

# LAND USE

## I. PURPOSE

The City of Jordan has been designated a Rural Growth Center by the Metropolitan Council. This is defined as a rural center that is interested in and is showing a potential for growth. The Land Use Section of the Jordan Comprehensive Plan includes the following items required by the Metropolitan Council:

- Analysis of existing land uses by type and volume;
- Examination of parcels within existing developed areas which provide an opportunity for land use redevelopment and/or infill;
- Calculation/identification of forecast land use volumes and types to support future growth;
- Planned land uses;
- Future land use policies; and
- Staging of future land use and annexation

The goals of this chapter are to maintain and promote cost effective and orderly development and redevelopment patterns throughout the City, to maintain and enhance the quality of life within the City, and to prevent and eliminate blight and resist deterioration of the developed areas of the City. Subsequent chapters of this plan include information on utilities and the city's ability to serve its forecasted growth with water, sanitary sewer, streets and other infrastructure.

## II. LAND USE INVENTORY

Land use analysis will identify historical and existing land use volumes along with vacant and redevelopable parcels within the current corporate limits. This analysis will also project land use demands and guide the type of use, staging and intensity of future growth. The following table illustrates land uses in the City in 1994 and in 2006 as depicted on the City's Official Zoning Map. Please note, the 1994 land use volumes did not itemize the various densities or types of land use classifications.

**TABLE 6-1  
1994 AND 2006 LAND USE VOLUMES  
BASED ON ZONING MAP DESIGNATIONS**

LAND USE	1994 Acres	1994 Percent	2006 Acres *	2006 Percent
R-1, Single Family Residential and R-2 Medium Density Residential Single-Family District			713.18	33.2%
R-3, Townhouse and Multiple Family District			88.82	4.1%
R-4, Multiple Family District			1.78	0.1%
R-5, Manufactured Home District			In Single family calculation	
<b>Total Residential</b>	<b>401.3</b>	<b>26.1%</b>	<b>803.78</b>	<b>37.4%</b>
C-1 Neighborhood Business District			0.0	0.0%
C-2 - Central Business District			17.87	0.8%
C-3, Highway Commercial District			50.12	2.3%
<b>Total Commercial</b>	<b>21.0</b>	<b>2.0%</b>	<b>67.99</b>	<b>3.2%</b>
I Industrial District			194.39	9.0%
<b>Total Industrial</b>	<b>106.6</b>	<b>6.9%</b>	<b>194.39</b>	<b>9.0%</b>

LAND USE	1994 Acres	1994 Percent	2006 Acres *	2006 Percent
Parks			107.76	5.0%
Institutional/ Public Semi-Public			274.75	12.8%
<b>Total Park/Public/Institutional</b>	<b>249.7</b>	<b>16.2%</b>	<b>382.51</b>	<b>17.8%</b>
Agricultural/Vacant/Other	492.9	32.0%		
Open Water, Floodplain, wetland, steep slopes, etc.			219.26	10.2%
Right of Way for roads, alleys and railroad	257.9	16.8%	482.82	22.4%
<b>Total Other</b>	<b>985.8</b>	<b>48.8%</b>	<b>702.08</b>	<b>32.6%</b>
<b>TOTAL ALL LAND USES</b>		<b>100.00%</b>	<b>2150.75</b>	<b>100.00%</b>

\* Net acres For Residential, Commercial and Industrial Calculations = Gross Acres less acres in development constraints such as wetlands, steep slopes, etc. Park and Public acreage is gross acres.

- Source: City of Jordan. 1994 Land acreages are from the 1998 Comprehensive Plan. The 2006 Land acreage calculations are based on zoning districts on the 2006 Zoning Map. Gross acreage is shown for both for a more true comparison of zoned or designated acres for each category of land use.

At the time of this comprehensive plan update, the City had a large number of remaining single-family lots platted and available for development, as well preliminary plats for lots not yet at the Final Plat phase. These lots were included in land calculation in the Table 6-1 Land Use analysis.

**TABLE 6-2  
RESIDENTIAL VACANT LOT INVENTORY – APRIL 2007**

Plat / Development	Remaining Approved Single Family Lots	Remaining Approved - Multi Family Units	Total
Jordan Bluffs	4	0	4
Bluffs at Cedar Ridge	1	0	1
Heritage Hills	23	0	23
Bridle Creek 1 through 8	48	20 (twinhomes)	68
Bridle Creek 8 through 10 (pre-plat only)	164	24 (twinhomes)	188
Stonebridge 1 through 3	74	0	74
Sawmill Woods 1 and 2	35	0	35
Sawmill Woods 3 (pre-plat only)	35	0	35
Crestview	1	0	1
Wexford Square 1 through 3	0	18 (townhomes)	18
Wexford Square 4 (pre-plat only)	0	24 (townhomes)	24
Jordan Valley Townhome Rental		46 townhomes	46
<b>Total</b>	<b>385</b>	<b>132</b>	<b>517</b>

Source: City of Jordan Community Development Department, April, 2007

\* An average of 3 units per acre was used to calculate the number of estimated vacant residential property.

Commercial/Industrial	Remaining Acres	Remaining Lots/Parcels
Commercial	56.29	16 lots (includes a 16 acre and 20 acre parcel plus misc. 1 acre +/- parcels)
Industrial	61.89 acres+ 10 acre redevelopment site	11 parcels (includes on 40 acre parcel)

### Existing Land Use

Various land uses within the City appear to follow the City's transportation network with the Central Business District located in the heart or center of the City along Highway 21 and Highway 282, highway commercial uses located along U.S. Highway 169 and industrial uses both along Highway 282 and near U.S. Highway 169 and CR 9. Residential and public uses surround and support the higher intensity land uses.

Map 6-1 illustrates the current zoning districts within the city. Following is a description of each of the land uses within Jordan.

### Residential Land Uses

Comprising 37% percent of the City; residential development (single-family to multiple-family) is the largest land use in the City. Of the residential acreage approximately 713 of the 804 net residential acres or 88.7% are zoned R-1 and R-2 for single-family development. Approximately 91 net acres are zoned for medium and high density residential or 11.3% of the residential acreage. The State Demographer's Office estimated 1,790 households as of 2005. 2006 residential land calculations include 803.78 net acres (plus 132.6 in development constraints) of which is it estimated there are 172.3 vacant residential acres (517 units/3 units per acre).

As illustrated in Table 6-4, the overall residential density in Jordan is approximately 3.18 housing units per residential acre.

More aged housing stock is primarily centered on smaller lots in areas of the City's original plat, surrounding the downtown or central business district. More recently constructed residential developments are located on outer fringes, primarily on the south side of the community. House styles are mixed reflecting the era when they were built. Much of the housing is in good shape.

Multi-family units are permitted in the R-3 and R-4 Residential Districts. These districts include approximately 91 net acres comprising approximately 11.3 percent of the volume of land used for residential purposes. The R-3 and R-4 Districts are located along Highway 169, north of the existing highway commercial district, north of the existing industrial park off 185<sup>th</sup> Street and along CR 66 near the schools on the south side of the community. Between 2000 and 2006, 58 townhouse units were constructed.

### Commercial Land Uses

Approximately 68 net acres or 3.2 percent of the City's land inventory is commercial in nature. This is a significant increase in commercial land acreage from 1994, in which 31 acres were for commercial uses. Of the 68 acres zoned for commercial uses, 56 acres are available for development resulting in a net developed commercial acreage of 12 acres. An additional 84.35 acres are zoned for commercial use, but contain development constraints.

The City's zoning ordinance has established three (3) commercial zones defined as:

Commercial District Name	Purpose	Location
C-1 Neighborhood District	To allow commercial uses complementary to and in close proximity to residential uses. The primary emphasis is on local retail facilities such as grocery and convenience stores.	One small neighborhood commercial district exists along North Highway 21, north of the central business district, leading to Highway 169.
C-2 Central Business District	To encourage continuation of a viable downtown by allowing prime retail sales and service uses, office, entertainment facilities, public and semi-public uses, and in special circumstances, residential use.	Several blocks near Highway 21 and Highway 282, including Water Street and First Street
C-3 Highway Commercial District	To recognize development opportunity and the need for commercial establishments fronting on or with direct access to major highways, a frontage road, or a street intersecting a highway. Permitted uses are to take advantage of the highway access in a manner which other business districts are not afforded. Also acceptable are quasi-industrial and wholesale enterprises that do not need an industrial setting but which have considerable customer contact.	Primarily focused around the intersection of Highway 169, Highway 282 and Highway 169 and County Road 9.

**C-1 District.** The neighborhood district at this time includes a parcel just north of the City's central business district. A non-conforming business is located on the site. Future neighborhood commercial areas are proposed to correspond more with the purpose and intent of the district, providing convenient access to goods for residential areas in the area and reduce required trips to other commercial areas.

**C-2 District.** The central business district historically served as the city's primary area of commerce with limited commercial areas along Highway 169. With growth, new commercial construction has occurred along US Highway 169. In attempts to retain the historic downtown as a destination, the City has worked to encourage investment in the central business district. Tax increment financing was utilized for a 9,994 square foot commercial building with eight residential apartments on the second floor in the central business district in 2003. Governmental agencies such as the library, post office and city hall remain within the downtown. In 1991, the City completed a \$1.75 million downtown infrastructure project, which included the reconstruction of Highway 21, installation of decorative streetlights and new sidewalks. These along with improvements in storefronts, have brightened the look downtown in recent years. The central business district has remained vibrant over the years with a limited number of vacant buildings and turnover in ownership or the type of business in those that have become vacant.

Although primarily brick buildings, the architecture of the downtown buildings varies. The majority of the buildings were constructed at different times. Jordan's Central Business District, is serviced primarily by Highways 21 and 282, Water Street and First Street. The downtown currently includes a mix of retail and service businesses including real estate services, insurance services, hair care, health care, home improvement, restaurants/coffee shops, churches and government services.

Pekarna Park is included in the central business district. This green space adds to the aesthetics of the business area but is too small to be utilized for community events such as arts in the park, retail promotions, holiday tree lighting, etc.

The City's downtown theme is focused around the "historic" look Jordan's business district originally had with ornamental streetlights and a variety of awnings. Patrons of the downtown business district are provided with on-street parking as well as a municipal parking lot, adjacent to city hall. A couple of business areas provide off-street parking lots. Additional off-street parking has been identified as a need, especially as traffic counts increase along Highways 21 and 282.

**C-3 District.** Jordan's Highway Commercial areas currently include a variety of retail and service businesses, including but not limited to, grocery store, hardware store, gas station/convenience stores, fast food restaurants, banks, car wash, etc. In recent years new highway commercial development has been occurring on the west side of the city along U.S. Highway 169. Recent commercial entities include real estate and bank facilities, restaurants, strip malls with salons, video stores, etc. The types of businesses locating in the C-3 District have been those requiring more off-street parking and direct vehicular access. As commercial development continues, the community will be faced with the challenge of retaining a strong, vibrant downtown.

The highway commercial area is linked to the downtown via Highway 282. A number of older homes exist along the corridor connecting the districts.

### **Industrial Land Uses**

Industrial land uses (I) comprise 194.4 acres or nine percent (9%) of total land uses within the City today. The City has one industrial zoning district, the I, Industrial District. This district provides space for manufacturing activities. Types of industrial users currently in Jordan industrial parks include an electrical provider, tool and die, welding, powder coating/paint, cabinet shop, masonry, lumber yard, fabricating, among others.

The City currently has two areas with industrial development. Industrial land uses are located primarily in the northwest portion of the city northwest of U.S. Highway 169 along County Road 9. A second industrial park exists on the east side of the City along Highway 282. New industrial construction has occurred primarily in the industrial park on the northwest side of the community within Timberline Business Park over the past few years. Approximately 61.89 acres of the industrial land is available for new development and an additional 10 acres for redevelopment.

Industrial locations were originally established due to access to the railroad and highways. Future industrial sites should also have good access to county roads and Highway 169.

### **Park and Recreation Land Uses**

Park and recreational land uses include nine (9) city-owned parks, greenways and recreation areas. These land uses account for 107.76 acres or five (5%) percent of the City. Sizes of city parks range from the smallest Pekarna Park, in the downtown, to Lagoon Park. In addition, a number of school recreational facilities such as ball fields, playground areas and tennis courts are available to residents. Parks and recreation are discussed in further detail in the Park and Recreation Chapter of this Plan.

### **Public and Semi-Public Uses**

Public and semi-public land uses include the School District property, the library, church properties, properties owned by the city including city hall, water tower sites, lift station sites, utility plant, maintenance garage, and miscellaneous parcels acres. City property does not include parks, or storm water retention ponds.

## **III. REDEVELOPMENT/INFILL POTENTIAL**

The City has approximately 290 acres of vacant land available for development within City limits. This includes approximately 172 acres of residential property, 56 acres of commercial property, and 62 acres

of industrial zoned land. The City should emphasize the use of currently available sites within the service area prior to the development of alternative sites. The development of sites within the serviced area will ensure prudent land management, assist in the prevention of 'leap-frog' type development and ensure maximum cost effectiveness for community residents. Additionally, efforts shall be made to ensure proper placement and phasing of urban expansion and the maintenance of existing and future land use compatibility.

Potential redevelopment areas are primarily centered in or near the City's core. The City should focus redevelopment efforts on commercial and residential areas/parcels in the more established areas of the City. To achieve this, the City should:

1. Encourage the removal of existing buildings that have exceeded their useful life, or
2. Encourage or participate in the removal of those which are deemed to have a "blighting effect" upon adjacent properties and/or present nuisance conditions that pose a threat to health and safety of citizens; or
3. Promote appropriate re-uses for under-utilized properties.

The following sites have been identified as future infill or redevelopment sites. These sites are illustrated on map 6-3:

1. Gen-Con site: 424 Broadway Street
2. Delco – 300 Broadway Street
3. The south side of the intersection of Highway 282 and Highway 21. These corner parcels are currently zoned residential. It is recommended these be re-guided to Central Business District
4. The parking lot south of the current baseball field, along Highway 21 on the south side of the Central Business District. Four residential parcels along this highway are recommended to be re-guided to commercial.
5. Broadway west area
6. West of Varner Street, between Highway 282 and the creek

#### **IV. FORECAST LAND USE DEMAND**

The City of Jordan will need additional land with urban services to accommodate forecast household and employment growth through the year 2030. Projections of population and households in Jordan identified in Chapter 3 of this Plan were developed on the basis of an analysis of local and regional trends and policies, and through the application of economic and demographic principals, with emphasis on the detailed profile of the City developed in this planning inventory. Specific data applied to the projections were the rate of U.S. Census data, residential building permits issued, historical population/household patterns and trends, trends in average household size, and sub-regional migration patterns.

Market conditions will have a major impact on housing types as the City progresses toward the year 2030. Interest rates, land/material prices and inflation, gas prices, among other factors will significantly impact buyer preferences. Since housing types are difficult to forecast, the land use plan focuses on density rather than housing types. Residential use computation is based on current City indices relative to life-cycle housing and density. Please note net densities of three and ten units per acre are used respectively to forecast single family and multiple family residential development calculations.

Table 6-3 illustrates the number of housing units in each of the classifications utilized by the US Census in 2000. Due to the significant growth in housing over the past few years, permits issued in the past six years have been added to allow projections to be based on the most recent housing mix statistics.

**TABLE 6-3  
COMMUNITY HOUSING MIX**

<b>TYPE</b>	<b>2000 Census</b>	<b>Building Permits 2000-2006</b>	<b>Total</b>	<b>% of Total</b>
SF detached	936	527	1463	72%
SF attached	32	58	90	4%
Duplex	43	0	43	2%
Triplex/Quad	57	0	57	3%
5-9 units in structure	38	25	63	3%
10 - 19 units in structure	0	0	0	0%
20 - 49 units in structure	17	0	17	1%
50 or more units in structure	26	0	26	1%
Manufactured Home	278	0	278	14%
<b>TOTAL</b>	<b>1427</b>	<b>610</b>	<b>2037</b>	<b>100%</b>

\*Source: U.S. Census 2000 H30 and City of Jordan Building Permit Reports.

Future land use needs may be calculated based on densities allowed in Zoning Ordinance or on historic trends. The Zoning Ordinance allows single-family homes to be constructed on a 10,500 square foot lot in the R-1 Single-Family District (2.9 units per acre), a 6,000 square foot lot in the R-2 Medium Density Single-Family Residential District (5 units per acre), 3,000 square feet per unit in the R-3 Townhouse and Multiple-Family Residential District (10 units per acre) and 2,000 square feet per unit in the R-4 Multiple Family Residential District (15 units per acre). The future land use needs projected in Table 6-4 are based on average densities allowable in the Ordinance, rather than historical densities which have occurred.

The Jordan Zoning Ordinance does not currently identify a minimum number of units per acre within the all of its residential zoning districts. It is recommended that the City, as a part of the implementation process, amending the Zoning Ordinance to include this information. The following table, Table 6-4, includes residential performance standards including minimum lot width, minimum lot area, setback requirements and maximum site coverage.

The overall future residential density is planned at 3 units per acre. The “minimum densities” are utilized by the Metropolitan Council for calculation purposes, suggesting all developments will plat at the minimum densities required, rather than a mid-range or maximum density. If this were to occur, using the information in Tables 6-4 and 6-5, the following overall density would result:

<b>Category</b>	<b>Density Range</b>		<b>Net Acres</b>	<b>Minimum Units</b>	<b>Maximum Units</b>
	<b>Minimum</b>	<b>Maximum</b>			
<b>Single Family Residential</b>	2.85	7.0	1011	2881	7077
<b>Medium Density Residential</b>	6.00	11.6	41	246	476
<b>Manufactured Home</b>	7.00	8.0		0	0
<b>TOTALS</b>			1052	2127	7553
<b>Overall Density</b>				<b>2.97</b>	<b>7.18</b>

**TABLE 6-4  
DENSITIES ALLOWED IN RESIDENTIAL ZONING DISTRICTS**

District	Min. Lot Area per unit	Min. Lot Width	Planned Minimum Density <sup>2</sup>	Maximum Density <sup>1</sup>	Front Yard	Side Yard	Rear Yard	Maximum Height	Lot Coverage
Rural Residential	10 acres	150 ft	1 unit per 10 acres	1 unit per 10 acres	70 ft	100 ft ag 70 ft non ag	100 ft ag 70 ft non ag	30 ft	.05
R-1 <i>Single Family Residential District</i>	10,500 sq ft	75 ft	2.85 units per acre	10,500/ sf. 5,000/ two family or 3 units per acre for single family and up to 7 units per acre for two-family	30 ft	8 ft internal 15 ft corner	35 ft	30 ft	.30
R-2 Residential --- <i>Single Family Residential</i>	6,000 sq ft single-family 10,500 sq ft Two-family	60 ft s.f. 80 ft two family	3.0 units per acre	6,000/ sf. 5,000/ two family or 5.8 units per acre for single family or 7.0 units per acre two-family.	30 ft	8 ft internal 12 ft corner	35 ft	30 ft	.30
R-3 Townhouse and Multiple Family <i>Medium Density Residential</i>	7,200 sq ft single-family 10,000 sq ft duplex 9,000 sq ft multiple-family	60 ft	6.0 units per acre	5,000/ duplex 3,000/ unit in multiple-family or 7.0 units per acre for a duplex and 11.6 units per acre multiple-family	30 ft	8 ft internal 12 ft corner	35 ft	30 ft	.30
R-4 Multiple Family <i>High Density Residential District</i>	10,000 sq ft lot with	80 ft	10.0 units per acre	2000 sq feet per dwelling unit 17.4 units per acre	30 ft	15 ft	35 ft	35 ft	.30 ground floor .50 floor area
R-5 Mobile (Manufactured Home District)	5,000 sq ft per unit	50 ft	7.0 units per acre	8 units per acre	20 ft	5 ft	10 ft	---	.30

1. Maximum Units per net acreage (Assumes net acreage equals gross acreage less 20% for wetlands, surface water, floodplain, and existing road easements or rights-of-way divided by the minimum lot area allowed per Ordinance or sq feet allowed/34,848 sq ft (80% of 43,560). 2. \*Note: The Zoning Ordinance will need to be amended to address minimum densities in residential areas. The Ordinance does not currently identify a minimum number of units per acre.

As indicated in Table 6-5, it is estimated 1,011 additional acres will be needed to accommodate future one and two family residential development through the year 2030. This is based on an average 3.0 units per acre in the R-1 and R-2 or low density residential areas and 10 units per acre in the R-3 and R-4 Medium and High Density Districts. This assumes construction of one and two family units on the existing vacant lots currently zoned for this type of land use. It is further estimated 41 acres will be needed to accommodate future medium and high-density residential developments through the year 2030. This is based on a similar ratio of low density (88% of housing) to mixed or higher density housing (12%) with no additional manufactured home parks or expansions to the existing park. It is important to note the existing lot supply of 517 residential units is available to meet demand for several years, reducing land acreage needs for the future growth. The additional households are estimated to have 2.5 to 2.8 people per household or support a population of approximately 15,000. (See Chapter 3, Table 3-7). The following table assumes infill on existing lots through 2010 versus the annexation of additional land.

**TABLE 6-5  
PROJECTED RESIDENTIAL DENSITY ASSUMPTIONS & LAND USE NEEDS**

LAND USE	2006 Number of Units	2006% of Units	Plus Estimated Vacant Lots	Total Potential Housing Units	2006 Acres	Historical Average Density	2010 Estimated New Units (in excess of existing vacant lots)	2010 Net Acres Required (in excess of existing vacant lots)	2015 Estimated New Units	2015 Acres	2020 Estimated New Units	2020 Acres	2025 Estimated New Units	2025 Acres	2030 Estimated New Units	2030 Acres	Total Estimated Units	Total Estimated Acres
R-1, R-2 Single Family Residential	1553	76%	385	1938	713.18	2.72	0	0	326	109	682	227	1012	337	1012	337	4970	1011
R-3 & R-4 Townhouse & Multiple Family Residential	206	10%	132	338	79	3.73	0	0	45	4	93	9	138	14	138	14	752	40
Manufactured Home	278	14%	0	278			0	0	0	0	0	0	0	0	0	0	278	0
<b>Total</b>	<b>2037</b>	<b>100%</b>	<b>517</b>	<b>2554</b>	<b>803.78</b>	<b>3.18</b>	<b>0</b>	<b>0</b>	<b>371</b>	<b>113</b>	<b>775</b>	<b>237</b>	<b>1150</b>	<b>351</b>	<b>1150</b>	<b>351</b>	<b>6000</b>	<b>1052</b>
<b>Total Residential Units</b>									<b>2925</b>		<b>3700</b>		<b>4850</b>		<b>6000</b>			

\*R-1 and R-2 Acreage needs based on average 3 units per acre. R-3 and R-4 acreage needs based on average 10 units per acre  
Assumes ratio of 88% single-family to 12% multiple family residential continues.  
Estimated new units based on Demographic Chapter Table 3-7

The current ratio of residential to commercial/industrial acreage in the City of Jordan is 90% to 10% percent. The Economic Development Authority, business community and Planning Committee have identified a desire to expand commercial and industrial opportunities and plan for an additional 230 acres of commercial and industrial land (10 acre per year consumption). The current ratio of commercial to industrial acreage is 26% commercial to 74% industrial. Based on that ratio, 60 net acres of commercial and 170 net acres of industrial land would be required to accommodate future growth, at this same ratio. Assuming an additional 30% area is needed for right-of-way, storm water ponds, etc., it is projected approximately 300 total additional acres will be needed to support future commercial and industrial growth. That is 78 acres for commercial expansion and 222 acres for industrial and industrial-commercial expansion. According to the April 2007 Vacant Land Inventory maintained by City staff, there are 56 acres of commercial land and 62 acres of industrial land available, fulfilling 118 acres of the 230 net acres required. The 2006 *Commercial/Industrial Land Supply Analysis for Scott County* completed by Maxfield Research projected a need for approximately 31 acres of commercial/industrial land in Jordan per year between 2005 and 2015. If this ratio were carried through to 2030, a total of 71 acres would be needed. Savage and Prior Lake are projected to consume between 14 and 27 acres per year. The Jordan EDA has recommended that with the growing population, additional commercial/industrial space should be planned for, beyond the Maxfield Research study projections. The following Table represents projected net acreage, which is projected to be used for residential, commercial and industrial land uses through the year 2030.

**TABLE 6-6  
NET ACREAGE FORECASTS: RESIDENTIAL, COMMERCIAL AND INDUSTRIAL LAND USES**

<b>Land Use</b>	<b>2006 Acres (Per Zoning Map)</b>	<b>Net Additional Acres Required to accommodate projected growth beyond vacant lots</b>	<b>Projected Gross Additional Acres Required to accommodate growth with 30% for Streets. ROW, ponds, floodplain, steep slopes, etc.</b>
Residential Acres SF	787.20	1,011	1,314
Residential Acres MED	79.41	40	52
Residential Acres HD	1.78	1	2
Manufactured Home	51.35	0	-
Rural Residential	31.63	0	-
Commercial Acres	152.93	60	78
Industrial Acres	196.60	170	221
Park land	126.50	105	137
Public (e.g. schools)	248.51	50	65
ROW	74.09	0	-
<b>TOTAL</b>	<b>1,750</b>	<b>1,437</b>	<b>1,869</b>

The projections above are applicable additional persons/households projected to enter the community. It is important to note that future growth boundaries should be larger than the 1,869 acres projected, as portions of land in the growth boundaries are already developed with rural residential subdivisions and/or businesses located in the township. In addition, additional land may be required for public and institutional uses. The above table suggests the geographic size of the city would be required to approximately double in size to accommodate the growth from an estimated 5,149 people in 2006 to approximately 15,000 in 2030. Again, the inventory of 517 vacant residential lots in the current city acreage and approximately 118 acres of vacant commercial/industrial land reduces the future acreage to be annexed.

**TABLE 6-7  
LAND IN PROPOSED FUTURE LAND USE BOUNDARY**

<b>Land Use</b>	<b>Gross Acres</b>	<b>Net Non-Constrained Acres</b>
Single Family Residential	7083.7	3944.2
Medium Density Residential	1109.7	629.2
High Density Residential	92.4	85.0
Manufactured Home	51.4	34.8
Commercial-CBD	18.1	3.9
Commercial-Highway	328.9	215.4
Commercial-Neighborhood	25.6	18.0
Industrial	600.5	568.4
Park	126.5	34.8
Public Institutional	324.7	181.6
ROW	114.2	47.9
<b>Future Land Use Acres</b>	<b>9,875.6</b>	<b>5,763.2</b>
<b>Unassigned ROW</b>	<b>684.3</b>	
<b>Total Land in FLU Boundary includes current city limits</b>	<b>10,560</b>	

According to Table 6-5, an additional 1,869 acres are needed to accommodate projected growth. The City is currently 2,308 acres (of which 1,750 are zoned the remaining is creek, wetland, etc), suggesting a total future land use boundary of 4,177 acres. As noted above 5,763 net acres are proposed in the future land use boundary, providing a 38% land overage. The City of Jordan desires to plan with a floating municipal utility service area (MUSA) versus limiting development options. The land identified as the most likely to develop first has been included in the Traffic Analysis Boundaries in Chapter 7 and are designated on the future land use map 6-2.

## V. FUTURE LAND USE POLICIES

The Map 6-1 and Map 6-2 on the following pages offer a visual representation of future land use projections, including current zoning land uses (Map 6-1) and projected future land uses (Map 6-2). It is noted projected land uses depicted on Map 6-2 may be adjusted in location if the location of collector streets that are planned are slightly adjusted or as plats are submitted with greater detail. This plan and subsequent documentation takes into consideration the land uses that have previously been approved by the City. The land uses encourage compact, contiguous development. It efficiently uses the existing and proposed infrastructure and capital investment.

The future land use growth boundaries also coincide with sanitary sewer service areas and projected capital infrastructure such as lift stations and force mains, topography and the transportation system.

### A. Overall Land Use Concept

Jordan offers a strong historic downtown, highway commerce, an industrial or employment base, a variety of housing options and park and recreational opportunities. Participants in the comprehensive planning process have expressed a desire to retain the “small town” atmosphere and self-supporting community. The community survey provided an opportunity for residents to provide input on their vision for the community. As a result the following guiding principals have also been developed:

- *Retain the spirit of a small town with a family-oriented focus.* The goal of retaining the small town atmosphere is included through a logical pattern of future land use in an organized fashion, along with a transportation system to support the various land uses, retaining the downtown as a gathering place and further promoting parks and recreation to offer quality of life amenities.
- *Historic and Charming Downtown.* Downtown Jordan has historically served as the center or focus of the community. Public participants in the process have expressed a desire to retain and build on this historic and charming gathering place. Addressing transportation in the downtown and adoption of policies relating to the downtown will assist in accomplishing this goal.
- *Business Growth.* In order to assist with the fiscal health of the city and discourage the future development of a bedroom community for other suburbs with employment offerings, a range of land uses including commercial and industrial have been planned for at a consumption rate which is more aggressive than historic figures.
- *A proactive position on future growth.* The future land use plan includes projections and growth boundaries intended to serve the City to the year 2030. As market demands change, the plan may need periodic review and updates. The future land use plan has been coordinated with a sanitary sewer plan, storm water management plan and transportation plan to encourage proactive planning of land uses with infrastructure and the funding of the infrastructure.

## **B. Residential Land Uses**

The City currently has five residential zoning districts including two low density residential districts (R-1 and R-2) with varying lot size requirements for single-family homes (10,500 square feet to 6,000 square feet), R-3 and R-4 which allow multiple family housing units and a manufactured home district (R-5).

As noted within this chapter, it is anticipated an additional 694 acres are anticipated to be required to serve single-family (R-1 and R-2) residential growth and 27 acres are needed for higher density or residential growth. Policies and objectives for existing as well as future residential areas have been developed to protect the integrity of residential neighborhoods and the character of Jordan.

### **Existing Residential Neighborhood Objectives**

1. Encourage the continued maintenance and quality of existing neighborhoods.
2. Minimize the development of incompatible land uses adjacent to and traffic through residential neighborhoods.

### **Existing Residential Neighborhood Policies**

1. Prohibit non-residential land use intrusions into residential neighborhoods and require appropriate buffering and/or screening between non-compatible land uses, except in approved mixed use or planned unit developments.
2. Require infill residential units to be compatible in use and scale with the surrounding neighborhood.
3. Encourage infill of existing vacant or underutilized residential lots within the city's municipal utility service area prior to extension of services for new developments.
4. Continue to upgrade infrastructure such as streets, water and sewer in existing neighborhoods as needed.
5. Consider adoption of a residential rental code.

### **New Residential Development Goals**

1. Plan residential areas to encourage neighborhood unity and cohesiveness while protecting the integrity of the natural environment and providing access to other community amenities.
2. Provide a variety of life-cycle housing for the diverse needs of the community.
3. Plan new residential areas while protecting the existing steep slopes, wooded areas and environmentally sensitive areas currently outside of the corporate boundaries.

### **New Residential Development Policies**

1. Incorporate natural features into new residential neighborhoods while protecting the features through ordinances.
2. Plan for green belts or natural corridors which connect with the city's trail plan,
3. Continue to limit access points directly onto arterial streets or collector streets by requiring driveway accesses and lots to front streets within the subdivision.

4. Require the development of parks, trails and/or sidewalks along collector streets to service neighborhoods and provide access to other community amenities such as places of commerce, educational facilities and larger community parks.
5. Plan residential subdivisions while following the comprehensive transportation plan which includes a recommended collector street system to encourage connection of neighborhoods to commercial areas and arterial streets.
6. Consider the changing housing needs of the growing community and review residential housing land areas to accommodate the changing needs and demands.
7. The Planning Commission and Council should consider high density residential land uses in areas adjacent to arterials or major arterials, are near community services and/or provide tiered land uses (higher intensity to lower intensity). The City should avoid locating all multiple-family housing in one concentrated area and avoid selecting sites for multiple-family housing based solely on economic considerations.

### **C. Commercial Land Uses**

Currently the City has 68 acres, or 3.2 percent of the City's land inventory, commercial in nature, within its C-1, C-2 and C-3 commercial zoning districts. Of this, is it estimated 56 acres are available for development. Based on the EDA and City's desire to expand commercial offerings, and ability to attract larger retailers as the population increases, an additional 78 gross acres are projected to be needed for commercial expansion, to accommodate desired commercial land uses in the future.

Jordan's downtown has served as the heart of the community. Public input relating to the desire to protect and maintain this central focus occurred during the planning process. Expansion of the downtown and planning new commercial areas that provide links and continuity to the downtown were discussed. Due to limited sites available in the downtown for larger uses and those requiring off-street parking, other highway commercial areas along Highway 169 have in recent years expanded. The expansion of commercial areas outside of the downtown is expected to continue as the city grows. The following objectives and policies have been prepared for each unique commercial area.

#### **Neighborhood Commercial (C-1) Policy Statements**

1. Plan for neighborhood commercial centers which are complementary to and in close proximity to residential uses.
2. Minimize the impact on residential properties by requiring appropriate buffering and screening between commercial and residential uses.
3. Locate Neighborhood Commercial areas along collector streets to ensure they are easily accessible by adjacent neighborhoods.

#### **Central Business District (Downtown Commercial) (C-2) Policy Statements**

1. Continue downtown Jordan as an important retail center.
2. Continue to promote downtown as the center of the community as a focal point for government, community social activities and commerce, promoting the central business district as a place for community events, which are family-oriented and benefit retail and service businesses.

3. Promote the expansion of the downtown on sites identified for potential redevelopment.
4. Maintain the historic character of the downtown and continue to encourage private sector rehabilitation and renovation of existing buildings in the downtown.
5. Encourage the use of upper levels of commercial buildings for office and residential uses.
6. Monitor traffic and provide safe and convenient access to businesses for vehicular and pedestrian traffic.
7. Promote sidewalks and trails which lead to and through the central business district to create a walkable community and downtown area.
8. Work with the business community to develop design standards for new and remodeled buildings to ensure the building mass, scale and facades are compatible with existing buildings.
9. Explore opportunities to offer additional off-street parking for business patrons as well as employee parking.

#### **Highway Commercial (C-3) Policy Statements**

1. Provide commercial areas for businesses which are more vehicle oriented, versus pedestrian traffic oriented, and which require larger sites.
2. Link the existing downtown and highway commercial and expansions of these districts with unique design features including ornamental streetlights and walkways to connect the two commercial areas.
3. Plan for larger commercial sites for destination retailers, while supporting smaller retail and service businesses.
4. Plan for attractive commercial areas with review of parking lot standards, façade and landscaping requirements, as these areas are highly visible from the Highway 169 corridor.
5. Collector streets and local roadways should be planned to service new commercial areas, minimizing the access points to Highway 169.

#### **D. Industrial Land Uses**

Land zoned for Industrial uses comprises 194 acres, or nine percent (%) of total land uses, within the City today. Of this, it is estimated 62 acres are available for development. It is projected that approximately 221 additional gross acres will be required for industrial expansion, to meet future demands to the year 2030, based on the EDA and City's desire to attract more industry and jobs to the community. The actual amount of industrial land required will depend upon the size of the industrial user, whether or not land is available at a competitive cost when compared to neighboring communities and other economic factors. At the time of this Comprehensive Update, the City and EDA's focus has been on providing technical assistance to new and expanding industries as well as providing financial incentives.

#### **Industrial Development Policy Statements**

1. Continue, through the EDA and Chamber of Commerce, to take a proactive approach to business retention and expansion.

2. Promote quality industrial development that is compatible with the environment, and which does not negatively impact the city's infrastructure system such as wastewater treatment facilities.
3. Promote industrial development that pays employees a livable wage.
4. Consider economic incentives for industries that will contribute substantially to the City's tax and employment bases without substantial negative impacts on the city's infrastructure system.
5. Consider building material requirements for industrial facades facing arterial and collector streets, as a part of the Zoning Ordinance.
6. Design new industrial park areas to minimize impact on environmental features such as wetlands and creeks.
7. Design new industrial park areas to discourage industrial traffic from traversing through residential neighborhoods.
8. Minimize the impact of industrial properties on adjacent land uses by requiring additional setbacks, screening and/or fencing and landscaping.
9. Review the current industrial zoning district and develop standards for a second industrial district which accommodates office/industrial or commercial/industrial businesses.

#### **E. Public Land Uses**

Public uses include the School District #717 property, church properties and land owned by the city including city hall, water tower sites, lift station sites, and miscellaneous parcels. Future land needed for public purposes will include land for future city and library facilities. At the time of this comprehensive plan update, the school district noted they felt they had sufficient facilities and land to meet needs for at least ten years. School District #717's administration has indicated land is available south of their existing campus area for future facilities. The District does not have a Facility Plan to address needs beyond 2015.

##### **Public Land Use Objectives**

1. Provide needed public facilities to support current and future growth.
2. Support city office facilities in and near the downtown.

##### **Public Land Use Policies**

1. Work in cooperation with other public agencies, such as the school district, to coordinate rather than duplicate public space such as auditoriums, meeting rooms, etc.
2. Provide sufficient land for future public facilities including utility sites and buildings.
3. Retain governmental administrative offices in the central business district to support the downtown as a focal point for services.

#### **F. Park and Recreation Uses.**

Park and recreational land uses include nine city owned parks and additional public recreational areas (school recreational fields and playgrounds). These land uses account for approximately 108 acres or five percent (5%) of the City's total acreage.

### **Park and Recreation Policy Statements.**

1. The City of Jordan will enhance its park and recreation system through natural resource protection and management.
2. The City of Jordan will continue to cooperate with the other governments, agencies, and communities to encourage a regional park and trail system, with Jordan serving as a hub to connect the proposed Blakely Bluffs Regional Park, proposed Cedar Lake Farm Regional Park and Spring Lake Regional Park systems.
3. The City of Jordan will carefully and efficiently expand its park and open space system to meet the needs of its growing population base.
4. The City of Jordan will maintain its parks, trails, open space areas well into the future.
5. The City of Jordan will provide its residents and visitors with a range of passive and active recreational and sports facilities.
6. The City of Jordan recognizes the importance of private property rights and synergy between green infrastructure and property values.
7. The City will promote open/green space areas within new commercial/industrial developments or connectivity to adjacent recreation areas.

## **VI. FUTURE LAND USE AND ANNEXATION**

### **A. Future Land Use**

The City of Jordan has been experiencing significant growth over the past several years. Platted, undeveloped lots remain within the city limits along with land to support an additional 517 residential units (as of April 2007). Within the current city limits, 56 acres of land remain which could support commercial growth 62 acres which could support industrial growth.

The future land use map (Map 6-2) has been developed based on:

1. Sanitary sewer districts or areas which may be developed with each major capital expenditure.
2. Meetings with developers that have indicated plans to petition for annexation and develop areas surrounding Jordan in the next five years.
3. Land acreage needed to support household and population projections and employment projections based on building permit trends and actual and anticipated employment. Note, these land acreages are beyond those proposed within the Metropolitan Council projections for the period 2020 to 2030.
4. Projected land uses for each category with a more aggressive development of commercial and industrial land than historic building permits or projections by Maxfield Research in their Scott County 2006 study.
5. Tiered land uses with more intense land uses adjacent to arterials and collector streets and more compatible land uses adjacent to each other, with commercial nodes adjacent to major intersections.

6. Impact on land topography and natural resources.
7. Community input in the process through a survey, a business meeting, community input meeting, an open house and monthly Planning Commission meetings.

## **B. Annexation**

The future land use map identifies approximately 7,000 acres guided for single family residential growth (including 787 acres of low density residential land in the existing city limits), approximately 1200 acres for medium and high density growth, 370 acres for acres for commercial growth, and 600 acres for industrial growth. Land needed to support this growth will need to be annexed from Sand Creek Township and St. Lawrence Township.

The City does not have a Joint Annexation Agreements in place with surrounding Townships, but is in the process of negotiating an agreement with St. Lawrence Township. It is recommended the City and Town Boards work together to develop agreements.

The City of Jordan has also explored its “ultimate growth boundary” and its ability to service land with utilities beyond the year 2030. In order to retain its “small town feel” and preserve its natural resources and open space, the Planning Commission has expressed a desire to define natural resource-based edges of the future growth boundary of the community, using these natural corridors to buffer the City from the growth of other communities. It is recommended these discussions occur as a part of the orderly annexation agreement process.

The Jordan Comprehensive Plan is not an annexation agreement, nor is it a substitute for such an agreement. The Comprehensive Plan and its role in the future expansion of the existing municipal boundary is limited to serving as a statement of city policy. It can also serve as a basis for subsequent annexation plans and agreements. The City understands that until orderly annexation agreements are in place, comprehensive plan amendments will be required with the annexation of land from the townships into the corporate limits.

At the time of this comprehensive plan update, Scott County was also in the process of updating their comprehensive plan. Scott County has been encouraging cities and townships to work in cooperation to identify future land uses and growth boundaries.

## **C. Municipal Boundary Expansion Policies**

The following policies refer to the growth areas, as illustrated on Map 6-2.

1. Land immediately adjacent to the city limits shall be annexed into the corporate limits prior to development.
2. Land should be annexed as the area is about to become urban or suburban in nature or if surrounded by city limits, rather than annexing without urban plans in place.
3. If limited rural residential development is to occur while the land is located within the townships, the preferred density is one home per 40 acres. Cluster platting is encouraged to preserve open space for future development, and if cluster platting is utilized it shall be consistent with the Scott County Comprehensive Plan and be designed to allow for future connection to municipal infrastructure systems.
4. The City should work with Scott County and township residents/land owners to identify valuable agricultural land and research methods to encourage the preservation of this land, taking into account the potential development of adjacent properties

## VII. PLANNING DISTRICTS

To more fully examine all areas of the community, the City of Jordan and its growth boundary has been divided into six (6) individual 'planning' districts. The planning district boundaries were established using the location of major roadways and DO NOT represent zoning district boundaries. The locations of the planning districts are illustrated on Map 6-3. This section of the land use plan will detail existing and recommended development for each individual planning district. Goals outlined for each planning district will vary; however, the goals and policies for each land use have been identified in Section V, of this chapter.

### A. DISTRICT 1

#### Location

District 1 occupies the northwest portion of the current corporate limits.

Boundaries: 185<sup>th</sup> Street to the north, Valleyview Drive to the east, Beaumont to the west and 190<sup>th</sup> Street to the south.

Current Land Uses: Timberline Residential neighborhood, Timberline Industrial Park.

Major Transportation Corridors: Beaumont, Valleyview Drive.

Natural Resources: Large pine trees. Portions of this district are within a Metro Wildlife Corridor Focus Area.

Existing Parks/Recreation: Brentwood Park and Timberline Park.

Potential Redevelopment Sites: None

Proposed Future Land Uses: Industrial on the vacant 40 acre parcel south of Timberline Industrial Park. Single family (R-1) residential adjacent to Beaumont, R-2 residential north of 185<sup>th</sup>.

Sanitary Sewer District: Valley View Road Service Area.

Type of Sanitary Sewer Improvements Required to Service this District: Gravity trunks.

Estimated Cost of Sewer Requirements: \$570,000 + SW trunk.

Type of Water Improvements Required to Service this District: Trunk water mains.

Please See Map 6-3 for the geographic boundaries of District 1.

### B. DISTRICT 2

#### Location

District 5 occupies the west central portion of the growth boundary, and is currently outside the existing corporate limits.

Boundaries: 190<sup>th</sup> to the north, Highway 169 to the south and east.

Current Land Uses: Pasture land, Scott County Thrashers, hobby farms, drop site for the Airforce.

Major Transportation Corridors: Valley View Drive, Rail Road, Fairview.

Natural Resources: Portions of this district are within a Metro Wildlife Corridor Focus Area. Mesic prairie.

Existing Parks/Recreation: None.

Potential Redevelopment Sites: None.

Proposed Future Land Uses: Highway Commercial, light industrial, general industrial, and public.

Sanitary Sewer District: 195<sup>th</sup> St. Service Area.

Type of Sanitary Sewer Improvements Required to Service this District: Gravity trunks.

Estimated Cost of Sewer Requirements: \$120,000 + SW Trunk.

Type of Water Improvements Required to Service this District: Well, water treatment plant, trunk mains.

Please See Map 6-3 for the geographic boundaries of District 2.

### **C. DISTRICT 3**

#### Location

District 3 occupies the central portion of the City within the corporate limits.

Boundaries: Valley View Drive to the north, corporate limits on the east, CR 66 to the south and Hillside Drive to U.S. Highway 169 to the west.

Current Land Uses: District 3 includes a majority of the land currently within the city limits. This includes highway commercial land along Highway 169 and Highway 282, residential land uses, the central business district, the middle school, city's wastewater treatment plant, etc.

Major Transportation Corridors: Highway 169, Highway 282 and Highway 21.

Natural Resources: Portions of this district are within a Metro Wildlife Corridor Focus Area. Native plant, wet marsh, cattail marsh, emergent marsh.

Existing Parks/Recreation: Holzer Park, Mini-Met Ballpark, Lagoon Park, Lions Park, Pekarna Park, Fireman's Park and recreational areas at the Jordan Middle School and St. John the Baptist School.

Potential Redevelopment Sites: See Map 5-1: Sites along Highway 21 on the east side entering the city from the south, lots at the south corners of Highways 282 and Highway 21 and the industrial and neighborhood commercial areas on the north side of Highway 21, leading to Highway 169.

Proposed Future Land Uses: Land uses are proposed to remain as currently zoned, with the exception of redevelopment sites identified above and on Map 5-1.

Sanitary Sewer District: Syndicate Street Service Area.

Type of Sanitary Sewer Improvements Required to Service this District: Sanitary sewer already exists within District 1.

Estimated Cost of Sewer Requirements: \$0

Type of Water Improvements Required to Service this District: None.

Please See Map 6-3 for the geographic boundaries of District 3.

### **D. DISTRICT 4**

#### Location

District 4 is on the west side of the proposed growth boundary, outside the current corporate limits.

Boundaries: Highway 169 on the north, 214<sup>th</sup> Street on the south, CR 59 on the west and CR 61 on the east.

Current Land Uses: Agricultural, some rural residential homesteads, wetlands.

Major Transportation Corridors: Highway 169, CR 59, CR 61

Natural Resources: Portions of this district are within a Metro Wildlife Corridor Focus Area. Mesic prairie.

Existing Parks/Recreation: None.

Potential Redevelopment Sites: None.

Proposed Future Land Uses: Highway Commercial adjacent to the future interchange and high to medium density residential adjacent with single family residential in a majority of the district.

Sanitary Sewer District: Delaware Avenue Service Area (North and South)

Type of Sanitary Sewer Improvements Required to Service this District: Gravity trunk.

Estimated Cost of Sewer Requirements: \$460,000 + SW trunk for north and \$260,000 + SW trunk for south.

Type of Water Improvements Required to Service this District: Trunk water mains plus a water tower, booster pump, if not already constructed for District 2 improvements.

Please See Map 6-3 for the geographic boundaries of District 4.

## **E. DISTRICT 5**

### Location

District 5 is on the southeast side of the proposed growth boundary, including land both in and outside the current corporate limits.

Boundaries: 200<sup>th</sup> Street on the north, 220<sup>th</sup> Street on the south, CR 11 to the west and Forest Street on the east.

Current Land Uses: Golf course, agricultural, and rural residential home sites.

Major Transportation Corridors: Highway 21 and CR 66.

Natural Resources: rolling hills, Portions of this district are within a Metro Wildlife Corridor Focus Area.

Existing Parks/Recreation: Bridle Creek Park.

Potential Redevelopment Sites: None.

Proposed Future Land Uses: Neighborhood commercial along Naylor and Sawmill Road intersection, with medium density residential adjacent and a majority of the district in low density residential.

Sanitary Sewer District: Creek Lane and Upper Sand Creek Service Areas, Southeast 7 Collector, Southeast 8 Collector, Southeast 9a Collector, Southeast 9b Collector and Sand Creek East and West Interceptors.

Type of Sanitary Sewer Improvements Required to Service this District: Gravity trunk, lift station.

Estimated Cost of Sewer Requirements: \$530,000 for SE 7 Collector, \$110,000 for SE 8 Collector, \$360,000 for SE 9a Collector, \$410,000 for SE 9b Collector, \$970,000 for Sand Creek East Interceptor and \$610,000 for Sand Creek West Interceptor.

Type of Water Improvements Required to Service this District: Water tower, booster pump, pressure reducing valve, trunk mains.

Please See Map 6-3 for the geographic boundaries of District 5.

## **B. DISTRICT 6**

### Location

District 6 occupies the northeast portion of the growth boundary outside the current corporate limits.

Boundaries: City limits to the west and Highway 169 and 173<sup>rd</sup> to the north, Pueblo Avenue to the east and approximately 200<sup>th</sup> Street to the south.

Current Land Uses: Primarily agricultural with some rural residential home sites.

Major Transportation Corridors: Highway 169, 173<sup>rd</sup>, Pueblo Avenue.

Natural Resources: Bluffs adjacent to Highway 169. Rolling farm land on the top of the bluffs. Steep slopes. Portions of this district are within a Metro Wildlife Corridor Focus Area. Maple, basswood and oak woodland.

Existing Parks/Recreation: None.

Potential Redevelopment Sites: None.

Proposed Future Land Uses: single-family residential with small neighborhood commercial along Naylor.

Sanitary Sewer District: Northeast Service Area (TH 282 Trunk) and Northeast Service Area (US 169 Trunk).

Type of Sanitary Sewer Improvements Required to Service this District: Gravity trunks from the wastewater treatment plant and lift stations.

Estimated Cost of Sewer Requirements: \$840,000 + \$1,220,000.

Type of Water Improvements Required to Service this District: Water tower, booster pump, trunk mains and pressure reducing valve.

Please See Map 6-3 for the geographic boundaries of District 6.