

## Memorandum

To: Planning Commission  
Robert Barbian, City Administrator

From: Eric Zweber, AICP

Date: March 3, 2020

Re: Princeton Comprehensive Plan Update  
WSB Project No. 02257-180

Thank you for inviting WSB to prepare the Comprehensive Plan update for the City of Princeton. The second draft of the Comprehensive Plan is complete and has received the recommendation for approval from the Planning Commission. The first draft of the Comprehensive Plan had been reviewed by the City Council on November 9, 2017. This second draft will be reviewed by the City Council at a Study Session on March 4, 2020. It is anticipated that City Council will be asked to adopt the Comprehensive Plan at the March 26, 2020 meeting.

### ENGAGEMENT PROCESS FOR THE COMPREHENSIVE PLAN

WSB conducted ten engagement activities to create the first draft of the Comprehensive Plan update, which are described in the table below.

Event	Date
Joint City Council/Planning Commission Meeting	February 9, 2017
Planning Commission Meeting #1	March 20, 2017
Planning Commission Meeting #2	July 17, 2017
Economic Development Authority Meeting #1	July 20, 2017
Music in the Park	August 1, 2017
Economic Development Authority Meeting #2	September 21, 2017
ChiliFest	September 23, 2017
Utility Bill Survey	October 2017
City Council Update	November 9, 2017
Planning Commission Review	February 26, 2018
Planning Commission Review	December 18, 2019
Planning Commission Public Hearing	February 24, 2019

### MAJOR REVISIONS WITHIN THE SECOND DRAFT OF THE COMPREHENSIVE PLAN

There are three major changes to the second draft of the Comprehensive Plan update:

- Expanded Land Use Map to include parcels within about 2 miles to the west and about three miles east of the Princeton City Boundary.
- Removing the Medium Density Residential land use category and adjust the Low Density Residential to 1 to 3 units/acre and the High Density Residential to 4 or more units/acre.

- Add the Transportation Plan from the 2008 Comprehensive Plan into the Appendix of this second draft of the Comprehensive Plan.

#### *Land Use Map*

City staff reviewed the Land Use Map with the Planning Commission during the April 15, July 15, and October 21 Planning Commission meeting. The revised map is located on page 72 of the second draft of the Comprehensive Plan. This map removed the Medium Density Residential land use category from the land use map of the first draft of the Comprehensive Plan.

#### *Medium Density Residential*

There were eight references to the Medium Density Residential land use category in the first draft of the Comprehensive Plan. Those references have been removed and replaced with the High Density Residential land use category and any density range references have been updated.

#### *2008 Transportation Plan*

City and WSB staff reviewed the Transportation Chapter and Map from the 2008 Comprehensive Plan and determined that those policies and improvements are still relevant. A statement of that relevance has been added to page 70, of this second draft of the Comprehensive Plan. In addition, the 2008 Transportation Chapter and Map are included in Attachment 3 on pages 76 through 90 the City's comments to the Sherburne County in Attachment 4 on pages 91 through 93 of the second draft of the Comprehensive Plan.

#### **PLANNING COMMISSION PUBLIC HEARING**

The Planning Commission conducted a Public Hearing at their February 24, 2020. During the Public Hearing, Mr. Minks asked about the status of his properties along Brickton Road north of the City. It was pointed out that his properties are designated Commercial and Mr. Minks stated that the Commercial designation would match with his family's plans.

Following the Public Hearing, the Planning Commission recommended approval with the condition that the high ground on the properties between County Road 1 and the Rum River be changed from Parks & Open Space to Residential – Low Density. That change to the Land Use map has been completed.

#### **NEXT STEPS**

The City Council is being asked to review the Comprehensive Plan that the Planning Commission recommended that the City Council approve. Following this review, the Comprehensive Plan will be placed on the agenda of the March 26 City Council meeting for adoption.

Thank you,

WSB



Eric Zweber, AICP  
Attachments: February 2020 Draft Comprehensive Plan