

City of Cottage Grove – District 12

Harkness Avenue Small Area Plan Comprehensive Plan Amendment


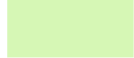







June 4, 2018

Community Development Committee





ThriveMSP 2040 Community Designations

-  Agricultural
-  Rural Residential
-  Diversified Rural
-  Rural Center
-  Emerging Suburban Edge
-  Suburban Edge
-  Suburban
-  Urban
-  Urban Center
-  Ncompass Street Centerlines





METROPOLITAN COUNCIL

Regional Systems

- Planned Fixed Guideway Stations
- Existing Fixed Guideway Stations

Regional Transitways

- Existing, Fixed Guideway
- Proposed, Fixed Guideway
- Existing, Bus Rapid Transit
- Proposed, Bus Rapid Transit

Wastewater Treatment

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

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Ncompass Street Centerlines

Regional Parks

STATUS

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Existing Regional Trails
- Planned Regional Trails

Miles



Site Vicinity Map

 Harkness Avenue Site



May 16, 2017

0 1,000 2,000 Feet





Y:\17028\activities\1702020848\GIS\Projects\Vicinity Map.mxd







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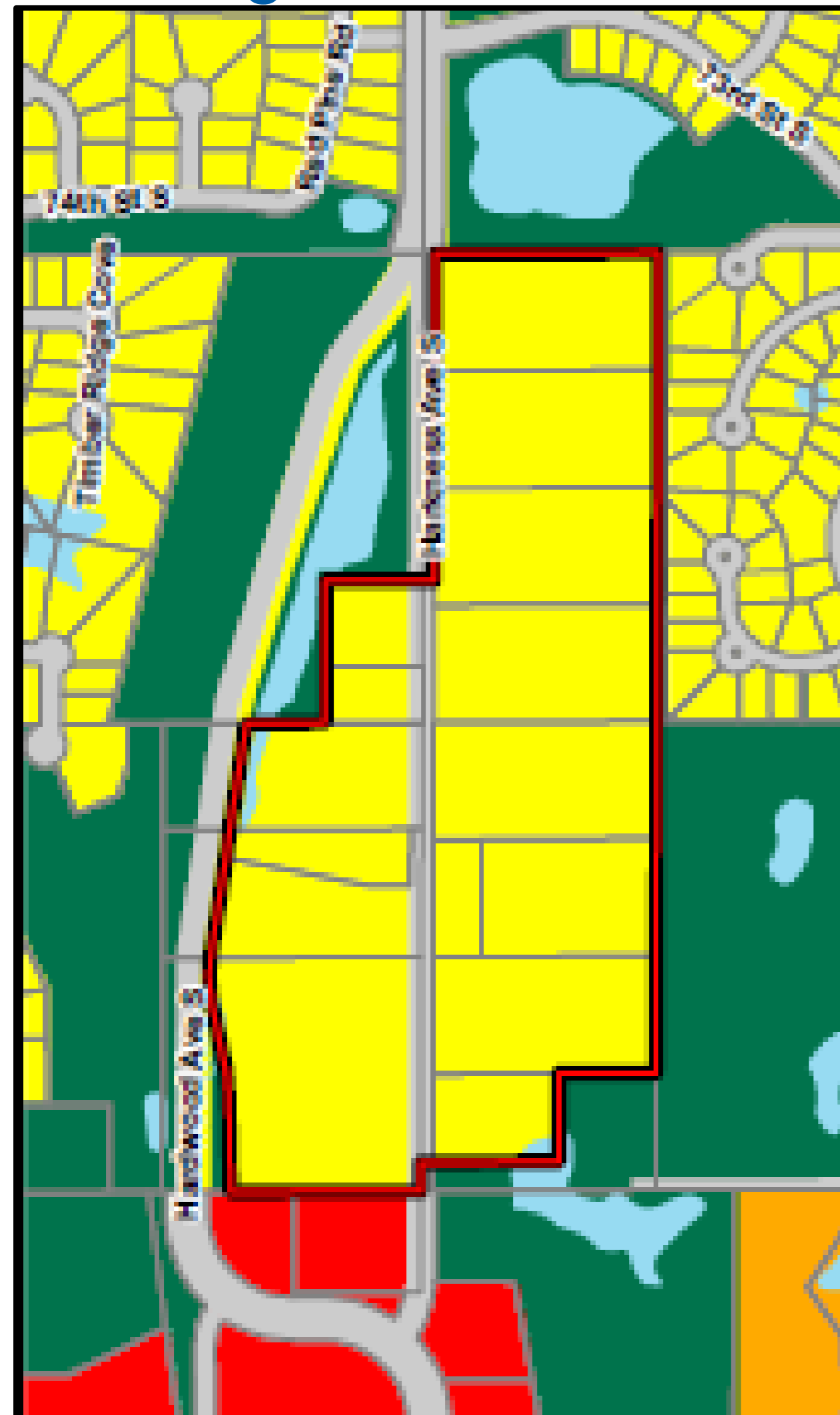
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Amendment Details

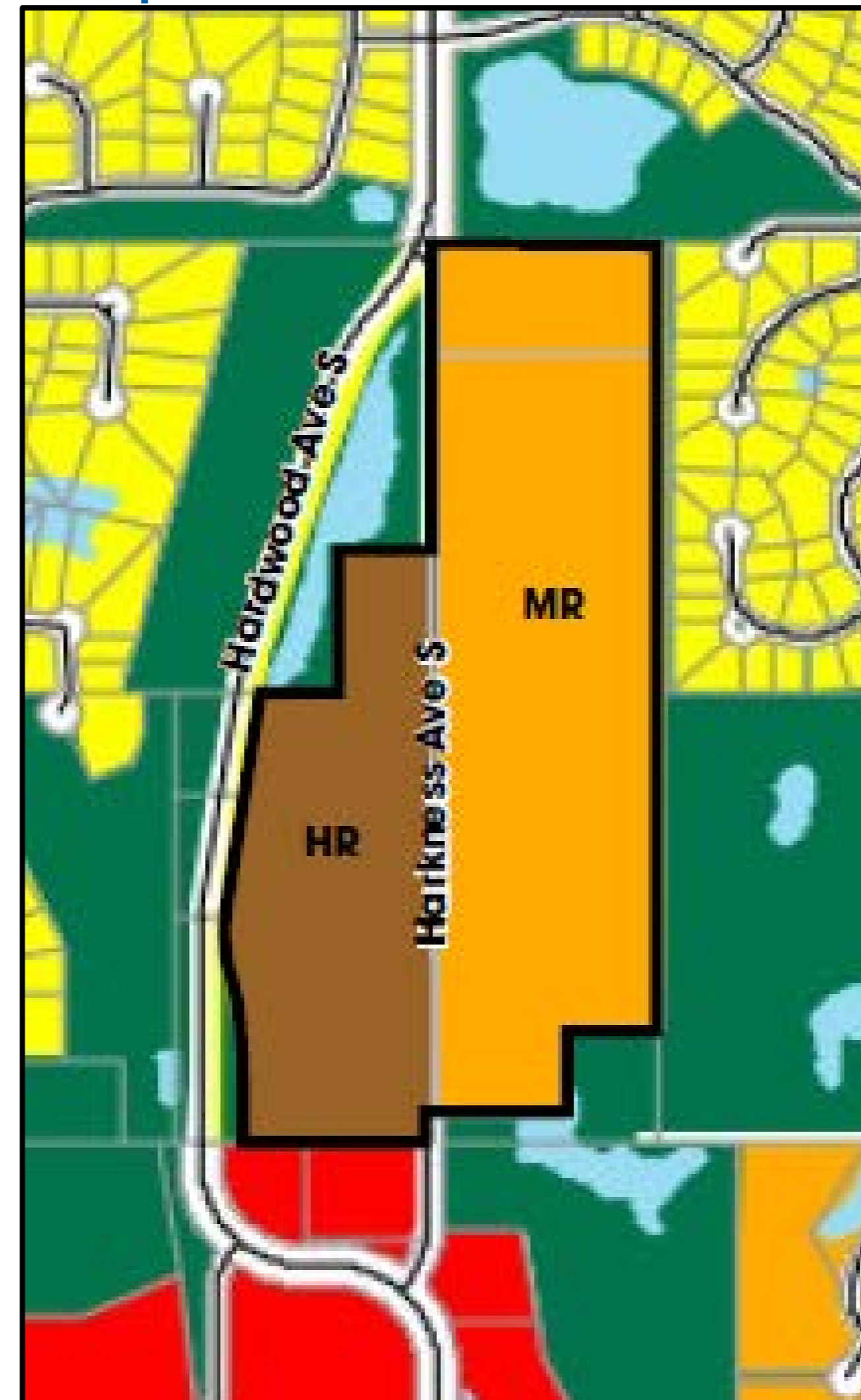
- Reguides 55 acres from Low Density Residential to Medium Density Residential and High Density Residential.
 - 21 acres for Medium Density Residential
 - 34 acres for High Density Residential.
- Concept for potentially 543 new residential units
- Incorporates the Harkness Avenue Small Area Plan.

Existing & Proposed Planned Land Use

Existing



Proposed



Findings

That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies, except for Natural Resources
- Is compatible with the plans of adjacent and affected jurisdictions

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Cottage Grove to place the Harkness Avenue Small Area Plan Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Encourage the City to consider alternative methods of development and stormwater management to preserve as much of the existing natural resources in the amendment site as possible.
4. Advise the City to implement the advisory comments in the Review Record for Transportation and Housing.