

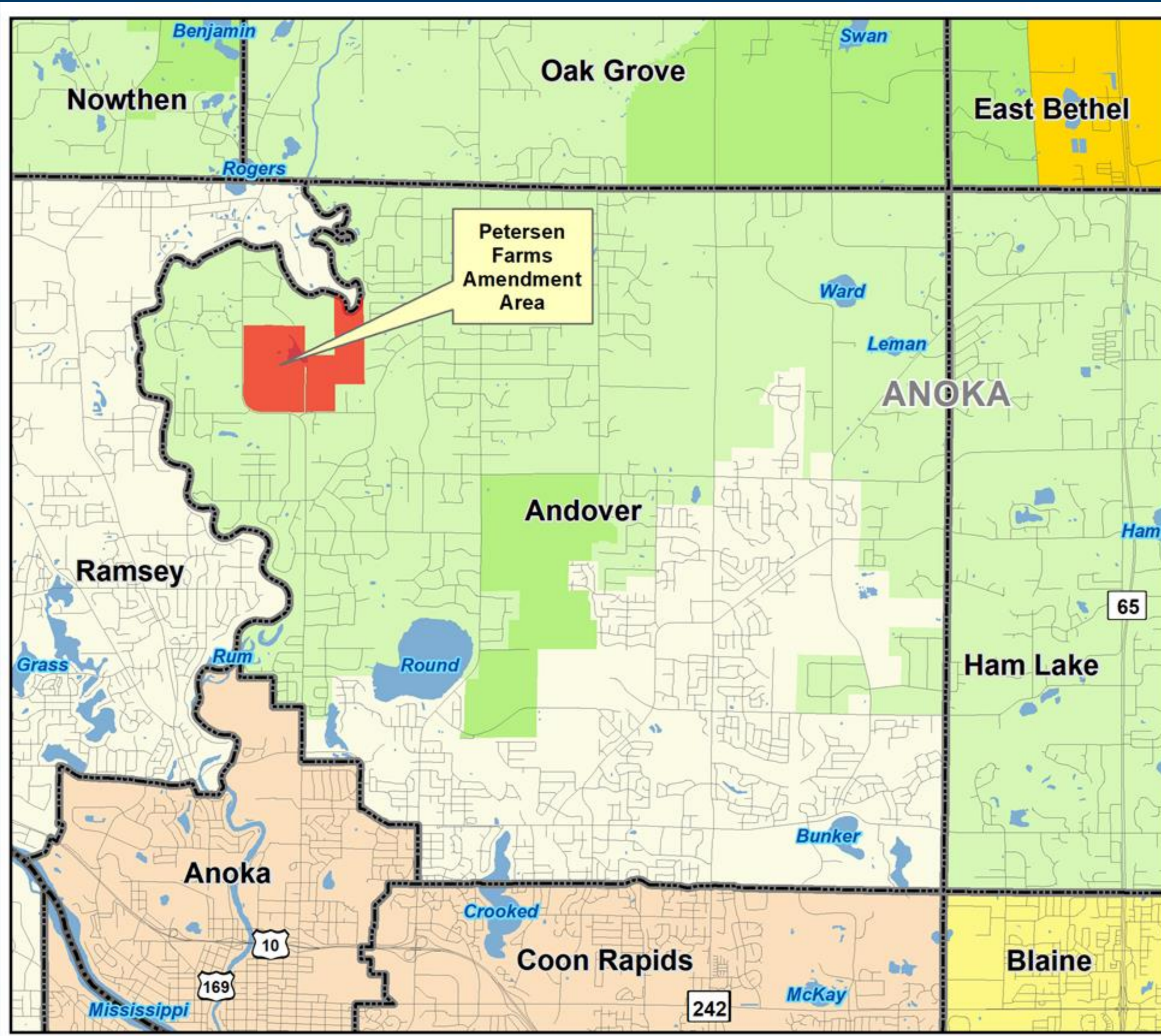
City of Andover – District 9

Petersen Farms Comprehensive Plan Amendment

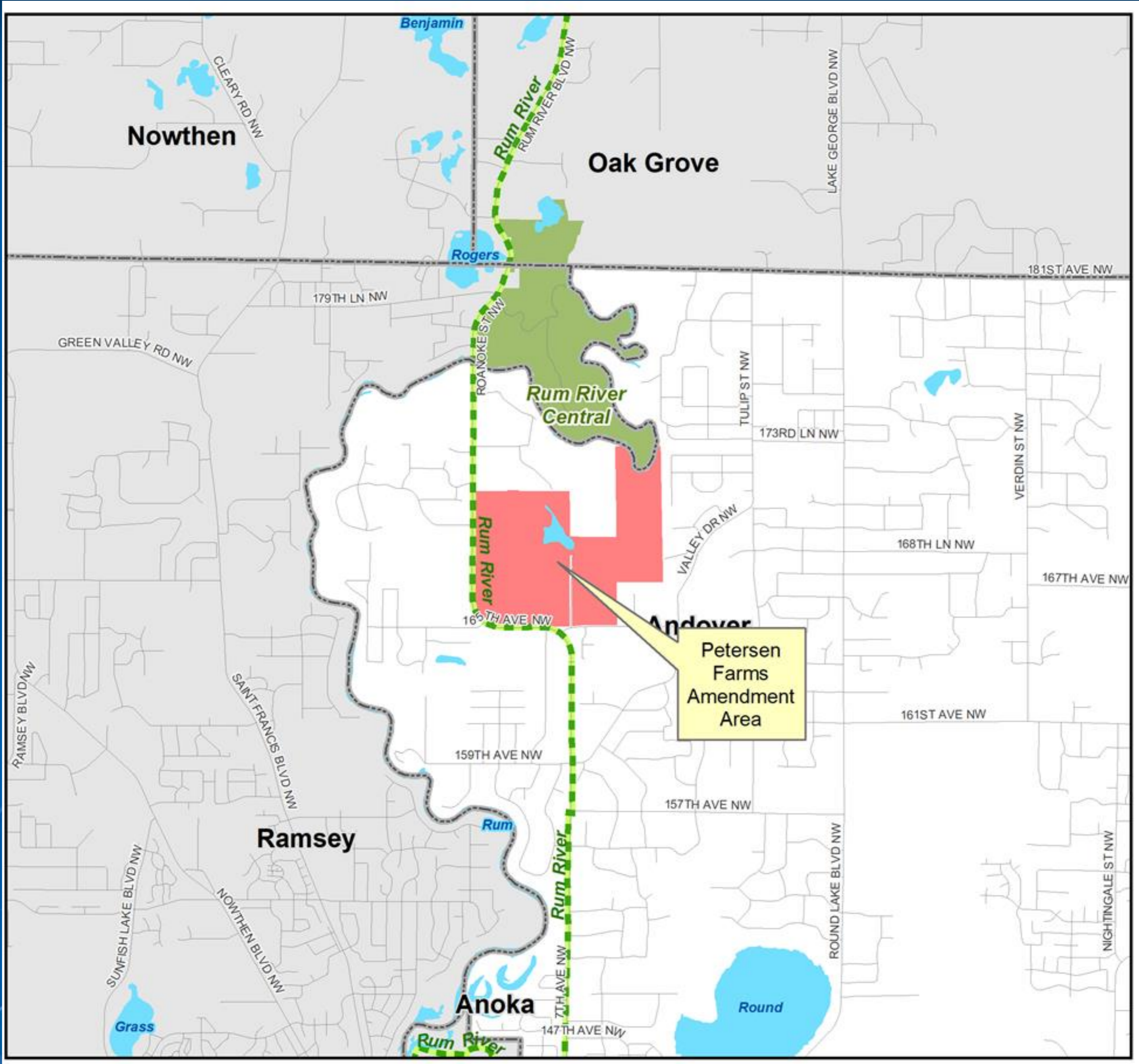
September 17, 2018

Community Development Committee





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



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
- Shakopee_Entertainment_Parcels

Wastewater Treatment

- M Meters
- L LiftStations
- MCES Interceptors
- WTP 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

Amendment Details

- The land expired from the Metropolitan Agricultural Preserves program in April 2018.
- Reguides 411 acres from Agricultural Preserve to Rural Residential land use.
- Associated project:
 - Approximately 160 single family dwelling units (1 unit per 2.5 acres)

Amendment Land Use

Current Guiding Land Use



Proposed Guiding Land Use



Findings

That the proposed amendment:

- Conforms to the regional system plan for regional parks, transportation, and wastewater, with no substantial impact on, or departure from, these system plans.
- Is inconsistent with Council land use policy that discourages expansion of Rural Residential land use and development patterns. The amendment is consistent with the remainder of *Thrive MSP 2040*, with the *2040 Housing Policy Plan*, and with water resources management.
- Is otherwise consistent with Council policies.
- 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 Andover to place the Petersen Farms Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Strongly encourage the City to consider using alternative development options, such as those allowed in the City's Rural Reserve area so as to allow for more effective protection of high quality natural resources on the site and preserve the premature demand for urban services.
4. Advise the City to implement the additional advisory comments in the Review Record for Parks, Land Use, Natural Resources, and Housing.