

City of Greenfield – District 1

Agricultural Preserves Comprehensive Plan Amendment

May 3, 2021

Community Development Committee



Metropolitan Agricultural Preserve Program

Purpose:

- Encourage and preserve areas planned for long-term agricultural use.
- Provides incentive to maintain viable, productive farm operations through a special tax classification that results in reduced property taxes, which includes providing protection from the imposition of unnecessary special assessments.

Role of Metropolitan Council

- **Annual Metropolitan Agricultural Preserves Program Report**
 - Monitor the land in the Program and maintains maps illustrating lands within the region that are enrolled in the Program.
- **Comprehensive Plans**
 - Review comprehensive plans to ensure that lands enrolled in the Program are mapped and protected at a maximum density of 1 unit per 40 acres.

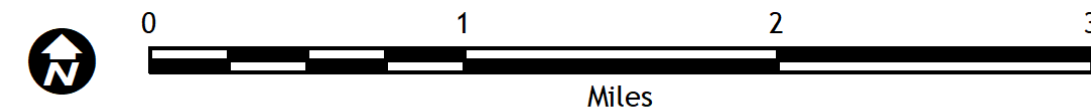
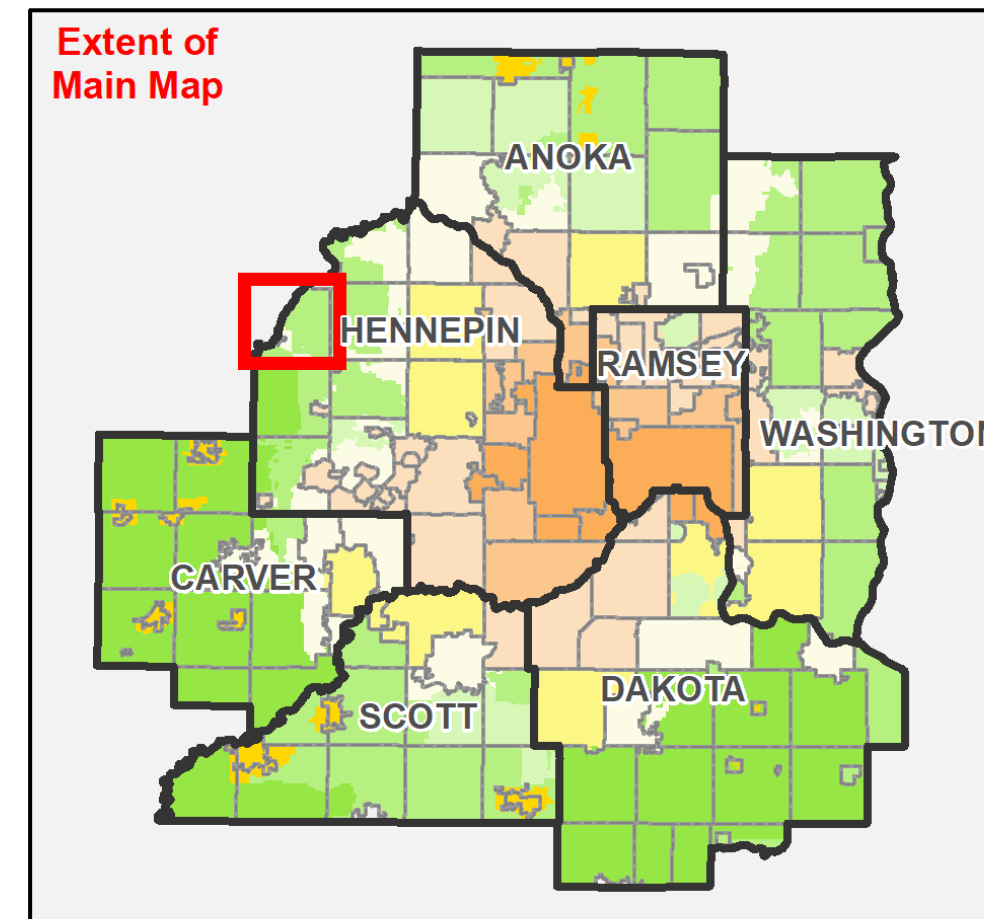
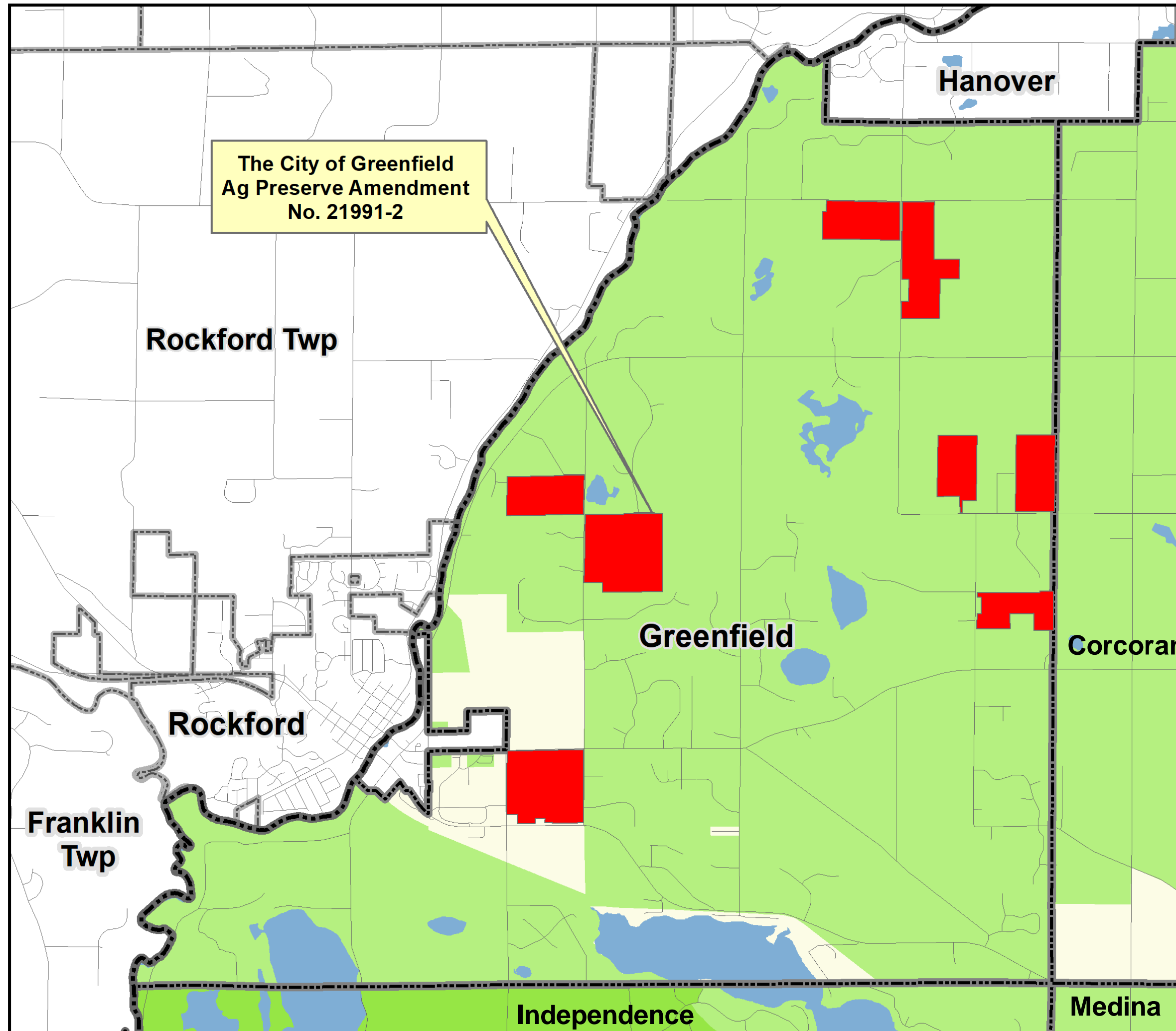
City Initiated Expiration

- Enrollment in the Program can be terminated or expired by the landowner or by the authority (Minn. Stat. § 473H.08)
- City-initiated expiration includes amending the comp plan,
- Expiration is 8+ years from the City's date of notice.

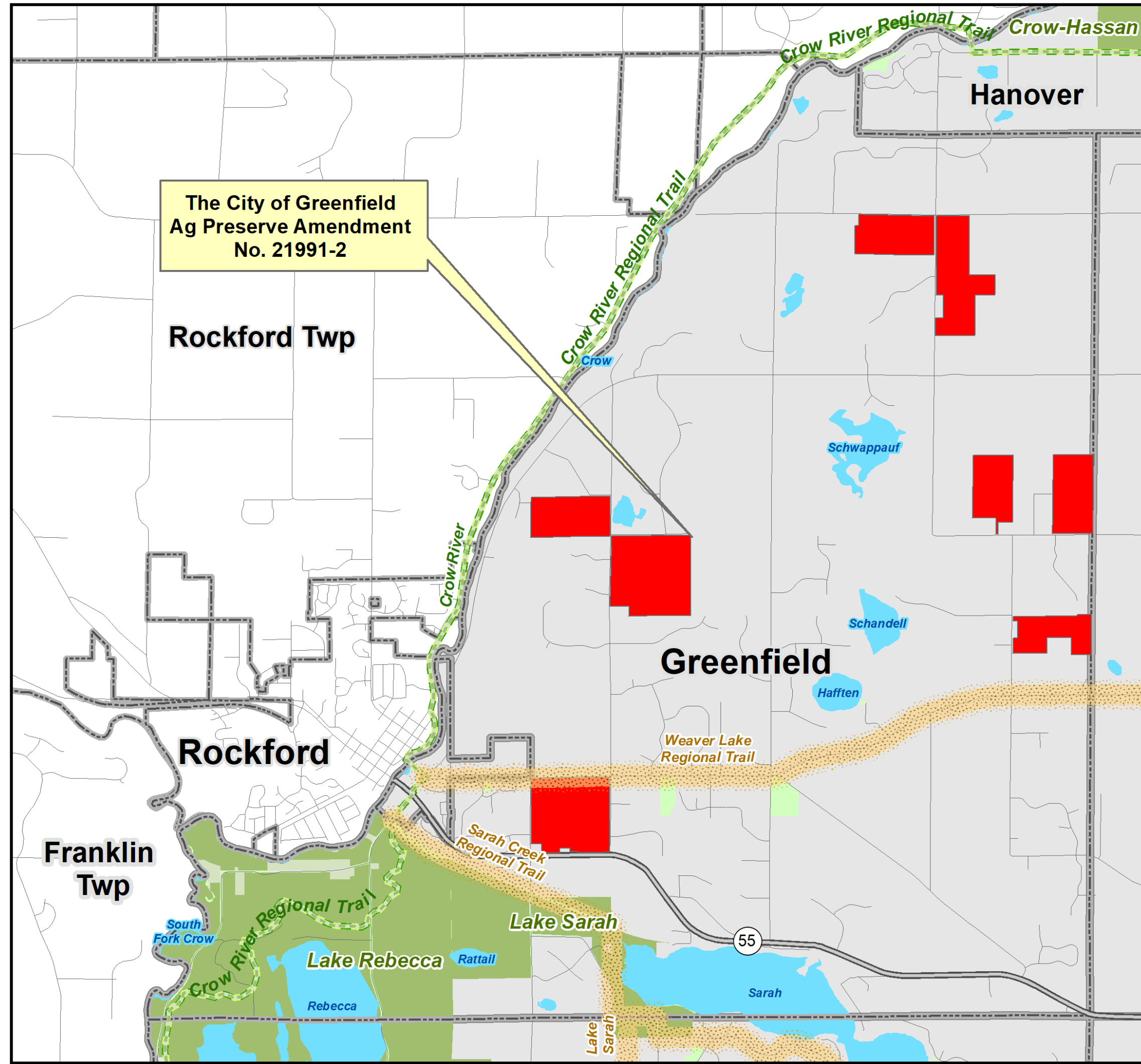
Community Designation

ThriveMSP 2040 Community Designations

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



Regional Systems



Regional Systems

Regional Transitways

- Existing
- Planned Current Revenue Scenario
- Planned Current Revenue Scenario - CTIB Phase 1 Projects
- Potential Increased Revenue Scenario

Water Treatment

- Meters
- Lift Stations
- MCES Treatment Plants

Regional Highway System

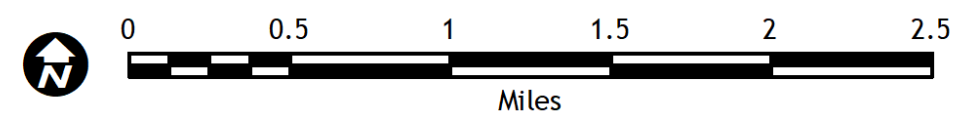
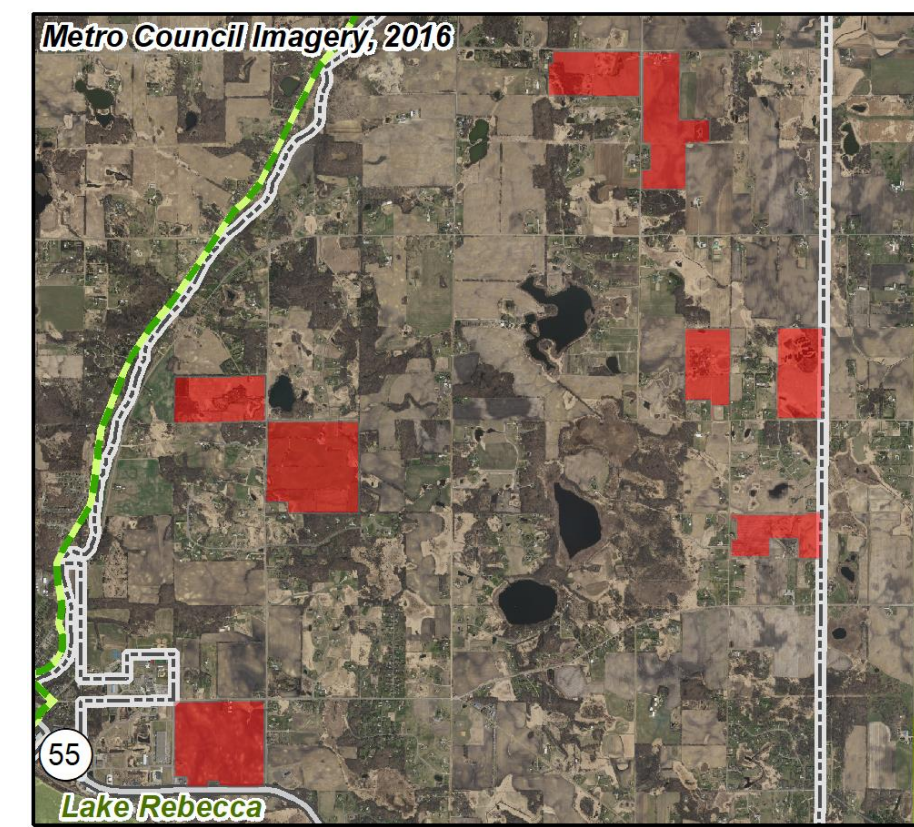
- Interstates
- US Highways
- State Highways
- County Roads
- Ncompass Street Centerlines

Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Planned Regional Trails
- Airports
- Regional Trail Search Corridors

Regional Trails

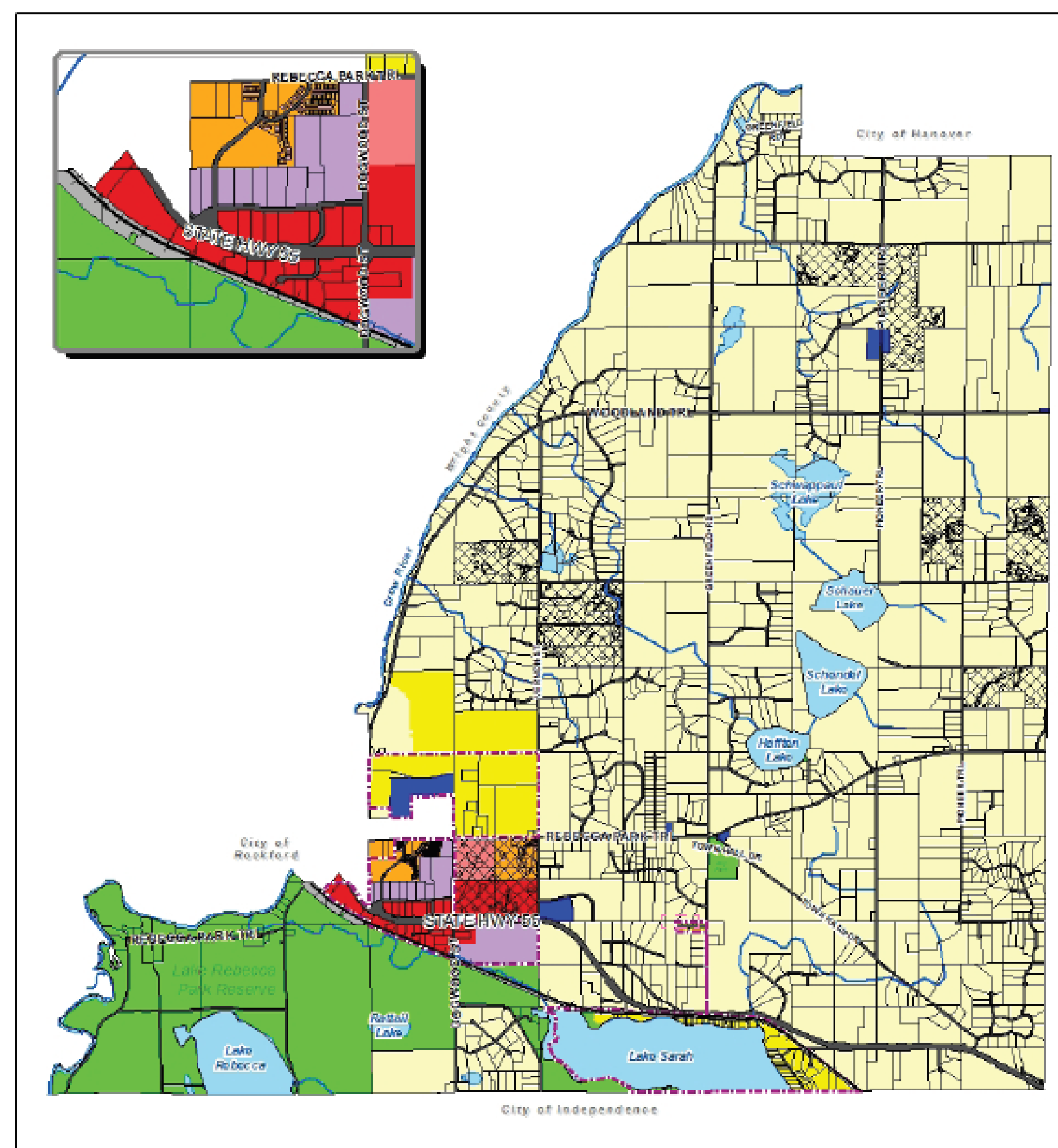
- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned
- Other Parks, Preserves, Refuges and Natural Areas



Amendment Details

- Removes Agriculture Preserve as a land use category and modifies maps to remove associated overlay.
- Affects all properties enrolled in the Metropolitan Agricultural Preserves Program, which is 770 acres.
- The submittal indicated the purpose of this amendment is to:
 - enable property owners to more freely consider development potential or
 - participate in public improvements associated with development when such improvements benefit the adjacent property or result in more efficient development patterns.

Existing Planned Land Use



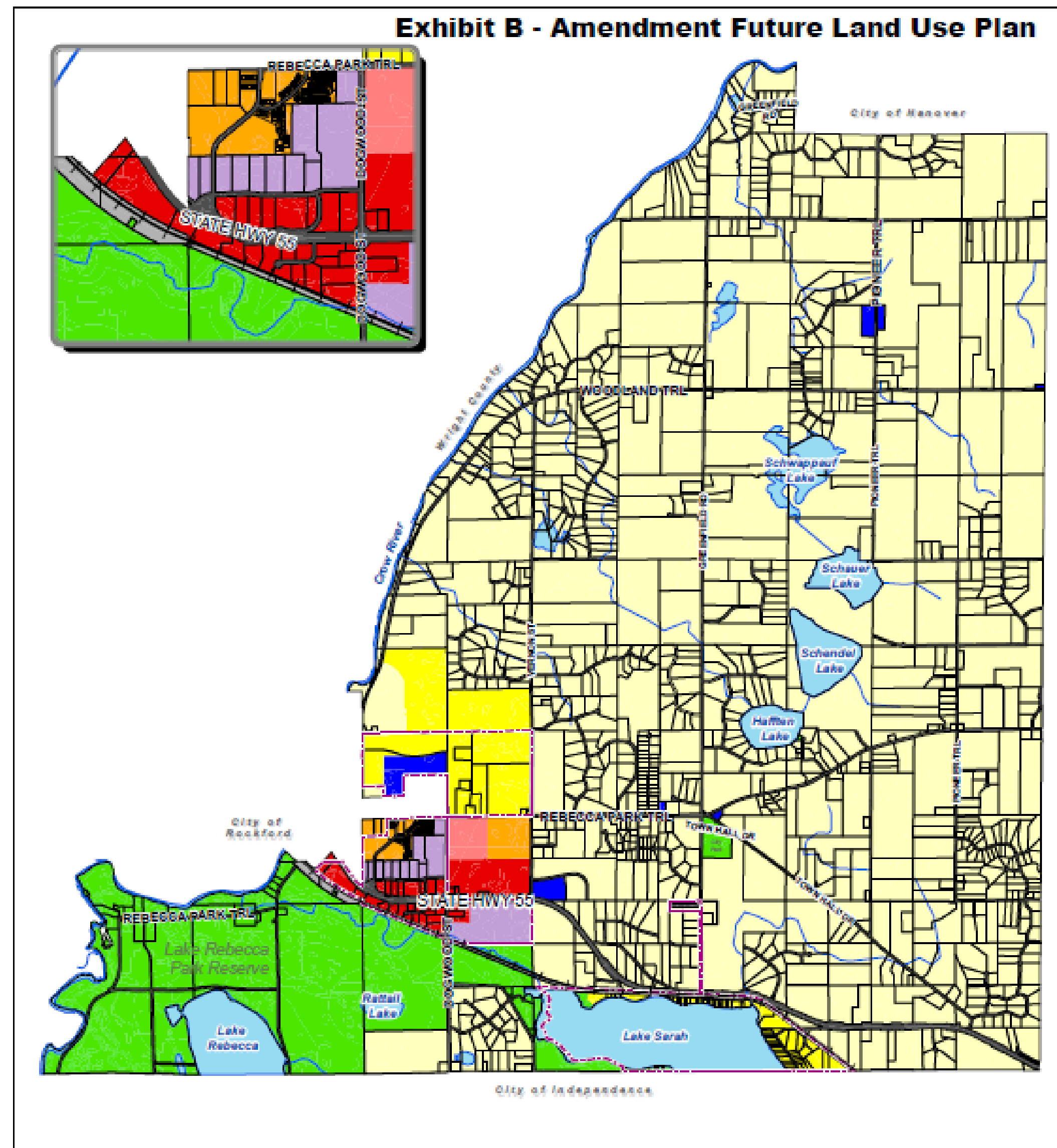
Source: Hennepin County Parcel Data, HKGi

Future Planned Land Use

- | | | |
|--|--|----------------------------------|
| —+— Railroad | Yellow Rural Residential (Maximum of 1 unit per 5 acres) | Purple Business Park/Industrial |
| Red dashed line Current Urban Service Area | Light Yellow Low Density Residential (2 to 6 units per acre) | Dark Blue Institutional |
| Black outline Hennepin County Parcels | Orange Medium Density Residential (6 to 12 units per acre) | Green Public Park and Open Space |
| Blue outline Lake | Red Village Center (12 to 40 units per acre-see plan text) | Grey Railroad |
| Blue wavy line River and Streams | Red Commercial Services | Black ROW |
| Black cross-hatch Ag Preserve Parcels 2017 | | |



Proposed Planned Land Use



0 0.5 1 Miles
Source: Hennepin County Parcel Data, HKGI

Future Planned Land Use

Legend

Railroad	Rural Residential (Maximum of 1 unit per 5 acres)	Business Park/Industrial
Current Urban Service Area	Low Density Residential (2 to 6 units per acre)	Institutional
Parcels	Medium Density Residential (6 to 12 units per acre)	Public Park and Open Space
Lake	Village Center (12 to 40 units per acre-see plan text)	Railroad
River and Streams	Commercial Services	ROW



Findings

That the proposed amendment:

- Conforms to regional system plans
- The amendment is consistent with Council policies, with the exception of policies encouraging the preservation of agricultural lands, is consistent with the Housing Policy Plan, with water resources management, and is consistent with Council forecasts.
- Is compatible with the plans of adjacent and affected jurisdictions, with concerns noted by Hennepin County and Franklin Township.

Proposed Action

That the Metropolitan Council:

1. Authorize the City of Greenfield to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Strongly encourage the City to support the purpose and intent of the Metropolitan Agricultural Preserves Program, to protect locally important agricultural areas, support existing agricultural uses as primary long-term land uses in the comprehensive plan in order to manage growth in a manner that protects farmland and the regional agricultural economy.
4. Advise the City to implement the advisory comments in the Review Record for land use.

Questions

