

CHAPTER 4 – MASTER PLAN

April 27, 2020

Overview

This chapter describes a framework for the future land use, infrastructure systems, transportation network, and parks and recreation for Le Sueur. The framework is described through:

1. Goal and policy statements that serve as a guide for future decision making;
2. A future land use map; and,
3. Development form and character descriptions for each primary land use pattern.

The framework was developed with guidance from the public engagement process, past planning efforts, and community planning principles. The goals, policies, and land use categories link back to the community vision and guiding principles outlined in Chapter 3. There are 26 goals; each accompanied by their own series of policies as well as icons representing their associated guiding principles.

Land Use

Le Sueur's future land use plan is intended to guide future investment and development towards desired uses, development form, and character. Additionally, this plan takes a district approach to land use, generalizing areas that aspire to encompass a unified character and development form rather than operating on a parcel-by-parcel basis. This is not intended to replace zoning, which will remain attached to each parcel and may vary throughout a continuous district or land use category. However, zoning must, as a whole, support the desired character of an area.

Categories

The discussion on the following pages contains general descriptions of each land use category, as well as the intended land use form and character of each identified focus area. Focus Areas were established as a means to identify an area and distinguish land use intent, form, and character at a finer grain.

Residential Uses

The most land area in Le Sueur is composed of housing; a pattern that will likely continue over the next 20 years. Expansion of low density, single family housing areas will occur in the eastern and southeastern portion of Le Sueur. Redevelopment and infill of medium to higher density housing should be directed towards areas within and immediately surrounding downtown most proximate to walkable destinations.

Much of Le Sueur's initial housing was built in and around downtown, making this area rich with historic character. Because of this, the neighborhood's block pattern is smaller lots laid out on a grid; a layout that provides better connectivity than today's more traditional development pattern of curvilinear streets and cul-de-sacs.

Low Density Residential

The Low-Density Residential Land Use Designation is intended to be for residential uses that are 4 units per acre or less. This designation is intended to be for the preservation of existing single-family residential neighborhoods and for identifying new areas of similar development.

Medium Density Residential

The Medium Density Residential Land Use Designation is intended to be for residential uses between 4 and 10 units per acre. These areas are intended for small lot single family, two family, and townhome type residential developments.

High Density Residential

The High-Density Residential Land Use Designation is intended for residential uses that exceed 10 units per acre up to 30 units per acre. These areas are intended for apartments and higher density townhome units. Senior housing is also appropriate for this designation.

Residential Land Use Form & Character

- » Predominantly single-family residential with some smaller multi-family housing types mixed in. Primarily densities of 3 to 6 units per acre, but closer to downtown, higher densities could be more appropriate with future infill and redevelopment.
- » The design of multi-family housing should be articulated to minimize the perception of density and to provide sufficient setbacks or open space/ relief areas between properties. These housing types should be located with direct access to arterial or collector roadways, adjacent to parks, open space, and/or trails, and nearest concentrations of jobs or retail services to promote alternative modes of transportation and create a safe, walkable public realm.
- » Locate residential/public parking areas to the rear of buildings where possible and practical, and design with adjacent uses in mind, utilizing landscape or other buffers to minimize impact.
 - A shared driveway or alley should minimize traffic impacts on local streets.
 - Enclosed parking should be clustered and designed to minimize long expanses of unbroken wall area.
- » Non-residential uses such as civic institutions (school and churches) and parks may be allowed with appropriate site design and form:
 - Uses should have access to arterial or collector roadways but should be local-serving as to not generate a large volume of traffic or required truck access.
 - Parking should be on-street where possible; small side or rear lots; and, screened with landscaping and/or ornamental fencing.
 - Site design should include walkways/access to public sidewalks or trails.
 - Building should be residential in character, with entrances oriented toward the street and 2 story height maximums.
 - Garbage and refuse should be small scale and stored within a building or enclosed structure.
- » Encourage the preservation and rehabilitation of historic homes, structures, and sites. Integrate historic interpretation and signage to highlight “hidden” historic sites and tell the story of Le Sueur’s neighborhoods.

- » Promote a range of housing types and styles on reduced individual lot sizes to maximize public green space.
- » Front residential streets with the primary entrances to residences; porches, stoops, and windows rather than garage doors to promote social interaction and eyes on the street.
- » Ensure connectivity is accentuated through trails and streetscapes to promote active living and alternative transportation.
 - Provide external connectivity as well as incorporated open space within neighborhood linking surrounding streets and properties to resident gathering places.
 - Maintain street grid, where it exists today, as well as spacing of collector streets to distribute traffic and minimize congestion; avoid use of cul-de-sacs in favor of connected street grid.
 - Develop pedestrian and bike facilities on primary corridors and in the vicinity of and connecting to neighborhood destinations (i.e. schools, parks, institutions, retail centers, the Minnesota River, etc.).
 - Ensure that residents have access to a range of high-quality park and outdoor recreation options (active and passive park space, motorized and non-motorized trails), and at least one neighborhood park located within a 5-minute (ideal) or 10-minute walk.
- » Locate and design stormwater management infrastructure (ponds, swales, planting) in a manner that enhances the public realm; encourage integration of stormwater features in the design of neighborhood parks, public right-of-way, and private property.
- » Allow neighborhood designs in new growth on the edge that support limited agricultural uses oriented to providing local consumable foods.
- » In new growth areas on the edge, develop future street layouts according to cluster/conservation subdivision development patterns in lieu of traditional development to promote connectivity and minimize environmental impacts.
- » Provide flexibility for home businesses and live-work situations (including personal or professional office, studios, workshops, and small-batch production) provided that business use of the property does not negatively impact the residential character of the neighborhood (i.e. noise, odors, traffic).
- » Design utilities in the area to enhance the public realm (e.g. bury power lines and screen utilities with public art, landscaping, etc.)

Commercial Land Use

While the Downtown is the traditional commercial center for the community, there are also opportunities for auto-oriented and regional commercial uses along highways and other higher classification roadways.

Commercial

The Commercial Land Use Designation is intended to provide for the establishment of higher intensity and auto oriented or dependent commercial uses that provide goods and services for regional customers. The uses anticipated within this designation are intended to be those that need close proximity to higher classification roadways and/or generate higher parking demands.

Industrial Land Uses

Le Sueur is known for its strong industry and should continue to strive to be an employment center in the years to come. The majority of Le Sueur's Industrial land use areas are in the northern and southern portions of the City.

Industrial areas will generate noise, traffic, odors, and outside storage. Site design and building aesthetics in these areas should aim to mitigate these effects, contributing to the view from public streets and conveying the quality and durable construction of spaces within.

Because Le Sueur contains many thriving industrial sites, parking and truck circulation should be orchestrated on a City level. This is especially true in areas adjacent to high-traffic roadways and residential streets. Sites that require occasional truck movements might explore shared driveways and access areas to minimize impacts on public roadways, as well as reducing unused hard surfaces, effectively decreasing areas that generate stormwater runoff and require snow removal.

Light Industrial

The Light Industrial Land Use Designation is intended for lower intensity industrial uses that do not rely significantly on high levels of truck traffic, exterior storage, and emissions. These uses are intended to be generally compatible with nearby commercial and residential uses.

Warehousing, light manufacturing, offices, and other similar uses are appropriate in this designation.

Industrial

The Industrial Land Use Designation is for traditional industrial uses including manufacturing and uses that rely on exterior storage and heavier truck traffic. Uses in this designation may require a degree of separation from commercial and residential uses.

Commercial & Industrial Land Use Form & Character

- » Ensure high quality and durable building and site improvements for commercial and industrial development.
- » Support a variety of building types and configurations beyond the traditional commercial or industrial building, co-working spaces or workshops.
- » High quality communication technology and infrastructure systems should support commercial and industrial development.
- » Allow a diversity of commercial land uses including supportive retail that serves the immediate area or that would not otherwise be a fit in downtown Le Sueur. The intent is not to pull from downtown, but rather support Le Sueur as more of a regional draw.
- » Develop and enforce signage and landscaping standards for private properties along major streets to enhance overall appearance, improve wayfinding, and reduce visual blight.
 - Private signage should be scale appropriate and clearly identifiable to the business name and address.
- » Attractive, consistent, and contextually appropriate gateway signage should be placed in visible locations for travels entering Le Sueur to brand the City while directing visitors to downtown and other key community destinations.

- Interpretive signage opportunities should be identified to highlight historic landmarks and other areas influential to Le Sueur’s community character.
- » Design utilities to enhance the public realm (i.e. buried power lines, screened utilities, etc.)
- » Require developments to incorporate features to enhance connectivity for alternative modes of transportation, such as sidewalks, trails, and well- designed parking lots.
- » Outside storage, heavy equipment, and parking lots should be oriented on the site to minimize impacts on adjacent uses that are not of a similar nature, and, where possible, incorporate screening through landscaping and ornamental fencing placement.
- » Integrate landscaping, trees, and stormwater features into the design of sites where possible, as well as within formal and informal green spaces along major roadways.
 - Stormwater management should be thought of as an amenity to the site, and not as simply a required improvement.
- » Aim to transition sites with more intensive development to sites containing residential uses by developing retail and service businesses with residential character, higher density residential buildings, and landscape buffers or other screening techniques.
- » Building fronts facing the public street right of way should be of a higher architectural character.
 - Avoid development of long stretches of blank, inactive building walls along streets by requiring active window spaces that allow views into and out of buildings. Existing building with such facades should incorporate public art or landscaping to break up blank stretches and add visual appeal.
- » Locate a technology innovation park to rehabilitate blighted commercial areas while fostering collaborative and productive economic development.

Downtown Mixed-Use

The Downtown Mixed-Use land use category includes commerce (retail and services), civic institutions, employment, and medium to high density housing options.

This category supports a pedestrian-scale environment as well as access to entertainment and cultural opportunities. Overall, the Downtown area is where the community’s identity is most blatantly expressed.

Downtown Mixed Use

The Downtown Mixed-Use Land Use Designation is for a mix of commercial and residential uses within the traditional Downtown area of the City. The intent is to preserve this community asset while enhancing it with residential units. Commercial uses are intended to be community and entertainment oriented with a distinct emphasis on businesses that bring additional customers to the area. The residential component of this area is not intended to interfere with the commercial core. Residential units may be placed above businesses or in the periphery of the business district. In the periphery, residential uses are intended to be multi-family in nature, townhomes or apartments, and should be consistent with the density ranges of the High-Density Residential designation. Community parking is also permitted in this area to allow for shared parking throughout the Downtown.

Downtown Land Use Form & Character

- » Encourage higher density, mixed use buildings (with active street level uses and office or residential above) in the core areas of downtown. Support increased densities on the periphery of downtown as well to help contribute to a supportive critical mass of people needed to prop up downtown.
- » Incorporate wayfinding, public art, landscaping, streetscape treatment, etc. that enhances the aesthetics while branding the community and district.
- » Active street uses should be encouraged through storefront and public realm design.
- » Utilize quality building materials that are complementary to existing historic architectural styles.
- » Promote a diversity of vibrant uses that generate and maintain activity in the downtown area throughout the entire day, week, month, and year.
- » Encourage building orientations containing height-to-width ratios and placement of door and window openings that are proportional to surrounding buildings where present.
- » Buildings and development should be oriented to activate the Main St. streetscape while minimizing impacts to surrounding residential neighborhoods.
- » Prioritize buildings fronting streets over parking lots and storage/delivery areas.
- » Incorporate building components that retain a pedestrian scale on the street, such as awnings, canopies, and upper story setbacks.
- » Avoid development of long stretches of blank, inactive building walls along streets by requiring active window spaces that allow views into and out of buildings.
- » Maintain and enhance the downtown street grid to retain the historic, walkable character.

Focus Areas

North 169 Gateway Focus Area

Running along both sides of Highway 169, this area creates an important waypoint between Mankato and the Twin Cities. Capitalizing on the area's visibility and accessibility, future commercial growth will create an enhanced gateway into Le Sueur. Commuter amenities, such as hotels, gas stations, and industrial distribution centers and warehouses, will complement those found in Le Sueur's downtown; providing accommodations while connecting patrons with the City's various other amenities. Visitors will be drawn in by the easy access to essential transportation amenities, but will stay for the area's proximity to Le Sueur's charming downtown, natural beauty, and regional trail connections.

North Downtown Focus Area

The North Downtown focus area offers a combination of industrial, retail, and service opportunities. The area offers an eclectic mix of small-scale commercial lots and larger industrial users. A major challenge to this area's manufacturing and distribution uses is truck traffic maneuvers accessing individual loading docks off of Commerce Street. Over time as improvements to existing buildings occur, the City should work with property owners to

configure redevelopment and expansion in a way that improves truck circulation. This focus area could also be a good location for smaller industrial or manufacturing uses that also offer retail storefronts not unlike the Le Sueur Cheese Company. A micro-brewery with an on-site tap room that brings in food from surrounding local restaurants is another example of a unique business destination that could fit this district.

Innovation District Focus Area

As an extension of the North Downtown Focus Area, the Innovation District Focus Area is focused on driving productive, inclusive, and sustainable economic development. Spaces in this area will be dedicated to the incubation of unique business ideas, fostering innovation and collaboration all while forwarding the image of Le Sueur as a center for entrepreneurial creative and professional jobs. This area will emphasize the importance of integrating housing, work, and recreation to maintain and enhance the community's quality of life. Highway 169 and downtown Le Sueur are both within close proximity of this district, providing easy accessibility to the rest of Le Sueur and beyond.

South Commerce Focus Area

As the southernmost entry point to the City, this working landscape contains Le Sueur's municipal airport, and is composed primarily of light industrial and commercial uses. South Commerce is the community's back yard, an area where machinery and outdoor storage can be utilized to enhance business functionality without detracting from Le Sueur's image. Simple improvements to the area's main streetscape (Elmwood Street) will create an enhanced southern gateway to the City; for example, unattractive storage areas can be shielded through strategic tree placement and the addition of signage and wayfinding could better attract visitors to community destinations.

Downtown Focus Area

Le Sueur's downtown is the community's main destination for residents and visitors alike; with a mix of uses that supports uses at all hours of the day and all seasons of the year. As a hub for restaurants, cafes, retail shops, historic landmarks, and entertainment offerings, downtown supports everything from a daily shopping run to a fun family outing. Lively streets run through the downtown core on Main Street that are safe and friendly for pedestrian traffic, with businesses that spill out onto the sidewalks to market merchandise or provide outdoor restaurant seating. The intersection of multiple regional trails makes downtown a destination for bicyclists looking for a place to relax for the day or to connect to surrounding communities. Arts and culture are prominent features of downtown, with places for events, festivals, and informal community gatherings. Medium to high density housing is seamlessly integrated throughout downtown's fabric, offering smaller units and rental opportunities for residents. As a combination of all of community's best attributes, downtown exists as the heart of Le Sueur.

Le Sueur's downtown is generally defined by Railroad Street and the Minnesota River to the west, Smith Street to the south, 3rd Street to the east, and Cathcart Street to the north. Main Street runs north-south through the center of the district, and defines the area's historic, small-

town character. Bridge Street runs perpendicular to Main Street and provides an essential gateway into the City for those crossing into Le Sueur over the Minnesota River.

Rural Land Use

Areas designated as rural are those without urban services or have natural areas as their defining characteristic. The maintenance and enhancement of ecological functions and wildlife habitat should be a priority within areas under this designation.

Recreational uses that are more passive in nature are also encouraged within conserve areas to promote active living and increase the ability for residents and visitors to connect with nature. Currently, the only area defined as Rural lies along the Minnesota River corridor. However, if growth extends east, new areas could be guided to conserve high quality woodlands and water resources.

Rural

The Rural Land Use Designation is intended for rural development without the benefit of urban services and/or open space and conservation type uses. This should be primarily residential uses that are lower density (1 unit per 10 acres) as to not interfere with the future extension of urban services and recreational uses.

Rural Land Use Form & Character

- » Site and design trail access to increase the community's connection to this natural amenity and make Le Sueur a local and regional point of interest.
- » Incorporate interpretation where possible highlighting the historic and ecological importance of the area.
- » Existing development within conserve areas should consider site or building improvements that are sensitive to its passive nature and avoid practices that act to degrade the quality of the water or the surrounding woodlands.

Institutional Land Use

Permanent public uses are classified as Institutional land uses.

Institutional

The Institutional Land Use Designation is intended for uses that are inherently and permanently public in nature. This would include schools and municipal operations. New institutional uses may be designated in this category but shall also be compatible with the surrounding area.

Goal L-1: Residential

Provide an attractive, high-quality range of housing types and styles throughout the City in order to foster community pride without compromising opportunities for people at all life stages and income levels.

Policies

- L-1.1. Support rehabilitation and ongoing maintenance of existing owner-occupied and rental units.
- L-1.2. Expand the housing stock to address the unmet needs of potential residents and employees.
- L-1.3. Maintain the character and quality of Le Sueur's existing historic housing stock.
- L-1.4. Leverage community partners to support housing development and rehabilitation.
- L-1.5. Encourage new housing development to meet gaps in the housing market.
- L-1.6. Regularly review zoning and subdivision ordinances to ensure maximum opportunities for housing development.
- L-1.7. Encourage the use of quality, durable, and sustainable building and landscaping materials to create attractive residential developments.
- L-1.8. Expand housing options in and adjacent to downtown Le Sueur.

Goal L-2: Growth in General

Establish redevelopment and future growth in a manner that reflects Le Sueur's historic context, provides a diversity of land uses, is cost effective, enhances the vitality and attractiveness of the community, and maximizes accessibility to local destinations while respecting the natural environment.

Policies

- L-2.1. Promote development opportunities to meet future growth needs by prioritizing infill development within the current City boundaries, revitalizing blighted or underdeveloped areas and taking advantage of existing infrastructure capacities.
- L-2.2. Ensure redevelopment and infill projects add to the City's housing and business diversity while maintaining the integrity of the community.
- L-2.3. Encourage a conservation oriented development pattern in new growth areas that expand beyond existing city limits.
- L-2.4. Encourage development of high quality, green, energy-efficient, and durable buildings.
- L-2.5. Improve access and linkage between housing, employment, retail, and recreation centers.
- L-2.6. Encourage site design that considers surrounding land use and development patterns.
- L-2.7. Leverage existing natural features as amenities that provide passive open space areas, trail corridors, and stormwater management opportunities.

Goal L-3: Economic Development

Support a vibrant mix of local retail, office, and industrial services, and create an attractive environment for new business ventures that will diversity the tax and employment base.

Policies

- L-3.1. Create and maintain strong working relationships with local businesses to understand needs and maximize opportunities for growth.
- L-3.2. Develop programs and activities to attract, support, and retain businesses and provide technical and/or financial support to those seeking to grow, expand, or branch into new endeavors.
- L-3.3. Encourage residents and visitors alike to shop locally.
- L-3.4. Balance retail development between local-serving retail and services and niche markets that will distinguish Le Sueur as a regional destination.
- L-3.5. Establish and preserve partnerships with local, regional, and state organizations that support economic development activities.
- L-3.6. Maintain a comprehensive knowledge of existing jobs and industries in the community while monitoring changes in industry trends related to job growth and wage ranges.
- L-3.7. Invest in the cities existing infrastructure and street system including replacement and ongoing maintenance needs.
- L-3.8. Invest in new and modern infrastructure to maintain competitiveness in the state, national, and global marketplace.

Goal L-4: Employment

Support the development and attraction of a quality labor force to meet existing business and industry needs as well as a sustained environment of growth.

Policies

- L-4.1. Collaborate with educational institutions, economic development agencies, and local businesses to provide programs that address industry workforce needs and gaps and create career and educational pathways for residents of all ages.
- L-4.2. Strengthen relationships with alumni organizations from area colleges and universities to promote Le Sueur as a place they might return to live, work, and play.
- L-4.3. Invest in amenities like quality housing, parks, trails, and open spaces; community programs, events, and cultural attractions; and other quality goods and services including dining and entertainment venues to enhance the overall quality of life and attractiveness of Le Sueur as a place to live and work.
- L-4.4. Collaborate and work with members of Le Sueur's younger generations, as they are a key part of the community's future workforce.

Goal L-5: Downtown

Reinforce the identity of Downtown Le Sueur as a unique center for commerce, culture, and community gathering and support redevelopment and revitalization efforts to forward this ideal.

Policies

L-5.1. Collaborate with local businesses and economic development entities to continue to plan for the growth and redevelopment of downtown Le Sueur.

L-5.2. Promote downtown as a premier location for business development. L-5.3. Design the public realm (street, sidewalk, public parking areas, plazas, parks) to encourage local businesses and retailers to bring their business outside during community events or high-volume shopping days/times.

L-5.4. Encourage rehabilitation and restoration of deteriorating historic properties, particularly those that have a scale appropriate to downtown.

L-5.5. Implement traffic calming techniques to slow traffic speeds within downtown and maintain a pedestrian-friendly environment.

L-5.6. Encourage vertical mixed-use redevelopment or rehabilitation projects with residential and/or office units above street level retail or cultural uses.

L-5.7. Seek to locate community events and gatherings in the downtown area to centralize activity and better express Le Sueur's character.

L-5.8. Implement wayfinding that successfully directs residents and visitors alike while establishing boundaries and branding for the downtown area.

Goal L-6: Natural Resources

Preserve and protect Le Sueur's natural environment to improve ecological functioning, especially regarding the water and woodland resources surrounding the City.

Policies

L-6.1. Avoid disrupting existing woodland stands when locating new development.

L-6.2. Reduce the potential for recurring surface water quality damage through point and non-point pollution control within existing and future development and stormwater rate control Best Management Practices.

L-6.3. Utilize sustainable and energy efficient materials in development, redevelopment, and rehabilitation efforts.

L-6.4. Collaborate with county, state, and national agencies to preserve natural resource areas.

EXTRA TERRITORIAL LAND USE

For the purposes of planning for future development and growth, an extra-territorial growth area and land use plan is established. This allows for the City to plan infrastructure and transportation improvements that will accommodate for long-term future growth. It also provides an opportunity for the City to establish appropriate land uses for future growth areas.

General Land Use Assumptions

There are certain land use assumptions that can be made in a general sense for the siting of each type of land use. Factors that are commonly considered are:

Industrial Land Uses

- Convenient proximity/accessibility to labor.
 - Regional Transportation Facilities capable of providing efficient shipping traffic
 - Sub-regional Transportation Facilities capable of handling quantity of expected worker volumes
 - Or, capable of being efficiently expanded to accommodate worker volumes
 - And, capable of handling volumes of heavy truck/rail traffic safely and efficiently
- Adequate Public Utility Infrastructure to serve the proposed uses.
 - Appropriate sewer and water capacity
 - Appropriate electrical and heating capacity
 - Communications Network Capacity (phone/internet/etc.)
- Isolation from residential to minimize impacts of:
 - traffic,
 - noise,
 - lights,
 - emissions, etc.
- Land areas not susceptible to environmental damage/degradation/mitigation needs.
 - Not steeply sloped
 - Not heavily wooded, if possible
 - Efficient drainage, but limited wetland/floodplain/shoreland impacts

Industrial areas are highly sensitive to location factors, and difficult to adapt or vary. The City uses categories for intensity of use for Light Industrial and Industrial. Light industrial uses may be more flexible but general Industrial areas will require careful consideration against the above.

Commercial Land Uses

- Locations favored in areas of high existing or expected traffic for:
 - Visibility to potential markets
 - Accessibility to potential markets
- Locations that take advantage of proximity and/or distance to competitive facilities.
- Locations that provide sufficient land area for entertainment-based commercial services, including dining/drinking/hospitality and related services.
- Distinct locations potentially appropriate to serve as convenience commercial activities whose primary market is in support of Industrial/Work Areas.

Commercial areas are highly sensitive to these location factors, and difficult to adapt or vary. For the purposes of extra-territorial planning, only the Commercial land use category is used and not the Downtown Mixed Use.

Residential

- General proximity to industrial and commercial areas and/or transportation systems providing convenient access to work areas for higher density housing.
- Proximity to open space and recreational opportunities is one of the most significant factors in residential land use location.
- Proximity to educational facilities is commonly promoted for family housing.
- Separation from major transportation facilities and traffic generators, or major traffic collector routes, is common, especially for lower density uses.
- Separation from incompatible land uses (especially industrial and intensive commercial) to avoid conflicts with noise, lights, traffic, and similar elements.
- Proximity to, and mixing with, areas of unique environmental elements, including woodlands, wetlands or other water features, and topography, is a significant factor.

Residential areas are established by density for the purposes of planning supportive infrastructure, including transportation systems, utility capacities, and parks/open space facilities. Lower densities are most often found in environmentally sensitive areas to minimize land use development impacts on the environmental amenity.

Community Facilities

- Located based on impacts, and service requirements to user populations.
- Public facilities that exhibit heavy traffic or noise (e.g. public works facilities or utility treatment facilities) are often located with factors similar to those of industrial land uses.
- Public safety facilities are most often located to provide efficient access and support to the community at large, with some attention to heavier demand areas.

- Open space and parkland areas are most often focused on the needs of the facility, and proximity to user groups.
 - Large community event facilities located in areas that provide access to community at large
 - Smaller neighborhood-level parks systems most often embedded in low-access locations to minimize outside traffic and over-use.

Community facilities are often placed in locations based on user-groups (region, community, neighborhood). No Institutional land uses are proposed in the extra-territorial areas but uses proposed should be located in a fashion as recommended above.

Le Sueur Concepts & Trends

Community Concepts

The City has a high employment base within the regional context. This is a long-standing community tradition. This is part of the City's identity and is planned to continue. Therefore, sufficient amount of industrial and commercial land should be provided to allow for this into the future. The transportation network should be sufficient for the user and these uses should be provided opportunities to locate on the appropriate roadways.

Highway commercial uses may serve a larger regional population and require locations with frontage on a major arterial. The Downtown Area will remain the City's primary community commercial area, as a large amount of the proper highway commercial areas will not have as direct of a connection to the residential areas. Users of the highway commercial property will have traffic visibility and individualized parking needs that are not appropriate for the community core.

The City has a mix of housing types but a significant single-family character. Land for quality single family should be provided, as well as land for multi-family. New housing for all types should be provided, however, the single-family character should be maintained, therefore sufficient land for future single-family uses should be provided. Single family neighborhoods should be protected from impacts of the higher intensity uses and their lower impact nature should be used to help preserve naturally sensitive environments.

Multi-family uses will be needed in the long term of the community, at a sufficient rate to provide housing for a variety of ages, lifestyles, and income. The level of density should be appropriate for the vicinity and transportation system. These uses may assist in buffering lower intensity uses. Higher densities require siting on higher classification roadways.

Regional Concepts

The City of Le Sueur is unique and has certain specific characteristics to be preserved and individualized opportunities for growth. One factor is the regional context of the City. There are no other cities with the realistic short-term ability to capture Highway 169 traffic for commercial and industrial use between Belle Plaine and St. Peter. Therefore, it is likely that there will be an opportunity for more linear growth to the north, which is identified in the Future Growth Area.

The City is traditionally an employment center. The City has a far greater number of jobs per person and household than any other community in the vicinity. This condition is not a recent development but a

traditional, inherent character of the City. This is an assumed benefit, as it could allow for the potential to be a catalyst for growth in other sectors and also it may help maintain a diverse the tax base.

The provision of jobs will make it more likely that workers will consider living in the community. With families, one parent may wish to live in the City while the other works elsewhere. This may provide for a base of potential residents to support the potential customers of future residential developments. Maintaining this unique advantage to other communities as the City grows is viewed as a goal. Therefore, ample industrial land is provided for in appropriate places. The areas appropriate for future industrial growth are especially important to not create conflicts, such as drawing truck traffic through residential areas and conflicting with height restrictions near the airport.

RATE OF EMPLOYMENT & COMMUTE TIMES						
City	Employment	Population	Households	Jobs per Person	Jobs per Household	Mean Commute Time (Minutes)
Le Sueur	3,339	4,091	1,671	0.83	1.99	22.3
Belle Plaine	2,077	7,408	2,511	0.28	0.82	27.2
Gaylord	1,537	2,282	933	0.67	1.64	21.7
Henderson	524	925	398	0.57	1.32	31.9
Jordan	1,444	6,155	2,146	0.23	0.67	26.6
Le Center	1,190	2,524	931	0.47	1.28	26.4
New Prague	1,920	8,056	2,003	0.24	0.96	31.0
St. Peter	5,734	11,967	3,826	0.48	1.49	18.5

The above table depicts the level of community provided job opportunities in some area cities. Some cities are becoming traditional suburban communities. Cities in this position may develop strategies to lower commute times and diversity their land uses by exploring industrial parks and/or preparing for residential growth registers a need for higher levels of commercial activity. Le Sueur has the unique opportunity to provide jobs, commercial activity, and residential uses and maintain its current character, balance, and diversity.

The City currently has, according to market studies, a general gap between the demand and supply of retail sales. As the area centered on the City is increased to include the neighboring communities, the demand and supply grow closer together. Yet, with even a 20-minute drive time radius, there is an indicated demand for additional commercial uses of a variety of types. This likely indicates that as population growth continues in the area, there will be solid demand for additional commercial uses. The most appropriate place for these uses, based on the criteria for land use siting within this general area, would be the areas along Highway 169.

The City has a strong single-family character. This is a long-term tradition of the community and is assumed to be a priority for preservation. There are certain areas where multi-family are appropriate. This would include areas near industrial and commercial areas. New development areas are identified with a strong single-family character, in order to better connect to existing residential areas, and to aid in the preservation of natural areas.

Extra-Territorial Land Use Goals

From the above summarized review of current conditions, trends, and issues. The following land use extra-territorial land use goals are established:

Traditional Employment Center – The City wishes to maintain a higher level of employment. Additional future land should be provided to maintain the current rate of industrial development.

Commercial Growth – The City wishes to capture more of the regional demand for commercial uses. Additional land should be provided for commercial uses that allow the City to increase the supply of the area’s retail sales.

Single Family Character – The City desires to maintain its traditional single-family character, while providing opportunities for higher densities especially when such uses buffer the single family areas from industrial and highway commercial uses. Sensitive natural areas are intended to be utilized at a lower density with single family uses.

Natural Area Preservation – There are areas with scenic views, steep slopes, ravines, flood plains, and other natural features. Larger lot, low density residential is the primary focus for these areas in order to have a lessened intensity of use.

Mitigate Incompatible Uses - Existing single-family areas would have largely single family areas adjacent to create connected neighborhoods. Areas with poor truck circulation that would derive an incompatible traffic pattern should be avoided for industrial and commercial uses. Uses around the airport should be lower intensity to avoid height related conflicts.

Extra-Territorial Land Use Planning

The City does not have an identified priority growth area. Property owners within a reasonable area for the provision of utilities may seek to have their properties annexed and developed. For this reason, the Future Growth Area defined in this plan essentially includes all areas that are within a reasonable distance of urban services within the City. This is in addition to the Highway 169 corridor extending north, where the City has faced the most contemporary development pressure. Then properties within a reasonable distance from the highway corridor extension were also included in the planning area.

Based on the land use goals identified above, the City has prepared a land use plan for the future growth area. This plan preserves appropriate areas for appropriate land uses. It also balances the amount of land provided for each land use to maintain the City's ability to provide jobs at the level desired by the City and also to help provide for an increased commercial sales supply. Properties that annex to the City will need to establish a general concept that adheres to this plan.