

C	Community Development Committee	2007-10
	Meeting date: January 16, 2007 Metropolitan Council meeting date: January 24, 2007	

ADVISORY INFORMATION

Date	January 22, 2006
Subject	Orono Comprehensive Plan Amendment – 25 S Brown Rd MUSA Expansion Metropolitan Council Review No. 18392-7
Districts, Members	District 3, Mary Hill Smith
Prepared by	Jim Uttley, AICP, Principal Reviewer (651-602-1361) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566)
Division/Department	Community Development/Local Planning Assistance

BACKGROUND

The City of Orono is a Lake Minnetonka community located in Hennepin County. In 2000, the City consisted of 10,200 acres, 7,538 residents in 2,766 households, and had an estimated 1,200 jobs. . Since 2000, the City has approved 254 housing units through 2004.

REQUEST SUMMARY

The City of Orono submitted a comprehensive plan amendment that proposes to extend sewer service to one existing single-family house on three acres with a failing septic system. Several other similarly-sized single-family houses on this road and in other areas of Orono were added to the MUSA in 1999. This property was offered sewer service at that time, which the property-owner declined. Subsequently, the property was sold and the septic system has failed.

PROPOSED ACTION

- Staff recommends that the Metropolitan Council:
1. Allow the City to put the proposed amendment into effect with no modifications.
 2. Require the City of Orono 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 when it is finalized and prior to connection of the property to the municipal sewer system.
 4. Advise the City that the Council’s policy for MUSA expansions is that the City must have an overall net density of 3 units per acre for new sewer development after 2000.

ISSUES

Should the Council expand the MUSA to allow a three-acre single-family parcel with a failing individual on-site treatment system?

OVERVIEW

Conformity with Regional Systems	The amendment conforms to the Regional System Plans for Transportation and Parks . The amendment does not conform to the Regional System Plan for Water Resources Management . However, because the proposed MUSA expansion involves one existing single-family home on 3 acres (gross)/2.9 acres (net) with a failing septic system, the proposed amendment does not represent a substantial departure or impact on the regional water resources system plan.
Consistency with Council Policy	The amendment is not consistent with the Council's <i>2030 Regional Development Framework</i> because the property is located in the <i>developing community</i> area of Orono where development is expected to have a net density of 3-5 plus units per acre. However, the property is already developed with a single-family house, and no new development is proposed. This CPA does not change the City's forecasts. The CPA is neutral with respect to the Council's, housing and water supply policies.
Compatibility with Adjacent Community Plans	The amendment is compatible with the plans of adjacent communities. Local sewer service will be provided through an intercommunity agreement with the City of Long Lake, which will need to be finalized before the property is connected to the local sewer system.

ISSUE ANALYSIS AND FINDINGS

REGIONAL SYSTEMS

Following is an analysis of the CPA using 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: 80 net residential acres developed with 254 housing units = 3.2 units/acre.
- This CPA involves 2.9 net residential acres with 1 existing single family unit = 0.3 units/acre.

Table 1: Residential Land Use and Density Analysis

	Net Acres	Density	Units
Developed 2000-2004			
Single Family Residential	52	0.6 units/acre	30
Multifamily Residential	28	8.0 units/acre	224
Developed Subtotal	80	3.2 units/acre	254
25 S Brown Road CPA	2.9	0.3 units/acre	1
Total	82.9	3.1 units/acre	255

2. Regional and Local Wastewater Systems

The local and regional system has adequate capacity to serve this additional one unit. The City's plan amendment notes that "this property was inadvertently not added to the MUSA in the 2000 Comprehensive Plan Update." The overall density as shown in Table 1 based on post-2000 MUSA development is 3.2 units per net acre before this CPA and 3.1 units per net acre with this CPA.

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 amendment does not change the City's household or population forecasts.
- Orono's 2020 Plan forecasts 574 new housing units by 2010, which is slightly higher than the Council's *2030 Regional Development Framework* forecasted growth for Orono.
- Since 2000, the City has added 254 new sewerred households and 14 housing units on septic systems.

Table 2: Household Forecasts

	2000	2010	2000- 2010 Increase	2020	2010 - 2020 Increase
Orono 2020 Comp Plan	2,826	3,400	574	3,762	362
2030 Development Framework	2766	3200	434	3,950	750

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.

ATTACHMENTS

Figure 1 - Regional Location and Regional Systems

Figure 2 - 2020 Planned Land Use – City of Orono

Figure 3 - Existing MUSA in vicinity of 25 South Brown Road, Orono

Figure 1. Location Map, Showing 2030 Framework Planning Areas, Regional Systems and the 25 South Brown Road CPA Site, City of Orono

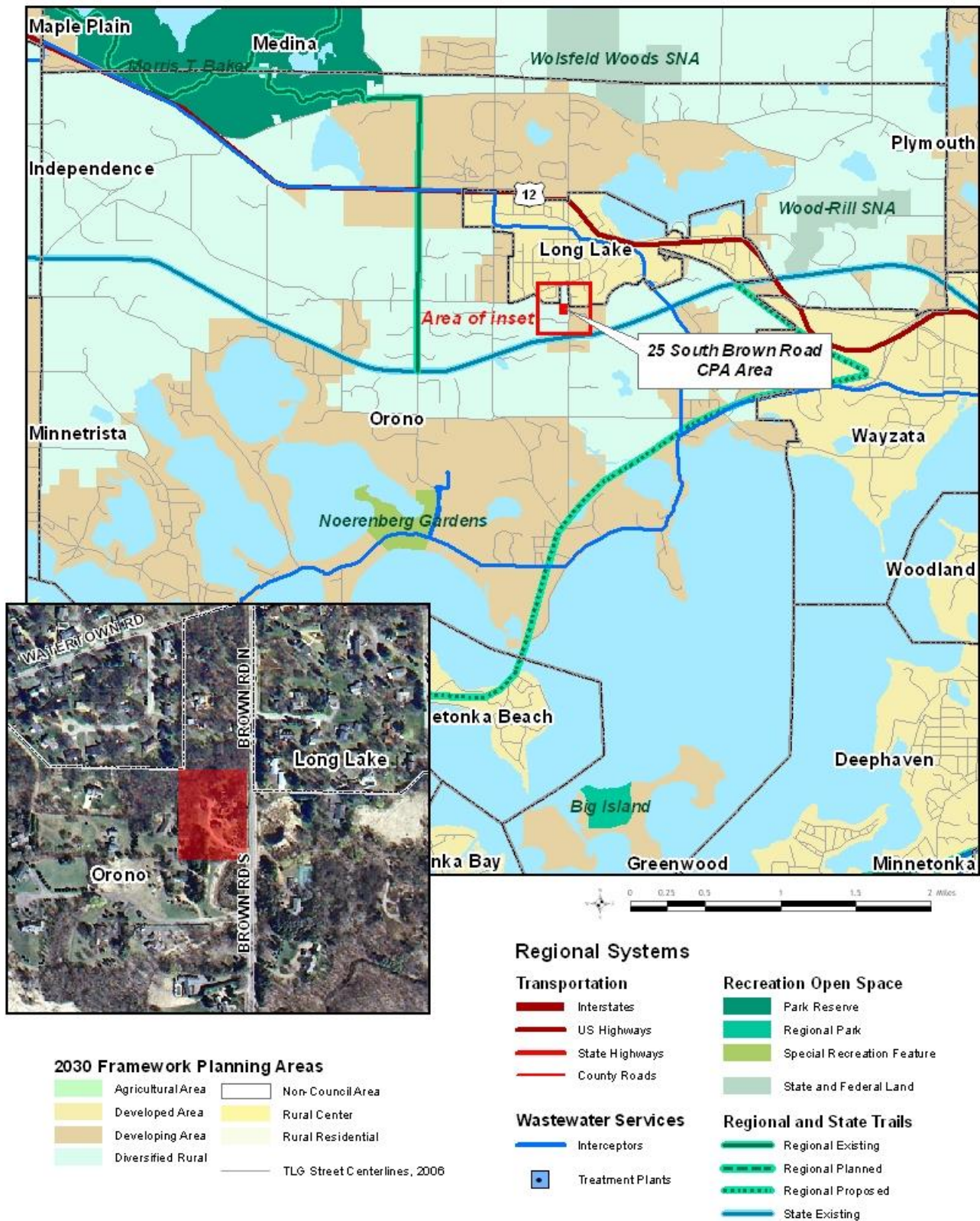


Figure 2. 2020 Planned Land Use, City of Orono

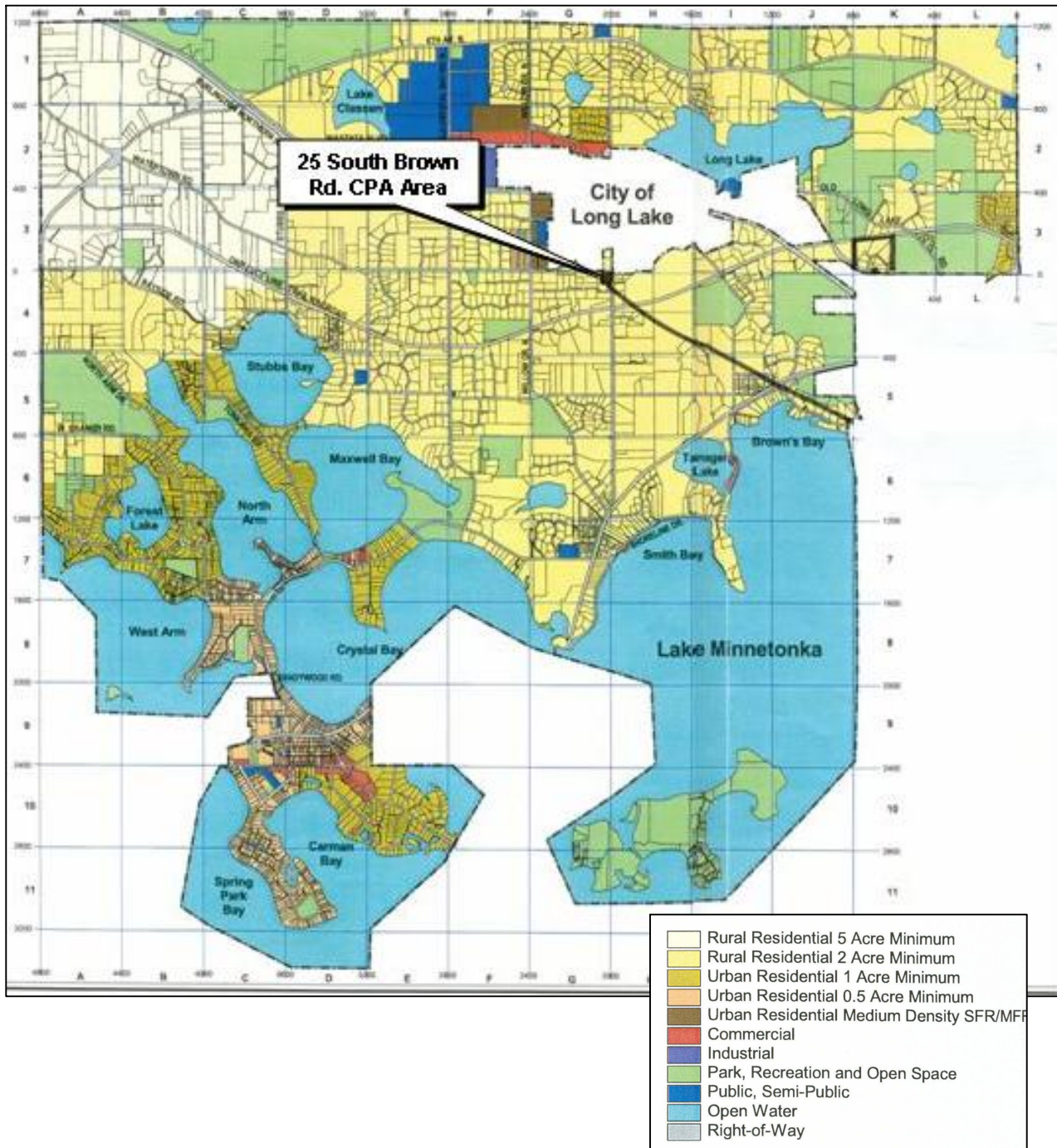


Figure 3. 2020 MUSA, City of Orono, Showing Location of the 25 South Brown Rd. CPA Area

