

8(b) TH 371 Planning

We are still waiting on the final alignment from Mn/DOT before running through these calculations. Once that comes available, we will be providing an analysis of the following scenarios:

1. The current zoning remains in place – no change.
2. The west side of the alternate alignment is zoned Commercial.
3. Both sides of the alternate alignment are zoned Commercial.
 - a. Scenario 3 with sewer/water utilities.
4. The west side of the alternate alignment is zoned Commercial from a node at CSAH 11 south to the existing commercial zoning
5. Both sides of the alternate alignment is zoned Commercial from a node at CSAH 11 south to the existing commercial zoning.
 - a. Scenario 5 with sewer/water utilities.
6. Both sides of the alternate alignment is zoned Commercial from a node at CSAH 11 north to a node at the intersection with the old highway.
 - a. Scenario 6 with sewer/water utilities.
7. Nodes of commercial development are created at the three intersections with the alternate alignment.
 - a. Scenario 7 with sewer/water utilities.
 - b. Scenario 7 with each node analyzed separately.
8. A node of commercial development is created at CSAH 11 and the alternate alignment.
 - a. Scenario 7 with sewer/water utilities.