Expanding Our Horizons

Long Prairie Comprehensive Plan Update 2035

November 2016

DEEMED FINAL CERTIFICATE FOR PRELIMINARY OFFICIAL STATEMENT

Ehlers and Associates, Inc. (Ehlers)
Re: City of Long Prairie, Minnesota

Ladies and Gentlemen:

I hereby certify:

1. I, the undersigned, am duly qualified in my position to execute this Deemed Final Certificate for Preliminary Official Statement as an Issuer which will use this Preliminary Official Statement with respect to our municipal securities offering.
2. As an issuer of securities, we understand that we are responsible for the content of our Preliminary Official Statement and Final Official Statement required under securities laws and are in good faith trying to satisfy these responsibilities.
3. We have reviewed the Preliminary Official Statement and believe that all information provided in the draft Preliminary Official Statement is accurate, not false, not misleading and that the Preliminary Official Statement does not omit to state any material fact.
4. We deem the Preliminary Official Statement dated __10|27|16__ as final under SEC Rule 15c2-12, meaning that it includes all material information, except information regarding the offering price, interest rate, selling compensation, aggregate principal amount, principal amount per maturity, delivery dates, any other terms or provisions required to be specified in a competitive bid, ratings, other terms of the securities depending on such matters, and the identity of the underwriters.
5. We authorize Ehlers to disseminate copies of the Preliminary Official Statement to possible Underwriters for this municipal security.
6. We understand that the City Council will rely on an accurate Preliminary Official Statement and required supplements, as necessary, to be deemed as our final Official Statement at the time of the sale of the municipal securities and that we, as the issuer, have an obligation to disclose to all participating parties of this transaction any material developments impacting the Issuer or the municipal securities from this date going forward through the delivery of these municipal securities to the successful Underwriter.

Executed as of this __28th__ day of __October__, 2016

City of Long Prairie, Minnesota

By: _Brenda Thomes_ (Signature)

Brenda Thomes (Print name)

City Administrator (Title)

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City of Long Prairie
2016 Comprehensive Plan

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With gratitude we acknowledge the assistance of the many participants in the planning process for the City of Long Prairie's Comprehensive Plan Update. In addition to the many citizens who participated in the open houses and community-wide survey, we specifically acknowledge the following individuals:

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Expanding our Horizons – Long Prairie Comprehensive Plan Update 2035

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Comprehensive Planning Process

Plan Update Timeline

Overview

In fall of 2015, the City of Long Prairie decided to embark on the process of updating its comprehensive plan. This new comprehensive plan will provide clear goals and policies to guide development over the next 20 years. This comprehensive plan update replaces the City's previous plan, which was adopted in 1997. The focus of this update was centered on developing strong goals and policies, updating the demographic data and updating the city action steps. An outline of the 2015/2016 planning process is outlined below in the following paragraphs.

Planning Process

Aug. 19, 2015 – Kick-off meeting occurred. National Joint Powers Alliance (NJPA) staff met with Long Prairie Economic Development Authority (EDA) to outline the scope, process, and timeline of the update project. The EDA provided valuable insight on opportunities and constraints that Long Prairie has experienced since the prior plan was adopted. The EDA also outlined topics that would be incorporated into the plan. NJPA staff also collaborated with the community leaders, the business community and city staff. Feedback gathered at the meeting created the foundation for the goals and policies.

Ongoing steering committee meetings. NJPA continued to work with community members, the EDA, and city staff to review and revise the goals and policies of the document.

April 2015 – Online survey. NJPA developed an online survey that addressed the following themes: land use, housing, public facilities, transportation, economic/community development, tourism, and environmental. The data that was collected serves as the basis from which the plan's goals and policies are derived.

March 29, 2016 – Open house. Public input is critical to the planning process. A public meeting was promoted, organized, and facilitated by NJPA and city staff and was held March 29, 2016. This meeting provided the public the opportunity to provide insight on community opportunities and concerns, and presented the goals/implementation strategies of the plan. Also presented was a summary of the planning process and the project timeline. Feedback gathered at the meeting created the foundation for the goals and policies.

Ongoing meetings spring 2016 – fall 2016. Informal meetings, correspondence, and one-on-one meetings were held with city staff and EDA members. Further valuable insight was gained during these meetings to assist in the development of the plan chapters and history of prior development that occurred in the city.

The following is a general timeline that was presented at the beginning of the planning process**:**

Long Prairie Comprehensive Plan Update
Schedule of Performance

MONTH	STAKEHOLDER	OBJECTIVES
AUGUST 2015	Steering Committee	Review general goals and policies, land use goals and policies, and economic/community development goals and policies.
SEPTEMBER 2015	Steering Committee	Review transportation goals and policies, Housing goals and policies, public facilities goals and policies
OCTOBER 2015	Steering Committee	Review tourism goals and policies, environmental goals and policies, recreational goals and policies
NOVEMBER 2015	Steering Committee	Review inventory and analysis, and review general plan
JANUARY 2016	Steering Committee	Re-evaluate goals and policies in general. Review implementation
MARCH 29, 2016	Open House	Hold community open house

The main objective of the 2016 comprehensive plan update was to focus efforts on the goals, objectives, and implementation strategies of the plan chapters. These goals were updated based on feedback from the community and meetings with the steering committee. In addition to the newly established goals, demographic data was also studied and included in the report. Photos of the community were incorporated throughout, and the format of the document was updated.

The narratives located in each chapter were slightly modified as part of the 2016 comprehensive plan update. It's important to note that the entire document was not rewritten, rather, pertinent sections that contained outdated information were updated to best address the established goal, policies, and implementation strategy. Therefore, not all demographic data and inventory information were updated from the previous plan. **NJPA recommends that city staff review and update the content in each chapter and explore mapping options to graphically depict land use planning efforts. Specifically, staff should evaluate the tasks that have been completed since the 1997 comprehensive plan located in the *General Plan* section.**

Introduction

Introduction
Overview and Background

Overview

A comprehensive plan update is an exciting time for any community that chooses to revisit its City's goals and policies for the future. Comprehensive plans serve numerous purposes to a municipality. First, a comprehensive plan is a tool that cities can use to decide how to best use resources and allocate services in the future to achieve a desired community vision that was developed through a public participation process. Second, a comprehensive plan serves as a legal document that provides reasoning and outlines the foundation for decisions regarding ordinances, overall development, land use decisions, and strategies for the next 20 years that will achieve the City of Long Prairie's long-term vision and goals.

The City of Long Prairie began its comprehensive plan update process in 2015. The City of Long Prairie's Comprehensive Plan, through an iterative public involvement process, focuses on goals and policies that can implement a common vision of the city for the next 20 years. Topics addressed in the comprehensive plan update include:

1. Land use
2. Housing
3. Public facilities
4. Transportation
5. Economic/community development
6. Tourism
7. Environmental

The document, *Expanding our Horizons – Long Prairie Comprehensive Plan Update 2035*, will identify a broad range of concerns and opportunities that affect the City of Long Prairie. This document will provide a future vision through goals and implementation objectives for a wide range of land use decisions that affect the City.

The comprehensive plan provides the legal basis to enact land use controls to implement long-term growth strategies and policies. The city's zoning map and ordinance should be updated to conform to the comprehensive plan pursuant to adoption.

Legal Basis for the Comprehensive Plan

The State of Minnesota give its cities the legal authority to regulate land use. The state requires the creation of comprehensive plans for the seven-county metropolitan area in the twin cities but does not require the creation of this guiding document outside of the metropolitan region. The Municipal Planning Act (Minnesota Statutes Sections 462.351 to 462.364) creates a single, uniform procedure that applies to all cities. According to Minnesota State Statute 426, *a municipality may carry on comprehensive municipal planning activities for guiding the future development and improvement of the municipality and may prepare, adopt and amend a comprehensive municipal plan and implement such plan by ordinance and other official actions in accordance with the provisions of sections 462.351 to 462.364.*

Demographic Data Overview

Sources of Data

The following pages contain demographic data obtained by a variety of local, state, and national sources for the City of Long Prairie and Todd County. At the time of the comprehensive plan update period, the U.S. Census Bureau and Minnesota State Demographer's Office had released basic demographic estimates for the years 2014 and 2015. However, these are annual estimates limited to basic counts such as population and household levels.

For more detailed demographic variables, the 2010 Census is viewed as the most reliable data source. The Census is the most accurate source for demographic characteristics; it provides more limited data than in the past. To supplement the decennial Census, the Census Bureau created the American Community Survey (ACS), which provides an annual sampling of socio-economic data.

The American Community Survey (ACS) provides detailed demographic characteristics. However, because the ACS is an estimate based on sampling data, a margin of error exists, and the frequency of estimates varies depending on the size of jurisdiction. For the Long Prairie Comprehensive Plan Update, the 2014 estimates were the most current for this study. They were derived from sampling completed for a five-year period, between the years of 2010 and 2014.

The following demographic data incorporates the 2010 U.S. Census data, when available, or the ACS data, 2014 ACS five-year estimates when viewed as appropriate.

Demographic Considerations for Long-Range & Strategic Planning

The Minnesota State Demographic Center released the report, *Demographic Considerations for Long-Range & Strategic Planning, for State of Minnesota's Executive and Legislative Leaders* in March of 2016. This report fulfills the statutory requirement of M.S. 4A.01, subd. 2, by detailing three demographic trends that may impact state policies, programs, and decisions in the future.[1]

The report identifies these trends for state leaders to consider as they continue their long-range planning efforts. Those three trends include: **population aging, shifts in labor force, and growing racial and ethnic diversity.**

The report, however, does not identify the list of possible impacts. The purpose is to facilitate further

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[1] Demographic Considerations for Long Range & Strategic Planning for the State of Minnesota's Executive and Legislative Leaders, written by the Minnesota State Demographic Center, March 2016.

reflection and discussion for support towards a comprehensive, statewide strategic and long-range planning effort.

For years we have been watching our population age and studying the diverse populations we welcome to our high-performing state. Our society and workforce will be older for decades to come, and more ethnically and ethnically diverse.[2]

Population Aging

The coming growth in our older adults is due to the large Baby Boomer generation entering the 65+ age category, as well as experiencing prolonged life expectancies. From 1980 to 2010, the 65+ age group in Minnesota accounted for 12-13 percent of the total population. This is expected to rise to 17 percent by 2020, and 21 percent by 2030. One in five Minnesotans will be an older adult by 2030. The report author writes, "Population Aging is not just a short-term phenomenon to be weathered; rather, we are beginning a shift toward an older society that will be the reality well into Minnesota's future."

Our older adults possess a great gift in volunteerism, and state leaders should be aware of this genuine willingness to mentor younger workers, serve on task forces, and continue to make positive impacts with the state's goals.

Workforce Changes

It comes as no surprise that demographic changes will vastly influence Minnesota's workforce. In 1995, employees 55 and older represented 10.6 percent of all workers in the state. By 2014 this percentage roughly doubled (21.7 percent) as the majority of the Baby Boomers swayed the age distribution of the entire workforce.[3]

Workforce succession planning needs to be a continuous concern and activity across all departments. The older workforce has tremendous experience and the willingness to volunteer. Their institutional knowledge and leadership are irreplaceable. In state ongoing efforts to retain more persons with disabilities in the state workforce, meeting future workforce needs may require additional accommodations in years leading up to retirement. Workforce flexibility is becoming extremely important so employees can juggle personal responsibilities, such as caregiving to spouses or parents, while still performing their job functions and responsibilities.

Growing Racial and Ethnic Diversity

While the majority of our population is non-Hispanic white, the racial and ethnic make-up of our population is changing significantly. Between 2000-2014, non-Hispanic white population experienced a slight increase (2%) while all other populations of color, including American Indians, grew by 74 percent.

It's well documented that many populations of color experience poorer outcomes in education, health, and economic status.[4] If we do not improve these outcomes for our fastest growing population groups, Minnesota's overall population health and well-being will decline.

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[2] Demographic Considerations for Long Range & Strategic Planning for the State of Minnesota's Executive and Legislative Leaders, written by the Minnesota State Demographic Center, March 2016.

[3] Minnesota Department of Employment and Economic Development, Quarterly Workforce Indicators, available at: http://mn.gov/deed/newscenter/publications/review/november-2015/seismic-shift.jsp

[4] For a fuller presentation of various economic and educational disparities, see our January 2016 report, "The Economic Status of Minnesotans: A Chartbook With Data For 17 Cultural Groups" at http://mn.gov/admin/images/the-economic-status-of-minnesotans-chartbook-msdc-jan2016-post.pdf

Inventory and Analysis

Inventory and Analysis

The existing development pattern and conditions within Long Prairie and the immediate surrounding area have a major influence on the community's future opportunities. Accurate, complete, and up-to-date information on existing conditions were considered essential to a successful comprehensive planning program. Background information was collected on several key components and those findings are outlined in this chapter. These components included:

- Land use
- Transportation
- Economic development

Community facilities, population, housing, and environmental features were reviewed and slightly modified as part of the 2016 Comprehensive Plan Update. The main focus of that update was to review goals, policies and implementation strategies; therefore, not all demographic data and inventory information were updated and transferred from the prior plan. A description of each of the inventory and analysis components follows:

Land Use

The scenic beauty of the Long Prairie area, its location along the Long Prairie River and State Highway 71, and the fact that a number of major industrial employers are located in the City make the community an attractive place to live and work. While the area surrounding Long Prairie is predominately agricultural, the City itself has a full range of urban land uses. As developable vacant land in the City is used up, urban land uses could extend into the neighboring townships, putting development pressure on the agricultural areas surrounding the City.

Urban growth in Long Prairie will pose many land use challenges as increases in urban development activity create conflicts between the agricultural character of the surrounding townships and the demands of an urban community. Land use comes to the forefront of this issue. As residential, industrial, and commercial development expands, there will be increased pressure on the City to closely scrutinize land for development. This will cause environmental preservation and annexation to become increasingly important as well.

The purpose of a land use inventory is to quantify the existing development of the City. From this inventory and other background information that is compiled, areas for potential development, the intensity of the development, and, in some cases, the timing of development can be determined. The inventory can also help classify areas that should remain unchanged or preserved. An examination of current land use should reveal development patterns, densities, and trends that can provide direction for future development. Ultimately, a land use analysis should be conducted with defined community goals and policies in mind. The kind of development encouraged and how that development is allowed to progress should be a reflection of the community's needs and desires.

Table 1 shows Long Prairie's existing land use in 2016. This table shows that public/semi-public/institutional makes up the largest single land use category in the City with single family residential the second largest. Vacant land is a close third.

TABLE 1 - EXISTING LAND USE (2016)
CITY OF LONG PRAIRIE

LAND USE	ACRES	PERCENTAGE
Single Family Residential	323.1	18.2%
Multi-Family Residential	47.2	2.7%
Manufactured Housing	25.0	1.4%
General Commercial	94.2	5.3%
Downtown Commercial	18.7	1.1%
Industrial	139.6	7.9%
Public / Semi-Public / Institutional	531.3	30.0%
Parks / Open Space	101.4	5.7%
Water	170.2	9.6%
Right-of-Way (Vacant)	54.1	3.0%
Vacant	267.7	15.1%
TOTAL	**1772.4**	**100%**

Source: City of Long Prairie

What follows is a description of the different land uses found in Long Prairie.

Residential

Single Family Residential: Comprising nearly 20 percent of the City's total acreage, Single Family Residential is one of the largest land use categories in the City. *Single Family Residential* is defined as conventional single unit detached dwellings. These dwelling units can be found throughout the community ranging in density from three to five units per acre near the core of the community, down to two to four units per acre in the newer residential areas. Housing styles are mixed, reflecting the era in which they were built. Most of the housing is in good condition; however, there are a number of homes that are in need of maintenance or rehabilitation, especially in the older core of the City. There is no one area of exceptional housing nor dilapidated housing found in the City. In fact, many times both types of housing are near each other or on the same block. Some of the newer homes found in Long Prairie are in the northeast corner of the City.

Multi-Family Residential: This housing type makes up a small amount of the residential housing stock, comprising nearly 3 percent of the city's acreage. *Multi-family Residential* is defined as structures that contain two or more dwelling units. This category includes duplexes, apartments, townhomes, condominiums, and group quarters such as group homes and nursing homes. These units are found throughout the city and are generally well maintained. The largest complex includes the nursing home.

Manufactured Housing: Manufactured dwellings make up a very small amount of the housing stock with just over 1 percent of the City's acreage. *Manufactured Housing* is defined as manufactured homes located in mobile home parks and courts. Manufactured homes located on single lots are counted as Single Family Residential. There is one manufactured home park in the City. The manufactured home park is in the western part of the City along Fairview Avenue.

Commercial

General Commercial and Downtown Commercial make up a relatively small amount of acreage in the City with just over 6 percent of the City. *General Commercial* is defined as retail and wholesale commercial, including motels, restaurants, offices, banks, etc. *Downtown Commercial* is defined as those establishments located in the downtown area. There are three major concentrations of commercial/office in the City. They include the downtown area and two areas along Highway 71. There are a number of other commercial areas found throughout the City, typically located to serve the surrounding area or businesses. The downtown area has the heaviest concentration of retail, restaurants, lounges, and services in the City. The downtown area is generally in good physical condition; however, there are a number of vacant buildings. Activities to bring economic vitality to the downtown area will be important. The Highway 71 commercial areas are home to gas stations, restaurants, motels, and other establishments that generally need the access and visibility that Highway 71 provides.

Industrial

Industrial comprises about 8 percent of the city. *Industrial* is defined as assembly with manufacturing, salvage yards, weighing scales, warehousing, light manufacturing, assembly, auto body repair, and construction companies. There are a number of large-scale industrial

users in the city. They include LSC Donnelly, Dan's Prize Inc., Daybreak Foods, and Central Bi-Products. The meat product industry places a high demand on water services, and the city has had to work closely with these businesses to monitor and accommodate their water and byproduct disposal needs.

Public/Semi-Public/Institutional

Comprising 30 percent of the city, *Public/Semi-Public/Institutional* is defined as governmental, educational, church, nonprofit, cultural and historical buildings and land, as well as water towers, treatment plants, and radio and television towers. The relatively large acreage in this category is due in part to the waste water treatment plant and its ponds and buffer areas. In addition, the County Fairgrounds, the schools and ground associated with the public schools also comprise a large amount of land in the city. School grounds have traditionally also provided playground and athletic field facilities for the community and therefore have comprised a greater amount of acreage.

Parks/Open Space

Comprising nearly six percent of the City, *Parks/Open Space* is defined as public parks, recreational facilities, and open spaces. There are a number of parks located in the City with each park being described in the Community Facilities section of this Plan. The Long Prairie High School in the northeast corner of the City also provides a number of athletic facilities and ball fields. The City manages ten park and recreation spaces, though, some neighborhoods are underserved by parks and open space. It will be a challenge to locate parks in existing neighborhoods while ensuring that developing areas are served with new parks. The Lake Charlotte beach and park facilities are located just outside the City limits and were not included as part of this acreage total. This Community Park serves all residents of the City of Long Prairie and if it were included in the City's acreage total, would bring the park and open space acreage to a more conventional level.

Right-of-Way

Three percent of the total City right-of-way is one of the City's smallest land use categories. Right-of-way is defined as streets, highways, roadways, railroad corridor, and rail yards.

Water

Comprising nearly ten percent of the city, water consists of the Long Prairie River. Lake Charlotte, located just outside of City limits, was not included in this inventory. The Long Prairie River, along with Lake Charlotte is the major environmental resource in the community and should continue to be protected.

Vacant

Comprising fifteen percent of the total city acreage, *Vacant* is defined as vacant and platted land that is not in active agricultural or forestry use. Scattered through the city, especially on its periphery, vacant land should be examined carefully when determining potential areas for growth in the community. It should be noted that some vacant land is wetland, contains steep slopes, poor soil conditions and/or other similar constraints. It is unlikely to ever be developed.
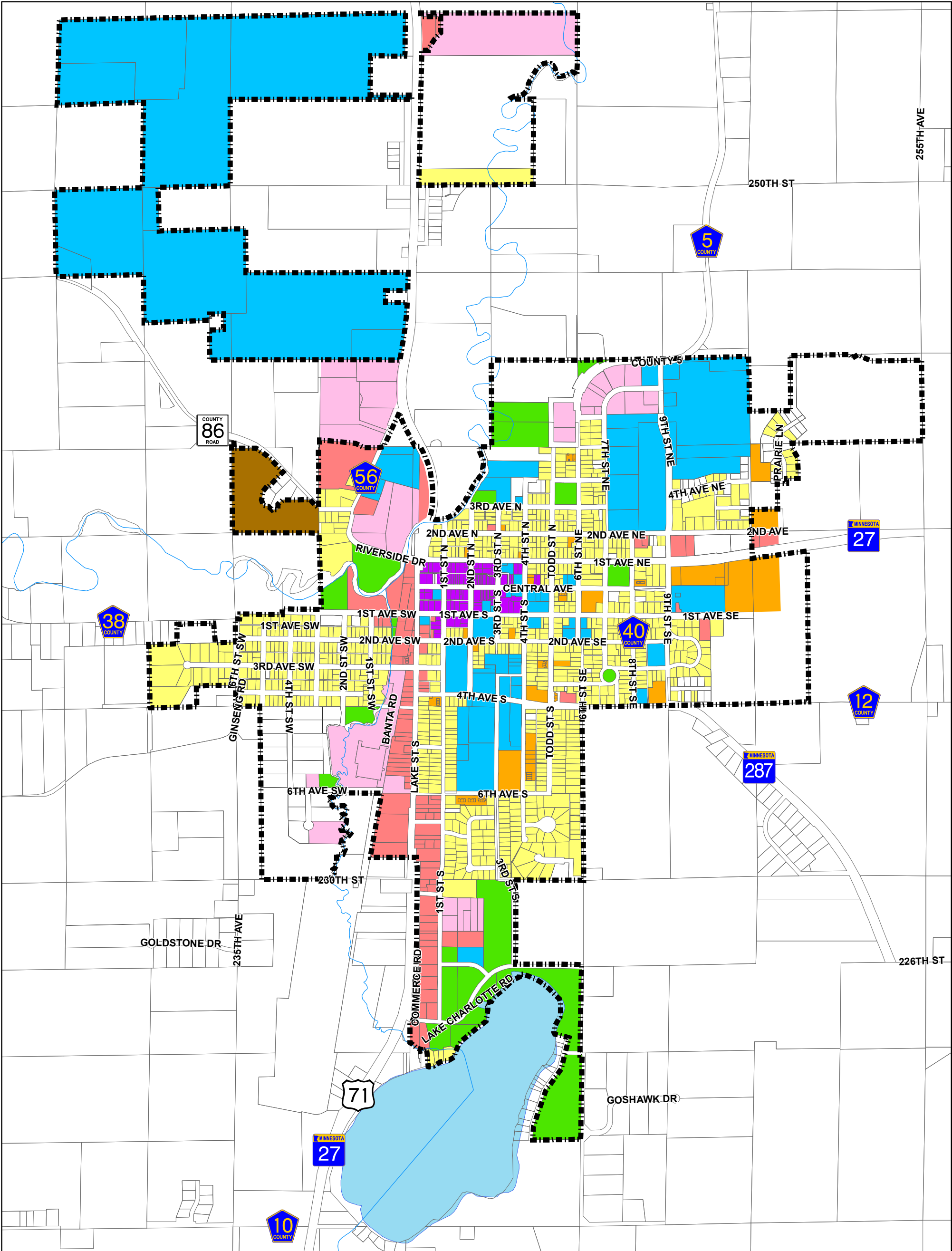
City of Long Prairie
Comprehensive Plan

Figure 1
Existing Land Use

Legend

- Agriculture
- Single Family Residential
- Multi-Family Residential
- Manufactured Housing Park
- Commercial
- Downtown Commercial
- Industrial
- Public/Semi-Public
- Park and Open Space
- Water
- Golf Course
- Right-of-Way
- Vacant

Zoning

Long Prairie's current zoning ordinance establishes five primary zoning districts that meet the City's planning, development, and preservation needs. The following section outlines the purposes of each district below These zoning districts include:

ZONING DISTRICT	SUB-DISTRICT
AGRICULTURE	A-0
RESIDENTIAL	R-1,R-2, and MH
COMMERCIAL	C-1 and C-2
INDUSTRIAL	I-1, I-2, and I-3
FLOODPLAIN AND SHORELAND DISTRICT	FW, FF, and General Floodplain District

Agriculture A-0

The Agricultural District (A-0) is intended to serve two purposes. First, the district serves to protect agricultural land for continued use. This has the added benefit of controlling expenditures on community facilities since urban development is contained. The second purpose of this district is to serve as a transition area between residential and nonresidential uses.

Residential R-1, R-2, and MH

The City of Long Prairie has established three basic residential districts. The first is the General Residential District (R-1), which provides for single family units and duplexes of low to moderate density. The second residential zoning district is the Mobile Home Residential District (MH), which is intended to provide for the planned development and use of mobile homes in a residential setting. The Multiple Dwelling District (R-2) is the City's third residential district. Its purpose is to establish an area for medium to high-density residential uses. This district allows for dwellings of two to eight units. Multi-family structures with more than eight units are classified as a conditional use.

Commercial C-1 and C-2

The City's commercial uses are located within one of two commercial districts. Long Prairie's high-density shopping, business, and service activities are located in the Commercial District (C-1). This district allows for the location of a broad range of commercial and governmental structures and is generally located in the downtown area. Highway Commercial District (C-2) is intended to provide a district where the development of uses that require large concentrations of automobile traffic can be promoted.

Industrial I-1, I-2, and I-3

The City of Long Prairie has three industrial districts that allow for varying degrees of intensity in industrial activities. The Light Industrial District (I-1) is intended to provide for industrial development that has minimal impacts on adjacent uses, including residential or commercial development. The second industrial development district that Long Prairie has established is the General Industrial District (I-2). This district allows for compact, highway-oriented industry at standards that allow for compatibility with surrounding and adjacent properties. Long Prairie's Heavy Industrial District (I-3) allows heavy and intensive industrial activities to take place with little or no concern about the

impact on adjacent land uses.

Floodplain - Shoreland District FW and FF, and General Flood Plain District

This district is intended to control development in areas prone to flooding in order to minimize the losses associated with such disasters. The district includes two sub-districts into which flood-prone areas are divided. These districts are overlaid over existing zoning categories. The floodplain districts are intended to ensure that appropriate development occurs in these sensitive areas. For example, in the Floodway District (FW), some of the permitted uses are sod farming, grazing, parking, golf courses, recreational trails, and residential lawns. In the Flood Fringe District (FF) all permitted uses of the underlying zoning district are allowed with special requirements that are placed on structures including elevation and vehicular access restrictions. In the General Flood Plain District, special site planning requirements are placed on potential developers.

Vacant Land by Zoning District

As mentioned above, there is nearly fifteen percent of land in the city is vacant. It can be assumed that as the City continues to grow, this vacant land will be the first to develop. It is, therefore, important to determine the zoning of this land to give City officials and residents a good idea of the supply of land available for development.

For instance, if there is virtually no vacant land available for residential development, the Comprehensive Plan should indicate areas where additional residential land would be appropriate or areas where rezoning is desirable. Likewise, if the vacant land inventory indicates that there is a predominance of vacant industrial land, the Comprehensive Plan should limit additional areas for industrial development until such time as the available industrial land is developed.

Table 2 depicts the amount of vacant land in the City by its corresponding Zoning District. This table shows that 54 percent of the City's vacant acreage is zoned R-1, the City's single-family residential districts. Vacant residential land is scattered throughout the City, primarily on individual lots. There are only a few large areas of vacant land that are zoned R-1. Some of this vacant land is wet and probably is not suitable for a substantial amount of development.

TABLE 2 – Vacant Land by Zoning (2016)
CITY OF LONG PRAIRIE

ZONING	ALL ACRES	VACANT ACRES	% VACANT	% TOTAL
R-1	194.33	114.47	58.9%	54%
R-2	7.13	4.09	57.4%	1.9%
C-1	1.76	0	0%	0
C-2	25.18	14.82	58.9%	9.8%
I-2	89.07	76.59	86%	10.4%
I-3	1.82	1.82	100%	0.8%
TOTAL	319.30	211.80		100%

source: city of long prairie

Combined, single family and multi-family vacant land percentages are nearly 56 percent. Neighborhood infill opportunities should be evaluated. Zoned industrial land comprises another 11 percent of the City's vacant land with the acreage located predominately in the City's industrial park near the County Fairgrounds. Vacant commercial land comprises nearly 10 percent of the total vacant land in the City, mostly along Highway 71 and Highway 27, and no available parcels in the C-1 district.

Growth Areas

The City of Long Prairie anticipates further residential, commercial and industrial growth in the City and is prepared to extend urban services such as streets, sewer and water infrastructure, etc. to accommodate that growth. Areas likely to experience urban development in the next 10 to 15 years include the following areas:

- Residential development in the southeast corner of the City around the Golf Course and near Lake Charlotte. Also in the East Acres Addition and in the fields near Long Prairie-Grey Eagle High School.

- Commercial development can be expected east of the City along Highway 27 and continued along Highway 71 north and south of the City.

- Industrial Development will most likely occur in close proximity to Highway 27, especially in the northern part of the City and in the City's industrial park on the west side of Long Prairie.

Long Prairie

Legend

Parcels (12-16-2012)
City Limits

Zoning
- A-0 (Agricultural)
- C-1 (Commercial)
- C-2 (Highway Commercial)
- I-1 (Light Industrial)
- I-2 (Medium Industrial)
- I-3 (Heavy Industrial)
- M-H (Mobile Home)
- R-1 (Residential)
- R-2 (Multi-family)

MnDOT Airport Safety Zones
- Safety Zone C
- Safety Zone B
- Safety Zone A
- Primary Zone
- Runway 16/34 Approach Zor
- Runway 5/23 Approach Zon
- Transitional Zone
- Horizontal Zone
- Conical Zone

City of Long Prairie - Zoning Map

Disclaimer:
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. The City of Long Prairie is not responsible for any inaccuracies herein contained.

0   1,688 Feet
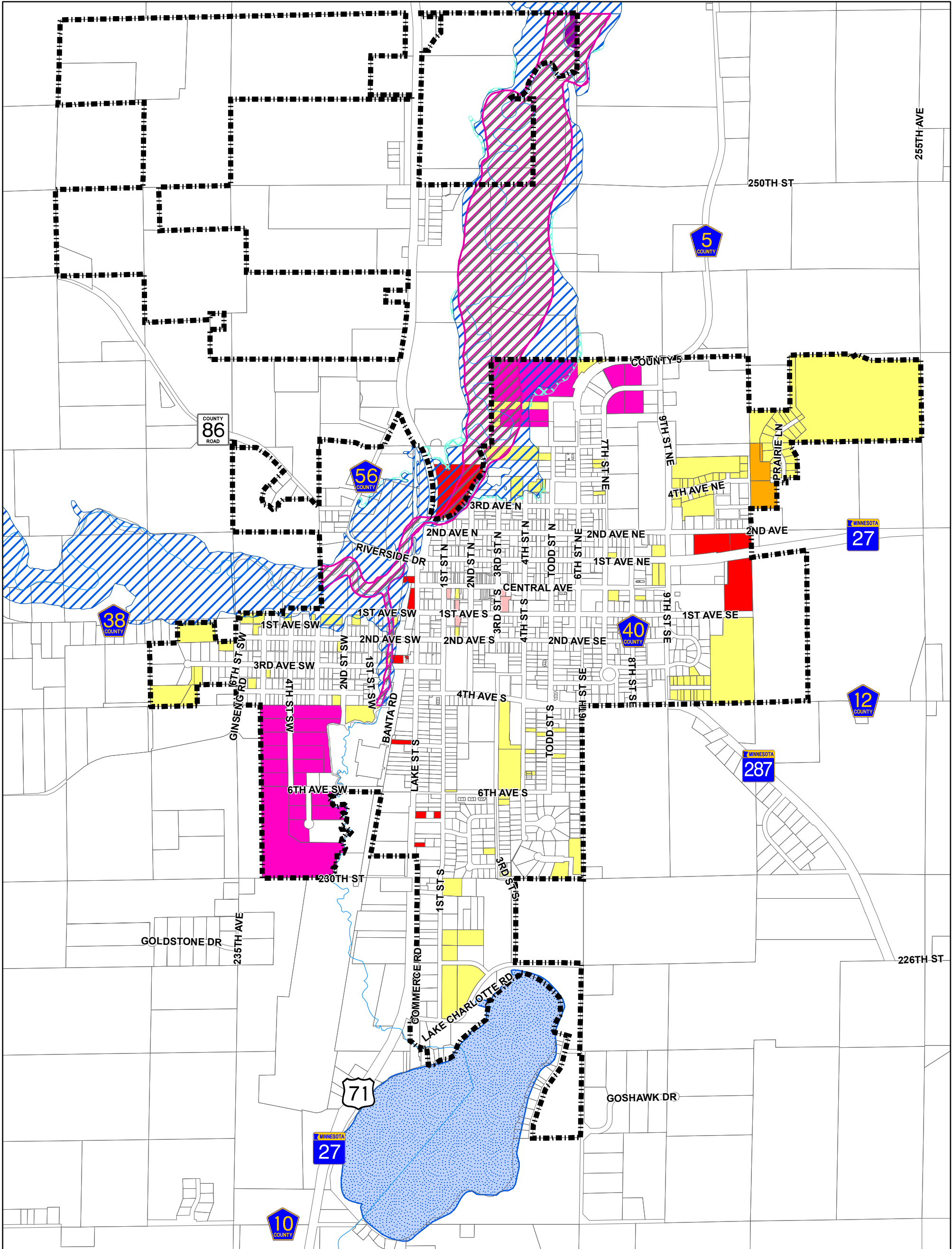
City of Long Prairie Comprehensive Plan

Previously Vacant

Figure 3
Vacant Land by Zoning

Legend

- Single Family Residential
- Multi-family Residential
- Downtown Commercial
- Highway Commercial
- Medium Industrial
- Heavy Industrial
- Floodway
- 100 Year
- 500 Year
- Public Water Basin

2,000 1,000 0 2,000
Feet

N

Map labels:

255TH AVE, 250TH ST, COUNTY 5, COUNTY 86 ROAD, 56 COUNTY, 3RD AVE N, 2ND AVE N, RIVERSIDE DR, 1ST ST N, 2ND ST N, 3RD ST N, 4TH ST N, TODD ST N, 6TH ST NE, 7TH ST NE, 9TH ST NE, 4TH AVE NE, 2ND AVE NE, 1ST AVE NE, PRAIRIE LN, 2ND AVE, MINNESOTA 27, CENTRAL AVE, 38 COUNTY, 1ST AVE SW, 1ST AVE S, 3RD ST S, 4TH ST S, 2ND AVE SE, 40 COUNTY, 9TH ST SE, 1ST AVE SE, 2ND AVE SW, 2ND AVE S, 12 COUNTY, 3RD AVE SW, GINSENG RD, 6TH ST SW, 4TH ST SW, 2ND ST SW, 1ST ST SW, BANTA RD, LAKE ST S, 4TH AVE S, 8TH ST SE, 6TH ST SE, MINNESOTA 287, 6TH AVE SW, 6TH AVE S, TODD ST S, 230TH ST, GOLDSTONE DR, 235TH AVE, COMMERCE RD, 1ST ST S, 3RD ST S, LAKE CHARLOTTE RD, 226TH ST, 71, MINNESOTA 27, GOSHAWK DR, 10 COUNTY, 5 COUNTY

City of Long Prairie
Comprehensive Plan

Figure 3
Vacant Land by Zoning

Legend

🟡 Single Family Residential	〰️ Floodway
🟠 Multi-family Residential	⧄ 100 Year
🩷 Downtown Commercial	⧄ 500 Year
🔴 Highway Commercial	⣿ Public Water Basin
🟣 Medium Industrial	
🟣 Heavy Industrial	

2,000 1,000 0 2,000
Feet

N

Public facilities
City/government, park and recreation,
schools, services, transportation

Public Facilities

The facilities owned and maintained by the City of Long Prairie vary in size, age, and condition. Due to the extent and nature of the services that these public facilities must provide to the residents of the City, functional structures are a necessity. The purpose of this section is to inventory the various public facilities within the City with a particular focus on their condition and function. Deficiencies and planned upgrades will also be noted.

The inventory of community facilities is broken down into four categories: City/Government, Parks and Recreation, Schools, and Services. This inventory identifies each building or facility in the City of Long Prairie. This information was gathered by City staff during the winter of 2015.

City/government facilities

City/Government

City Hall

This building is located at 615 Lake Street South and houses the city administration, police department, fire department, and public works (street, water, sewer and park).

Police Station

The Long Prairie's police station is located within the City Hall Building at 615 Lake Street South. Currently, the Police Department utilizes two offices, an evidence room, a small storage area, interview room, conference room, and a break room. The Police Department also has a fenced-in impound lot. The City of Long Prairie currently has six full-time officers and four part-time officers to serve local residents.

Todd County Detention Center

Located at 115 Third Street South, this concrete block, steel, and brick building was built in 1985. The facility was expanded in 1995 to include additional cell space and a new sally-port. It houses the administrative offices for Todd County law enforcement and jail personnel and also serves as the dispatch center for the Emergency 911 service. The facility also provides jail space to house up to 24 inmates for periods of up to one year. The average occupancy of the jail is 20 inmates.

Todd County Courthouse

The Todd County Courthouse is located within the City of Long Prairie at 215 First Avenue South. The Courthouse has a wood frame and brick exterior and was built in 1883. It is approximately 15,000 square feet in size. Annexes were added to the courthouse during remodeling projects in 1965, 1977, and 1989. In 2012, the original courthouse building was completely remodeled. In 2012 an entrance was built on the south side of the annex buildings to connect them and make one entrance. The annex was also made handicapped accessible with an elevator for all three floors.

County Court Facility

This building is located over the Todd County Detention Center. This 17,950-square-foot structure was built in 1995. The court facility provides space for administrative offices, judges' offices, attorneys' offices, two courtrooms, and a law library. This building supports all County court issues and activities. The building is in excellent condition.

Highway Office Building

This building, built in 1985, is in considered to be in good condition. It has a concrete and brick exterior and is approximately 8,600 square feet in size. The building provides administrative and equipment storage space. The building is used for the administration of all county road repair, grading, and snow removal. There is the possibility of a new facility in the future.

Fire Station

The City of Long Prairie is served by a volunteer fire department. The Long Prairie Fire Hall, was relocated to 615 Lake Street South in 2002. Equipment owned

by the fire department includes: one 75-foot ladder truck, two 1500 GPM pumpers, two 2000-gallon tankers, one 3000-gallon tanker, two 4x4 pickup grass units, one rescue truck and one antique pumper truck (for parade use).

Post Office

The City's post office is located at 350 Central Avenue in a brick and concrete building built in 1937. The building is in good condition and provides adequate space for postal employees and customers. However, there is limited parking space for customers. Recent remodeling of the building included the addition of a ramp for handicapped customers. Some additional remodeling has been done to improve the service desk area.

Library

The library is housed at 42 Third Street North. The available space is currently being used to the full extent. There may be additional space needs if the frequency of use is maintained or increases. Circulation numbers for 2015 are 56,663. The Long Prairie library is part of the Great River Regional Library, which allows materials to be electronically accessed and requested. Four, one-hour Internet terminals and one 15-minute terminal are available for use, along with Wi-Fi.

Water

The City's water plant was built in 1986 and will be updated in the summer of 2015. The main water source for the plant is groundwater. Seven wells currently serve the city. The City's water tower, built in 2002, is located at Central Avenue and Seventh Street Southeast. Currently the average demand is 850,000 gallons per day, while the storage capacity is only 1,000,000 gallons.

Sewer

Long Prairie's sewage treatment plant, built in 2003, was updated in 2012. The old sewage plant is currently used for limited cold storage and houses the backup generator for the lift station. The sewer system has a rated capacity of 1.5 million gallons per day with an average demand of 800,000 gallons per day. The peak demand for the sewer system in the City is 1.8 million gallons per day. The City's sewage collection lines range from eight to 15 inches in diameter.

Public Works

The City's Public Works department utilizes four buildings for storage of equipment and vehicles. The City also utilizes the wood-frame depot building for park equipment and Christmas decorations.

Electric/Natural Gas

The residents of the City of Long Prairie are served with electrical service from Minnesota Power. Natural gas service is provided by Center Point Energy.

Parks & Recreation

Parks and Recreation

The City of Long Prairie does not have a park maintenance building. Storage space is provided for by the use of the public works buildings. The City of Long Prairie has 10 parks to meet the recreation needs of local residents.

Locke Park
This neighborhood park is approximately seven-tenths of an acre in size and is located at the corner of Seventh Street Southeast and Third Avenue Southeast. This park has playground equipment appropriate for grade school age children. Amenities in the park include oak trees, picnic tables, and fireplaces.

Lion's West Side Park
Located on First Avenue Southwest, this 3.7-acre park also serves the needs of the adjacent neighborhoods. The park has some playground equipment and a soccer field.

Oak Knoll Circle
This is an undeveloped park that is approximately a half acre in size.

Soldier's Field
This park is oriented around organized recreational activities. Its main feature is a softball field. There are bleachers adjacent to the softball field. The park is approximately 2.8 acres in size.

Water Tower Park
Picnic tables, a fireplace, and oak trees are located within this 2.5-acre park. Water Tower Park is located at First Avenue Northeast and Eighth Street Northeast.

Lake Charlotte Park
This is the largest developed park in the City of Long Prairie and is thus designed to meet the needs of the entire community rather than just a neighborhood. This park is used by people of all ages. The park supports a broad range of activities. It includes a softball field, park shelters, picnic tables, fireplaces, trails, restrooms, sand volleyball courts, a basketball court, and a beach house. Playground equipment has recently been upgraded. There is a variety of trees located within the park. An additional 14.4 acres of parkland adjacent to this park are currently being developed into a disc golf course.

L. M. Rosen Fields
Rosen Fields consists of three softball fields, concession stand, restrooms, and equipment storage. It is located on First Street South and is approximately 32+ acres.

Veterans Memorial Park
The park includes a five-story wall dedicating the original flag raising at Mount Suribachi on Iwo Jima, a 70-foot wall of all American Military Cemetery in Europe, two black granite walls in dedication to the past and present military men and women.

Riverside Park

This is a seven-acre park built on the Long Prairie River in the 1930s by the Works Progress Administration (WPA).

Harmony Park

Located near Long Prairie-Grey Eagle Elementary School, this park includes a ball field, playground, public art displays and tennis courts.

Schools

Schools

Long Prairie-Grey Eagle Secondary School

This secondary school located at 510 Ninth Street NE in Long Prairie opened in 1997 and has been recently updated with a new security system. The secondary staff takes pride in educating its 435 students that are enrolled in grades 7-12. Enrollment is expected to remain steady over the next five years. The school has a 459-seat auditorium, multiple technology labs, regular and vocational classrooms, instrumental and vocal music rooms, gymnasiums, a fitness room and is engaged in a 1-on-1 technology initiative for all students. The secondary school offers our students the opportunity to earn their Associate of Arts (two-year college degree) while attending our high school.

Long Prairie-Grey Eagle Elementary School

This elementary school, at 205 2nd Street South in Long Prairie, has recently installed a state-of-the-art security system, and the building will be modernized during the summer of 2015. This recently honored "Celebration School" educates over 500 students in grades Pre-K-6.

St. Mary of Mount Carmel School

Built in 1905, this three-story brick building is located at 425 Central Avenue. The building has been remodeled a number of times with the most recent work completed in 2006. This school provides private Catholic education for children in grades preK-6. There are currently about 125 students and eight full-time teachers. The student to teacher ratio is 18:1.

Services

Services

Todd Field Airport

The local airport is located in Round Prairie Township. The main building, managed by the City of Long Prairie, is the arrival/departure building and garage. Both have undergone recent remodeling, including the installation of new siding. The arrival/departure building provides a waiting area for pilots and passengers as well as a training room for pilots. The runways and ramp at the airport have recently been seal coated. There are four hangers at the airport, though none are owned by the city. There may be a need to build additional hangers at the airport.

County Historical Society

Located at 333 Central Avenue, this metal building built in 1960 is approximately 16,000 square feet in size. The building has had some remodeling and repairs. The historical society uses the building for offices, a library/meeting room, and museum displays. The historical society collects and preserves artifacts from Todd County. It has most of the county's newspapers on microfilm and also has histories of schools, churches, businesses, and families.

Senior Citizens Center

The center provides a range of services for senior citizens in the City of Long Prairie. The building is located at 50 Third Street North. Activities include potluck dinners, bingo, card playing, Wii bowling, some movies, tax preparation, legal aid availability, and nursing clinics. Minor improvements have included lighting improvements, replacement of ceiling tiles and several kitchen updates.

CentraCare Health—Long Prairie

The current hospital was built in 1954 as a brick, block, and tile building. It is located at 20 Ninth Street Southeast. The condition of the building is rated as good based on recent improvements. However, there are plans to build a new medical campus on a location east of the present hospital. CentraCare Health currently employs 250 people. Services provided include: emergency, delivery, hospice, and rehabilitation. The Long Prairie Memorial Nursing Home is attached to this building.

CentraCare Health—Long Prairie Clinic

The Clinic is attached to CentraCare Health and the Care Center at 24 Ninth Street Southeast. The clinic has five physicians, three physician assistants, and two certified mid-wives. Most basic family medical procedures are performed at the clinic, including obstetrics, pediatric care, various surgical procedures and gerontology. Numerous visiting specialists, ambulance, and EMT services are also provided. A new medical clinic will be built in conjunction with the new medical campus.

CentraCare Health—Long Prairie Care Center

As noted above, the CentraCare Health—Long Prairie Care Center shares space with the current local hospital. The center has space for 70 long term care residents. It also provides memory care services for persons with Alzheimer's or dementia, rehabilitation services and a "Fitness for Fun" program. Initial construction on the nursing home space began in 1967. Additional space was added in 1976. Remodeling has been done in the hallway areas, nurse's station, dining area and meeting areas.

Transportation

Transportation

A city's transportation system is one of its most important elements since the network of streets in a community determines land use configurations and relationships. Often the street system will play a major role in shaping the image of a community; thus, it is important that, through its street system, a community balances the conflicting needs of the pedestrian and the automobile.

Long Prairie's thoroughfare system consists of various streets and highways within its limits that are designed to accommodate vehicular movement. A typical municipal thoroughfare system serves the needs of two general types of traffic:

> **Through traffic.** This term refers to traffic that has its origin and destination outside of the community and merely travels through it, typically on major and minor arterials.

> **Local traffic.** This includes traffic that has its origin and destination inside of the community and utilizes the local street system.

To aid in the understanding of the City's thoroughfare system, all of the City's roadways have been classified by function, summarized in Table 3 following this section. The function and basic characteristics of the various types of roadways are as follows:

> **Principal Arterial**. These roadways serve moderate to long trip lengths and provide a system to distribute traffic making external trips. Turning movements are often handled with channelized turn lanes or signal systems. Their very nature causes them to divide neighborhoods and to have negative effects on adjacent residential land uses. Principal arterials are characterized by an emphasis on traffic mobility rather than land access. Traffic counts on these roads are in excess of 8,000 cars per day. Typical speeds are between 30 and 50 miles per hour. Principal arterials typically have access to minor arterials and collectors. Typically, there is no direct land access to these arterials with the exception of major traffic generators.

> **Minor Arterial**. These thoroughfares generally serve one of two functions. One possible function is to augment the arterial system in more densely or intensively developed areas requiring a closer spacing of arterial facilities, or provide service in lieu of principal arterials in less densely or intensively developed areas where trip lengths are relatively short. Minor arterials provide a somewhat lower level of mobility than those served by principal arterials and generally do not penetrate identifiable neighborhoods. They may, however, provide slightly greater direct access to abutting properties than a principal arterial. Traffic volumes on minor arterials are generally in excess of 3,000 cars per day. Access to these roadways should be limited to principal and minor arterials and collectors.

> **Collectors**. These streets serve as connections between local streets and Minor Arterials. Their principal function is to provide for short trip lengths and to serve adjacent land. At the same time, they must be capable of moving

relatively large traffic volumes for limited distances. They may also carry traffic to dispersed major traffic generators. Access to collectors include other collectors, minor arterials, and local streets.

Local Streets. Residential streets carrying fewer than 100 vehicles per day averaging speeds of less than 20 miles per hour are the best example of a local street. Local streets serve almost exclusively to collect and distribute traffic by connecting blocks within neighborhoods and specific activities within similar land uses. Access to local streets is provided by collectors and other local streets.

With each step upward in the street hierarchy comes an increase in the size and carrying capacity of the roadway. Large trucks would soon destroy local streets if they were allowed to use them and conversely, it is equally counterproductive to imagine building major thoroughfares in front of every house. Therefore, determining the size, location, and timing of construction of roadways is what transportation planning is all about.

The relationships between streets in this system are hierarchical. Each street type has been designed specifically for a separate and distinct function. Local streets are intended to collect traffic from and distribute traffic to residential areas and other low-level traffic generators. Local streets channel traffic to Collector Streets, which in turn channel it to Minor Arterials, and so on. While the system can be seen as a hierarchy, an interconnected network of local streets, such as that found in Long Prairie, serves an important function as well. This network of streets distributes traffic throughout the transportation system and allows multiple access points to the rest of the system, taking the stress off one or two hierarchical access points.

One basic principle of land use planning, tied directly to traffic, is that land uses that generate heavy traffic loads and require efficient access to function properly, such as industrial facilities, should be located near major thoroughfares. Conversely, land uses that generate very little traffic and which would not be benefitted by through-traffic, such as residential neighborhoods, should be located away from the noise, pollution, and bustle of busy arterials.

In summary, Table 3 displays the city's functionally classified roadways in the study area:

TABLE 3 – LONG PRAIRIE Roadway Classifications

Principal Arterials:
- Connect major activity centers
- Provide significant continuity at a regional level
- Serve long-distance trips
- Provide limited access and high speeds
- Serve regional or statewide travel sheds
- Examples: U.S. Highway 71

Minor Arterials:
- Connect key activity centers
- Provide continuity on a sub-regional level
- Serve medium to long-distance trips
- Provide limited access and high speeds
- Serve regional travel sheds
- Example: First Avenue NE, Highway 287

Collectors

- Connect local activity centers to arterials
- Provide increased continuity at a local level
- Serve short to medium-length trips
- Balance emphasis of access and mobility
- Provide access to localized areas
- Examples: Fourth Avenue, Second Avenue, Sixth Street, Eighth Street, Fairview Avenue, and Riverside Avenue

Local Routes:

- Connect neighborhoods, businesses and schools
- Provide access to higher-order roadways
- Provide lowest degree of continuity
- Allow closely spaced access points
- Provide direct access to property
- Serve a limited travel shed
- Example: majority of Long Prairie's city streets

Source: MnDOT, Wadena, MN Transportation Plan

Air Service

The City of Long Prairie is home to a local/regional airport. Todd Field serves the needs of area residents on a limited basis. This airport is maintained by the City of Long Prairie and accommodates most light aircrafts. The cities of Little Falls and Alexandria, located within 40 minutes of Long Prairie, also have airports that provide service for somewhat larger planes. Hector International Airport in Fargo, North Dakota, and Minneapolis-St. Paul International Airport are the nearest major airports.
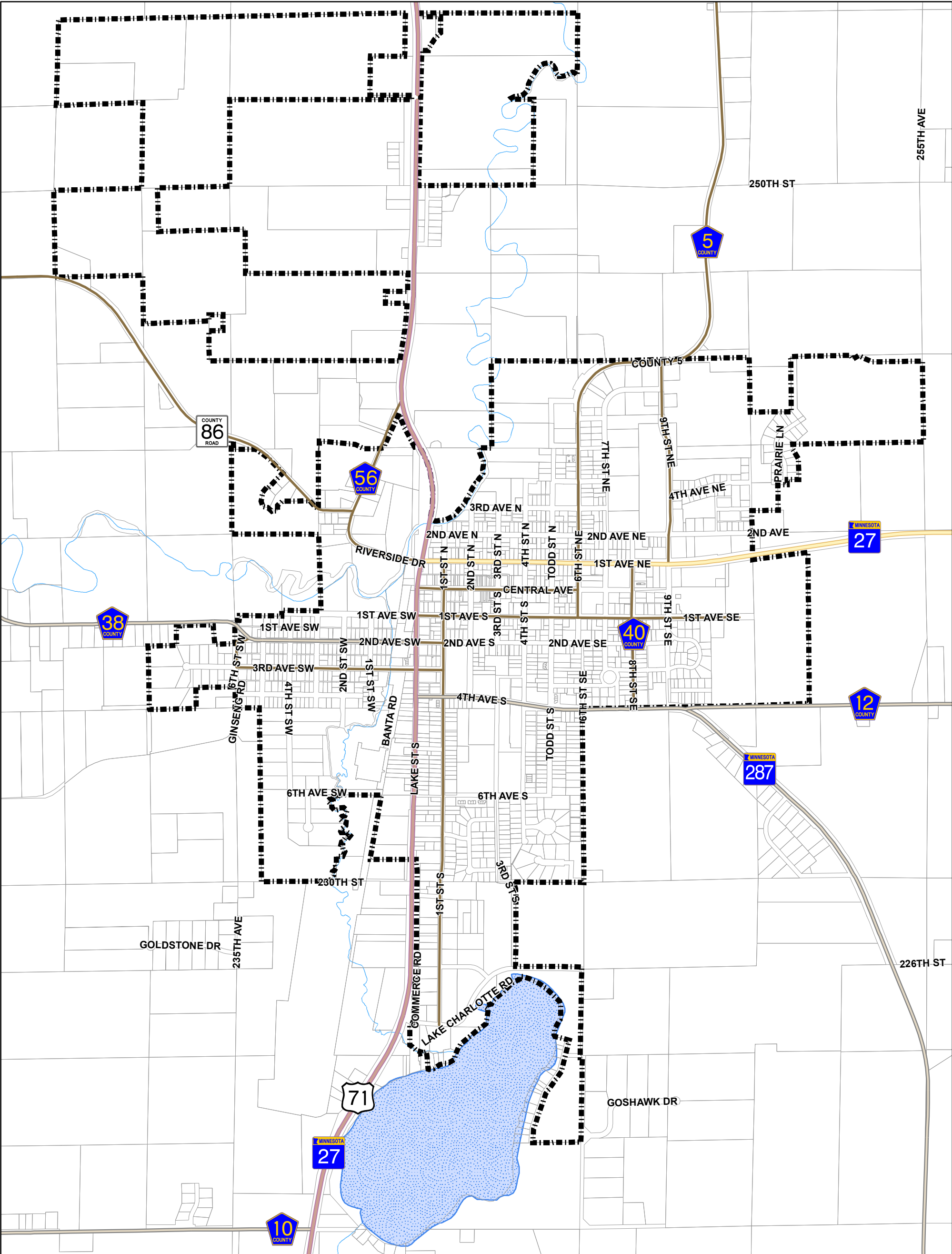
City of Long Prairie
Comprehensive Plan

Figure 4
Functional
Classification

Legend

Principal Arterial

Minor Arterial

Major Collector

Collector

Public Water Basin

Population characteristics

Population and Housing

The population and housing characteristics of the City of Long Prairie and the surrounding area provide information that is important in determining the growth patterns of the City. For instance, an increase in young married couples with children would require starter housing, new parks and schools, or the need for new or upgraded community facilities; whereas, an increase in the elderly population would lessen the need for schools and increase the need for specialized medical services. This section contains information on Long Prairie's population, including age, education, and income, as well as selected housing characteristics, such as occupancy and value.

Population

A critical step in long-range planning is analyzing population rates within the community and surrounding areas. Historical data and long-range trends need to be evaluated. To do this, we have utilized U.S. Census data to determine our findings. U.S. Census and American Community Survey (ACS) data are the most valuable tools in creating this population profile.

Historical trends can help provide general predictions into the future. Table 4 below shows the changes that have taken place over time in Long Prairie as compared to population growth in similarly sized cities, adjacent townships, Todd County, and the state in the previous decade. Historically, population growth has occurred very slowly in the City. Its rate of growth was less than the cities of Sauk Centre and Melrose, Reynolds Township, Todd County, and the state.

TABLE 4 – HISTORICAL LONG PRAIRIE POPULATION
1970 – 1997

COMMUNITY	1970	1980	% CHANGE	1990	% CHANGE	1997	% CHANGE
LONG PRAIRIE	2,416	2,859	18.3	2,786	-2.6	2,837	1.8
MELROSE	2,273	2,409	6.0	2,561	6.3	2,741	7.0
SAUK CENTRE	3,750	3,709	-1.1	3,581	-3.5	3,828	6.6
LONG PRAIRIE TWP	937	938	0.1	820	-12.6	829	1.1
REYNOLDS TWP	546	662	21.2	660	-0.3	681	3.2
TODD CO	22,114	24,991	13.0	23,363	-6.5	24,014	2.8

Source: U.S. Census, MN State Demographer, *Long Prairie 1997 Comprehensive Plan*

Figure 5 compares the population of Long Prairie to Todd County between 2000 and 2014. In

general, there has been a general increase in population between 2000 and 2014. Long Prairie saw a 13.8 percent increase between 2000 and 2010. A slight decrease (1.1 percent) was experienced between 2010 and 2014. Todd County saw a similar trend of general growth between 2000 and 2014. A slight decrease (1.9 percent) was experienced between 2010 and 2014, similar to the City of Long Prairie.

FIGURE 5 – LONG PRAIRIE population growth
2000 – 2014
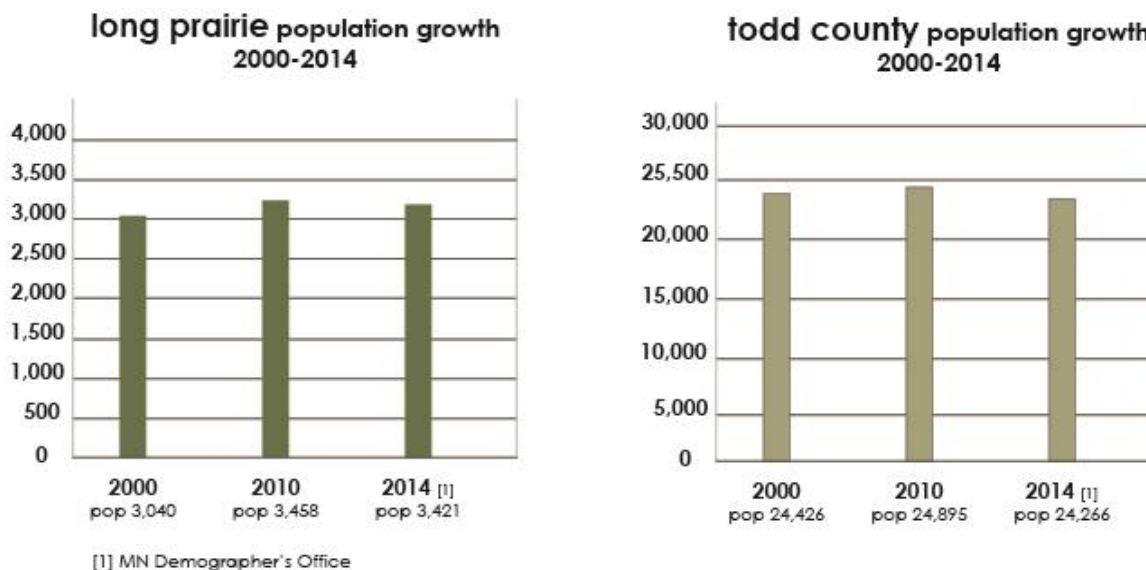
Changes in the population affect all aspects of a city as it plans for its future. Long-term and short-term planning efforts must be undertaken to serve the needs of the residents through governmental agencies such as schools, parks, roads, utilities, and police and fire protection or inter-governmental agencies, nonprofit organizations, community facilities, and business and retail facilities to assure an acceptable quality of life.

The figure below shows the distribution of Long Prairie's population among four age groups: 18 years and over, 21 years and over, 62 years and over, 65 years and over. As is the case within the general population, the population of Long Prairie has aged somewhat. The number of persons under 18 years of age has experienced a general increase over the past 14 years while the number of *62 years and over* age group has seen a slight decrease. The number of working-age adults has remained relatively steady over time. If this trend continues, the need for senior-oriented facilities, such as assisted care housing and medical facilities, is likely to increase.

FIGURE 6 – LONG PRAIRIE population distribution amongst age categories
2000 – 2014
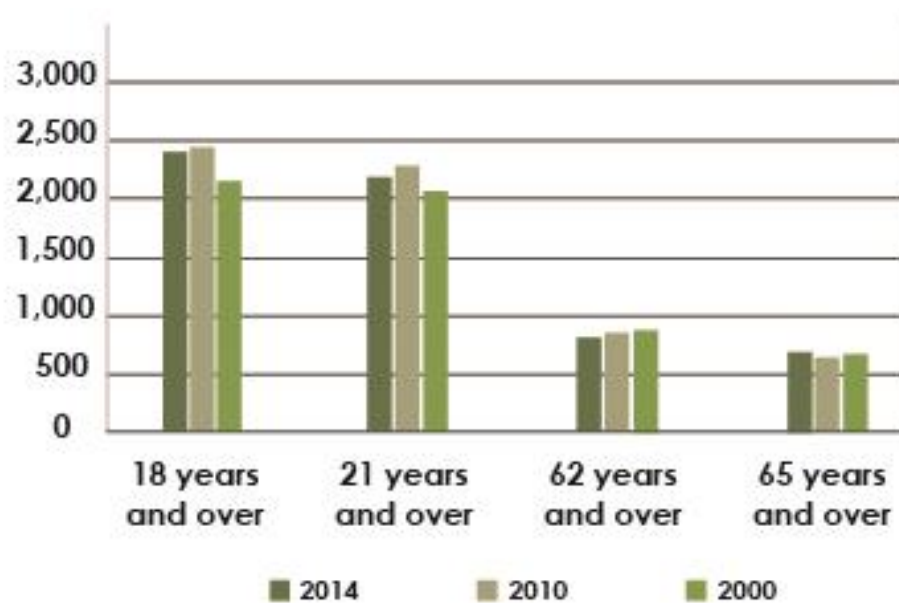
Source: U.S. Census, MN State Demographer's Office

The following table provides more complete information on the age distribution of Long Prairie's population based on the 2000 Census and 2014 estimates. Figure 7 compares the age distribution between years 2000 and 2014. Long Prairie has seen an overall increase in age categories. Notable population increases can be noted in the 45-54 age category with a change of 182 people (52 percent). An increase was also seen in the 25-34 age category with an increase of 40 people (11.7 percent). The 85+ age category also increased by 31 people (20.5 percent). A decrease in age distributions can be seen in the 20-24 (5 percent), 35-44 (14 percent), and 75-84 (13 percent) age groups.

The fluctuation in the 75+ age groups could be attributed to the location of the Long Prairie Memorial Nursing Home and other senior-related facilities, and their recent improvements, within the City. It is also important to note that over half of Long Prairie's population is under the age of 44. This indicates that the City will need to continue meeting the needs of families with children.

TABLE 5 – LONG PRAIRIE gender demographics
2000 – 2014

2000 Gender (pop. 3,040)			2010 Gender (pop. 3,458)			2014 Gender (pop. 3,422)		
Males	1,043	34.31%	Males	1,672	48.35%	Males	1,637	47.84%
Females	1,226	40.33%	Females	1,786	51.65%	Females	1,785	52.16%

Source: US Census Bureau, ACS 2000, 2010, and 2014, DP05

**FIGURE 7 – LONG PRAIRIE age distribution of population
2000, 2014**
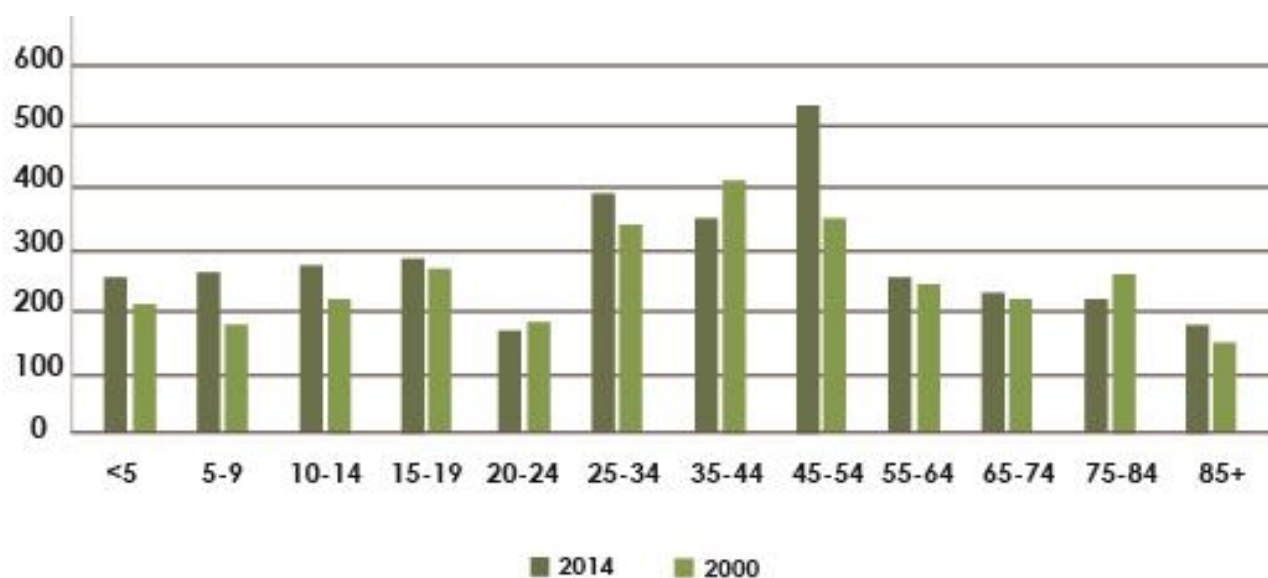
AGE CATEGORY	<5	5-9	10-14	15-19	20-24	25-34	35-44	45-54	55-64	65-74	75-84	85+
2014	262	265	272	291	162	381	347	531	266	237	226	182
2000	205	180	217	278	171	341	404	349	252	232	260	151

Source: U.S. Census ACS 2000, 2014, DP05, MN State Demographer

TABLE 6 – LONG PRAIRIE MEDIAN AGE

2014	**37.1**
2010	**34.1**
2000	**38.1**

Source: US Census, MN State Demographer's Office

Table 6 shows that the median age for 2014 is 37.1 years old. Long Prairie's largest age group populations are 25-34 (11 percent), 35-44 (10 percent) and 45-54 (15.5 percent). As a whole our population is aging, though these age categories bring down the median age, which has ranged from 34 to 38 years of age from 2000 to 2014.

Race and Ethnicity

The American Community Survey (2014) reports that the City of Long Prairie is predominately white (81 percent). The second highest group reporting were those of two or more races (18 percent).

FIGURE 8 – Hispanic or Latino and Race (2014) **FIGURE 9 – LONG PRAIRIE race profile (2014)**
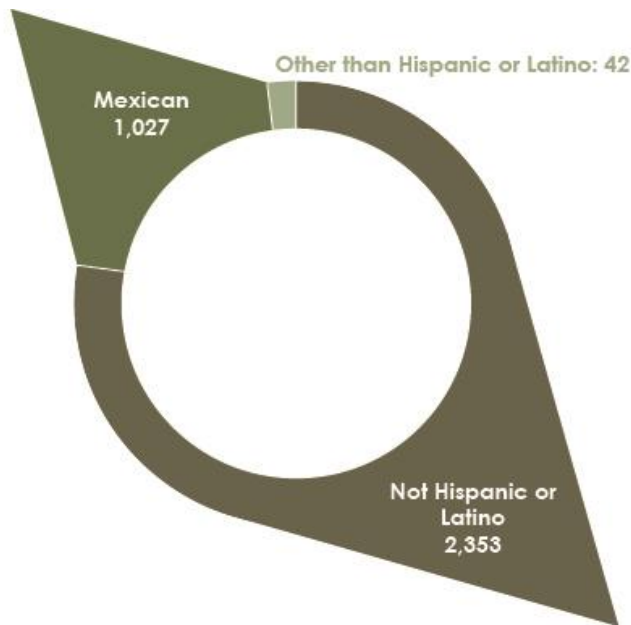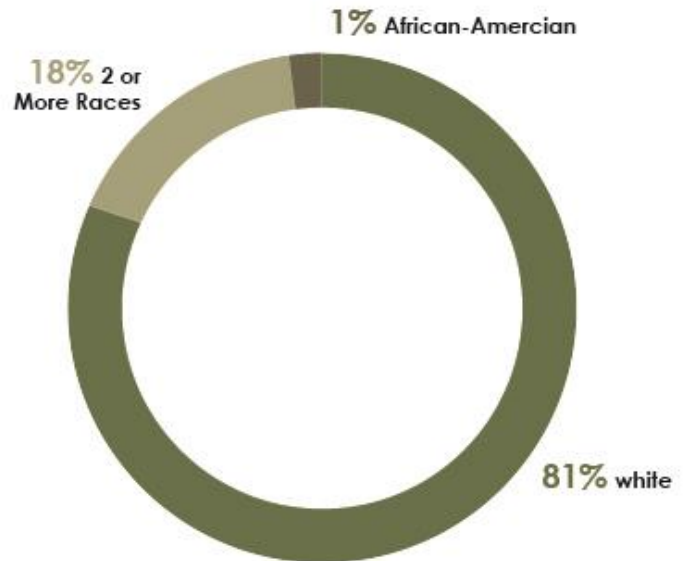
Source for both figures: US Census ACS 2014, DP05

The census provides further evaluation of the 18 percent of *2 or More Races* shown in the Long Prairie race profile above. Of the total population of Long Prairie (3,422; ACS 2014), 31.2 percent recorded *Hispanic or Latino (of any race),* which is a total of 1,069 people. Of the *Hispanic or Latino (of any race)* category, 1,027 people recorded *Mexican* (30 percent) and forty-two people recorded *Other than Hispanic or Latino*. To evaluate these numbers further, the Census also provides characteristics on the *Language Spoken at Home*. The chart below identifies that 25 percent of residents speak another language; 24.1 percent of those speak Spanish at home.

TABLE 7 – Language Spoken at Home

LANGUAGE	Estimate	Percent
Spanish	763	24.1%
Other Indo-European languages	25	0.8%
Other than English	**789**	**TOTAL:** **25%**

Source: US Census, ACS 2014 5 Year DP02

Population Projections

It is important for communities to be able to anticipate future change. Preparing population projections is a critical step in developing accurate land use forecasts. Understanding population growth patterns for a community can assist public and private section planners and developers in determining infrastructure needs, identifying community investment and funding opportunities. 2015 population estimates were used for this projection.

FIGURE 10 – LONG PRAIRIE & TODD CO.
Population projections
2015-2030
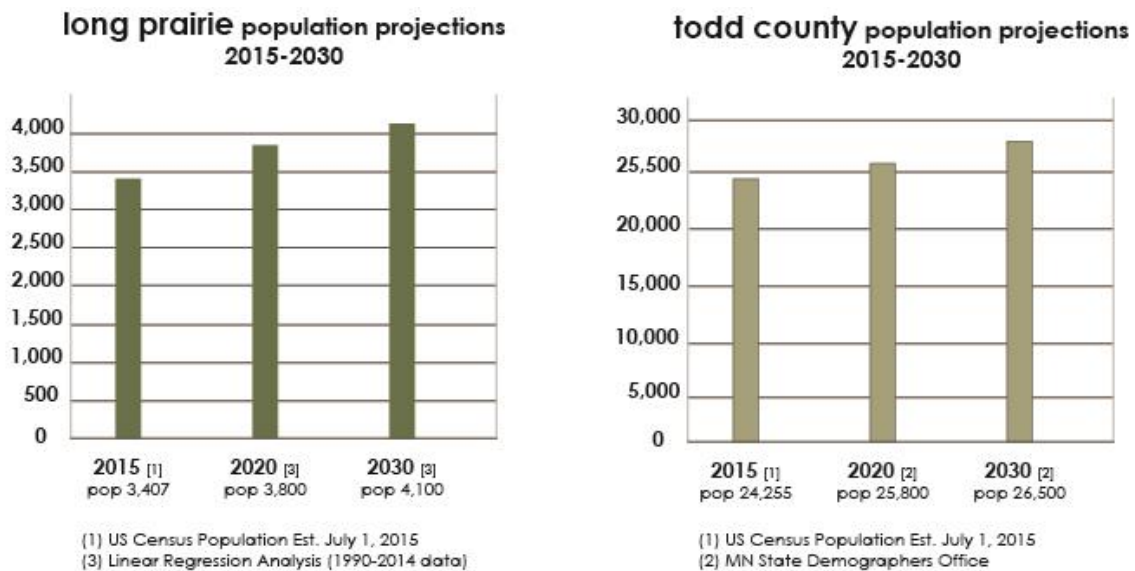
The below table shows the rates of change in population based on the numerical projections above. According to this table, the City of Long Prairie is expected to slowly increase in population over the next two decades, with the greatest percentage increases between 2015 estimates and 2020 projections (11.5 percent). Between 2020 and 2030, steady increase is projected to occur at a rate of 7.9 percent. Todd County is projected to see population increases over a five-year period at 6.4 percent. A subtle increase (2.7 percent) is anticipated between 2020 and 2030.

TABLE 8 – LONG PRAIRIE & TODD CO. rate of change
2000. 2014

	% CHANGE 2014 – 2020	% CHANGE 2020 – 2030
LONG PRAIRIE	11.5%	7.9%
TODD COUNTY	6.4%	2.7%

Source: US Census Population Est. July 1, 2015, MN State Demographers Office, Linear Regression Analysis (1990-2014 data)

Education

Long Prairie's percentage of the population enrolled in primary and secondary school is fairly typical for a city of its size. The fluctuations that have been occurring in the population and the changing trends in family size may require a long-term planning response to allow for adequate funding of education. Education for older students in the community is provided by a technical college, a community college, a public university, and a private university located within 60 miles of the City.

Table 9 shows the numbers and percentage of Long Prairie's population enrolled in school based on classifications. As previously mentioned, Long Prairie's school enrollment is relatively typical. As would be expected, the highest percentage of the population in school is within grades first through 12th (ages 5-17). In spite of the travel distance to post-secondary learning institutions, there is a sizable portion of the older population enrolled in school.

TABLE 9 – LONG PRAIRIE school enrollment
2014

CLASSIFICATION	ESTIMATE	PERCENT
nursery school, preschool	58	6.4
kindergarten	57	6.3
elementary school (grades 1-8)	459	50.5
high school (grades 9-12)	243	26.7
college or graduate school	92	10.1
population 3 years and over involved in school		**909**

Source: US Census ACS 2014 5 Year DP02

Education attainment can be used to gauge the existing skills and training the residents of an area have accomplished. These characteristics are an important factor in economic development, business growth, and employment.

FIGURE 11 – LONG PRAIRIE education attainment
2014

US Census ACS 2014, DP02
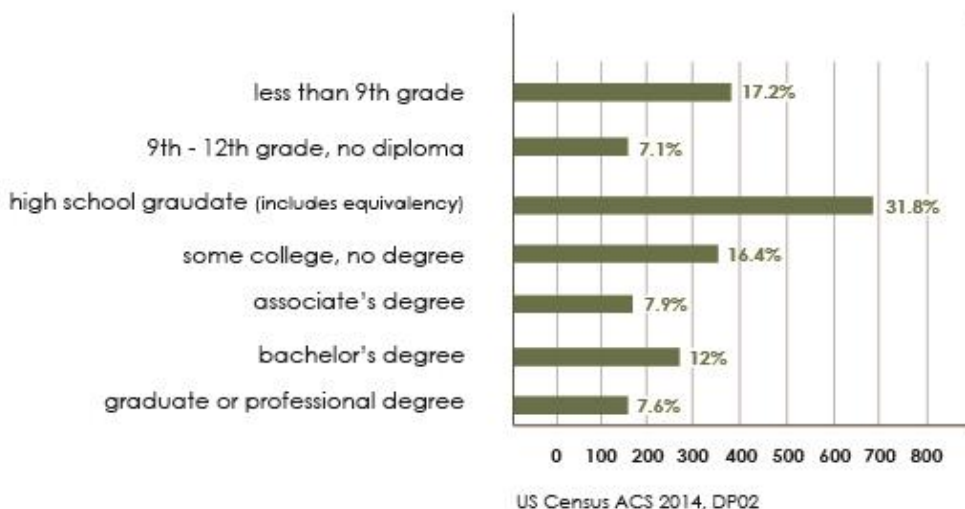
Figure 11 shows that 75 percent of Long Prairie's population, age 25 and over, have at least a high school diploma or equivalent. Nearly 20 percent of the population, age 25 and over, have a bachelor's degree or higher.

Long Prairie-Grey Eagle School District #2753 is a pre-school through grade 12 district of about 1000 serving the students of Long Prairie and Grey Eagle, as well as the surrounding area.

The District has a K-6 and 7-12 configuration in two buildings located in Long Prairie. Elementary students are served at the Long Prairie-Grey Eagle Elementary, which is a preschool-6th grade school. The building also has a collaborative setting with Head Start.

Long Prairie-Grey Eagle High School offers students in grades 7-12 a wide variety of co-curricular, academic, arts, music and athletic programs designed to challenge the interests and abilities of all students. Community Education programs serve people of all ages from infants through senior citizens. Programs are designed to link the community and the school to enhance personal growth and community development.

The mission of the District is, *"The mission of the Long Prairie-Grey Eagle School District, as an innovative progressive leader in education, is to ensure that every student is a confident, responsible global citizen with a passion for learning. This will be accomplished through: state of the art facilities, dynamic positive relationships and a rigorous engaging curriculum, in partnership with parents and the community"* – Long Prairie Grey Eagle Public Schools District overview

Housing characteristics

Households

The table below shows the change in the number of households in both the City of Long Prairie and in Todd County. The number of households is directly related to the population. The U.S. Census in 2010 reported that Long Prairie had 1,290 households. A *household* refers to all persons who occupy a housing unit. According to Figure 12, Todd County had a greater increase in households during the years of 1990-2015 (12.8 percent) than Long Prairie (9 percent). Long Prairie experienced a greater, yet subtle, increase during the years of 2000 – 2010 (5 percent) than Todd County (4.4 percent).

FIGURE 12 – LONG PRAIRIE / TODD CO. household growth
1990 – 2015

long prairie household growth 1990-2015

| 1990[1] | 2000[1] | 2010[2] | 2015[2] |
| 1,183 | 1,229 | 1,290 | 1,290 |

[1] US Census 1990, 2000, 2010
[2] MN State Demographer's Office

todd county household growth 1990-2015

| 1990 | 2000 | 2010 | 2015 |
| 8,589 | 9,342 | 9,756 | 9,686 |

Source: MN State Demographers Office
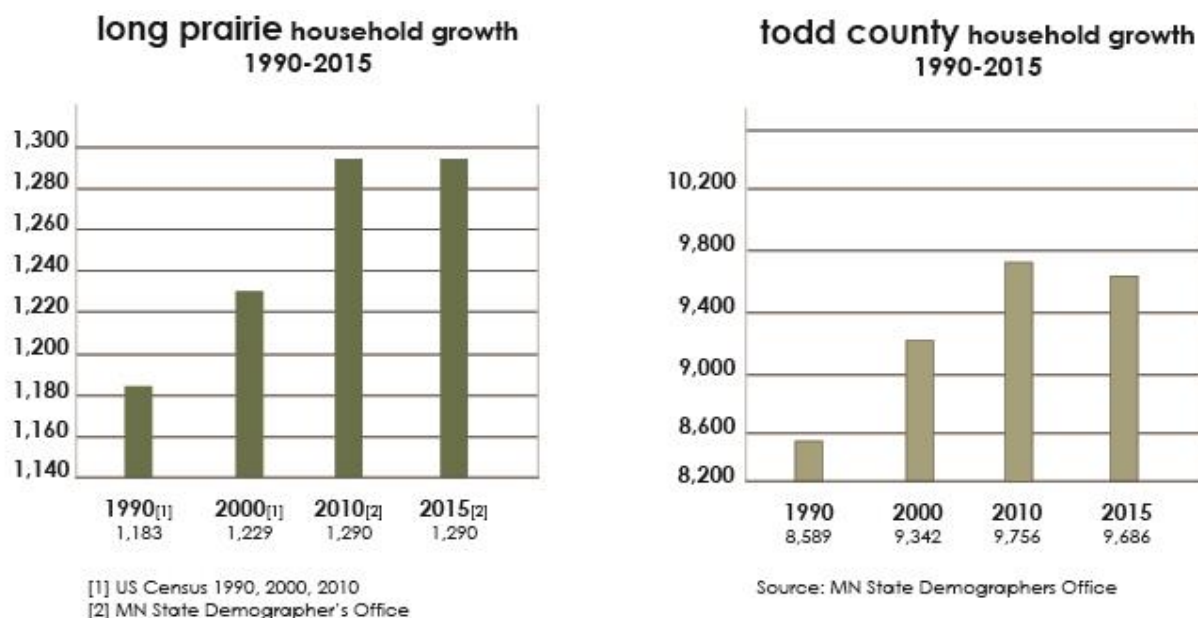
Table 10 provides additional information about households in Long Prairie and in Todd County. The table shows the average number of persons per household. Following the nationwide trend of smaller household sizes, Todd County has experienced a decrease in persons per household (PPH). Long Prairie has not experienced the steady decrease in households. Between the years 2000 and 2009, Long Prairie did experience similar decreases in households as Todd County in 2009. The PPH rose from 2.24 to 2.58 in 2010. Another decrease is seen between the years of 2010 to 2015.

TABLE 10 – LONG PRAIRIE / TODD CO.
Persons Per Household (PPH)
2000 – 2015

	2000	2010	2015
LONG PRAIRIE	2.36	2.58	2.54
TODD COUNTY	2.58	2.52	2.47

Sources: MN Demographers Office

Housing Characteristics

Available, affordable, and safe housing is necessary for a community to accommodate the growth of all segments of the population. Housing provides a link between the city's population goals, economic development, and its land use priorities. In order to encourage growth in the population, and in turn, the economy, housing will be needed for residents of differing income levels, for purchase and for rent and for persons interested in single family or multi-family units.

The City of Long Prairie has a good distribution of owner-occupied and renter-occupied units. The table below shows the distribution of housing units in owner-occupied and renter-occupied categories.

TABLE 11 – LONG PRAIRIE housing tenure 2014

Type	Estimate	Percent
Owner occupied	862	63.1%
Renter occupied	505	36.9%
Total occupied housing units		**1,367**

Source: US Census, ACS 2014 5 Year DP04

TABLE 12 – LONG PRAIRIE housing occupancy 2014

Type	Estimate	Percent
OCCUPIED HOUSING UNITS	1,367	96.7%
VACANT HOUSING UNITS	47	3.3%
TOTAL HOUSING UNITS		**1,414**

Source: US Census, ACS 2014 5 Year DP04

Age of housing is an important component of housing condition. The following table provides data about the age of housing in the City of Long Prairie. Over half of the housing units in the City were built before 1969 (55 percent). More detailed information about the age of the housing stock in Long Prairie is provided in Table 13 on the next page. According to the table, the largest proportion of homes within the City were built between 1970 and 1979. The second largest proportion of housing stock was built before 1939. This suggests that the City has relatively old housing stock.

TABLE 13 – LONG PRAIRIE housing age

YEAR BUILT	ESTIMATE	PERCENT
Built 2010 or later	0	0
Built 2000 to 2009	22	1.6%
Built 1990 to 1999	153	10.8%
Built 1980 to 1989	98	6.9%
Built 1970 to 1979	359	25.4%
Built 1960 to 1969	188	13.3%
Built 1950 to 1959	177	12.5%
Built 1940 to 1949	95	6.7%
Built 1939 or earlier	322	22.8%
Total housing units		**1,414**

Source: *US Census, ACS 2014 5 Year DP04*

The value of housing within the community is also important to consider in any planning effort. The table below shows the distribution of owner-occupied housing units in the community in various value categories. Long Prairie's owner-occupied housing units are nearly evenly spread between the $50,000 and $150,000 value range (2014 dollars). This shows a good mix of housing values, which means greater affordability of housing for persons in a variety of income groups. The approximately 11 percent of housing units valued at under $50,000 (2014 dollars) may suggest that there may be housing condition problems with some of the City's owner-occupied housing units.

TABLE 14 – LONG PRAIRIE home values (2014)

Value	Estimate	Percent
< $50,000	100	11.6%
$50,000 - $99,999	359	41.6%
$100,000 - $149,999	350	40.6%
$150,000 - $199,999	33	3.8%
$200,000 - $299,999	20	2.3%
> $300,000	0	0
TOTAL OWNER OCCUPIED UNITS		**862**

Source: *US Census, ACS 2014 5 Year DP04*

Table 15 below also provides information about housing affordability. It shows the percentage of household income that is spent on housing costs for both owner-occupied (with a mortgage) and renter-occupied units (without a mortgage). For owner-occupied units, housing costs appear to be well within expected bounds. Over 73 percent of homeowners pay less than 30 percent of their household income for housing costs. For renters, housing costs require a larger percentage of

household income. Slightly more than half (51.8 percent) of the renters in Long Prairie pay over 25 percent of their household income for housing costs. Over one-fourth of the total number of renters in the City pay 35 percent or greater of their household income for housing costs.

TABLE 15 – Housing Costs as a Percentage of
Household (HH) Income by Percentage of Total Occupied Housing Units

Percent of Household Income	% of Owner Occupied	% of Renter Occupied
< 20%	46.1%	26.9%
20% - 24.9%	5.9%	21.4%
25% - 29.9%	21.8%	9.0%
30% - 34.9%	3.7%	14.3%
35% >	22.5%	28.5%

Source: US Census ACS 2014, DP04

Using the commonly accepted standard that up to 30 percent of gross income can be applied to housing expenses without experiencing a cost burden, a median-income household in Long Prairie could afford approximately $912.18 for ownership and/or rental housing per month in 2014.

Income information gathered from the American Community Survey (2000-2014) shows income growth within the City of Long Prairie and Todd County. The City's household income (HMI) decreased by 13 percent, falling from $37,781 in 2010 to $36,487 in 2014. MHI increased between 2000 and 2010, where the HMI in 2000 was $32,281. The County's household median income steadily increased between 2000 and 2014. A 40 percent increase was experienced between 2010 and 2014. However, the City and County were still below the statewide median.

FIGURE 13 – LONG PRAIRIE Household Median Income (HMI)

US Census, 2000,2010 ACS, 2014 5 Yr DP03   Todd Co   Long Prairie
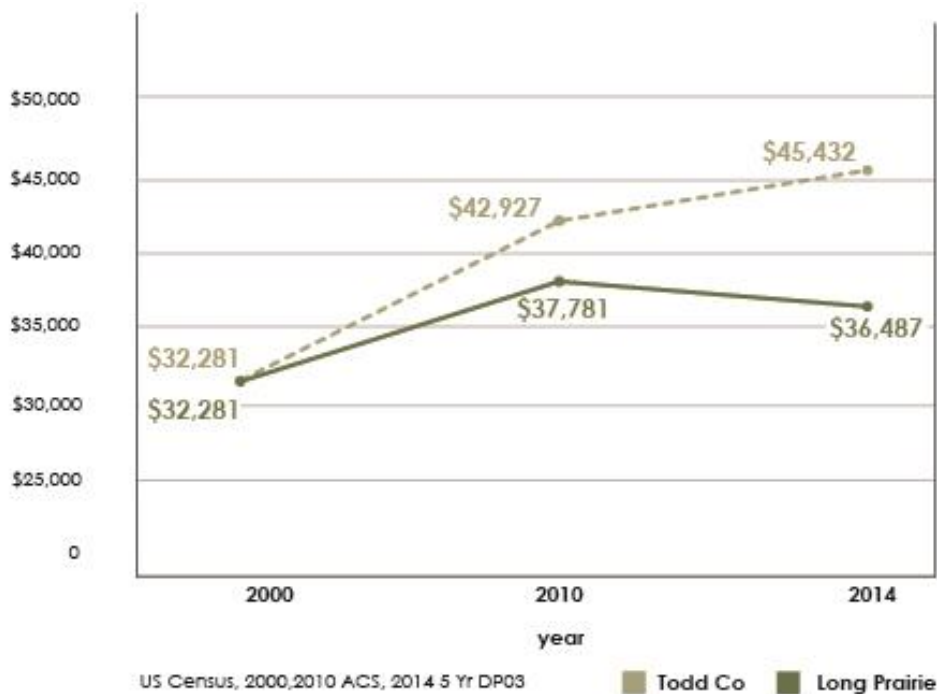
Economic development

Economic Development

The economic condition of a community is an important component of a healthy and thriving city. The commercial and industrial sectors can contribute to a city's job market and tax base while serving as a source of strength within a community. Among the issues to consider when planning for future economic development include resources such as a strong tax base and employment opportunities.

Employment and Income

It is essential for small communities such as Long Prairie to maintain a strong base of diverse employment opportunities for its residents. In general, the City of Long Prairie has a strong employment base with diverse opportunities for local residents. If the City is able to maintain this employment base, then it has the potential to remain a vibrant community in the future. Table 16 below provides a listing of Long Prairie's current major employers. Also provided is a description of the product or service produced and the number of full-time employees. Long Prairie Packing Company is the largest employer in the City. CentraCare and LSC Communications are also important employers within the community as each employs between 265 and 280 people.

TABLE 16 – LONG PRAIRIE Major Employers

EMPLOYER	PRODUCTS AND SERVICES	EMPLOYEE COUNT
LONG PRAIRIE PACKING CO.	Animal Slaughtering & Processing	560
LSC COMMUNICATIONS	Newspaper, Periodical, Book, and Directory Publishers	280
CENTRACARE HEALTH	General Medical and Surgical Hospitals	265
TODD COUNTY	Government	250
DAN'S PRIZE INC.	Animal Slaughtering & Processing	188
LONG PRAIRIE-GREY EAGLE SCHOOLS	Elementary and Secondary Schools	180
CENTRAL BI-PRODUCTS RENDERING	Animal Slaughtering & Processing	110
DAYBREAK FOODS INC.	Poultry & Egg Production	80
CATHEDRAL PRESS	Newspaper, Periodical, Book, and Directory Publishers	30
LAKE COUNTRY CNC MACHINERY	Other Electrical Equipment & Component Mfg.	25

Source: Long Prairie Chamber of Commerce

Based on information provided by the ACS 2014 data, Figure 14 shows the distribution of local residents in several employment industry categories. Over thirty percent of Long Prairie's total employed persons fall into the *manufacturing* categories of employment. There was a slight decrease in manufacturing jobs since 2010 (41.6 percent of working adults employed in this category). In 2014, 440 people worked in the manufacturing industry (31 percent). Between 2010 and 2014 there was a 33 percent decrease in the manufacturing industry, which is 225 people. Other notable industries are the *educational services* category, which in 2014 employed just over 25 percent. Significant influxes in industry were seen in the *other services* category and the *construction* industry.

FIGURE 14 – LONG PRAIRIE industry profile (2014)

long prairie industry profile
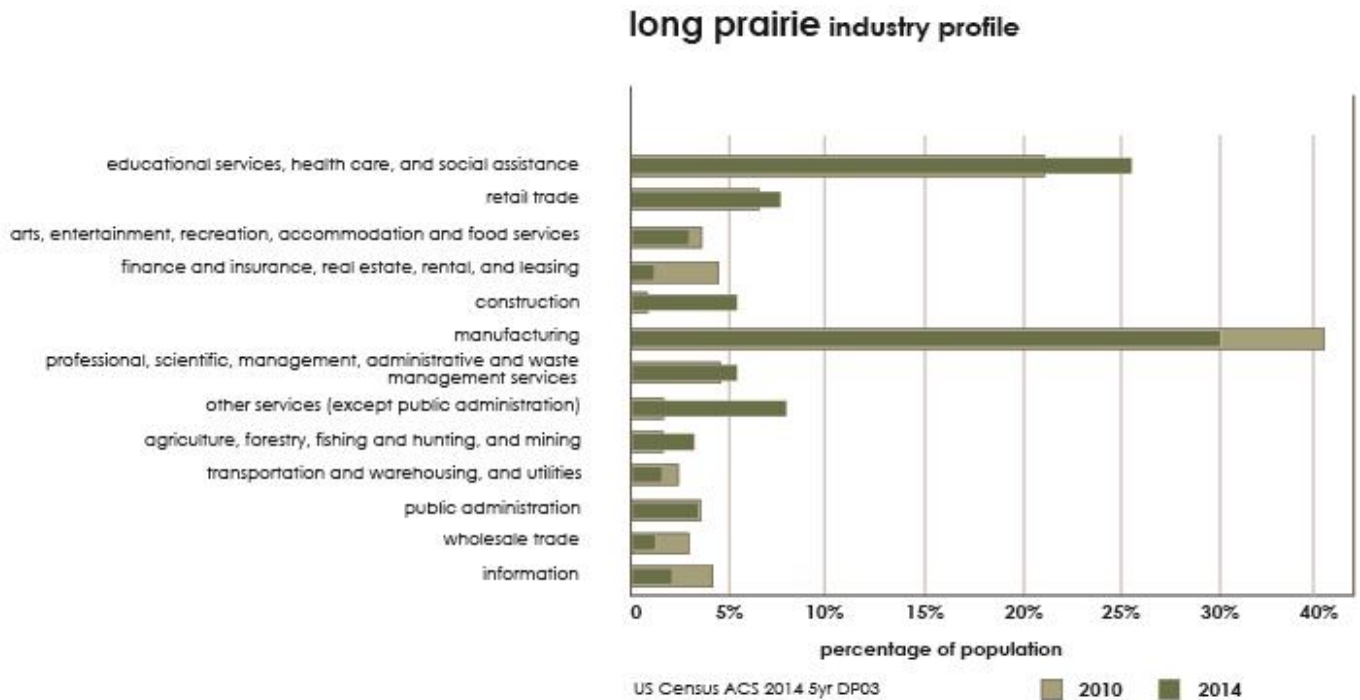
Though manufacturing boasts the highest employment category, it has also seen the largest decline from 2010 to 2014 (33.83 percent). The finance and insurance industry has also seen a significant decline of 73 percent. While the data suggests modest growth in most industry categories, there is a significant interest in bringing back manufacturing and other types of industrial services to the Long Prairie area.

FIGURE 15 – LONG PRAIRIE occupation profile (2014)
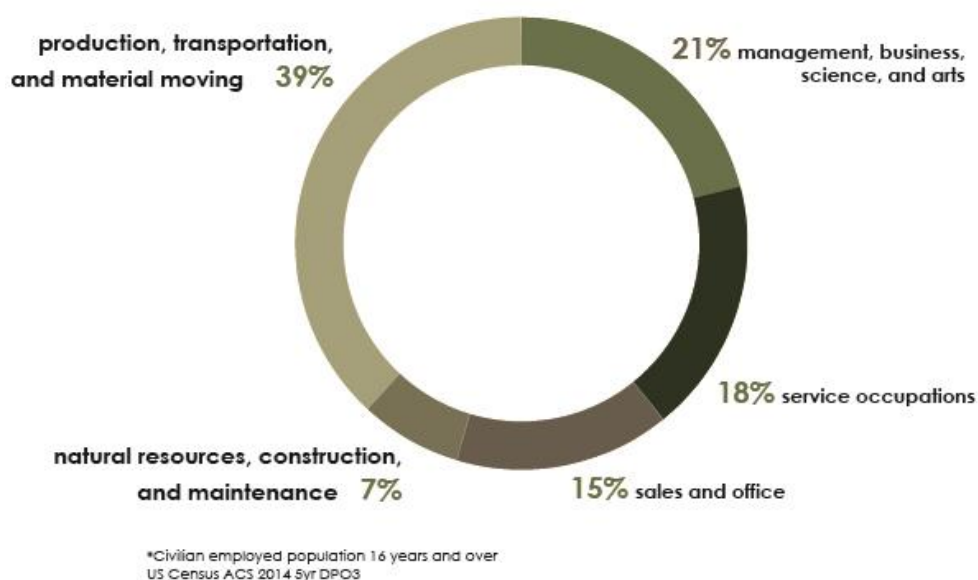
Means of Commuting to Work

Figure 16 summarizes the ways that residents commute to work. Of those workers commuting to work, the majority drive alone (66 percent). Of those commuting, 24 percent carpool. The table shows that a very small number of residents work from home (1 percent). Twelve percent of the population take multi-modal forms of transportation: public transportation and walking. With 90 percent of workers commuting and spending an average of 18 minutes traveling to work, a form of public transportation may be considered depending on destination; or consider increasing the outreach of the existing transit options. Regarding the large manufacturers and industry in Long Prairie, safe and complete routes to and from work may be evaluated and sidewalk and bicycle lanes improved.

FIGURE 16 – LONG PRAIRIE means of commuting to work

Source: US Census ACS 2014 5yr DP03
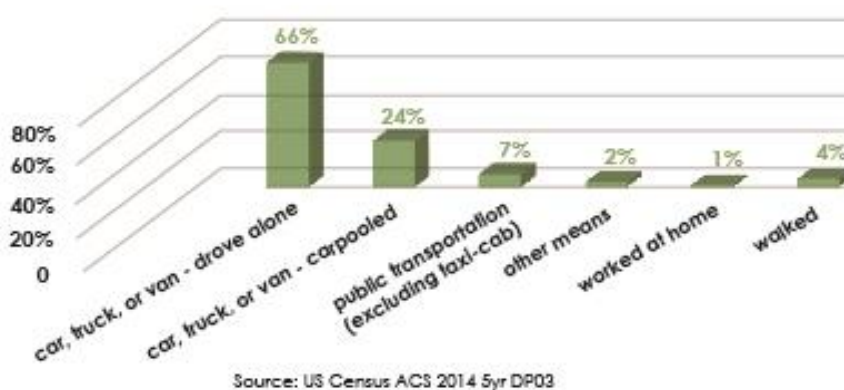
Overview of selective demographic and socioeconomic characteristics

Assessing the population size, households, and characteristics of the residents who live in the City of Long Prairie, and studying adjacent communities' population hold a critical component in developing the comprehensive planning document. Census data is one of the most valuable tools in creating a community demographic profile. The table below provides an overview of selective demographic and socioeconomic data outlined in this chapter:

TABLE 17 – LONG PRAIRIE selective socioeconomic characteristics (2014)

Population (2014)	**3,421**
Median Age	37.1
Household Median Income	$36,487
Number of Households	1,290 (2015 est.)
Persons per Household	2.54

Source: MN Demographer's Office, US Census ACS 2014 DP03

Environmental analysis

Environmental Analysis

The purpose of this section is to identify areas of high environmental and natural resource values. Many times these features will determine what kind of land use may occur and the intensity of that use. While a substantial portion of Long Prairie is inherently suitable for urban development, other areas have intrinsic natural value. These areas function best if left in a natural state or contain limit development so they may not be urbanized or altered. Preservation of significant natural resources is a legitimate goal for any local government. By preserving natural resources, a city can maintain a high quality of life for its residents.

Geology

Four major ice advances covered the Long Prairie area and central Minnesota during the glacial period, with the last glacier melting about 20,000 years ago. The glaciers left behind a broad fan of sand and gravel and also a unique drainage pattern of long tunnels in the bedrock. In general, in central Minnesota there are limited rock outcrops. The primary rock type found in the area is granite. The City of Long Prairie is located within the Great Lakes Tectonic Zone, which runs from the west-central part of the state toward the northeast. Because of this, the City of Long Prairie experienced several earthquakes of moderate intensity during the mid-1800s. Despite its location, the City of Long Prairie and central Minnesota as a whole have very minimal earthquake risk. Groundwater resources within Todd County and in the Long Prairie area are abundant. Currently, groundwater quality in the county is considered good, although few wells have been tested.

Soils

Soil characteristics are an important factor to consider when contemplating future development. Certain soils are capable of supporting development, while others are not due to their chemical and mechanical properties. The soils in Long Prairie can be more easily understood if they are studied in soil associations. A soil association is a geographic pattern of defined and named soils. The soils in an association may be very alike or entirely different, but the pattern in which the soils occur is relatively uniform.

The soils in the Long Prairie area can be placed into three main soil associations. The associations are named for the soils in them, but other soils may be present in any of the associations. Refer to the *Todd County Soil Survey* for specific information concerning the soils described in this section. Before selecting a specific site for any type of development, proper tests that document the characteristics of the soils should be conducted. Below is a description of the soil associations found in the Long Prairie area.

Wadena-Hubbard. This soil association is found in areas that are nearly level to rolling and well drained. The soils are dark colored and have sand or silt loam surfaces. They overlie neutral or calcareous outwash sands or gravels at a depth of two to six feet. These soils are medium to low in fertility. Wind erosion and doughtiness are problems on the more sandy areas.

Lester-Hayden. These soils are found in undulating or rolling areas that range in their drainability. Soils in this association are of a medium color and are moderately acidic. These soils were developed from calcareous, clay loam till deposited during glacial retreat. These soils have some erosion potential and may lack organic matter.

Menahga. Areas in which this soil association are is found have generally level topography. These soils are characterized by their good drainage potential and their light-colored, sandy surfaces. The soils in this association were developed from the sandy outwash from glacial melt.

Topography

In general, the topography within the City of Long Prairie is relatively level with some rolling land. The eastern portion of the City slopes slowly upward ·from the Long Prairie River. The greatest increase in elevation over the shortest distance occurs just east of the downtown area. The lowest point in the City has an altitude of 1,292 feet above sea level.

Wetlands and Watercourses

The primary water resource within the City of Long Prairie is the Long Prairie River. The river runs from southwest to northeast through the northwestern corner of the City. Venewitz Creek, which flows into the Long Prairie River, is another of the City's water resources. The Long Prairie River and Venewitz creek are both *Protected Watercourses* identified by the Minnesota Department of Natural Resources. The City of Long Prairie also has a small wetland area just north of the Long Prairie River in the northwestern portion of the City. The Todd County Soil and Water Conservation District also has some management authority over the City's water resources.

Vegetation

The City of Long Prairie is near the border of two of the three major biomes found in the state of Minnesota. This results in a mix of prairie and forest vegetation found in the surrounding areas. Agriculture and development, however, have resulted in a loss of much of this traditional landscape. The remaining trees in the area are generally of the following types: elm, basswood, sugar maple, red oak, and white oak.

Historical Landmarks

Landmarks can be described as manmade buildings and structures that reflect the culture, history, and significant architecture of the area and its people. The City of Long Prairie is home to several noteworthy historic landmarks. The following historic buildings are located on the National Register of Historic Places:

Todd County Courthouse. This architecturally significant structure was built in 1893. It is located at 215 First Avenue South. The Todd County Courthouse is a historic place of government and politics in the City of Long Prairie and in Todd County.

Reichert Building/Reichert Hotel. Built in 1902-03, this building is located at 20 Third Street North. This building is historic as a location for commerce activities in Todd County. It also has a unique architectural style.

Bank of Long Prairie. This building is historically significant based on its

history as a location for commerce, as well as its architecture. Now known as Michael's Cafe, this building was built in 1903. It is located at 262 Central Avenue.

Despite the fact that these buildings or sites are on the Historic Register, they may still be in danger of being lost to demolition or alteration. Current historic preservation regulations do not prohibit the destruction or alteration of any buildings on the Historic Register. If the owner of a building conducts mitigation measures, they could in fact proceed to demolish a historically significant building. Such measures can range from preserving the facade of the building to taking photographs of the historically significant features of the building for cataloging at the local historical society.

The City of Long Prairie is home to other historically significant structures. Though not listed on the National Register of Historic Places, the Christie House is another historic landmark located within the City. This Queen Anne-style house has both Colonial and Victorian elements. The interior is decorated in the Arts and Crafts style and includes many antique furnishings. The home is open for tours and is located at the comer of Central Avenue and First Street South.

Synthesis ++

Synthesis

This section is the first step in establishing an integrated planning concept for the City of Long Prairie. This synthesis of issues, needs, and opportunities represents the conclusion of the analysis portion of the planning process. It also represents the conceptual basis upon which planning goals and policies are determined; alternative concepts and policies developed; evaluation criteria established; and ultimately, a plan selected.

THE THREE PRIMARY ELEMENTS
OF THE COMPREHENSIVE PLAN

1	2	3
land use	transportation	community facilities

The final plan will include a land use guide plan, a recommended circulation plan, and a community facilities plan. The issues described below will be taken into account when the alternative plans are developed.

Land Use

The following land use issues and concerns have been identified:

- Long Prairie is primarily a residential community with expectations for further growth as a community. A key focus of the Comprehensive Plan should be to identify available lands suitable for new residential development. Among issues to be addressed are: (1) the timing and cost of providing public utilities to new developments and (2) the identification and discussion of annexation issue.

- Residential neighborhoods are one of Long Prairie's major strengths as a community. The Comprehensive Plan should provide for the protection and enhancement of these areas. Techniques should be explored to (1) balance the needs of existing residential neighborhoods with those of commercial, industrial, and institutional uses; (2) eliminate nonresidential through traffic within neighborhoods; (3) maintain and improve building conditions; and (4) improve public facilities where appropriate.   ·

- While Long Prairie is primarily a single-family residential community, some multi-family housing has been built. The Comprehensive Plan should explore appropriate locations for new multi-family residential developments

at various densities and should identify techniques to ensure that new development will be attractive, of high quality, and appropriate for the market.

- There is very little vacant residential, commercial and industrial land left in the City for any major developments. The City may have to work with the adjacent townships to develop orderly annexation of lands that are in the City's growth areas and in need of urban services.

- Long Prairie is surrounded by farmland, much of which is in active cultivation. The community should carefully evaluate its agricultural resources and determine whether special policies should be developed to encourage its preservation.

- The Long Prairie River is a sensitive natural resource that should be preserved. The Comprehensive Plan should identify ways to provide more open space opportunities around this amenity, while at the same time preserving its natural and scenic beauty.

- Development opportunities (residential and commercial) in the vicinity of the new CentraCare medical campus are likely to arise. The city should plan accordingly.

Transportation

The City's transportation system can be characterized as a grid system with local streets forming typical city blocks. Through traffic is served by a number of thoroughfares: Highway 71, which provides north south access, and State Trunk Highway 27, which provides east-west regional access. Below are some of the transportation issues facing the City:

- The City has generally taken good care of its local streets, which has provided for a high-quality local street system.

- Highways 71 and 27 provide the bulk of the regional access to and through Long Prairie and should continue to be well maintained through the City. The highway 71/27 and 71/287 intersections should be studied to determine whether they can be upgraded to improve turning movements.

- The connection of Highway 287/County 12 and County 27 is vital to traffic circulation on the City's east side.

- There is an opportunity to fix up the appearance of Highway 71 through the City to give travelers a better image of Long Prairie.

- Additional local streets and collectors will be priority in the growing areas of the City.

Community Facilities

Most of the community facilities in Long Prairie are in good to fair condition. The following is a list of either new additions or needed improvements to the City's community facilities.

- Schools are in relatively good condition. The high school was built in 1997 and should provide adequate capacity to serve a growing population.

- The City's park system offers a variety of neighborhood and community parks to serve local residents; however, some neighborhoods are still underserved. Continued maintenance and development of parks in the growing residential areas of the City will be a high priority. However, the school district and Lake Charlotte also provide a number of recreational opportunities to City residents as well.

In addition to the three major elements of the Comprehensive Plan, there are other demographic and economic trends to consider when developing alternatives, and ultimately, a final plan for the City. Below is a short description of these trends.

Population Change. Population has steadily increased since the adoption of the 1997 comprehensive plan. The 65 and over age group has continued to rise, mimicking state and national trends. Our aging populations will need health care options, health care flexibility, such as granny pods, home health care, and walkable communities that promote healthy communities. Long Prairie's population is expected to slowly rise by 2030.

Diverse Workforce. As Long Prairie's demographic is planned and favored to become ever more diverse, housing options need to be explored to provide workforce housing options. Consideration should be put toward using housing to encourage lifelong residency in the City of long Prairie. This includes encouraging the development of apartments, mixed middle housing, and assisted living facilities to accommodate the diverse characteristic of the target demographic.

Housing Maintenance. Nearly 23 percent of the city's housing stock was built before 1939. This means that housing maintenance will become increasingly important. Efforts to maintain the historic character should be evaluated. Twenty-five percent of the housing stock was built between 1970 and 1979. The largest housing stock is reaching nearly 55 years in age and will need care and housing maintenance.

Affordable Housing Options. Over 73 percent of homeowners pay less than 30 percent of their household income for housing costs. For renters, housing costs require a larger percentage of household income. Slightly more than half (51.8 percent) of the renters in Long Prairie pay over 25 percent of their household income for housing costs. Over one-fourth of the total number of renters in the City pay 35 percent or greater of their household income for housing costs. Using the commonly accepted standard that up to 30 percent of gross income can be applied to housing expenses without experiencing a cost burden, rental housing options should be explored to infill vacant lots throughout residential neighborhoods, while adding residential character and sense of place.

Goals & Policies

Goals and Policies 2016

A community's Goals and Policies are a detailed expression of its aspirations for the future and can be considered the heart of the Comprehensive Plan. The information that was presented as background is simply information needed to formulate the Goals and Policies, while the eventual Plan is a description of how the community intends to fulfill them.

The terms "Goal" and "Policy" are subject to a wide range of interpretation and application. Since it is desirable to have a common frame of reference, the following definitions are included:

> **GOAL:** A general statement of community aspirations and desired objectives indicating a broad social, economic, or physical state of conditions that the community officially agrees to strive to achieve in various ways, such as through the implementation of the Comprehensive Plan.

> **POLICY:** An officially adopted course or method of action intended to be followed to implement the community Goals.

The Goals and Policies spell out various roles and responsibilities for the City. To better understand the City's role for each Goal and Policy, a number of the key terms are defined below with the City's corresponding responsibility:

> City: Long Prairie's city staff, its elected and appointed officials, residents, landowners, and business people.

> Community: City of Long Prairie and the surrounding area.

> Create: Bring about the desired goal, usually with the City involved at all levels from planning to implementation. May involve City financial assistance.

> Continue: Follow past and present procedures to maintain desired goals, usually with the City involved at all levels from planning to implementation.

> Encourage: Foster the desired goal through City policies. Could involve city financial assistance.

> Endorse: Subscribe to the desired goal by supportive City policies.

> Enhance: Improve current goal to a desired state through the use of policies and the City at all levels of planning. This could include financial support.

> Maintain: Keep in good condition the desired state of affairs through the use of City policies and staff. Financial assistance should be provided if needed.

Prevent: Stop described events through the use of appropriate City policies, staff actions, and finances, if needed.

Promote: Advance the desired state through the use of City policies and staff activity at all levels of planning. This may include financial support.

Provide: Take the lead role in supplying the needed financial and staff support to achieve the desired goal. The City is typically involved in all aspects from planning to implementation to maintenance.

Strengthen: Improve and reinforce the desired goal through the use of City policies, staff, and financial assistance, if needed.

Support: Supply the needed staff support, policies, and financial assistance, if needed, at all levels to achieve the desired goal.

Work: Cooperate and act in a manner through the use of City staff, actions, and policies to create the desired goal.

These Goals and Policies were developed by the City between fall of 2015 and spring of 2016. Issues that came out of the Community Issues Workshops and the Background Studies were used as the basis for these Goals and Policies.

General goals and policies

General Goals and Policies

General Goal #1

Maximize the potential of the community of Long Prairie as a thriving center for business and recreation, while maintaining and enhancing its livability.

Policies:

1. Promote the implementation of the Comprehensive Plan that effectively plans for land use, community facilities, transportation, housing, economic development, environmental protection, and technological advancement for the Long Prairie area.
2. Review the Comprehensive Plan bi-annually and amend as necessary to ensure its usefulness as a practical guide for current and future development. Adhere to this Plan, which shall guide all zoning changes, as closely as possible to ensure consistent development.
3. Participate in state legislative, Todd County, and Long Prairie Township governmental processes regarding issues important to the City.
4. Protect both the general welfare and the individual choice of Long Prairie residents.

General Goal #2

Provide, maintain, and enforce standards for development that will enhance public health and the maintenance of a high-quality standard of living.

Policies:

1. Plan for land uses that support and enhance Long Prairie's ability to attract and direct quality development.
2. Formulate and enforce City ordinances to ensure development in accordance with the Comprehensive Plan.
3. Adopt and enforce a property maintenance code.

General Goal #3

Promote an ongoing relationship among all local units of government – City, Long Prairie-Grey Eagle School District, Todd County, Long Prairie Township, and other communities – in all matters related to planning and the provision of public services.

Policies:

1. Recognize common issues by working and cooperating with Long Prairie Township through the use of orderly annexation agreements, joint planning, and other cooperative measures.
2. Pursue collaborative efforts with the Long Prairie-Grey Eagle School District, Todd County,

Long Prairie Township, and other cities and townships to efficiently address community needs as they arise.

General Goal #4.

Maximize public service efficiencies at the local level through effective planning and management practices and exercising sound fiscal responsibility.

Policies:

1. Plan for the maintenance and upgrading of all public facilities through the creation and use of a Capital Improvement Plan (CIP).
2. Continue to improve and update the City's staff capabilities through the use of training, upgrading facilities and equipment, and improved management practices.

General Goal #5

Promote community unity and spirit and enhance character and identity.

Policies:

1. Encourage volunteerism, participation in community activities, and acceptance of community leadership positions.
2. Actively encourage and utilize resident participation in the local decision-making process.
3. Improve and enhance communication among the City, its residents, businesses, civic groups, and public agencies. This can be done through the use of the local newspaper, "open mike" on the local radio station, the City website, and other social media platforms.
4. Support quality, lifelong learning opportunities for community residents of all ages.
5. Protect worthwhile historical, cultural, and natural resources as a means to maintain the area's essential character and heritage.
6. Maintain and promote the community garden.
7. Continue to support Prairie Fest and the Todd County Fair.

Land use goals and policies

Land Use Goals and Policies

Land Use Goal #1

Support the orderly growth of all urban development, including residential, commercial, and industrial areas.

Policies:

1. Encourage residential development in appropriate areas in and around the City.
2. Continue to guide residential growth in an orderly manner so that new developments can be effectively served by public improvements and that the character and quality of the City's existing neighborhoods can be maintained and enhanced.
3. Encourage development of multiple-family housing units in those areas designated on the adopted Land Use Plan.
4. Require adequate transitions and other mitigation measures between incompatible land uses. Promote architectural and site aesthetics that are compatible with community standards.
5. Design and locate industrial and commercial developments to avoid routing truck traffic through residential areas.
6. Promote commercial development expansion east of the City.
7. Encourage the creation of light industrial and commercial development in appropriate areas of the City.
8. Explore the development of other types of agricultural-related facilities in the area that would benefit the area's agricultural background and economy.
9. Review all applicable ordinances and policies to ensure that they do not deter development.
10. Promote adequate future expansion of the health care facilities.
11. Provide for the expansion of highway commercial development by updating the City zoning ordinance to allow additional commercial and industrial opportunities.
12. Work closely with Todd County and Long Prairie Township to identify prime agricultural areas and develop effective strategies to ensure their preservation and viability. These prime agricultural areas may be designated in the officially adopted Land Use Plan.

Land Use Goal #2

Plan for the orderly and efficient growth of commercial and industrial development in the City.

Policies:
1. Encourage the best possible use of existing sites within the City. When a plan is presented and commercial and industrial needs cannot be met within the City limits, the City shall contact Long Prairie Township to cooperatively pursue annexation. Potential commercial and industrial sites include:
   a. Commercial development along Highway 27 on the City's east side.
   b. Continued growth in the downtown area.
   c. Industrial development along Highway 71 north of the City.
   d. Highway 71 south of the City.
   e. Existing industrial park.

f. Former hospital property (redevelopment opportunities).

Land Use Goal #3

Plan for the orderly and efficient growth of residential development in the City.

Policies:
1. Develop an orderly plan for any future developments within City limits.
2. Consider these potential sites for residential development:
    a. East Acres area.
    b. Southeast corner of the City around the Golf Course and Lake Charlotte.
    c. The City's eastern corridor along State Highway 27 and County Highway 12.
    d. East and south of the high school.
3. Work with residential developers and appropriate agencies to develop the best strategy to encourage the construction of new residential subdivisions.
4. Encourage new development on existing public infrastructure.
5. Maintain an existing land use map and zoning map, and update on a regular basis.
6. Maintain a future land use map

Housing goals and policies

Housing Goals and Policies

Housing Goal #1

Support the opportunities for a diverse population by encouraging a variety of housing types.

Policies:

1. Work closely with federal, state, county, and local agencies and organizations that can help the City achieve its housing goals.
2. Update the Long Prairie Housing Plan. Evaluate information in the 2001 Housing Plan that is still applicable, and determine if needs were met to provide a variety of housing types throughout the city.
3. Encourage the dispersion of housing types throughout the City, as long as it is consistent with appropriate zoning and compatible with adjacent land uses.
4. Work with local developers, nonprofit organizations and others to locate, build and manage areas for additional senior housing, including congregate care and assisted living facilities.
5. Explore options to create market-rate housing.

Housing Goal #2

Continue to maintain a high-quality living environment in all residential neighborhoods and upgrade those in need of improvement

Policies:

1. Encourage in-fill housing in areas of the City that are already served by existing infrastructure.
2. Evaluate the need to implement inspection procedures to ensure continued maintenance of housing stock.
3. Promote the improvement and maintenance of the existing housing stock to ensure that an adequate amount of housing is maintained to serve families in need of affordable housing.

Housing Goal #3

Provide available land for planned, continued residential growth.

Policies:

1. Plan for and encourage development of additional assisted and unassisted living facilities for the City's growing and elderly population.
2. Annex land around Long Prairie for development of single and multi-family housing to provide for future growth.
3. Ensure city codes allow flexibility for home modifications necessary to accommodate elderly people (i.e., handicap ramps, and applicable ADA standards).

Public facilities goals and policies

Public Facilities Goals and Policies

Continue to maintain and improve all public facilities.

Policies:

1. Continue to maintain public facilities and identify areas of improvement in a Capital Improvement Plan (CIP)
2. Establish a plan to upgrade and provide City sanitary service to all residential, commercial, and industrial areas of the City.
3. Work with county and state officials to improve the groundwater in the Long Prairie area. This may include standards on the discharge of stormwater runoff, additional ponding requirements in new developments, and buffering of wetlands.
4. Continue to accommodate increased demand for sewer facilities for industrial uses.

Public Facilities Goal #2

Plan for the timely and cost-effective extension of public infrastructure.

Policies:
1. Work with Todd County and Long Prairie Township to plan for orderly growth outside the City that will either be annexed or governed under a joint planning agreement.
2. Work with Todd County and Long Prairie Township to prevent development of urban densities beyond the City's long-term ability to provide municipal services, such as streets, sanitary sewer, and water.
3. Work with Todd County and Long Prairie Township to identify areas outside of the City's growth areas appropriate for large lot residential developments or commercial uses that will not need city services.
4. Continue to require that properties served by public utilities be located within the City.

Recreational goals and policies

Recreational Goals and Policies

Recreational Goal #1

Provide and maintain an appropriate number of recreational facilities that meet the needs of all community residents, regardless of age or socio-economic status.

Policies:

1. Explore, in conjunction with the Long Prairie-Grey Eagle School District and other entities, a year-round indoor community recreation facility for all area residents.
2. Work with the state, Todd County officials, and area stakeholders to develop, maintain, and promote a regional trail.
3. Maintain and upgrade existing park facilities.
4. Promote the sharing of recreational facilities among area communities, especially the Lake Charlotte recreation area.
5. Promote year-round park usage.
6. Encourage private industry's help in providing recreational programming and funding.
7. Protect and promote the Long Prairie River while enhancing selected adjacent areas for recreational purposes.
8. Encourage the YMCA or similar organization to locate in Long Prairie.
9. Encourage residents to live healthy lifestyles and provide the opportunities to do so.

Recreational Goal #2

Maintain adequate active and passive open space to meet the needs of the community.

Policies:

1. Develop a hiking/biking network, and/or a nature path system throughout the community that is integrated within the park network.
2. Ensure that there are adequate neighborhood park facilities to meet the needs of all residential neighborhoods, particularly in growth areas.
3. Ensure that there is a balance of active and passive park areas to serve the community by working with the Park Board and evaluating the need to develop and implement a Parks and Open Space Master Plan.
   a. Connect trail systems to the medical campus.

Transportation goals and policies

Transportation Goals and Policies

Transportation Goal #1

Provide and maintain a safe, convenient, and efficient local transportation system for the movement of people and goods.

Policies:

1. Explore the implementation of a maintenance and improvement plan for the City's existing street system.
2. Draft a plan that delineates a future minor arterial and collector street system that would include such proposed roadways as a connection between State Highway 287 to County Highway 12, and State Highway 27 to County Highway 27.
3. Design neighborhood streets to encourage pedestrian use along with safe speeds.
4. Design and locate industrial and commercial developments to avoid truck traffic through residential areas.
5. Continue to cooperate with Todd County, Long Prairie Township, MnDOT, and other agencies involved in transportation planning to provide the most effective transportation system for Long Prairie.
6. Draft and implement a comprehensive sidewalk systems plan that requires installation and provides for maintenance along major arterial and collector streets in the City.
7. Work with MnDOT to ensure that highways 71, 21, and 287 are well maintained throughout and into the City.
8. Create a truck route policy for a viable route that will protect the integrity of the existing transportation network.
9. Create a transportation plan as an addendum to this plan

Transportation Goal #2

Enhance the aesthetic character and functional qualities of the transportation networks within the City.

Policy:

1. Enhance the Highway 71 corridor into the City by upgrading unsightly areas and by adding lighting, landscaping, direction signage, aesthetic components, streetscape elements, and community identification signage.

Transportation Goal #3

Assist the downtown area in planning and providing off-street parking.

Policy:

1. Examine the possibility of expanding downtown surface parking facilities to ensure the

highest possible utilization.
2. Work with downtown businesses to encourage greater utilization of existing off-street parking sites.
3. Identify infill development opportunities throughout the city, specifically, in the downtown core and adjacent neighborhoods.
4. Develop a downtown plan and market study.

Economic/community development goals and policies

Economic/Community Development Goals and Policies

Economic/Community Development Goal #1

Maintain a favorable climate for ongoing business activities and continue the development of a strong and balanced economic base.

Policies:

1. Encourage expanded retail commercial services and industrial development to provide a full range of goods and services to the community, provide employment opportunities to area residents, and increase the City's tax base.
2. Maintain the Long Prairie Downtown/Highway 71 Business District as the center of commercial activity and social interaction. Improve the links between the downtown area and Highway 71 to give travelers further opportunities to visit the downtown businesses.
3. Develop strategies to stimulate the redevelopment of under-utilized sites and the develop of vacant land and buildings. The former armory building is a site of immediate concern.
4. Promote an ongoing cooperative effort among the City, EDA, HRA, Chamber of Commerce, Todd County, Long Prairie Township, area cities, state agencies, local builds, business owners, and residents to pursue a wide range of economic development opportunities.

Economic/Community Development Goal #2

Encourage the development of unique programs that will create unity and a viable image of the community and its business areas as a pleasant and exciting place to live, work, and shop.

Policies:

1. Endorse the efforts of the Chamber of Commerce to develop themes of interest for potential visitors to the Long Prairie area.
2. Utilize incentive plans judiciously for the purpose of attracting new industrial, retail, and service types of businesses to the community and to encourage the expansion of existing businesses.
3. Endorse the efforts of the private and public sectors in the development of meaningful economic incentives for existing or new business expansion.

Economic/Community Development Goal #3

Encourage commercial and industrial businesses to improve their appearance.

Policy:

1. Support efforts to improve the appearance of commercial development along highways and industrial parks through the use of screening and landscaping.
2. Encourage attractive entrances and gateways to the community for the following areas:

a. Highway 71 through the City.
b. Highway 27 on the City's east end.
c. Highway 287 on the City's east end.
3. Support downtown landowners to continue to improve building conditions, facades, and the general appearance of the downtown commercial area.
4. Improve aesthetics of commercial properties by enforcing landscaping and screening requirements included in the city's code.

Economic/Community Development Goal #4

Cooperatively utilize the existing resources in the community and develop new resources for industrial and economic growth and ensure a quality labor force.

Policies:

1. Continue to support efforts to retain existing businesses while recruiting additional businesses.
2. Plan for industrial growth with land acquisition and zoning. Designate new and expand current industrial areas along Highway 71 north of the city.
3. Market the City more aggressively to attract and expand diversified industries.
4. Encourage the continued use and development of value-added agricultural products.
5. Recognize the need to upgrade and expand existing city infrastructure to support and promote continued development.
6. Ensure that Long Prairie continues to have access to telecommunication and broadband infrastructure.
7. Encourage the availability of housing to ensure an ample labor force.
8. Promote appreciation of ethnic difference and mutual acceptance by encouraging effective integration of diverse population.
9. Provide local access for continuing education by actively seeking out institutions to offer programs and services through the use of available technologies.

Tourism goals and policies

Tourism Goal and Policies

Tourism Goal #1

Promote the points of interest within the Long Prairie area.

Policies:

1. Cooperate with the Long Prairie Tourism & Visitors Bureau in the development of a promotional package.
2. Place advertising signage in high-profile areas that emphasize places of interest in the Long Prairie area.
3. Assist in the development and maintenance of a stable method of funding for the Long Prairie Tourism and Visitor's Bureau.
4. Work with Explore Minnesota to create a promotional video showcasing Long Prairie and all it has to offer.
5. Continue to build a social media presence (Facebook, Instagram, YouTube, Twitter, etc.)
6. Explore the possibility of creating a bus trip for visitors to explore the city.
7. Embrace and promote Long Prairie's "Uniqueness of Variety" including:
   - Snowmobile trail system, boat accesses, campgrounds, many churches of multiple denominations, geocaching (20+ sites), Camp Hill, Todd County Fair, "The Ghost Walk," Christmas parade, the craft show the day after Thanksgiving, potential cultural tours (Amish, Mennonites, etc.), sales barn, bird watching, Veteran's Memorial, Long Prairie River, and many, many more.

Environmental goals and policies

Environmental Goal and Policies

Environmental Goal #1

Promote environmental stewardship for the community's long-term environmental benefit.

Policies:

1. Convert floodplain areas to passive open space areas suitable for walking and biking trails, preserving natural features, and providing exposure to Long Prairie's sensitive environmental areas.
2. Continue to maintain an open dialogue with state agencies, including MPCA, EPA and DNR, that have an impact on Long Prairie's environmental features.
3. Maintain a tree planting program, and encourage private interests to plant trees within the community.
4. Work with sanitation companies and Todd County to expand and simplify the recycling program within the City of Long Prairie. Maintain an open dialogue with local industries regarding environmental concerns.
5. Maintain an open dialogue with industries regarding environmental concerns.
6. Create a city map with wetlands, floodplain, well head protection areas, and other environmentally sensitive areas.

Environmental Goal #2

Reduce the city's "carbon footprint" by encouraging residents to eat and shop locally.

Policies:

1. Promote the "eat local" concept by supporting the Agriculture Cooperative and by utilizing the community gardens.
2. Encourage residents to get involved with community gardens.
3. Continue and improve advertisement of the area's farmer's markets.

General Plan

General Plan

This chapter provides an implementation framework for the eight plan component identified throughout this plan; land use, housing, public facilities, recreation, transportation, economic and community development, tourism, and environmental. Annual review and status updates of ongoing activities laid out in the comprehensive plan assist in keeping the city on track to completing objectives outlined in the planning process. The following section includes a land use plan and implementation guide.

Land Use Plan

The land use plan focuses on providing additional areas for residential, commercial, and industrial growth in the Long Prairie area while supporting and maintaining the existing developed core of the community. In summary, the key features of the land use component of the plan are that it:

- Builds upon the established land use patterns.
- Identifies areas for residential, industrial, commercial, land uses.
- Describes the interrelationships between areas, types of projects and improvements desirable within each area.
- Outlines transportation improvements and maintenance efforts
- Encourages continued upgrading and maintenance of streets, parks, and infrastructure.
- Describes techniques, strategies, and priorities for the implementation of the plan

Implementation

This section focuses on locating new parks and open spaces in strategic sites throughout the community. In general, the community facilities section focuses on continued maintenance and upgrading of streets, parks, and infrastructure.

Land Use Plan

The City of Long Prairie encompasses 1772 acres of land in Todd County in the central part of the state. The City contains a full range of land uses, including residential, commercial, industrial, and institutional development with single-family residential being the dominant land use form (18%). The Long Prairie River runs north and south through the City and provides opportunities for recreation and open space protection. Three state highways (71, 27, 287) intersect in the City, connecting Long Prairie to the rest of the region and state.

This plan focuses on providing additional areas for residential, commercial, and industrial growth in the Long Prairie area while supporting and maintaining the existing developed core of the community. In summary, the key features of the land use component of the plan are that it:

- Builds upon the established land use patterns.
- Identifies areas for residential, industrial, commercial, land uses.
- Describes the interrelationships between areas, types of projects and improvements desirable within each area.
- Describes techniques, strategies, and priorities for the implementation of the plan

As mentioned above, Long Prairie is a city with a full range of land uses. State Highway 71 runs north and south through the City, and much of the City's commercial and industrial base is located along or near this major roadway. State highways 27 and 287 also run through the City but primarily have residential land uses along them. Downtown Long Prairie is home to a variety of offices, restaurants and retail stores. The Todd County Courthouse and associated county offices are also located in the downtown. There are a few vacant buildings located in the downtown, which suggests the need for some revitalization throughout the entire downtown area.

Generally, the City is home to young families and nearly 60 percent of the population is under the age of 44. There is a large and vibrant senior population in Long Prairie, comprising over 26 percent of the City's total population. This is generally due to the City's nursing home and medical clinic. While Long Prairie remains a place to raise a family, it is anticipated that the City's senior population will continue to increase over the next decade.

Overall Long Prairie is a tidy, well-planned community. Its residential neighborhoods are cohesive and, for the most part, well-maintained. The Long Prairie-Grey Eagle High School is located in the northeast corner of the city, and the community is well served by an excellent hospital and medical clinic. A number of businesses and industries provide jobs to City residents, and there is a spirit of cooperation and participation among residents and businesses alike. Lake Charlotte, to the south of the City, provides ample recreational opportunities and the Long Prairie River offers untapped opportunities for passive recreation, trails, and parks.

Although the City is generally well-planned, there are a number of issues that need to be addressed with this Comprehensive Plan. The first is the desire of the City and its residents that the community

continue to grow in order to remain vibrant and healthy. This means that the downtown area should be revitalized and become more attractive as a place to shop and live. New and expanded businesses and industries should be encouraged to locate in the City to provide jobs and tax base to the community. Infrastructure should be continually upgraded and improved to serve all residents and businesses. It is also recognized that a housing stock that is well maintained and large enough to offer a variety of housing options to those who want to live in the City is vital to the continued health of the community. Finally, the City wants to improve the look and quality of its public places through increased landscaping, design standards and through an effort to clean up high-profile locations in the community.

Therefore, it is the intent of this Comprehensive Plan to facilitate and create a community within which the following elements exist:

- A variety of housing types, adequate parks and community facilities, an efficient transportation system, jobs that pay an adequate wage, and ample business and commercial opportunities for residents and visitors alike within a well-designed, planned community.

In order to accomplish this goal, this Comprehensive Plan sets forth the following recommendations for the major components of the City:

- Residential, commercial, industrial, park and open space, urban design, transportation, utilities, and growth areas.

For each component the relevant issues are described, and recommendations and action steps that the City will take to address the issues are given.

Residential

One of Long Prairie's strengths is its residential neighborhoods. Among the basic principles guiding this plan is to accommodate and facilitate change throughout the City while preserving and protecting residential areas. It is important to note that the concept of protecting neighborhoods does not mean isolating them. In fact, the single most important guiding principle of this Comprehensive Plan is: *Continue to maintain a high-quality living environment in all residential neighborhoods and upgrade those in need of improvement*.

Long Prairie has a relatively stable housing stock. Due to the overall age of the housing stock, there are concerns about its future condition, maintenance and upkeep. Of greater concern, however, is the fact that there are few areas within the City for further residential development. The City is close to full development, and the remaining vacant parcels either have environmental constraints, such as wet soils, or are better suited for commercial and industrial development. Future multi-family development is also seen as an issue as there remains no vacant land that is zoned for multi-family housing in the City and no new rental property has been built since the early 2000s. In order to increase and improve the community's housing stock and the quality of its residential neighborhoods the City intends to undertake the following tasks.

Task: Develop a housing strategy that will encourage and assist

homeowners to continue to maintain and improve their homes.

This strategy will include both a Citywide inspection program to identify housing that is in need of improvement, as well as other programs that encourage residents to maintain their property. The City will work with local banks, the County HRA, and other housing agencies to establish programs that allow local residents to get low-interest loans for home and energy improvements. Other programs will include developing a contractor database that identifies people and organizations who are willing to assist older persons in fixing up their homes. The promotion of educational programs and resources on energy efficiency, safety, and general maintenance will also be a priority. Finally, the City should undertake a housing condition inventory that identifies areas toward which its available and limited resources should be targeted.

City Action Steps: Due to the fact that the City has a limited staff with many responsibilities other than housing, the City will develop a formal relationship with a housing agency to assist with the implementation of its housing strategies. A number of agencies and organizations may be available to assist the City. These organizations include the Todd County HRA and the Wadena HRA. A Housing Task Force comprised of homebuilders, Realtors, bankers, city officials, etc., will be organized to assist with these strategies and work with any housing agency or organization chosen by the City. The city should update the Long Prairie Housing Study that provides overviews on grant opportunities such as Small Cities Housing Grant, MN housing finance agency, DEED opportunities, and local housing assistance programs.

Task: Plan and zone for additional single-family development outside of the City's current borders.

The development of new single-family residential neighborhoods is an important component of a vital and growing City. Currently, few areas within the City are developable for single-family housing. There is, however, a market for more housing in the City. This plan supports and encourages the development of additional residential neighborhoods to capture more of that housing market.

The City anticipates additional single-family residential growth on the periphery of the City adjacent to existing single-family residential areas. These new single-family residential areas should develop in a manner that complements the nearby existing neighborhoods and at densities of two to four units per acre, depending on topography and other site constraints. Although some of the new single-family residential development can be accommodated within the current City borders, such as in the East Acres Subdivision, the City will work with Long Prairie Township to review and discuss any potential annexation opportunities that may arise and to prevent urban development from occurring until the City is able to provide it with urban services such as sanitary sewer and water extensions.

New single-family residential development is designated for the following areas:
- **East Acres area, Southeast corner of the City around the Golf Course and Lake Charlotte, City's eastern corridor along State Highway 27 and County Highway 12, and East and south of the high school.**

Commercial

Long Prairie has traditionally been a commercial center serving the needs of its residents and the surrounding agricultural community. In addition, with Highway 71 passing through the City, a highway commercial area has developed to take advantage of the accessibility and visibility that this roadway provides. There are two major commercial districts located in the City: the downtown area and the commercial area along Highway 71. Other commercial establishments are scattered throughout the City to serve nearby or adjacent commercial and industrial users. These commercial uses provide jobs to area residents and needed goods and services to businesses and residents alike.

Future commercial development poses a number of concerns for the City. The first is that the City wants to continue to maintain its existing commercial base. This includes the downtown area and the businesses along Highway 71. Revitalizing downtown and creating a stronger link to the Highway 71 corridor are considered key to this strategy. Since there is very little vacant land zoned for commercial in the City, the creation of new areas for commercial growth is seen as important for the future growth and development of the City. Long Prairie residents also recognize that the first or only impression most people get of the City is along Highway 71. Due to this fact, the City wants to improve the quality and design of its commercial areas to make a better impression and to improve the quality of its civic environment. In order to increase and improve the community's commercial base and the quality of its commercial and business areas, the City intends to undertake the following tasks.

Task: Maintain and Improve Existing Commercial Areas.

Since existing commercial businesses provide many jobs, goods, and services in the City, they must continue to be maintained and supported. This includes maintaining streets and water and sanitary sewer infrastructure in all commercial areas and working with potential businesses that want to locate to these areas. The City's zoning map should be reviewed in conjunction with creating and/or editing the Existing Land Use Map and the Future Land Use Map to ensure that all existing and future commercial areas are zoned properly. When available, redevelopment and revolving loan funds should be provided to existing businesses that want to expand or improve their business.

> **City Action Steps:** The City will continue to make infrastructure improvements in all commercial districts to ensure that the City's commercial base is properly served with public sewer and water, as well as proper transportation access. The City, through such organizations as the HRA, Star City Commission, the Chamber of Commerce, and local banks, will develop a revolving loan fund that will assist existing businesses with structural improvements, expansion needs, employee training, and community marketing. The focus of these efforts will be on improving the City's commercial base and its ability to meet the needs of local residents and the surrounding region. The city should also work closely with Todd County Development Corporation (TCDC), Region 5 Development Corporation, Initiative Foundation and USDA Rural Development to accomplish this goal.

Revitalize the Downtown Area

The key to revitalizing the downtown is to increase the activity in and around the downtown area. Downtown Long Prairie will continue to find it difficult to compete with the commercial areas along the highway since the highway area has the visibility and land area that make it attractive for development. Making the downtown a destination and assisting with its transition to professional/service- type businesses will be the key to its future revitalization. Activities that focus on downtown's strengths such as its character, proximity to the county courthouse, and redevelopment opportunities will also increase its potential for revitalization.

Improve Downtown Linkages

The first strategy to increase the activity in the downtown area is to improve the link from Highway 71 to the heart of downtown. Highway 71 currently skirts past the downtown area by one block to the west. The result is a steady stream of traffic that passes through the City but does not "see" or experience the downtown. In order to improve the linkage between Highway 71 and downtown, the City will redevelop the block along Central Avenue bounded by Highway 71 and First Street. There are a number of vacant or underutilized parcels on this block that are prime for redevelopment. The City would then work with a developer, the HRA, and other economic development groups to redevelop this block for a commercial use that not only attracts passersby to stop, but also entices them to visit the rest of the downtown area. Development on this block should be of high quality with interesting architecture and landscaping. Potential uses could include family restaurants, specialty retailers, or other unique or one-of-a-kind businesses.

The City recognizes that safe and efficient pedestrian mobility is critical to the success of the downtown. Besides improving vehicular linkages, the city should also focus on connecting the historic neighborhoods to the downtown with accommodations for pedestrians.

> **City Action Steps:** Either with a private developer or by itself, the City will purchase the businesses and homes along the north side of Central Avenue between Highway 71 and First Street for demolition and redevelopment. Since there are a number of underutilized and/or vacant lots at this site, Tax Increment Financing (TIF) or other financial incentives may be available to assist with either the land purchase or redevelopment activities. The City will then work with private developers to build a signature building at this location. This site should be well-designed, have attractive landscaping, and should encourage visitors to stop and visit the other businesses along Central Avenue. The City will work with local HRAs, and the Chamber of Commerce to assist with the redevelopment of this block.

Downtown Parking

Parking is also key to the downtown area. Although there appears to be ample parking for the entire downtown area, the available parking spaces are not well distributed. Parking management techniques will be pursued that

identify areas for employee or long-term parking, allowing downtown visitors to use the most conveniently located spaces. This could involve negotiated agreements with private landowners who have space for parking but don't use it at peak periods, identifying or designating an underutilized or vacant lot for an additional public parking lot, or identifying areas where there is a high turnover of parking that should be designated for short-term parking.

City Action Steps: With the Chamber of Commerce, develop a parking management plan that identifies locations for designated employee parking, locations for additional public parking, and other strategies that will improve parking across the entire downtown area.

Downtown Housing

An important element of a vital downtown is to have housing either immediately adjacent to a downtown area or within the downtown. These residents will use the downtown as their primary shopping and eating location and their presence brings people to the streets during all hours of the day. Downtown housing can also be a source of moderate-cost housing for those who want to live where they work and shop. Housing may be appropriate in the floors above storefronts or in other redeveloped areas. Adaptive reuse of existing downtown buildings has also been a popular option to provide additional housing in other downtown areas and is currently being pursued at the old Reichert Building. In downtown Long Prairie, the availability of parking has been an impediment to residential development and should be addressed with the parking issues described above. Parking strategies could include overnight parking in selected public lots, the development of smaller lots near downtown alleys, and on-street parking.

City Action Steps: The Planning Commission and City Council will review the zoning ordinance and revise it to allow for continued apartment or multi-family development in the downtown area. Particular emphasis should be on parking to ensure that regulations don't prohibit multi-family development within downtown. The Planning Commission and City Council will also be open to and encourage downtown development projects that include a housing component.

Downtown Recruitment and Marketing

Business recruitment and retention a r e also important to improving the economic health of the downtown area. The City should identify types of businesses that are appropriate in the downtown area. Strategies to encourage these business to locate downtown should be developed and acted upon. Businesses that normally enhance downtown areas should be pursued, including family restaurants, specialty retailers, other unique or one-of-a-kind businesses such as antique stores or a movie theater. Public facilities and government offices should be encouraged to locate and remain in downtown as these type of uses bring many employees and visitors to downtown. Special activities such as festivals and farmer's markets can also bring visitors and revitalization to a downtown area.

> **City Action Steps:** A special marketing committee of the Chamber of Commerce will be organized that will examine ways to improve the downtown business climate. Surveys of existing and potential businesses will be developed to give the marketing committee information that it can act upon. This committee will work with local banks, HRAs and other economic development agencies to identify programs that assist business owners in expanding or improving their businesses. This committee will also begin to work with the community to plan for a street fair, farmer's market, or other festival in the downtown area.

Plan for Additional Commercial Growth in the City

Along with the existing commercial areas, this plan supports new commercial areas in strategic locations in and around the City. New commercial development should be of high quality and complement the City's existing retail and service base. Wet soils, topography and other site constraints in and around the City make it difficult to identify prime locations for commercial development that is not located on highway 71 or 27. Due to these constraints, new commercial development will continue to be located along these major highways. Good site design, the use of frontage roads, where appropriate, and the clustering of businesses around major intersections will be vital to the efficient movement of goods in these areas.

There are two major areas for new commercial development in the City. The first is along . Highway 71 south of the Highway 287 intersection. This area is home to scattered residential and commercial development, especially on the west side of the highway adjacent to LSC Communications Publishing. The commercial area continues south of Sixth Avenue on both sides of the highway, including some areas located in the township. Owners of residential homes in areas planned for future commercial may continue to maintain their homes for residential use and may even sell them to others who want to continue them as a residential homestead. Eventually it is anticipated, however, that these homes will be purchased and developed for a commercial use. It is expected that these areas will develop with businesses that need visibility and access to the highway and can take advantage of the traffic found along Highway 71. Curb cuts and access to individual businesses will be key to the future development of this area.

The second new commercial area is along Highway 27 on the east end of the

City. A new gas station/convenience store recently developed in this area, and it is expected that a small community commercial node will develop to meet the needs of the residential neighborhoods planned for this area. With the construction of Marquette Avenue along the City's current eastern border, access to this site will be greatly improved, making it very suitable for commercial development.

City Action Steps: The City Planning Commission and Council will zone the identified commercial areas for highway commercial and work with potential developers to redevelop sites for commercial use. The City will work with the Chamber of Commerce and the Star City Committee to develop strategies to market the City and advertise potential commercial development sites. The City will also enter into orderly annexation agreements with Long Prairie Township as some of the planned commercial areas are outside of the current City Limits.

Industrial

Long Prairie has a strong industrial base that provides jobs and products to City residents and the surrounding community. The fact that there are three state highways intersecting in the City gives Long Prairie the access to markets that industrial businesses seek. Two main industries have grown up in Long Prairie. The first, publishing, is anchored by LSC Communications, which employees 280 people. The second is meat packing and processing, with Long Prairie Packing and Dan's Prize together providing over 700 jobs in the City. There are a number of other smaller industrial enterprises found in the City as well.

Future industrial development poses a number of concerns for the City. The first is that the City wants to continue to maintain its existing industrial base. Industry provides many jobs for area residents and is a large contributor to the City's tax base. Since there is very little developable, vacant land zoned for industry in the City, the creation of new areas for industrial growth is seen as important for the future growth and development of the City. In order to increase and improve the community's industrial base and the quality of its industrial areas, the City intends to undertake the following tasks.

Task: Maintain and Improve Existing Industrial Areas.

Since existing industrial businesses provide many jobs, goods, and services in the City, they must continue to be maintained and supported. The City will maintain streets and water and sanitary sewer infrastructure in all industrial areas and will work with potential businesses that want to locate in these areas. When available, redevelopment and revolving loan funds should be provided to existing businesses that want to expand or improve their business.

> **City Action Steps:** The City will continue to make infrastructure improvements in all industrial districts to ensure that the City's commercial base is properly served with public sewer and water, as well as proper transportation access. The City, through such organizations as the HRA, Star City Commission, the Chamber of Commerce, and local banks, will develop a revolving loan fund that will assist existing businesses with structural improvements, expansion needs, employee training, and community marketing. The focus of these efforts will be on improving the City's industrial base and its ability to meet the needs of local residents and the surrounding region.

Task: Focus on Maximizing Use of Existing Industrial Areas. While Planning for New Industrial Areas

> Although there are a number of areas for new industrial development in the City, the City's primary focus regarding Industrial development is to utilize the empty space in the industrial park. The park is located along County Highway 27 in the northeast corner of the City. Sewer and water are available to this area, and there are a number of three- to five-acre parcels suitable for a light industrial use.

A long-range potential industrial site is located in the northern part of the City adjacent to Central Bi-Products. Although this site is designated as agriculture on the Land Use Plan, it is being held in reserve for a heavy industrial use that would locate in Long Prairie but due to potential odors, noise, vibration, or dust, should be located away from urban development. This site to the north has access to the City's ponding facilities and is a perfect location for a heavy industrial use. Setbacks from the floodplain will have to be addressed in any development of this parcel.

City Action Steps: The City Planning Commission and Council will zone the identified industrial areas and work with potential developers to redevelop sites for industrial use. The City will work with the Chamber of Commerce and the Star City Committee to develop strategies to market the City and advertise potential industrial development sites. The City will also enter into orderly annexation agreements with Long Prairie Township as some of the planned industrial areas are outside of the current City limits.

Parks and Open Space

Parks and open space are important components of the City's overall land use pattern. Through the City's parks and open space system, residents have the opportunity to participate in recreational activities and experience the natural beauty of the surrounding area. At the same time the City is able to pursue activities that preserve highly valuable recreational areas for all to enjoy. There are a number of different park and open space facilities in the City ranging from playgrounds and picnic shelters at neighborhood parks, to ballfields and swimming beaches at community-size parks, to undeveloped, environmentally sensitive open space areas. An additional amenity, an 18-hole golf course is located within city limits. The continued provision of parks and open space areas for all residents is seen as critical to the health and welfare of the community. As the City intends to continue to grow and develop, its park and open space system should grow and develop with it. Therefore, the City intends to undertake the following tasks.

Task: Maintain and Improve Existing Facilities.

The City has developed a variety of park types that are located throughout the community, and the school district maintains a number of recreational facilities that are used by the entire community. In addition, the community park at Lake Charlotte provides a number of active and passive recreational opportunities for residents of all ages. Due to their heavy use, however, it is important that the City continue to maintain its existing park and recreational facilities. This includes ongoing general maintenance as well as park improvements and equipment replacement. By continuing to improve and maintain its existing park facilities, the City can ensure that its residents have adequate opportunities for lifetime recreation.

> **City Action Steps:** The City will continue to improve and maintain its existing park facilities. This will include a five-year park improvement plan that outlines needed park improvements and prioritizes them based upon need, cost, and use. In addition, the City will work with the school district and the county to ensure that the facilities maintained by these jurisdictions continue to be maintained in an adequate manner. If deemed necessary, joint management of these facilities should be explored.

Task: Plan for Additional Park and Open Space Areas.

> In order to enhance new residential neighborhoods, new community and neighborhood parks should be planned to serve these developing areas. Through the use of park dedication funds, neighborhood parks should be developed in new residential neighborhoods with the actual location determined by the site design of the subdivision. Park standards developed by the National Park and Recreation Association are included on the following pages. The City may want to refer to these standards when planning new parks or improving old ones. In addition, there is an open space area just south of Riverside Drive along the Long Prairie River that may be suitable for a passive recreational

and picnic area. The area had once been used as a park in the past and, although it floods in the spring, could provide passive recreational opportunities for residents living west of U.S. Highway 71.

The City and school district will work together to ensure that the proper number of ballfields are built for the City. The number of ballfields in the city should be evaluated, and staff should determine if the facilities align with the National Park and Recreation Association standards. Location of green space expansion should be located on the Land Use Map.

The City Council and the Park Board should look into developing a Parks and Open Space Master Plan that outlines park improvement needs and strategies. Highlights of the Master Plan may include improvements to park facilities, promoting wise use of the Long Prairie River, healthy and active communities, low-impact development, natural play areas, and promoting the park system as a year-round community resource. In addition, when programming park and recreational activities, special consideration should be given to the needs of seniors and other groups who are often overlooked when park and recreational programs are developed.

> **City Action Steps:** The Planning Commission, City Council and Park Board will review park dedication requirements to ensure that new development provides either adequate land for new neighborhood parks or cash in lieu of dedicated land. Developers will be required to demonstrate how their proposed development meets the neighborhood park requirements found in this Comprehensive Plan. In addition, the Park Board will develop a Parks Master Plan that outlines park improvements, land acquisition needs, and facility requirements.

Task: Keep Environmentally Sensitive Open Areas Undisturbed.

There are a number of areas within the City that, due to wet soils or floodplain, are not suitable for urban development and will remain as open space for the foreseeable future. Due to the fact that the City has adequate park and recreational facilities elsewhere in the City, it is not anticipated that these areas will be used for active or passive recreational facilities. Therefore, the City has designated these areas as park and open space but has no intent to actively develop or use them for recreational purposes. In essence they will remain in their natural state for many years to come. These areas are located in the floodplain along the Long Prairie River, particularly in the northern half of the City near the industrial park, and the wetland area north of Lake Charlotte.

City Action Steps: The City will not actively seek urban or recreational development in these areas and will enforce all applicable floodplain, wetland and shoreland district requirements in these areas.

Table 18 - Park and Open Space Classifications

Classification	Description	Service Area	Acres	Site Selection Guidelines
Neighborhood Park	Basic unit of park systems that serves as the recreational and social focus of the neighborhood. Typically developed to provide both active and passive recreation opportunities for residents of all age groups living in the surrounding areas.	¼ mile to ½ mile	2-10 acres	Site should be easily accessible from surrounding neighborhood and should link to a community greenway or trail system. Site development should provide for both active and passive recreation opportunities. The site should not be "left over" from development, and should not be within a 100-year floodplain or be greater than 25 percent wetland.
	Development Guidelines: Park development should be a balance of 50 percent active space and 50 percent passive space for recreational uses on the site and typically not be programmed. Appropriate park elements would include: play equipment, court games, open "non-programmed" play field or open space, tennis courts, volleyball courts, shuffleboard courts, horseshoe pits, ice skating areas, wading pool, or splash pad. Other park facilities should include picnic areas, internal trail system, and general open space for enjoying the "park scenery." Neighborhood parks should provide at least 7-10 parking spaces, and limited lighting should be provided for facility illumination, security, and safety.			
Community Park	Larger in size and serves a broader purpose than the neighborhood park with the purpose of providing recreational opportunities for several neighborhoods or larger sections of the community. Typically developed to provide both active and passive recreation opportunities for larger groups while preserving unique landscapes and open spaces.	Serve 2 or more neighborhoods within a ½ - 3 mile distance	5-30 acres	Site should be easily accessible from the entire service area, should be centrally located, and should have strong connection to other park areas. Site development should provide for both active and passive recreation opportunities. The site, when possible, should be located adjacent to natural resource areas and greenways.
	Development Guidelines: While the community park should be designed to accommodate both active and passive recreational opportunities, programming should remain, for the most part, limited. Appropriate active park elements would include: larger play areas with creative play equipment for a ranges of ages, court games, informal ball fields for youth play, tennis, volleyball and shuffleboards courts, horseshoe pits, ice skating, swimming pools and beaches, archery ranges, and disc golf. Parking should be provided to accommodate the use.			
Regional and Special Use Park	Covers a broad range of parks and recreational facilities oriented toward a single purpose use such as historical, cultural, or social sites. These sites may offer local historical, educational, or cultural recreational opportunities. Examples include historic downtowns, performing arts parks, arboretums, public gardens, etc.	Based on recreation need. Should service entire community	Facility space requirements should determine the size of park	No specific site selection standard is recommended due to the diversity of use potential.
	Development Guidelines: Due to the unique quality of this type of recreational facility, community input and focus groups should be used to determine the site development program.			
Greenways	Link the park system components to create a cohesive park, recreation, and open space system that emphasizes the natural environment. Greenways allow for safe, continuous pedestrian movement between parks throughout a community and can enhance property values.	Neighborhood and community wide	Corridor width: 25 feet within subdivisions 50 feet min., 200 feet optimal	Location is primarily based on land availability. Typically, greenways are linear in nature and follow natural corridors. Greenways can also be of the built environment, rail-to-trails, located in residential subdivisions, riverfront, reclaimed industrial sites, other rights-of-way, etc. Boulevards and parkways can also be considered candidates for greenways as they provide a "park-like" quality of space and off-street trail opportunities.
	Development Guidelines: Greenways provide the opportunities for some recreational travel opportunity, such as hiking, walking, jogging, bicycling, and in-line skating. Parkway corridors also provide attractive travel experiences for pedestrians.			

Urban Design and Community Character

Urban design is considered an important issue for the City and warrants discussion. Due to the fact that the City is intersected by three state highways, many people who travel through Long Prairie experience it solely through a couple of heavily traveled roadways. The City is interested in making these roadways more attractive so that travelers have a good impression of the City and in turn, are enticed to slow down and experience all that the City has to offer. In addition, urban design is important to those who live and work in the City full-time. Alley clean-up, beautification efforts, selective acquisition, landscape and performance standards, improved lighting, etc., make the City more attractive to residents. This in turn creates pride in the community and continued long-term investment. In order to improve the urban design and character of the community, the City will undertake the following tasks.

Task: Clean up High Profile Areas.

As mentioned above, due to the state highways that intersect in the City, increased landscaping, signage, and screening along these roadways can go a long way in improving the design and character of the City. U.S. Highway 71 is of particular concern due to the fact that it carries the majority of the traffic through the community and has some of the areas in need of the greatest outward improvement. Potential improvements to these areas include increased landscaping, screening of industrial and commercial sites, welcoming and directional signs, improved lighting and general clean-up, painting, and structural improvements.

> **City Action Steps:** The City Planning Commission, City Council and the Chamber of Commerce will work with the businesses located along U.S. Highway 71 to identify areas in need of immediate and long-term improvement. Directional and welcoming signs will continue to be placed at strategic locations along U.S. Highway 71, particularly at the City borders and at highways 27 and 287. The City will review and revise its landscaping and screening ordinances in order to require businesses to screen parking lots and areas of open storage. A concerted effort will be made to involve the community in cleaning up high-profile areas and making improvements to highly visible structures. These efforts could be patterned after MnDOT's "Adopt a Highway" program. The City will also examine the use of public art and green space in areas of high visibility.

Task: Improve and Increase Public Lighting.

Public lighting is another simple way the City can improve the character of its residential and commercial areas and improve safety as well. It has been acknowledged that there are many alleys and streets that have no lighting or are underlit. Some of these areas, such as alleys, need lighting to improve safety and utilization. In these areas, decorative lighting may not be as important as having actual streetlights in place. However, the character of other public and high-profile areas can be significantly improved by adding decorative pedestrian-style lights. Suggested areas for pedestrian-style streetlights would be in the downtown area, in and around neighborhood and community parks, and around institutional areas such as schools and churches.

City Action Steps: The City, through its public works department, will identify streets and alleys that are underlit or have no lighting. A lighting plan will then be developed that identifies which streets and alleys will receive additional streetlighting over the next 10 years. Working with the Chamber of Commerce, school district, and Park Board, the City will also determine whether it is feasible and desirable to add pedestrian-style lighting in high profile areas of the City.

Task: Review Commercial and Industrial Landscaping and Design Standards.

Besides general clean-up, maintenance, and improved signage to improve the quality of the City's urban environment, the City's regulations on landscaping, screening, and building materials should be reviewed and revised. More stringent design regulations will ensure that future development is built at a high quality and that the existing commercial and industrial establishments improve their sites over time.

City Action Steps: The City will review its existing design and performance standards to determine how they can be modified to encourage high-quality development in the City. Particular emphasis should be given to increased landscaping, particularly in parking lots; screening of utilities, loading areas, and garbage collection areas; and the use of high-quality building materials.

Task: Work with Businesses/Farmers to Improve Local Air Quality.

The City is concerned about the odors produced by a number of industries located in the City and the potential for additional odors from large-scale feedlots in the rural areas immediately adjacent the City. These odors have had a negative impact on the quality of life in the community and are cited by Realtors as a detriment to the value of the City's housing stock. Due to these factors, the City will take steps to improve odors emanating from its businesses and work to prevent feedlots from locating adjacent to the City.

City Action Steps: The City will work with the businesses in the City to determine whether there are steps that can be taken to reduce the amount of odor produced.

The City will rely on Minnesota Pollution Control Agency and Environmental Protection Agency standards and regulations where appropriate, but may impose additional standards. The City will also work with Todd County as it develops its feedlot ordinance to ensure that large-scale, odor-producing feedlots remain at least three miles away from the City.
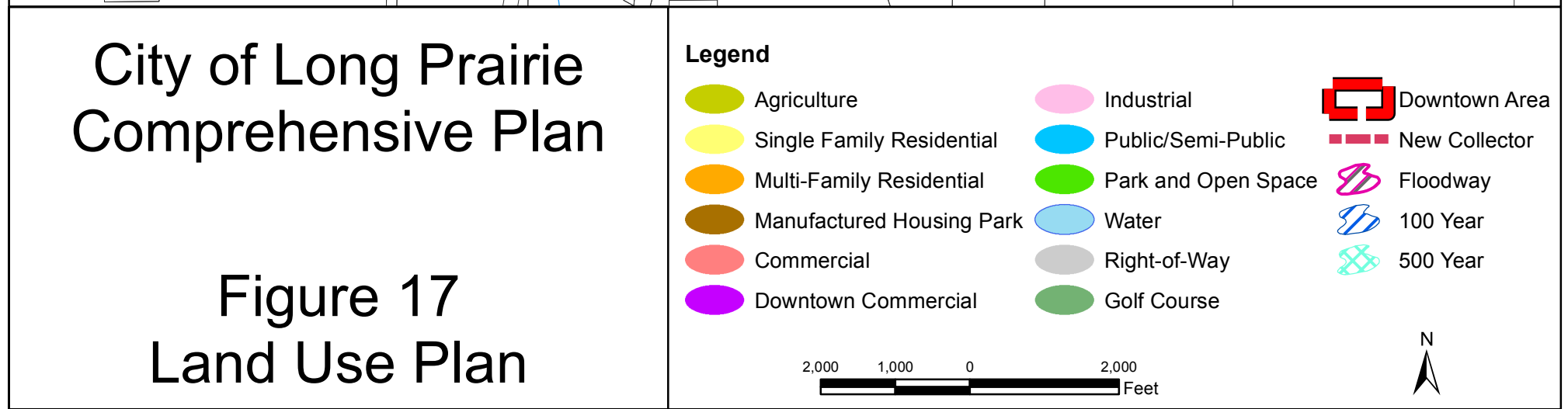
Transportation

The transportation system is one of the most important elements of a city. The network of streets in a community determines land use configurations and relationships. Many times the street system will play a major role in the image of a community. It is important that through its street system a community balances the sometimes conflicting needs of pedestrians and automobiles.

Long Prairie has a transportation system typically found in older communities, which is a grid-like pattern of streets in the older core area of the City with a few suburban street layouts in the newer outlying subdivisions. State highways 71, 27 and 287 intersect in the City connecting Long Prairie with the rest of the state and region. Due to the grid system serving the community, north-south and east-west access is good, especially east of U.S. Highway 71.

The City will work to ensure that its transportation system continues to be well maintained and serves the needs of residents, businesses, and visitors. Collectors and arterials will be constructed and maintained in a manner consistent with their traffic loads. Sidewalks will also be encouraged along all principal and minor arterials and collector streets in developing residential and commercial areas. The City will work with MnDOT and Todd County to plan all highway improvements within the City, including improvement of the highway 71/287 and 71/27 intersections. The City will also work with Todd County to plan for a roadway that connects State Highway 287, County Highway 12, State Highway 27 and County Highway 27 on the City's east end. In order to plan for an efficient and well-planned street system, the City will address the following tasks.

Task: Maintain and Improve the Existing Street System/Develop a Street Improvement Program.

As the City's infrastructure ages, the local roads will need maintenance and reconstruction. Continued maintenance of the City's existing roadway system is an important element in ensuring that local infrastructure and the overall appearance remain in good condition: A long-term (20-year) street and roadway improvement plan will be developed that prioritizes City streets, sidewalks, and alleys for improvement and reconstruction. Special emphasis will be given to improving all City streets to hard surface and upgrading streets to urban standards, e.g., curb and gutter. Over the lifetime of the project, the City will have eventually improved all City streets, alleys and sidewalk. In addition, as part of this maintenance plan, street corners and sidewalks should be made handicapped accessible.

City of Long Prairie Comprehensive Plan

Figure 17
Land Use Plan

Legend

Agriculture	Industrial
Single Family Residential	Public/Semi-Public
Multi-Family Residential	Park and Open Space
Manufactured Housing Park	Water
Commercial	Right-of-Way
Downtown Commercial	Golf Course

Downtown Area
New Collector
Floodway
100 Year
500 Year

Map labels:

COUNTY ROAD 86
COUNTY 56
COUNTY 38
COUNTY 5
COUNTY 40
COUNTY 12
COUNTY 10
MINNESOTA 27
MINNESOTA 287
71
27

250TH ST
255TH AVE
COUNTY 5
PRAIRIE LN
9TH ST NE
7TH ST NE
4TH AVE NE
2ND AVE NE
2ND AVE
3RD AVE N
2ND AVE N
RIVERSIDE DR
1ST ST N
2ND ST N
3RD ST N
4TH ST N
TODD ST N
6TH ST NE
1ST AVE NE
CENTRAL AVE
9TH ST SE
1ST AVE SE
1ST AVE SW
2ND AVE SW
1ST AVE S
2ND AVE S
2ND AVE SE
8TH ST SE
3RD AVE SW
4TH ST SW
2ND ST SW
1ST ST SW
BANTA RD
LAKE ST S
TODD ST S
6TH ST SE
4TH AVE S
6TH AVE SW
6TH AVE S
GINSENG RD
6TH ST SW
230TH ST
GOLDSTONE DR
235TH AVE
COMMERCE RD
1ST ST S
3RD ST S
LAKE CHARLOTTE RD
GOSHAWK DR
226TH ST
3RD AVE N

2,000 1,000 0 2,000
Feet

N

Implementation

Implementation

The planning process in Long Prairie has just begun. In many ways, formal adoption of the Comprehensive Plan is the first step, not the last. Formal adoption of the Comprehensive Plan establishes the policy direction for the community, including both a description of what the objectives are and how they are to be achieved. Without continuing action to implement and update the Plan, City efforts up to this point will have minimal lasting impact. This Implementation Section outlines the steps that need to be taken to put the Plan into action.

The land use plan and growth area/staging areas describe a number of implementation strategies appropriate for the recommendations herein. By going through those strategies, it is clear that the city should immediately address a number of implementation steps. These steps should be implemented due to the fact that the City will continue to experience development pressure within its City limits and outside its borders for both single-family and multi-family development. By dealing with these issues now, the City will be in a good position to guide development in a well-planned, efficient, and financially prudent manner.

There are a number of action steps the City should pursue in order to implement the Plan. These steps are described below along with the entities responsible for implementing the described step according to the recommended schedule.

Short-Term Action Steps

1. Delegate tasks/goals/objectives to city committees, commissions and staff.

> **Description –** City Council shall select the highest priority goals and objectives identified in the 2016 Comprehensive Plan Update and direct the city commissions, committees, and staff to begin work on them. Various committees may need to be formed to accomplish specific goals.
>
> **Who Is Involved -** City Council.
> **When** - Delegation shall begin at the adoption of this plan.

2. Coordinate Development and Annexation Plans with Todd County and Long Prairie Townships.

Description – The Comprehensive Plan identifies specific "Growth Areas" as those places where it expects urban development to occur and where the extension of sanitary sewer and water service is feasible. The City will have to work with Long Prairie Township to develop orderly annexation agreements for these areas. In addition, the City should work with the township to ensure that areas are appropriately designated on their official map as being suitable for urban development.

Who Is Involved - City Council, Planning Commission, Todd County, Long Prairie Township Board.

3. Develop a Housing Strategy

Description – The provision of additional opportunities for residential development is key to the City's goal of increasing its commercial and industrial base. This issue is exacerbated by the fact that currently many employees of the meat processing firms live outside the City and commute to Long Prairie. The City should identify and work with residential developers and land owners to increase the number of homes built in the City. The City could assist residential developers with land consolidation, marketing, permitting, and other issues.

Who Is Involved - City Council, EDA, Todd County and Long Prairie HRA's.

Other Action Steps

In addition to the action steps described above, there are also several critical requirements for effective implementation of the Plan:

1. Long Prairie should review and revise several of its regulatory measures, such as the zoning ordinance and land subdivision regulations, which enforce the Plan's recommendations. Many recommendations for potential zoning ordinance changes are made throughout this document.

   - The City should retain the continued use of project scheduling tools, such as a Capital Improvement Plan, allowing implementation of the most important public improvements on a priority basis, while staying within budgetary constraints. Infrastructure system such as streets, parks, and utilities could be improved over time through the use of a long-term maintenance program.

   - City officials must ensure that local residents continue to be actively involved in

planning discussions and decisions.

- The Plan itself should be subjected to a monitoring process and be reviewed and updated as needed to reflect local aspirations and changing opportunities.

Zoning Ordinance

Zoning is the primary regulatory tool used by local governments to implement land use planning policies. It consists of the official zoning map and the supporting ordinance text. The official map divides the community into a series of zoning districts and the text describes regulations for the use of land within these districts, including permitted uses, lot sizes, setbacks, density standards, etc. It can also include design, maintenance, and property upkeep standards.

Action Steps
- An important first step is to compare the current zoning map with a newly adopted Land Use Plan map and reconcile discrepancies. There may be valid reasons why the two documents are not identical, but these reasons should be clear. Land use categories such as residential categories, commercial, and industrial shown on the Future Land Use Map should be rezoned prior to development.
- The second step is to review, update, and refine the zoning ordinance to implement and enforce the guidelines of the updated Comprehensive Plan. A number of ordinance changes were suggested throughout the plan, including reviewing performance standards, allowing different housing types in residential areas, and potential historic preservation regulations.

Land Subdivision Regulations

The land subdivision regulations are also important in implementing the Plan. The Land Subdivision Ordinance regulates the development of land and the provision of public facilities within the community. Properly enforced subdivision regulations, coupled with zoning, can help ensure proper physical development and adequate public facilities in growth areas. They normally prescribe standards for easements and rights-of-way, street improvements, lot setbacks and layouts, utility infrastructure, etc. Subdivision regulations can also ensure that costs of public improvements within growth areas are created by the developer and the new residents, rather than by the established community. The land subdivision regulations should be reviewed against the recommendations of this Plan and revised and modified where necessary.

Action Steps

- Periodically review, update, and refine the Land Subdivision Ordinance to implement and enforce the guidelines of the updated Comprehensive Plan. This may include the provision of streets, park dedication funds, and system requirements for sanitary

sewer, water, and storm drainage. Subdivision regulations should be reviewed to include provisions for park dedication, sidewalks, and alleys.

- Enforce subdivision regulations within the one-half mile extraterritorial jurisdiction of the City so that development occuring outside the City can be easily integrated into the City if it is ever annexed. In addition, the City will examine the possibility of extending its extraterritorial jurisdiction to a two-mile radius around the City.

Capital Improvement Plan

Another potential tool for implementation is the City's Capital Improvement Plan (CIP), which establishes schedules and priorities for a five-year period. The City first prepares a list of all improvements that will be required in the next five years, including transportation and community facilities projects. Then all projects are reviewed, priorities assigned, cost estimates prepared, and potential funding sources identified. The City can determine which projects should be financed through annual tax receipts, which require public borrowing, and which may be eligible for outside sources of assistance.

The City's financial resources will always be limited, and there will always be constant competition for community resources. The CIP allows the City to provide the most critical public improvements while staying within budget constraints. Many of the recommendations of this Plan can be articulated in a CIP. Through the CIP, the recommendations can be prioritized, budgeted, and programmed into the City's decision-making process. The discussion of community facilities in the Inventory and Analysis Section of this Plan will be helpful in determining capital priorities.

Action Steps

- Explore the possibility of implementing a Capital Improvement Plan that includes elements of the Comprehensive Plan. Priorities include sanitary sewer and water distribution systems serving the City and its growth areas, an adequate transportation system in the growing areas of the community, and downtown redevelopment funding. Long-term improvement and maintenance programs were recommended for the City's major infrastructure systems, including transportation, utilities, and parks.

Citizen Involvement

This comprehensive planning effort has begun to establish a healthy dialogue among local residents concerning the future of the community. Wide publicity has been given to this Comprehensive Plan with resident involvement in the planning discussions. Because this Plan will affect everyone in the community, everyone should have the opportunity to contribute to its planning decisions. This is especially important because many of the recommendations found in this Plan go beyond the day-to-day activities of the City-Council, Planning Commission, and City staff. In order to effectively implement the recommendations, found in this Plan, community volunteers and civic organizations will be needed.

Action Steps
- The Plan should be posted to the City's website for citizens to review at will. Individual sections of the Plan may be made to ease distribution online.

Review and Revise the Comprehensive Plan

The Comprehensive Plan is not a static document. The planning process must be continuous and the Plan should be monitored and updated when necessary. If community attitudes change or new issues arise that are beyond the scope of the current Plan, the document should be reviewed and updated. From time to time, certain changes to the Plan document will be required. The Planning Commission and the City Council should carefully review proposed changes and their implications and actively seek residents' comments on such proposals. If changes are found to be appropriate, they should be formally added by amending the Plan.

All proposed Plan amendments should be submitted to the Planning Commission for review. After a public hearing has been held, the Planning Commission should make a recommendation to the City Council which then makes the final decision. The City Council may hold another public hearing before deciding to approve or disapprove the proposed Plan amendment. Criteria to use when deciding upon the acceptability of a Plan amendment include:
- A mistake in the Plan;
- A change in the community or issues not anticipated by the Plan.

Also, at five or ten year intervals, the entire Plan should be reviewed and modified to ensure that it continues to be an up-to-date expression of community goals and intentions.

- The City administrator, or their duly appointed representative, will annually brief the Planning Commission and the City Council on the "State of the Comprehensive Plan." This briefing should refresh the recollection of the Commission and the Council on the content of the Plan, discuss emerging facts that have a bearing on the accuracy of the Plan projections, discuss land use and development activities within the community over the past year, and summarize those that are scheduled for the upcoming year. The Planning Commission would then suggest an annual agenda of planning activities to assist in the implementation of the Plan.

- Promote the implementation of the Comprehensive Plan that effectively plans for land use, community facilities, transportation, housing, economic development, environmental protection, and technological advancement for the Long Prairie area.

- Review the Comprehensive Plan bi-annually and amend as necessary to ensure its usefulness as a practical guide for current and future development. Adhere to this Plan, which shall guide all zoning changes, as closely as possible to ensure consistent development.

- City staff should review the pertinent sections in the General Plan that were not evaluated and revised during the Comprehensive Plan update process. **These evaluations and minor updates should occur yearly.**

Other Areas for Implementation

Residential Areas

There were a number of recommendations regarding housing and residential areas in the Land Use Plan. Implementation strategies would include the following:

- Adopt and enforce housing maintenance standards for existing single- and multi-family residential areas of the City.

- Create and/or maintain the Zoning Map, Land Use Map and Future Land Use Map.

- Continue to maintain and upgrade local water and sanitary sewer infrastructure, streets, parks, etc., that serve existing residential neighborhoods.

- Encourage developers to build a diverse mix of residential building styles and sizes throughout the community.

- Encourage developers to provide multi-family residential units in the areas indicated on the Land Use Map.

- Explore ways that new or expanded industrial employers can assist in ensuring adequate and affordable housing for their employees

- Appropriately zone residential areas shown on the Land Use Map.

- Work with affected property owners and adjacent townships to annex residential growth areas into the City as necessary.

Transportation

In order to ensure proper location and alignment once development takes place, the following steps should be taken:

- Develop a transportation or roadway master plan to ensure adequate access and alignment. New developments should incorporate the collector networks outlined and/or approved by the city engineer or Transportation Plan.

- Require that all new subdivisions provide adequate collector street access to their developments.

- Establish a street maintenance program that improves the street system serving Long Prairie.

- Incorporate a sidewalk system along collector streets.

- Work with the Todd County Highway Department, developers, and telephone and cable television companies to ensure that public utilities such as sanitary sewer, water and telephone fiber optic cables follow the construction of new roads wherever possible.

Economic Development

There are a number of steps the City should take in order to encourage the continued growth of its commercial and industrial base, many of which are already under way.

- Support the EDA and cooperating agencies in promoting the community and providing financial assistance to potential businesses that may want to locate in the area.

- Attempt to recruit at least one new industrial business to the community each year. Stress the City's regional location, labor force, available water and sanitary sewer infrastructure, and local amenities.

- Continue to promote and recruit to the community commercial establishments that provide needed goods and services to Long Prairie-area residents and visitors.

Conclusion

Conclusion

The following list is an overview of recommendations found throughout the Comprehensive Plan. It has been determined that there are a number of broad themes each recommendation can be classified as. These themes can assist the City in organizing who should be involved in implementing the recommendation and the time and resource commitment that will be needed for implementation. These categories are described below:

Planning and Zoning

This category describes those recommendations that fall under the basic responsibilities of the City Council and Planning Commission: reviewing and revising zoning and subdivision ordinances, reviewing development plans for consistency with the Comprehensive Plan, and planning for future development in the City. Many of these tasks are ongoing, such as reviewing development plans; others entail a short-term commitment, such as reviewing and revising the City's ordinances.

Development Plan or Strategy

This category describes those recommendations that entail further study and/or create additional information so that the City can make decisions or develop policy strategies. The City Council, Planning Commission, selected experts, and community volunteers would most likely be involved in implementing these recommendations. Financial resources will be needed to complete most of these recommendations.

Marketing

This category describes those recommendations that require the City to market itself to encourage development. Many of these recommendations can be undertaken by the private sector or groups organized for such tasks such as the Chamber of Commerce. The City may have to take a role as a coordinator or provider of information.

Work with other Jurisdictions

This category describes the recommendations that require the City to work with other jurisdictions to assist with implementation. These jurisdictions may be other incorporated bodies such as Long Prairie Township or Todd County, or they may be governmental departments such as MnDOT, the Municipal Board, or the County Highway Department. It is most likely that City staff and the City Council will be the most active with these recommendations.

Maintenance and Improvement

This category describes those recommendations that require the City and its departments to maintain and improve its existing infrastructure, public facilities, and other areas of the City. Although the City and its departments may be the sole entity responsible for some actions, such as infrastructure improvements, other recommendations, such as the cleanup of high-profile areas, will most likely include private interests and community volunteers. Many of these recommendations are considered long-term with small-scale improvements occurring on a yearly basis.

Expanding Our Horizons

Long Prairie Comprehensive Plan Update 2035

November 2016