

**City of Royalton  
Comprehensive Land Use Plan  
2005 to 2015**

**2011 Revision  
February 8, 2011**

## **PART ONE: INTRODUCTION TO THE COMPREHENSIVE PLAN**

### **1.0 Purpose and Introduction**

The Comprehensive Land Use Plan provides a vision and ‘blueprint’ for the city through the year 2025. The Plan calls for a review every three to five years and revisions at least every five years. The revisions allow the city to celebrate the goals attained, set objectives to reach current goals and incorporate the vision of the community into the plan.

### **2.0 Foundations of the City of Royalton Comprehensive Plan**

Citizen involvement and participation is the foundation of the Comprehensive Plan. Citizens met to guide the vision for city growth and development in 2005 and again in 2009. The focus for the 2005 vision gathering was community facilities, infrastructures and services. In 2009 the focus was on parks, beautification of the Hwy 10 corridor and getting a restaurant for the city.

### **3.0 Past Land Use Planning**

The first City of Royalton Comprehensive Plan was developed about 1985. Focusing primarily on land use, facilities, and transportation the plan served the city through the year 2003. The following include significant milestones in municipal planning since the 2005 to 2015 Comprehensive Plan was written:

2006 – Riverside Assisted Living

2006 – Roach Development

2007 – Duevel Annexation

2007 – Wellhead Protection Plan

2009 – Zoning Ordinance Revised

2009 – Healthy Community Partnership Program/Community based planning

2010 – Comprehensive Water Management Plan 2010-2020 Adopted

### **4.0 General Characteristics of the City of Royalton**

In 2000 the U.S. Census Bureau reported Royalton’s population at 816 however the Minnesota State Demographer’s Office estimated the City’s population in 2003 at 868. The most recent population statistic from the U.S. Census Bureau shows the City’s population in 2009 at 966.

## **5.0 General History of Royalton**

Through the 20<sup>th</sup> century the City experienced considerable residential growth and yet has retained the ‘small town’ characteristic that continues to this day.

## **6.0 The City of Royalton Healthy Community Partnership Planning Process**

The Healthy Community Partnership Program is built on a strong foundation of public participation and involvement. A vision gathering was held in June, 2009 where community members identified the top three goals for the city: build a splash park, beautify the Hwy 10 corridor through the city, and establish a restaurant in the city. A total of 96 community members participated in the process and three citizen committees were established to work on each goal.

Although not officially part of the Healthy Community Partnership Planning process, the skateboard park project began at the same time. Several youth attended a City Council meeting and asked the City to help them build a skateboard park. The Council agreed to assist the youth in their efforts to raise funds, design and build the park. Many community members provided in-kind donations enabling the project to be completed in June, 2010.

## **7.0 Public Participation**

Continued public participation is crucial in the successful implementation of the City’s Comprehensive Plan. Public participation in public hearings related to amendments to this plan, the Zoning and Subdivision Ordinances, and on all considered subdivisions, plats, variances, conditional use permits, or similar required public hearings are necessary to keep the public informed and to provide a time for public comment on the issues.

## **8.0 Plan Implementation and Maintenance**

The 2011 revision to the original 2005 to 2015 Land Use Plan is not to be the last revision, but a second step in the overall land use planning for the City of Royalton. It is intended to serve as the vision and ‘blue print’ through the year 2025. It is recommended that the plan be reviewed every two to three years and revised every five years.

## **PART TWO: COMMUNITY ASSESSMENT**

### **1.0 Population, Housing, and Growth Assessment**

### **2.0 Land Use Assessment & Future Land Use Recommendations**

Royalton Ordinance 16.01 (Zoning Ordinance) has undergone several changes throughout the years with the most recent revision date of November, 2009. The zoning map included with this plan reflects the changes as of 2011.

## **2.1 Existing Land Use and Zoning**

### **2.1.1 Residential Land Use:**

- R-1 single family residential district
- R-1A townhouse district
- R-2 single and two-family residential district
- R-3 multiple family residential district
- R-4 planned unit development

The purpose of the Residential Land Use districts is to permit the development of residential dwellings in the community where adequate municipal utilities exist or are to be extended, to provide for reasonable standards for such development, to avoid overcrowding, and to prohibit the use of land which would be incompatible with or detrimental to the essential character of such district.

### **2.1.2 Commercial Land Use**

- C-1 commercial district
- C-2 community commercial district
- C-3 regional commercial district

The purpose of the Commercial Land Use districts is to provide for the establishment of commercial and service activities which draw from and serve customers from the community and its surrounding areas.

### **2.1.3 Industrial Land Use**

- I-1 general industrial district
- I-2 heavy industrial district

The purpose of the Industrial Land Use district is to provide for a wide range of industrial warehousing and bulk commercial activities in location which will not conflict with other uses.

### **2.1.4 Railroad Industrial Use**

- R-D railroad industrial district

The purpose of the Railroad Industrial Use is to provide for a set of guidelines for building in and around the rail system in the City of Royalton

### **2.1.5 Agricultural-Rural Residential Use**

The purpose of this district is to establish and preserve areas for low density residential without permitting intensified development which would require the provision of municipal facilities and services, and further allow agricultural uses in this district. The Planning & Zoning Commission will update the Zoning Ordinance revisions and update maps.

## **3.0 Public Facilities and Services Assessment**

### **3.1 Facilities and Services Assessment**

Royalton Area Community/Senior Center  
205 East Centre Street  
Royalton, MN 56373

Royalton City Hall  
12 N. Birch St.  
Royalton, MN 56373

Hospital:  
St. Gabriel's Hospital  
815 Second Street SE  
Little Falls, MN 56345

Schools:  
Royalton Elementary School  
Box 138  
Royalton, MN 56373

Royalton Secondary School  
120 S. Hawthorn Street  
Royalton, MN 56373

Emergency Services:  
Fire: Royalton Fire and Rescue  
Police: Royalton Police Department  
Morrison County Sheriff's Department  
Ambulance:  
Gold Cross Ambulance  
St. Gabriel's Hospital  
Little Falls, MN 56345

### **3.2 Infrastructure Assessment**

#### **3.2.1 Transportation (Roads, Trails & Sidewalks, Air Travel)**

The City of Royalton currently enjoys a well-maintained transportation system that provides access throughout the City. With more emphasis on active living the City's transportation goals for 2011 to 2015 include:

- Safe Routes to Schools grant – encourage students to walk/bike to school
- Walking trails in McGonagle Park
- Walking/biking trail along Platte River from Memorial Park to Pine St.
- Walking/biking path from N. Birch to Soo Line

An Active Living planning grant through Region 5 RDC, Outdoor Recreation Grant through DNR and other grants to will be applied for to help achieve these goals

#### **3.2.2 Average Daily Traffic Counts**

See attached map.

### **3.3 Other Infrastructure**

Water Information

Water Source: Wells

**Storage Capacity:** 65,000 gallons  
**Pumping Capacity:** 380 gal/minute  
560 gal/minute  
**Average Demand:** 83,888 gal/day  
**Peak Demand:** 189,000 gal/day

#### Wastewater Information

**Treatment Type:** Stabilization Pond System  
**Capacity of Plant:** 75,400 gal/day  
**Average Demand:** 65,986 gal/day  
**Peak Demand:** 115,000 gal/day  
**Usage Charge:** Base chg.

The City of Royalton completed a Wellhead Protection Plan in **2007** and installed Well #3 in **2007**. One of the goals of the Wellhead Protection Plan is to cap Wells #1 and #2 because of the proximity of the wells along Hwy 10, the BNSF Railroad and the Tesoro gas station. Well #1 is no longer in use and the city must cap the well. Well #2 is not pumping efficiently. In 2010 the City received a \$10,000 grant to do a test well. Minnesota Rural Water, Department of Health and Mateffy Engineering helped the City identify several possible locations for a new well allowing space for a water treatment plant if needed. Water samples were taken from residents near the proposed sites and sent to MN Department of Health for testing.

### **PART THREE: THE CITY OF ROYALTON ACTION PLAN**

#### **Goals, Objectives and Policies**

#### **Section 1.0 Introduction**

The City of Royalton Comprehensive Plan update focuses on the following areas:

- Update Population, Housing and Growth Assessment
- Update Land Use Assessment and Future Land Use Recommendations
- Commercial and Industrial Land Use Plan
- Natural Resources and Environment Plan
- Transportation, Community Facilities and Services Plan

#### **1.1 How to use this plan**

Each plan included within the overall comprehensive plan update presents goals, objectives, and policies designed to guide each particular component of the City into the future. Our guide for this process includes: public participation information, past City comprehensive plans (1985, 2005), current Zoning Ordinance and Map, as well as demographic and economic data.

#### **Section 2.0 General Land Use, Zoning Operations and Natural Resources Plan**

##### **2.1 Land Use & Zoning Operations Goal:**

Promote and maintain a sustainable community through the revision and implementation of the official land use controls and process and through the cooperation and coordination with Bellevue and Langola Townships.

Objectives:

1 – Update the Zoning Ordinance and Maps

Task Leaders: Planning & Zoning Commission  
Estimated Cost: Minimal  
Resources: Current Planning & Zoning Ordinance  
Timeline: 2011 to 2012

Policies and Recommendations:

1 – Focus on infill and redevelopment as the development potential of vacant land use within the current city boundaries rather than expansion beyond the current boundaries of the City.

2 – Ensure City Council, Planning & Zoning Commission and staff receive ongoing training and education necessary to carry out the goals and objectives presented in the comprehensive plan update.

**2.2 Natural Resources and Environment Goal:**

Provide for the protection of the many natural resources within the City of Royalton.

Objectives:

1 - Support the actions which preserve the natural beauty and water quality of the Platte River

2 – Protect natural wetlands and encourage the creation of additional wetland areas as needed for the collection of runoff.

**3 – Incorporate environmentally friendly landscaping requirements into the City of Royalton zoning ordinance.**

**4 – Establish walking/biking trails along the Platte River**

**5 – Establish a splash park in the Plattewood Addition**

**6 – Establish walking/biking path to link Royalton to the Soo Line**

Task Leaders: City Council, Planning & Zoning, developers and citizens

Estimated Costs: Minimal

Resources: MN Pollution Control Agency  
MN Department of Natural Resources  
MN Board of Soil and Water Conservation District  
Morrison County Planning & Zoning  
Region 5 Regional Development Commission staff

Timeline: Ongoing

**SECTION 3.0 COMMERCIAL & INDUSTRIAL LAND USE PLAN**

**3.1 Commercial & Industrial Land Use Goal**

To provide for commercial and industrial business development to add to the sustainability of the City and minimize the impacts of commercial and industrial

development on residential areas of the City; and provide for sufficient access to commercial and industrial business by residents and inter-regional motorists

Objectives:

- 1 – Organize commercial land throughout the City to reflect future and existing commercial uses and incorporate current Zoning Ordinance language.
- 2 – Provide for commercial development of a traditional downtown character and feel along the existing Hwy 10 corridor and CSAH 26 as indicated in the future land use map.
- 3 – Minimize the impacts of industrial developments on the community by focusing industrial business development in the Industrial Park.
- 4 – Develop plats for the Industrial Park
- 5 – Establish a marketing plan to attract businesses to the City Industrial Park
- 6 – Install infrastructure to the Industrial Park

Task Leaders: City Council, Planning Commission, Morrison County Community Development

Estimated Costs: ?

Resources: Morrison County Community Development  
Region 5 Regional Development Commission  
Dept. of Employment and Economic Development  
USDA

Timeline: 2011 to 2015

## **SECTION 4.0 GROWTH AND ANNEXATION PLAN**

### **4.1 Community Growth Goal**

It is the intent of this plan to ensure growth and development with the City occurs in an orderly fashion.

Objectives:

- 1 – Encourage the development of existing vacant land within the City of Royalton before development outside the City’s existing boundaries unless the development of land outside of the boundaries would be in the best interest of the City.
- 2 – Maintain communication between potential developers and the public regarding projects which will provide for the future growth and development of the City.

### **4.2 Annexation Goal**

To ensure the orderly annexation of land within the City of Royalton

Objectives:

- 1 – Coordinate all future plans for annexation with all concerned members of the public, developers, local government officials, and the Minnesota Municipal Boundary Adjustment office.

- 2 – Consider only the lands specified within the Growth and Annexation Map for future annexation according to the schedule provided within the map.
- 3 – Consider annexing land south of the current boundary of the City for future residential and/or commercial development.

Task Leaders: City Council, Planning Commission,  
Estimated Cost: ?  
Resources: Ongoing: Permit Fees, Developer Fees  
Timeline: 2011 to 2015

## **SECTION 5.0 TRANSPORTATION, COMMUNITY FACILITIES & SERVICES PLAN**

### **5.1 General Transportation Goal**

Provide for a multi-modal transportation system that addresses community transportation concerns, promotes smooth internal circulation, improves safety, promotes management of highway access, and sound pedestrian travel

Objectives:

- 1 – Incorporate MN Department of Transportation Access Management Guidelines in all new development along Hwy 10
- 2 – Respond quickly and efficiently to community safety concerns along existing roadways within the City including of replacement of current signage with new retro-reflective signage.
- 3 – Incorporate the required sidewalks, or bicycle trails, or similar trails in all proposed developments within the city
- 4 – Incorporate sidewalks, bicycle trails, or similar trails in all areas of the city
- 5 – Work to provide a link between the City of Royalton and interregional trails development within Morrison and Benton Counties.
- 6 – Support a Northstar commuter rail link to the City of Royalton

Task Leaders: City Council, Planning Commission  
Estimated Costs: \$10,000 to \$100,000 depending on scope of project  
Resources: Initial: Developer Fees, Ongoing: General Levy, Grants  
Timeline: 2011 – 2015

### **5.2 Hwy 10 Transportation Goal**

While the scheduled changes to Hwy 10 for the 2012 end in Rice, the City of Royalton must keep in touch with MN Department of Transportation regarding any changes to the Hwy 10 corridor through or around the City of Royalton.

### 5.3 Community Facilities & Services Goal

Provide the following facilities to the residents and visitors to the City of Royalton as needs arise:

Facilities:

- Splash Park
- Trail system on the Platte River
- Walking bridge across the Platte River to connect Pine and Maple Streets
- Infrastructure for new well
- Infrastructure for industrial park

|                  |   |
|------------------|---|
| Task Leaders:    | City Council  |
| Estimated Costs: | Infrastructure  |
| Resources:       | Initiative Foundation<br>MN Department of Natural Resources<br>Region 5 Regional Development Commission<br>Morrison County Community Development<br>MN Department of Health<br>MN Pollution Control Agency<br>USDA<br>City – general levy |
| Timeline:        | 2011 - 2015   |