

## Community Development Committee

Meeting date: November 3, 2014

For the Metropolitan Council meeting of November 12, 2014

**Subject:** City of Orono, 405 North Arm Drive Comprehensive Plan Amendment, Review File No. 20637-3

**District, Member:** District 3, Council Member Jennifer Munt

**Policy/Legal Reference:** Minnesota Statutes Section 473.175

**Staff Prepared/Presented:** Freya Thamman, Sector Representative, 651-602-1750/LisaBeth Barajas, Local Planning Assistance Manager, 651-602-1895

**Division/Department:** Community Development, Local Planning Assistance

### Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Orono to put the 405 North Arm Drive Comprehensive Plan Amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts.

### Background

The Metropolitan Council reviewed the City of Orono's 2030 Comprehensive Plan Update (CPU), Review File No. 20637-1 on August 25, 2010. This is the second amendment to the CPU.

The CPA proposes to re-guide 142 acres from "Park, Recreational, and Open Space" to unsewered "Rural Residential" at a density of 1 unit per 2 acres. This area was previously the Lakeview Golf Course.

The City completed an Environmental Assessment Worksheet (EAW) for the CPA area, which had the finding that the project holds no potential for significant environmental impacts.

### Rationale

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

### Funding

None.

### Known Support / Opposition

There is no known opposition from adjacent governmental units and affected special districts.

# Review Record

## Orono Comprehensive Plan Amendment 405 North Arm Drive

Review File No. 20637-3, Council Business Item No. 2014-274

### BACKGROUND

The City of Orono (City) is located in Hennepin County, surrounded by Medina, Plymouth, Long Lake, Wayzata, Minnetonka Beach, Minnetrista, Mound, Spring Park, and Tonka Bay.

Consistent with Business Item 2014-143, which discusses the review of CPAs, this CPA is being reviewed under the *2030 Regional Development Framework* (RDF) and its policy plans. The RDF identifies Orono as being within the Developing and Rural Residential geographic planning areas (Figure 1). The CPA site is within the RDF's Rural Residential area. For the 2030 CPU, the Metropolitan Council (Council) forecast the City to grow between 2010 and 2030 from 8,300 to 9,800 people, from 3,200 to 4,100 households, and that employment will grow from 1,370 to 1,630 jobs.

### PREVIOUS COUNCIL ACTIONS

- The Council acted on the City of Orono's 2030 Comprehensive Plan Update on August 25, 2010 (Review File No. 20637-1, Business Item 2010-281).
- The Council administratively reviewed a CPA to add one single-family home on 2.04 acres into the Municipal Urban Service Area on August 13, 2012 (Review File No. 20637-2).

### REQUEST SUMMARY

The CPA proposes to re-guide 142 acres from "Park, Recreational, and Open Space" to unsewered "Rural Residential" at a density of 1 unit per 2 acres. This area was previously the Lakeview Golf Course. The CPA site is within the RDF's Rural Residential area.

### REVIEW

#### ***Conformance with Regional Systems***

The CPA conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

#### ***Consistency with Council Policies***

The CPA is consistent with the Council's policies forecasts, land use, housing, subsurface sewage treatment systems, surface water management, and water supply.

#### ***Compatibility with Plans of Adjacent Jurisdictions***

The CPA is compatible with the plans of adjacent communities, school districts, watershed districts, and is compatible with the plans of those districts.

### ANALYSIS AND FINDINGS

#### Conformance with Regional Systems

The proposed CPA conforms to the Council's regional system plans for wastewater services, regional parks, and transportation. Additional review comments are included below.

### *Wastewater*

*Reviewer: Roger Janzig (651-602-1119)*

The CPA conforms to the *2030 Water Resources Management Policy Plan*. The CPA re-guides 142 acres from Park, Recreational, and Open Space to Rural Residential with a density of 1 unit per 2 acres (see Figure 3). This reflects a density that is not conducive to future wastewater service. The City has not requested extension of sewer services to this area and the Council is not planning any extension of wastewater services in the amendment area.

### *Transportation/Transit*

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

The CPA conforms to the *2030 Transportation Policy Plan*. The site is currently served by Route 674, which serves North Arm Drive and North Shore Drive. There are no plans to reroute the 674 to the south side of the development along West Branch Road.

### *Consistency with Council Policy*

The proposed CPA is consistent with the Council's policies for forecasts, land use, housing, subsurface sewage treatment systems, surface water management, and water supply. The CPA is consistent with *2030 Regional Development Framework* policies for Rural Residential areas.

### *Forecasts*

*Reviewer: Todd Graham (651-602-1322)*

The CPA is consistent with regional policy for forecasts. The proposed CPA does not change the City's forecasts.

On May 28, the Council approved the *Thrive MSP 2040* forecast, including a forecast of 3,900 households and 9,400 population in Orono in 2040.

### *Land Use*

*Reviewer: Freya Thamman (651-602-1750)*

The CPA is consistent with *2030 Regional Development Framework (RDF)* policies for Rural Residential areas. According to the RDF, Rural Residential areas are those that are typically developed at one unit per 2.5 acres or lower densities and do not have plans to provide urban infrastructure, such as centralized wastewater treatment.

### *Housing*

*Reviewer: Freya Thamman (651-602-1750)*

The CPA is consistent with the housing requirements of the Metropolitan Land Planning Act. The City's share of the region's affordable housing need for 2011-2020 is 311 units. The City has sufficient land guided at 6+ units per acre to provide the opportunity to meet this need. The proposed CPA does not impede the City's urban-serviced area efforts to add affordable and life-cycle housing.

### *Subsurface Sewage Treatment Systems (SSTS)*

*Reviewer: Jim Larsen (651-602-1159)*

The CPA is consistent with the *2030 Water Resources Management Policy Plan (WRMPP)* for SSTS. The City has an exemplary SSTS management program in place. City staff inspects all systems for consistency with Minnesota Pollution Control Agency (MPCA) Rules and City Ordinances at least once every three years. The City's SSTS Ordinance and maintenance management program are consistent with MPCA Rules and Council policy requirements.

### Advisory Comments

As indicated in the comments provided in review of the EAW, approximately 65 acres of the site is proposed to be preserved from development with a conservation easement. The Council advises the City that all of the SSTS drainfields – both primary and secondary - be sited within private lot areas, and not within conservation easement land that will be held, maintained, and enforced by a third party. Construction access, maintenance requirements, and vegetation restrictions relative to the primary and secondary drainfield sites are all issues that should be the direct responsibility of the homeowner and not the independent easement holder.

### *Surface Water Management*

*Reviewer: Jim Larsen (651-602-1159)*

The CPA is consistent with the *WRMPP* for local surface water management. Orono is within the Minnehaha Creek watershed. Minnehaha Creek Watershed District will be reviewing all runoff management plans.

### *Water Supply*

*Reviewer: Lanya Ross (651-602-1803)*

The CPA is consistent with the *WRMPP* for water supply.

The City has historically had relatively high per capita water use, high summer peak use, and a high percent of unaccounted for water use. The Council encourages efforts to promote the efficient use of water to protect and enhance the region's water supply sources. New development provides 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 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.

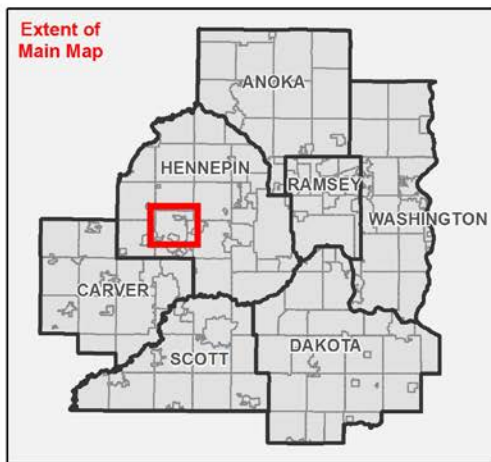
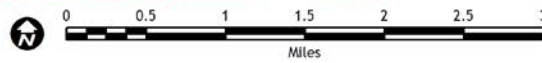
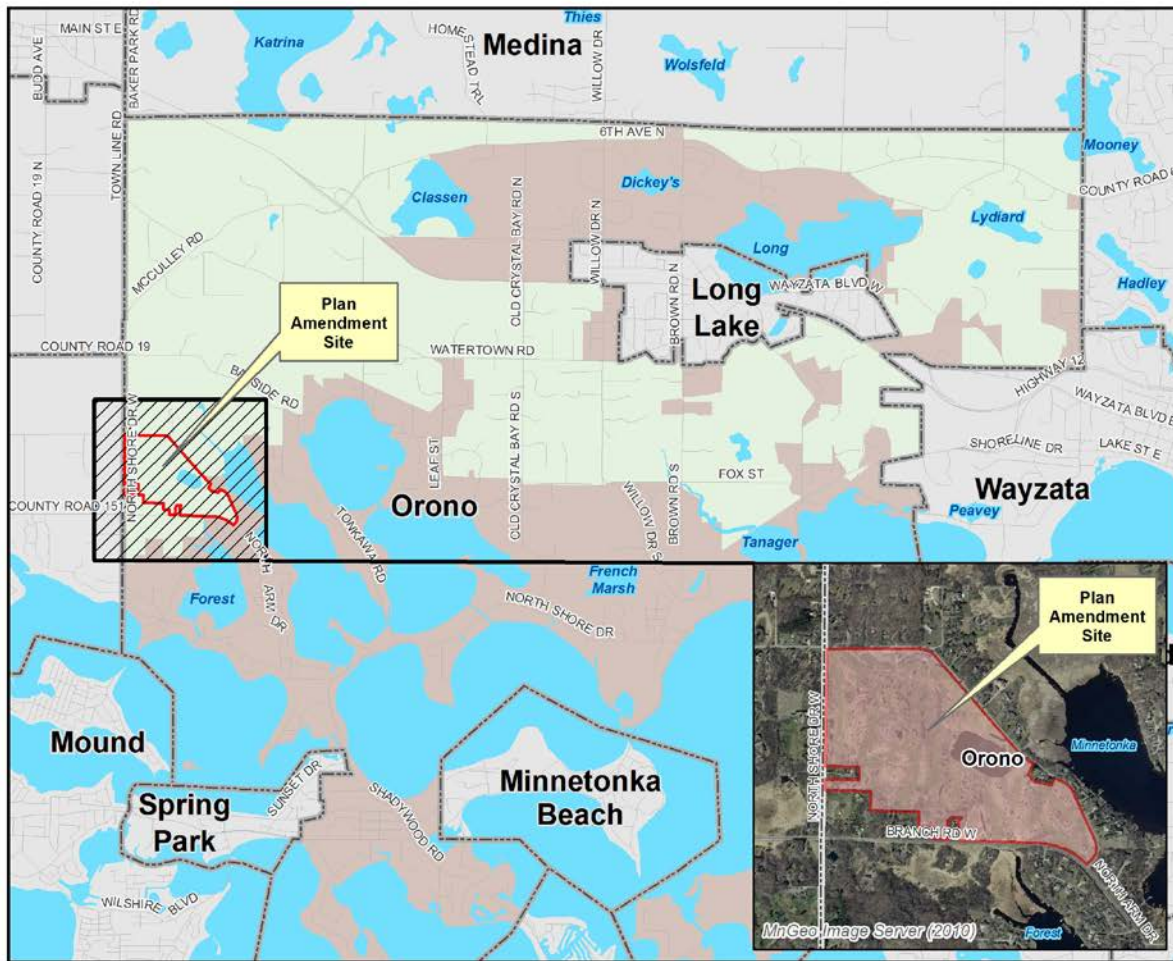
### **ATTACHMENT**

Figure 1: Location Map with 2030 RDF Geographic Planning Areas

Figure 2: Location Map with Regional Systems

Figure 3: Proposed Future Land Use Map Change

Figure 1: Location Map 2030 RDF Geographic Planning Areas



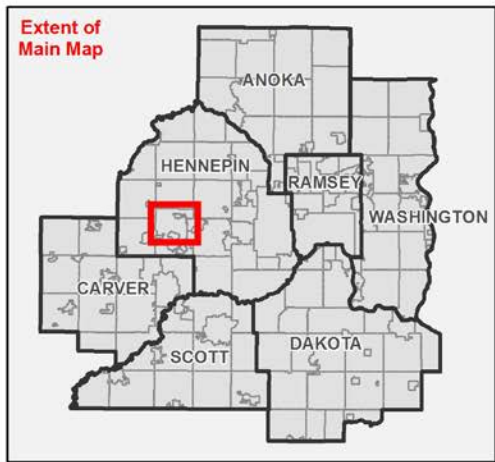
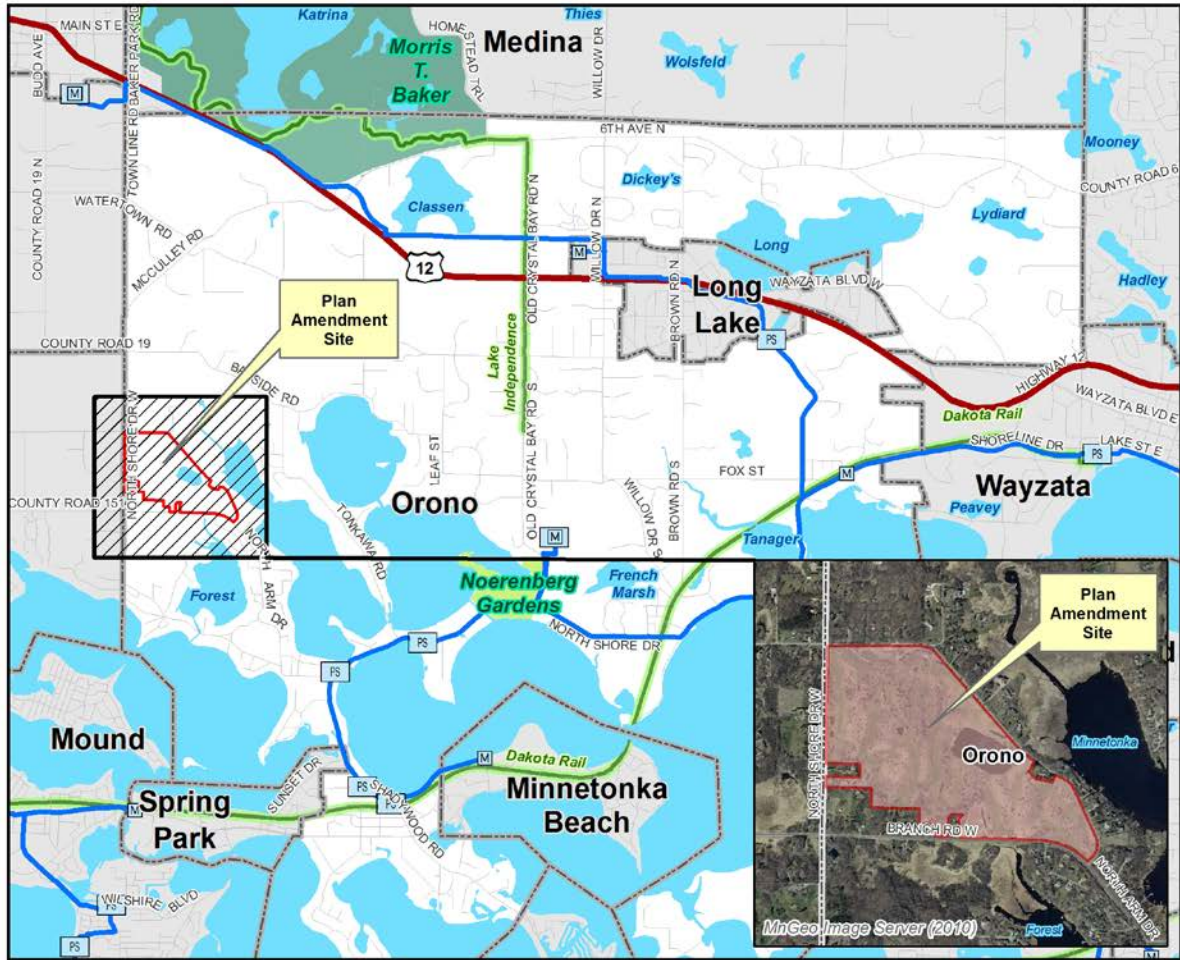
**2030 Framework Planning Areas**

- Developed
- Developing
- Rural Center
- Rural Growth Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non Region

— Ncompass Street Centerlines, 2014



Figure 2: Location Map with Regional Systems



**Regional Systems**

**Wastewater Services**

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

**Transportation**

- Interstates
- US Highways
- State Highways
- County Roads

**Recreation Open Space**

- Park Reserve
- Regional Park
- Special Recreation Feature

**TrailsRegional**

- Existing
- Planned

— Ncompass Street Centerlines, 2014

**Figure 3: Proposed Future Land Use Change**



**405 N ARM DRIVE (EXISTING LAND USE – LAKEVIEW GOLFCOURSE)**



**405 N ARM DRIVE (PROPOSED LAND USE – RURAL RESIDENTIAL DEVELOPMENT)**

**Orono  
2030 Land Use Plan**

**Future Land Use Categories**

- Rural (1 unit/5 ac)
- Rural Residential (1 unit/2 ac)
- Low Density Residential (0.5-2 units/ac)
- Low-Medium Density Residential (2-3 units/ac)
- Medium Density Residential (3-7 units/ac)
- Medium-High Density Residential (7-10 units/ac)
- High Density Residential (10-15 units/ac)
- Mixed Use Residential (4-15 units/ac)
- Commercial
- Office
- Industrial
- Park, Recreational, and Open Space
- Institutional
- Proposed MUSA
- Open Water
- Parcel
- Railroad
- City Limit

