

C Community Development Committee
For the Metropolitan Council meeting of September 26, 2007

Item: 2007-21

ADVISORY INFORMATION

Date Prepared: September 18, 2007

Subject: City of Oak Grove Comprehensive Plan Amendment (CPA)
Gardas Grove 2nd Addition
Metropolitan Council Review File No. 17096-24

Summary of Committee Discussion:

The proposed Gardas Grove 2nd Addition comprehensive plan amendment reguides 20 acres from Agriculture, one unit per ten acres, to Single-Family Residential which permits one dwelling unit per 2.5 acres.

Council Member Meeks asked about the first staff recommendation stating, not “*more likely than not*” to be a substantial departure, and the rationale for the wording. Phyllis Hanson responded that the specific language resulted from a legislative change that further defines a system impact or a substantial departure.

Staff affirmed that the CPA is not, “*more likely than not*,” a substantial departure from the wastewater system.

Council Member Sanda asked Committee Chair Steffen whether she had concerns with the amendment, and moved the staff recommendation.

Recommendation:

Staff recommends that the Metropolitan Council take the following action:

1. Find that the proposed Gardas Grove 2nd Addition CPA is a) inconsistent with the 2030 Regional Development Framework policies, b) is not “more likely than not” to be a substantial departure from, or have a substantial impact on regional systems plans.
2. Allow the City of Oak Grove to put the CPA into effect with no required plan modification.

C	Community Development Committee	Item 2007-21
	Meeting date: September 17, 2007 For the Metropolitan Council Meeting of September 26, 2007	

ADVISORY INFORMATION

Date	September 10, 2007
Subject	City of Oak Grove Comprehensive Plan Amendment (CPA) Final Action: Gardas Grove 2 nd Addition Metropolitan Council Review File No. 17096-24
Districts, Members	Metropolitan Council District 9, Natalie Steffen (763-753-4298)
Prepared by	Tori Dupre, Principal Reviewer (651-602-1621) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566) Mark Vander Schaaf, Director, Planning & Growth Management (x1441)
Division/Department	Local Planning Assistance / Planning and Growth Management

BACKGROUND, PREVIOUS COUNCIL ACTIONS

Oak Grove is a rural community located in northern Anoka County, south of St. Francis, east of Burns Township and west of East Bethel. The 2000 Census showed the City had 6,903 people, 2,200 households, and 354 jobs. Oak Grove includes Lake George Regional Park, on the north shore of Lake George, and part of the Rum River Central Regional Park in the southwest corner of the City. State Highway 65 is 1.5 miles east of Oak Grove, parallel to the City's eastern border.

The *2030 Regional Development Framework* designates Oak Grove as a Diversified Rural community, and indicates that the City should support growth that is consistent with Council forecasts, and at densities no greater than 1 unit per 10 acres.

On January 26, 2000 the Metropolitan Council acted on the City's Comprehensive Plan Update. Since 2000, the Council has reviewed 15 comprehensive plan amendments (CPA) proposing land use changes from agriculture to single-family residential on 2.5-acre lots, involving more than 900 acres.

The metropolitan wastewater system currently does not serve Oak Grove. On July 31, 2007 the Metropolitan Council held a public hearing on a proposed amendment to the *2030 Water Resources Management Policy Plan* to change the long-term service area map for Oak Grove to reflect developable areas potentially served by the East Bethel wastewater treatment plant (WWTP).

On August 22, 2007 the Metropolitan Council adopted the *2030 Water Resources Management Policy Plan* amendment, as revised to include only areas south and east of Cedar Creek in the long-term wastewater service area, and to refer to the Community Development Committee the City of Oak Grove's request to change the geographic planning area designation for the remainder of the City from Diversified Rural to Rural Residential. (MC Item 2007-275)

PROPOSED COMPREHENSIVE PLAN AMENDMENT

The Council received the City's proposed Gardas Grove 2nd Addition comprehensive plan amendment (CPA) on November 16, 2006. It reguides 20 acres from Agriculture, one unit per ten acres, to Single-Family Residential which permits one dwelling unit per 2.5 acres.

The CPA site is located north of Lake George Regional Park in the north-central part of the City, approximately 1.5 miles southeast of the City of St. Francis. The CPA site is located north, and outside of the proposed long-term wastewater service area.

REVIEW SCHEDULE

- November 16, 2006 Metropolitan Council received the CPA
- January 18, 2007 Council found CPA complete for review
- February 5, 2007 CDC set public hearing for proposed plan modification
- March 5, 2007 CDC held public hearing
- April 16, 2007 CDC extended CPA review to July 15, 2007
- June 12, 2007 Council extends CPA review to October 13, 2007

ISSUES ANALYSIS

The proposed CPA is not consistent with the Metropolitan Council's *2030 Regional Development Framework* policies and growth forecasts, because it would allow up to eight units on 20 acres, exceeding the Council's density policies for the *Diversified Rural* area.

The proposed CPA does not conform with the *2030 Water Resources Management Policy Plan (WRMPP)* because the cumulative effect of the CPA, combined with past plan amendments exceed the Council's density policies and affect how metropolitan wastewater and other regional systems are planned, constructed and operated. However, the CPA is located outside the Council's long-term wastewater service area for the East Bethel WWTP.

Therefore, the City's proposed CPA represents a departure from the *WRMPP*. However, the CPA is not, "more likely than not" a substantial impact or departure due to its location.

PROPOSED ACTION

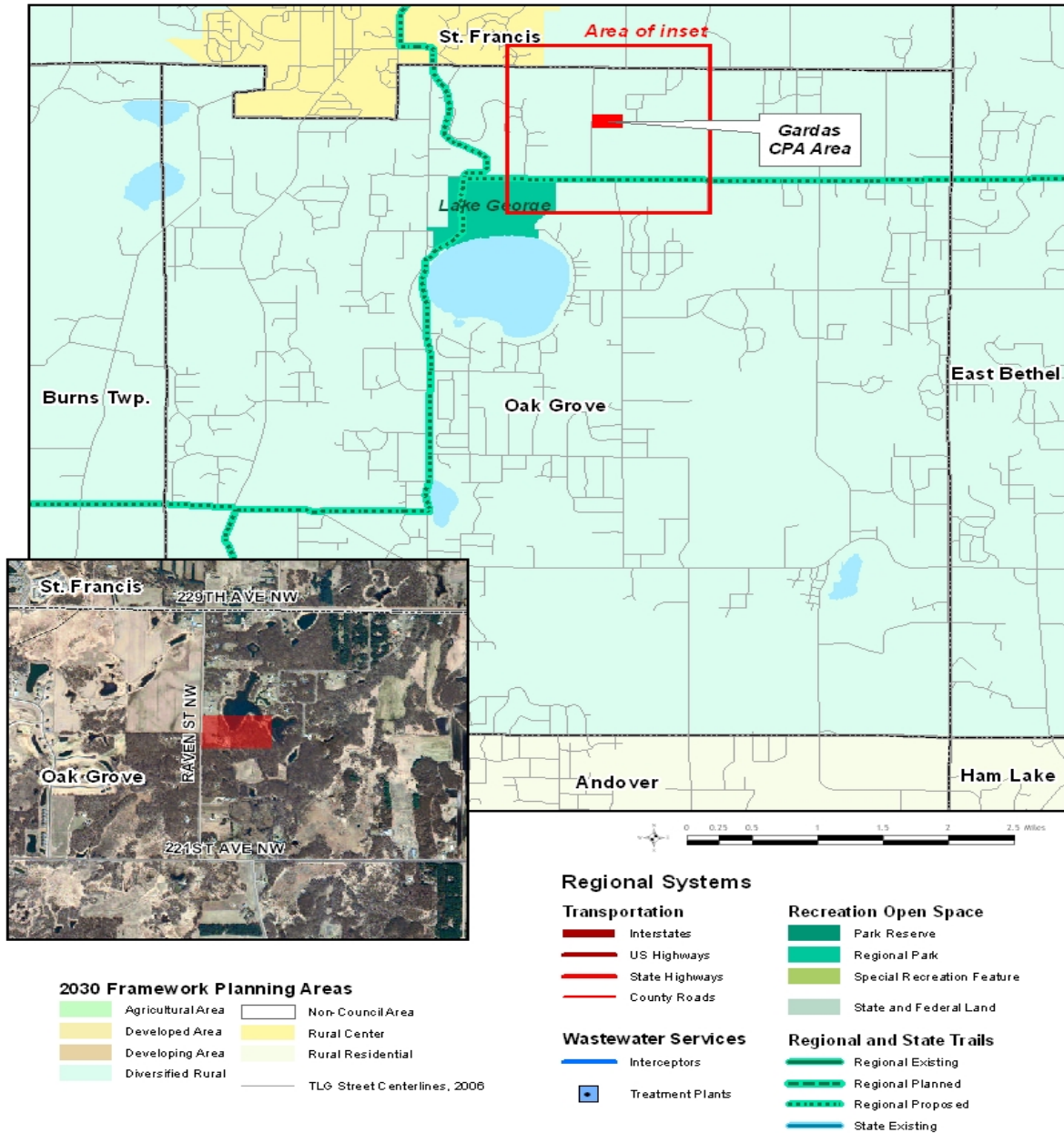
Staff recommends that the Metropolitan Council take the following action:

1. Find that the proposed Gardas Grove 2nd Addition CPA is a) inconsistent with the 2030 Regional Development Framework policies, b) is not more likely than not to be substantial departure or impact on regional systems plans.
2. Allow the City of Oak Grove to put the CPA into effect with no required plan modification.

ATTACHMENTS

- Figure 1: CPA location; 2030 Regional Development Framework Planning Areas
- Figure 2: North Anoka County Proposed Long-Term Service Areas

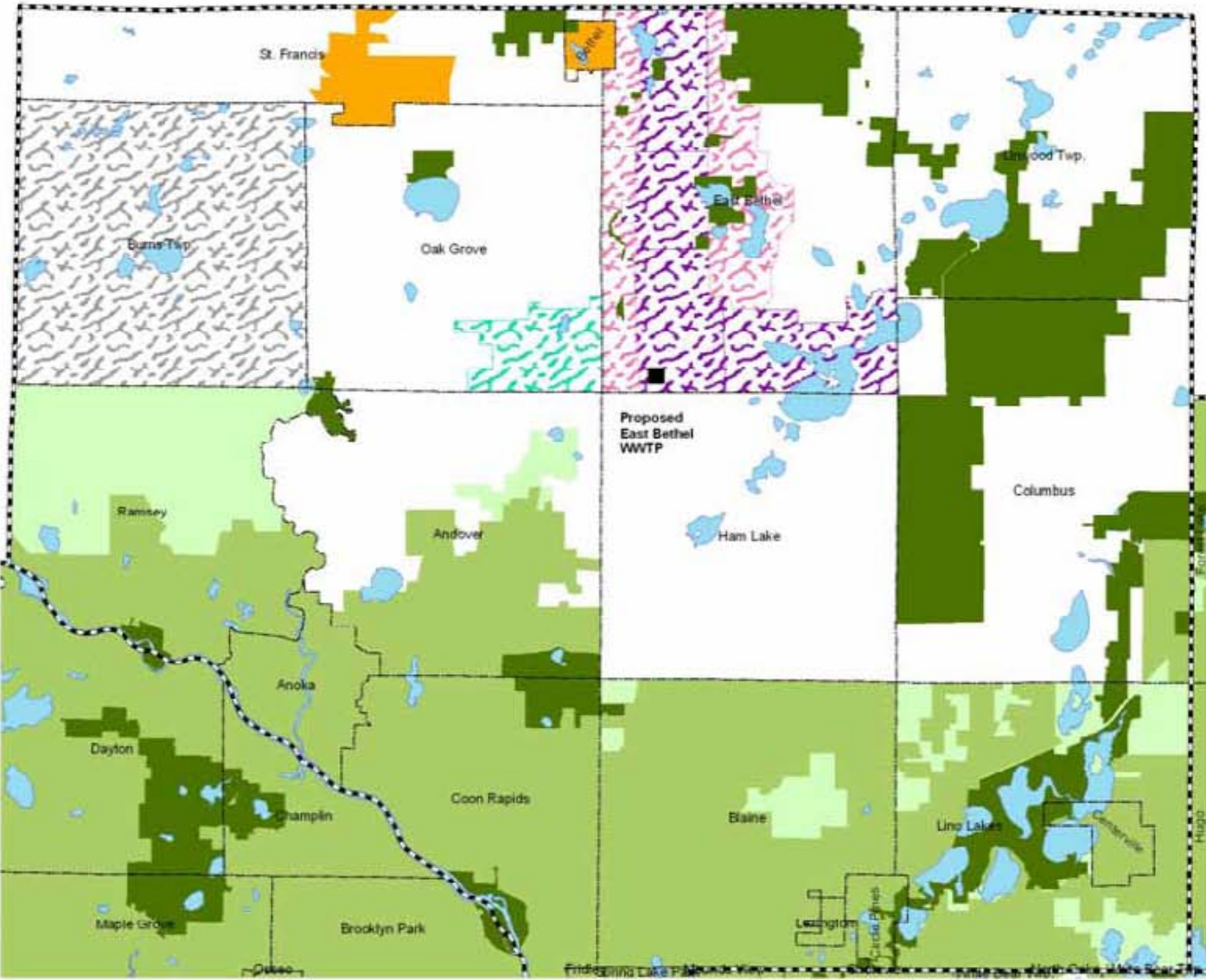
Figure 1. Location Map, Showing 2030 Framework Planning Areas, Regional Systems and the Gardas CPA Site, City of Oak Grove



North Anoka County Proposed Long-Term Service Areas



1 inch equals 2 miles



- County Boundary
- Community Boundary
- MCES Treatment Plant
- Regional Parks
- Lakes and Rivers
- Rural Center
- Metro
- Potential Metro
- Wastewater Treatment and Rapid Infiltration**
- Proposed East Bethel
- Potential East Bethel
- Potential Oak Grove
- Potential Burnsville Twp.