



Sand Creek Township Valley Drive Comprehensive Plan Amendment

Scott County – District 4

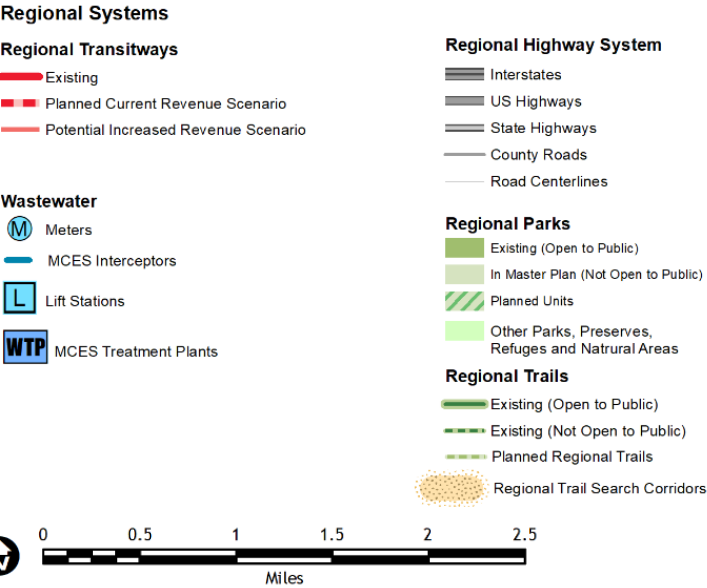
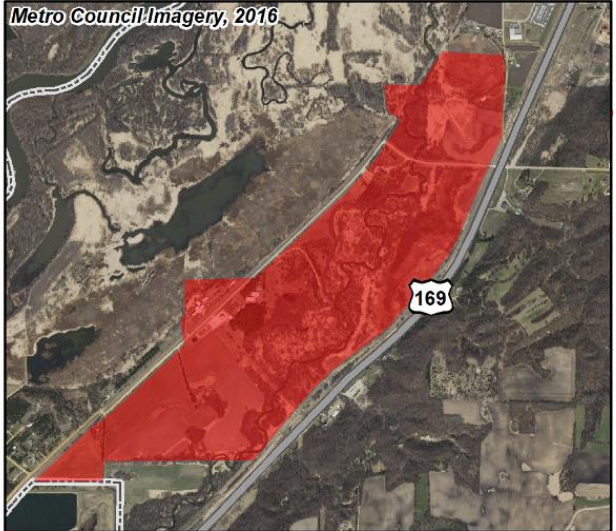
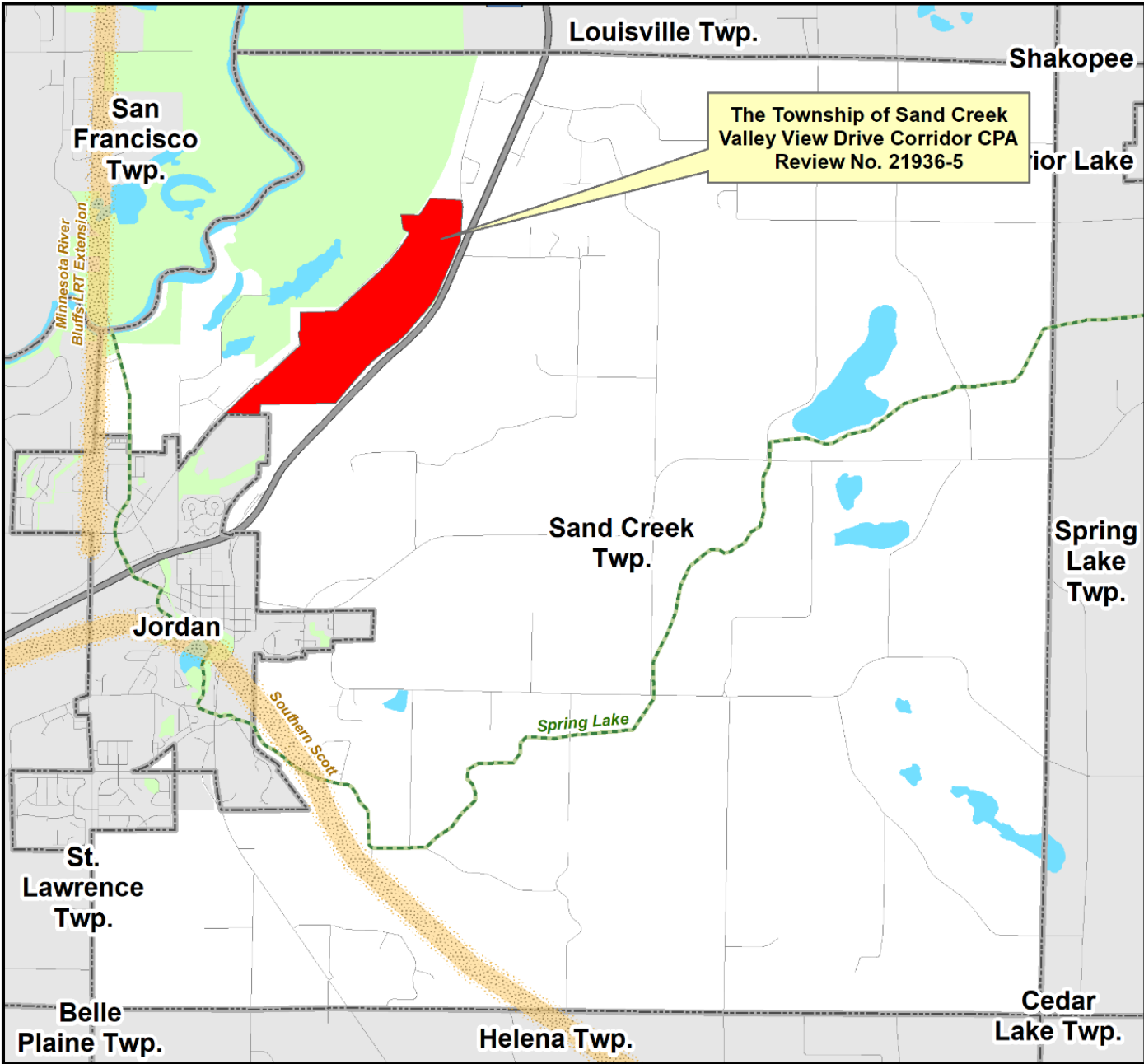


March 4, 2024

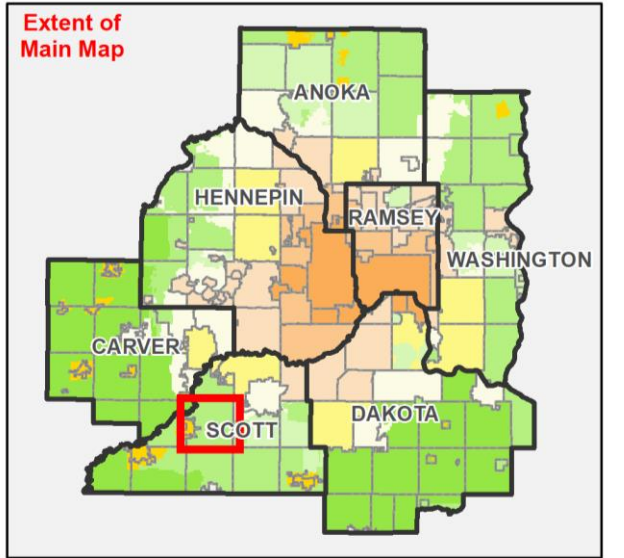
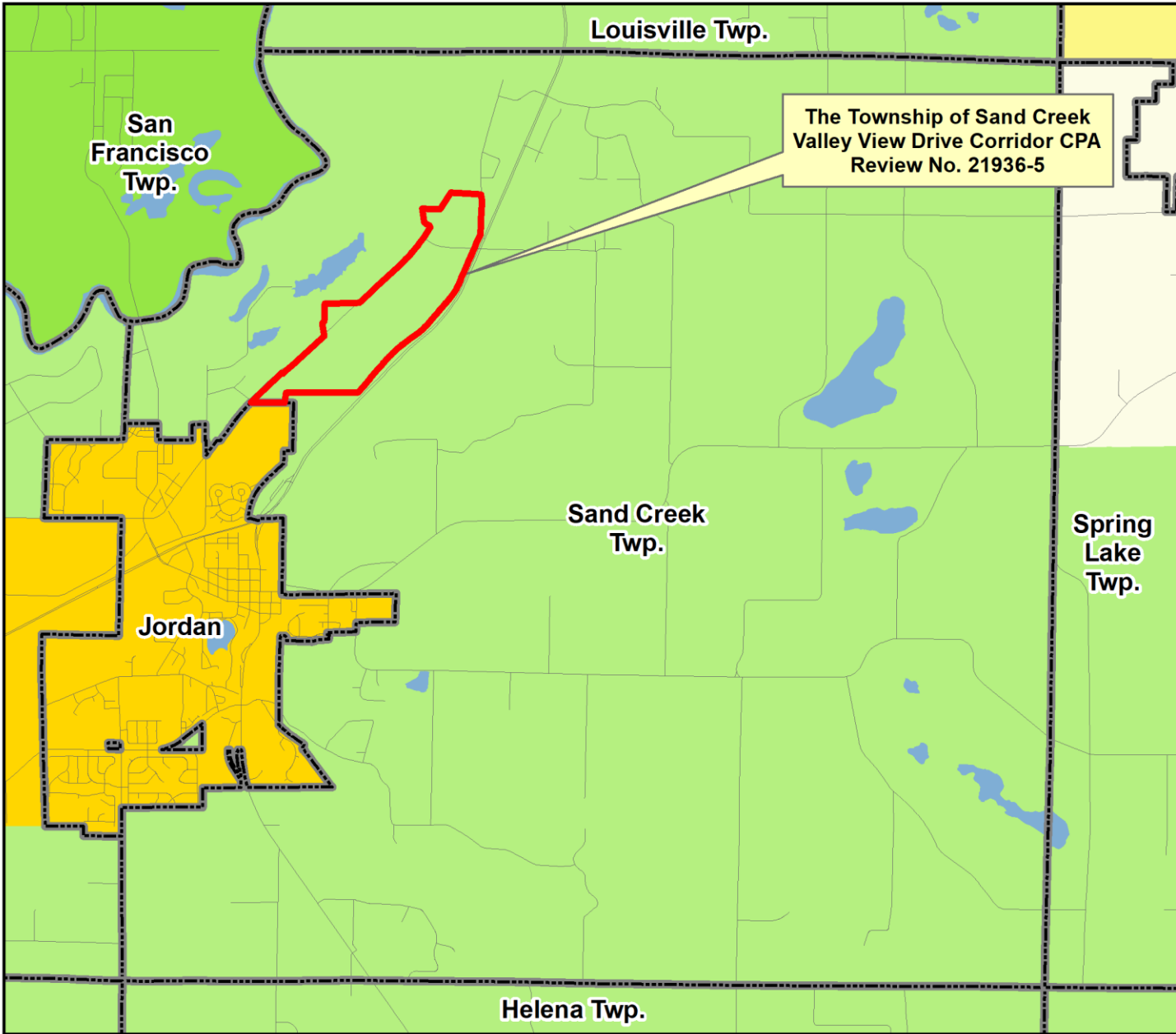
Raya Esmaeili

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Regional Systems



Community Designation



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center

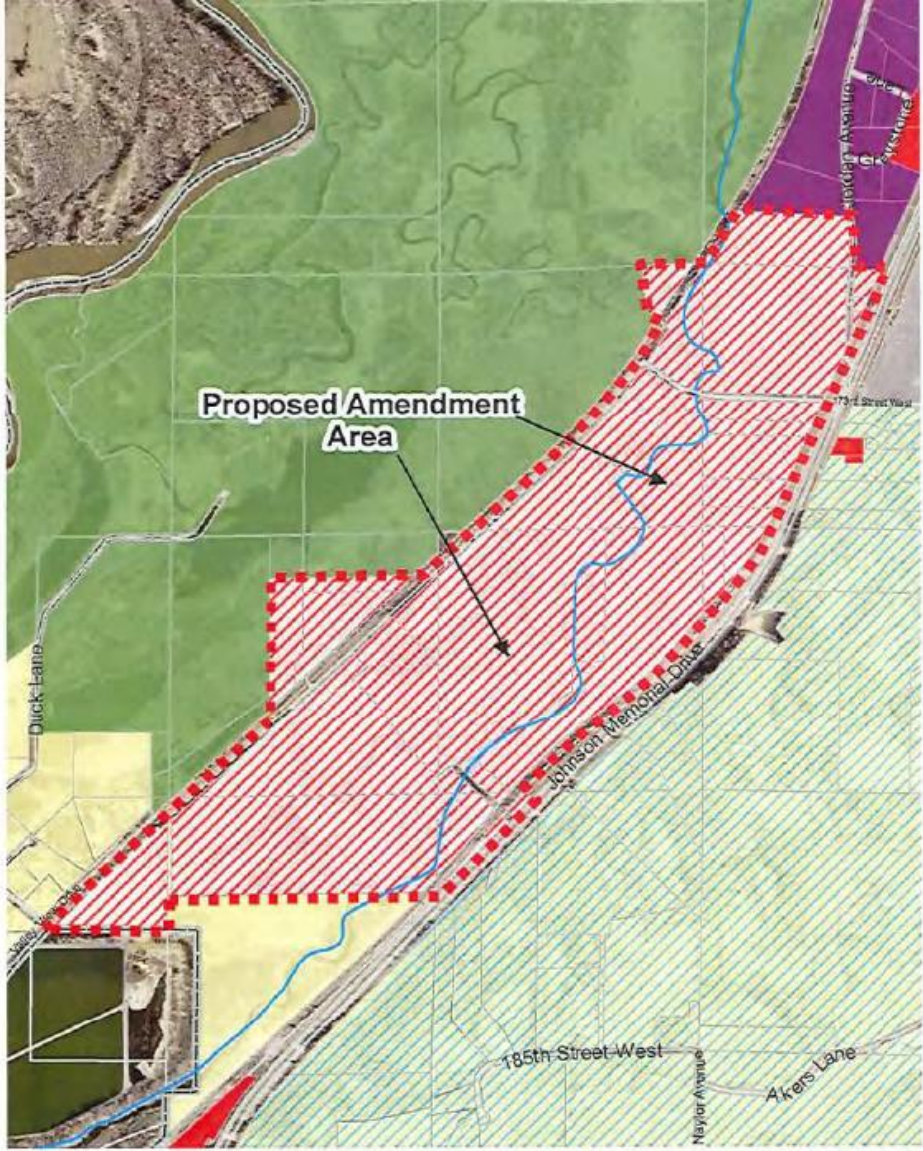
Amendment Details



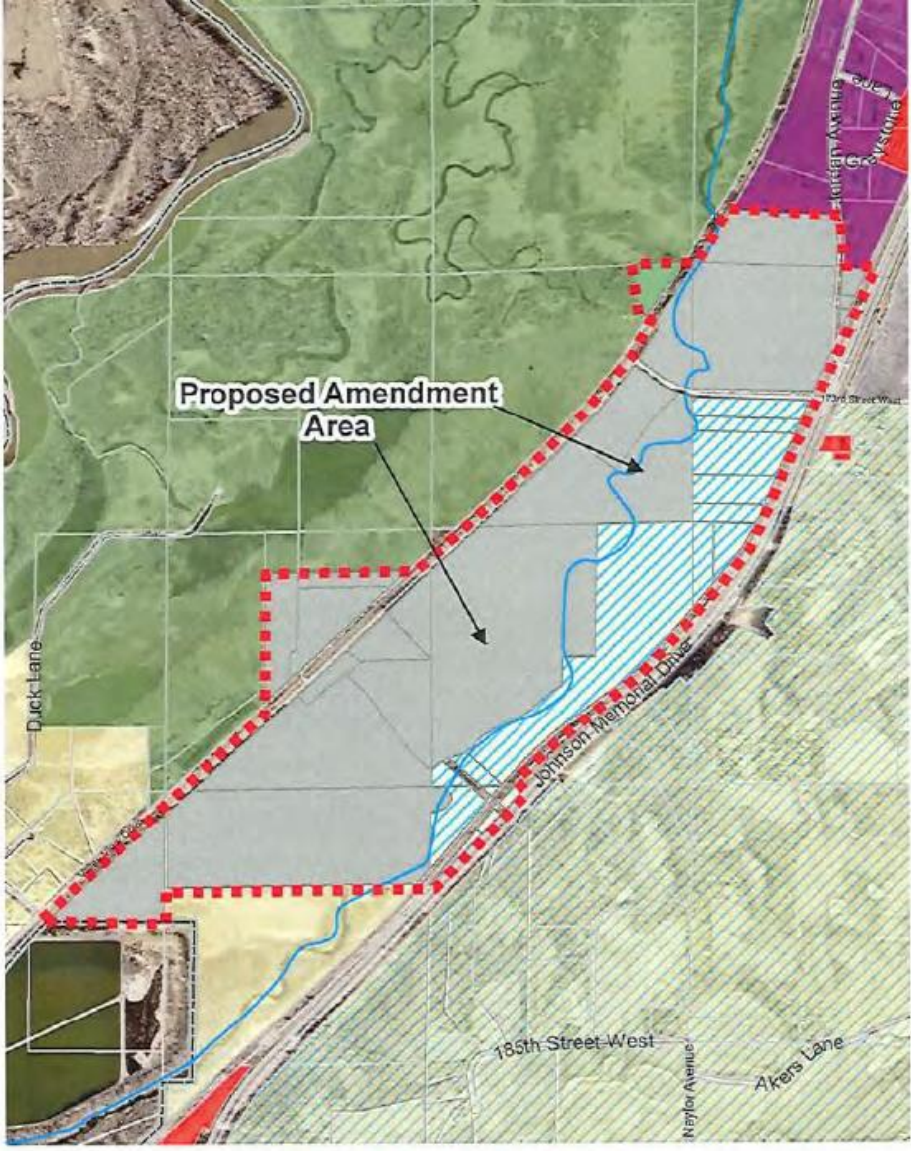
- 430 Acres along Highway 169 and Valley View Drive
- From Urban Business Reserve to Rural Business Reserve, Transition Area, and Parks/Open Space
- Accommodate business uses and outdoor storage with onsite septic and well

Current and Proposed Planned Land Use

Current Land Use Guiding



Proposed Land Use Guiding



- | | | | | |
|--------------------------------------|--------------------------------------|------------------------|---------------------------------------|------------------|
| Agricultural Preservation (1 per 40) | Rural Residential Reserve (1 per 10) | Commercial | Urban Business Reserve | Roads |
| Urban Expansion (1 per 40) | Rural Residential Growth (1 per 2.5) | Industrial | Hamlet Mixed Use Overlay | Lakes |
| Transition Area (1 per 10 cluster) | Park/Open Space | Rural Business Reserve | (Not Under County Planning Authority) | Rivers & Streams |

Forecasted Growth

Category	Census 2020	Current Approved Forecasts			Revised Forecasts		
		2020	2030	2040	2020	2030	2040
Populations	150,928	158,860	185,520	211,750	158,860	185,520	211,750
Households	52,645	56,400	67,340	78,200	56,400	67,340	78,200
Employment	48,437	55,300	62,790	69,540	<u>55,400</u>	<u>62,980</u>	<u>69,810</u>

Compatibility with Adjacent Jurisdictions



City of Jordan

- Impact on future City growth within rural service area
- City's long-term water and sewer expansion along Highway 169 to serve northeastern growth boundary
- Unsuccessful conversations between City of Jordan and Sand Creek Township
- Resolution adopted to extend City's Subdivision Ordinance
- Suggested approach for water and sewer provision through an intercommunity service agreement

Findings



That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies
- Is incompatible with the City of Jordan's long-term plan for provision of water and sewer outside of its jurisdictional boundary. The amendment will not have an impact on other adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts

Proposed Action

That the Metropolitan Council:

1. Authorize Scott County to place its comprehensive plan amendment into effect.
2. Revise the County's employment forecasts upward as shown in Table 1 of the attached Review Record.
3. Advise the County to implement the advisory comments in the Review Record for regional parks and trails and transportation.



Questions?

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