



Serenity at Seelye Brook Comprehensive Plan Amendment

City of St. Francis – District 9

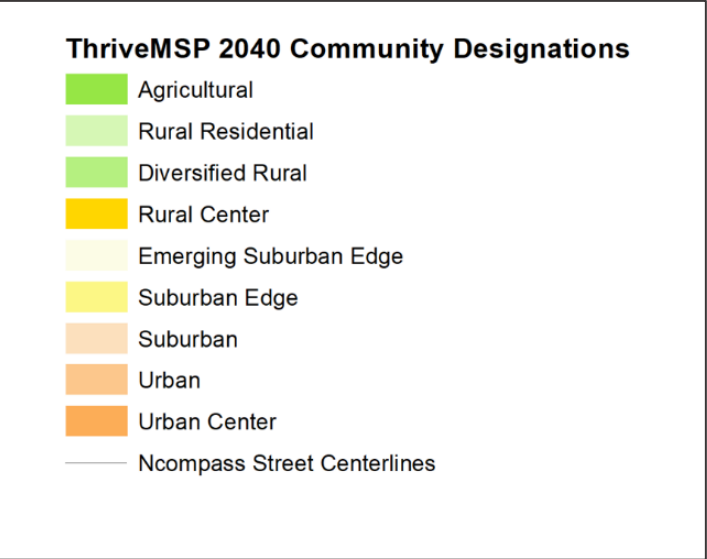
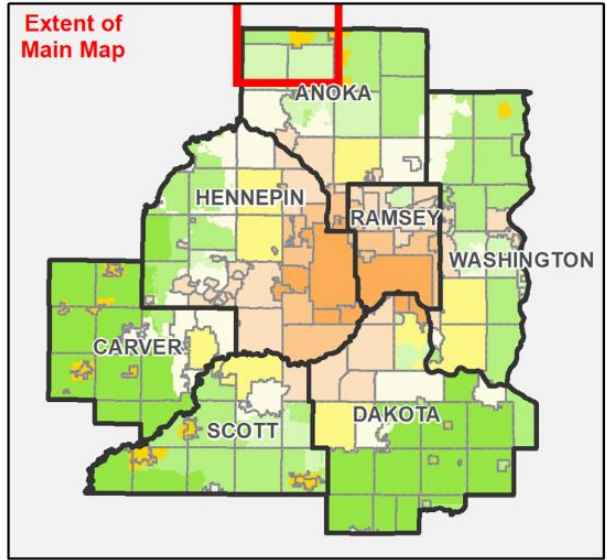
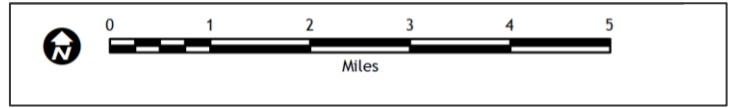
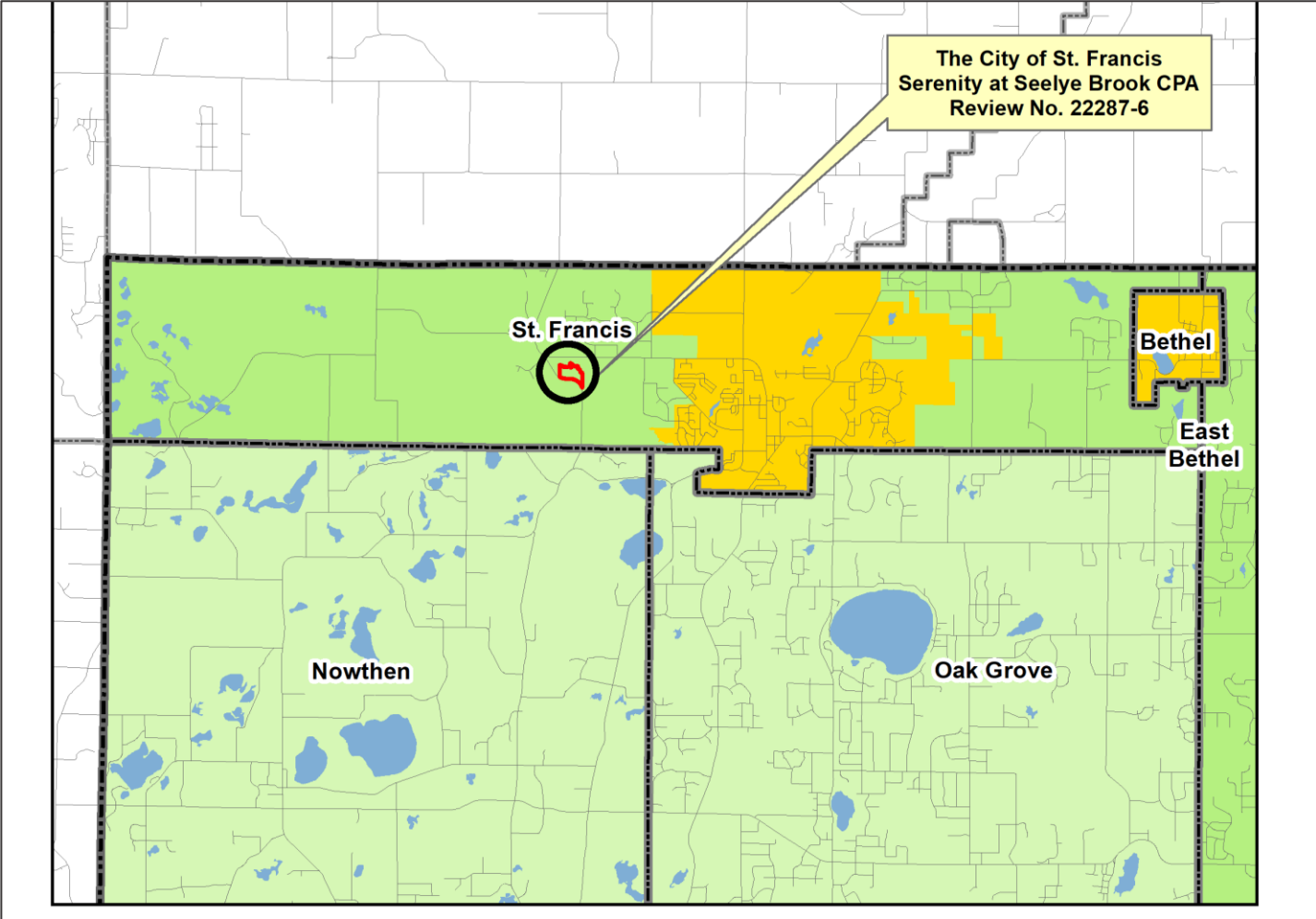


August 7, 2023

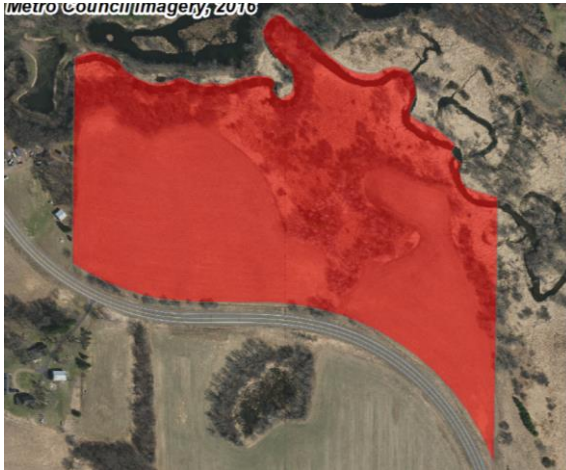
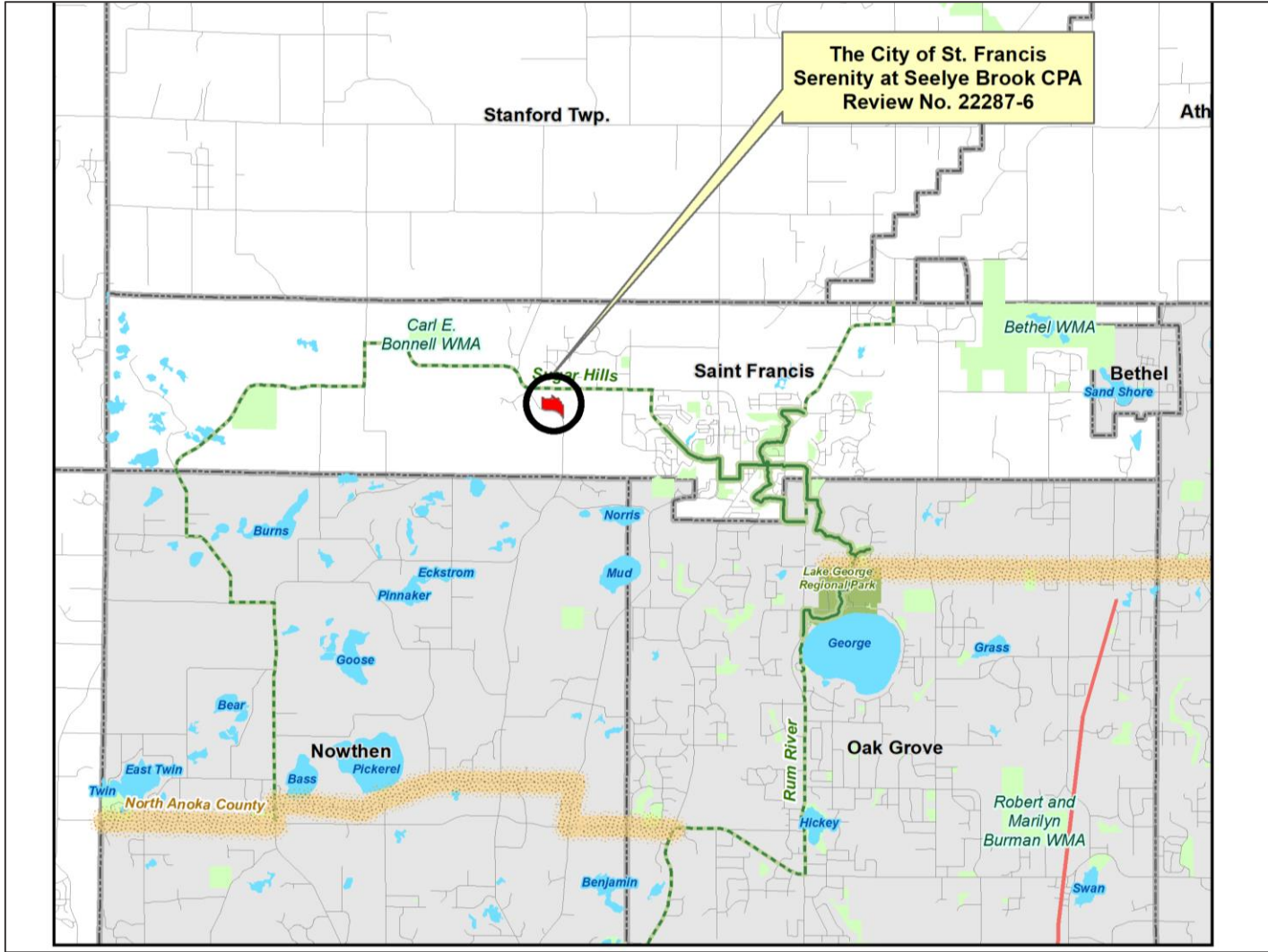
Michael Larson

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Community Designation



Regional Systems



Regional Systems

Regional Transitways

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

Wastewater

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

Regional Highway System

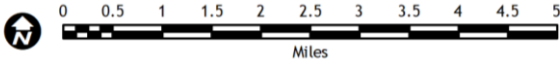
- Interstates
- US Highways
- State Highways
- County Roads
- Road Centerlines

Regional Parks

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

Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned Regional Trails
- Regional Trail Search Corridors



Amendment Details

Proposed Amendment:

- Acreage: 22.5
- Current Guiding Land Use: Agriculture (1 per 10)
- Proposed Guiding Land use: Rural Residential (1 per 5)
- Four homes proposed

Inconsistent with Diversified Rural Policy

- 4 per 40
- Flexible Development Guidelines

Current and Proposed Guiding

Current



Proposed

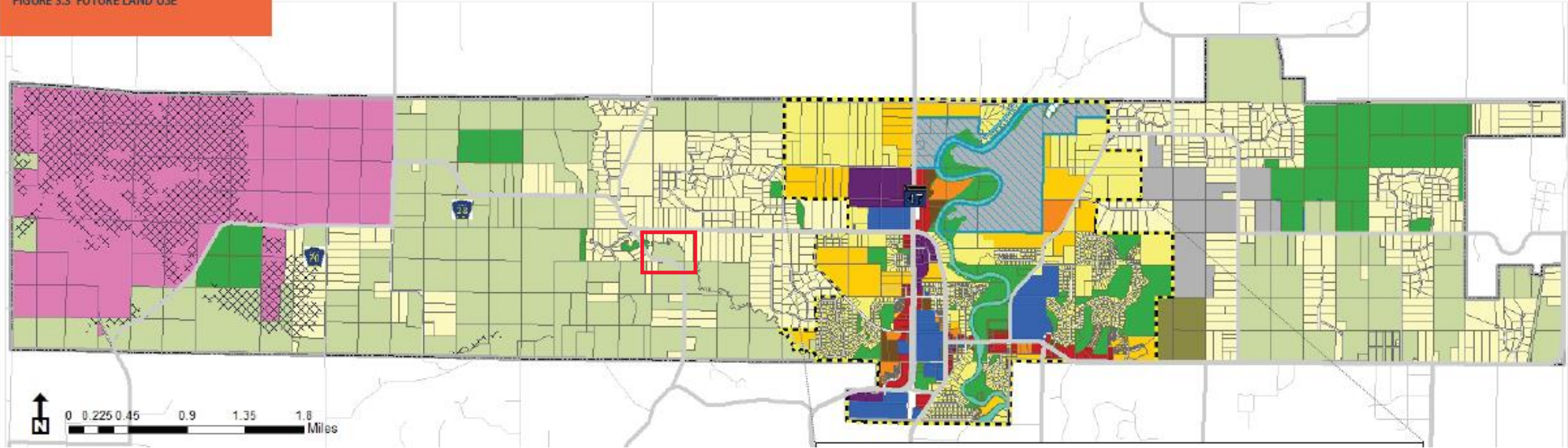


Site Context



City of St. Francis Guiding Land Use

FIGURE 3.3 FUTURE LAND USE



Findings

That the proposed amendment:

- Conforms to regional system plans
- Is inconsistent with 2040 Water Resources Policy Plan policies for preserving natural resources outside the Long-Term Wastewater Service Area
- Is inconsistent with residential density policy in Diversified Rural areas
- Is consistent with the remaining policies in *Thrive MSP 2040*, with the *Housing Policy Plan*, and is consistent with Council forecasts
- Is compatible with the plans of adjacent and affected jurisdictions

Proposed Action

That the Metropolitan Council:

1. Authorize the City of St. Francis to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Find that the amendment is inconsistent with *Thrive MSP 2040* policies for residential density in the Diversified Rural portion of the City.
4. Find that the amendment is inconsistent with *2040 Water Resources Policy Plan* policies for preserving natural resources outside the Long-Term Wastewater Service Area.
5. Strongly encourage the City to consider the application of ordinances that are consistent with the Council's Flexible Residential Development Ordinance Guidelines in cases in which the City may wish to consider densities greater than 4 units per 40 acres.
6. Advise the City to implement the advisory comments in the Review Record for Land Use and Water Resources.



Questions?

Michael Larson

Planning Analyst, Local Planning Assistance
michael.larson@metc.state.mn.us

