

<b>C</b>	<b>Community Development Committee</b>	<b>2007-166</b>
	<b>Meeting date: May 7, 2007</b> <b>Metropolitan Council meeting date: May 23, 2007</b>	

**ADVISORY INFORMATION**

<b>Date</b>	April 24, 2007
<b>Subject</b>	City of Orono Comprehensive Plan Amendment – 875 Wayzata Blvd. Metropolitan Council Review No. 18392-6
<b>Districts, Members</b>	District 3, Mary Hill Smith
<b>Prepared by</b>	Jim Uttley, AICP, Principal Reviewer (651-602-1361) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566)
<b>Division/Department</b>	Community Development/Local Planning Assistance

**BACKGROUND**

- Orono is a Lake Minnetonka community located in western Hennepin County.
- The City has an area of 10,200 acres.
- In 2000, the City had 7,538 residents in 2,766 households and 1,110 jobs.
- Since 2000, the City has approved 272 housing units.
- Long Lake is immediately north of the property and Wayzata is immediately south of the property.

**REQUEST SUMMARY**

The City of Orono submitted a comprehensive plan amendment (CPA) to change the land use designation of 10.4 acres (gross)/4.9 acres (net) from its existing 0.5 units/acre designation to a new single-family residential designation of 1.5 units/net acre. The property, which has been in the MUSA since the mid-1990s, is proposed to be developed as a 9-unit single-family subdivision. The property is located immediately south of the Luce Line State Trail and west of existing Highway 12.

**PROPOSED ACTION**

- Staff recommends that the Metropolitan Council:
1. Allow the City to put the proposed comprehensive plan amendment into effect with no modifications.
  2. Remind the City that it is required to participate in the Council’s plat monitoring program and to submit annual reports to the Council as outlined on the Council’s website:  
<http://www.metrocouncil.org/planning/assistance/resources.htm#plat>
  3. Advise the City that it must submit a copy of the intercommunity agreement with the City of Long Lake or Wayzata, whichever is applicable, when it is finalized and prior to connection of the property to the municipal sewer system.

**ISSUES**

Should the Council allow the CPA to be put into effect?

**OVERVIEW**

**Conformity with Regional** The CPA conforms to the Regional System Plans for **Transportation and Parks**, and **Wastewater Management**.

<b>Systems</b>	
<b>Consistency with Council Policy</b>	The CPA is consistent with the Council’s forecasts, housing and water supply policies.
<b>Compatibility with Adjacent Community Plans</b>	The CPA is compatible with the plans of adjacent communities. Local sewer service will be provided through an intercommunity agreement with the City of Wayzata.

**PREVIOUS COUNCIL ACTIONS:**

- October 24, 2001 Council reviewed the City’s 2020 Plan and allowed the plan to be put into effect without modification. (Review No. 18392-1)
- September 19, 2003 Council administratively reviewed CPA extending sewers to serve eight existing homes on 18 acres with failing or nonconforming septic systems. (Review No. 18392-3)
- May 14, 2004 Council administratively reviewed CPA regarding 3.69 acres from Commercial Office to Commercial Office/Retail. (Review No. 18392-4)
- January 24, 2007 Council review and approved a CPA for a single large-lot with failing on-site system to be added to the MUSA. (Review No. 18392-7)

**ATTACHMENTS**

- Figure 1 - Regional Location and Regional Systems
- Figure 2 - 2020 Planned Land Use – City of Orono
- Figure 3 - Existing MUSA in vicinity of 875 Wayzata Blvd., Orono

## ANALYSIS AND FINDINGS

### Regional Systems

Following is an analysis of the City's proposed CPA analyzed against the Council's October 13, 2004 adopted Guidelines for MUSA Expansions:

#### 1. Residential Density

- In its review of the City's 2000 Comprehensive Plan, the Council found that...

“Orono's plan is consistent with Council forecasts, in conformance with the regional system plans for aviation, recreation open space, transportation and wastewater services, consistent with regional housing policy, and compatible with the plans of adjacent communities and school districts. The plan, though it is reasonable given past practice, is not technically consistent with the current Regional Growth Strategy because it is not proposing to plan for Urban Reserve. The issue of future urban reserve in the area was addressed in the late 1970's when the Council agreed to size the interceptor serving Orono for very limited urban growth. Consequently, the interceptor does not have the capacity to serve as much expanded urban area in the city.”
- Since 2000: Orono has developed 80 net residential acres with 272 housing units, an average net density of 3.4 units/acre.
- This CPA proposes 9 units on 4.9 net residential acres, an average net density of 1.8 units/acre.
- The following analysis results in a net overall density of 3.3 units per acre, which is consistent with the Council's adopted MUSA Expansion guidelines.

**Table 1: Residential Land Use and Density Analysis**

	Net Acres	Density	Units
<b>Developed 2000-Present (April 2007)</b>		<b>Developed</b>	
Single Family Residential	50	1.6 units/acre	53
Multifamily Residential	29	7.5 units/acre	219
<b>Developed Subtotal</b>	<b>80</b>	<b>3.4 units/acre</b>	<b>272</b>
<b>875 Wayzata Blvd CPA</b>	<b>4.9</b>	<b>1.8 units/acre</b>	<b>9</b>
<b>Total</b>	<b>85</b>	<b>3.3 units/acre</b>	<b>281</b>

#### 2. Wastewater Management (Roger Janzig, Engineering Planning, 651-602-1119)

The Metropolitan Disposal System has adequate capacity for this project. An inter-community sanitary sewer agreement between the cities of Orono and Long Lake or between the cities of Orono and Wayzata are being discussed to provide local service to this project. Before sewer extensions for the additional 9 homes are submitted, the agreement needs to be signed and a copy forwarded to Kyle Colvin, Assistant Manager, Engineering Services, MCES.

#### 3. Inflow and Infiltration (I&I)

The City's Plan acknowledged the Council's I/I goal for Orono and outlined the City's efforts to reduce its I/I to reach this goal. The City has agreed to participate in the Council's I/I reduction program.

#### 4. Previous Council Actions and Negotiations Fulfilled

Orono has fulfilled all of the recommendations associated with its 2020 Comprehensive Plan Update.

**5. Consistent with the Council’s 2030 Forecasts**

- This CPA does not change the City’s household or population forecasts.
- Orono’s 2020 Plan forecasted 574 new housing units by 2010, which was the same as the Council’s forecasts at that time. The Council’s 2030 *Regional Development Framework* forecasts slightly lower growth for Orono.
- Since 2000 the City has added 272 new sewerred households and 14 housing units on septic systems.

**Table 2: Household Forecasts**

	<b>2000</b>	<b>2010</b>	<b>2000 - 2010 Increase</b>	<b>2020</b>	<b>2010 - 2020 Increase</b>
Orono 2020 Comp Plan	2,826	3,400	574	3,762	362
2030 Development Framework	2,776	3200	424	3,700	500

**6. Parks & Open Space System Plan, Stormwater Management Plans, and Natural Resource Protection**

- Orono’s 2000-2020 Community Management Plan includes a Parks and Open Space Plan element that conforms to the Regional Parks Plan.
- Orono has an approved Surface Water Management Plan and a NPDES Phase II Stormwater Discharge Permit.
- The City has ordinances protecting natural resources including wetlands, shoreland and tree preservation.

**Advisory Comments**

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

The City’s current water supply plan element will need to be updated by October 15, 2008 in accordance with the Minnesota Department of Natural Resources (DNR) April 28, 2005 guidance letter to the City. The Water Supply and Emergency & Conservation Plan update will need to be submitted to both the Council and DNR for review and comment. Appendix B2-c of the Council’s Water Resources Management Policy Plan identifies the required contents of local water supply plans.

Figure 1. Location Map, Showing 2030 Framework Planning Areas, Regional Systems and the 875 Wayzata Blvd. CPA Site, City of Orono

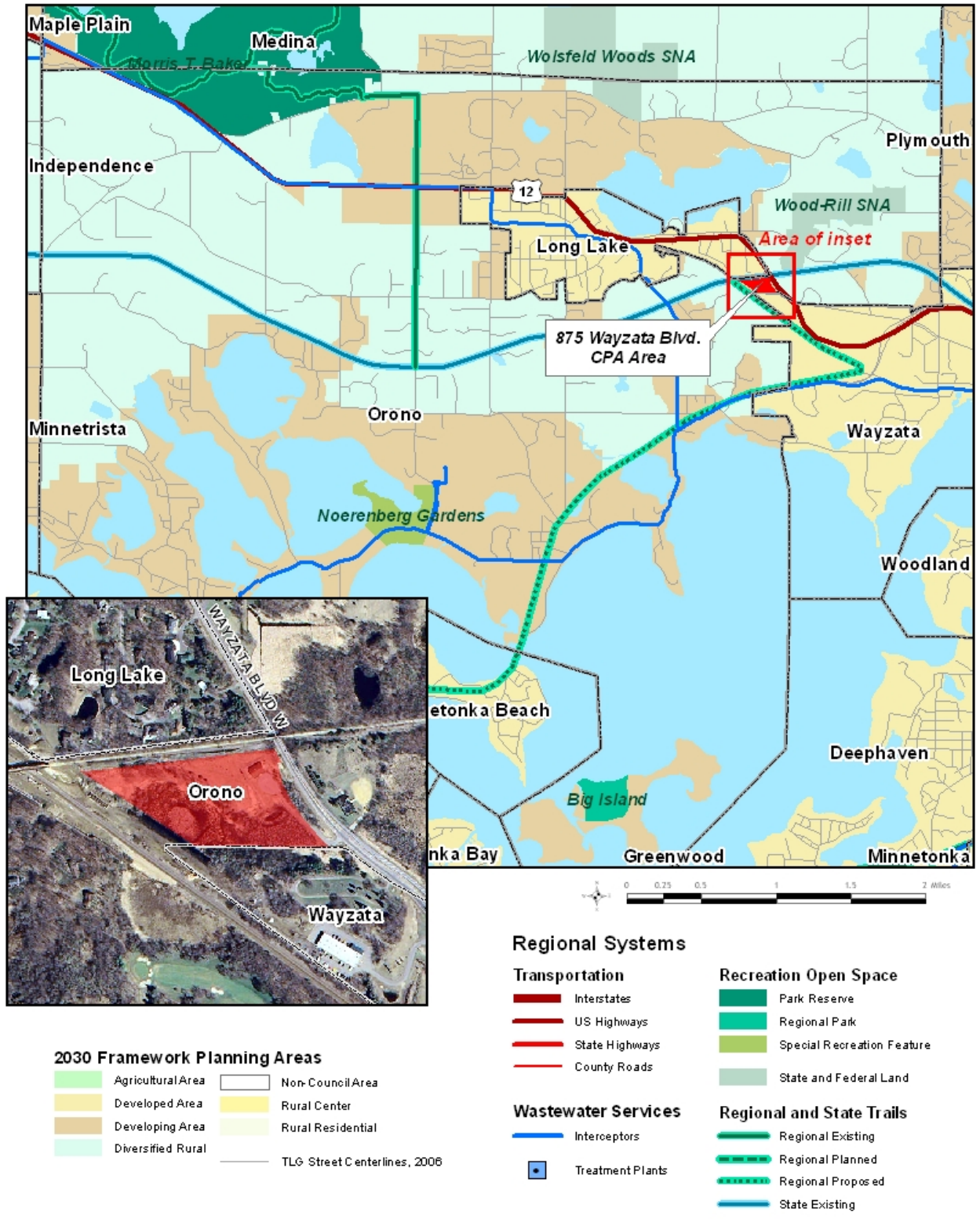


Figure 2. 2020 Planned Land Use, City of Orono

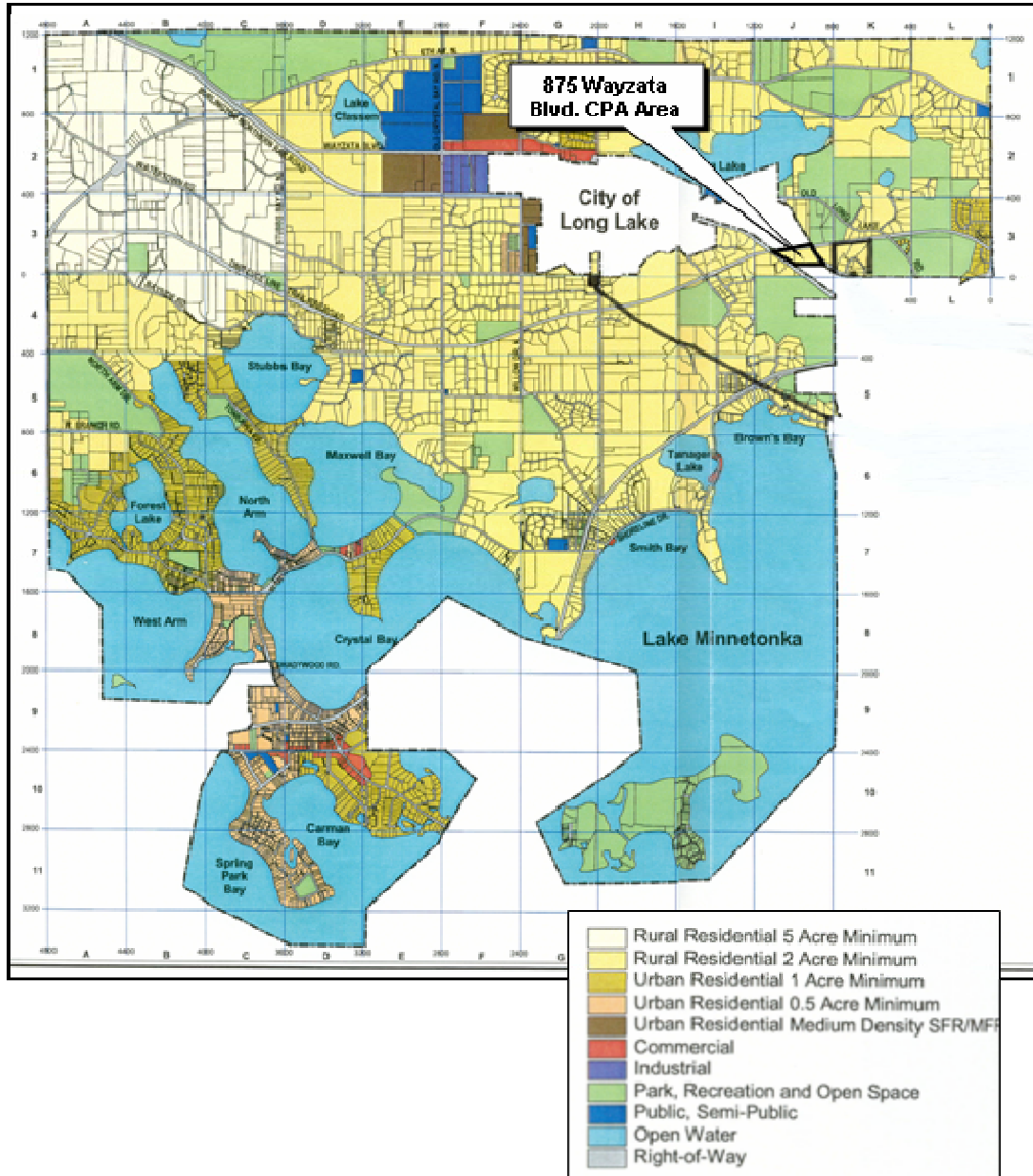




Figure 3. 2020 MUSA, City of Orono, Showing Location of the 875 Wayzata Blvd. CPA Area

