

LAND USE

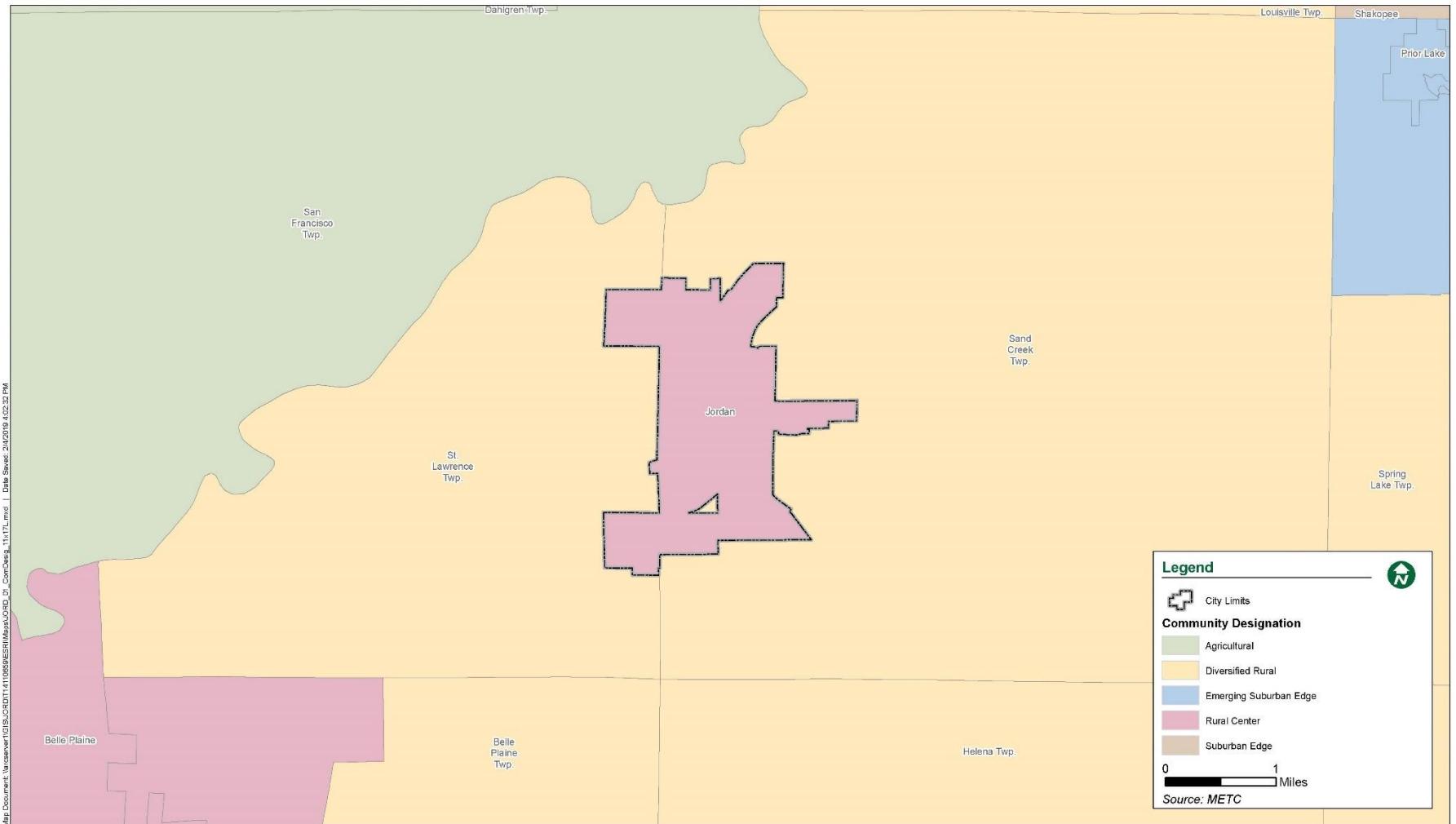
PURPOSE AND COMMUNITY DESIGNATION

The goals of this chapter are to promote cost effective, orderly development and redevelopment patterns throughout the city; maintain and enhance the quality of life within the city; and 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. As required by the Metropolitan Council this includes:

- Population, household, and employment growth forecasts and community designation
- Existing land use inventory and map
- Future land use plan, including map and related calculations
- Calculations of density and staged development plan
- Identification and plan for natural and special resources

The City of Jordan is recognized by the Metropolitan Council as a **Rural Center**. Rural Centers are local commercial, employment, and residential activity centers serving rural areas in the region. These small towns are surrounded by agricultural lands and serve as centers of commerce to those surrounding farmlands and the accompanying population. Rural Center communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment. In addition, Rural Center communities should strive for higher-density commercial uses and compatible higher-density residential land uses in the commercial core of the community to ensure efficient uses of existing infrastructure investments. See **Map 2-1** for the community designation of Jordan and surrounding communities.

MAP 2-1: COMMUNITY DESIGNATION



COMMUNITY PROFILE AND FORECASTS

To plan for Jordan's future housing, park and recreation, government, utility, and transportation needs, it is important to review past trends and future projections for population and employment growth of the community. This section provides an overview of the population and household characteristics of the residents of Jordan in 2010/2016 as well as projections through 2040.

I. DEMOGRAPHIC PROFILE SUMMARY

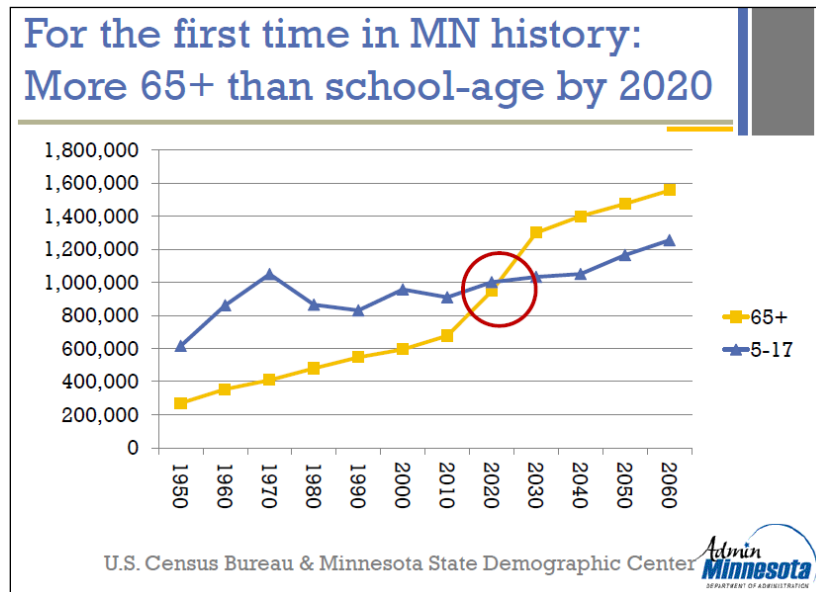
- **Population.** The Metropolitan Council estimates that the City of Jordan's population as of 2016 was 6,213, an increase of 14% or 743 residents from the 2010 Census population of 5,470.
- **Households.** The Metropolitan Council estimates 2,122 households with 2.93 people per household in Jordan in 2016. This is an increase of 773 households from the 2000 U.S. Census which reported 1,349 households and 251 from the 2010 Census which reported 1,871 households.
- **Population and Household Projected Growth.** The Metropolitan Council System Statement projects a 2040 population of 12,200 people and 4,700 households in Jordan.
- **Age.** The City of Jordan had a median age of 31.8 years according to the 2010 Census. This is younger than Scott County's median age of 34.8 years; Minnesota's median age of 37.4 years; and the U.S. median age of 37.2 years.
- **Gender.** 2010 Census information identifies a gender distribution of 50% female to 50% male residents within the City of Jordan, illustrating nearly the same female-to-male ratio as Scott County (50.2% to 49.8%). The ratio is similar to Minnesota (50.4% female to 49.6% male).
- **Income.** The 2010 Census reports a median family income in the City of Jordan of \$70,933 and median household income of \$61,689. According to the 2011-2015 American Community Survey, 4.1% of the population in Jordan was below the poverty level.
- **Employment.** The 2011-2015 American Community Survey estimates 3,252 people (74.4%) that are 16 years and older are in the workforce. The unemployment rate is 3.0%.
- **Travel Time to Work.** According to the 2011-2015 American Community Survey, workers in Jordan traveled an average of 26.8 minutes to their place of employment.

II. POPULATION TRENDS – REGIONAL AND STATE

According to the Minnesota Department of Administration, three trends are occurring which will affect cities and counties within Minnesota as well as the United States. (The following information was obtained from Minnesota State Demographic Center, February 12, 2013 “How Social, Economic & Demographic Changes are Transforming Minnesota” PowerPoint.)

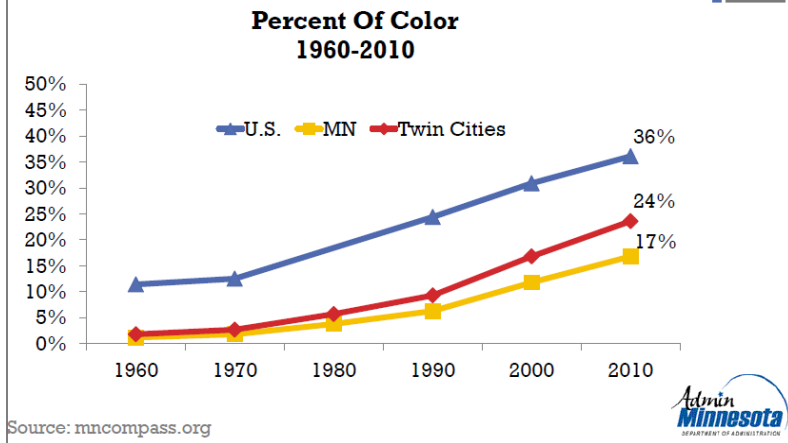
- A. The population is aging.** The median age in Minnesota was 35 years old in 2000. This increased to 38 years of age by 2015. The MN State Demographer projects “unprecedented increases in Minnesota’s 65+ age population.”

By 2020, there will be more senior citizens aged 65+ years than there will be school aged children. It is important that community planning considers the needs of this changing demographic. This includes addressing the types of housing offered, park and recreational opportunities, access to goods and services, types of businesses, and impacts on employment.



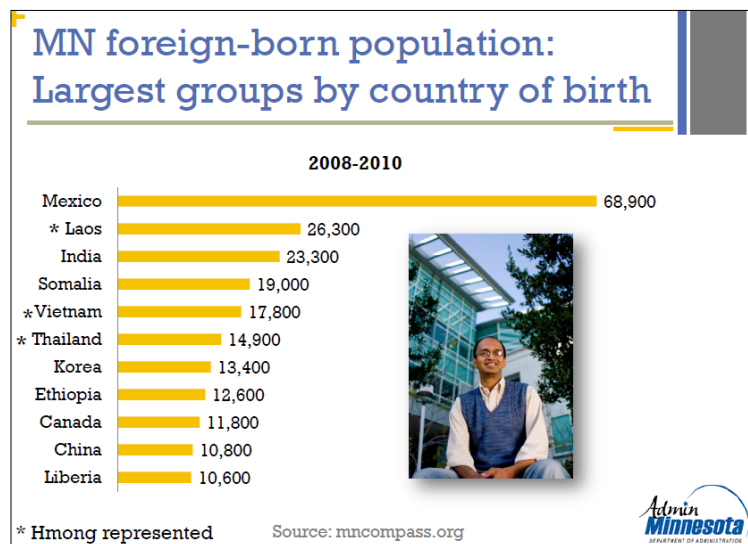
- B. More diversity.** Diversity is increasing due to two major factors: larger proportions of diverse populations among youth, and migration from other places with more diverse populations. The following graph shows how this trend has continued over the past several decades.

50 years of growing diversity in our region, state, nation



According to the 2011-2015 American Community Survey, 3% of adults 85+ years are people of color, while 26% of children under the age of 5 are people of color. This difference shows how the population will become more diverse over time.

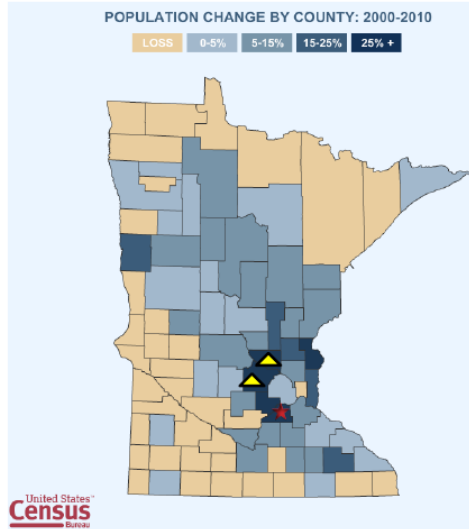
Additionally, many new arrivals to Minnesota come from other countries. The chart below illustrates the countries from which MN foreign born population originate.



Besides English, the most common languages spoken in the homes of Minnesotans are Spanish (about 198,000 speakers), Hmong (54,000 speakers), and Somali (37,000 speakers) (data from 2010-2012).

Population shifts. The US Census Bureau reports the greatest population growth in Minnesota is within the metropolitan areas, with people moving away from rural outstate communities. Jordan is within the Twin Cities Metropolitan Area, within fast-growing Scott County.

Population shifts during last decade (2000s)



- Greatest growth was in counties that ring the TC metro, as well as growth in a diagonal pattern across the state
- Scott=45% growth! ★
- Sherburne (37%) and Wright (39%) ▲
- Rice=13%

III. CITY OF JORDAN POPULATION AND HOUSEHOLD FORECASTS

A. Metropolitan Council Forecasts

Since Jordan is located within the Metropolitan Council's jurisdiction, the city is included in its growth forecasts. **Table 2-1** shows the Metropolitan Council's population, household, and employment projections for the City of Jordan from 2010 to 2040. The following graph includes historical population trends, as well as projections, to show this growth in the larger context.

TABLE 2-1
CITY OF JORDAN POPULATION, HOUSEHOLD, AND EMPLOYMENT PROJECTIONS

	2010	2016	2020	2030	2040
Population	5,470	6,213	6,900	9,600	12,200
Households	1,871	2,122	2,500	3,600	4,700
Employment	1,587	1,923	2,200	2,500	2,800

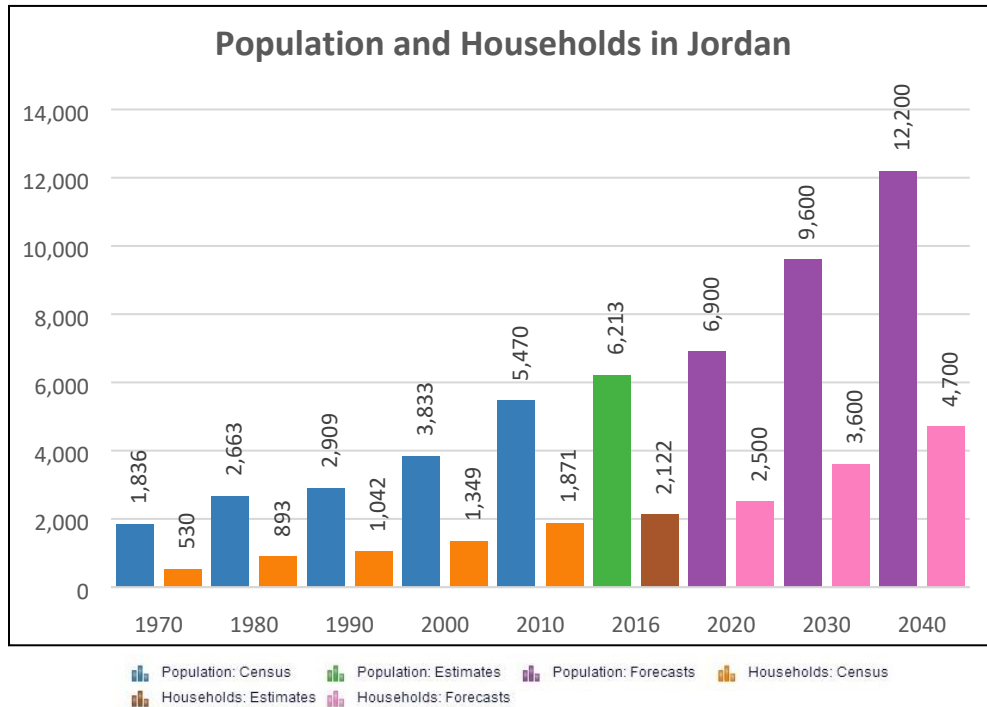
Source: Metropolitan Council

The population and household forecasts for Jordan in 2030 and 2040 were modified by mutual agreement with the Metropolitan Council after the system statement was released. This reflects in part the completion of an orderly annexation agreement between the City of Jordan and St. Lawrence Township regarding an area to the west of existing city limits. This represents a significant increase in potential developable land with the planned 2040 growth boundary, one of the main considerations in planning for future city growth.

B. Historic Population and Trends

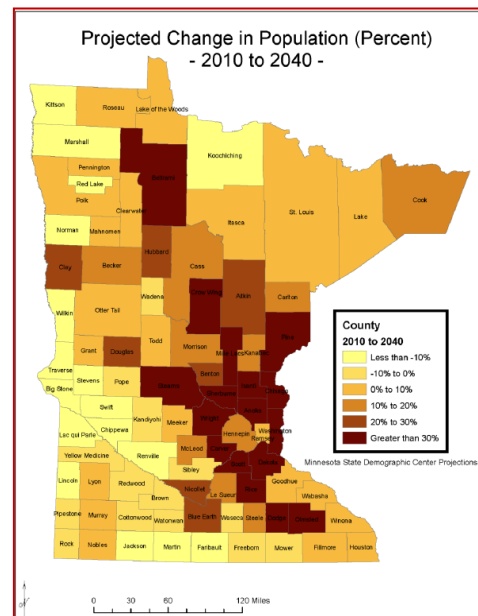
The Metropolitan Council is forecasting a decrease in household size (both locally and regionally) between 2010 and 2040 due to the aging population and shifts in household composition. In 2010,

Jordan had an average of 2.92 people per household. This is projected to decrease to 2.60 people per household by 2040. The implication is that more housing units will be needed per capita than in the past, since each unit on average will house few people. The following graph includes historical population trends, as well as projections, to show this growth in the larger context.



Source: US Census, Metropolitan Council

Jordan is in Scott County, one of the suburban communities around the Twin Cities metropolitan area that is forecasted to have the highest county-level growth rates in the state through 2040. While Jordan remains a relatively small percentage of overall countywide growth, this suggests that Jordan should continue to plan for future growth – including growth that may be beyond current projections.



IV. JORDAN POPULATION CHARACTERISTICS

A. Household Type

The 2010 Census reported a total of 1,961 housing units in Jordan, with 95.4% or 1,871 occupied. Of the total number of occupied units, there is a significantly higher percent of family households (76.3%) than non-family households (23.7%) within the City of Jordan. The Census defines non-family households as those with persons who are not related by birth, marriage, or adoption. As shown in **Table 2-2**, Jordan has a similar proportion of family households as the county as a whole.

**TABLE 2-2
OWNER-OCCUPIED HOUSEHOLD TYPES 2010**

Area	Family Households	Non-Family Households	Total
City of Jordan	1,428 (76.3%)	443 (23.7%)	1,871
Sand Creek Township	424 (76.5%)	130 (23.5%)	554
St. Lawrence Township	140 (87%)	21 (13%)	161
Scott County	34,421 (76.3%)	10,687 (23.7%)	45,108

Source: 2010 Census, Minnesota State Demographer's Office

Additional information on housing is included within Chapter 6, Housing Plan.

B. Age

The median age of Jordan residents per the 2010 Census was 31.8 years. This was an increase from 29.2 years in the 2000 Census. Over one third (35.6%) of Jordan's population in 2010 was 19 years or under, while 6.1% of the population was 65 years old or older. These ratios are projected to change with a continued aging of the population in the city, county, and state.

The City of Jordan's median age remains lower than Scott County's (34.8 years), Minnesota's (37.4 years), and the United States' (37.2 years) median age, according to the 2010 Census. **Table 2-3** identifies the age distribution within Jordan. As of 2010, the largest categories were under the age of 10 years.

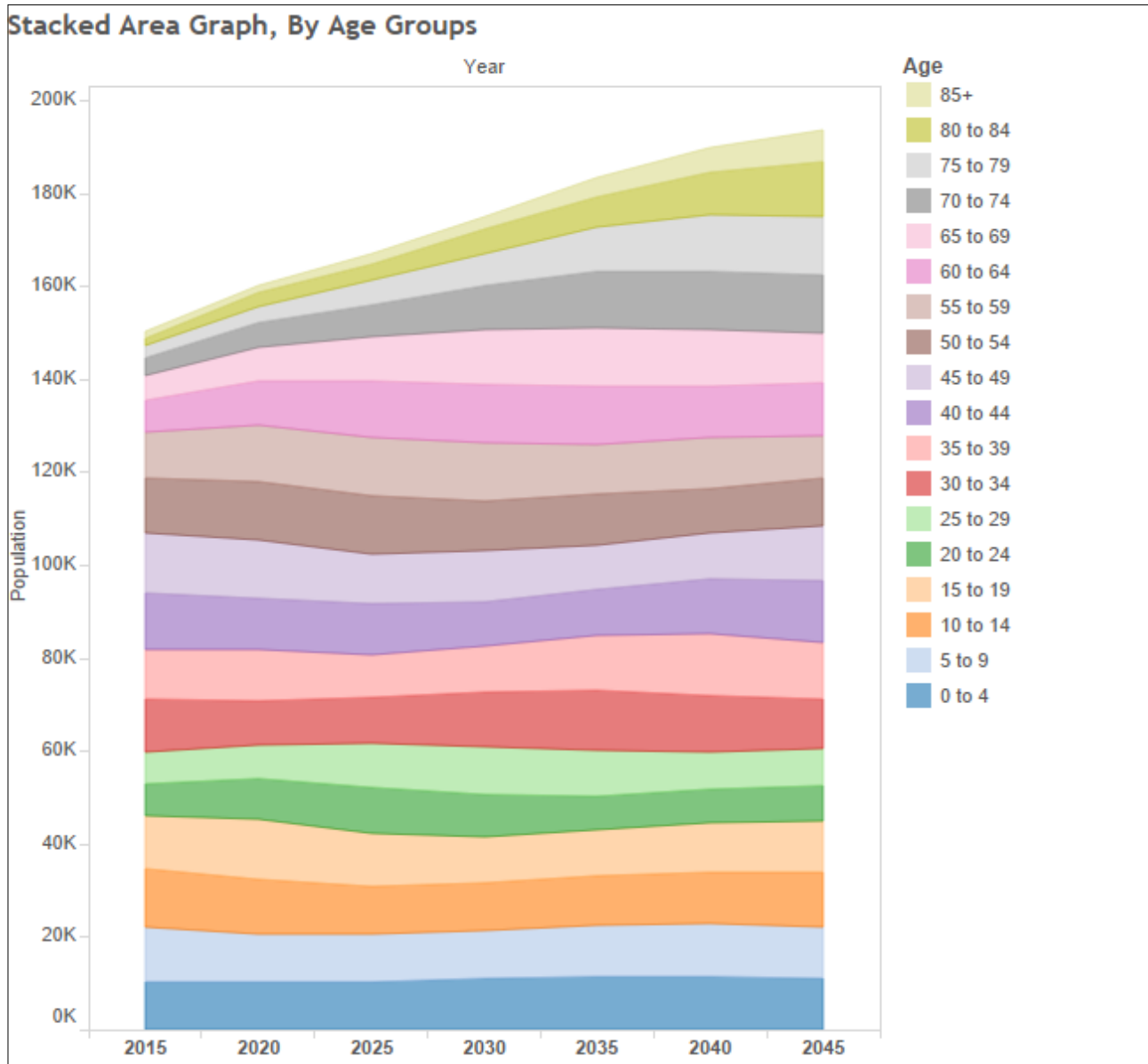
**TABLE 2-3
JORDAN 2010 AGE GROUP DISTRIBUTION**

Age Group (Years)	Jordan 2010 Census	Percent Of Total Population
Under 5	569	10.4%
5 to 9	561	10.3%
10 to 14	489	8.9%
15 to 19	329	6.0%
20 to 24	248	4.5%
25 to 29	381	7.0%
30 to 34	509	9.3%
35 to 39	483	8.8%
40 to 44	429	7.8%
45 to 49	385	7.0%
50 to 54	347	6.3%
55 to 59	238	4.4%
60 to 64	171	3.1%
65 to 69	108	2.0%
70 to 74	74	1.4%
75 to 79	40	0.7%
80 to 84	58	1.1%
85 to 89	33	0.6%
90 years and over	18	0.3%
TOTAL	5,470	100%

Source: U.S. Census 2010

As depicted in the following graph, the Minnesota State Demographer projects the fastest growing age groups in Scott County, as well as Minnesota, will be those 75+ years of age.

SCOTT COUNTY: POPULATION PROJECTIONS BY AGE GROUP



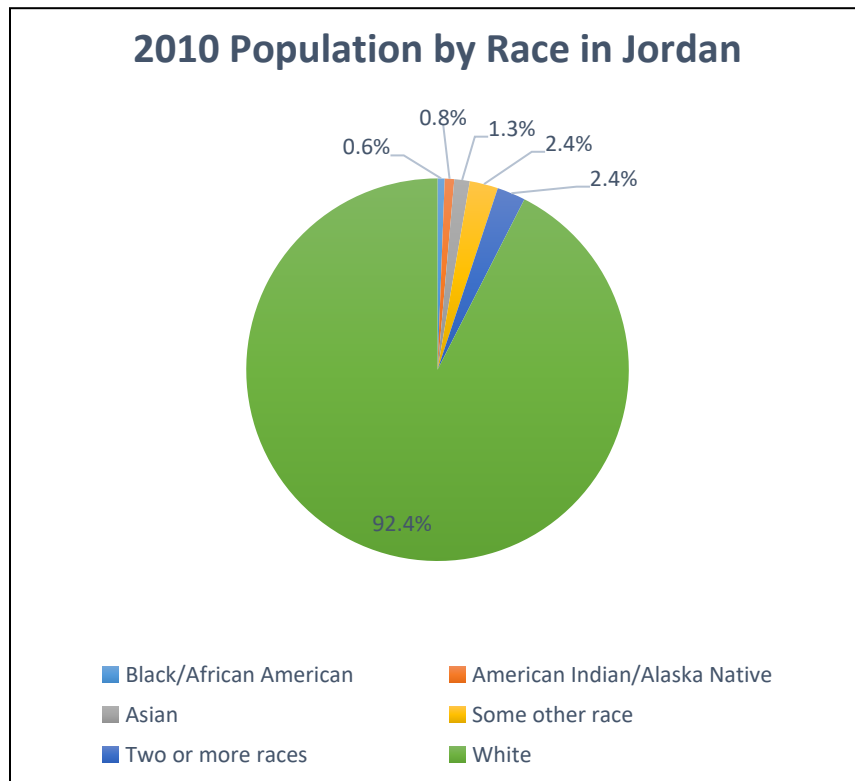
Source: MN State Demographer

The MN State Demographer states, "The number of Minnesotans turning 65 in this decade (about 285,000) will be greater than the past four decades combined." As noted, "Around 2020, Minnesota's 65+ population is expected to eclipse the 5-17 "K-12" population, for the first time in history." The total number of older adults (65+) is anticipated to more than double between 2015 and 2040. By then, more than 1 in 5 Minnesotans will be an older adult, including all the Baby Boomers.

C. Race

According to the 2010 Census, 5,056 of Jordan's 5,470 residents (92.4%) classify themselves as White or Caucasian, 35 (0.6%) as Black or African American, 45 (0.8%) as American Indian or Alaska Native, 70 (1.3%) as Asian, 134 (2.4%) as some other race, and 130 (2.4%) as two or more races. A total of 354 (6.5%) identify themselves as Hispanic or Latino.

When compared to the 2000 Census, the community has become slightly more diverse. In 2000, 3,606 of Jordan's 3,833 residents (94.1%) classified themselves as White or Caucasian, 19 (0.5%) as Black or African American, 23 (0.6%) as American Indian or Alaskan Native, 7 (0.2%) as Asian, 119 (3.1%) as "some other race" and 59 (1.5%) as two or more races. A total of 253 (6.6%) identified themselves as Hispanic or Latino.



Source: US Census 2010

According to the MN State Demographer, "In 1920, about 1 in 5 Minnesotans was foreign-born; today about 1 in 14 are." The largest groups of foreign-born Minnesotans were born in Mexico (71,000); India (26,000); Laos, including Hmong (24,000); Somalia (21,000); Vietnam (19,000); Thailand including Hmong (15,000); and China (14,000) (data from 2010-2012). These estimates do not include U.S.-born children of these immigrants. They also likely underestimate the size of our immigrant populations because trust and language issues depress response rates to Census surveys. After English, the most common languages spoken in the homes of Minnesotans 5 and older are Spanish (about 198,000 speakers), Hmong (54,000 speakers), and Somali (37,000 speakers) (data from 2010-2012)."

EXISTING LAND USE

I. LAND USE INVENTORY

Map 2-2 shows the existing land uses within the city. Following is a description of each of the land uses within Jordan.

In 2016, The City of Jordan covered around 2,098 acres (3.3 square miles). The largest land use category was undeveloped land, which accounted for 32% of the acreage. Single-family detached housing, which comprised 30% of the acreage, was the second largest land use.

Table 2-4 below illustrates existing land use in the city in 2016.

**TABLE 2-4
EXISTING LAND USE IN JORDAN – EXISTING CITY LIMITS, 2016**

Land Use	Acres	Percent
Agricultural	117	5.5%
Farmstead	5	0.3%
Industrial and Utility	187	8.9%
Institutional	107	5.1%
Major Highway	40	1.9%
Manufactured Housing Park	57	2.7%
Mixed Use Residential	12	0.6%
Multifamily	13	0.6%
Office	4	0.2%
Park, Recreational or Preserve	134	6.4%
Retail & Other Commercial	64	3.1%
Single Family Attached	25	1.2%
Single Family Detached	638	30.4%
Undeveloped	678	32.3%
Water	17	0.8%
TOTAL	2098	100.0%

Source: Metropolitan Council

Table 2-5 shows the housing acres by density level currently in Jordan. Low density housing – in the form of single family detached units – dominates the housing mix, in terms of units and acreage.

**TABLE 2-5
RESIDENTIAL ACRES BY TYPE**

Type	Acres	% of Total
Low Density (Farmstead and Single Family Detached)	643	85.9%
Medium Density (Single Family Attached)	25	3.3%
High Density (Multifamily)	13	1.7%
Mixed Use (Mixed Use Residential)	12	1.5%
Manufactured Housing (Manufactured Housing Park)	57	7.6%
TOTAL	750	100.0%

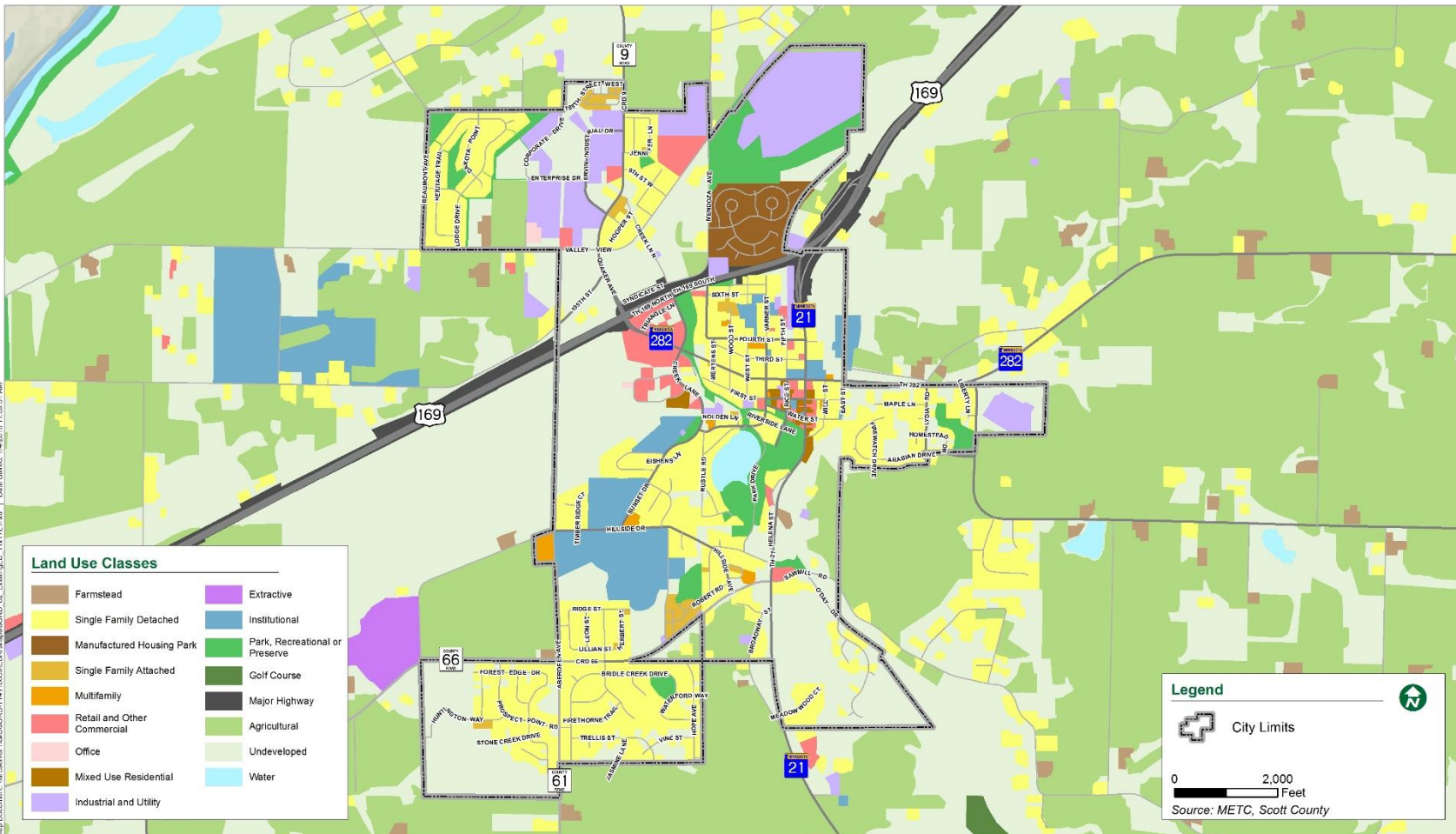
Table 2-6 shows the net residential density of existing residential areas within Jordan, taking into account the small amount of undevelopable land (primarily wetlands) located within these areas. The overall net density is around 3.4 units per acre on average. The number of units is higher than the total households due to the existing housing vacancy rate. Assumptions about this vacancy rate are being carried forward in the analysis.

**TABLE 2-6
EXISTING NET RESIDENTIAL DENSITY**

Land Use	Number of Units	Acres Gross Residential	Acres Undevelopable Land*	Net Residential Acres	Net Density Units/Acre
Low Density (Farmstead and Single Family Detached)	1,643	643	92.0	551	3.0
Medium Density (Single Family Attached)	147	25	3.5	21	7.0
High Density (Multifamily)	43	13	0.6	12	3.6
Mixed Use (Mixed Use Residential)	55	12	3.1	9	6.5
Manufactured Housing (Manufactured Housing Park)	299	57	2.4	55	5.5
TOTAL	2,187	750	101.6	648	25.6

**Undevelopable due to steep slopes, wetlands, right-of-way or other prohibiting features or uses*

MAP 2-2: EXISTING LAND USE, 2016



At the time of this comprehensive plan update, the City had a number of remaining lots platted and available for development, as well as preliminary plats not yet in the final plat phase. At the time these preliminary plats were considered, the City had limited sanitary sewer system capacity remaining. In the early 2000s, prior to the downturn in the housing market when several preliminary plats were considered, commitments were made to varying degrees to serve some preliminary plat areas with sanitary sewer service. The lots that make up these plats, including vacant and “committed” sanitary sewer service parcels, are included in the totals in **Table 2-4**, and are identified more specifically by type and neighborhood/plat in **Table 2-7**.

**TABLE 2-7
VACANT PARCEL INVENTORY FOR JORDAN – MARCH 2018**

By Zoning District	Vacant Parcels
R-1 Single Family	49
PUD R-1 Single Family Residential	18
R-2 Single Family and Two Family Residential	-
R-3 Townhouse and Multiple Family Residential	-
PUD R-3 Townhouse and Multiple Family Residential	12
R-4 Multiple Family Residential	-
Residential Total	79
C-2 Central Business	1
C-3 Highway Commercial	13
I-1 Light Industrial	1
I-2 General Industrial	5
Nonresidential Total	20
By Plat/Neighborhood	
Sawmill Woods 1&2 (R-1)	21
Stonebridge 2 nd (R-1)	2
Bridle Creek (PUD R-1)	15
Bridle Creek 8 th (PUD R-1)	18
Wexford Square (PUD R-3)	12
Cedar Ridge/Heritage Hills (R-1)	11
Residential Total	79
Minger Business Park (I-1)	1
Timberline Business Park (I-2)	5
Whispering Meadows (C-3)	13
Downtown (C-2)	1
Nonresidential Total	20

Source: City of Jordan Community Development Department, May 2018

II. REDEVELOPMENT AND INFILL POTENTIAL

The City has approximately 490 acres of potentially developable land within existing city limits, including both vacant land and redevelopment sites. The City should emphasize the use of currently available sites within the serviced 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 leapfrog 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.

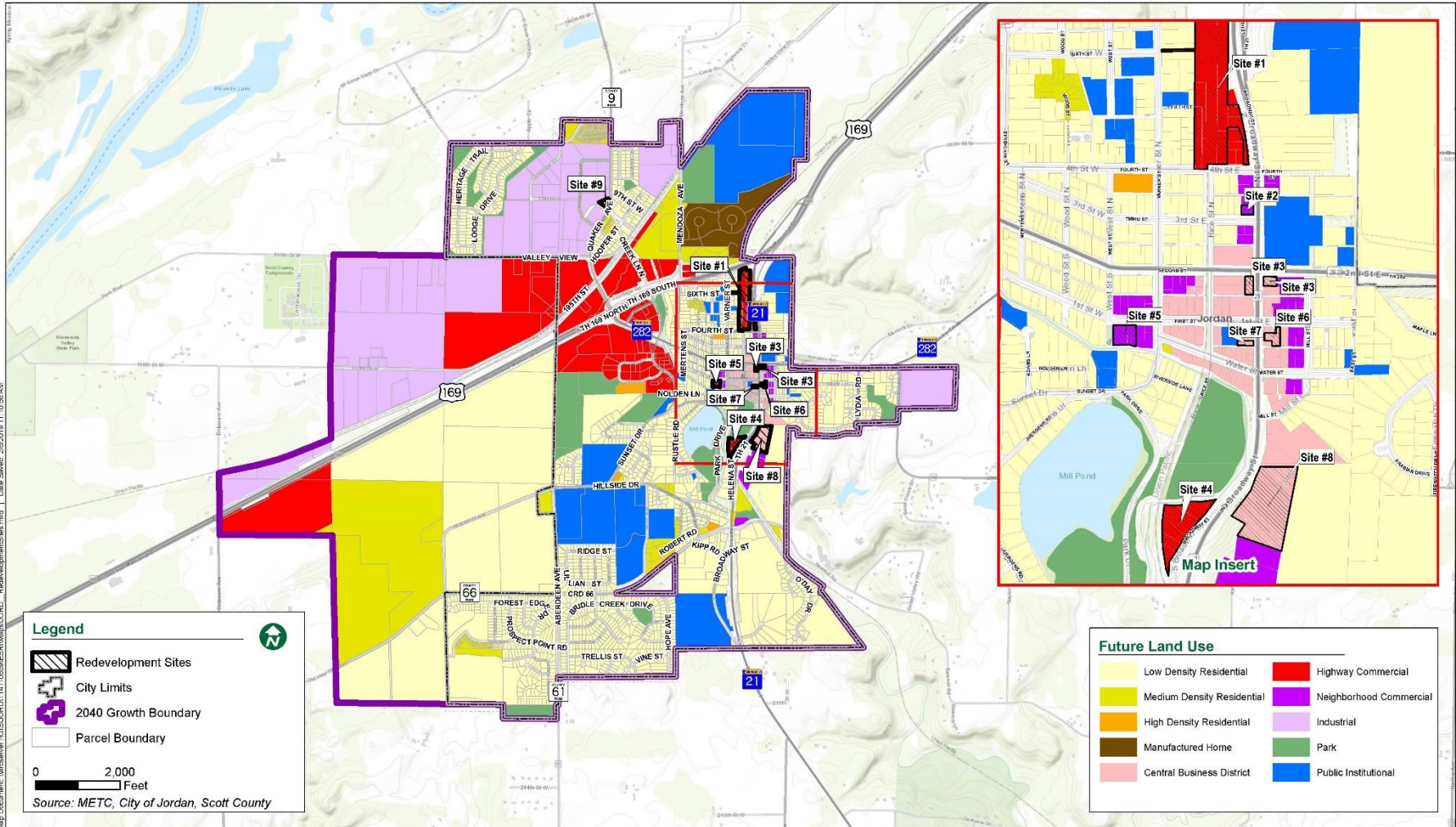
Potential redevelopment areas are primarily centered in or near the city's core. The City should focus redevelopment efforts on commercial and residential areas/parcels in the more established areas of the city. To achieve this, the City should:

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 reuses for underutilized properties.

Redevelopment sites identified by the Planning Commission and business community include the following, as shown on **Map 2-3**:

1. Industrial north of Downtown - 424 Broadway Street North and other adjacent industrial properties; guided for Highway Commercial
2. MAH Enterprises site – 300 Broadway Street North; guided for Neighborhood Commercial
3. Parcels on the southwest corner and southeast corner of the intersection of Highway 282 and Highway 21: guided for Central Business District
4. The four residential properties south of Mini-Met Stadium, along Highway 21: guided for Highway Commercial
5. Commercial/industrial building - 108-112 1st Street West; guided for Neighborhood Commercial
6. Vacant commercial building – 209 Broadway Street South; guided for Central Business District
7. Mixed use building – 216 Broadway Street South: guided for Central Business District
8. Single family home, currently vacant or seeking lease – 419 Broadway Street South: Guided for Central Business District.
9. An existing home located at near the intersection of Ervin Industrial and CR 9, currently surrounded by industrial development.

MAP 2.3: REDEVELOPMENT SITES



FUTURE LAND USE

I. 2040 FUTURE LAND USE MAP

The City of Jordan is designated by the Metropolitan Council as a Rural Center. Rural Center communities are expected to plan for forecasted population and household growth at average densities of at least 3 to 5 units per acre for new development and redevelopment. In addition, Rural Center communities should strive for higher-density commercial uses and compatible higher-density residential land uses in the commercial core of the community to ensure efficient uses of existing infrastructure investments.

The future land use map for the city shows where and how this forecasted growth and intensity will be accommodated. Consistent with its role as a Rural Center, the City of Jordan is planned to grow outward from its currently developed core into adjacent lands in the surrounding rural area. Planned growth patterns are designed to create a compact, contiguous growth pattern that makes efficient use of both land and infrastructure and creates a livable and sustainable community.

Map 2-4 shows the 2040 future land use for the City of Jordan within the planned 2040 growth boundary. **Table 2-8** summarizes the planned land uses by category shown on the map. This area includes the land within the current city limits as well as the area within an approved orderly annexation area in St. Lawrence Township. For the purposes of this comprehensive plan, this is the area used to calculate development capacity and to assign staged growth forecasts. Future land use guidance also reflects:

1. Sanitary sewer districts or areas that may be developed with each major capital expenditure.
2. Meetings with developers that have indicated plans to develop areas surrounding Jordan
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 2010 to 2040.
4. Projected land uses for each category with more land for development of commercial and industrial land than historic building permits or projections by Maxfield Research in their Scott County 2016 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.

**TABLE 2-8
PLANNED LAND USE CHARACTERISTICS IN 2040 GROWTH BOUNDARY**

Land Use	Acres	Percent of Total	Non-Constrained Acres**	Percent of Non-Constrained Acres
Low Density Residential	1,403	42.1%	431	42.6%
Medium Density Residential	306	9.2%	86	8.5%
High Density Residential	7	0.2%	3	0.3%
Manufactured Home	51	1.5%	7	0.7%
Central Business District*	18	0.5%	9	0.9%
Highway Commercial	299	9.0%	195	19.3%
Neighborhood Commercial*	16	0.5%	10	1.0%
Industrial	359	10.8%	211	20.8%
Park	136	4.1%	0	0.0%
Public Institutional	284	8.5%	61	6.1%
Open Water	17	0.5%	0	0.0%
Agriculture (Agricultural Preserves)	127	3.8%	0	0.0%
Right of Way	310	9.3%	0	0.0%
TOTAL	3,333	100.0%	1,013	100.0%

*Includes sites guided for redevelopment.

**Non-Constrained acres are lands without existing development (with the exception of areas guided for redevelopment), steep slopes, wetlands, right-of-way, or other factors limiting development.

Table 2-9 summarizes the developable land available by decade in the future land use categories. Non-developable land includes areas that cannot be developed, such as wetlands, steep slopes, and road right-of-way, as well as existing development. Development is forecasted for each decade at existing land use density ranges, adding to the total amount of undevelopable land in each land use category. Forecasted development is based on projected housing and employment needs, as shown in **Table 2-1**, the average of density ranges provided in **Table 2-10**, and an anticipated allocation of the projected housing development between each of the residential land use categories.

As noted above, there are several sites in Mixed Use areas identified for redevelopment; these areas include the Central Business District and Neighborhood Commercial areas. It is anticipated that redevelopment sites will accommodate projected growth in Mixed Use areas in addition to the few currently vacant, commercial parcels. This will support both housing and employment opportunities. The timing of redevelopment was estimated based on forecasted growth, housing needs, and market factors, which may be subject to change.

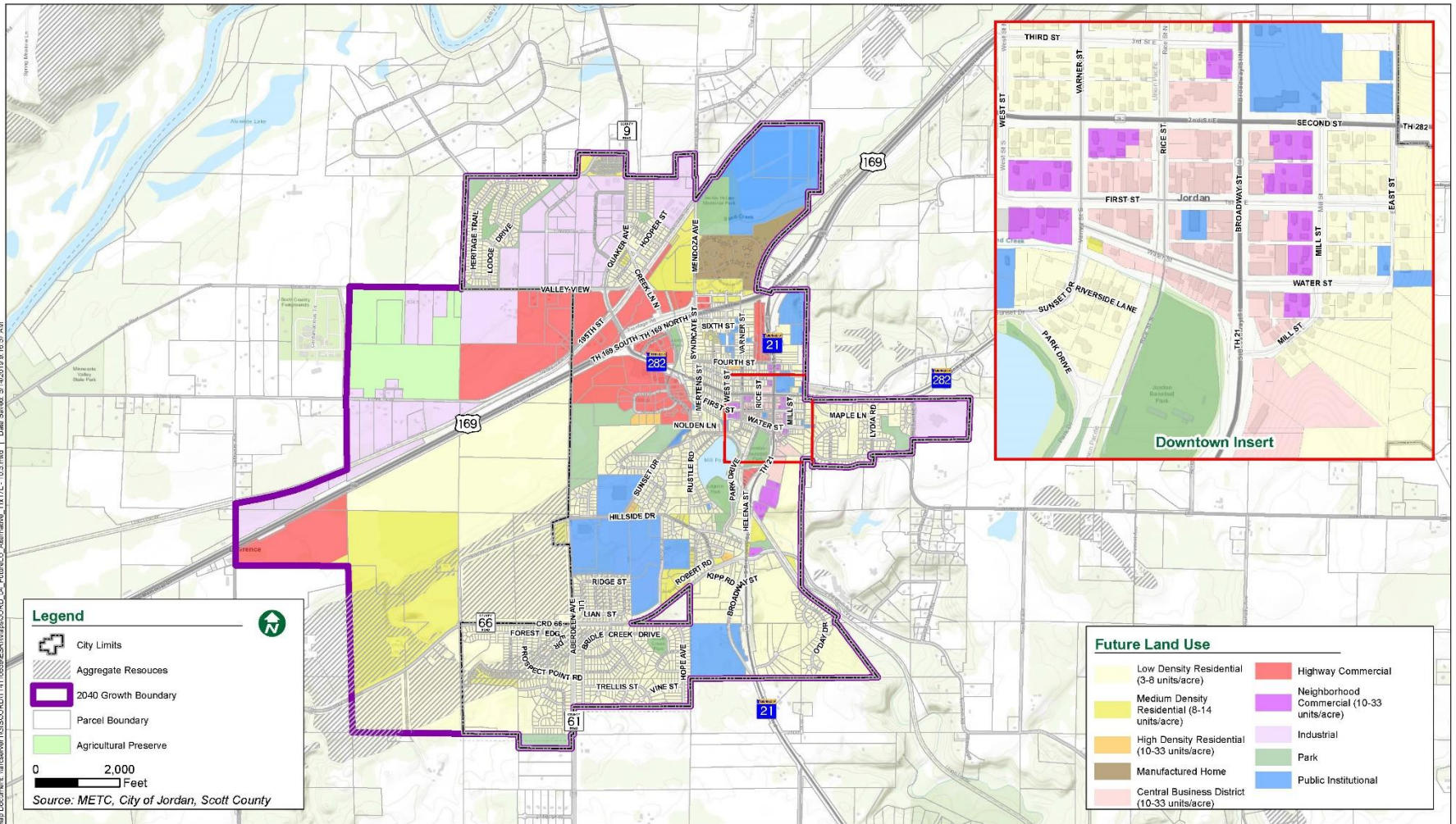
**TABLE 2-9
GUIDED LAND USE ACRES IN 2040 GROWTH BOUNDARY**

Future Land Use Category	2016		2016 - 2020		2021 - 2030		2031 - 2040	
	Developable Acres (percent of total acres)	Non-Developable Acres (percent of total acres)	Developable Acres (percent of total acres)	Non-Developable Acres (percent of total acres)	Developable Acres (percent of total acres)	Non-Developable Acres (percent of total acres)	Developable Acres (percent of total acres)	Non-Developable Acres (percent of total acres)
Low Density Residential	431 (12.9%)	971 (29.1%)	397 (11.9%)	1,006 (30.2%)	274 (8.2%)	1,129 (33.9%)	124 (3.7%)	1,278 (38.4%)
Medium Density Residential	86 (2.6%)	220 (6.6%)	77 (2.3%)	229 (6.9%)	43 (1.3%)	263 (7.9%)	22 (0.7%)	284 (8.5%)
High Density Residential	2.8 (0.1%)	4.1 (0.1%)	2.4 (0.07%)	4.4 (0.1%)	1.1 (0.03%)	5.8 (0.2%)	0.5 (0.01%)	6.4 (0.2%)
Neighborhood Commercial*	9.9 (0.3%)	6.2 (0.2%)	8.6 (0.3%)	7.5 (0.2%)	6.1 (0.2%)	9.9 (0.3%)	3.7 (0.1%)	12.4 (0.4%)
Central Business District*	9.2 (0.3%)	8.9 (0.3%)	5.5 (0.2%)	12.6 (0.4%)	4.1 (0.1%)	14.0 (0.4%)	2.5 (0.1%)	15.6 (0.5%)
Manufactured Housing	6.6 (0.2%)	44.8 (1.3%)	6.6 (0.2%)	44.8 (1.3%)	6.6 (0.2%)	44.8 (1.3%)	6.6 (0.2%)	44.8 (1.3%)
Highway Commercial	195 (5.9%)	103 (3.1%)	188 (5.6%)	111 (3.3%)	180 (5.4%)	119 (3.6%)	172 (5.2%)	127 (3.8%)
Industrial	211 (6.3%)	148 (4.4%)	185 (5.6%)	174 (5.2%)	158 (4.7%)	201 (6.0%)	130 (3.9%)	228 (6.9%)
Park*	0 (0%)	136(4.1%)	0 (0%)	136(4.1%)	0 (0%)	136(4.1%)	0 (0%)	136(4.1%)
Public Institutional	61 (1.8%)	223 (6.7%)	56 (1.7%)	228 (6.8%)	51 (1.5%)	234 (7.0%)	46 (1.4%)	239 (7.2%)
Agricultural Preserves	0 (0%)	127 (3.8%)	0	127 (3.8%)	0	127 (3.8%)	0	127 (3.8%)
Open Water	0 (0%)	17 (0.5%)	0 (0%)	17 (0.5%)	0 (0%)	17 (0.5%)	0 (0%)	17 (0.5%)
Total	1,013 (30.4%)	2,320 (69.6%)	927 (27.8%)	2,407 (72.2%)	717 (21.5%)	2,616 (78.5%)	507 (15.2%)	2,826 (84.8%)

*Denotes a Mixed Use District. Most areas noted in the future land use plan as Mixed Use are currently developed but guided for redevelopment; the “developable” acres listed for Mixed Use is the total Mixed Use acreage identified in the Future Land Use plan, minus non-developable areas (wetlands). Staged development for most Mixed Use areas is anticipated to be redevelopment. Timing of redevelopment estimated based on forecasted growth, housing needs, and current market factors.

**Future parkland needs will be accommodated in accordance with parkland dedication requirements in city code, to determine at the time of development. Right of way is covered within other categories.

MAP 2-4: 2040 FUTURE LAND USE



II. POST-2040 GROWTH POTENTIAL AND FUTURE ANNEXATION

Like many cities in the region, Jordan saw its forecasts from the 2030 plan initially scaled back significantly for 2040. This reflected the housing market at the time the initial 2040 forecasts were done, including the impact of the recession. Recent development trends in and around Jordan, however, have suggested that these reductions may have been larger than necessary. During the comprehensive planning process, Jordan requested and received an increase in population and household forecasts for 2030 and 2040. However, The City of Jordan has reason to believe it is possible that the city's growth could be even higher than this. As a result, Jordan also believes that the city's growth area could eventually be substantially larger than what is shown on the 2040 future land use map. Additionally, the City would like to provide planning guidance for the area immediately to the east of city limits, which is potentially developable but not covered by any annexation agreement. The City does not have land use planning authority over areas outside of their jurisdiction, and the information presented in this section identifies the City's vision (not guidance) for post-2040 growth should growth continue as currently projected.

Map 2-5 shows a larger growth area (identified for planning purposes as "post 2040"), which would reflect increased growth beyond currently forecasted levels. While this map is not the Metropolitan Council's required future land use map for this plan (that is **Map 2-4**), it is intended to provide guidance for development in areas adjacent to the city which are not currently covered by an orderly annexation agreement – but may be in the future. It is understood any annexation within the expanded area shown on this map would need to be incorporated into **Map 2-4** through a comprehensive plan amendment, prior to final development approval. This map also does not show agricultural preserve properties – with the intent that (in the very long term) these sites will transition away from agriculture.

When considering future annexation requests, the following criteria apply:

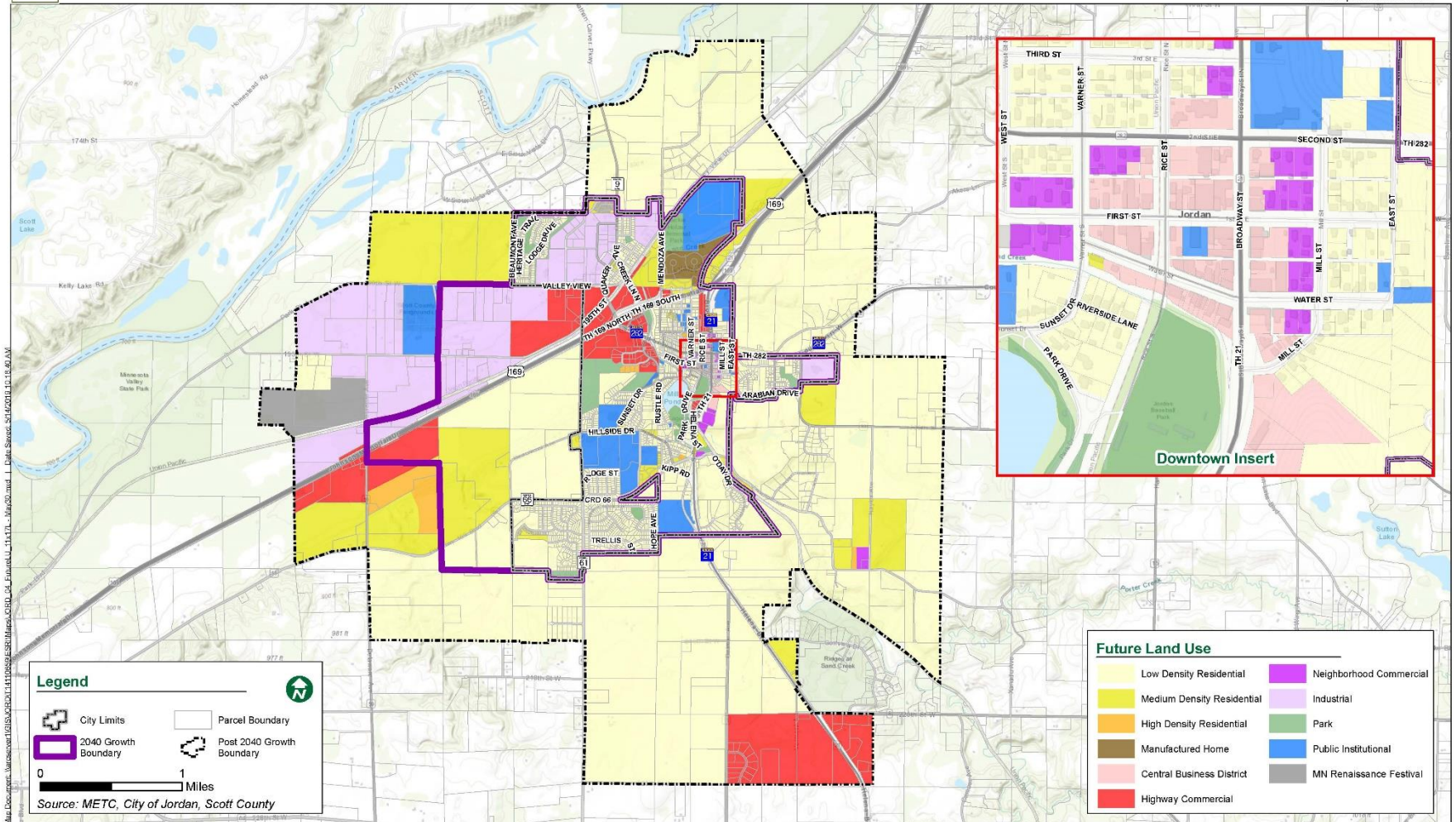
1. Land immediately adjacent to the city limits shall be annexed into the corporate limits prior to development.
2. Land should be annexed as the area is about to become urban or suburban in nature or if surrounded by city limits, rather than annexing without urban plans in place.
3. If limited rural 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 St. Lawrence and Sand Creek Township residents/landowners to identify valuable agricultural land and research methods to encourage the preservation of this land, taking into account the potential development of adjacent properties.

MAP 2-5: POST 2040 FUTURE LAND USE



2040 Comprehensive Plan
Jordan, Minnesota

Post-2040 Future Land Use
May 2019



III. FUTURE LAND USE CATEGORIES

The land uses in Jordan primarily are organized around its major transportation corridors. The downtown central business district is located in the heart of the city along Highway 21 and Highway 282. Highway commercial uses are 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. The future land use plan expands outward from this core area, primarily to the west within the planned annexation area.

A. Residential Land Uses

Currently comprising 36% percent of the city's land area, residential development is the largest active land use in the city. There are an estimated 2,187 housing units in Jordan. Existing residential land uses in the city cover over 700 net acres, making the average residential density around 3 units per acre. **Table 2-10** show planned density ranges for each land use category. Subcategories are described below.

Low Density. Low density residential areas are predominately single family detached housing. This consists of lower density suburban style development around the city's outskirts, as well as slightly denser traditional small town style single family near the city's core. The corresponding zoning districts are R-1 and R-2, and residential densities range from 3 to 8 units per acre.

Medium Density. Medium density residential areas include townhome style multifamily development. The corresponding zoning district is R-3, and residential densities range from 8 to 14 units per acre.

High Density. High density residential areas include apartment style multifamily housing. The corresponding zoning district is R-4, and residential densities range from 10 to 33 units per acre.

Mixed Use (Central Business District and Neighborhood Commercial). Mixed use residential development is currently allowed in the city's neighborhood commercial district and in the central business district. The corresponding zoning districts are C-1 and C-2. Residential densities range from 10 to 33 units per acre. It is anticipated that future development and redevelopment in these districts will be truly mixed-use, accommodating both housing and businesses/retail in the same site. It is expected that future mixed-use development will be 70% residential with a combination of office, retail, or professional services using 30% of the land area.

Manufactured Housing. There is one existing manufactured housing community in Jordan. It is not expected that any more will be constructed in the future, although the current units are expected to remain. The corresponding zoning district is R-5, and residential densities range from 7 to 8 units per acre.

**TABLE 2-10
PLANNED RESIDENTIAL DENSITY RANGES**

Type	Corresponding Zoning Districts	Units/Acre (min)	Units/Acre (max)
Low Density	R-1 and R-2	3	8
Medium Density	R-3	8	14
High Density	R-4	10	33
Neighborhood Commercial	C-2	10	33
Central Business District	C-1	10	33
Manufactured Housing	R-5	7	8

B. Commercial Land Uses

Approximately three percent of the City's existing land inventory is commercial in nature. This is comparable to the amount identified in 2005 as part of the last comprehensive plan update. At present, there are currently approximately 64 acres with commercial uses in the city. The plan has three commercial designations:

Neighborhood Commercial. The neighborhood business district at this time includes a parcel just north of the city's central business district. A nonconforming 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. The maximum intensity (floor area ratio) in this category is 1.2. This area is guided for mixed use redevelopment, with 30% commercial and 70% residential.

Central Business District. The central business district historically served as the city's primary area of commerce. With growth and expansion, new commercial construction has occurred along US Highway 169, largely in the form of highway commercial. In an attempt to retain the historic downtown as a destination, the City has worked to encourage investment in the central business district. Governmental agencies such as the library, post office, and city hall remain within the downtown. The central business district has remained vibrant over the years with a limited number of vacant buildings and turnover in ownership. This area is guided for mixed use redevelopment, with 30% commercial and 70% residential.

Although primarily brick buildings, the architecture and age of the downtown buildings varies. Jordan's Central Business District is accessed 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 located 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 two municipal parking lots, adjacent to city hall and the City Council chambers. A couple of business areas provide off-street parking lots. Additional off-street parking may be needed as traffic counts increase along Highways 21 and 282. As commercial development continues, the community will be faced with the challenge of retaining a strong, vibrant downtown.

The current zoning ordinance does not list a specific floor area ratio for the central business district. However, the district allows zero setbacks and 3-story buildings. The planned maximum intensity (floor area ratio) in this category is 1.2.

Highway Commercial. 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 occurred on the west side of the city along U.S. Highway 169. The types of businesses locating in this area typically have been those requiring more off-street parking and direct vehicular access. In the 2040 growth area, additional highway commercial development is planned along Highway 169.

The highway commercial area is linked to the downtown via Highway 282. A number of older homes exist along the corridor connecting the districts. The maximum intensity (floor area ratio) in this category is 0.7.

C. Industrial

Industrial land uses comprise around 9 percent of total land uses within the city today. 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 (Quaker Avenue) and Valley View Drive. A second industrial park exists on the east side of the city along Highway 282, though that one is dominated by one user, the Minnesota Valley Electric Cooperative. At present, there are only a few acres of industrial land available within the city, but there are significant opportunities for growth on the northwestern side of town on land that can be annexed. Industrial locations were originally established due to access to the railroad and highways. Future industrial sites are planned north of Highway 169. The maximum intensity (floor area ratio) in this category is 0.5.

D. Park

Park and recreational land uses include city-owned parks, greenways and recreation areas. As of 2018, park and recreation areas account for 134 acres or about six 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 ballfields, 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. Specific park sites are not identified in the Future Land Use Plan, as the specific location will be chosen as part of new development. Park search areas are shown on **Map 8-2**.

E. Public Institutional

Public and institutional 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. City property does not include parks or stormwater retention ponds.

F. Agricultural

Five parcels in the 2040 growth area of the city (currently in St. Lawrence Township) are classified as agricultural preserve. Per requirement, they are designated as agricultural on the future land use map. Maximum density for agricultural areas is 1 unit per 40 acres.

IV. FORECASTING LAND USE DEMAND

Projections of population, households, and employment in Jordan identified earlier in this chapter were developed based on an analysis of local and regional growth trends and policies and through the application of economic and demographic principles. Specific data applied to the projections include the existing land use inventory, residential building permits issued, historical population/household patterns and trends, trends in average household size, and sub-regional migration patterns.

Table 2-11 shows the planned zoning code specifications for minimum and maximum residential densities and the anticipated distribution of housing types. These can be used to forecast the amount of land that is expected to be needed to accommodate growth. It also shows the range of acres that would be needed to accommodate forecasted growth, based on an allocation of units by density, reflecting expected patterns.

**TABLE 2-11
LAND NEEDED TO ACCOMMODATE FUTURE RESIDENTIAL GROWTH**

Type	Density Range (units/acre)			Anticipated Distribution	Units Needed	Maximum Acres Needed	Average Acres Needed*	Minimum Acres Needed
	Min	Avg	Max					
Low Density	3	5.5	8	65%	1,688	563	307	211
Medium Density	8	11	14	27%	707	88	64	50
High Density	10	21.5	33	2%	50	5.0	2.3	1.5
Neighborhood Commercial	10	21.5	33	3%	86	8.6	4.0	2.6
Central Business District	10	21.5	33	3%	86	8.6	4.0	2.6
TOTALS				100%	2,617	673	382	268
Overall Density						3.9 units/ acre	6.9 units/ acre	9.8 units/ acre

*Average acres needed is equal to the units needed divided by the average density

Market conditions will have a major impact on housing types as the city progresses toward the year 2040. 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 housing unit density rather than specific housing types.

The current proportion of residential to commercial/industrial acreage in the City of Jordan is approximately 75% to 25% percent, not including other uses. The Economic Development Authority, business community, and Planning Committee have identified a desire to expand commercial and industrial opportunities and plan for an additional 240 acres of commercial and industrial land (10 acre per year consumption). It is anticipated that this ratio may shift to 65% commercial/35% industrial, given the large amount land planned for industrial use in the 2040 Land Use Plan. However, this allocation may shift slightly in favor of commercial, more similar to current ratios, in the anticipation of a planned major retail development.

Table 2.12 portrays the anticipated total acreage needed for employment growth uses. To meet forecasted employment projections, the city will need to add about 877 jobs between 2016 and 2040. The calculations below show the approximate acreage needed to accommodate forecasted growth. Job densities are from Metropolitan Council resources. Actual acreage needed will greatly depend on the types of businesses starting or expanding in Jordan, their site/business specific needs, and available lots. As such, more land may be needed to

accommodate growth projections, particularly if new and expanding businesses require larger sites. These calculations also do not include telecommuting, home occupations, or permitted employment in other land use categories.

**TABLE 2-12
LAND NEEDED TO ACCOMMODATE FUTURE JOB GROWTH**

Future Land Use	Density Range (Jobs/Acre)		Anticipated Number of Jobs	Net Developable Acres*	Min. Developable Acres Needed	Max. Developable Acres Needed
	Min	Max				
Neighborhood Commercial**	8.0	32.7	18	3.0	0.5	2.2
Central Business District**	8.0	32.7	22	2.8	0.7	2.7
Public Institutional	5.5	13.4	88	61	6.6	15.9
Highway Commercial	13.1	29.9	307	195	10.3	23.4
Industrial	5.5	13.4	443	211	33.24	80.3
TOTAL			878	472.8	51.34	124.5

*Includes sites identified for redevelopment

**Mixed use districts only include commercial portion of developable acres (30%)

The 2016 *Commercial/Industrial Demand Analysis for Scott County* completed by Maxfield Research projected a need for approximately 42 acres of industrial land and 18 acres of commercial land in Jordan between 2015 and 2040, or approximately 2.5 acres per year. This is comparable to the calculations presented above. For comparison, the Maxfield Research study identified that Savage, Shakopee, and Prior Lake are projected to consume between 3.7 and 16.6 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, leading to slightly higher acreage estimates above than presented in the study. Additional Highway Commercial and Industrial lands have been identified in the Post-2040 growth area.

It is important to note that area available for development may be larger than portrayed, as portions of land in the growth boundaries are already developed with low intensity uses that may be replaced by new development. In addition, more land may be required for public and institutional uses.

V. FUTURE LAND USE GOALS AND POLICIES

Map 2-4 offers a visual representation of planned future land use, as currently determined. The location of future land uses may be adjusted 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 take into consideration the land uses that have previously been approved by the City. The land use plan encourages compact, contiguous development. It efficiently uses the existing and proposed infrastructure and capital investments.

The future land use growth boundary also coincides 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 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 principles 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 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 provide employment offerings for residents, a range of land uses including commercial and industrial have been planned for at a consumption rate which is higher than historic figures.
- *Proactive position on future growth.* The future land use plan includes projections and growth boundaries intended to serve the city to the year 2040. 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, stormwater 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). 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 Goal: Encourage the continued maintenance and quality of existing neighborhoods.

Policies:

1. Minimize the development of incompatible land uses adjacent to and traffic through residential neighborhoods.

2. Prohibit nonresidential land use intrusions into residential neighborhoods and require appropriate buffering and/or screening between incompatible land uses, except in approved mixed use or planned unit developments.
3. Require infill residential units to be compatible in use and scale with the surrounding neighborhood.
4. 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.
5. Continue to upgrade infrastructure such as streets, water, and sewer in existing neighborhoods as needed.

New Residential Development Goal: Plan residential areas that support neighborhood unity and cohesiveness while protecting the integrity of the natural environment and providing access to other community amenities.

Policies:

1. Provide a variety of lifecycle housing for the diverse needs of the community.
2. Plan new residential areas while protecting the existing steep slopes, wooded areas, and environmentally sensitive areas currently outside of the corporate boundaries.
3. Incorporate natural features into new residential neighborhoods while protecting the features through ordinances.
4. Plan for greenbelts or natural corridors which connect with the city's trail plan.
5. Continue to limit access points directly onto arterial and collector streets by requiring driveway accesses and lots to front streets within the subdivision.
6. 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.
7. Plan residential subdivisions while following the comprehensive transportation plan which includes a recommended collector street system to encourage appropriately spaced connection of neighborhoods to commercial areas and arterial streets.
8. Consider the changing housing needs of the growing community and review residential housing land areas to accommodate the changing needs and demands.
9. Consider high density residential land uses in areas adjacent to arterials or major arterials, near community services, and/or as part of tiered land uses (higher intensity to lower intensity).
10. 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

Commercial uses in Jordan range from a traditional downtown to highway commercial. Jordan's downtown has served as the heart of the community. Public input during the planning process related a desire to protect and maintain this central focus area. The future land use map includes an expansion of the downtown core area, to allow for additional commercial and mixed use development on parcels immediately surrounding the existing downtown.

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 been established over the years. 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) Goal: Plan for neighborhood commercial centers which are complementary and in close proximity to residential uses.

Policies:

1. Minimize the impact on residential properties by requiring appropriate buffering and screening between commercial and residential uses.
2. Locate Neighborhood Commercial areas along collector streets to ensure they are easily accessible by adjacent neighborhoods.

Central Business District (Downtown Commercial) (C-2) Goal: Continue to support and strengthen downtown Jordan as an important retail center.

Policies:

1. 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.
2. Promote the expansion of the downtown on sites identified for potential redevelopment.
3. Maintain the historic character of the downtown and continue to encourage private sector rehabilitation and renovation of existing buildings in the downtown.
4. Encourage the use of upper levels of commercial buildings for office and residential uses.
5. Monitor traffic and provide safe and convenient access to businesses for vehicular and pedestrian traffic.
6. Promote the development and maintenance of sidewalks and trails which lead to and through the central business district to create a walkable community and downtown area.
7. 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.
8. Explore opportunities to offer additional off-street parking for business patrons as well as employee parking.

Highway Commercial (C-3) Goal: Provide locations for and access to commercial areas for businesses which are more vehicle oriented, versus pedestrian traffic oriented, and which require larger sites.

Policies:

1. Link existing and expanded areas of downtown and highway commercial districts with distinctive design features, including ornamental streetlights and walkways to connect the two main commercial areas.
2. Plan for larger commercial sites for destination retailers, while supporting smaller retail and service businesses.
3. 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.
4. Collector streets and local roadways should be planned to service new commercial areas, minimizing the access points to Highway 169.

D. Industrial Land Uses

It is projected that approximately 80 net additional acres will be required for industrial expansion, to meet future demands to the year 2040, based on the 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 other potential locations, and other economic factors. At the time of this comprehensive plan update, the City's focus has been on providing technical assistance to new and expanding industries as well as providing financial incentives.

Industrial Development (I-1 and I-2) Goal: 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.

Policies:

1. Continue to take a proactive approach to business retention and expansion.
2. Promote industrial development that pays employees a livable wage.
3. 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.
4. Design new industrial park areas to minimize impact on environmental features such as wetlands and creeks.
5. Design new industrial park areas to discourage industrial traffic from traversing through residential neighborhoods.
6. Minimize the impact of industrial properties on adjacent land uses by requiring additional setbacks, screening, and/or fencing and landscaping.

E. Public Land Uses

Public uses include School District #717 property, churches, 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 was in the midst of an update to its facility plan for future needs. School District #717's administration has indicated land is available south of their existing campus area for future facilities.

Public Land Use Goal: Provide needed public facilities to support current and future growth.

Policies:

1. Support city office facilities in and near the downtown.
2. 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.
3. Provide sufficient land for future public facilities including utility sites and buildings.
4. 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 eleven city-owned parks and additional public recreational areas (school recreational fields and playgrounds). Park and recreation uses account for approximately 134 acres or six percent (6%) of the city's total acreage.

Park and Recreation Goal: Enhance the city's park and recreation system through natural resource protection and management.

Policies:

1. 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 Cedar Lake Farm Regional Park, Spring Lake Regional Park, and the proposed Blakely Bluffs Park Reserve.
2. Carefully and efficiently expand the city's park and open space system to meet the needs of the growing population base.
3. Maintain the city's parks, trails, and open space areas well into the future.
4. Provide the city's residents and visitors with a range of passive and active recreational and sports facilities.
5. Recognize the importance of private property rights and synergy between green infrastructure and property values.
6. Promote open/green space areas within new commercial/industrial developments or connectivity to adjacent recreation areas.

STAGED DEVELOPMENT AND REDEVELOPMENT

To assess the impacts of growth on Jordan, the location of projected development has been mapped out by stage, assigning it based on when areas are expected to develop. The three phases are: by 2020, between 2021 and 2030, and between 2031 and 2040.

The location of these stages is shown on **Map 2-6**. These were determined based on several factors, including proximity to existing city development, availability of utilities, presence of development constraints, and understanding of the local real estate market. The intent is to support a development pattern that accommodates projected growth at appropriate densities, efficiently uses land, preserves natural resources, is cost effective in terms of providing public services and utilities, and meets the demand for development types in the area.

This section details 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 earlier in this chapter.

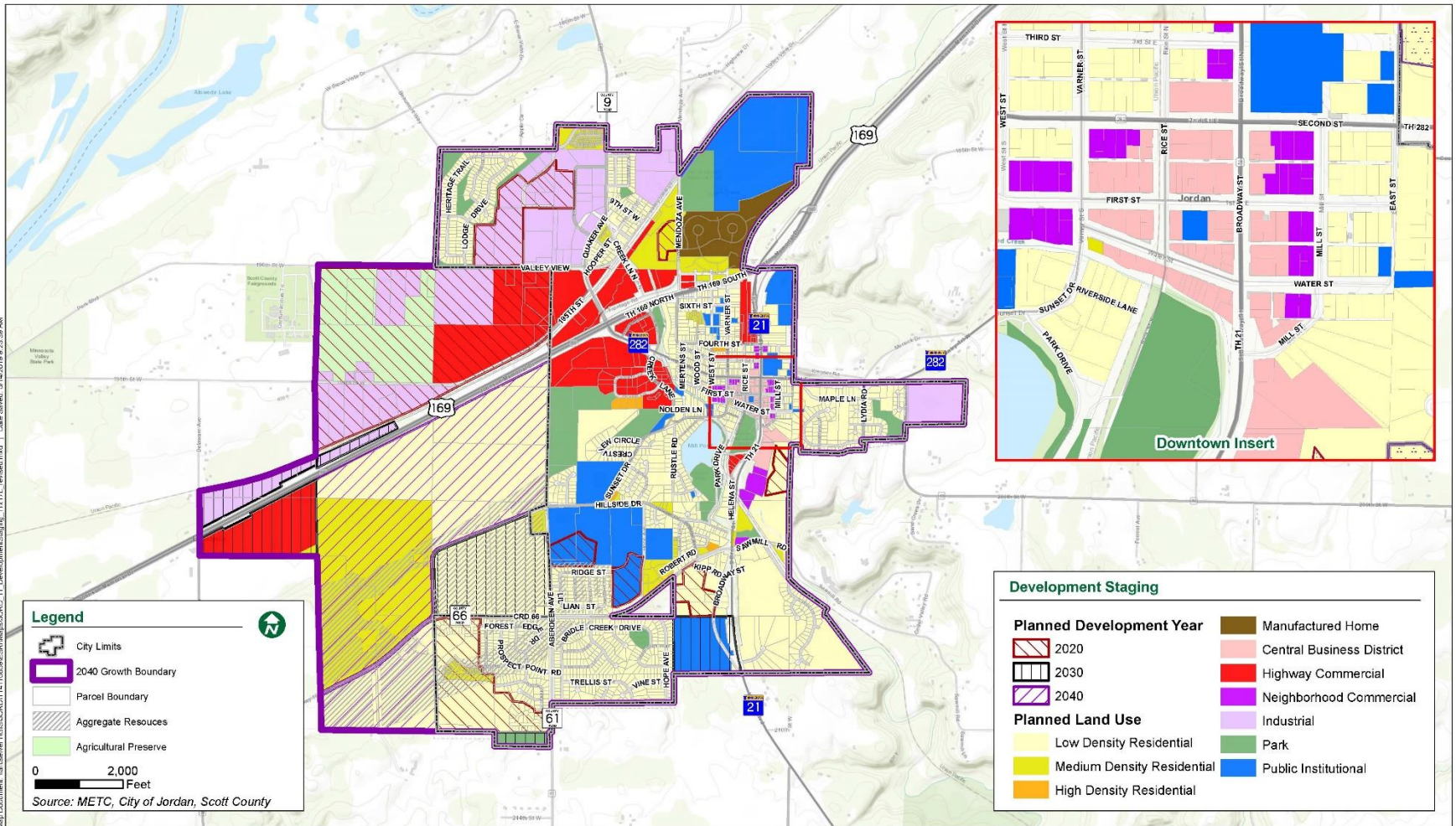
**TABLE 2-13
FUTURE LAND USE UNITS/JOBS/ NET ACRES WITHIN MUNICIPAL SERVICE AREA IN 2040 GROWTH
BOUNDARY**

Residential Land Uses	Density Range Units/Acre*		Existing/ Developed (2015)		2016 - 2020		2021 - 2030		2031 - 2040	
	Min	Max	Units	Acres	Units	Acres	Units	Acres	Units	Acres
Low Density	3	8	1,643	643.3	189	34.3	675	122.8	824	149.9
Medium Density	8	14	147	24.7	100	9.0	374	34.0	234	21.2
High Density	10	33	43	12.6	7	0.3	28	1.3	14	0.7
Neighborhood Commercial**	10	33	0	0.0	12	0.6	372	1.7	37	1.7
Central Business District **	10	33	55	11.6	61	2.9	10	0.5	15	0.7
Manufactured Home	7	8	299	57.1	0	0.0	0	0.0	0	0.0
Residential Subtotal	-	-	2,187	749.2	369	47.1	1,124	160.2	1,124	174.2
Average Density (units/acre)	-	-	2.9		2,617 new units/382 acres = 6.9units/acre					
Commercial/ Industrial Land Uses	Min	Max	Jobs	Acres	Jobs	Acres	Jobs	Acres	Jobs	Acres
Highway Commercial	13.1	29.9	673	47	97	7.4	105	8.0	105	8.0
Industrial	5.5	13.4	971	109	140	25.4	152	27.5	152	27.5
Neighborhood Commercial**	8.0	32.7	38	2	6	0.7	6	0.7	6	0.7
Central Business District**	8.0	32.7	48	14	7	0.9	8	0.9	8	0.9
Public Institutional	5.5	13.4	102	102	28	5.0	30	5.4	30	5.4
Commercial/ Industrial Subtotal	-	-	1,922	273.4	277	39.3	300	42.6	300	42.6
Average Density	-	-	7.0		7.0		87.0		7.0	
Total Acres per Decade	-			1,022 .6		86.4		202.8		216.8

*For residential, calculations are based on average densities, as shown in Table 2-11, rather than minimum densities.

**Mixed use category: 70% of land allocated for residential and 30% for commercial

MAP 2-6: DEVELOPMENT STAGING



I. BEFORE 2020

A. Area Description

Since most of the development that will happen by 2020 is already completed or underway at the time of the comprehensive plan's writing, this is the best known of the phases. At this point, it consists of a few areas within or very close to city limits.

The expected residential growth will be largely continued buildout of existing neighborhoods, particularly in and near Bridle Creek, Sawmill Woods, and Syndicate. These are located to the immediate south, east, and north of the city, respectively. This land is currently vacant, and is mostly already zoned and guided for residential, and some is already platted as well.

The expected commercial and industrial growth areas would be northwest of downtown, along the north side of Highway 169. This expands upon adjacent commercial and industrial areas in the vicinity.

B. Proposed Growth, Public Services, and Utilities

Residential growth is largely going to be consistent with already zoned and developed neighborhoods. This will be a mix of low and medium density residential with some high density in specific locations. Industrial will be predominantly light industrial uses, situated along Highway 169. There may be some flexibility in uses depending on development opportunities.

Commercial will be predominantly highway commercial at key locations on and near Highway 169, including buildout of existing commercially zoned areas and some expansion as appropriate. There may also be some opportunities for infill neighborhood commercial around the downtown core when parcels turn over and are redeveloped.

II. 2020 TO 2030

A. Area Description

After 2020, the next round of development will be completed on available properties close to city limits. This area extends existing development patterns and uses and is organized around planned expansions of utilities and other public services.

The residential growth is expected to extend west of the city, including vacant and agricultural lands immediately south of Highway 169, extending outwards from Aberdeen Avenue to Delaware Avenue. The western portion will be constrained due to a large wetland area that is likely largely undevelopable.

Industrial growth is expected to continue the growth pattern from before 2010, expanding westward along the northern edge of Highway 169. Commercial growth is expected on the corresponding sites south of Highway 169, adjacent to planned residential.

B. Proposed Growth, Public Services, and Utilities

Residential growth south of the city is guided predominantly for single family development. Industrial will be predominantly light industrial uses situated along Highway 169. There may be some flexibility in uses depending on development opportunities. Commercial will be predominantly highway commercial at key locations on and near Highway 169, including buildout of existing commercially zoned areas and some expansion as appropriate. There may also be some opportunities for infill neighborhood commercial around the downtown core when parcels turn over and are redeveloped.

In terms of public facilities, a new elementary school is tentatively planned in the area south of the city. It is likely there will be parkland or recreational facilities there as well (see Map 8-2), though the specific location and type has not been determined.

III. 2030 TO 2040

A. Area Description

Development in the area planned for 2030 to 2040 is more tentative in location and type than sooner phases due to uncertainties with timing, availability of public services, and other factors. However, combined with the other phases, it represents a comprehensive approach to accommodating all planned growth through the plan's horizon year of 2040.

The western/southwestern portion would fill in the space south of Highway 169 down to the previously established southern limit near 215th Street West. It is notable that the areas guided for residential in this phase contain significant development constraints, particularly in the form of steep slopes and wetlands. These natural features will need to be taken into account and managed appropriately as development moves into this area. The phasing of these areas in later stages is in large part to allow for time to provide public services and utilities in a way that is cost effective and fully mitigates any environmental impacts.

There is no new land guided for commercial and industrial during this period. Based on calculations of need, it appears that infill within established areas should be more than enough to accommodate all expected development.

B. Proposed Growth, Public Services, and Utilities

Residential growth in newer areas added is expected to be predominantly single family. Medium and high density residential development will continue as infill within areas established in previous years. Locating lower intensity development in the new areas is appropriate given the numerous development constraints mentioned above, which will require new development be lower impact in order to maintain environmental quality.

Commercial and industrial growth will continue existing patterns: highway commercial and light industrial along Highway 169, and infill neighborhood commercial around the downtown core. It is likely there will be parkland or recreational facilities serving the new development (see Map 8-2), though the specific location and type has not been determined.

NATURAL RESOURCES

I. INTRODUCTION

Located within the Minnesota River Valley Basin, the City of Jordan is surrounded by beautiful bluff lines. The rolling topography, water resources, and other natural and physical features provide a base for recreation and high-quality natural resources from which to draw. With the increasing affluence and people's growing desire to reside and work in metropolitan areas with high scenic amenities, it is imperative that Jordan plan for the protection of its natural resources. The City, recognizing the importance of its natural resources, became a GreenStep City in 2015. Additional information on this program is included in the Resilience Chapter of the Comprehensive Plan.

Within the Demographic Trends and Projections Chapter of this Plan, it is noted that Jordan is projected to increase 123% in population, from a 2010 Census population of 5,470 to 12,200 by 2040. Planning efforts should address the projected growth while considering water resources, soils and geology, topography and drainage, wildlife and rare species, natural scenery, forests, prairies, and native plant communities.

This chapter recognizes the importance of sustainable development, which can be defined as *"development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend. Sustainable development meets the needs of the present without compromising the ability of future generations to meet their own needs."* (Minnesota Legislature, 1996.) The perspective of sustainability calls upon us to invest our time and energy in efforts which simultaneously strengthen the environmental, economic, and social dimensions of any issue.

The Natural Resources Section of the Land Use Chapter includes:

1. The City's Physical Profile, Surface Waters, Air Quality, Aggregate Resources, Development Constraints; and
2. Natural Resource Objectives and Policies.

II. PHYSICAL PROFILE

A. Size

According to the 2010 Census, the City of Jordan is comprised of 3.29 square miles of land area (2,106 acres) with 1,665 people per square mile. This is an increase from the city's physical size of 2.64 miles (1,690 acres) and density (1,451 people per square mile) in 2000. These numbers vary slightly from city totals based on GIS analysis, but are generally consistent in terms of magnitude of growth and expansion.

B. Ecological Province and Subsection

Jordan is included within the Eastern Broadleaf Forest province. This province bridges the transition zone between prairie to the west and true forest to the east. Major landforms include lake plains, outwash plains, end moraines, ground moraines, and drumlin fields.

Minnesota includes four of North America's ecological regions or biomes which represent major climate zones which converge: prairie parkland, deciduous forest, and coniferous forest.

The Ecological Classification System (ECS) is a nationwide system developed to manage natural resources on a sustainable basis. This system integrates climatic, geologic, hydrologic, topographic, soil, and vegetation data.

According to the Department of Natural Resources, sections within this province are further defined by the origin of glacial deposits, regional elevation, distribution of plants, and regional climate.

Minnesota has 10 sub-ecological sections. Jordan lies within the Minnesota and NE Iowa Morainal division.

Topography is characteristically gently to moderately rolling across this subsection. Soils were formed in thick deposits of gray limy glacial till left by the retreat of the Des Moines lobe. Red oak, sugar maple, basswood, and American elm were most common in this dominantly forested region. Presently, much of the region is farmed.

As defined by the Minnesota Department of Natural Resources, Scott County is within the "Big Woods" Ecological Classification. On dry sites common trees included oak, aspen, and birch; moist sites were dominated by sugar maple, basswood, elm, and ash. Pine trees were commonly interspersed with the deciduous trees. Where the forest canopy was broken/interrupted, a dense layer of tall shrubs such as prickly ash, dogwood, and the like were common. Beneath dense canopies the shrub layer was sparse or absent. Preservation of existing woodlands enhances the quality of life and preserves remaining biological diversity. Recognizing the importance of woodlands, the City of Jordan amended its Subdivision Ordinance in 2005 to include requirements for Tree and Woodland Preservation and Reforestation Mitigation.

C. Topography and Drainage

Map 2-7 illustrates topography within the City of Jordan. The area features steep slopes throughout the community, many of which have a slope of 18% or greater. The steepest

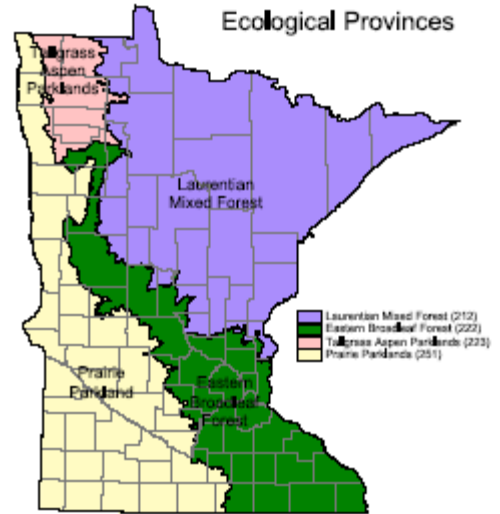
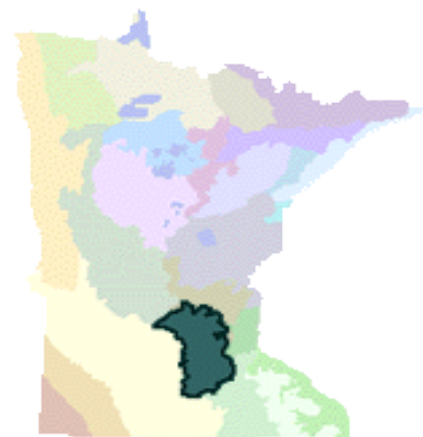


Figure 3-1
Minnesota Ecological Regions



Big Woods Subsection
Source: MNDNR

areas run in a north-south line parallel to Sand Creek's eastern bank. While these are a barrier to development, they also fill a vital role in protecting the community from floodwaters.

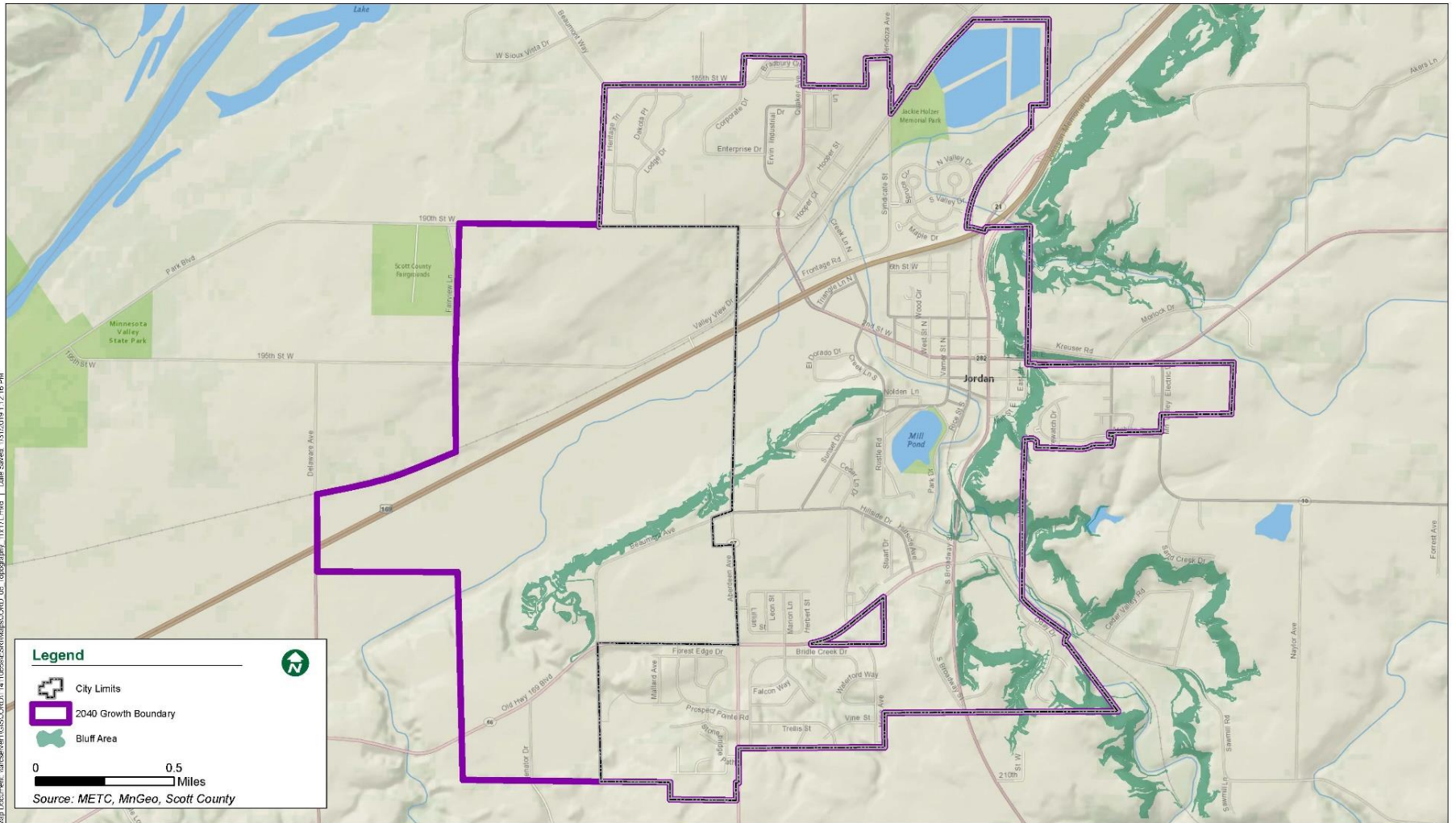
Several other areas of moderate to steep slopes are scattered throughout the southern portion of Jordan, with another major slope line running southwest from the old town area past the north side of Mill Pond. These areas generally are of unique value to the community and function best if allowed to exist in a natural state or exist with limitations on development such that they will not be urbanized or irrevocably altered.

Bluffs. According to the City's Shoreland Ordinance, a "Bluff" is a topographic feature such as a hill, cliff or embankment having the following characteristics (an area with an average slope of less than 18 percent over a distance for 50 feet or more shall not be considered part of "the bluff").

1. Part or all of the feature is located in a shoreland area;
2. The slope rises at least 25 feet above the ordinary high water level of the waterbody;
3. The grade of the slope from the toe of the bluff to a point 25 feet or more above the ordinary high water averages 30 percent or greater; and
4. The slope must drain toward the waterbody.

The City's Shoreland Ordinance projects the Bluff Impact Zone, or the area which contains the bluff and the land located within twenty feet (20') from the top of a bluff.

MAP 2-7: TOPOGRAPHY

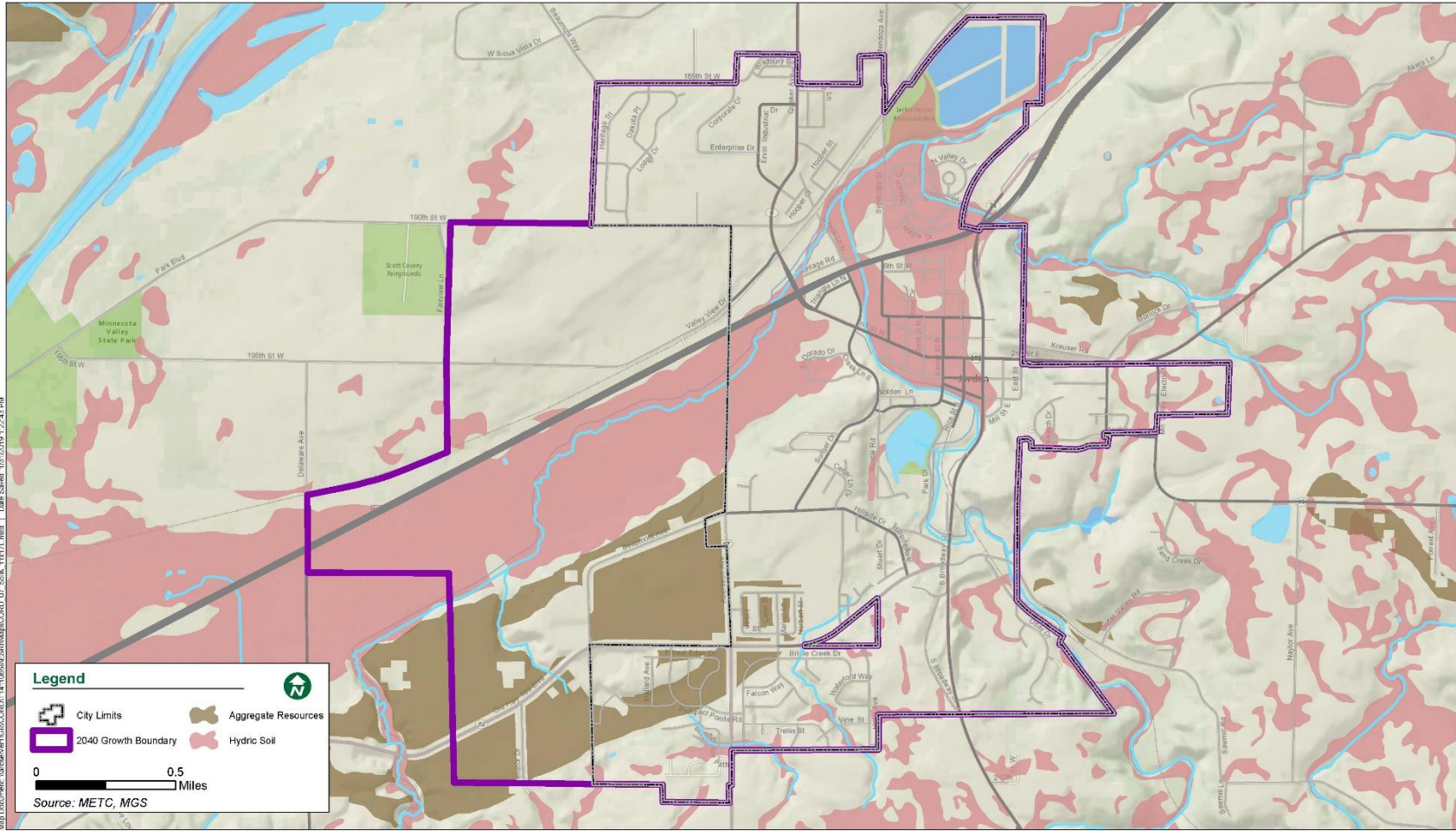


D. Soils

The characteristics of the soils in the Jordan area are examined in order to make proper decisions on the use of the land and to protect the natural environment. Existing soils in the City have influenced the area's overall development pattern and may impose limitations or increased sensitivity to future urban development/redevelopment.

Map 2-8 identifies the basic condition of soils within the City of Jordan. While there are many ways to classify soils, one of the most critical for the purposes of land use planning is hydric versus non-hydric soils. According to the USDA's Natural Resources Conservation Service, hydric soil is "soil that formed under conditions of saturation, flooding or ponding long enough during the growing season to develop anaerobic conditions in the upper part." Hydric soils typically are not as well-suited for development as non-hydric soils. As the map shows, there is a significant amount of hydric soils in portions of Jordan, particularly in a large wetland area to the west of town and in some portions of the northern half of the city.

MAP 2-8: SOILS AND AGGREGATE RESOURCES



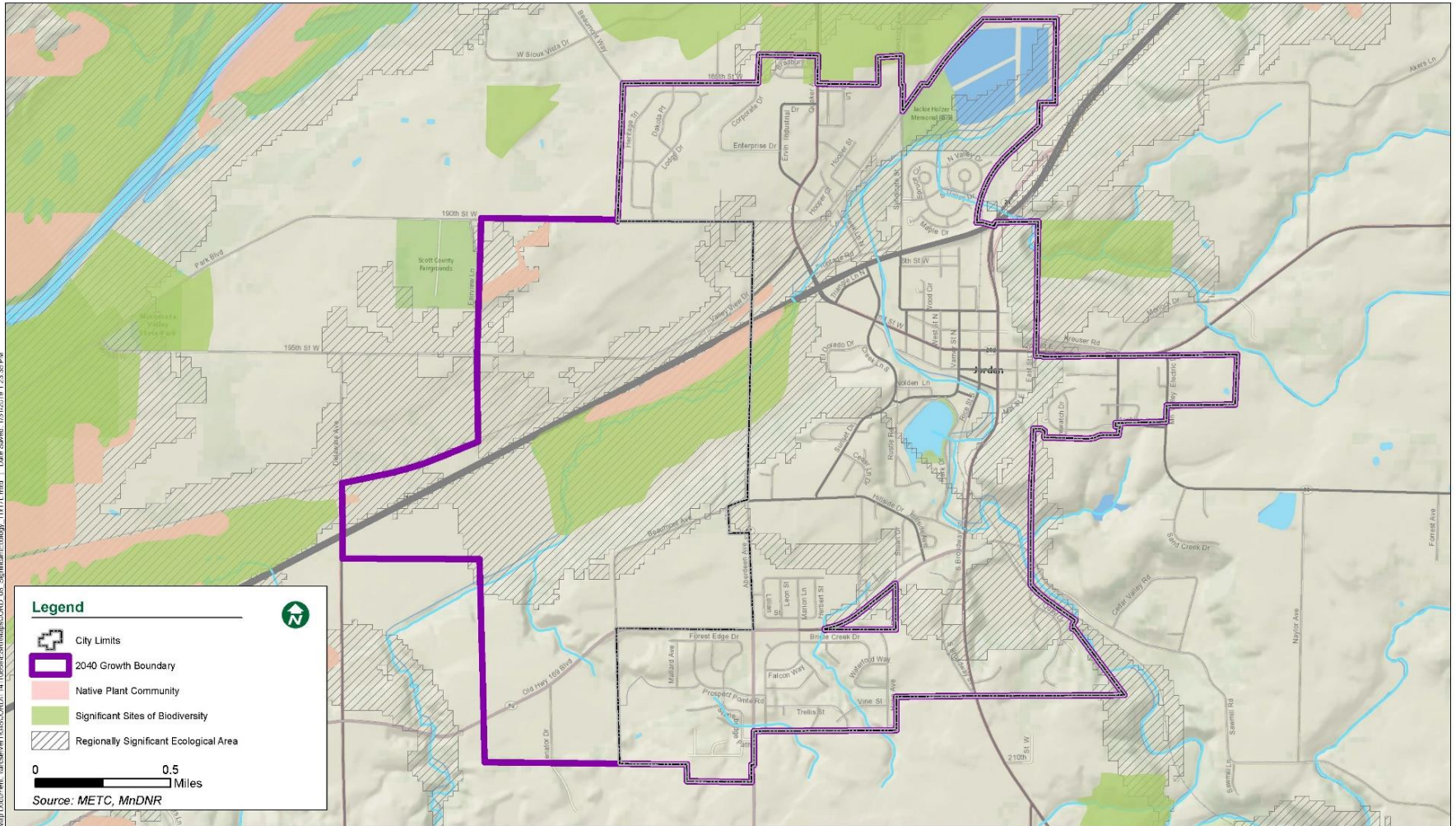
E. Ecological Resources

Map 2-9 includes several significant ecological resources. This includes ecologically significant terrestrial and wetland areas within and near to the corporate limits/annexation areas. These areas, identified by MnDNR as part of a regional assessment, primarily correspond with the Minnesota River corridor and adjacent to tributary streams/creeks. These areas have been identified to help prioritize areas for conservation and protection. According to MnDNR, these areas provide important ecological functions such as:

- Habitat for game and non-game, including threatened, endangered, and special concern animals
- Biological diversity
- Connectivity in the landscape
- Groundwater recharge and improved water quality
- High to outstanding examples of native plant and/or animal Communities or animal aggregations (as mapped by the Minnesota County Biological Survey)

Within these ecologically significant areas are some locations identified with native plant communities, also shown on the map. As defined by the MnDNR, these are defined as “a group of native plants that interact with each other and with their environment in ways not greatly altered by modern human activity or by introduced organisms.” These areas are prioritized for conservation and protection when feasible.

MAP 2.9: SIGNIFICANT BIOLOGICAL RESOURCES



III. SURFACE WATER RESOURCES

A. Watershed

The term “watershed” refers to the entire physical area or basin drained by a distinct stream or riverine system. Gravity and topography are the two major factors that define a watershed. Watersheds help review authorities to evaluate the quality and quantity of local water resources. Jordan is contained within the Sand Creek Watershed. The Sand Creek Watershed is in west-central Scott County in the south-central part of Minnesota on the south bank of the Minnesota River. The Scott County Soil Survey identifies the majority of the watershed as alluvial land subject to frequent overflow. The watershed drains an area of 263 square miles, the majority of which is upstream of Jordan.

Within the Twin Cities Metropolitan Area, local governments (cities, townships, and counties) are required to prepare plans to address water quality issues within their borders. These plans are prepared in support of the watershed management plans for the Watershed Management Organizations (WMOs) within which the city or township lies. The Scott WMO covers the majority of Scott County and is comprised of portions of five watersheds: Sand Creek, Southwest, Shakopee Basin, Credit River, and Prior Lake Spring Lake Watersheds. The remainder of the County is within four other watershed jurisdictions: The Lower Minnesota River Watershed District, the Prior Lake Spring Lake Watershed District, the Black Dog WMO, or the Scott County portion of the Vermillion River Joint Powers Organization.

B. Lakes, Rivers, and Streams

Approximately one percent of the City's total area (17 acres) is open water. Major surface water features within the city include:

- Mill Pond, which is a Protected Public Water, is classified as a “Recreational Development Lake.” Access to Mill Pond is provided through the City Park on the east central shore of the Lake.
- Sand Creek, which is located on the eastern edge of community is classified as a Tributary.
- In addition to Mill Pond and Sand Creek, there are several protected wetlands existing within and in close proximity to the corporate limits. Surface waters classified by the Minnesota Department of Natural Resources (MNDNR) are subject to shoreland regulations.

Additional information on Water Resources is included in the Water Resources Chapter of this Comprehensive Plan.

The Clean Water Act requires states to publish, every two years, an updated list of streams and lakes that are not meeting their designated uses because of excess pollutants. The list, known as the 303(d) list, is based on violations of water quality standards and is organized by river basin. A Total Maximum Daily Load (TMDL) study identifies both point and non-point sources of each pollutant that fails to meet water quality standards. Water quality sampling and

computer modeling determine how much each pollutant source must reduce its contribution to assure the water quality standard is met. Rivers and streams may have several TMDLs, each one determining the limit for a different pollutant. The Minnesota Pollution Control Agency (MPCA) is the state agency responsible for protecting Minnesota's water quality. As of 2016, Sand Creek is listed by the MPCA as a state impaired water, with impairments on various segments of chloride, fish bioassessments, nutrient/eutrophication indicators, and turbidity. Consequently, Sand Creek has TMDL studies for several of these pollutants. At present, Mill Pond is not on the impaired waters list.

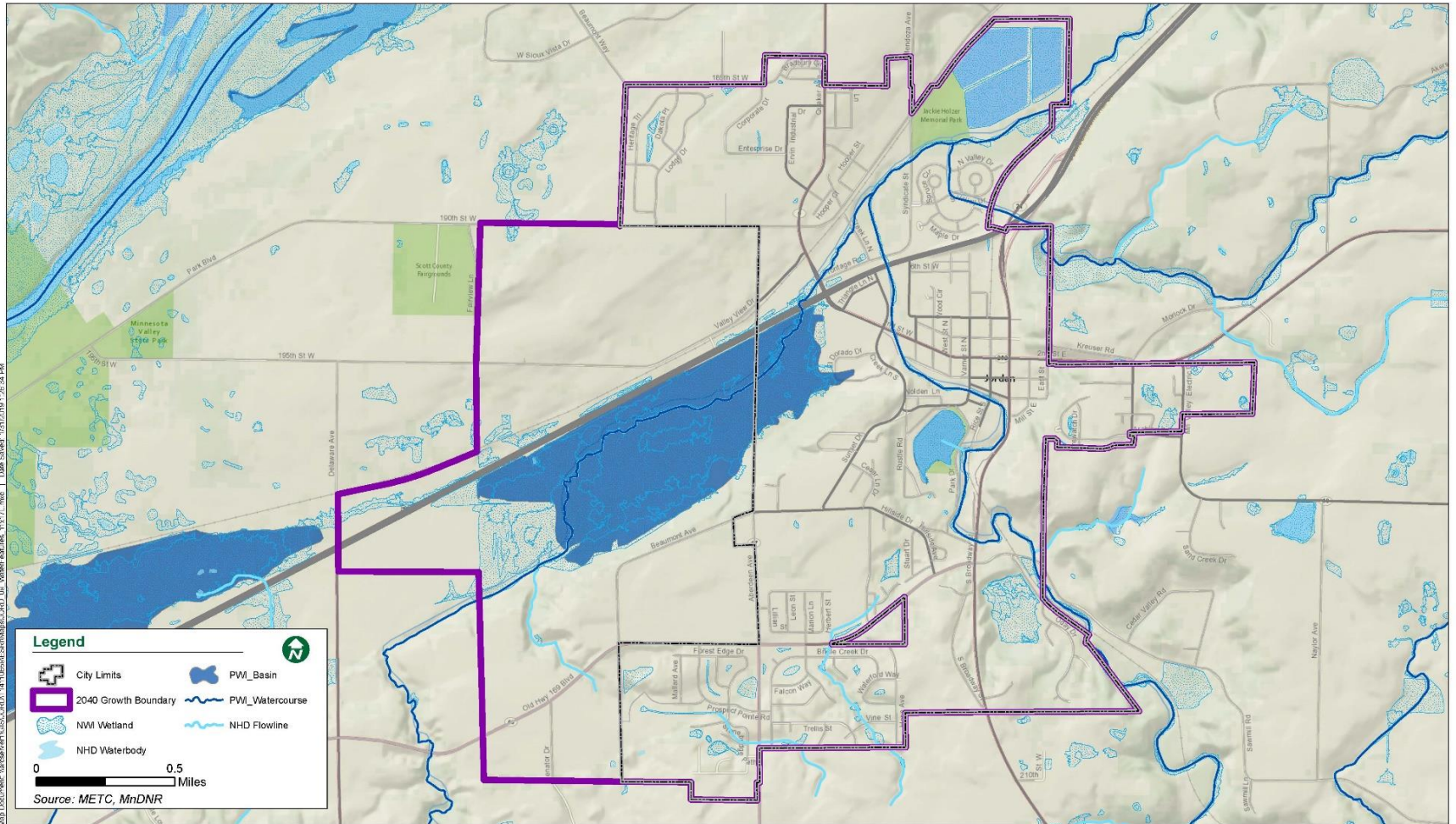
C. Wetlands

Wetlands are valuable for storing essential surface waters, stabilizing surface waters to minimize the danger of droughts or floods and supporting wildlife habitat. Wetlands are also the primary method of recharging aquifers ensuring a continued water supply. Wetlands cleanse and purify surface water by removing nutrients and other contaminants from stormwater runoff.

Wetlands, as identified by the National Wetland Inventory (NWI) and Scott County Soils and Water District are illustrated on **Map 2-10**.

The Army Corps of Engineers and the Department of Natural Resources are ultimately responsible for the overall protection of wetlands; however, the City is the local governmental unit responsible for implementing wetland protection measures and administering the Wetland Conservation Act (WCA). The City has completed a Comprehensive Wetland Management Plan. Proper implementation of creek, bluff, and wetland buffers in new developments is critical to maintain wetland functions within the city.

MAP 2-10: SIGNIFICANT HYDROLOGICAL RESOURCES



D. Floodplains

In 1969, the Minnesota Legislature enacted the State Floodplain Management Act (Minnesota Statutes, Chapter 103F). This Act stresses the need for a comprehensive approach to solving flood problems by emphasizing nonstructural measures, such as floodplain zoning regulations, flood insurance, flood proofing and flood warning, and response planning. By law, Minnesota flood-prone communities are required to: 1) adopt floodplain management regulations when adequate technical information is available to identify floodplain areas, and 2) to enroll and maintain eligibility in the National Floodplain Insurance Program (NFIP) so that people may insure themselves from future losses through the purchase of flood insurance. The Department of Natural Resources (DNR) is the state agency with the oversight of the State Floodplain Management Act, including approving ordinances before communities adopt them. Communities are responsible for ordinance implementation at the local level. The DNR is the coordinating agency and has oversight responsibilities but the Floodplain Management Law and Minn. Stat. 103F is administered at the local level.

The City of Jordan experienced significant floods in the early 1960s. Structures as well as bridges along the creek were destroyed during the flood and many homes were damaged or destroyed. The city has continued to experience severe flooding both in the spring, as a result of snowmelt combined with rainfall, and in the summer due to heavy rainfall. The flood problems in the Sand Creek Watershed, particularly in Jordan, were studied briefly in 1984, when the St. Paul Army Corps of Engineers District prepared an initial appraisal report that evaluated the potential for Federal interest in constructing improvements for flood control in Jordan. The St. Paul District identified an alternative that had a favorable benefit-cost ratio and recommended proceeding with a detailed study. However, the City chose not to proceed with a study at that time.

In 1997, 1998, and 2001, Jordan experienced street and minor structure flooding. The City again asked the St. Paul District to review the flooding problems to see if a solution would be possible and feasible. The St. Paul District's May 2002 initial appraisal report reviewed the flooding situation to determine if there was a Federal interest in proceeding to a more detailed feasibility study. The initial appraisal report indicated that diversion of floodwaters through an open channel into a wetland west of Jordan might be feasible. The City provided a letter of support in 2004. The report was submitted to the Corps' Mississippi Valley Division in May 2004 and was approved in September 2004.

The Corps completed a flood water diversion study between 2009 and 2012. The study focused on a potential diversion channel from Sand Creek (at approximately First Street), across Creek Lane, and discharging to a large wetland complex generally located in the southwest quadrant of TH 169 and TH 282. The study concluded that the impacts and costs of installing an open diversion channel of sufficient size to provide flood relief were relatively high. This resulted in a relatively low benefit/cost ratio for potential receipt of federal funds and the diversion channel idea was abandoned.

Between 2015 and 2017, the City worked with the MnDNR and Scott County to revise floodplain mapping and models used to develop new Flood Insurance Rate Maps (FIRMs). The Scott County FIRMs are anticipated to be adopted in 2019 by Federal Emergency

Management Agency (FEMA) in replacement of the 1982 FIRMs. An estimated 139 residential structures in the lower town area remain in the floodway as defined by the proposed FIRMs.

In 2018 into 2019 the City, and its partners at the MnDNR and Scott County, completed a flood control feasibility study to evaluate various improvements for flood protection. The study analyzed the feasibility of the following, either independently or in conjunction:

1. Raising or widening bridges along Sand Creek within the city limits to allow higher flows to pass before causing adjacent properties to flood.
2. Bypassing floodwater from Sand Creek, through the Whispering Meadows commercial development, to a large wetland complex south and west of Highways 169 and 282.
3. Enhancing the existing or reconstructing the existing uncertified levees to create a new levy system from Varner Street, across Highway 169, to Syndicate Street.

The study concluded that bridge modifications and a flood bypass were not feasible or cost-effective solutions. Implementation of certified levees along the right descending bank of Sand Creek is the recommended solution. It is a goal of the City to implement this improvement with the support of the MnDNR and/or other appropriate agencies. Implementation of these improvements would reduce or eliminate the flooding risk to approximately 300 structures, several of which have a history of flood damage during the events referenced above.

E. Water Control Structures

Water control structures include the Mill Pond Spillway, which is maintained by the City. The MN DNR provides dam safety oversight. In addition to this water control structure and others within the Sand Creek Watershed, there are hundreds, perhaps thousands of culverts and box channels that control the flow of surface water throughout the District. These facilities are maintained by the cities, townships, and county governments as well as by the Minnesota Department of Transportation (MnDOT).

The presence of culverts, bridges and other water control structures has a significant influence on flood control. The City has undertaken a comprehensive inventory of their respective flow control structures and facilities.

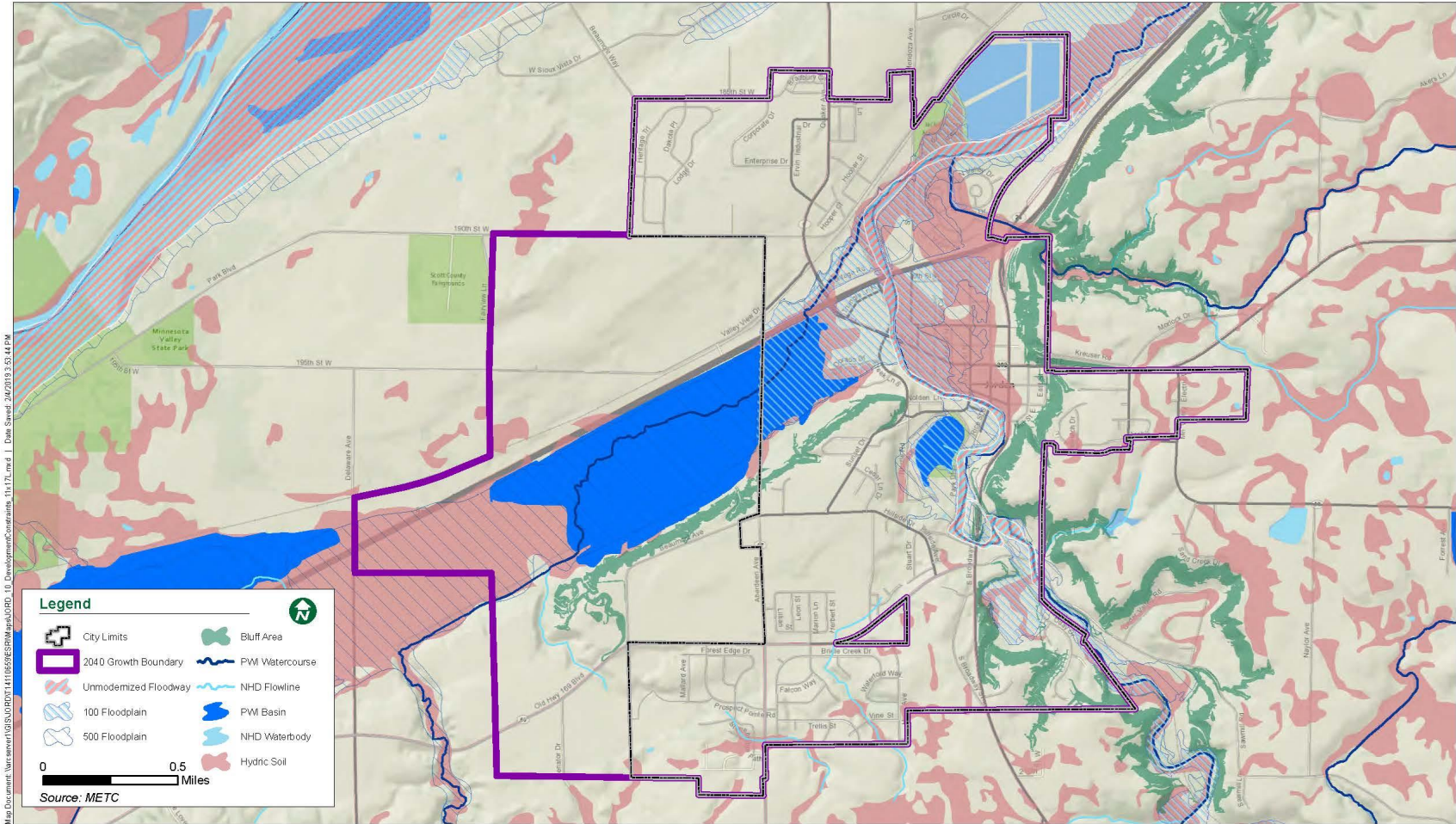
IV. AIR QUALITY

Air quality is an important and sometimes forgotten issue for communities; air pollution is increasingly a regional and global problem. The MPCA maintains a list of the top 100 locations statewide with VOC emissions. According to the MPCA, "VOCs come from industrial and commercial processes all around us. You may recognize them as the solvent-like fumes coming from materials like coatings, inks, solvents, adhesives, gasoline, and other chemicals used in everyday commerce. VOCs can be reduced by making changes to manufacturing processes and heating equipment, and through facility-wide opportunities such as purchasing safer products." Two locations within Scott County were listed within the top 100 in Minnesota, neither of which were in Jordan.

V. DEVELOPMENT CONSTRAINTS

A number of the natural features identified in this chapter – including but not limited to water bodies, topography, soils, wetlands, flood-prone areas, and regionally significant ecological areas – will present constraints to future development. Several of these significant natural features/areas exist in the proposed growth area of the city. **Map 2-11** illustrates these potential constraints to development. The boundaries on the map are a compilation of floodplain areas, National Wetland Inventory data areas, areas of steep slope, soils survey data, and DNR Public Waters Inventory data. Field verification was not done to determine wetland existence. It should be noted that further review of these and sites identified is required prior to development. This map is intended to provide a general overview. The City should require that areas proposed within these areas be shown in detail as necessary to determine development suitability and protection when submitted with development proposals.

MAP 2-11: DEVELOPMENT CONSTRAINTS



VI. NATURAL RESOURCES GOALS AND POLICIES

Natural Resources Goal #1: To the extent possible, establish a balance between promoting, protecting, enhancing, and preserving natural and physical features (including, but not limited to, woodlands, wetlands, soils, steep slopes, surface waters, and groundwater) while managing requests for development and redevelopment.

Policies:

1. Utilize natural resource data/studies for planning and review of development and redevelopment such as soils, topography, and groundwater.
2. Carefully regulate development in areas adjacent to shorelands, wetlands, and flood-prone areas to preserve these as attractive amenities.
3. Encourage development to conform to the natural limitations presented by topography, soils, or other natural conditions.
4. Identify and protect significant scenic areas, open spaces, historic, or archaeological sites. Emphasize proper management of open space areas in order to preserve trees, wildlife, pre-settlement (native) landscape communities, floodplain, water quality, and similar environmentally sensitive features.

Natural Resources Goal #2: Protect the quality and use of surface water through support and coordination with Scott Watershed Management Organization and state and federal agencies.

Policies:

1. Encourage and promote land use practices to protect and improve surface water resources.
2. Evaluate the impact of stormwater runoff on surface water in the city and respective growth areas as outlined in the Comprehensive Surface Water Management Plan and proactive implementation of watershed management tools developed by the Scott Watershed Management Organization, as amended or updated.
3. Enforce existing regulations and develop programs and new regulations where necessary to protect surface water.
4. Support the coordination of planning and implementation efforts between Scott Watershed Management Organization as well as state and federal agencies.

Natural Resources Goal #3: Protect and preserve groundwater supply and quality through support and coordination with Scott Watershed Management Organization and state and federal agencies.

Policies:

1. Protect groundwater resources from contamination through the continued implementation of a Wellhead Protection Plan and other programs.
2. Identify geologically sensitive areas in the city and define the limits and recharge areas of aquifers.

Natural Resources Goal #4: Protect air quality in the city to comply with Minnesota Pollution Control Agency (MPCA) standards.

Policies:

1. Review performance standards within the Zoning Ordinance to ensure that they adequately control dust and wind erosion related to land use and development activities.
2. Evaluate the impact of potential industry on the city's air quality.

Natural Resources Goal #5: Preserve the environment as a sustainable resource to ensure both present and future generations a good quality of life.

Policies:

1. Continue to coordinate plans and work with all agencies responsible for the protection and restoration of our environment.
2. Continue to administer and support the state environmental review program, including the Environmental Assessment Worksheet (EAW) and Environmental Impact Statement (EIS) requirements.
3. Enforce City's regulations, including stormwater violations.
4. Continue participation in the National Flood Insurance Program and enforcement and directives of floodplain regulations.
5. Incorporate the GreenStep Cities program into the City's zoning and subdivision ordinances.

Natural Resources Goal #6: Educate the community about its natural resource assets and encourage them to think about their use of and impact on the natural resources of the community and surrounding areas.

Policies:

1. Distribute new information relating to environmental regulations to all policymakers and elected officials as it becomes available.
2. Promote environmental stewardship including reducing, recovering, and recycling waste materials at City buildings and parks.
3. Attend meetings of Scott Watershed Management Organization to share information on surface water issues and to gain better insights on surface water issues.
4. Provide developers and owners with technical assistance in applying Best Management Practices (BMPs) for stormwater management on road and land development projects.
5. Provide information to property owners on conservation easements and agencies that will assist in the management of the easements.

6. Create or make available informational literature regarding floodplain risks and resources, conduct a public informational meeting regarding floodplain changes and impacts, and participate in FEMA's Community Rating System (CRS) program for flood protection and community involvement.
7. Achieve level 8 status in the CRS program within the next 2 years and thereafter consider initiatives to reach level 7 status.
8. Seek funding for and subsequently implement cost effective flood control improvements in cooperation with the Scott WMO, MnDNR, Army Corps, and FEMA. As part of the improvements, acquire at-risk properties within the footprint of the flood control improvements as necessary/feasible for implementation.

SPECIAL RESOURCE PROTECTION

I. HISTORIC RESOURCES

The historic character of Jordan, particularly around its downtown area, adds charm and distinctiveness to the community. Protecting and preserving these resources supports the quality of life, community vibrancy, and economic investment.

Historic resources located within the City of Jordan include:

- **Jordan Historic District**, Water Street & South Broadway Street: The Jordan Historic District is located at the center of downtown Jordan. It is a primarily commercial district comprised of sixteen buildings, most of which were constructed between 1865 and 1880. That time is regarded as the peak of Jordan's



development, when it rivaled nearby Shakopee in terms of commercial importance. Many of the buildings have excellent integrity, and the district largely reflects its original appearance, with necessary modifications over the years to meet the needs of various tenants. The district is on the National Register of Historic Places.

- **Samuel B. Strait House**, 19825 Park Boulevard: The Strait House is the only remaining evidence of the failed town of St. Lawrence. It is located in the Minnesota Valley State Recreation Area and is maintained by the Minnesota Department of Natural Resources. The



house was built by Samuel Strait in 1857 and restored in 2000.

- **Ambrose Freedman Log Cabin**, Varner Street between Water and 1st Streets: This tiny log cabin was moved to its current location as a memorial to the pioneer settlers of Scott County. The cabin was originally constructed circa 1855 by the Nachbar family, restored in 1931, and dedicated in 1937. It is listed on the National Register of Historic Places.

- **Jordan Brewery Ruins**, 415 Broadway Street South: The Jordan Brewery is a three-story complex of interconnected limestone buildings. It was built between 1861 and 1900 by brewer Frank Nicolini. Though it was originally slated for reopening as a microbrewery, it was unfortunately damaged by a mudslide in 2014, and remains closed. It is listed on the National Register of Historic Places.



- **Foss and Wells House**, 613 Broadway Street South: The Foss and Wells House is a private residence constructed with local sandstone in the Italianate style. It was built in 1858 by Edwin and James Foss and Rufus Wells, and occupied by both the Foss and Wells families. The families also jointly owned and operated a nearby flour and grist mill, associated with the development of the milling industry in Jordan at that time. It is listed on the National Register of Historic Places.



II. AGGREGATE RESOURCES

As required by the Metropolitan Council, the locations of aggregate resources in Jordan have been identified, based on *Aggregate Resources Inventory of the Seven-County Metropolitan Area*. **Map 2-8** illustrates the location of aggregate resources in Jordan. The majority of resources remaining in Jordan consist of small scattered sites, including those which are underlying developed properties.

There are no former or active mining areas within the current city limits of Jordan. Within the proposed growth boundary, there are two sites, as well as underground resources (including those extending under developed neighborhoods). The Schmitt pits are located on the southwest side of the community, along County Road 66. This is an active mining area, and so development around it will need to be controlled and impacts mitigated until mining is complete.

To address aggregate resources in undeveloped areas, the Jordan's zoning ordinance contains guidelines for the issuance of an Interim Use Permit to allow land reclamation and mining. The owners of parcels which contain aggregate resources may apply for an interim use permit as a part of the development to mine or capture the aggregate resource prior to grading the site for future development. Wetland areas take priority over aggregate resources that may lie below the surface and will not be mined.

III. AGRICULTURAL PRESERVES

The Metropolitan Agricultural Preserves Program was established to preserve areas of prime farmland. While there are no agricultural preserves within the City of Jordan, there are some in the post 2040 growth area. The City of Jordan supports the preservation of prime farmland by:

- Designating properties within the 2040 growth area on the future land use map (**Map 2-4**)
- Pursuing a growth staging plan that emphasizes compact and contiguous growth patterns
- Encouraging maximum densities of 1 unit per 40 acre densities in rural areas

IV. SPECIAL RESOURCE PROTECTION GOALS AND POLICIES

Special Resources Goal #1: Protect and preserve existing historic resources where possible.

Policies:

1. Protect existing designated historic resources and districts, to preserve the area's history and character.
2. Where appropriate, support the identification and designation of additional historic resources.

Special Resources Goal #2: Provide for the availability, removal, and processing of aggregate materials, while protecting against adverse impacts.

1. Identify the areas in the community where mineral extraction is most appropriate, and which minimize conflicts with other land uses.

2. Limit mineral extraction to designated areas in order to prevent or minimize impacts on adjacent properties.
3. Encourage the extraction of economically viable mineral resources prior to grading a site for future development.
4. Encourage the protection of the environment during mineral extraction, and the restoration of the area once the extraction is complete.

Special Resources Goal #3: Protect existing prime farmland where possible.

Policies:

1. Encourage compact and contiguous growth patterns around the city's core area, avoiding leapfrog development when possible.
2. Follow proper procedure regarding the management of land in the agricultural preserves program, where applicable.