

City of Andover

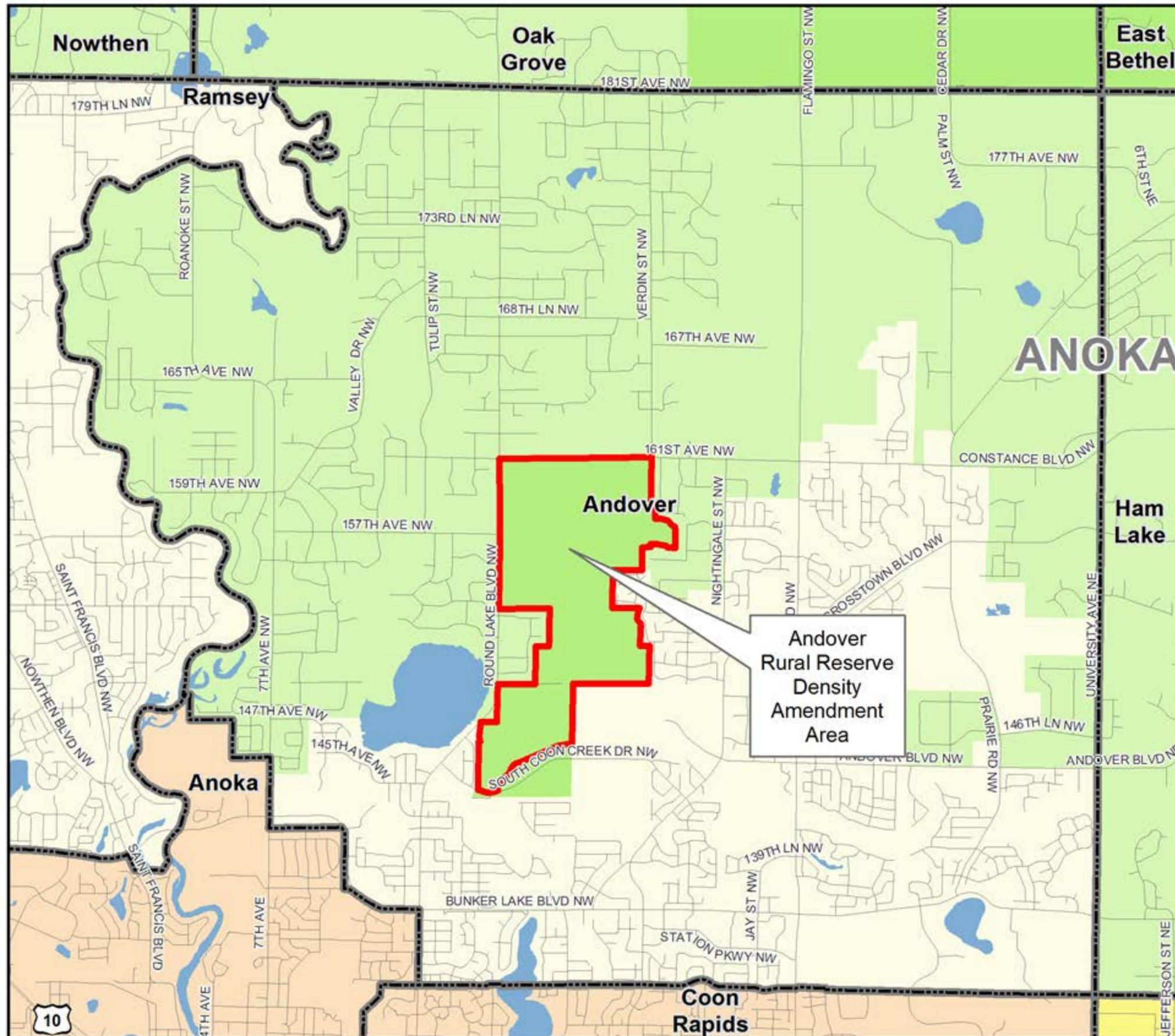
Rural Reserve Density Text Amendment

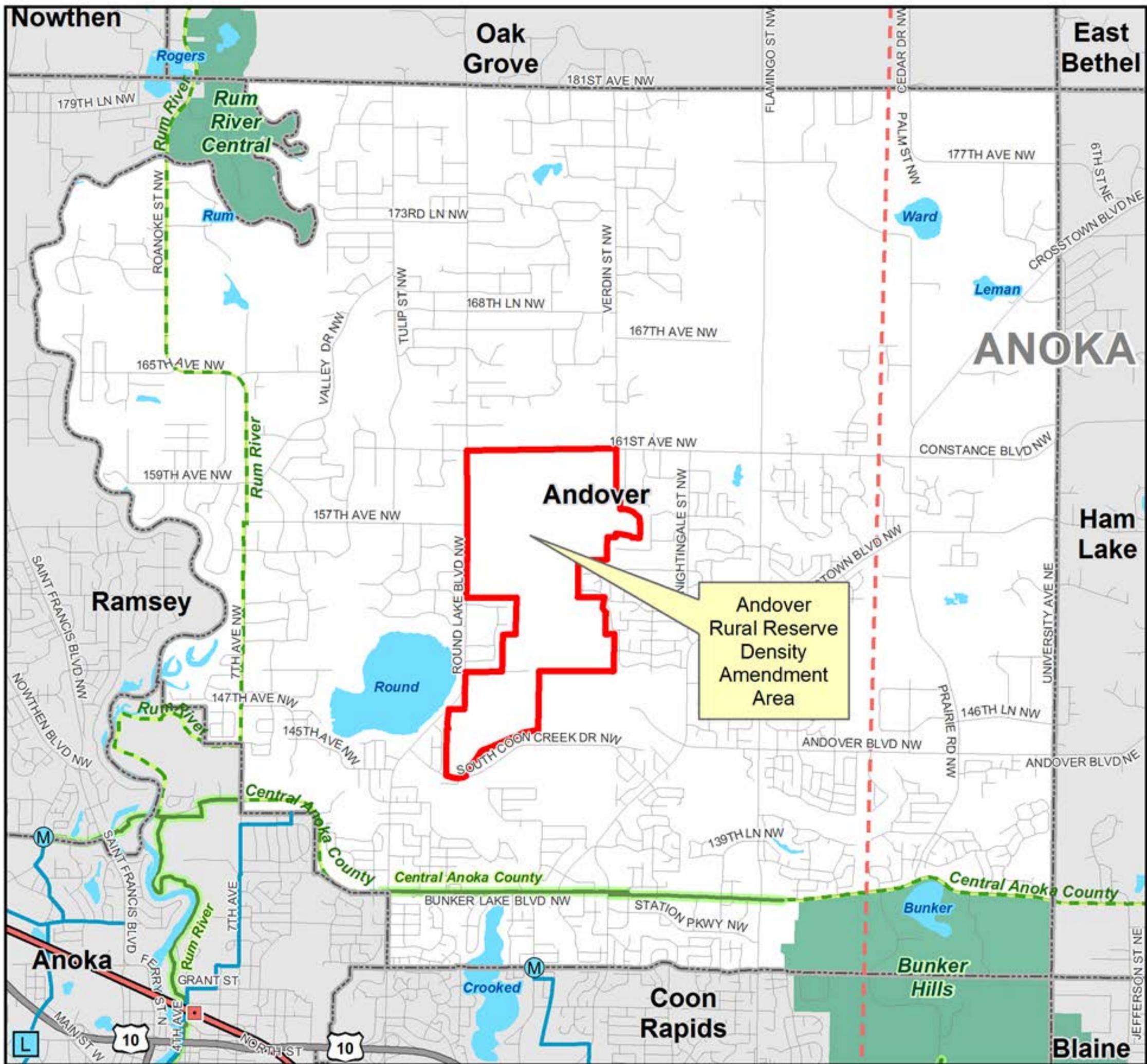
June 5, 2017

Community Development Committee



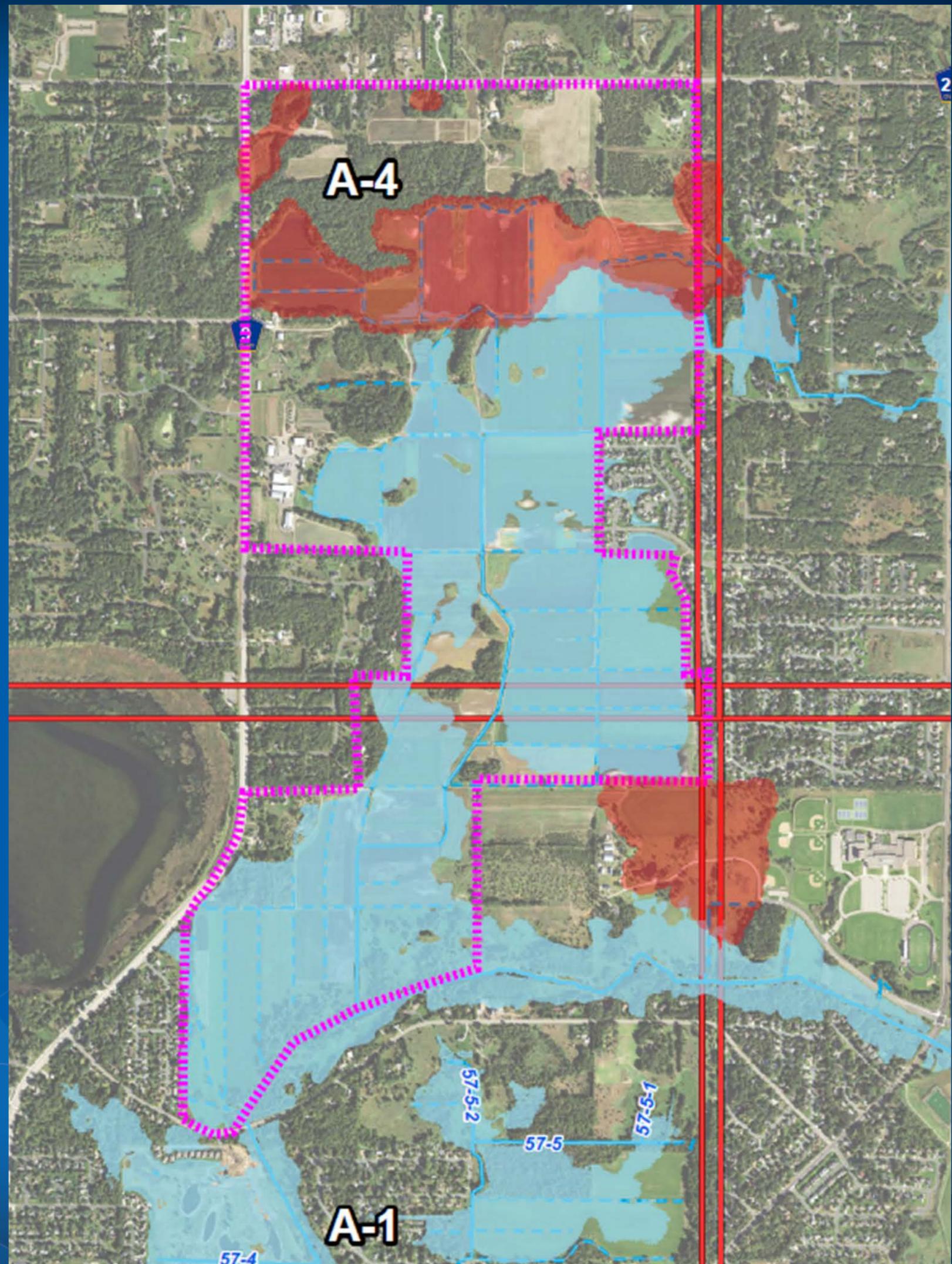
Diversified Rural Community Designation aligns with post-2040 MUSA





Atlas 14 Modelling Data:

- Increased rainfall depths (in general, 100 year event now is about 7.1"/24 hours vs. 5.9"/24 hours with TP-40 (old rainfall depths))
- More accurate contour data
- Areas that were not previously modeled are now included in the current model



Amendment Details

The proposed text amendment includes the following:

- Amend the density within the Rural Reserve (1du per 20 acres) to comply with the Community Designation of Diversified Rural (1du per 10 acres)
- Allow for lot sizes within the Rural Residential land use category of 5 acres, provided that land is preserved for future economical urban development

Findings

That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies
- Is compatible with the plans of adjacent/affected jurisdictions

Proposed Action

That the Metropolitan Council:

- Adopt the review record and allow the City to place the amendment into effect
- Find that the amendment does not change forecasts
- Advise the City to adopt official controls and submit copies to the Council
- Advise the City to implement the advisory comments for land use and housing