Chapter Two: Land Use Plan

Chapter Two: Land Use Plan

This chapter defines the different land uses that presently exist in Andover and describes the growth management strategies that guide future development. Specific goals, policies and objectives are provided in Chapter One: Foundation of the Comprehensive Plan.

Metropolitan Council Planning Area Designations

The Metropolitan Council provides generalized geographic planning designations in the 2030 Regional Development Framework. As shown in Figure 2.1, Andover contains two such designations: Developing Community and Rural Residential. The Metropolitan Council defines these designations as follows:

Developing Communities – Developing area is that portion of the region that is in the path of urban growth. It includes communities beyond the fully developed areas up to the metropolitan urban service area boundary, or contains areas designated urban reserved or diversified rural.

The Regional Development Framework sets an overall minimum density standard of 3 to 5 units per acre in developed and developing areas where urban service is located or planned. It is important to note that density is calculated after land that cannot be developed is deducted from the total acreage. These deductions include wetlands, water bodies, public parks, open spaces, arterial road right-of way and other areas that are restricted from development by applicable land use regulations.

Rural Residential – The land area identified in 4 communities (Ham Lake, Andover, Inver Grove Heights and Credit River Township) that are currently developed at one unit per 2 to 2½ acres or less, with no plans to provide urban infrastructure such as centralized wastewater treatment.

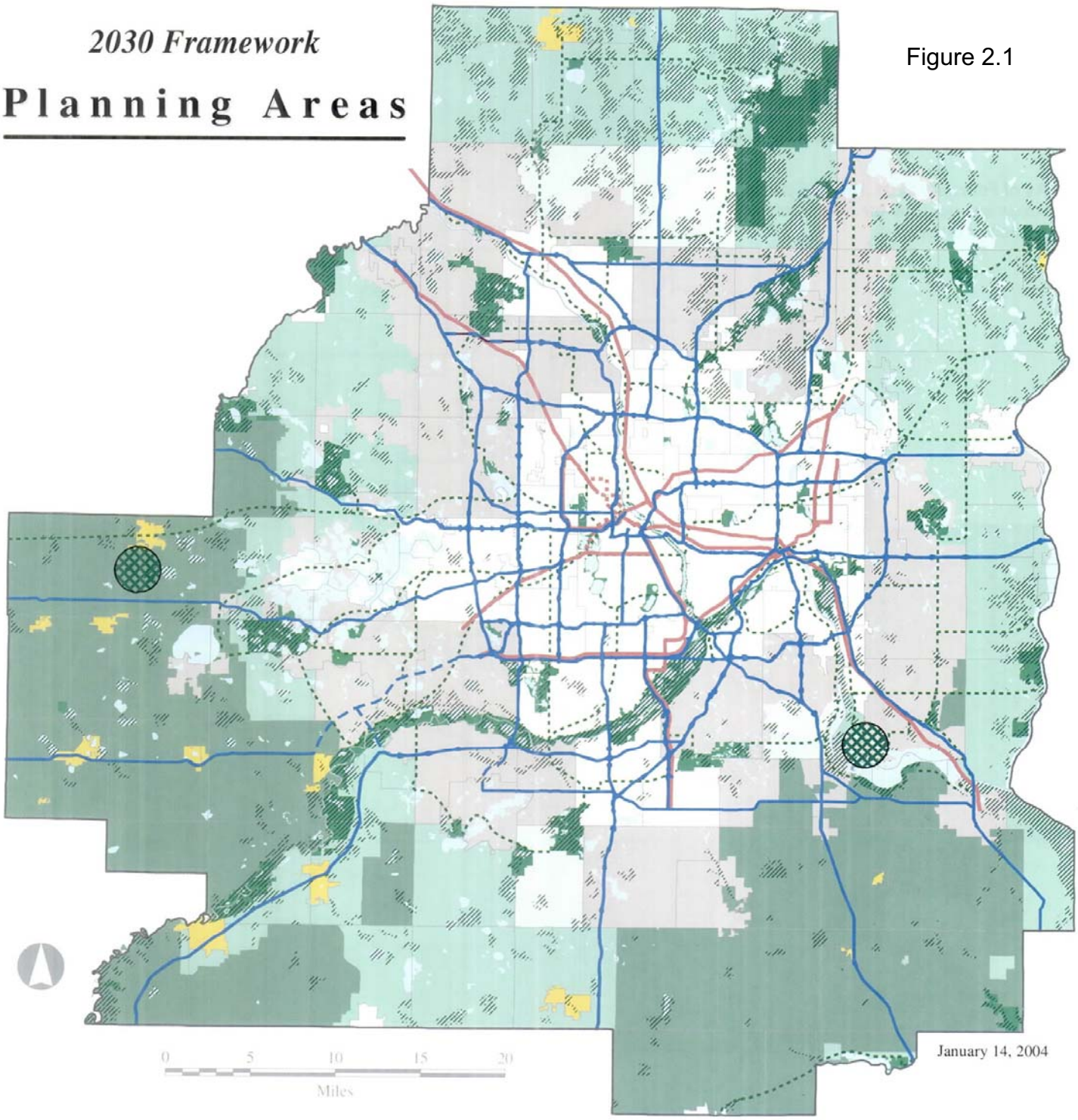
Land Use Maps

Figure 2.2 illustrates how properties are presently used based on land use categories provided by the Metropolitan Council. This map is intended to illustrate present land use conditions and does not regulate land use or assign land use designations to properties. Definitions for the categories of existing land use are provided in Figure 2.2A. Figure 2.3 is the Existing Land Use Map. This map provides the land use designation for each property in the city prior to the adoption of the 2008 Comprehensive Plan Update. Figure 2.4 is the Future Land Use Map. This map will become the official land use map of the city when the 2008 Comprehensive Plan Update is adopted. The city's land use designations guide how each property can be developed as defined in the City of Andover Land Use Districts. Changes in land use designations require a public hearing and approval by the City Council and Metropolitan Council. The criteria for reviewing land use changes are provided in the land use goals, objectives and policies of Chapter One: Foundation of the Comprehensive Plan.

2030 Framework

Planning Areas

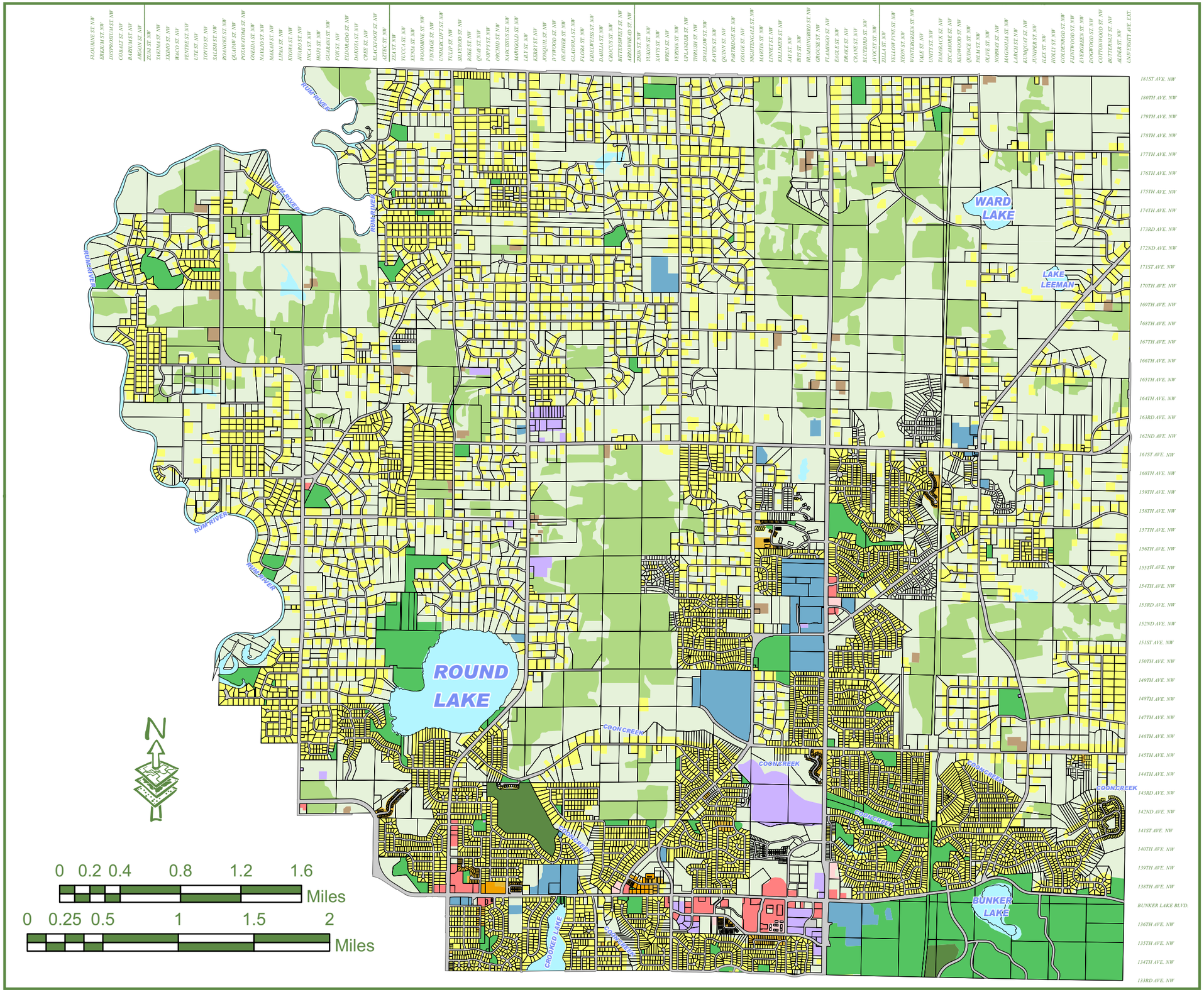
Figure 2.1



NOTE: Please refer to the Comprehensive Plans Composite map or the Regional Systems maps for the most recent information. These maps are available at the Metropolitan Council Data Center (651) 602 –1140.

Geographic Planning Areas		Additional Information	
Urban Planning Areas	**Rural Planning Areas**	Regional Natural Resource Areas (includes Terrestrial and Wetland Areas)	Regional Trail
Developing Area	Rural Center	SOURCE: Metro DNR in coordination with the Metropolitan Council	Transit 2025 Corridor
Developed Area	Agricultural	Regional Park	Principal Arterial
	Diversified Rural	Proposed Regional Park	Open Water
	Rural Residential		

Metropolitan Council



CITY OF ANDOVER

Incorporated 1974

Comprehensive Plan Figure 2.2

METROPOLITAN COUNCIL MAP OF LAND USES

Source: Met Council Data

LEGEND

Landuse	Acres	% of Total
Farmstead	79.2077	1.75%
Single Family Detached	6814.7288	30.57%
Single Family Attached	96.0465	.43%
Multifamily	16.9943	.08%
Commercial	137.6802	.62%
Office	20.7826	.09%
Industrial and Utility	186.6401	.84%
Institutional	379.7402	1.7%
Park	1219.8964	5.47%
Golf Course	97.1073	.44%
Agricultural	2620.2631	11.75%
Undeveloped	10095.7266	45.28%
Water	530.2301	2.38%

Figure 2.2A

Metropolitan Council

Local Planning Handbook Section 3. Land Use

EXISTING AND PLANNED LAND USE CATEGORIES

RESIDENTIAL LAND USES

- **Single Family Residential (SRES)** - Residential purposes, including mostly one-family homes and manufactured homes. May include some two-family homes, and open space within or adjacent to related to a residential development.
- **Multi-Family Residential (MRES)** - Residential purposes, including duplexes, triplexes, townhomes, apartment buildings and condominiums. May include open space within or adjacent to related to a residential development.
- **Mixed Use (MU)** - Two or more of the following: residential, industrial, commercial and/or office, and institutional uses, where the primary use is residential.

COMMERCIAL/INDUSTRIAL LAND USES

- **Commercial (COM)** - Provision of goods or services.
- **Industrial (IND)** - Primarily manufacturing and/or processing of products; could include light or heavy industrial land use, or large warehouse facilities.
- **Office (OFC)** - Predominantly administrative, professional, or clerical services; includes medical clinics.
- **Mixed Use (MU)** - Two or more of the following: residential, industrial, commercial and/or office uses, where the primary use is Commercial/Industrial (COM/IND). Think single building with mixed use.
- **Extractive (EXT)** - Extraction of nonmetallic metals, quarrying sand and gravel.

PUBLIC/SEMI PUBLIC LAND USES

- **Institutional (IN)** - Primarily religious, governmental, educational, social or healthcare facilities (excluding clinics).
- **Park & Recreation (PR)** - Primarily for public active recreation activities improved with playfields/grounds or exercise equipment, golf courses, zoos or other similar areas.
- **Open Space (OS) - 1)** - Resource protection or buffer; 2) support unorganized public recreational activities, may contain trails, picnic areas, public fishing; etc or 3) preservation of unaltered land in its natural state for environmental or aesthetic purposes.
- **Roadway Rights-of-Way (ROW)** - Public or private vehicular, transit and/or pedestrian rights-of-way.
- **Utility (UTL)** - Public or private land occupied by a power plant or substation, electric transmission line, oil or gas pipeline, water tower, municipal well, reservoir, pumping station, water treatment facility, communications tower, or similar use.
- **Railway (RL)** - Public or private freight or passenger rail activities.
- **Airport (AP)** - Public or private airports and related activities.

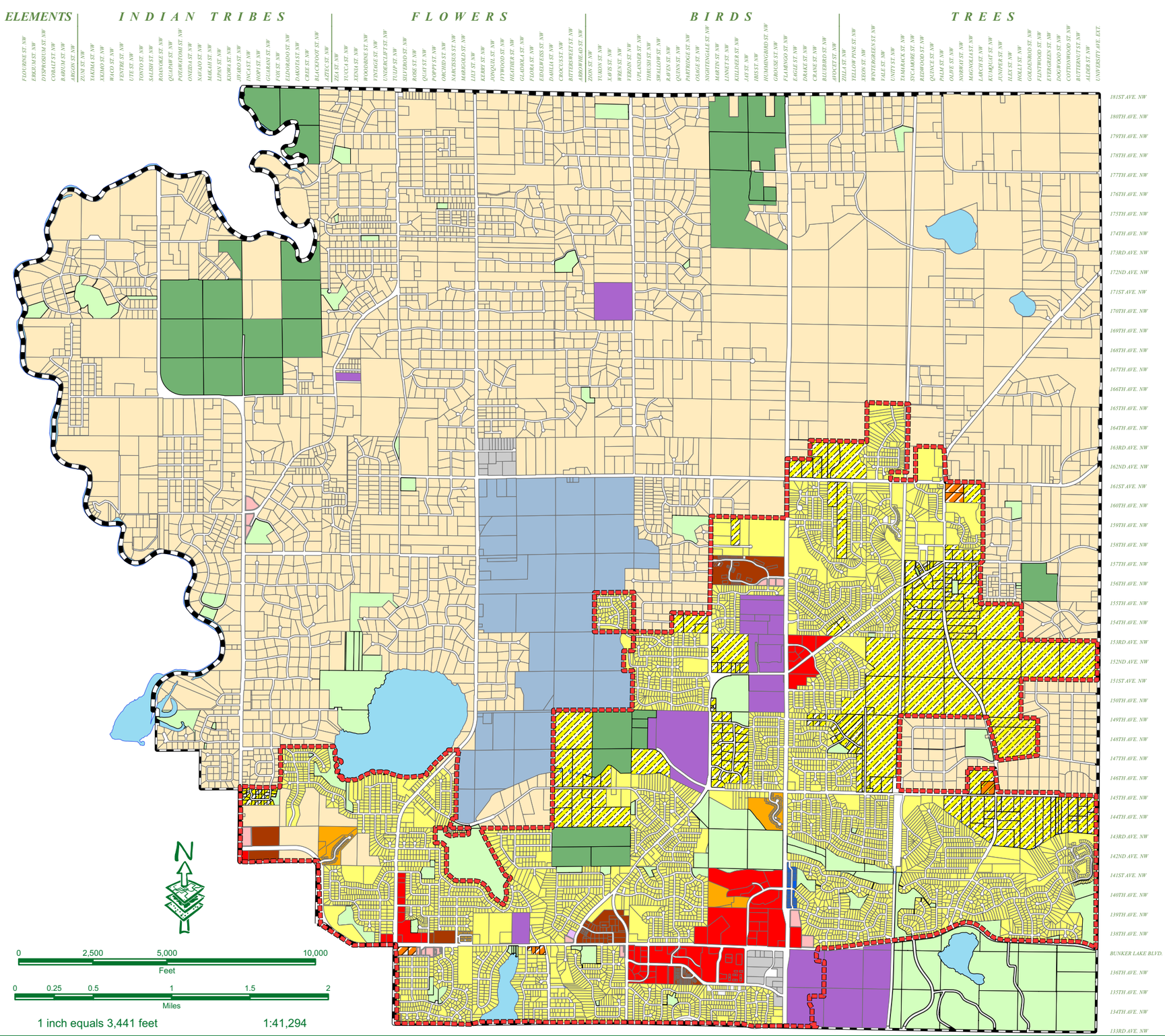
RURAL AND AGRICULTURAL LAND USES

- **Rural Residential (R)** - Residential purposes, including mostly one-family homes and manufactured homes. May include some two-family homes, and land used for agricultural purposes. Housing development across the land use designation should not exceed 1 housing unit per 1 acre and no less than 1 housing unit per 40 acres.
- **Agricultural (AG)** - Agricultural purposes, including farming, dairying, pasturage, horticulture, floriculture, viticulture, and animal and poultry husbandry and accessory uses, including farmstead or rural residence.

UNDEVELOPED

- **Open Water (W)** - Permanently flooded open water, rivers and streams, not including wetlands or periodically flooded areas.
- **Wetlands (WET)** - Wetlands included in the National Wetlands Inventory (NWI).

September 2005



CITY OF ANDOVER

Incorporated 1974

Comprehensive Plan Figure 2.3

EXISTING LAND USE MAP

The information represented on this map displays the contents of the City of Andover Official Land Use Map as of the date indicated below. Figure 2.4A represents the proposed land use map that will become efficitve upon approval of the 2008 Comprehensive Plan Update. These maps are a graphical depiction. The Planning Office should be referenced for specific question concerning the content of the map.

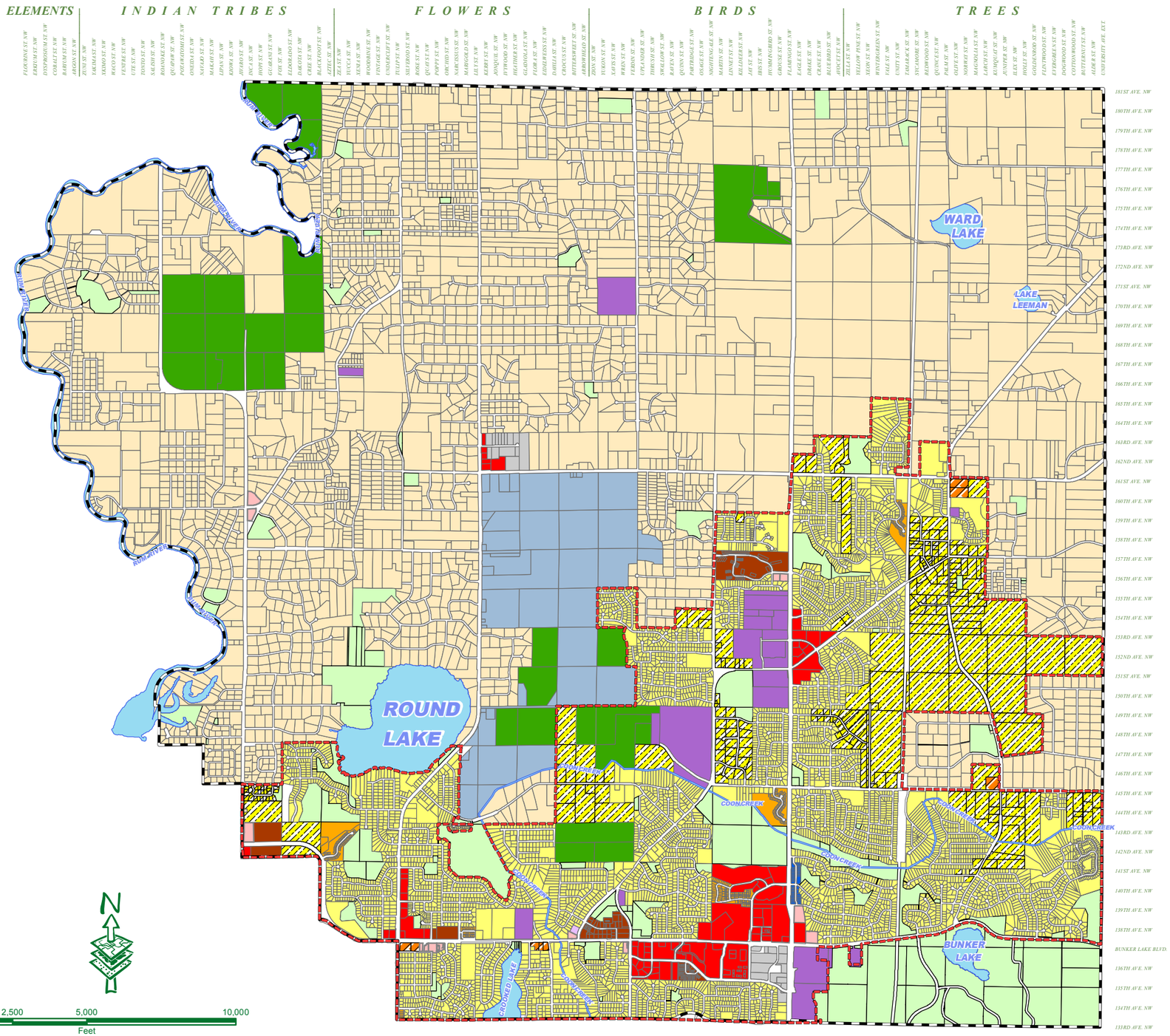
Land use designations are subject to change. For questions or comments please contact the City of Andover

City of Andover - Planning Department
1685 Crosstown Blvd. NW
Andover, MN 55304
(763) 755-5100

Map Date: February 2008

L E G E N D

Landuse	Acres	% of Total
RR - Rural Residential	10,961.8	49.13%
URL - Urban Residential Low	3,043.17	13.64%
URM - Urban Residential Medium	68.869	.31%
URH - Urban Residential High	111.869	.50%
TR - Transitional Residential	1450.18	6.5%
LC - Limited Commercial	1.461	.007%
LC/MD - Limited Commercial/Medium Density	7.942	.04%
NC - Neighborhood Commercial	27.467	.12%
GC - General Commercial	296.577	1.33%
TC - Transitional Commercial	16.591	.07%
LI - Light Industrial	85.856	.44%
P - Public	460.75	2.06%
RRR - Rural Reserve	970.404	4.35%
OS - Open Space	1,258.07	5.64%
AG - Agricultural	920.16	4.12%
Water	468.93	2.1%
Right of Way	2,162.29	9.69%
MUSA Boundary		
City Limits	22,312.39	100%



0 2,500 5,000 10,000
Feet

0 0.25 0.5 1 1.5 2
Miles

1 inch = 3,765 feet 1:45,176

CITY OF ANDOVER
Incorporated 1974

Comprehensive Plan Figure 2.4

FUTURE LAND USE MAP

The information represented on this map displays the contents of the City of Andover Proposed Land Use Map. This map will replace Figure 2.4 Existing Land Use Map when the 2008 Comprehensive Plan is adopted. This map is a graphical depiction. The Planning Office should be referenced for specific question concerning the content of the map. Land use designations are subject to change. For questions or comments please contact the City of Andover

City of Andover - Planning Department 1685 Crosstown Blvd. NW Andover, MN 55304 (763) 755-5100

Map Date: January 2012

L E G E N D

Land Use	Acres	% of Total
RR - Rural Residential	10,927.22	48.97%
URL - Urban Residential Low	2,989.79	13.39%
URM - Urban Residential Medium	68.869	.31%
URH - Urban Residential High	111.869	.50%
TR - Transitional Residential	1417.2	6.35%
LC - Limited Commercial	1.461	.007%
LC/MD - Limited Commercial/Medium Density	7.942	.04%
NC - Neighborhood Commercial	27.467	.12%
GC - General Commercial	306.917	1.33%
TC - Transitional Commercial	16.591	.07%
LI - Light Industrial	75.516	.44%
P - Public	468.54	2.1%
RRR - Rural Reserve	970.404	4.35%
OS - Open Space	1,357.6	6.09%
AG - Agricultural	934.2	4.19%
Water	468.93	2.1%
Right of Way	2,162.29	9.69%
MUSA Boundary		
City Limits	22,312.39	100%

Gross Residential Density Range by Land Use

Land Use	Density Range
RR - Rural Residential	0.0 to 0.4 units per acre
URL - Urban Residential Low	1.5 to 3.6 units per acre PUD maximum density is 4 units per acre
URM - Urban Residential Medium	1.5 to 5 units per acre PUD maximum density is 6 units per acre
URH - Urban Residential High	6 to 12 units per acre PUD maximum density is 14.4 units per acre

City of Andover Land Use Districts
Land use districts are established to ensure compatible development and to protect natural resources and amenities. The district definitions provided below are intended to state their purpose, provide location criteria and describe the relationship of each district with other land uses.

RESIDENTIAL LAND USE DISTRICTS

Rural Residential (RR) district provides an area for low intensity residential development in areas outside of the Municipal Urban Service Area (MUSA) that will not be served by municipal sewer and water. The minimum lot size is 2.5 acres to provide sufficient space for on site sewer and water facilities and to prevent dense development that would create an adverse impact on municipal and regional infrastructure. However, smaller acreage lots exist in areas subdivided prior to 1978 and in the two previously approved rural planned unit developments: Nightingale Preserve and Timber River Estates. This district must be protected from higher intensity land uses, including the Urban Residential Low Density Land Use District, with appropriate transitions. This district also accommodates agricultural land uses.

Minimum Lot Size	2.50 acres
Density	0.4 units per acre
City Utilities	None
Corresponding Zoning Districts	R-1 - Single Family Rural Residential R-2 - Single Family Estate R-3 - Single Family Suburban AP – Agricultural Preserve
Type of Development	Single Family Detached Housing, Agriculture

Urban Residential Low Density (URL) district is established to create cohesive neighborhoods of single-family detached housing within the MUSA and with access to municipal sewer and water. Residential lots within this district are sized to allow efficient utilization of municipal infrastructure as well as to provide an area large enough to accommodate housing market demands. These neighborhoods must be protected from higher intensity uses with appropriate transitions. These transitions include natural features such as trees, wetlands, streams or major changes in topography. Man-made elements such as streets, parks or earth berms in combination with landscaping are also appropriate. When adjacent to arterial roadways, additional setback distance, landscaping and berming are required. Facilities that generate noise, traffic, and/or glare also require major separation from these neighborhoods.

Minimum Lot Size	11,400 square feet
Density	1.5 to 3.6 units per acre
Maximum PUD Density	4 units per acre
City Utilities	Required
Corresponding Zoning Districts	R-4 Single Family Urban Residential
Type of Development	Single Family Detached Housing

Urban Residential-Medium Density (URM) district provides areas suitable for a variety of attached and detached dwelling units. The URM district helps to address the need for life cycle housing with increased density and smaller lot sizes. This district, with appropriate transitions, can serve as a buffer between lower density residential and commercial districts and may also be appropriate along higher volume transportation corridors, such as collector and arterial streets. These neighborhoods are created as part of a planned unit development that ensures efficient distribution of density and to achieve appropriate transitions between uses of different intensity and transportation corridors. These transitions are achieved with a combination of landscaping, berming, physical separation and preservation of natural features.

Minimum Lot Size	Variable
Density	1.5 to 5 units per acre
Maximum PUD Density	6 units per acre
City Utilities	Required
Corresponding Zoning Districts	R-4 Single Family Urban Residential M-1 Multiple Dwelling Medium Density
Type of Development	Single Family Detached, Two Family Residences Town homes and Condominiums with private entrances

Urban Residential - High Density (URH) district provides additional affordable housing choices for all stages of the life cycle. Owner occupied as well as rental housing is permitted. Planned unit development review is used to establish standards that are specifically designed for each development. Potential sites for this district must be evaluated to ensure sufficient capacity of municipal infrastructure can be provided. Location near higher volume transportation corridors, such as collector and arterial streets is necessary to accommodate the increased level of traffic generated by this land use. Location near shopping, service, transit and park facilities is also desirable. Appropriate transitions between this district and other districts or transportation corridors are necessary. These transitions are achieved with a combination of landscaping, berming, physical separation and preservation of natural features.

Minimum Lot Size	Variable
Density	6 to12 units per acre
Maximum PUD Density	Up to 14.4 units per acre
City Utilities	Required
Corresponding Zoning Districts	M- 2 Multiple Dwelling High Density
Type of Development	Single Family Dwelling Two Family Dwelling Multiple Dwellings
Location Criteria	Must abut collector or arterial street Best located near shopping, service, transit and parks

COMMERCIAL LAND USE DISTRICTS

Limited Commercial (LC) land use district is designated for locations in the community that should be limited to primarily office uses due to their location in proximity to residential neighborhoods. This district can be used to transition from residential neighborhoods to more intense commercial uses or transportation corridors. Site design and building architecture are required to complement adjacent residential neighborhoods when so located. A combination of landscaping, berming, physical separation and preservation of natural features is necessary to provide an appropriate transition to residential neighborhoods.

Area Requirements	1-5 acres
City Utilities	Required within MUSA
Corresponding Zoning Districts	LB - Limited Business
Type of Development	Professional office and similar uses; not including retail sales
Location Criteria	Adjacent to collector or arterial street or within a larger commercial development
Development Criteria	Design to complement surrounding land uses. Special care for transitions to residential.

Neighborhood Commercial (NC) land use district is designated for businesses that provide services and retail goods to meet local neighborhood needs. The trade area and size of these businesses are smaller than those found in General Commercial areas. Site design and architecture is carefully reviewed to create a cohesive center that complements adjacent land uses. Linear design with storefronts and blank walls is prohibited. Special care is taken to provide appropriate transitions to residential neighborhoods with landscaping, berming, physical separation and preservation of natural features. This district requires location along a collector or arterial street and convenient pedestrian access. Neighborhood commercial locations are separated from more intense commercial land uses to avoid pressure to expand intensity beyond a neighborhood scale.

Area Requirements	1-5 acres
City Utilities	Required within MUSA
Corresponding Zoning Districts	NB Neighborhood Business
Type of Development	Retail trade and services serving immediate area
Location Criteria	Must abut intersection of collector or arterial streets
Development Criteria	Design to complement surrounding land uses. Limit to development nodes. Strip development prohibited. Special care for transitions to residential. Convenient pedestrian access.

General Commercial (GC) is intended to be the focal point of commercial activity in the city on a larger scale than the Neighborhood Commercial District and may serve a trade area that extends beyond the City limits. This district provides a complementary mix of uses, including retail, service, office, entertainment and civic facilities. Site design must provide convenient access for both pedestrian and vehicular traffic. The architecture of structures must complement an overall architectural theme for that district. General Commercial districts that are located adjacent to residential properties must provide extensive berming, landscaping and physical separation to ensure an appropriate transition is created.

Area Requirements	5 acres or more
City Utilities	Required
Corresponding Zoning Districts	SC Shopping Center GB General Business
Type of Development	Variety of commercial uses with large market area
Location Criteria	Must abut intersection of collector or arterial streets Must be located within the MUSA
Development Criteria	Design to complement surrounding land uses. Limit to development nodes. Strip development prohibited. Special care for transitions to residential. Convenient pedestrian access.

INDUSTRIAL LAND USE DISTRICT

Light Industrial (LI) District is intended to provide a location for a variety of work processes such as manufacturing, warehousing, wholesaling and distributing. These uses typically involve intensive use of properties and necessitate separation from residential zoning districts. Where existing Light Industrial Districts are located adjacent to residential neighborhoods, extensive berming, landscaping and screening are necessary to mitigate potential adverse impacts. This district requires convenient access to collector and arterial streets.

Area Requirements	5 acres or more
City Utilities	Required within MUSA
Corresponding Zoning Districts	I Industrial
Type of Development	Manufacturing, warehousing, wholesaling, Distributing
Location Criteria	Must abut collector or arterial streets Must be located within the MUSA[1]
Development Criteria	Separation from residential land uses necessary.

[1] Except the Hughs/Westview Industrial Park that presently exists outside the MUSA

TRANSITIONAL LAND USE DISTRICTS

Transitional land use districts encompass areas where future land use may differ from that of the designated zoning district. Transitional districts recognize the possibility for land use to change in the future with the arrival of municipal sewer and water.

Transitional Commercial (TC) District contains properties within the MUSA that are currently zoned for residential development, but may potentially become commercial because of their proximity to existing commercial development or location at the intersection of major transportation corridors. When municipal sewer and water are available, properties in this district may develop as either residential or commercial under the requirements of the Zoning Ordinance and Comprehensive Plan. A Rezoning requires a contract as specified in the City Code.

Transitional Residential (TR) District contains properties within the MUSA that are currently zoned for rural residential uses (R-1, R-2, and R-3). These properties are guided for urban development in 5 year stages as shown in Figure 2.5. Property designated Transitional Residential may only be platted under urban residential guidelines and served by municipal utilities. Lot splits may only occur without municipal services under the requirements of the City Code. Any subdivision of property that results in lots less than 2.5 acres in size must be served with municipal sewer and water.

OTHER LAND USE DISTRICTS

Limited Commercial/Medium Density (LC/MD) District contains properties within the MUSA that have site characteristics conducive to either low intensity commercial or medium density residential development. This designation is used to provide a carefully planned transition from a major transportation corridor to residential neighborhoods. Site design and building architecture are required to complement adjacent residential neighborhoods. A combination of landscaping, berming, physical separation and preservation of natural features is necessary to provide an appropriate transition.

Public (P) District identifies areas for present and future civic, government, school or other publicly owned and operated facilities.

Open Space (OS) District identifies areas that are protected from development through public ownership or agreement with private property owners. This designation is used for public parks and other areas designated for preservation of natural areas, water and air quality and wildlife habitat.

Agricultural (AG) District identifies areas that are cultivated for raising crops and farming as well as feeding, breeding, and raising of livestock. These areas are typically enrolled in the Agricultural Preserve or Green Acres programs as defined by the State of Minnesota.

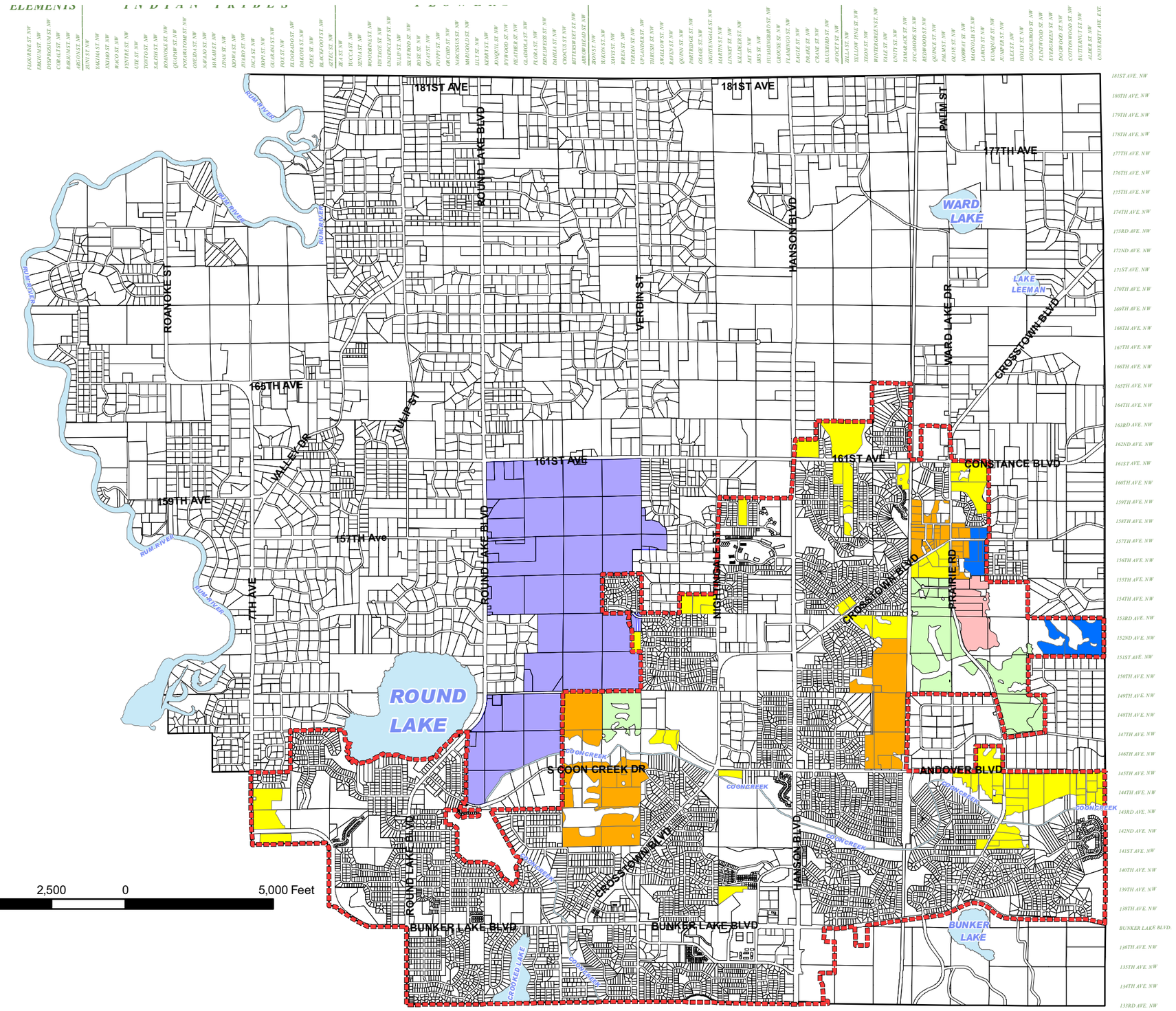
Rural Reserve (RR) District was designated as an area of approximately one thousand acres in size to accommodate future urban growth beyond the previously planned Municipal Urban Service Area. This area is restricted from development until a master plan has been approved and municipal sewer and water can be constructed to serve the area. The city prohibits lot splits of less than one parcel per twenty acres and subdivisions of less than one parcel per 40 acres to prevent this area from rural residential development that would preclude orderly MUSA expansion. In the future, a new trunk sewer line will connect to the Coon Rapids Interceptor, a regional trunk sewer line located near the intersection of Crooked and Bunker Lake Boulevards. The city has reached agreement with the Metropolitan Council that areas designated for residential development in the Rural Reserve will be developed at three units per net acre (subtracting parks, wetlands, floodplain, water bodies, arterial roads, and other areas restricted from development).

SEWER STAGING PLAN

Undeveloped land within the Municipal Urban Service Area is divided into five year growth stages based primarily on the proximity of municipal sewer and water. The growth stages are intended to provide a reasonable estimate of urban growth to the year 2030. Property owners may choose not to develop even if their property is shown within the current growth stage. Property owners seeking to develop sooner than shown on the Staging Plan may petition the city to change the growth stage designation. These changes are at the discretion of the City Council. The Staging Plan Map is represented on Figure 2.5. Figure 2.6 summarizes the map by providing the amount of acreage within each land use district in each of the five year stages. The Metropolitan Council also requests information that summarizes the density of future development in each residential land use district. This information is provided in Figure 2.7.

URBAN AND RURAL GROWTH FORECAST

Figure 2.8 describes historical and projected growth within both sewered and unsewered areas of the city. The city forecasts were generated using information from transportation analysis zones, a comparison of net buildable acreage to the city's subdivision ordinance and the Sewer Staging Plan. The Metropolitan Council forecast was submitted to the City as part of the System Statement in September 2005. The city's forecast is considered to be a more accurate representation of future growth because it is based on verified building permit activity, parcel level analysis and the application of local land use regulations.



CITY OF ANDOVER

Incorporated 1974

Comprehensive Plan Figure 2.5

Sewer Staging Plan

The Sewer Staging Plan divides undeveloped land within the Municipal Urban Service Area into five year growth stages based primarily on the proximity of municipal sewer and water. The growth stages are intended to provide a reasonable estimate of urban growth to the year 2030.

City of Andover - Planning Department
1685 Crosstown Blvd. NW
Andover, MN 55304
(763) 755-5100

Map Date: April 2009

Legend

- MUSA Boundary
- 2005-2010
- 2010-2015
- 2015-2020
- 2020-2025
- 2025-2030
- Rural Reserve

N

Figure 2.6 Sewer Staging and Land Use by Acreage

Within Urban Service Area	Allowed Density Housing Units/Acre		2000	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
Residential Land Uses									
Urban Residential Low Density	1.5	4	2597	3264.65	3828.61	4325.4	4570.55	4816.08	2219.08
Transitional Residential	1.5	4	1867.54	970.63	619.94	300.68	243.15	185.32	-1682.22
Urban Residential Medium Density	1.5	6	0	68.87	68.87	68.87	68.87	68.87	68.87
Urban Residential High Density	6	14.4	68.59	111.87	111.87	111.87	111.87	111.87	43.28
Limited Commercial/Medium Density	1.5	6	0	8.94	8.94	8.94	8.94	8.94	8.94
Agricultural	NA	NA	161.1	161.1	80.97	0	0	0	-161.1
C/I Land Uses	Est. Employees/Acre								
Commercial	variable		329.45	319.59	319.59	344.59	344.59	344.59	15.14
Transitional Commercial	variable		19.74	19.74	9.34	4.34	4.34	4.34	-15.4
Industrial	variable		32.09	32.09	32.09	32.09	32.09	32.09	0
Public/Semi Public Land Uses									
Public (Institutional)	NA	NA	295.8	295.8	325.8	365.8	365.8	365.8	70
Open Space	NA	NA	581.37	595.87	615.87	625.87	625.87	625.87	44.5
Roadway Rights of Way	NA	NA	899.31	1002.84	1045.1	1091.42	1118.8	1146.1	246.79
Railroad	NA	NA	59.95	59.95	59.95	62.07	62.07	62.07	2.12
Subtotal Sewered			6911.94	6911.94	7126.94	7341.94	7556.94	7771.94	860
Outside Urban Service Area	**Minimum lot size**	**Maximum lot size**	**2000**	**2010**	**2015**	**2020**	**2025**	**2030**	**Change 2000-2030**
Rural Reserve			0	860	645	430	215	0	-860
Rural Residential 2.5 acres or less	Varies	NA	1987.64	1987.64	1987.64	1987.64	1987.64	1987.64	0
Rural Residential 2.5 -10 acres	2.5 acres	NA	3830.51	4079.97	4141.97	4213.97	4285.97	4357.97	527.46
Rural Residential 10-40 acres	2.5 acres	NA	2523.19	1360.52	1260.52	1160.52	1080.52	1000.52	-1522.67
Agricultural 40+ acres	2.5 acres	NA	759.06	759.06	759.06	759.06	759.06	759.06	0
C/I Land Uses	Est. Employees/Acre								
Commercial	variable		7.07	17.41	17.41	17.41	17.41	17.41	10.34
Industrial	variable		53.59	43.25	53.25	53.25	53.25	53.25	-0.34
Public/Semi Public Land Uses									
Public	NA	NA	179.21	184.52	184.52	184.52	184.52	184.52	5.31
Open Space	NA	NA	793.81	813.81	833.81	853.81	853.81	853.81	60
Roadway Rights of Way	NA	NA	1180.27	1208.17	1216.17	1224.17	1232.17	1240.17	59.9
Railroad	NA	NA	32.59	32.59	32.59	32.59	32.59	32.59	0
Subtotal Unsewered			11346.94	11346.94	11131.94	10916.94	10701.94	10486.94	-860
Undeveloped									
Wetlands	NA	NA	3438.98	3438.98	3438.98	3438.98	3438.98	3438.98	0
Open Water, Rivers and Streams	NA	NA	614.53	614.53	614.53	614.53	614.53	614.53	0
Total			22312.39	22312.39	22312.39	22312.39	22312.39	22312.39	

Source: City of Andover

Note: Residential acreage represents net buildable acres due to the inclusion of wetlands in this table.

3/19/09

Figure 2.7 Net Residential Density Worksheet

Table Calculating Net Density of Future Sewered Residential Development

Residential Land Use	Single Family # of Units	Multi Family # of Units	Acres Gross Resid.	Acres Wetland & water-bodies	Acres Public Parks & Open Space	Acres Arterial Roads ROW	Acres Other Undevel-oped land*	Net Residential Acres	Net Density Units/Acre
	A	B	C	D	E	F	G	H=C-D-E-F-G	(A+B)/H
Urban Residential Low Density[1]	283	0	220.9	105.54	0	0	0	115.36	2.45319
Urban Residential Medium Density	0	0	0	0	0	0	0	0	0
Urban Residential High Density[2]	0	220	22	6.3	0	0	0	15.7	14.012739
Limited Commercial/Medium Density	0	0	0	0	0	0	0	0	0
Rural Reserve[3]	2309		980	120	30	0.5	60	769.5	3.0006498
TOTAL	**2592**	**220**	**1222.9**	**231.84**	**30**	**0.5**	**60**	**900.56**	**3.1225016**

[1]2020-2030 Sewer Stages
[2]NE Corner of CSAH 7 and CSAH 116
[3]60 acres of Rural Reserve to be designated as commercial and public

Figure 2.7A Net Residential Worksheet using Metropolitan Council calculation (lowest end of density range)

Table Calculating Net Density of Future Sewered Residential Development

Residential Land Use	Single Family # of Units	Multi Family # of Units	Acres Gross Resid.	Acres Wetland & water-bodies	Acres Public Parks & Open Space	Acres Arterial Roads ROW	Acres Other Undevel-oped land*	Net Residential Acres	Net Density Units/Acre
	A	B	C	D	E	F	G	H=C-D-E-F-G	(A+B)/H
Urban Residential Low Density[1]	173	0	220.9	105.54	0	0	0	115.36	1.5
Urban Residential Medium Density	0	0	0	0	0	0	0	0	0
Urban Residential High Density[2]	0	94	22	6.3	0	0	0	15.7	6
Limited Commercial/Medium Density	0	0	0	0	0	0	0	0	0
Rural Reserve[3]	2309		980	120	30	0.5	60	769.5	3.0006498
Subtotal	2482	94	1222.9	231.84	30	0.5	60	900.56	2.8604424
2000-2008 Plat Monitoring Data	1342	519	851.46	242.73	8.42	16.07	6.92	577.32	3.2235156
Totals	**3824**	**613**	**2074.4**	**474.57**	**38.42**	**16.57**	**66.92**	**1477.88**	**3.0022735**

[1]2020-2030 Sewer Stages
[2]NE Corner of CSAH 7 and CSAH 116
[3]60 acres of Rural Reserve to be designated as commercial and public

Figure 2.8 Urban and Rural Growth Forecast

City of Andover Forecast Table

	1990	2000	2010	2020	2030	Change 2000-30
Total Population	15195	27013	37392	42024	44578	17565
Sewered	6016	16880	26306	31524	34442	17562
Unsewered	9179	10133	11086	10500	10136	3
Total Households	4430	8659	11400	14008	15921	7262
Sewered	1754	5411	8020	10508	12301	6890
Unsewered	2676	3248	3380	3500	3620	372
Total Employment	1125	2979	4494	5039	5530	2551
Sewered	880	2604	3989	4471	4910	2306
Unsewered	245	375	505	568	620	245

Sources: 1990 Census, 2000 employment from DEED estimates, City of Andover

Metropolitan Council Forecast Table

	1990	2000*	2010	2020	2030	Change 2000-30
Total Population	15,216	26,588	33,000	39,000	40,500	13912
Total Households	4,430	8,107	12,100	14,600	15,500	7393
Total Employment	1,200	3,062	4,200	4,800	5,200	2138

Sources: Metropolitan Council, 2000 US Census, DEED estimates.

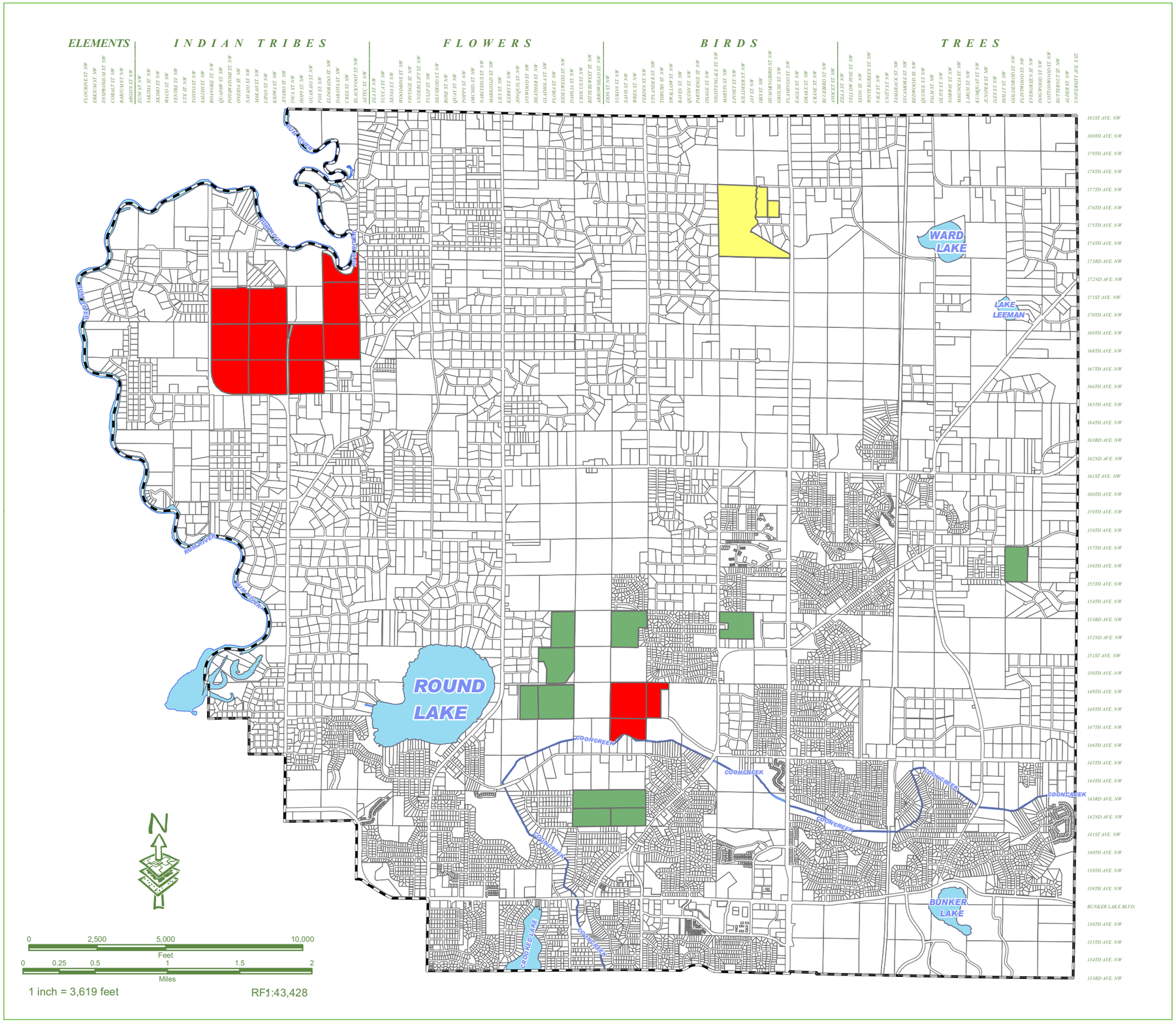
Agricultural Preserve

A portion of the agricultural land in the city is enrolled in the Agricultural Preserve Program. Minnesota Statute 473H, known as the Metropolitan Agricultural Preserves Act, establishes a program to encourage preservation of land for the production of agricultural products by valuing agricultural property in the metropolitan area in a manner similar to out-state Minnesota. To qualify, the property must be zoned long-term agricultural by the city, with a maximum residential density of one house per forty acres. The parcel must (normally) be forty acres in size. However, smaller tracts may qualify in certain instances.

To enroll in the program, the owner obtains city approval and records a covenant with the County Recorder to leave the property in agricultural use. To remove property from the program the owner files an "Expiration Notice" with the County Recorder. Eight years after the Expiration Notice is filed, the property is released from Agricultural Preserve. A waiver of the eight-year requirement may be granted only by action of the Governor due to some emergency. Figure 2.9 shows the land enrolled in the Agricultural Preserve program.

Floodplain and Wetlands

Land within the city is encumbered by wetlands and Floodplain is shown on Figure 2.10. These features have affected the city's development pattern and provide a corridor of natural areas throughout most of the city. Wetlands and floodplain areas provide one of the basic building blocks for the city's open space preservation efforts more fully described in Chapter 5: Parks and Open Space Plan.



CITY OF ANDOVER

Incorporated 1974

Comprehensive Plan Figure 2.9

Agricultural Preserve

The highlighted properties on this map are enrolled in the Agricultural Preserve Program through the State of Minnesota.

The legend indicates when the properties participation in this program will expire. A notice of expiration has not been filed for propeties indicated with 'None Filed' in the legend.

For questions or comments please contact the City of Andover.

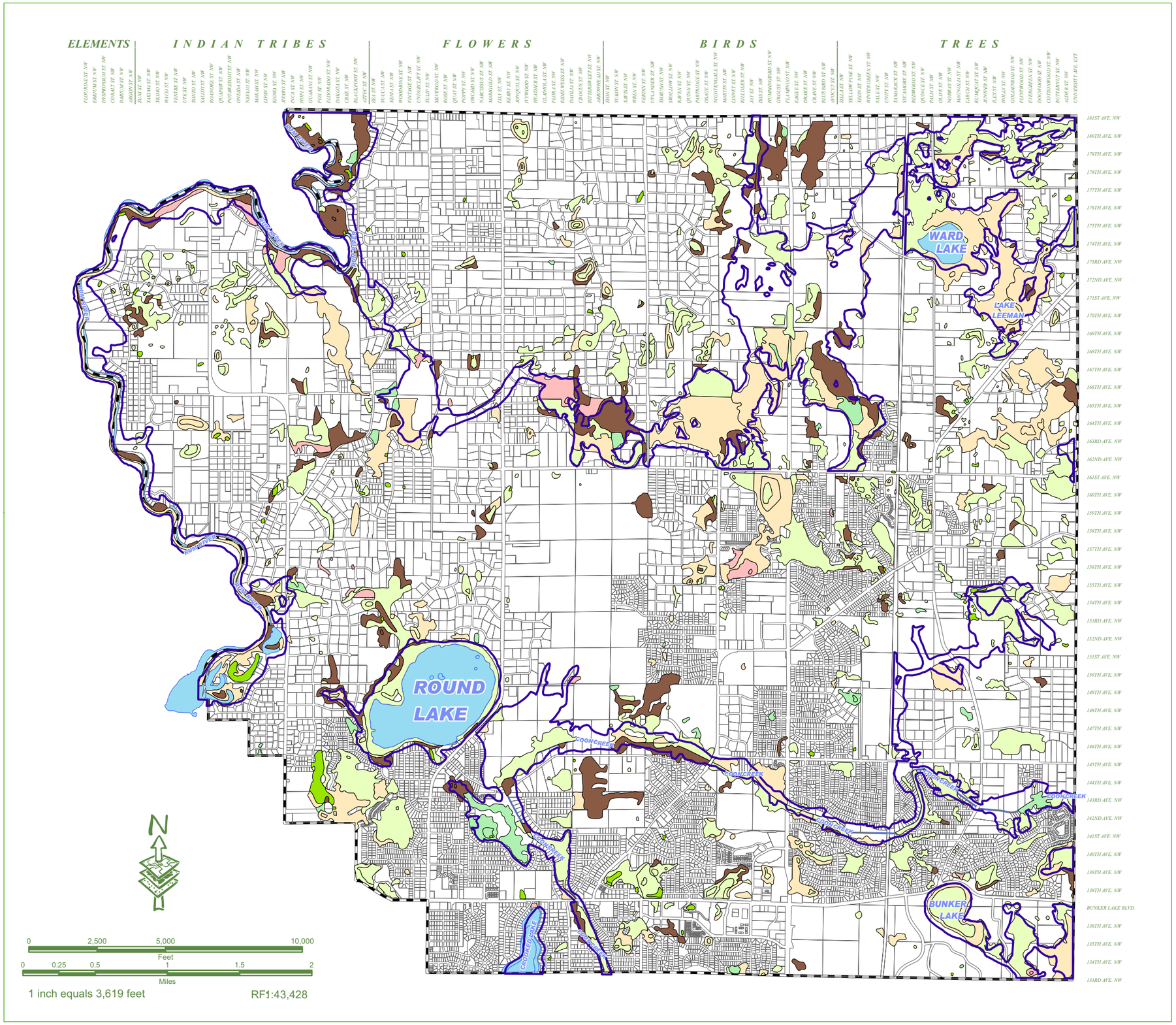
City of Andover - Planning Department
1685 Crosstown Blvd. NW
Andover, MN 55304
(763) 755-5100

Map Date: January 2009

Legend

Expiration Date

- January 14, 2011
- March 21, 2010
- None Filed



CITY OF ANDOVER

Incorporated 1974

Comprehensive Plan Figure 2.10

Welands and Floodplain

The highlighted areas on this map represent a digitized version of wetland areas originally identified by the National Wetland Inventory conducted by the United States Department of the Interior Fish and Wildlife Service in 1989. The inventory was prepared through stereoscopic analysis of high altitude aerial photography that identified areas based on vegetation, visible hydrology and geography. It should be noted that field delineation is necessary to verify wetland boundaries.

Floodplain boundaries are represented based on the Flood Insurance Study completed by the Federal Emergency Managament Agency in March of 1980.

For questions or comments please contact the City of Andover.

City of Andover - Planning Department
1685 Crosstown Blvd. NW
Andover, MN 55304
(763) 755-5100

Map Date: May 2007

Legend

- Floodplain Boundary
- Shallow open water
- Riverine
- Deep marsh
- Shallow marsh
- Wet meadow
- Seasonally flooded basin or flat
- Shrub swamp
- Wooded swamp

HOUSING PLAN

The housing goals, objectives and policies described in Chapter One provide an overview of the Housing Plan. This section evaluates the City's housing stock, housing trends, programs, strategies for providing affordable housing and the implementation plan.

Housing Activity

Andover was a rural, agricultural community for most of its early existence. Suburban development began in the 1960's, primarily in the western sections of the City. Lot sizes varied from less than an acre on up, and were served by private well and septic systems. Municipal sewer service arrived in 1976, contributing to tremendous growth in the southern quarter of the City. Sewer line extension spurred new home development throughout the 1990's.

From 2000 to 2006 the city and development community shifted to accommodate demand for different types of housing. During that period more than 40% of approved housing units were townhouses, smaller lot single family or condominium units. Some of these approved units remain in the city's lot supply as demand has shifted back to the more traditional single family home and suburban lot size. A part of this trend can be attributed to the increased size of newer homes. As the growth forecasts in this plan indicate, the city will to continue to grow at a moderate pace with more than ninety percent of residential growth within the urban service area.

Housing Stock Summary

A variety of housing types are available for individuals and families within all stages of the life cycle. Andover has one of the highest average household sizes in the Twin Cities area, at 3.28 persons per household according to the 2000 census. Household sizes will decline slightly in the future to an estimated 2.8 persons per household by 2030. The large average household size is influenced by a relatively youthful population and an abundance of single family housing. The graphics below summarize Andover's housing stock.

Figure 2.11 Age of Housing

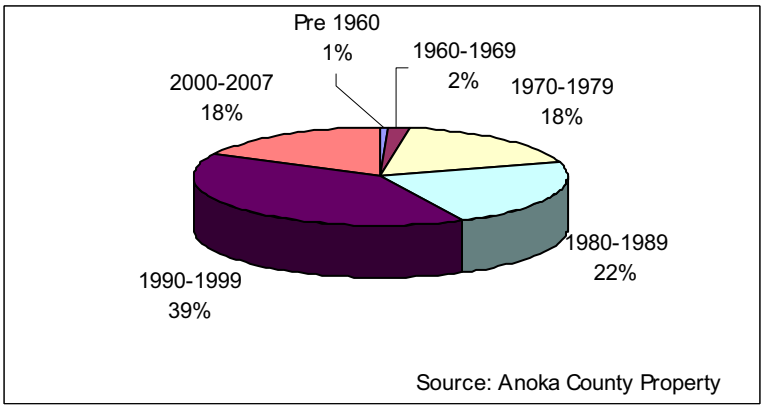


Figure 2.12 Housing Type Summary

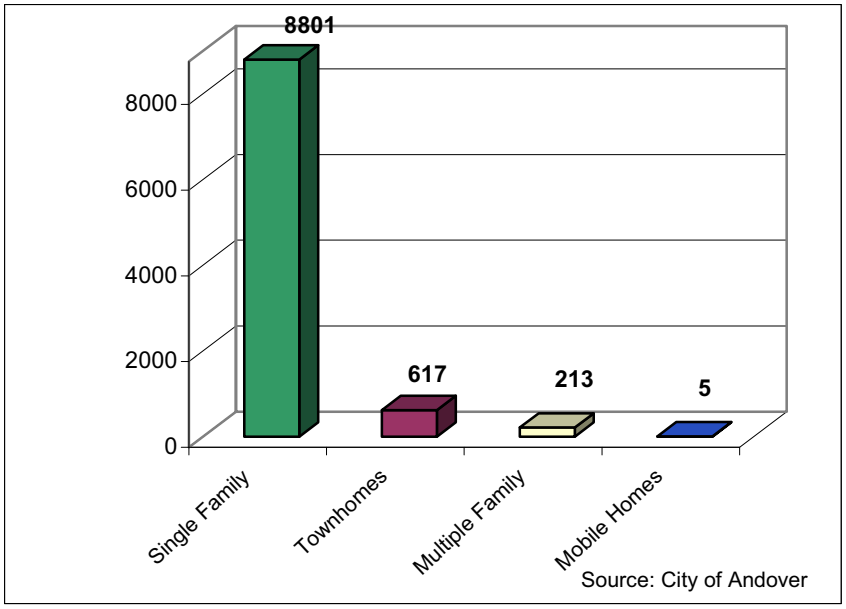
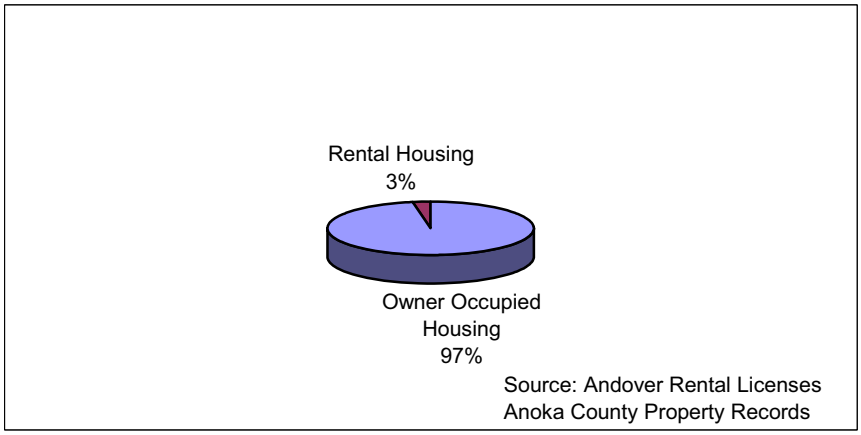



Figure 2.13 Home Ownership