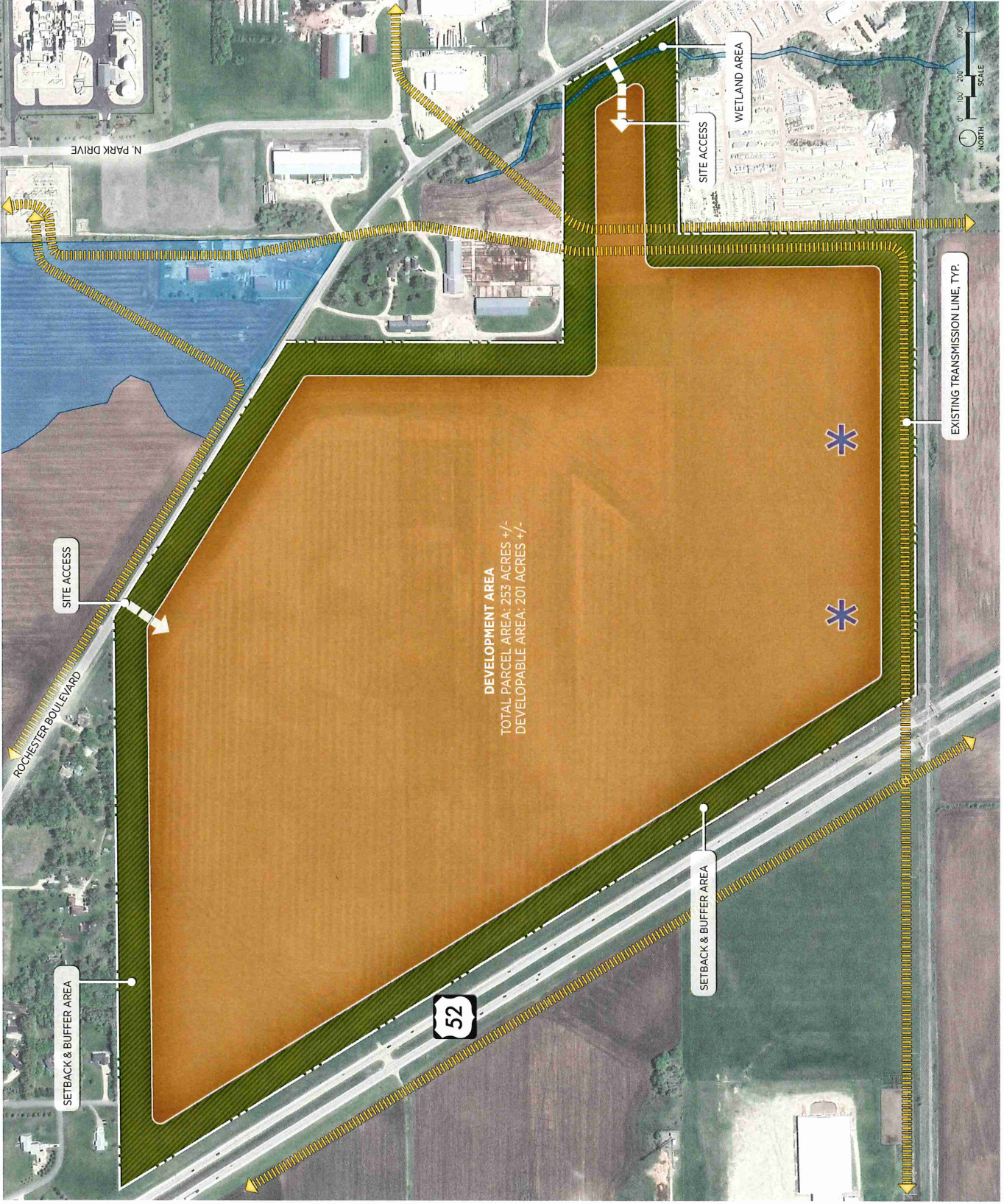


CANNON FALLS NW TECHNOLOGY PARK

AUGUST 2024 | DAKOTA COUNTY - CANNON FALLS, MN

CONCEPTUAL SITE PLAN

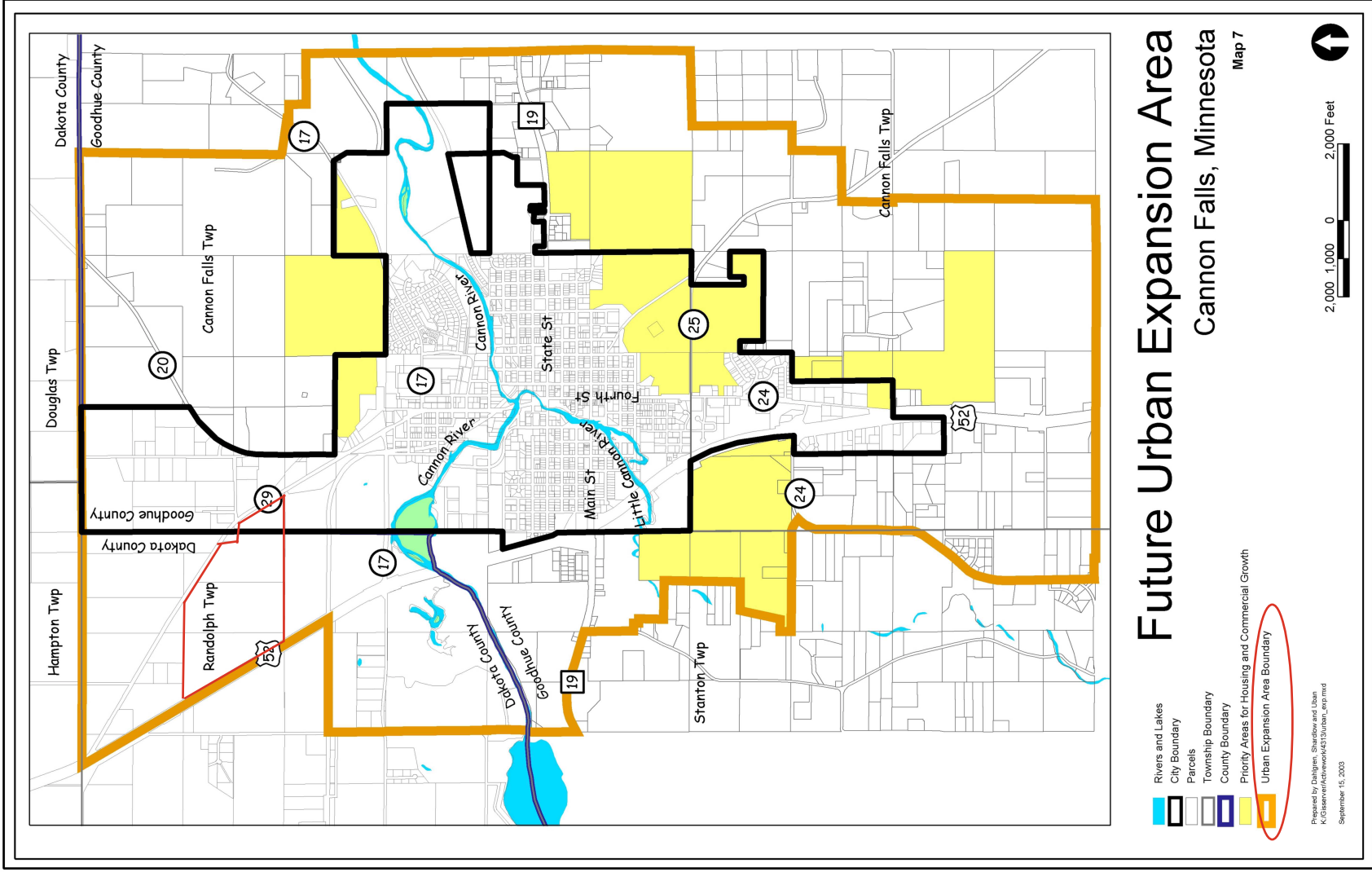
-  DEVELOPMENT AREA
-  FLOODPLAIN
-  WETLANDS
-  EXISTING TRANSMISSION LINE & EASEMENT
-  POTENTIAL SUBSTATION

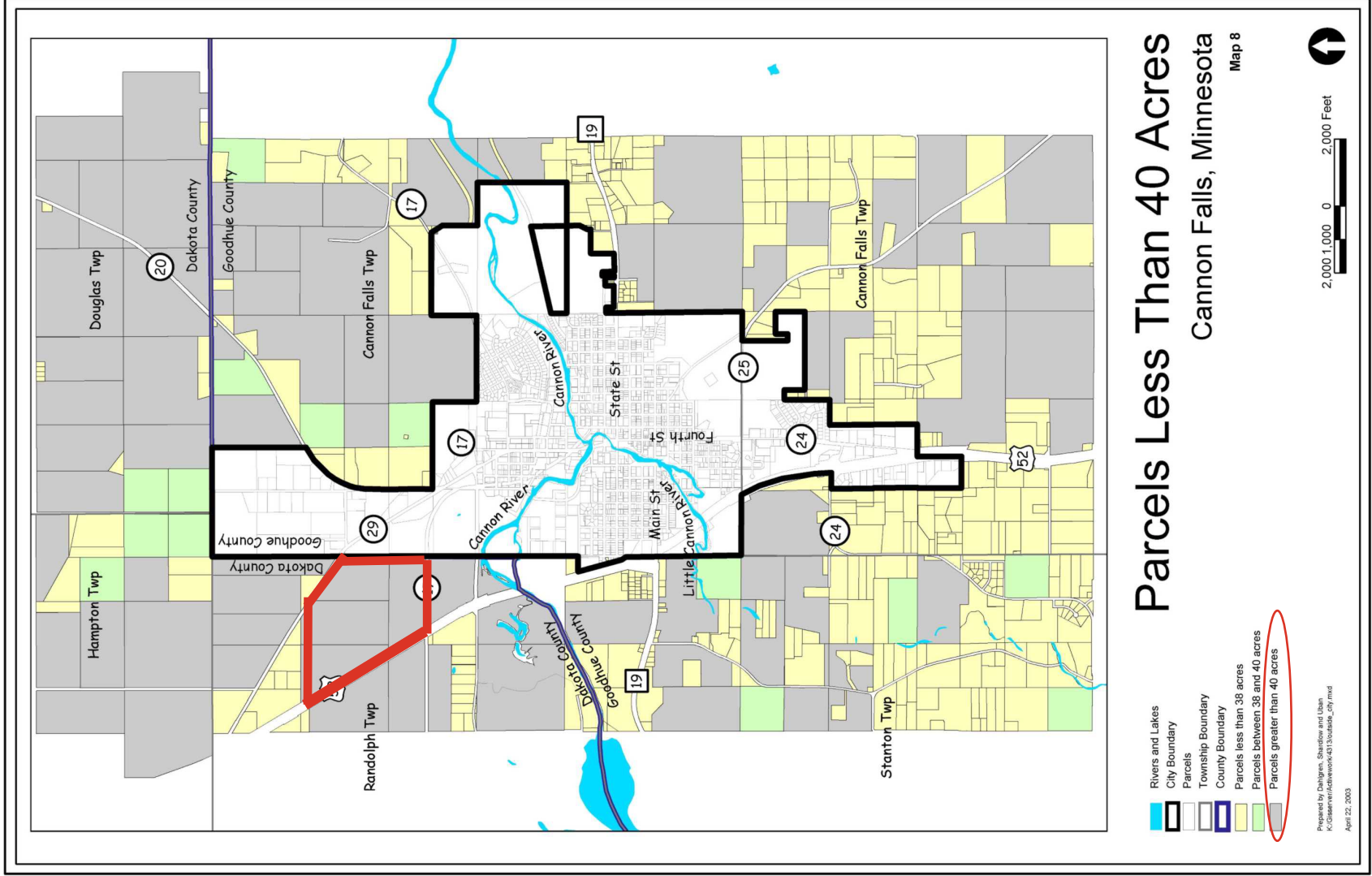


*Property boundaries, developable areas and acreages are for planning purposes only and are subject to change.

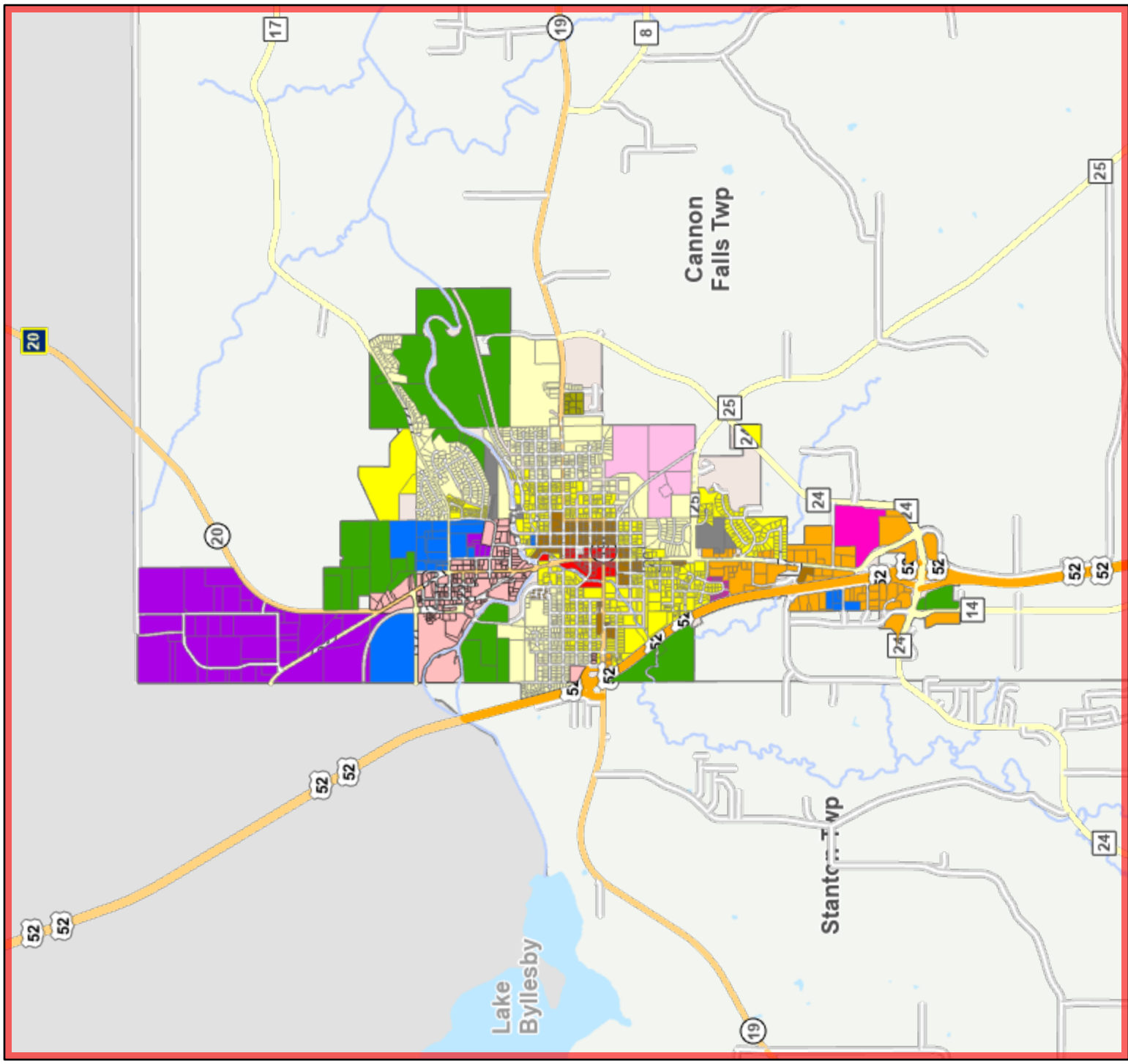
tract
Accelerating Responsible Infrastructure

NORRIS DESIGN
CONCEPTUAL SITE PLANS



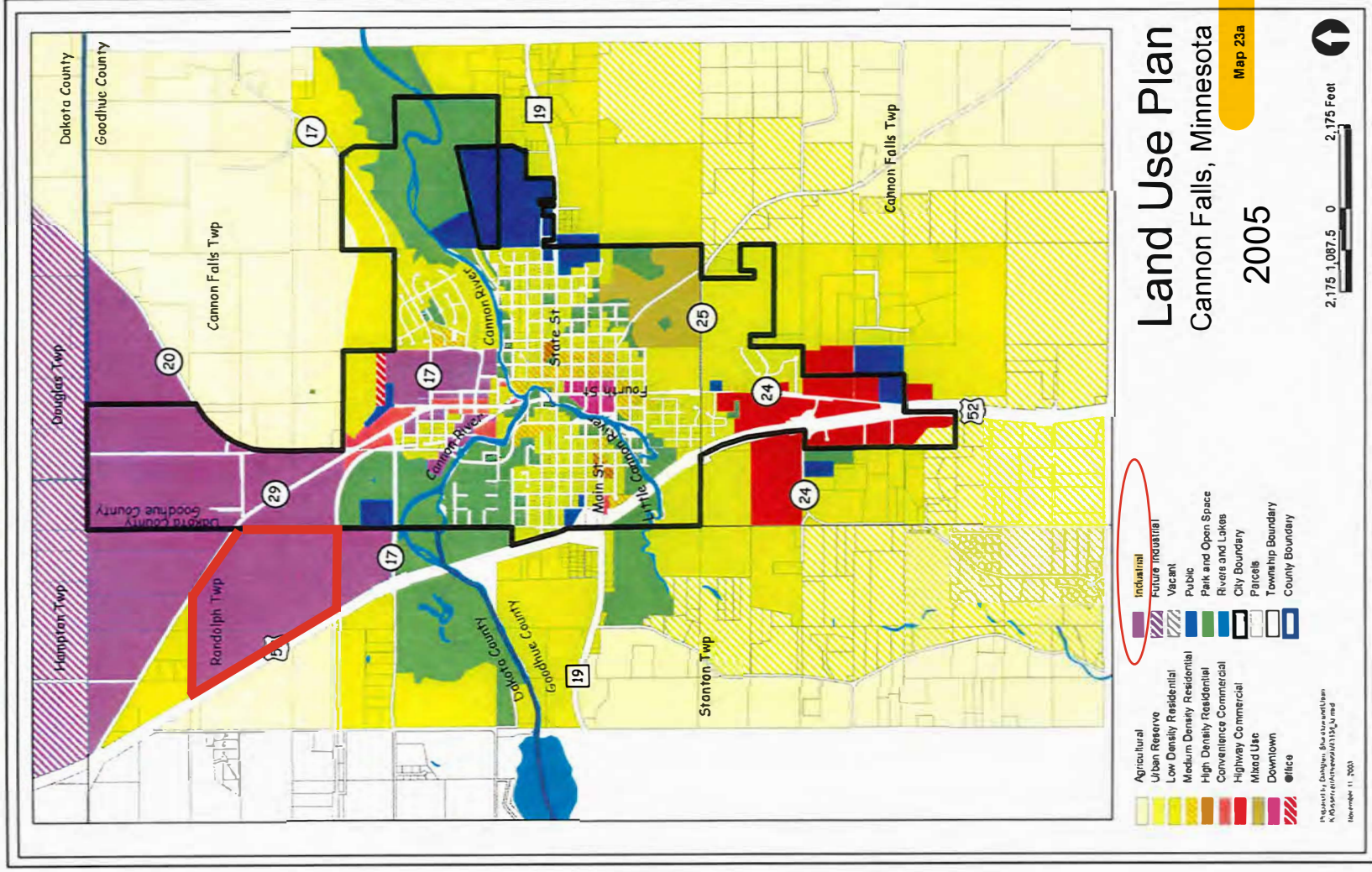


Land Use 2024



October 8, 2024

- Cannon Falls Zoning
- B-1, Central Business District
 - B-2, General Business District
 - I-1, Limited Industrial District
 - I-2, General Industrial District
 - PUD, Planned Unit Developmental District
 - R-1, Single Family Residential District
 - R-2, Single Family Residential District
 - R-3, Medium Density Residential District
 - R-4, High Density Residential District
 - R-B, Residential Business District
 - R-M, Single Family Manufactured Home Park
 - RE, Residential Estate District
 - UR, Urban Reserve
 - Goodhue County Roads
 - CEM; ; OCTY; OCRLN; CTRLN
 - CSAHP; CRP
 - SHWY
 - USHWY
 - Esri Major Roads



Implementation Directions/Actions

The city needs to check its **zoning codes** to see that they implement the policies in the plan. If there are problems, the zoning code should be amended.

There should also be consistency between the plan's land use designations and the **zoning districts**. The district boundaries also need to be changed if they are found to be inconsistent with the plan.

Finally, the planning commission should follow the guidance of the comprehensive plan when providing recommendations to the city council on development proposals. All staff reports should contain a statement as to whether or not a proposal is consistent with the city's comprehensive plan.

