

Community Development Committee

Meeting date: January 21, 2014

For the Metropolitan Council meeting of February 12, 2014.

Subject: City of Andover Grey Oaks Comprehensive Plan Amendment, File No. 20326-5

District, Member: District 9, Council Member Edward Reynoso

Policy/Legal Reference: Minnesota Statutes Section 473.175

Staff Prepared/Presented: Freya Thamman, Local Planning Assistance, 651-602-1750

Patrick Boylan, AICP, Local Planning Assistance, 651-602-1438

LisaBeth Barajas, Manager, Local Planning Assistance, 651-602-1895

Division/Department: Community Development / Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Andover to place the Grey Oaks comprehensive plan amendment (CPA) into effect.
2. Revise Council's forecasts of sewer-served households upward by +200; keeping overall the forecasts the same, but shifting forecasts from the unsewered to sewer-served, as shown in Table 1 of the Review Record.
3. Advise the City of the comments in the Review Record regarding natural resources protection.

Background

The Council Reviewed the City's 2030 Comprehensive Plan Update (Review File No. 20326-1) on May 15, 2009. Since then, the Council has reviewed three Comprehensive Plan Amendments (CPAs), all of which have met the Council's administrative review guidelines.

This is the fourth amendment to the City's 2030 CPU. This CPA proposes the following:

- Land use change and Municipal Urban Sewer Service Area (MUSA) Expansion for 83 acres from Rural Residential to Urban Residential Low (URL) Density.
- Land use change for 6.39 acres from General Commercial to Urban Residential Medium (URM).
- Text change to increase the allowed minimum density from 1.5 to 1.75 units/acre and the allowed minimum for the URM to from 1.5 to 3.6 units/acre.

Rationale

The proposed CPA conforms to regional system plans, is consistent with Council policies, with the exception of natural resources protection, and is compatible with the plans of other local communities, school districts, and affected special districts.

Funding

None.

Known Support / Opposition

There was no opposition from surrounding communities.

Review Record

City of Andover Grey Oaks Comprehensive Plan Amendment
Review File No. 20326-5, Council Business Item No. 2014-20

BACKGROUND

The City of Andover is located in southwestern Anoka County. It is bordered on the west by the Rum River and the cities of Ramsey and Anoka, and on the south by Coon Rapids, and on the east by Ham Lake (Figure 1).

The *2030 Regional Development Framework (2030 RDF)* identifies Andover as being within the within the Developing and Rural Residential geographic planning areas (Figure 2). The land use changes proposed with this CPA are within the Developing area of the City. The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 37,400 to 44,600 people, from 11,400 to 15,900 households, and that employment will grow from 4,490 to 5,500 jobs.

REQUEST SUMMARY

The CPA includes a proposed land use change and MUSA expansion for 83 acres from Rural Residential to Urban Residential Low (URL) Density. In addition, the CPA re-guides 6.39 acres from General Commercial to Urban Residential Medium (URM). The CPA also increases the allowed minimum density for the URL from 1.5 to 1.75 units/acre and the allowed minimum for the URM from 1.5 to 3.6 units/acre.

OVERVIEW

<i>Conformance with Regional Systems</i>	The CPA conforms to the Metropolitan System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.
<i>Consistency with Council Policies</i>	The CPA is consistent with Council policies for forecasts, land use/residential density, housing, surface water management, water supply. The CPA is inconsistent with the RDF natural resources policy.
<i>Compatibility with Plans of Adjacent Jurisdictions</i>	The CPA will not have an impact on the planning of adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's 2030 Comprehensive Plan Update on May 15, 2009. (Review File No. 20326-1 – Business Item 2009-32).

The Council has administratively reviewed three CPAs since 2009:

- *Woodland 5th Additional CPA* changing 6 acres Agriculture to URL on August 5, 2010
- *Agricultural Preserve CPA* on January 18, 2018
- *2.96-acre from Neighborhood Commercial to Residential High CPA* on July 19, 2012

ISSUES

- I. Does the amendment conform to the Metropolitan system plans?
- II. Is the amendment consistent with the RDF and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUE ANALYSIS AND FINDINGS

CONFORMANCE WITH REGIONAL SYSTEMS

The CPA conforms to the Council's regional system plans. Additional review regarding conformance with regional system plans is provided below.

TRANSPORTATION/TRANSIT

Reviewers: Russ Owen (651-602-1724)/Steve Mahowald (612-349-7775)

The CPA conforms to the 2030 Transportation Policy Plan for transportation. While there is no direct transit service in Andover, the proposed changes are likely to increase transit usage at nearby transit facilities and services, such as Northstar service and its Anoka and Coon Rapids stations.

REGIONAL PARKS

Reviewer: Jan Youngquist (651-602-1029)

The CPA conforms to the 2030 Regional Parks Policy Plan.

WASTEWATER SERVICES

Reviewer: Roger Janzig (651-602-1119)

The CPA conforms to the 2030 Water Resources Management Policy Plan (2030 WRMPP). The Metropolitan disposal system has adequate capacity to serve the proposed development.

CONSISTENCY WITH COUNCIL POLICY

The CPA is consistent with Council policies for forecasts, land use/residential density, housing, surface water management, water supply. The CPA is inconsistent with RDF natural resources policy.

FORECASTS

Reviewer: Todd Graham (651-602-1322)

The CPA is consistent with regional policy for forecasts. The CPA does not change the overall community-wide forecasts. The CPA contributes to housing growth within the existing forecasts. However, the CPA shifts forecasts from the unsewered area to the sewerred part of the city. Therefore, the Council's forecasts of sewerred-served households will be revised upward by +200 as part of this CPA.

	2010	2020^a	2030^a
Unsewered	3,400	3,300	3,400
Metro System Sewered	8,000	10,700	12,500
Total	11,400	14,000	15,900
^a : Reflects shift of 200 from unsewered to sewerred; total does not change.			

LAND USE & 2030 REGIONAL DEVELOPMENT FRAMEWORK

Reviewers: Freya Thamman (651-602-1750) /Jim Larsen (651-602-1159)

Land Use

The CPA is consistent with 2030 RDF policy for residential land use, which includes meeting minimum residential density of at least 3 dwelling units per acre for sewered development in the RDF Developing area.

The proposed CPA includes three parts: 1) a land use change and MUSA Expansion for 83 acres proposed to change from Rural Residential to Urban Residential Low (URL) Density; 2) a 6.39-acre land use change from General Commercial to Urban Residential Medium (URM); and 3) increases the allowed minimum density for the URL from 1.5 to 1.75 units/acre and URM from 1.5 to 3.6 units/acre.

The CPA meets RDF net residential density requirements for the Developing area. The overall expected minimum density for Andover is 3.0 net units per acre as shown in Table 1 below.

Table 2. Andover Net Residential Density Calculation			
Residential Land Uses	Min Density	Net Acres	Min Units
Urban Residential Low (URL) ^a	1.75	204.3	358
Medium Density Residential (MDR) ^b	3.6	6.4	23
Urban Residential High	6	18.7	112
Rural Reserve	3	769.5	2309
Subtotal		998.9	2801
2000-2012 Plat Monitoring Credit		625.8	2035
Total		1624.6	4836
Net Density			3.0

^a: Reflects proposed changes in land use and URL minimum allowed (from 1.5 to 1.75)
^b: Reflects proposed changes in land use and MDR minimum allowed (from 1.5 to 3.6)

2030 RDF - Natural Resources

The CPA is inconsistent with 2030 RDF Policy 4, which directs staff to work with local and regional partners to reclaim, conserve, protect, and enhance the region’s vital natural resources. The entire 83-acre MUSA expansion site (with the exception of a narrow utility corridor which diagonally crosses the southern portion of the parcel) is designated as high quality wooded Regionally Significant Ecological Area by the Department of Natural Resources. Urbanization of the parcel at the proposed densities would result in the permanent loss of the site’s ecological integrity.

Advisory Comments

If the site is developed at URL densities, staff recommends density transfer and conservation design methods be employed to allow additional density in lower quality

areas of the site, while preserving a majority of the site in its current high quality cover. Staff recommends a more in-depth survey of the site resources be undertaken prior to development of the parcel, so that the highest quality resource areas on the site are avoided by the development.

The City would not be required to modify its plan because the proposed CPA does not result in a regional system impact. The CPA conforms to the Metropolitan System Plans for Parks, Transportation, and Wastewater.

HOUSING

Reviewer: Freya Thamman (651-602-1438)

The CPA is consistent with Council housing policy requirements of the Metropolitan Land Planning Act.

SURFACE WATER MANAGEMENT

Reviewer: Jim Larsen (651 602-1159)

The CPA is consistent with the 2030 WRMPP for local surface water management.

WATER SUPPLY

Reviewer: Lanya Ross (651-602-1803)

The CPA is consistent with the 2030 WRMPP and 2010 Master Water Supply Plan.

The Council encourages efforts to promote the efficient use of water to protect and enhance the region's water supply sources. New development and redevelopment always provide opportunities to implement new water conservation and stormwater management strategies as part of construction and site landscaping. The Council's Conservation Toolbox and Stormwater Reuse Guide may be useful tools to reduce per capita water demand. Both can be found on the Council's Water Supply Planning website at <http://www.metrocouncil.org/Wastewater-Water/Planning/Water-Supply-Planning/Guidance-and-Planning-Tools.aspx>

COMPATIBILITY with plans of Adjacent Governmental Units and plans of Affected Special Districts and School Districts

The proposed CPA is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

- Figure 1: Location Map & Regional Systems
- Figure 2: 2030 RDF Geographic Planning Areas
- Figure 3: Proposed Future Land Use Map Change

Figure 1: Location Map & Regional Systems

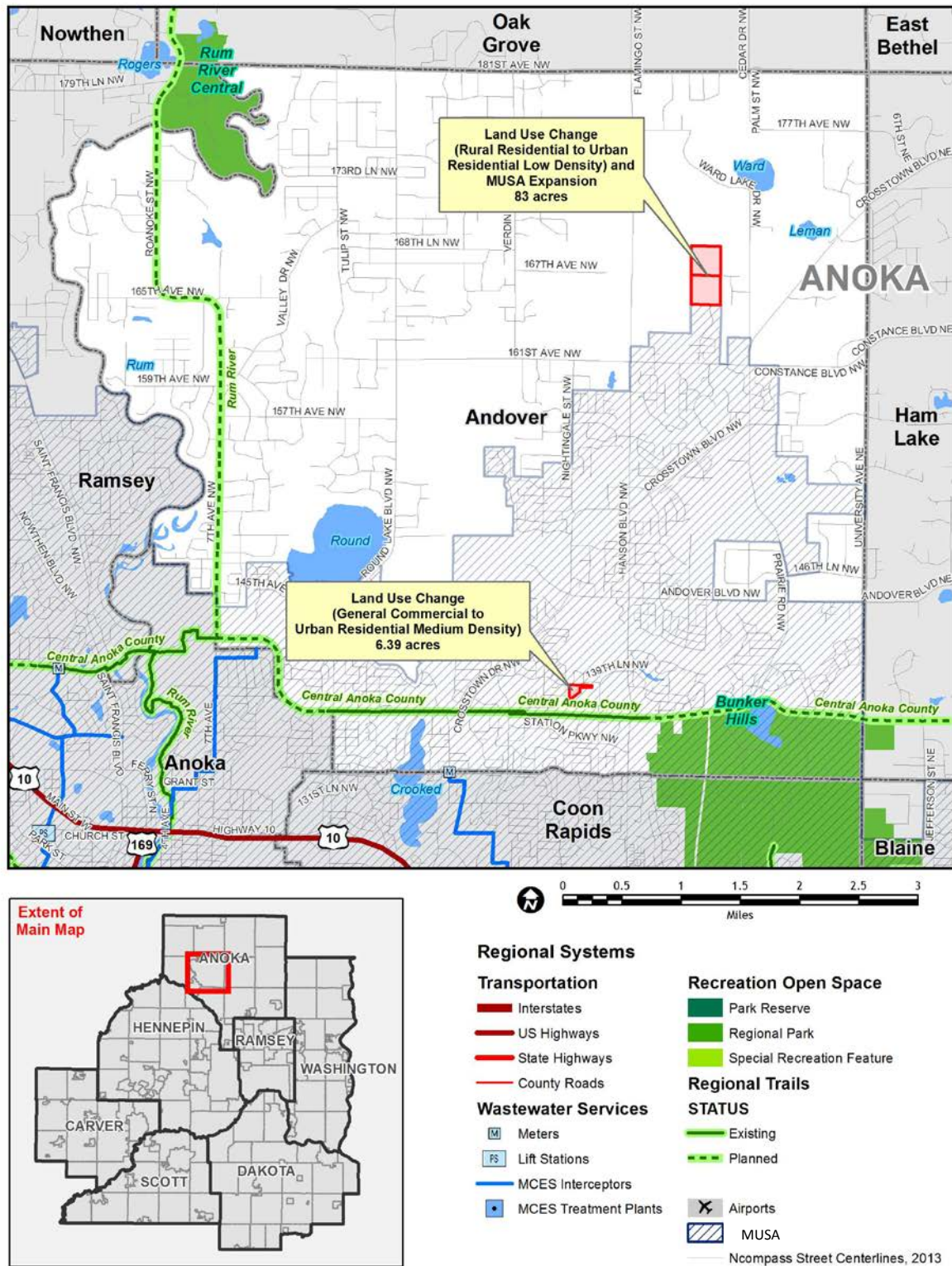


Figure 2: 2030 RDF Geographic Planning Areas

Andover

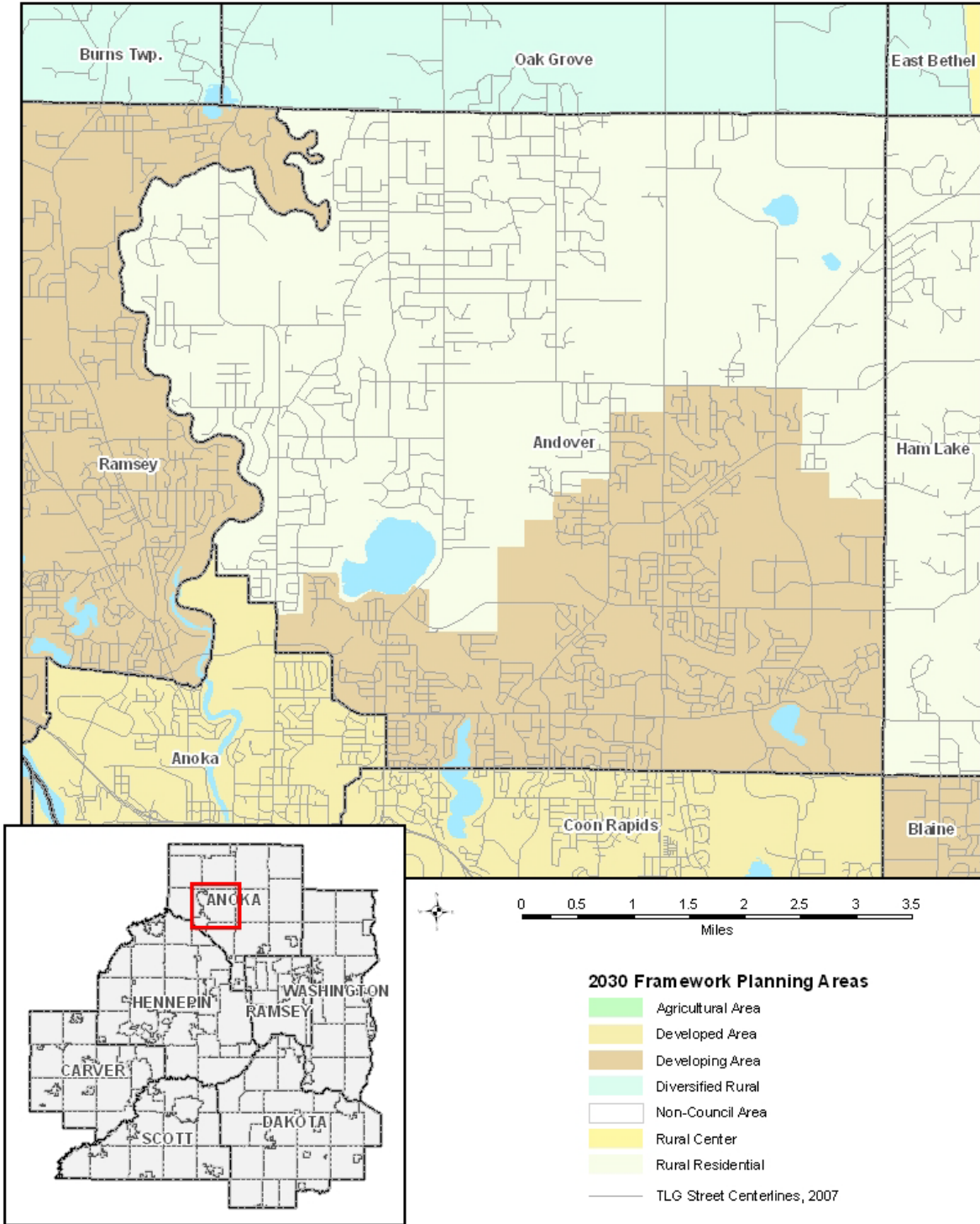
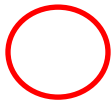
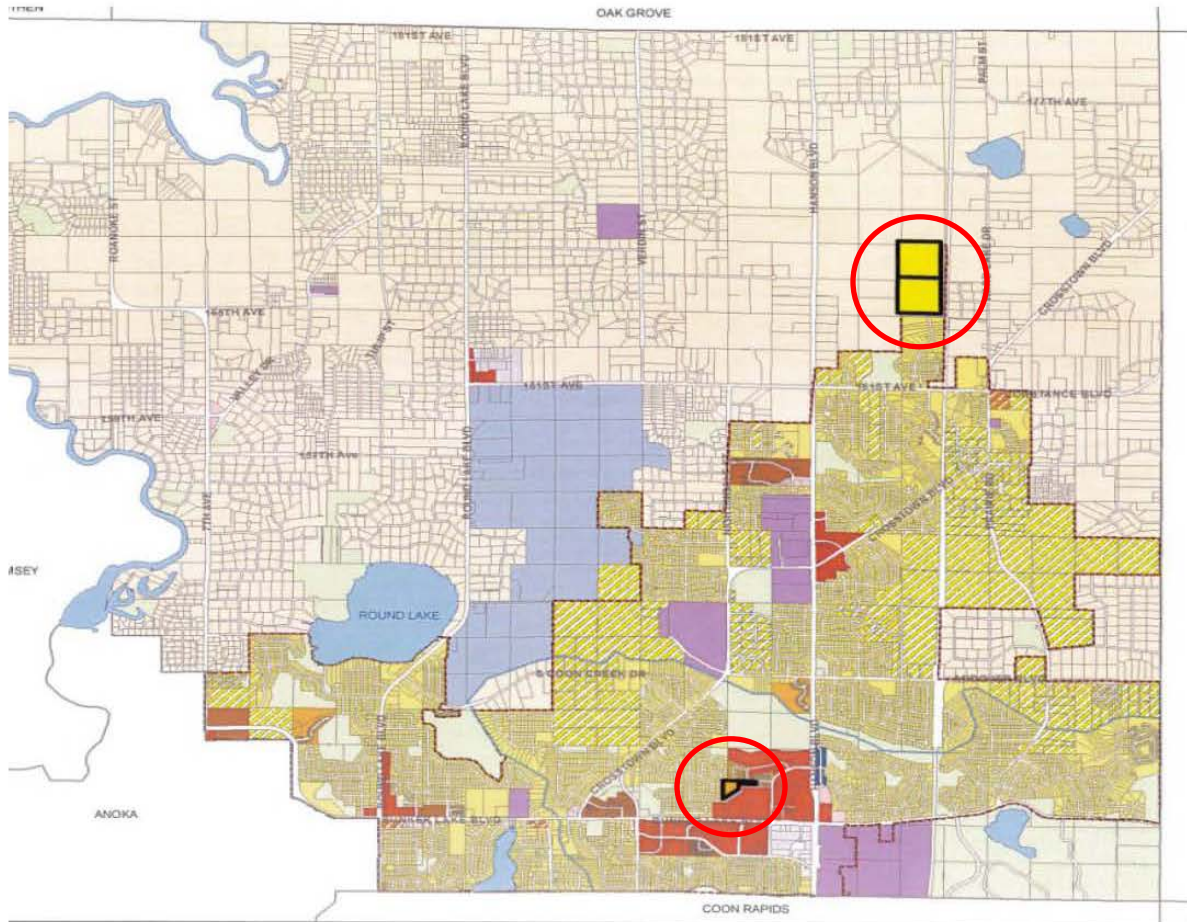












Figure 3: Proposed Future Land Use Map Change



Location of Land Use Changes

Legend

-  Land Use Change - GC to URM (6.39 ac)
-  Land Use Change - RR to URL (83 ac)
-  MUSA Boundary
- LAND USE**
-  RR - Rural Residential
-  URL - Urban Residential Low
-  URM - Urban Residential Medium
-  URH - Urban Residential High
-  TR - Transitional Residential
-  LC - Limited Commercial
-  LC/MD - Limited Commercial/Medium Density
-  NC - Neighborhood Commercial
-  GC - General Commercial
-  TC - Transitional Commercial
-  LI - Light Industrial
-  P - Public
-  RRR - Rural Reserve
-  OS - Open Space