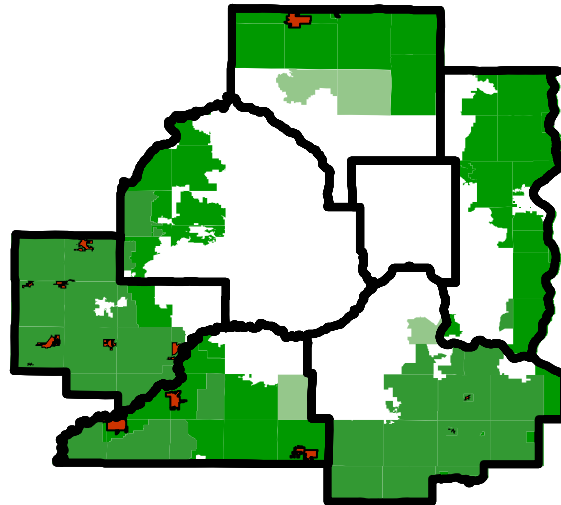


*On-Course*

# *RURAL PLANNING ISSUES*

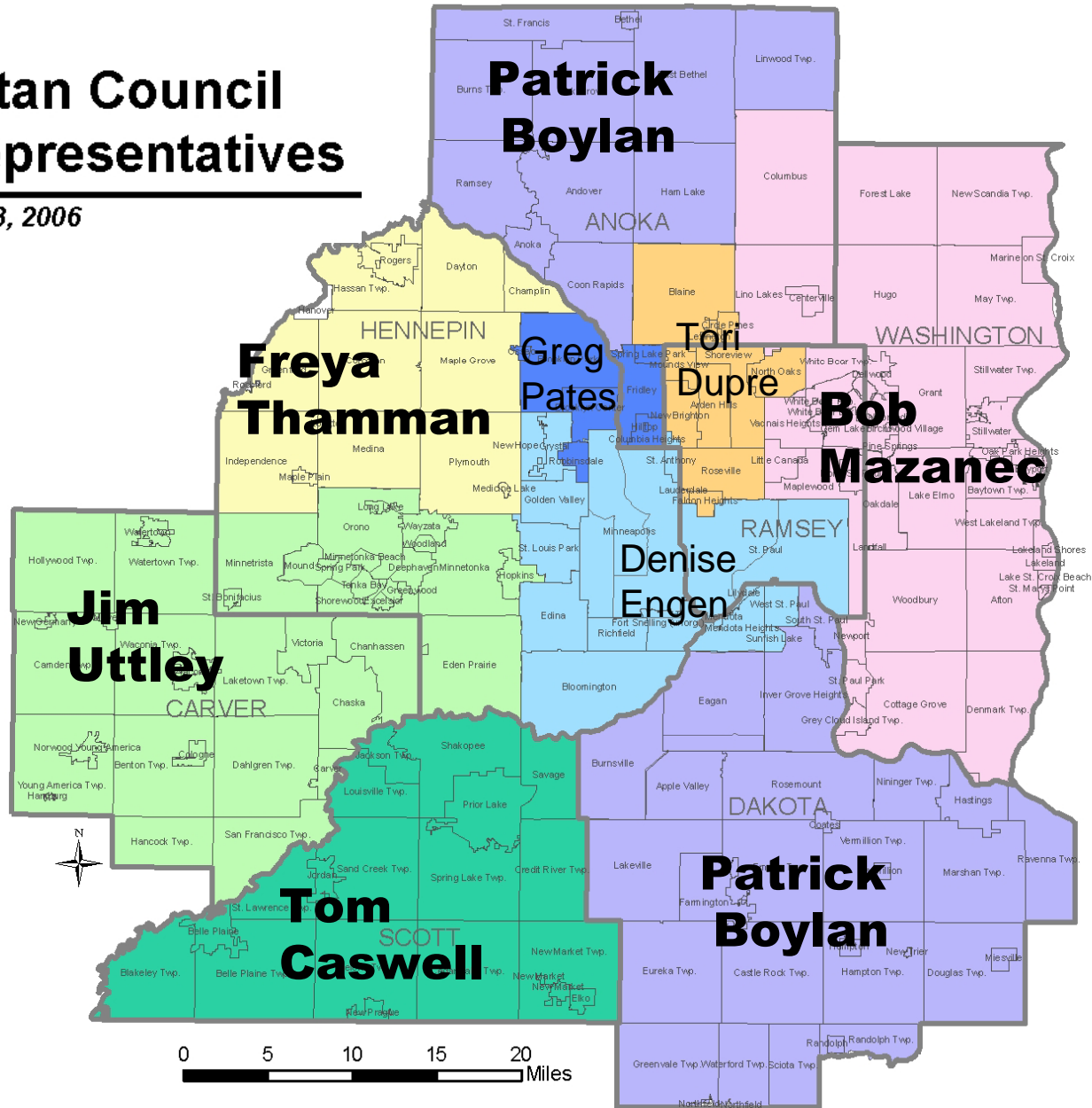


# Today's Agenda

- Rural Area Overview** John Kari
- Rural Growth Center Policies** Bryce Pickart
- Transportation Concerns** Connie Kozlak
- 2030 Parks Planning** John Kari

# Metropolitan Council Sector Representatives

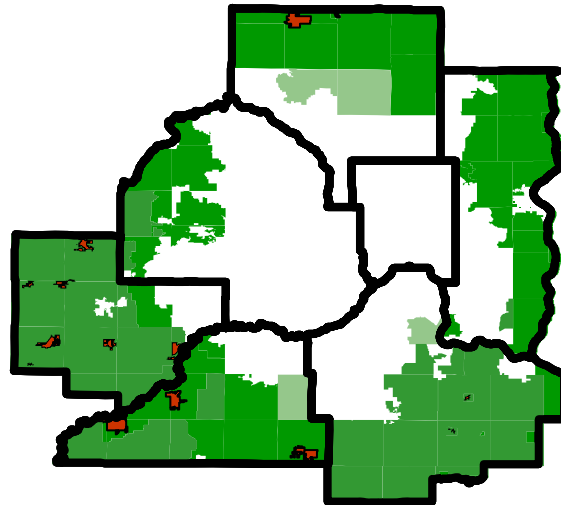
Revised October 18, 2006



*On-Course*

*RURAL PLANNING ISSUES*

*OVERVIEW*



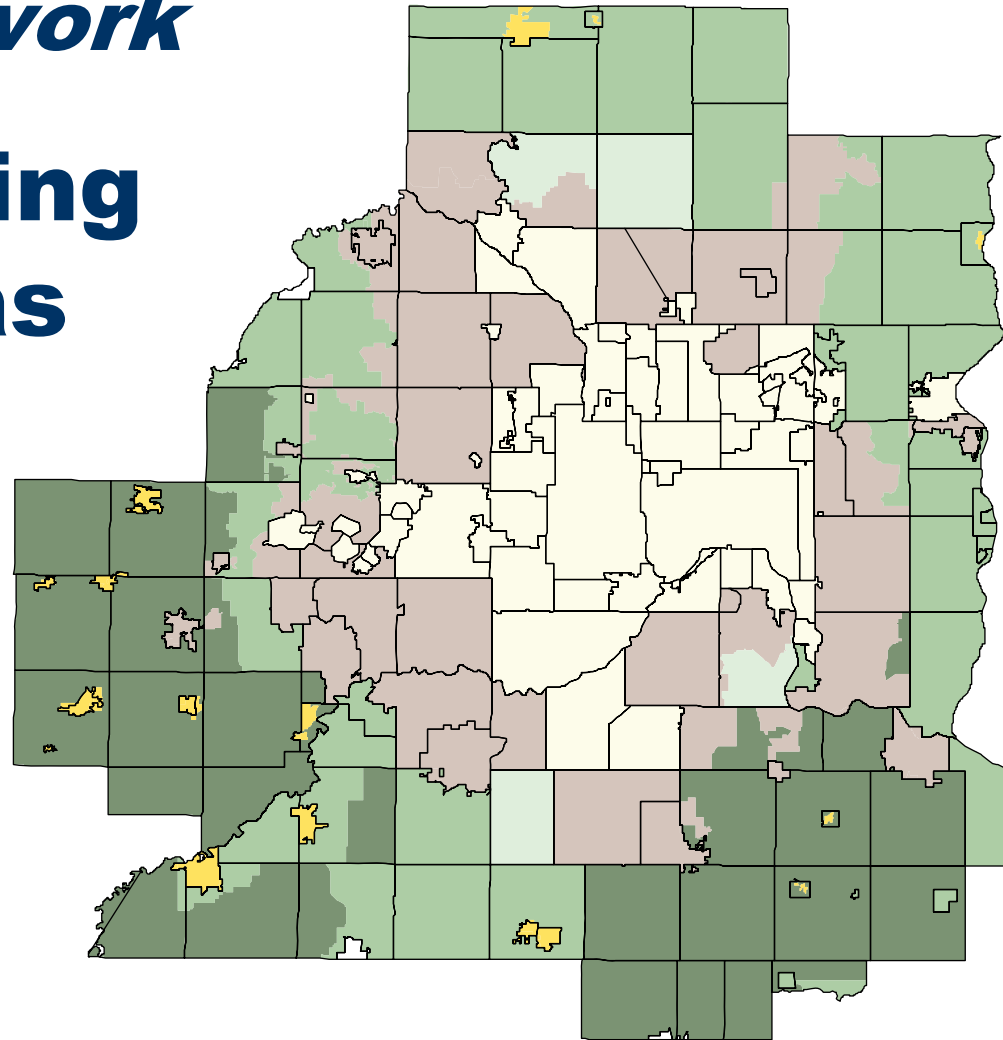


# Rural Areas



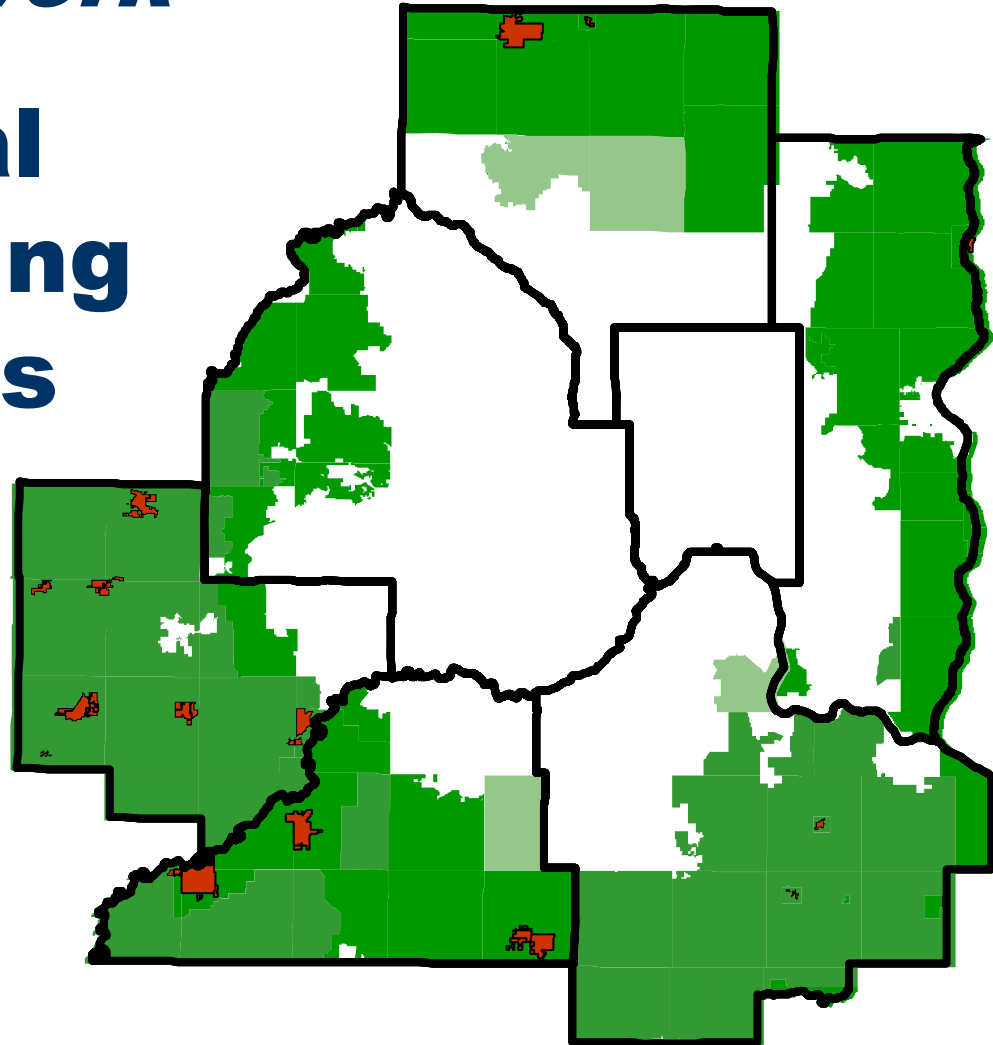
# *Development Framework*

## **Planning Areas**

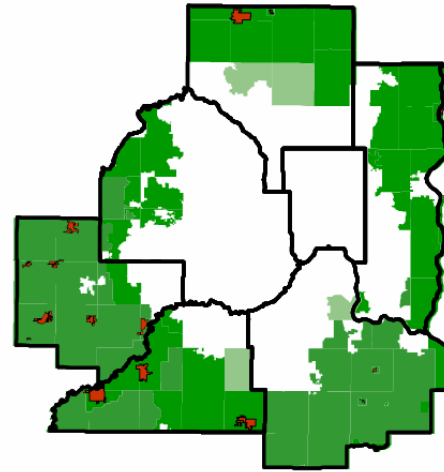


# *Development Framework*

## **Rural Planning Areas**



# Rural Areas



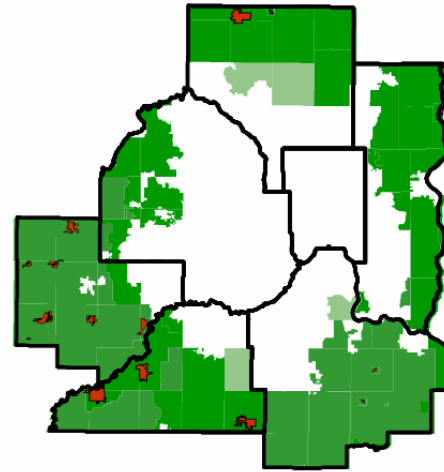
## Land Area

- ❑ Roughly half of the 3,000 square miles in the seven-county Twin Cities area are rural.

## Growth

- ❑ About 5% to 8% of new growth is forecast for the rural area—most of it in Rural Growth Centers.

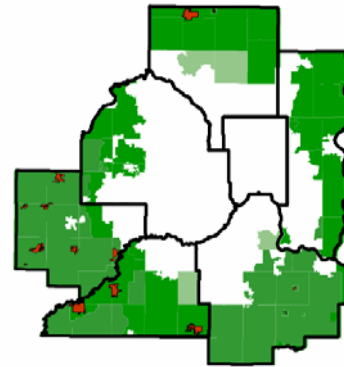
# Rural Areas: Housing Assumptions



## Housing Unit Location – 2030 Growth Targets

- Rural Growth Centers: 27,000 units
  - Annual Indicator: 900 per year
- Remaining Rural Area: 40,000 units
  - Annual Indicator: 1,300 per year

# Rural Areas: Density Assumptions



## Rural Growth Centers

- ❑ townhouse/multifamily: **minimum** of 9 units per acre
- ❑ single-family detached: **minimum** of 3 units per acre

## Diversified Rural

- ❑ **maximum** of 1 unit per 10 units per acre
- ❑ overall density of 1 unit per 10 acres, **but not** a 10-acre lot policy

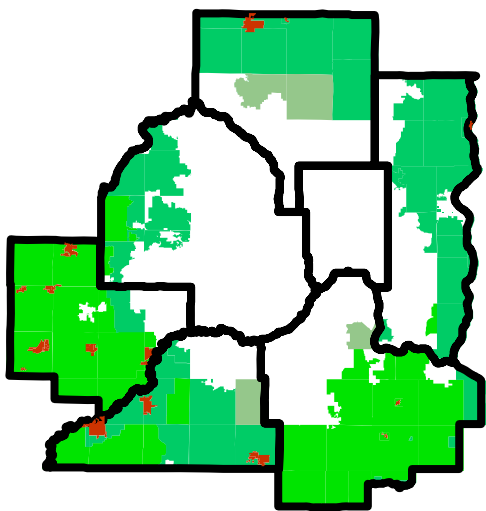
## Rural residential

- ❑ existing individual sewage treatment systems at densities of one dwelling unit per 2.5 acres or less.

## Agricultural

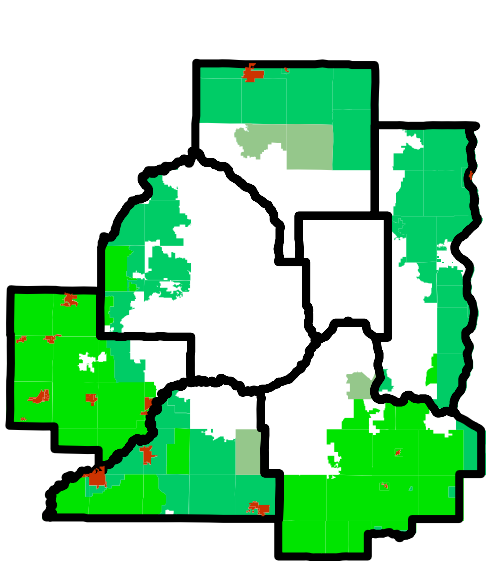
- ❑ **maximum** of 1 unit per 40 acres
- ❑ **overall density of 1 unit per 40 acres, but not a 40 acre lot policy**

# Strategies for All Rural Communities



- ✓ Plan for development that accommodates growth forecasts at appropriate densities.
- ✓ Adopt and implement a Council-approved comprehensive plan.
- ✓ Maintain, replace or expand local facilities and infrastructure to meet growth and development needs.

# Strategies for All Rural Communities

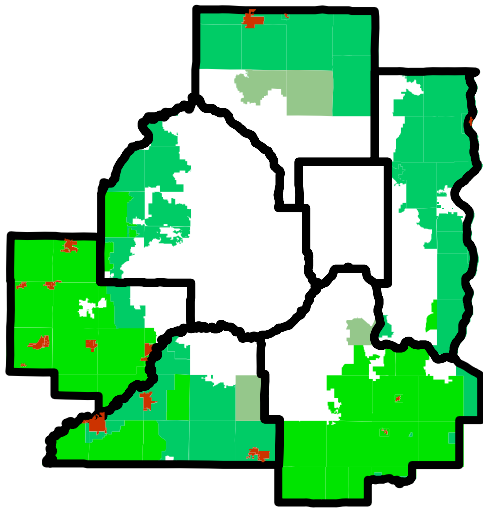


Conserve natural resources and protect vital natural areas when designing and constructing local infrastructure and planning land use patterns.



Prepare local water supply and wellhead protection plans

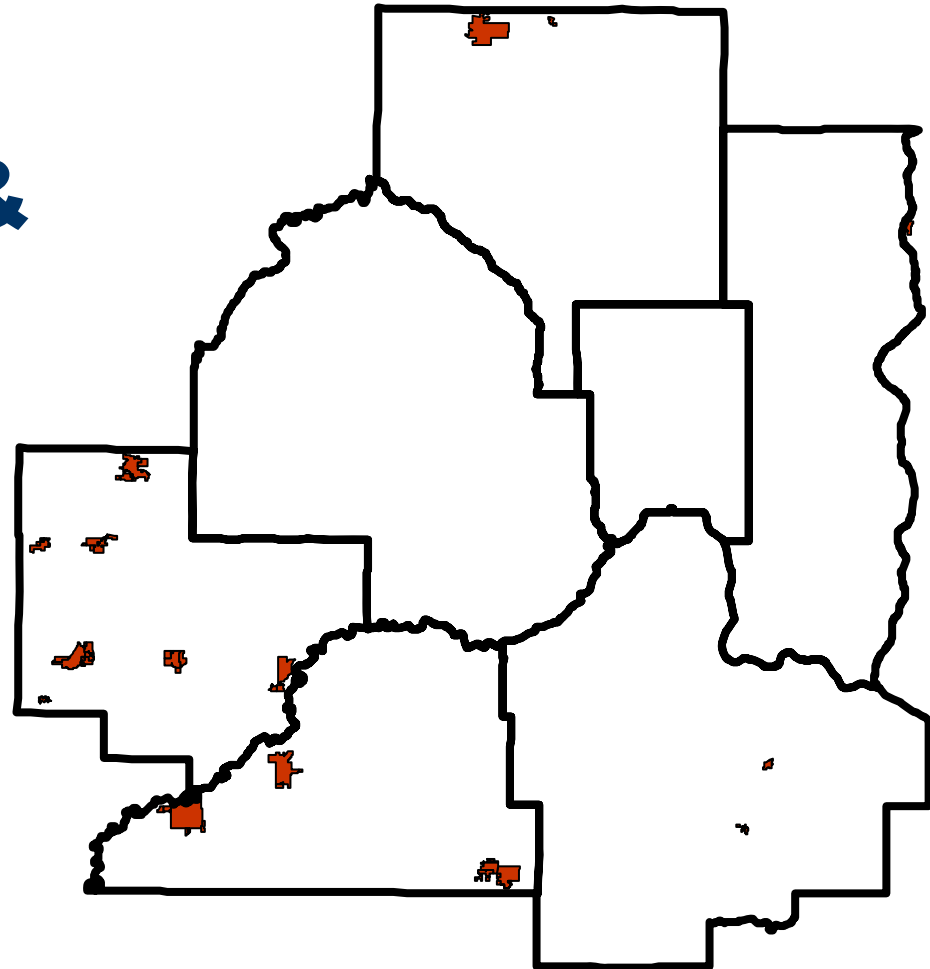
# Strategies for All Rural Communities



Adopt Individual Sewage Treatment System (ISTS) management ordinances and implement a maintenance program (consistent with Minnesota Rules Chapter 7080)

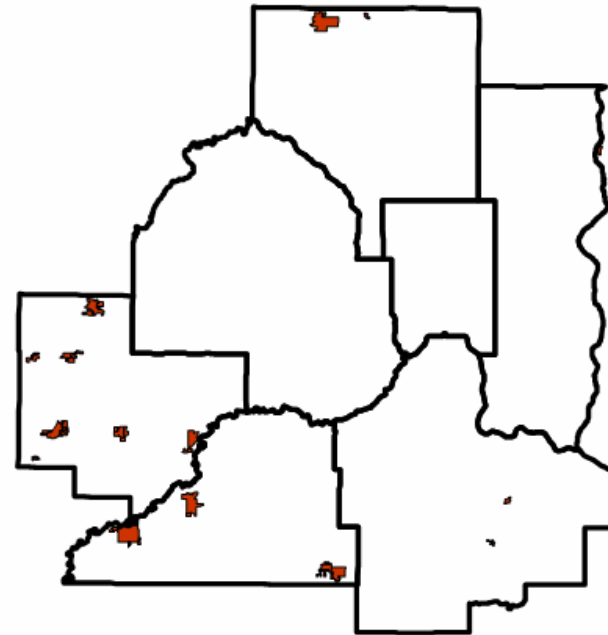
# *Development Framework*

## **Rural Centers & Rural Growth Centers**



# Framework: Rural Centers

- Plan for the preservation and maintenance of the community.

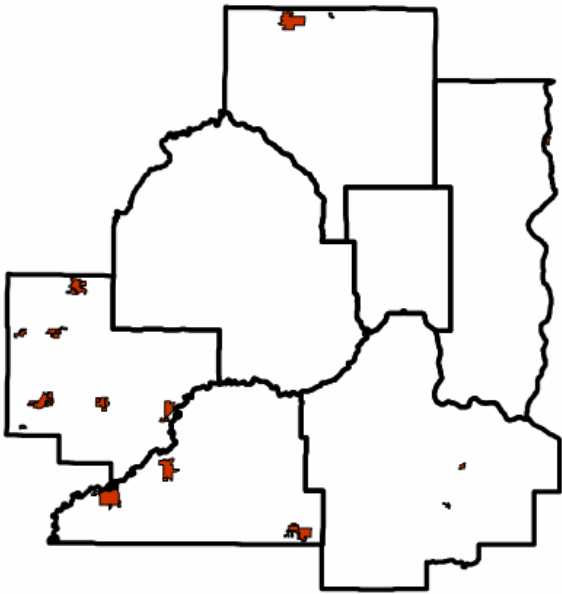




# Framework Direction

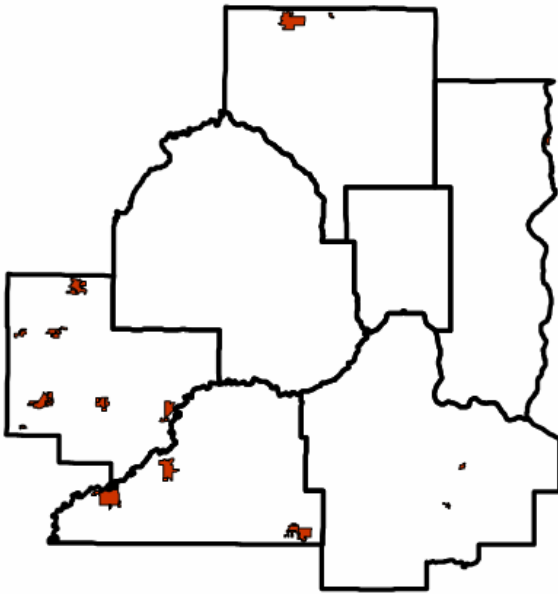
- Support rural growth centers in their efforts to concentrate growth as a way to relieve development pressure in rural parts of the metropolitan area.
- Provide technical and/or financial support for wastewater services in rural growth centers where feasible.

# Rural Growth Centers Policy



- clustered development not to exceed 1 unit per 40 acres in agricultural preservation areas.
- plan for necessary infrastructure improvements.
- identify areas that will accommodate post-2030 growth forecasts and implement strategies to preserve these areas for future growth (e.g. clustered development not to exceed 1 unit per 10 acres in Diversified Rural Areas)

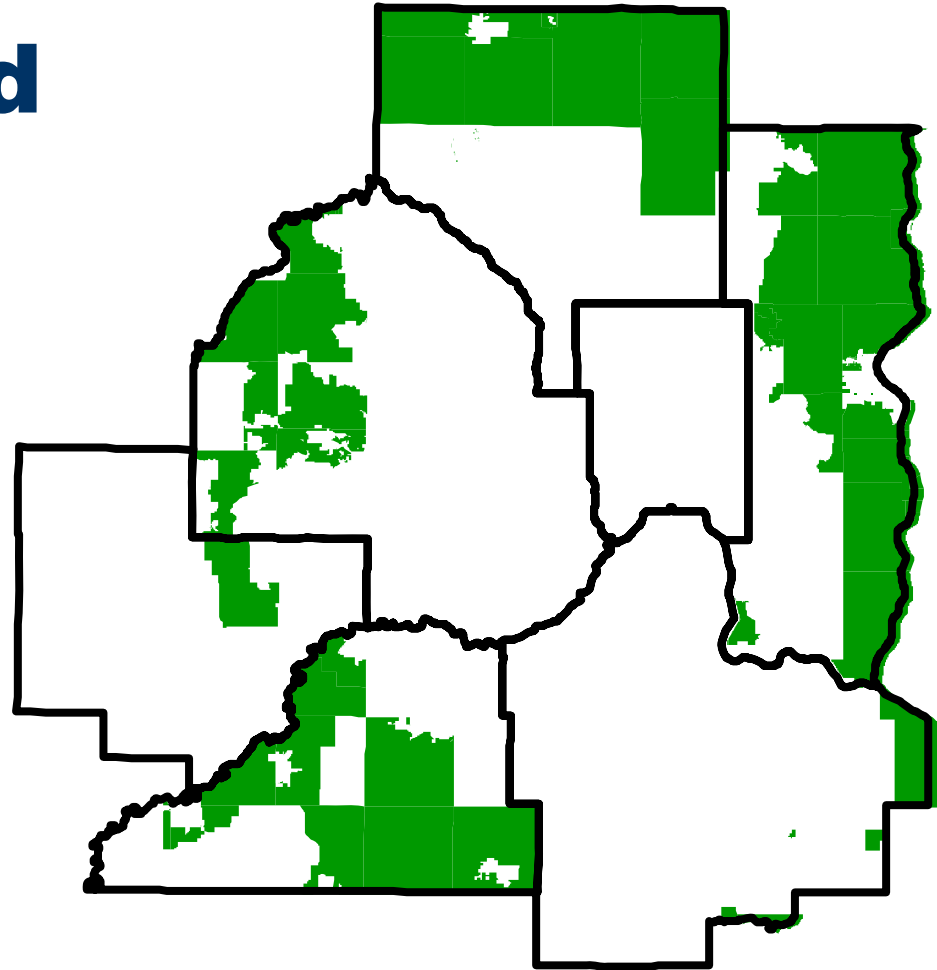
# Rural Growth Centers Policy



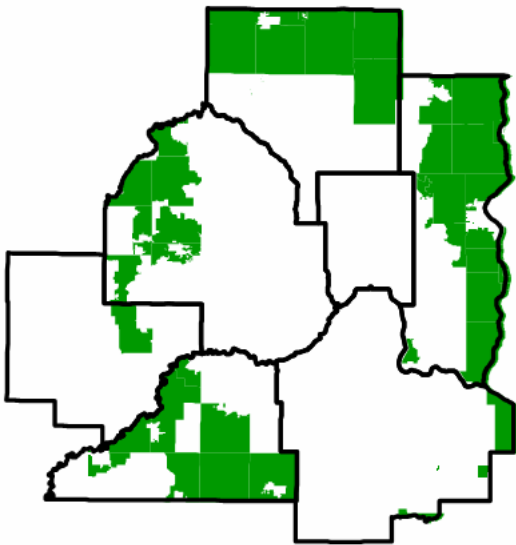
- ❑ Adopt ordinances that time development with infrastructure availability.
- ❑ Plan for an interconnected system of local streets, pedestrian and bicycle facilities.

# *Development Framework*

## **Diversified Rural Planning Area**

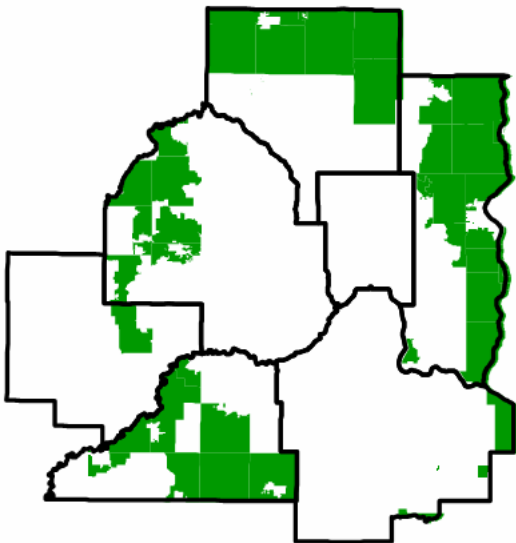


# Diversified Rural



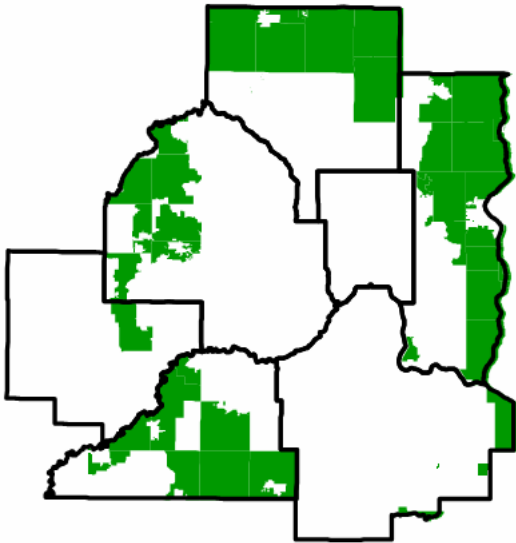
- ❑ Accommodate growth not to exceed forecasts and at clustered development densities not to exceed 1 unit per 10 acres.
- ❑ Overall density of 1 unit per 10 acres, **but not** a 10-acre lot policy

# Diversified Rural



- Protect the rural environment.
- Manage and maintain alternative wastewater treatment systems
- Manage private systems-- Ensure financial and environmental accountability for installation, maintenance, remediation and management

# Diversified Rural



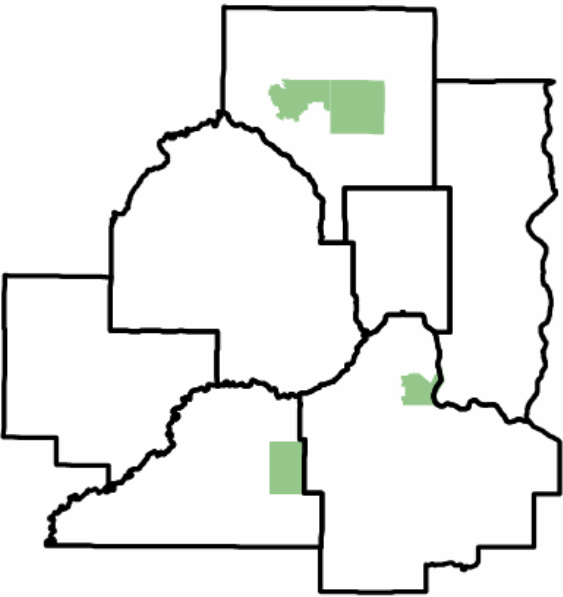
- ❑ Plan with natural resources in mind.
- ❑ Preserve areas for future growth and to protect the natural environment.

# *Development Framework*

## **Rural Residential Planning Area**



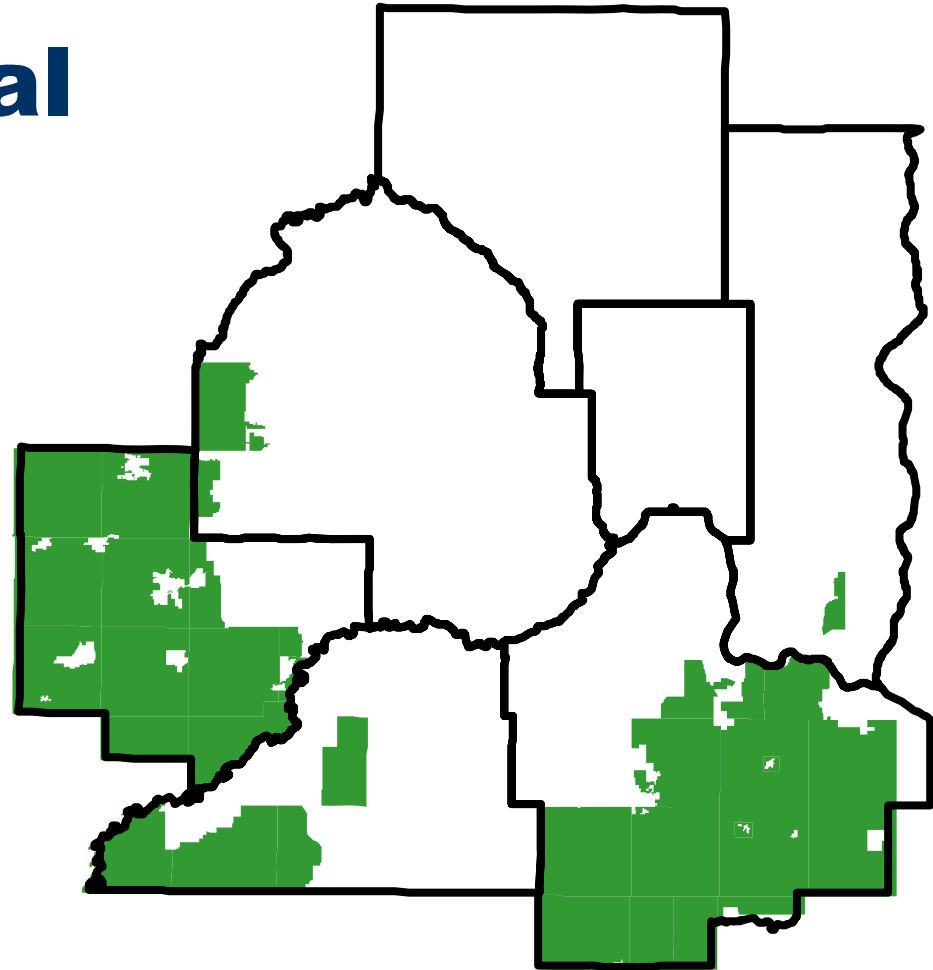
# Rural Residential



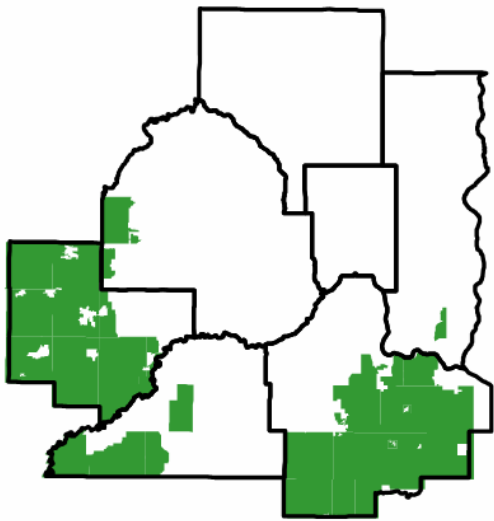
- ❑ Plan interconnected local streets, adequate water supply, and properly manage individual sewage treatment systems.
- ❑ Plan to protect the region's water supply.

# *Development Framework*

## **Agricultural Planning Area**

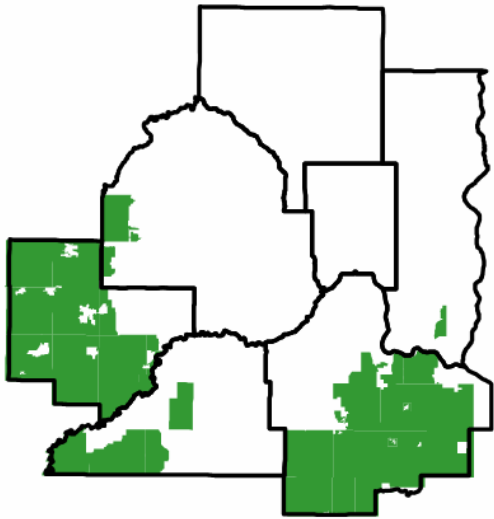


# Framework: Agricultural Area



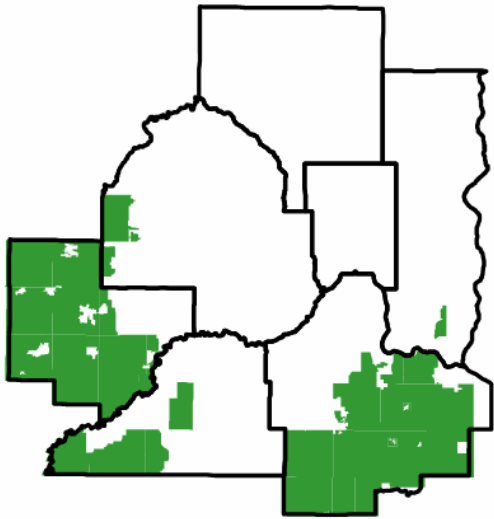
- Preserve high-quality soils.
- Maintain agricultural use.
- Growth not to exceed regional forecasts
- Preserve land for potential development post-2030.

# Agricultural Area



- ❑ Maintain agricultural land uses through at least 2030
- ❑ Promote best management practices for agricultural activities.
- ❑ Protect the integrity of the region's water supply.

# Agricultural Area



- ❑ Other options:
  - Exclusive agricultural zoning
  - Agricultural security districts, and
  - Lower densities such as 1 housing unit per 80 acres.
  
- ❑ Minimize conflicts between agricultural and non-farm land uses
- ❑ Integrate natural resource conservation strategies into development plans.