

DEVELOPMENT MAP GUIDE: NEW INFILL , SUBDIVISION, AND LOT/REHAB OPPORTUNITIES, PRESTON, MN., 2020-2030

NEW INFILL PROJECT OPPORTUNITIES:																
Site Description:						Housing Type:						Contact:		Status & Comments:		
Map #	Name & Location	Area	Site Assets	Zoning	Street(s)	Acres		APT/			Utilities		Units			
						Low	High	SFD	PLEX	TH	Water	Sewer	Low	High		
1	Trailside I & II	Central	Trail, River, Down-Town, Post Office	R- 3 Multi-family	North St.	1	1	X	X		Yes	Yes	3	6	TS I-Bunge TS II - City	TS-I - one built, one UC, 4 planned TS-II-Center St/West site in planning.
			B-1 on S. Center St.	Center St.	1	1		X	X				5	10		
2	Ridge & Oak South Hill	SE	Small Lots, Near park/pool/river	R-2 One-Two Family	Ridge Rd./ Oak Street.	1	2	X			Yes	Yes	2	3	Welch & Sogla	One unit built/sold, two in planning
3	Main St. Apts or Plex	Central	Near downtown shopping/dining.	R- 3 Multi-family	Main and Pleasant	1	2		X	X	Yes	Yes	4	8	Bunge	Apartments or Plex/Alley to rear
SUBTOTAL:						4	6						14	27		
NEW SUBDIVISION OPPORTUNITIES:																
4	Golfview Drive/Doherty	NW	Golf Views, Near VA Home	R-2 One-Two Family	Golfview Dr	27	28	X			Near + New	Near + New	16	16	Doherty	Utility Feasibility done, Subdivision in planning, MLS listing
5	Blue Jay Ridge I/Welch	NW	Golf Views, , Near VA Home	R-2 One-Two Family	Overlook Dr	11	12	X			Near + New	Near + New	12	12	Welch	Utility plans and Subdivision in final approvals, Developer sales
6	Park Lane/ Jefferson	East	Near downtown, park/pool/river	R-2 One-Two Family/R-3 allowed	Park Lane to Jefferson	3	4	X	X	X	Near+ New	Near+ New	11	12	City	Utility Feasibility done, Concept Plat done, utilities in planning, City sales.
7	Wilson Hill/ W. River Rd.	SW	Trail/River Views/ Fishing, Windmill	R-1 Residential R-2 planned	W. River Rd/ County 12	35	40	X	X	X	River+ Lift	River+ Lift	30	34	City	Single Owner & Available, utility plan needed, on MN. State Trail and river.
8	Maple St/ Crown Hill	SW	Rolling topo, Rural views	R-1 Residential	Maple St./ County 12	30	40	X			Near + Lift	Near + Lift	22	24	City	Multiple owners, Utility feasibility needed, Large lots possible.
SUBTOTAL:						106	124						91	98		
TOTAL: 2020-2030						110	130						105	125		
LOT/REHAB OPPORTUNITIES:			Citywide	Various		15	20	X	X	X			30	35	Various	Scattered lots and building rehab.
TOTAL Acres/Units: 2020-2030						125	150						135	160		
MN. State VA Home	NW	Hilltop views, under construction.	Planned for R-3 or Institutional	Circle Heights/ Golfview Drive		15	16			X	Yes	Yes	54	54	City	Federal/State Funds approved, City trail planned, Open mid-2023.
GRAND TOTAL:						140	166						189	214		

SOURCE: PRESTON HOUSING NEEDS ASSESSMENT, CITY OF PRESTON, ADOPTED JUNE 4, 2018 and UPDATED, PRESTON EDA HOUSING COMMITTEE, AUGUST 30, 2021