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| <b>C</b> | <b>Community Development Committee</b> | <b>Item 2007-21</b> |
|          | Meeting date: April 16, 2007           |                     |

**ADVISORY INFORMATION**

|                            |   |
|----------------------------|---|
| <b>Date</b>                | April 3, 2007   |
| <b>Subject</b>             | City of Oak Grove Comprehensive Plan Amendment<br>Public Hearing Follow-up<br>Gardas Grove 2 <sup>nd</sup> Addition, Review File No. 17096-24   |
| <b>Districts, Members</b>  | Metropolitan Council District 9, Natalie Steffen (763-753-4298)   |
| <b>Prepared by</b>         | Tori Dupre, Principal Reviewer (651-602-1621)<br>Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)<br>Mark Vander Schaaf, Planning & Growth Management Director (x1441) |
| <b>Division/Department</b> | Local Planning Assistance / Planning and Growth Management  |

**BACKGROUND**

On March 5, 2007, the Metropolitan Council's Community Development Committee held a public hearing on Oak Grove's comprehensive plan amendment (CPA) for Gardas Grove 2<sup>nd</sup> Addition.

The CPA proposes to reguide 20 acres from Agriculture, one unit per ten acres, to Single-Family Residential which permits development at a density of one dwelling unit per 2.5 acres. The Council's 60-day review period ends March 16, 2007 and the 120-day review ends May 15, 2007.

The CDC's April 16<sup>th</sup> action, as originally anticipated, would consider the public hearing comments, the CPA staff report and recommendations presented on March 5<sup>th</sup>, and other information. However, the City of Oak Grove has requested a review extension. Therefore, the CDC may delay action on the CPA until a future date certain.

**REVIEW UPDATE**

On April 2, 2007, the City of Oak Grove faxed a letter requesting that the Council staff remove the CPA from the April 16 CDC meeting agenda. The City will extend the review period for sixty (60) days from the 120-day review deadline (May 15, 2007) to July 15, 2007. The purpose of the extension is to explore different options for future CPAs in Oak Grove. The CPA applicants (landowners) support this action.

**PROPOSED ACTION**

- Staff recommends that the Community Development Committee:
- Accept the City's review schedule extension to July 15, 2007.
  - Delay consideration of the CPA until a date certain.

**ATTACHMENTS**

- Figure 1: Regional Policy Areas, Regional Systems and CPA location
- Figure 2: Public Hearing Testimony
- Figure 3: Oak Grove Extension Letter

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

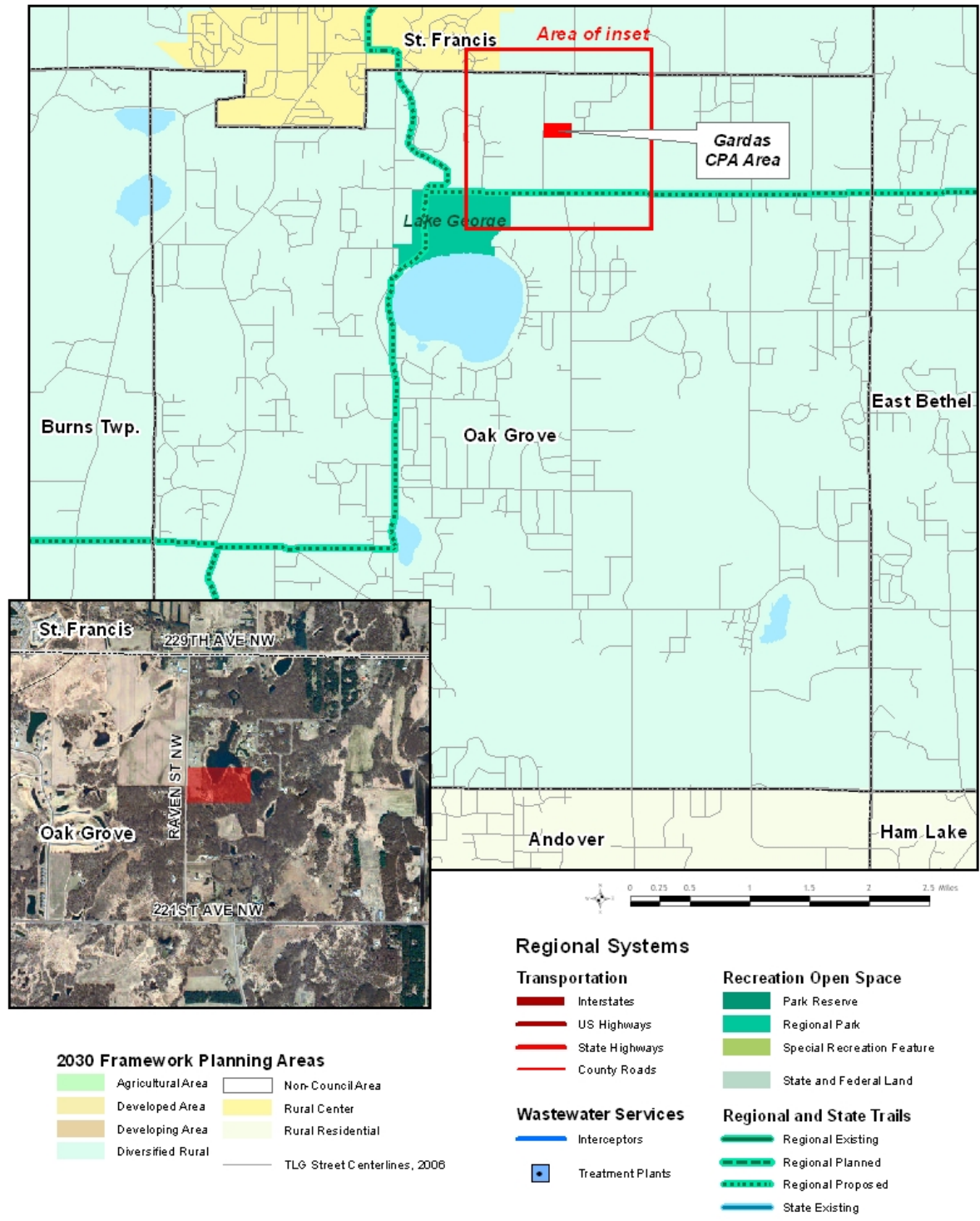


Figure 2: Public Hearing Comments

**Public Hearing Comments**  
**City of Oak Grove Proposed Comprehensive Plan Amendment**

**Hearing held Monday, March 5, 2007, 4:30 p.m.**

Metropolitan Council Community Development Committee  
Mears Park Center, Council Chambers  
390 Robert Street North, St. Paul, MN 55101-1805

The Community Development Committee of the Metropolitan Council held a public hearing on a proposed comprehensive plan amendment from the City of Oak Grove.

The hearing included presentations on the proposed CPA and on future wastewater service opportunities in Oak Grove. Two individuals signed-up to speak at the hearing: Oak Grove Planner Sam Lucast, and property owner Jeff Gardas.

Sam Lucast, representing the city of Oak Grove, agreed with concerns raised by Met Council staff. He has been working with them on numerous comp plan amendments over the years and they always have good insight and good comments. They have been excellent to work with. Oak Grove would like the Met Council to consider perhaps thinking slightly outside of the box. Planning is part science and part art and so we are kind of looking at the art portion of it with science coming up right behind. Called attention to exhibits distributed before the public hearing. A sketch plan, a preliminary plat and resolution 06-55 adopted by the city council of Oak Grove as a response to some of the issues raised about potential future developments.

In the sketch plan, when we do planning in Oak Grove we ask for the applicant to draw a sketch of how this would fit into the surrounding development. If you notice on the right hand side of the page, there's some dashed lines that show potential road alignments and there's an area that shows an existing building. Jeff and Lisa Gardas live there along with their family, and own that 40-acre parcel and another 20-acre parcel west southwest of there, and they recently purchased two 10-acre parcels and those are in the upper left hand corner and it shows the potential layout for part of that property. Basically, what they are proposing is to create two new lots. One of the 10 acre parcels already has an existing house on it and basically what they are doing is developing the front part of the lot and preserving the back part for future connection to the existing plats located northeasterly of the subject site. From a planning aspect, this is good planning. It gets rid of a very long cul-de-sac and provides an internal road network.

The city of Oak Grove would take issue with some of the forecasts that have been put forth. When we did our 98 plan, we did point out that we thought the forecasts were kind of low. Obviously with a favorable development market the past few years, we experienced much more development than we ever expected. We are in the process of working on our 2008 plan update and have retained a consultant and they have done extensive background research and from that 98 plan we still have approximately 372 units that we can develop that have already been approved. The local has not been approved but the fact that those units are there to develop. It is referenced in the staff report that there was a meeting with Met Council staff and city of Oak Grove staff about identifying the potential locations of those 372 units. Our concern addressed in the resolution is that instead of diverting Met Council staff time and city staff time to find potential location for these, we think it might be a more constructive use of everyone's time and long range planning to look at where we might locate potential future

urbanization. In Pickart's presentation, slide 10 showed the five areas that have suitable soil conditions, but also have the vacant area around them to support the three to five units per acre density that Met Council is looking for in an urbanized area.

We think it would probably be a better idea to look at that. The other thing that the resolution says and it is highlighted on the second page is there were two applications in process - this one and another one - that Met Council staff is working on.

The city is asking that you look at these based on their own merits with the adoption and approval of this resolution, the city of Oak Grove will not submit any more comprehensive plan amendments. There are these two in process and we ask that you look at them based on their own merits and as Pickart indicated, it is not very likely that this (Gardas) would be able to be economically served with sewer. If that were a possibility in the future, just across Raven Street, approximately ¼ mile to the west is a pond development. They do get wastewater treatment from a wetland treatment system that is on site. It is operated by Connexus Energy. They are a local utility company and it gets water from the city of St. Frances. So if there were a time in the future when it would be logical to sewer this, it may be possible to obtain those services from the pond or at least be able to look at them.

We are asking that the Council recommend approval of the approximately 20 acres that would be reguidd and rezoned and that would really just allow two new development units.

Georgacas pointed out that this is just an opportunity for the committee to listen and appreciate the materials and your comments.

Jeff Gardas, property owner. Added that if you look at the first part of our development, this next part is 20 acres, we are taking the two lots off the front, but around it is surrounded by water and I understand that when you say you worry about the land development. If there was a bunch of other land that could be developed, I could see the point, but with this one looking at it as it is, this is the last little piece. In the near future, I am not planning on developing anything and I just think there is water surrounding it now and I think it would be good for a development some time..

Georgacas announced that the hearing record will remain open until March 12, 4:40 p.m. Written comments may be submitted to the Metropolitan Council data center.

Figure 3: Oak Grove Extension Letter

Apr. 2, 2007 9:05AM

No. 1676 P. 1



April 2, 2007

City Hall  
19900 Nightingale Street NW  
Cedar, Minnesota 55011  
Telephone: (763) 753-1920  
Fax: (763) 753-6271

Ms. Lisa Hanson  
Met Council  
390 North Robert St  
St. Paul, MN 55101

RE: Gardas Grove 2<sup>nd</sup> Addition Comprehensive Plan Amendment (CPA)

Dear Ms. Hanson:

The City of Oak Grove requests you remove the Gardas Grove 2<sup>nd</sup> Addition Comprehensive Plan Amendment from the upcoming Council meeting. We will extend your review time on the above item for sixty (60)-days from its expiration date of May 15, 2007 to July 15, 2007. The purpose of the extension is to explore different options for future Comprehensive Plan Amendments in Oak Grove. I understand we may request to have the CPA placed on upcoming meeting agendas through your staff. The applicants, Jeff and Lisa Gardas, support this action.

Please contact me if you have questions.

Sincerely,

A handwritten signature in black ink that reads "Sam Lucast".

Sam Lucast  
City Planner

CC: Oak Grove City Council