

<b>C</b>	<b>Community Development Committee</b>	<b>2007- 375</b>
	<b>Meeting date: November 19, 2007</b> <b>For the Metropolitan Council Meeting Date: November 28, 2007</b>	

**ADVISORY INFORMATION**

<b>Date</b>	October 25, 2007
<b>Subject</b>	Hassan Township, Stones Throw Phase I Comprehensive Plan Amendment, Review File No. 18119-3
<b>Districts, Members</b>	District 1, Roger Scherer (763-557-9749)
<b>Prepared by</b>	Freya Thamman, Principal Reviewer (651-602-1750) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Mark Vander Schaaf, Planning & Growth Management Director (651-602-1441)
<b>Division/Department</b>	Community Development/Local Planning Assistance

**BACKGROUND**

Hassan Township is the only township in Hennepin County. It is located in the northwestern corner of the county, and surrounds the City of Rogers. Adjacent to Hassan Township to the east is Dayton, to the southeast Maple Grove, and to the south is Corcoran. The Township is the home of the Crow-Hassan Regional Park Preserve and is served by I-94 (Figure 1).

Hassan Township’s 2020 Comprehensive Plan (Review No. 18119-1) was reviewed by the Council on May 22, 2002. In 2000, the Township had 2,463 residents in 778 households and 627 jobs. The Township has an orderly annexation agreement with the City of Rogers. The agreement between the Township and City is for growth management, orderly annexation and the exercise of joint powers for the extension of municipal services and transportation improvements. According to the phasing of the orderly annexation agreement, the Comprehensive Plan Amendment (the “CPA”) area is scheduled to be annexed to Rogers between January 2004 and August 2010. The entire Township is scheduled to be annexed to Rogers by August 15, 2030. However, according to recent discussions between the Township and City of Rogers, it is likely that the Township will be annexed to Rogers before 2030.

The *2030 Regional Development Framework* designates Hassan Township as both “Developing” and “Diversified Rural” geographic planning areas. (Figure 1). This CPA is located in the “developing” policy area, which establishes residential density standards at a minimum of three units per net developable acre.

**REQUEST SUMMARY**

Hassan Township submitted a Comprehensive Plan Amendment that guides 48 acres from commercial/industrial to urban mid-density (3-7 units/acre), and 15 acres from single-family to urban mid-density. The remaining land will be dedicated right-of-way and wetland. The CPA area is located in southeast Hassan Township abutting the southeast corner of Rogers on both sides of Territorial Road, south of the railroad and east of Fletcher Lane (CR 116). The CPA area is part of a 1,043-acre final Alternative Urban Areawide Review (FAUAR) that the Metropolitan Council reviewed, with no objections, in July 2007.

**PROPOSED ACTION**

That the Metropolitan Council adopt the following:

1. Allow Hassan Township to put the Comprehensive Plan Amendment into effect with no modifications.
2. Accept and revise Hassan Township’s 2010 forecasts as outlined in this review.
3. Advise Hassan Township to revise its local surface water management plan to meet the 2008 comprehensive plan requirements.

**ISSUES**

1. Does the proposed CPA change the Council’s forecasts? Yes. (see below)
2. Does Hassan Township need to fulfill any requirements previously identified by the Council? No.
3. Does the proposed CPA conform to regional systems? Yes. Is it consistent with Council policy? Yes. Is it compatible with adjacent community plans? Yes.

**OVERVIEW**

<b>Conformity with Regional Systems</b>	The CPA conforms to the Regional System Plans for <b>Parks, Transportation</b> , including Aviation, and <b>Water Resources Management</b> , with no substantial impact on or departure from these plans.
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<b>Consistency with Council Policy</b>	<p>The CPA is consistent with the Council’s 2030 Regional <b>Development Framework</b> and <i>Water Resources Management Policy Plan</i>. The CPA <u>changes</u> the 2010 forecasts. It increases population from 3,500 to 4,580, and increases households from 1,200 to 1,600. It decreases employment from 3,150 to 3,050.</p> <p>Hassan Township’s forecasts are consistent with the Council’s forecasts on the condition that the 2020 and 2030 forecasts do not change at this point, but are updated with the 2008 Comprehensive Plan Update.</p>
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<b>Compatibility with Adjacent Community Plans</b>	The CPA is compatible with adjacent community plans.
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**ISSUE ANALYSIS AND FINDINGS**

**REGIONAL SYSTEMS**

**Parks** (*Jan Youngquist, 651-602-1029*)

The CPA is in conformance with the regional *Parks Policy Plan*. The CPA will not impact the regional parks and trails system.

**Transportation** (*Ann Braden, 651-602-1705*)

The CPA is in conformance with the regional *Transportation Policy Plan*. The CPA will not impact the regional transportation system. This CPA will generate fewer trips than the existing commercial/ industrial land use. Several improvements to minor arterials are planned to serve the residential development.

**Aviation** (*Chauncey Case, 651-602-1724*)

The CPA is in conformance with the *Transportation Policy Plan* and will not impact the regional aviation system.

**Water Resources Management** (*Roger Janzig, 651-602-1119*)

The CPA is in conformance with the *Water Resources Management Policy Plan*. The CPA will not impact the regional wastewater system. Wastewater services to the CPA area will be provided by the City of Rogers once annexation of the CPA's parcels occurs. The City of Rogers owns and operates its own wastewater treatment plant. There are currently no Metropolitan Facilities within Rogers; therefore, this CPA will not impact the Metropolitan Disposal System.

**REGIONAL POLICIES**

**Housing** (*Linda Milashius, 651-602-1541*)

The CPA does not raise any concerns regarding Council Housing policy. The designation of residential land at medium densities of three to seven units per acre may give the community the opportunity to address its share of the region's affordable housing need, which at current forecast growth is 174 units during the 2011-2020 time period. The new land use designation will allow the opportunity for housing options and life-cycle housing and may facilitate the development of affordable housing where units may be developed at no less than six units per acre.

**Surface Water Management** (*Jim Larsen, 651-602-1159*)

The CPA is consistent with the Council's surface water management policy. Surface water management in Hassan Township is overseen by the Elm Creek Watershed Management Commission. The Commission's watershed plan was approved by the Board of Water and Soil Resources in 2004. The Township has submitted a draft of their Local Surface Water Management Plan (LSWMP), which has been reviewed and commented on by Council staff. The LSWMP will need to be revised to meet the 2008 Comprehensive Plan Update requirements.

**Water Supply** (*Sara Bertelsen, 651-602-1035*)

Hassan Township does not have a municipal water supply system. The City of Rogers will provide water service as part of the orderly annexation agreement.

**Consistency with the Council's 2030 Forecasts** (*Todd Graham, 651-602-1322*)

Hassan Township's forecasts are consistent with the Council's forecasts on the condition that the 2020 and 2030 forecasts do not change at this point, but are updated with the 2008 Comprehensive Plan Update. The CPA changes the 2010 forecasts to increase population from 3,500 to 4,580 and increases households from 1,200 to 1,600. The CPA decreases employment from 3,150 to 3,050. The Township should coordinate with the Council on their forecasts beyond 2010.

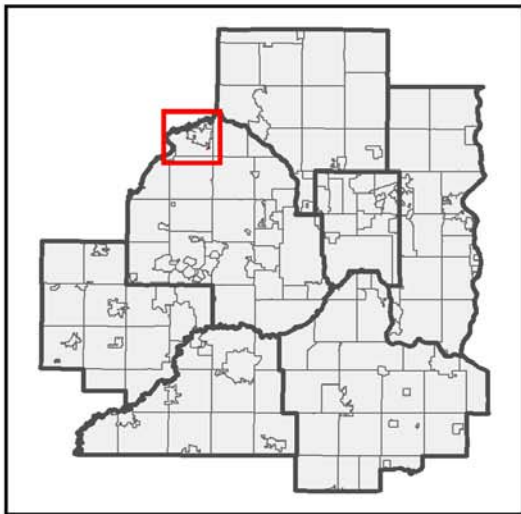
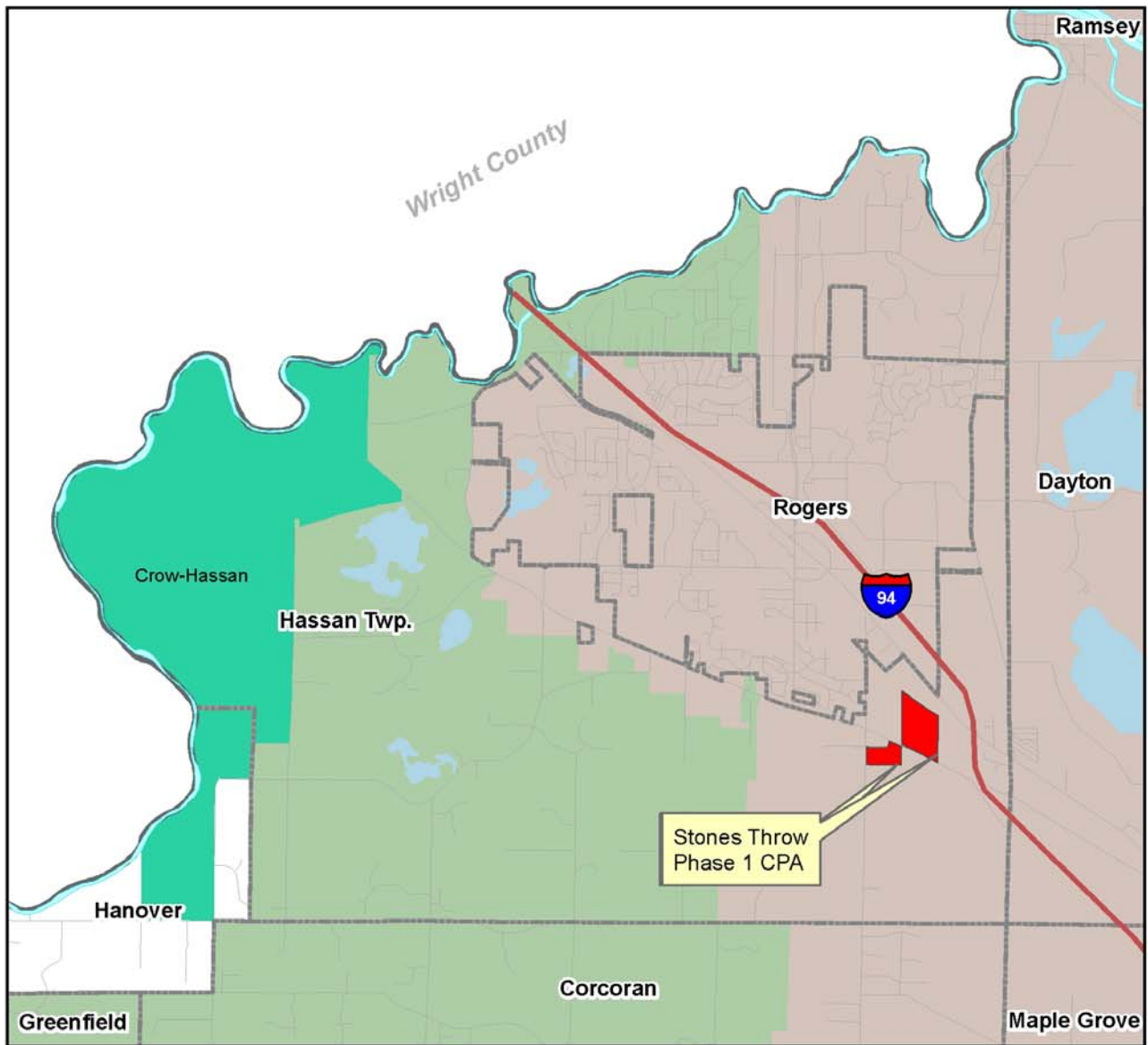
## **ATTACHMENTS**

Figure 1 – Location Map

Figure 2 – 2020 Land Use Map

Figure 3 – Proposed Land Use

Figure 1 – Location Map



- 2030 Framework Planning Areas**
- Regional Park
  - Developed Area
  - Developing Area
  - Rural Center
  - Rural Residential
  - Diversified Rural
  - Agricultural Area
  - Non-Council Area



Figure 2– 2020 Land Use Map

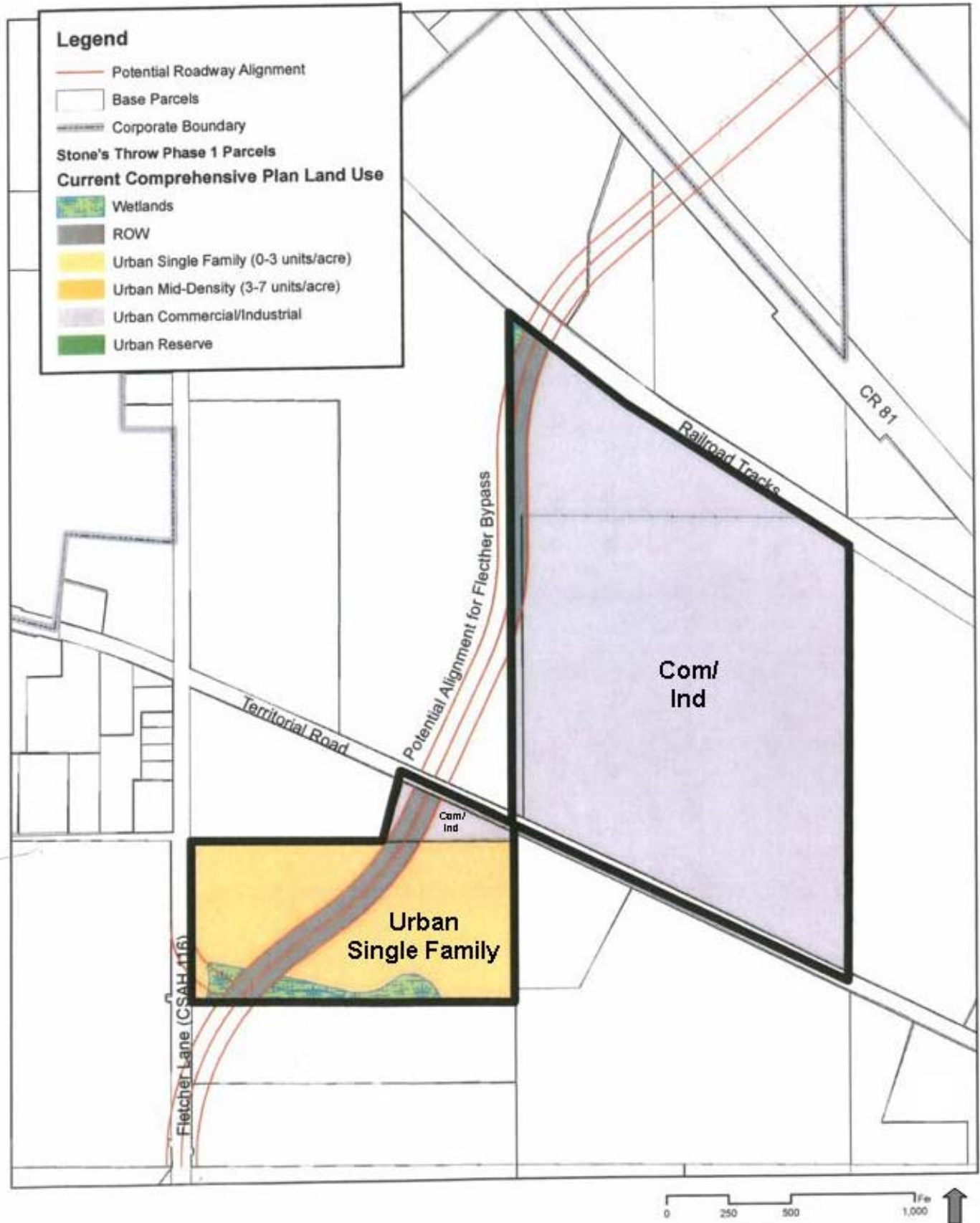


Figure 3– Proposed Land Use

