

C	Community Development Committee	Item: 2007-21
	Meeting date: January 16, 2007	

ADVISORY INFORMATION	
Date	December 18, 2006
Subject	Set Public Hearing City of Oak Grove; Comprehensive Plan Amendment (CPA) Gardas Grove 2 nd Addition, Review File 17096-24
Districts, Members	Natalie Steffen, Metropolitan Council District 9
Prepared by	Tori Dupre, Principal Reviewer (651-602-1621) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Guy Peterson, Acting Director, Community Development (651-602-1418)
Division/Department	Community Development / Planning and Growth Management

BACKGROUND
<p>The <i>2030 Regional Development Framework</i> designates Oak Grove as a <i>Diversified Rural</i> community, and indicates that the City should support growth that is consistent with forecasts, and at densities no greater than 1 unit per 10 acres.</p> <p>The Council has no metropolitan wastewater systems serving Oak Grove. However, the Council's <i>2005 Water Resources Management Policy Plan</i>, and "Long-Term Service Areas" map show areas having "potential sewered development with rapid infiltration".</p> <p>January 26, 2000: Metropolitan Council acted on the City's Comprehensive Plan Update. Since 2000, the City has submitted 24 plan amendments (CPA) proposing land use changes from agriculture to single-family residential.</p>

PROPOSED ACTION
<p>That the Community Development Committee recommend that the Metropolitan Council schedule a public hearing on the City of Oak Grove's comprehensive plan amendment at the February 5, 2007 Community Development Committee meeting.</p>

PROPOSED PLAN AMENDMENTS
<p>The Council received the City's proposed comprehensive plan amendment on November 16, 2006, regarding 20 acres from Agriculture, one unit per ten acres to Single Family Residential, one unit per 2.5 acres.</p>

ISSUES

The Council finds the proposed CPA inconsistent with the 2030 Regional Development Framework policies for the Diversified Rural policy area, allowing development at a density that exceeds the Council's policies and growth forecasts.

The Council also finds the proposed CPA may have a substantial impact on, or substantial departure from the 2005 Water Resources Management Policy Plan. The Policy Plan states:

"The Metropolitan Council will use the wastewater system plan to support the orderly and economic development of the metropolitan area, including the long-term service area of communities. The long-term service area will be generally defined by a community or watershed boundary. A community's comprehensive plan and plan amendments are expected to meet the forecasts and densities specified in the Council's 2030 Regional Development Framework.

Inconsistencies would be grounds for finding that the community's plan is more likely than not to have a substantial impact on, or contain a substantial departure from, the metropolitan system plan, thus requiring modifications to the local comprehensive plan."

On December 13, 2006, the Metropolitan Council acted on a June 2006 Oak Grove CPA, Delong Family (resubmitted), Review File 17096-22, recommending that the Metropolitan Council:

- 1) Allow the City to put the comprehensive plan amendment into effect, and
- 2) Advise the City that prior to submitting future single family residential amendments, the City must submit a CPA addressing the land use areas for the remaining 372 units based on the Metropolitan Council and the City staff meeting on June 9, 2006.

As of January 12, 2007, the City of Oak Grove has not submitted a CPA addressing this information.

ANALYSIS AND FINDINGS

The Metropolitan Land Planning Act (MLPA), Minnesota Statutes section 473.175, authorizes the Metropolitan Council to require a municipality to modify its comprehensive plan or any part thereof, if it "concludes that the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans."

The public hearing includes an overview of the proposed CPA and issues, and allows an opportunity for the City and interested parties to present comments.

- Does the proposed CPA follow the process described in the Metropolitan Land Planning Act?
- Is the proposed CPA consistent with the Metropolitan Council's *2030 Regional Development Framework* policies, accommodating growth consistent with growth forecasts and densities?
- Is the proposed CPA in conformance with the *Water Resources Management Policy Plan* and the policies addressing potential future wastewater treatment systems in Anoka County?
- Does the proposed CPA represent a substantial departure from the regional wastewater system plan, or represent a substantial impact on the metropolitan wastewater treatment system?

The MLPA outlines the process for requiring and enforcing a modification to a comprehensive plan. It requires the Metropolitan Council to conduct a public hearing, adopt findings and approve a resolution.

REVIEW SCHEDULE

The following schedule includes the statutory requirements and follows the Council's comprehensive plan review public hearing procedures.

Jan 16 / Jan 24 2007	Set public hearing schedule (<i>CDC / MC Dates</i>)
January 31, 2007	Post public hearing notice on Council website
February 5, 2007	Conduct public hearing at Community Development Committee, 4:30 p.m.
February 12, 2007	Close public hearing record at 4:30 p.m.
March 5, 2007	Community Development Committee reviews hearing record report, takes action and forwards recommendations to the Metropolitan Council.
March 14, 2007	Metropolitan Council takes formal action

Figure 1. Location Map, Showing 2030 Framework Planning Areas, Regional Systems and the Gardas CPA Site, City of Oak Grove

