

Manning Avenue Corridor Public Meeting

Comments from Returned Questionnaires

September 8, 2014

OPTION	POSITIVE	# of similar comments	NEGATIVE	# of similar comments
			• Open space will not be well managed	

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3. <u>Rezone from Agriculture to Rural Residential</u>	<ul style="list-style-type: none"> • Still rural character • Allows City to grow in population and tax base • No municipal investment • Seems to be the option most stable and likely to survive any future breakup of property into smaller lot sizes • Possible improvement for residential use if irresponsible ag users (ex – pesticides, chemicals) • There are positives and negatives to these plans – how would it be laid out to still preserve open space and rural character? • Better land use with 5 acre minimum compared to cluster housing and another Woodbury urban planning • Better for landowners • Allows growth in investment in a positive way • Would be the best solution when trying to sell • Public roads on side roads off of Manning would be great • This is the minimum that needs to be done • Allows properties under 40 acres to subdivide • Plant a vineyard in the open space • Allows large landowner sellers to profit from their land • All the land would be privately owned • Least negative impact to landowners along Manning • Good idea • Creates a buffer zone • Would decrease taxes on property owners • Slower paced growth 	<p>II III III IIII II</p>	<ul style="list-style-type: none"> • Losing rural character • Too much density • Too many roads • Much more costly • Increase in services • Loss of some agriculture activities for region and community • Loss of local growers that supply apples, corn and raspberries • There are positives and negatives to these plans – how would it be laid out to still preserve open space and rural character? • New roads to build and maintain • No minimum distance between driveways • There are tax implications and livelihood affecting farmers • 50% of land grab is unacceptable • Peoples lifelong hard work and money are affected • Five acres is a lot for a family to care for • Not enough incentives • More traffic and highway access • Many minor developments with poor roads • More impact on aquifer • More suburban feel which clashes with Afton culture • If each lot exits on Manning, it would be a traffic hazard • No open space or wildlife corridors • Inefficient use of the land • Zoning is temporary and subject to change • Would increase taxes • Some larger acreage should be included for hobby farm development • Increase taxes • Increased road Construction 	<p>III IIII II II II II II II III II</p>

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	<ul style="list-style-type: none"> • 5 acre lots provide enough privacy • More open space between homes • No weed-filled conservation easements 		<ul style="list-style-type: none"> • Bad • Too many driveways onto Manning • Wells and septic would be stressed • Keeps houses for the rich 	

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<p>4. <u>2.5 acre lots with 50% of the land placed in a conservation easement (similar to Cedar Bluff)</u></p>	<ul style="list-style-type: none"> • Conservation easement is good • Seems to be the option most stable and likely to survive any future break-up of property into smaller lot sizes • There are positives and negatives to these plans – how would it be laid out to still preserve open space and rural character? • None • Smaller lots bring residents that will support public, not private schools • Better family oriented development • Clustering could be used with most options • Allows large land owners to develop • Large chunks of open space • Better return for landowners • Better tax base • Better setback from Manning • Likes the idea of linking open spaces • Most houses for the least roads • Have commercial along Manning with grocery and hardware • Have gateway corridor run through Afton – help with traffic on Manning • Have 3-4 roads out of Afton on to Manning • Cedar Bluff development makes sense • Better than a city lot but that's about it • Allows for slower growth • Have family style homes • Requiring 80 acres is a positive for development • Good and bad • Best of both worlds 	<p>II</p> <p>II</p> <p>II</p> <p>II</p>	<ul style="list-style-type: none"> • Lose rural character • Septic Systems • Does not really preserve rural character • There are positives and negatives to these plans – how would it be laid out to still preserve open space and rural character? • All negative • Expensive to develop • Get rid of 50% easement • Allow neighbors to work together to come up with a workable solution • More suburban feel which clashes with Afton culture • Would be fine if the land didn't turn into a weed patch • Higher density • No appetite for cluster housing • Will require City water and sewer • Too small • Small land owners can't develop • Higher end homes do not want to be on Manning • More demand on water supply • Likelihood of violations due to high density • Encroachment likely • Lower property values and quality of life • More driveways on Manning • Too many houses • Lots too small and conservation easements are often ill conceived and cared for • Increased growth would put pressure on fire services • Increase to City resources • Would change Afton too much • Only very expensive homes – exclusionary • 80 acre minimum is too large 	<p>III</p> <p>II</p> <p>II</p> <p>II</p> <p>II</p>

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			• Stress on groundwater	

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<p>6. <u>Other Options</u></p>	<ul style="list-style-type: none"> • Different plans for different areas in this corridor • Lite retail with agriculture applications – farmers market, grower sales outlet • Low density senior housing – community housing in rural manner • Need development plan to avoid annexing by landowner to Woodbury • Should make staying rural a priority • Wants Woodbury to annex us • Need more flexible development options – combinations of the above • Urbanization is going to come – Afton needs to embrace it • Zone the area commercial • Concern about 95 work coming from Afton alone and there are high voltage lines to think about • Have a wedding venue on Manning • Need a forum for landowners to voice their concerns about selling or annexing • The City should purchase land along Manning and put the whole thing in a land trust • Have commercial development along Manning to prevent Woodbury annexation – act as a buffer between rural and urban • Examine uses parcel by parcel • Add an interchange at Neal to reduce impact of Manning activity • 1 acre lots with sewer and water • Make some existing roads onto Manning cul-de-sacs • Need Townhomes 	<p>II</p> <p>II</p> <p>II</p> <p>III</p> <p>III</p> <p>II</p>	<ul style="list-style-type: none"> • Give people options to work their land or have the land pay for itself so development pressures are kept at bay • A recreational corridor trail would be a venture to bring people in – so would agri-tourism efforts • Wants to sell and get off the busy road and make some money in the process • Long waits to get out on Manning • Commercial use may necessitate City water and sewer • Meet with property owners along Manning • Manning Avenue homes are being sacrificed 	

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	<ul style="list-style-type: none"> • Blend trail corridor with conservation easement, using a corridor that will not disrupt current residents • Obtain funding to place land in a wildlife trust • Agri-tourism needs to be an option for all of the overlay district. It is consistent with the City's rural character 			