



CITY OF CORCORAN

Corcoran Northeast District Plan and Design Guidelines

Frequently Asked Questions

What is the Corcoran Northeast District Plan?

The Northeast District Plan and Design Guidelines were adopted in 2004 as part of the Zoning Ordinance (Appendix A) to provide direction for how the City expects development to occur in this part of the City. The project area is bounded by the Corcoran city border to the north and east, a line generally parallel to Schutte Rd to the south, and a line running north-south at the western extent of Hillside Drive.

Why are we updating the Northeast District Plan and Design Guidelines?

The current plan is inconsistent with the 2040 Comprehensive Plan. The City received a grant from Hennepin County to update the plan to reflect the 2040 Future Land Use Plan and implement the City's Vision. This area is also subject to a moratorium, which prevents new development until the plan is updated.

What type of developments are planned for the Northeast District?

The Northeast District will include a mix of residential, commercial and industrial uses as shown on the adopted 2040 land use plan. No changes are proposed to the land use types, but the development standards will be updated with new standards for development.

Are any transportation improvements planned?

There will be no immediate change to existing streets. New street local streets will be constructed as development occurs, which may include turn lanes on County Roads. However, County Road improvements are planned and implemented by Hennepin County. This effort will look at future streets within the Northeast District to provide connectivity within the district.

Are there new guidelines for building architecture?

Architecture will be a focus area in the Plan update. The Plan architectural guidelines will be updated to ensure new commercial and industrial developments are high quality and visually attractive. The feedback from this open house and the online survey will be used to inform those guidelines.

What about Parks and Trails?

Parks and trails will be provided in the Northeast District as shown in the Comprehensive Plan to serve the residents of the district and the community as a whole. Trail

connections are planned for County Road 116 and County Road 30. Trails and sidewalks will connect neighborhood retail and public spaces to the adjacent residential neighborhoods.

How do sustainable practices fit into the Northeast District Plan?

Sustainability is a key focus area for the Northeast District Plan. Sustainability plans include amenities such as bike lanes, parks and open space, community gardens, urban farming and electric vehicle charging stations. Sustainable programs and regulations may be enacted for new developments, such as conservation development, green energy sources and waste management.

How can I voice my opinion about the plans?

If you have not yet completed the online survey, please complete the survey prior to **January 14th** at www.corcoranmn.gov.

Please fill out the comment cards at tonight's open house and leave them in the box at the sign in desk. These comments will be compiled and shared with the Planning Commission and City Council during the public review process.

What's next?

- Staff will provide an update on the feedback from the survey and this open house to the Parks and Trails Commission on January 20th and to the City Council on January 27th.
- An Open House will be held on March 15th to present additional information about the plan.
- A public hearing is tentatively scheduled for the Planning Commission on May 5th. The Commission will take public comments on the draft at that meeting.
- The City Council is tentatively scheduled to review at the May 26th meeting.

The most current information about the project can be found on the City website: www.corcoranmn.gov.