

C	Community Development Committee	Item 2007-286
	Meeting date: September 17, 2007	Consent

ADVISORY INFORMATION

Date	September 10, 2007
Subject	City of Cottage Grove Comprehensive Plan Amendment (CPA) Gateway Land Use & MUSA Change Review No. 18170-12
Districts, Members	District 12, Sherry Broecker (651-486-0816)
Prepared by	Bob Mazanec, Principal Reviewer (651-602-1330) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566) Mark Vander Schaaf, Dir., Planning & Growth Management (651-602-1441) Guy Peterson, Director, Community Development (651-602-1418)
Division/Department	Local Planning Assistance / Planning and Growth Management

BACKGROUND AND PREVIOUS COUNCIL ACTIONS

- Cottage Grove is located in Washington County, surrounded by the cities of Woodbury, Afton, St. Paul Park, and Newport and by Denmark and Grey Cloud Island Townships, with other Dakota County communities across the Mississippi River on the City's southern border.
- The *2030 Regional Development Framework* designates Cottage Grove as a Developing Community with some areas of agriculture on its far eastern side. Existing metropolitan systems serving Cottage Grove include wastewater service via the Eagles Point Wastewater Treatment Plant and the South Washington County Interceptor; Cottage Grove Ravine Regional Park; and TH61, regular route bus service, and park-ride lots.
- Previous Reviews Include:
 - 2000 – Comprehensive Plan Update
 - 2002 – Southwest Area MUSA Expansion CPA
 - 2003 – Kohl's Retail Development CPA
 - 2005 – Timber Ridge 6th Addition CPA
 - 2005 – East Ravine Master Plan CPA
 - 2006 – Summerhill CPA
 - 2007 – Gateway Phase 1 CPA

REQUEST SUMMARY

The City of Cottage Grove is proposing to change land use designations within a 70-acre site and to accommodate the proposed development by expanding the 2010 Metropolitan Urban Service Area (MUSA) by 63.8 acres. Site development would be phased. Phase 1 allows residential development of 55 housing units on 4.4 net residential acres, resulting in a density of 12.6 units per acre. The balance of the project would occur as Phase 2 and include a mix of residential, commercial, and open space land uses. The site is immediately adjacent to the current MUSA. No changes are proposed to growth forecasts or sewer flows/connections.

PROPOSED ACTION	
Staff recommends that the Metropolitan Council:	
1) Allow the City of Cottage Grove to put the Gateway Land Use and MUSA Change comprehensive plan amendment into effect with no required modifications; and 2) Require the City to participate in the Council’s plat monitoring program.	
ISSUES	
Does the proposed Gateway Land Use and MUSA Change CPA satisfy <i>2030 Regional Development Framework</i> polices and meet Council Guidelines for MUSA Expansions?	
FINDINGS AND CONCLUSIONS	
Conformity with Regional Systems	The amendment conforms with Regional System Policy Plans for Parks, Transportation and Water Resources Management (wastewater, water supply, and surface water) and does not represent “more likely than not” substantial impacts or departures.
Consistency with Council Policy	The amendment is consistent with the Council’s <i>2030 Development Framework</i> and does not change the City’s growth forecasts. The City should be commended for using this development to provide opportunities for affordable housing that will assist the city in addressing its negotiated affordable and life-cycle housing goals through 2010.
Compatibility with Adjacent & Affected Jurisdictions’ Plans	The amendment is compatible with the plans of adjacent communities. No negative comments were received from adjacent or affected jurisdictions.

ANALYSIS AND FINDINGS

2030 Regional Development Framework

Administrative review of Phase 1 of this amendment was completed on August 21, 2007 with no regional issues or concerns. Council review of this phase was accelerated as a courtesy to the City so that it could proceed with infrastructure bids. Phase 1 involves a 55 unit residential development on 4.4 acres at a density of 12.6 units per net residential acre.

The Gateway CPA includes a total of almost 70 gross acres immediately adjacent to the MUSA. Of those, nearly 33 acres would not be developed but reserved for parks and open space, stormwater ponds, and rights of way. Approximately 11 acres would be commercial; 26 would be residential with 130 housing units.

This level of development falls within Council growth forecasts, and regional facilities have adequate service capacity. More importantly, this land use change will facilitate opportunities for

the development of affordable housing which will assist the city in addressing its negotiated affordable and life-cycle housing goals through 2010.

The residential portions of this proposed development have a density of 4.9 units per net residential acre. Also, the City’s recent residential development history shows an overall density averaging 3.11 units per acre. Both density levels exceed the Council’s density target of 3 units per acre.

Residential Land Use and Density Analysis			
	Net Acres	Density (units/acre)	Units
A. Comp Plan Update 2000-2020	1,452	2.40	3,485
B. Developed 2000-present*			
• Single-family			1174
• Multi-family			936
Developed Subtotal	678	3.11	2110
C. Gateway CPA*	26.5	4.9	130

*Definitions/Data Sources: CPA Information Submissions

Regional and Local Wastewater Systems

The Metropolitan Disposal System that provides service to this project location has adequate capacity. Cottage Grove is not currently identified as a community with excessive peak hourly flow during wet weather occurrences. Nonetheless, in its 2008 comprehensive plan update the City should include a description of activities it plans to carry out aimed at identifying and, should they be found, reducing sources of excessive inflow and infiltration.

Previous Council Actions and Negotiations

There are no unresolved issues from previous Council actions.

Consistency with the Council’s 2030 Forecasts

Growth forecasts reflected in this amendment are consistent with the City’s metropolitan systems statement, and this amendment does not change the forecasts.

Parks, Stormwater Management Plans, and Natural Resource Protection

The plan amendment site is within ½ mile of the planned Prairie View Regional Trail. This proposed regional trail would connect the Mississippi River in St. Paul Park on the west with the St. Croix River in Denmark Township on the east. No master plan has been approved for the trail yet, but the general trail alignment will follow 80th Street South in Cottage Grove. The City should contact John Elholm, Washington County Parks Director, to coordinate planning of City development and infrastructure with Washington County Regional Park facilities in Cottage Grove. He can be contacted at 651-430-4303.

The plan amendment site is located in a Regionally Significant Natural Resource Area of High Quality and a Regionally Significant Ecological Area of Moderate Quality. The Council, in partnership with the Department of Natural Resources (DNR) and others, conducted the inventory and assessment of natural resources in the metropolitan area during 2002. The inventory and assessment prioritized the areas containing significant natural resources for preservation and

protection. Although all high priority natural resources are not completely protected from development occurring on this site, the City should be commended for lessening protection concerns by the expansion of the conservation easement held by the Minnesota Land Trust.

Also, according to the City's 1998 Natural Resources Inventory that part of the development site to be re-guided to low density residential land use incorporates some of the highest quality mesic oak forested land remaining in the City. Although not all of the parcel dominated by 100+ year-old oaks is to be preserved in its natural state, a significant portion of the parcel adjacent to an existing City park will be placed in a Land Trust and re-guided as park land. To minimize the potential for introduction of oak wilt within the wooded area, the City should urge the developer to use directional boring of the storm sewer line that will carry flow from the southern cul-de-sac of the development to its proposed off-site stormwater treatment facilities.

Surface water management within the City of Cottage Grove is overseen by both the South Washington Watershed District (SWWD) and the Lower Saint Croix River Watershed Management Organization (LSCRWMO). Council staff reviewed and commented on the City's draft Local Surface Water Management Plan (LSWMP) update in May 2006. The City is delaying adoption of its final LSWMP until ongoing watershed plan updates can be incorporated. The SWWD is currently completing its third-generation watershed plan, and the LSCRWMO is currently completing its Rule-making process. The City should provide a copy of its Final LCWMP to the Council in conjunction with its 2008 Comprehensive Plan Update.

Water Supply

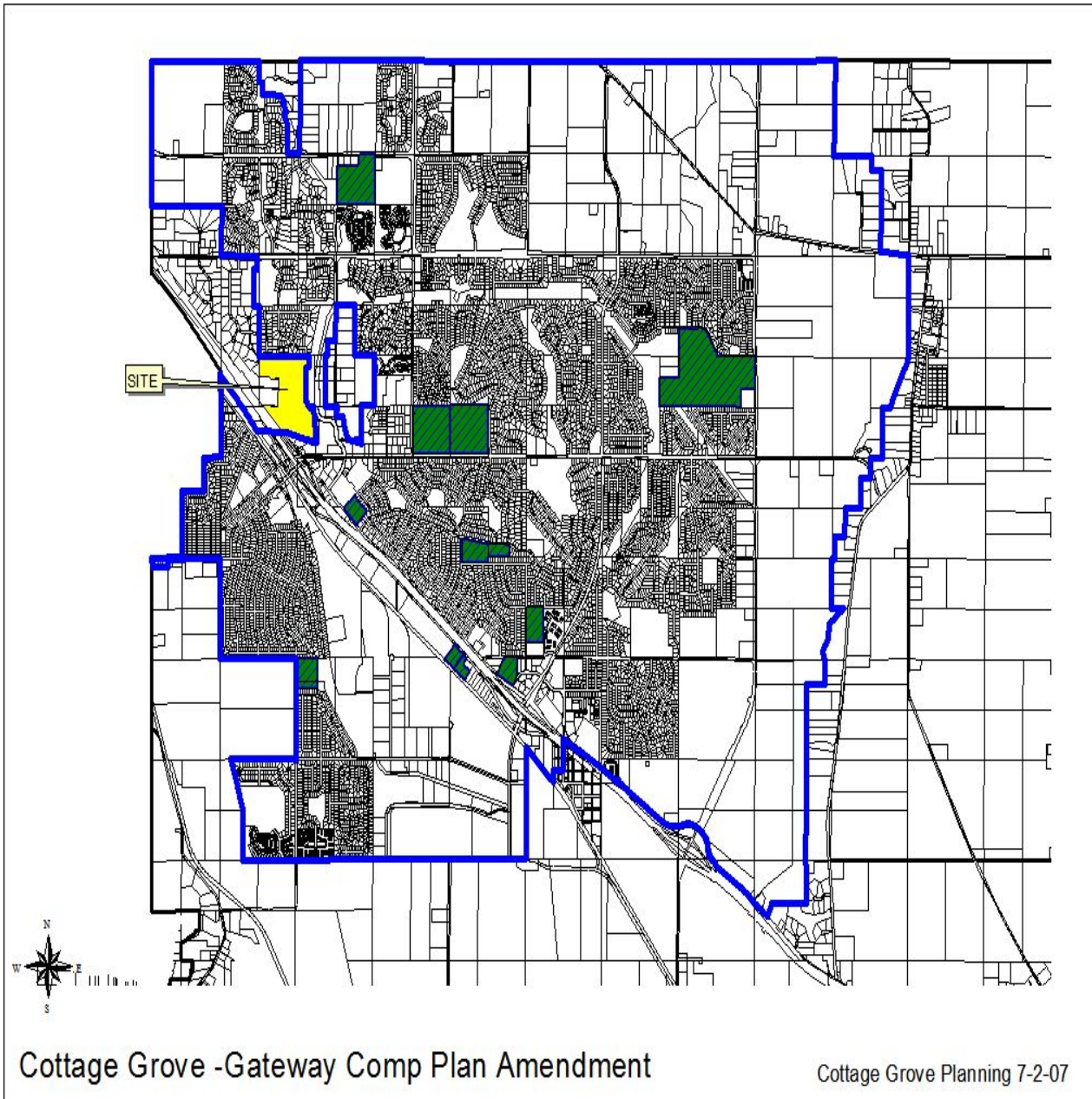
This CPA is sufficiently complete with respect to water supply and is in conformance with Council policy on water supply planning.

ATTACHMENTS

Map: Gateway Site and MUSA Location

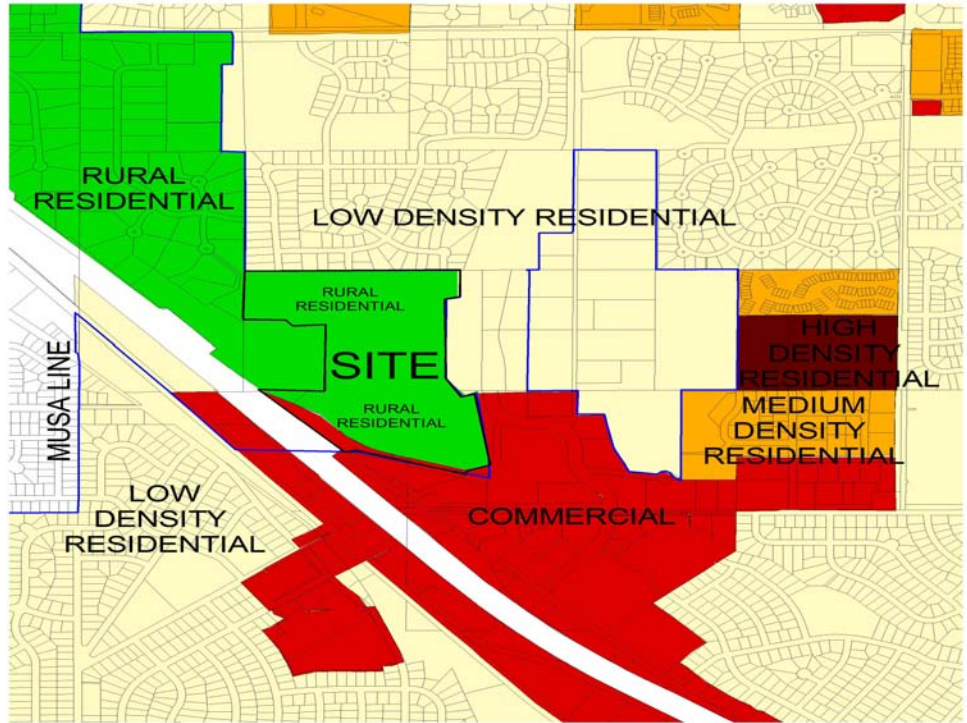
Maps: Gateway Before-After Land Uses and MUSA Location

Gateway Site and MUSA Location



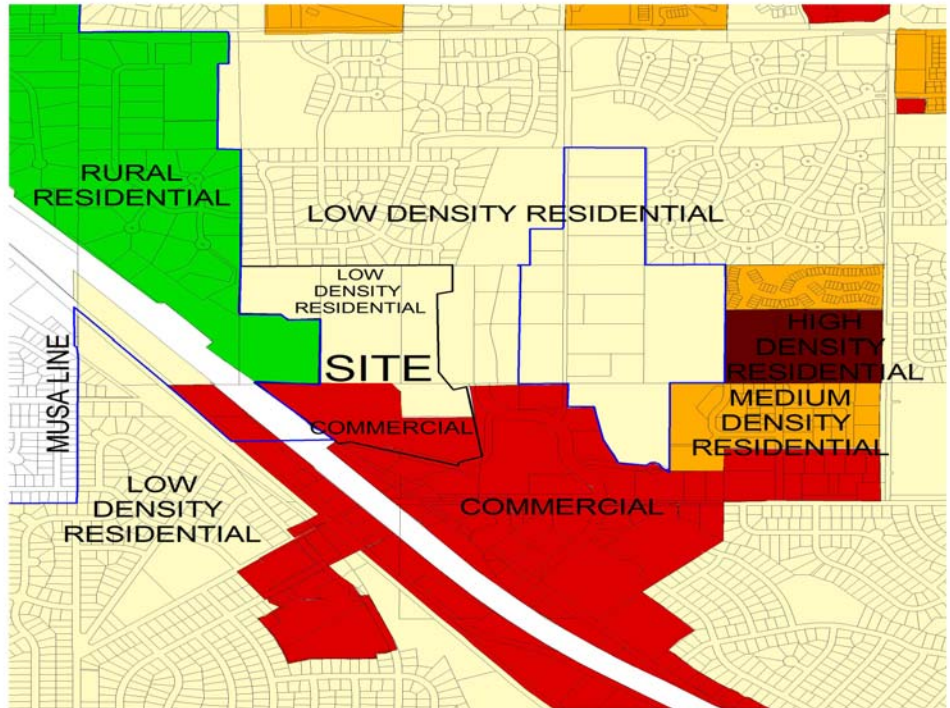
Gateway Before-After Land Uses and MUSA Location

COTTAGE GROVE EXISTING LAND USE DETAIL MAP



7-3-2007

COTTAGE GROVE AMENDED LAND USE DETAIL MAP



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