brewery, Nicolin opened a general store and later a second brewery plant. In 1867 he sold one of the breweries and constructed another one in Jordan. Following Nicolin's departure from the brewery business, the brewery was known as the Schutz and Hilgers City Brewery, and was a popular gathering place for area residents. Just four years prior to the Prohibition in 1920, the brewery was sold to Cedar Lawn Hatchery. The facility became the largest egg incubator of its sort. The "Brewery" is now an antique store with residential apartments on the upper level.

The brewery caves. According to an article by Kevin Busse in the *American Breeriana Journal*, Issue 87, August 1997, brewery caves, were built behind the brewery into the bluffs, as a method of cooling

beer and to “move material used in the brewing process before electricity was introduced in the Minnesota River Valley.” According to the article, the University of MN explored the caves in 1981 and mapped and photographed the caves with details including ventilation shafts, room sizes and distance into the hills. Geologists studied the history of the white sandstone which provided information on the 50 million year old land. The article notes that the University of Minnesota has recommended that the caves should be “preserved for geological interests” even if the creamery is someday demolished. Data gathered during the exploration provided information on the water quality issues in SE Minnesota.

Development of “Fairground Park/Mini-Met”. In 1888, the land across from the brewery sold for \$2,700 to two individuals, Schultz and Kaiser, who also purchased the brewery in 1902. The brewery became known as the “Schutz and Higers City Brewery” from 1902 to Prohibition. This land, across from the brewery, became a private park for social gatherings and baseball games. Baseball has been an important sport in the City of Jordan, with over 100 years of history on this site. The Mini-Met ballpark is considered one of the best amateur baseball fields in the state. The baseball field is used as the home field for the Jordan Millers, Ahlers, the Jordan high school baseball team and the Jordan Brewers. This has been the host site for amateur baseball tournaments.

Jordan was selected as the site for the original Scott County Fair around 1914. The park site was the location of the Scott County Fair from approximately 1914 until 1973. In 1960 “Fairground Park” and its barns were damaged by a flood. Numerous original buildings were demolished. In 1969, the State Baseball Tournament was held at “Fairground Park”. Following positive press in the St. Paul Pioneer Press, which compared the ball park to the Metropolitan Stadium, the site became referred to as the “Mini-Met” baseball park in Jordan. In 1972 the Fair Board purchased 80 acres of land in St. Lawrence Township. In 1973, the City of Jordan purchased “Fairgrounds Park”, with the assistance of a donation from the Jordan Commercial Club.

Sites on the National Register of Historic Places. Five sites within the Jordan area are listed on the National Register of Historic Places. All sites were listed as of April 17, 1980. These include:

- The Bisson Abraham House on County Road 57.
- Foss and Wells House at 613 South Broadway Street
- Jordan Brewery Ruins along South Broadway Street
- Jordan Historic District along Water Street and South Broadway and
- Mudbaden Sulphur Springs Company along County Highway 63.



Regional Setting

Jordan is situated approximately 35 miles west of the Twin Cities Metropolitan area. Located on the southwest corner of Scott County, the community is served by US Highway 169, MN State Highway 21, MN Highway 282, and a number of County roadways including CR 9, CR 10, CR 61 and CR 66. See Map 1-1.

Scott County has been identified as one of the fastest growing counties in the nation. Located within the seven-county metropolitan area, both Scott County and the City of Jordan are within the jurisdiction of the Metropolitan Council.

IV. PLANNING FRAMEWORK

This Comprehensive Plan is the product of several entities and systematic, ongoing, forward-looking processes including:

- Interviews with completion of a community survey with a cross section of twelve community leaders, city staff members and consultants and developers;
- Gathering of historical data from the city, county, state and U.S. Census;
- Analysis of opportunities and constraints leading to the formation of goals and objectives;
- Review of City Ordinances;
- Public meetings, both community wide and business, providing perspectives from residential and business communities;
- Review of the previous Jordan Comprehensive Plan;
- Review of the current and proposed Scott County Comprehensive Plan;
- Inventory of pertinent information, statistical data, and existing structures;
- Input from the adjacent townships, school district and Scott County representatives;
- Input from City agencies/commissions, including the EDA, the Planning Commission, the Park Commission and the City Council; and,
- City staff participation.

V. COMMUNITY'S UNIQUE STRENGTHS AND CHALLENGES

A Community Visioning Session was held on November 2, 2006 to kick off the Comprehensive Planning process. Approximately 25 people attended. Participants were asked to identify the most positive aspects of living or working in Jordan. Following are the most common responses received:

Positive Aspects of Jordan

- The river, bluffs, physical setting and topography
- The small town atmosphere
- The historic downtown
- Parks
- The proximity to the metropolitan area
- The school system
- Low crime rate and quality police service

Challenges facing the City of Jordan

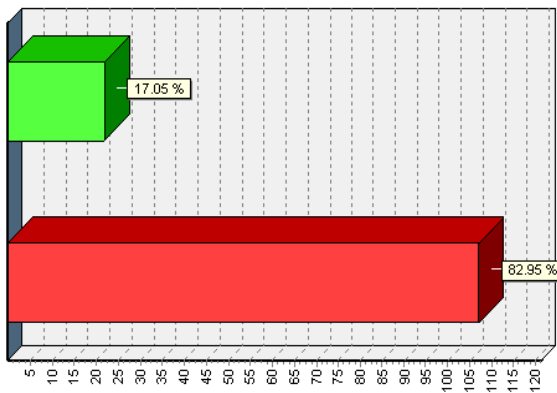
As the City continues to grow and change, residents and businesses believe the community will be faced with a number of challenges or opportunities. Participants in the November 2, 2006 Visioning Session identified the major challenges as:

- Transportation issues including Highway 169, capacity issues of Highways 21 and 282 and connectivity of the community with roadway barriers.
- Development constraints due to the topography, floodplains and other natural resources.
- The need for industrial and commercial growth to add employment and services
- The need for public facilities including a library, city hall, swimming pool
- Ability to reach consensus on major issues
- The city is too far away from commercial and industrial opportunities in closer metro communities, and at the same time too close that they compete with local businesses.

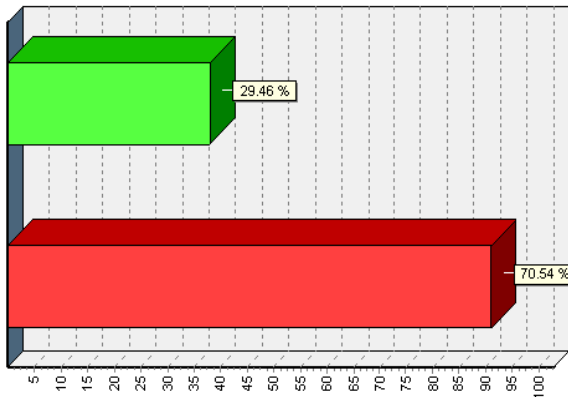
In 2007, the City mailed post cards to 1,718 households notifying residents of an opportunity to participate in an on-line Comprehensive Plan survey. 134 responses were received for a 7.8% response rate. Following is a summary of the demographics of those responding:

- o 40.3% of respondents have lived in Jordan five or less years
- o 26.9% of respondents have lived in Jordan over 16 years
- o Areas responding:
 - 20.9% from Public School Area
 - 20.9% from Bridle Creek/Stonebridge/Sawmill Woods/Meadowood
 - 21.64% from Older part of Jordan
 - 11.94% from Timberline
 - 9.7% from North of Highway 169
 - 8.21% from East of downtown area
 - 1.49% from Brentwood

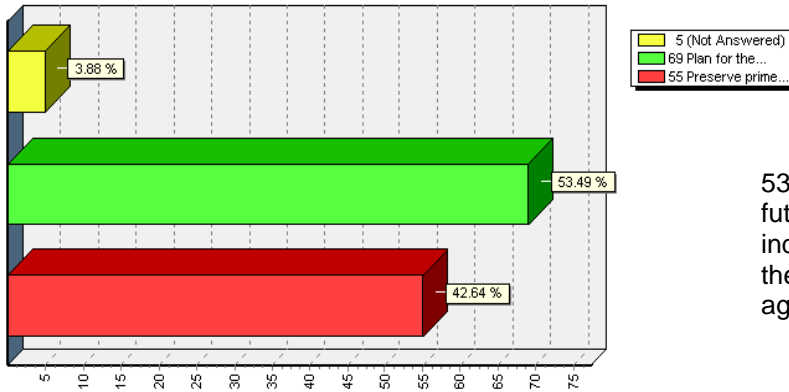
Following is a summary of responses from five of the twenty-seven questions included in the survey:



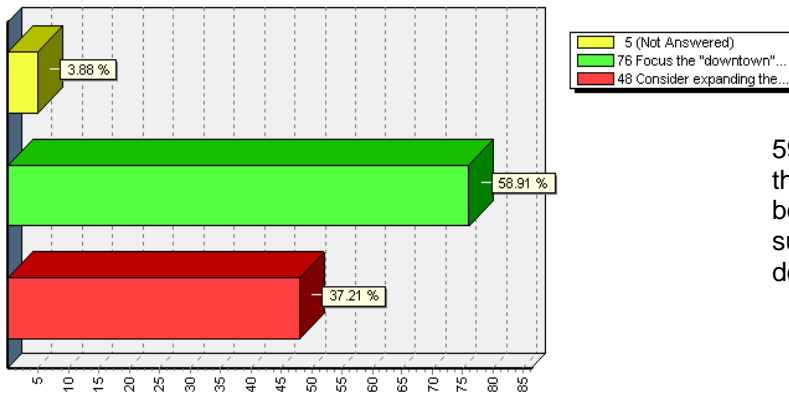
83% recommend tiered land uses versus mixed use developments



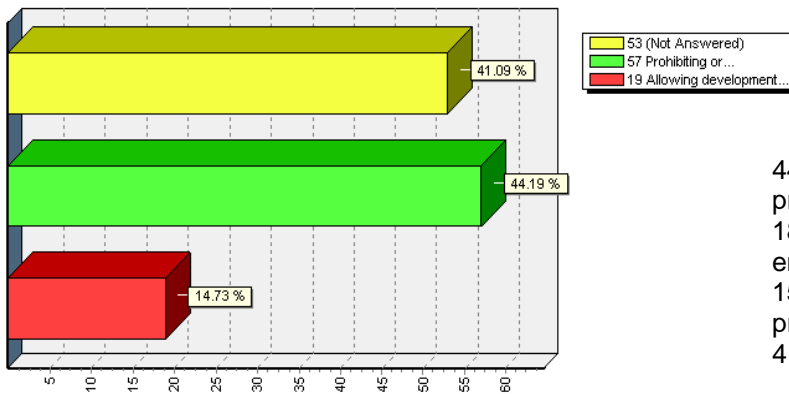
71% suggest placing more emphasis on maintaining larger lots versus developing affordable housing.



53% recommend planning for future residential, commercial and industrial demands, while 44% feel the city should preserve prime agricultural land.



59% noted the city should focus the downtown in the current boundaries vs. 37% which suggested the city expand the downtown where homes exist.



44% noted the city should prohibit development on slopes 18% or greater or other environmentally sensitive areas. 15% felt it should be allowed if protection plans are in place. 41% did not respond.

Other comments received through the Visioning Session, on-line survey process, city staff members and consultants and from planning commission meetings are contained within the various chapters of this Plan. This Plan is a statement of the direction the City will follow to achieve its goals.

VI. GUIDING PRINCIPALS

Mission Statement

As a part of the 2008 Comprehensive Plan update, residents were asked, through an on-line survey, to provide input on a vision or mission statement for the future development of the community. The Mission Statement, as developed by the Comprehensive Planning Committee, and approved by the City Council reads,

"The mission of the City of Jordan is to preserve our small town atmosphere, by promoting enhancement of our historic charm and family-oriented community, along the scenic bluffs of the MN River valley.
We embrace planned growth that provides quality amenities and opportunities within our commercial, industrial and residential neighborhoods."

2008 Guiding Principals

Based on the Mission Statement, community input, Planning Committee and staff guidance, the 2008 Comprehensive Plan is being developed with the following guiding principals:

Jordan strives to:

- Preserve and promote the natural resources which make the City of Jordan unique, such as Sand Creek, the topography, wetlands and bluffs.
- Promote a high quality of life with functioning parks, trails and other recreational opportunities which not only serve a local purpose but serves as a "hub" for regional trails.
- Promote an atmosphere which captures the spirit of a small town.
- Continue to provide a safe and wholesome environment for residents and businesses.
- Portray an attitude that encourages a vibrant business community
- Plan for a safe and efficient transportation system which addresses the long-term growth of the community while planning for connectivity of the City.
- Preserve and promote the Historic Downtown as a place for people to gather
- Promote a caring, learning environment with support for its education system.