

## **AGENDA**

City of Orono Project Advisory Committee Meeting Set for  
**Tuesday, November 28, 2017**

**7:00 pm**

Orono Council Chambers, 2780 Kelley Parkway, Orono, MN 55356

952-249-4600 / [www.ci.orono.mn.us](http://www.ci.orono.mn.us)

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## **AGENDA**

1. Discuss Development Sites Map
  - a. Where to add or remove planned density

**ADJOURN (8:30 pm)**

**Next Meeting: January 30, 2018.**

PAC meeting #8

November 28, 2017

## 1. Development Sites Map

The Orono Community Page is attached, and includes the pertinent information as to what is required in our Comp Plan as it pertains to growth. This information will form the basis of much of our discussion on Tuesday.

Per the Community Page, the Met Council identifies 4 main objectives to be discussed in the Comprehensive Plan document:

Objective 1: provide opportunity for 154 new units of affordable housing, in the form of acres of land guided for 8 units an acre or more.

Objective 2: provide opportunity for 350 sewered homes and 10 unsewered homes by 2030,

Objective 3: provide opportunity for an additional 330 sewered homes (680 total) and 10 additional unsewered homes by 2040. Sewered homes are in the MUSA boundary.

Objective 4: **Taken together, the minimum density of all properties in the MUSA boundary must be 3.0 units per acre at minimum.**

The Planned Development Sites Map (Map 3B-6a) identified 6 areas of possible development or redevelopment. The map also showed potential expansion in sanitary sewer infrastructure to low density parcels adjacent to the lake. In exchange for sanitary services ion low desnity areas adjacent to the lake, areas appropriate for higher density must be shown, to provide a minimum of 3.0 units per acre throughout the Planned Development Sites Area. The parcels described in this map are listed individually in the attached Density worksheet. Based on originally planned development, we have identified sufficient land area to meet the affordable housing goals (Line 31) and the projected sewered development for 2030 (Line 37), all required for the 2040 Comprehensive Plan. We do have a deficit of sewered growth for 2040 (Line 41).

Factoring in the recently approved Orono Senior Housing, our density is 3.2. For the 2040 submittal, however, previously approved projects cannot be included. Consequently, our density range drops to 2.92 (line 30).

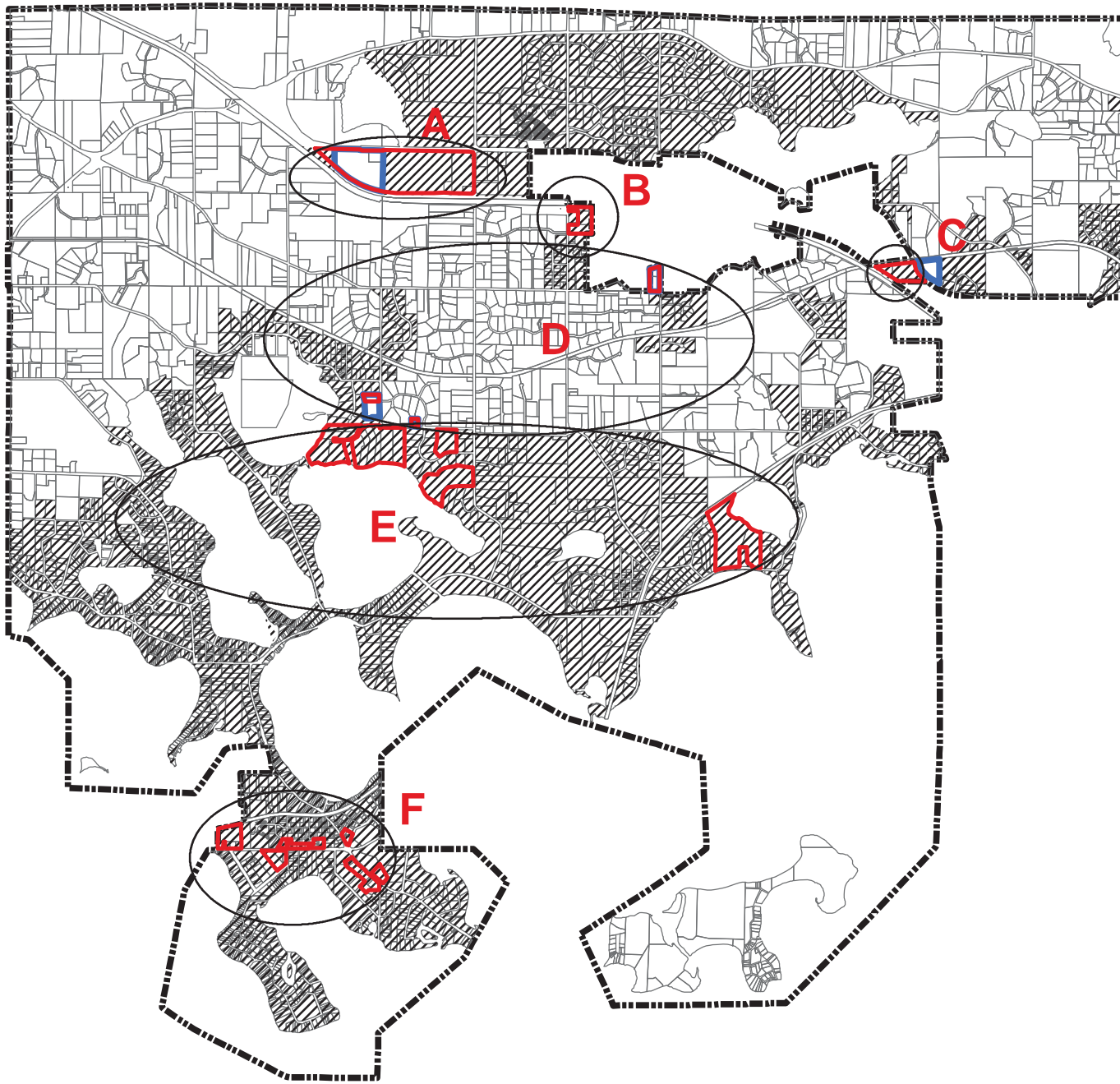
Adding additional residential density to Kelley Parkway, and increasing the density in the Navarre area to 8 units per acre allows us to achieve the objectives 1, 2, and 4 above: our sewered and affordable housing goals and the 3.0 units per acre throughout the planned development sites.






We will discuss any modifications to the Planned Development sites map and the criteria the Council should consider in determining increasing density from the current land use map.

There is no meeting planned for December. During this time, staff will be incorporating comments made by the steering committee into a document to be published for public comment, Engineering comments into the infrastructure sections (water/ sewer, and Parks Commission comments as to the Parks and trails chapter. Transportation will be discussed by the Committee in January.

# Planned Development Sites

City of Orono  
Minnesota



-  Planned Development Areas
-  Parcel
-  2008 MUSA
-  Proposed MUSA 2010-2030
-  City Limits

- A - Orchard Area
- B - Fire Station Area
- C - High Density Site
- D - New MUSA Sites
- E - 2 Acre Sewered Lots
- F - Navarre Mixed Use Area

Map associated with Net Density of Residential Development Table.



 **NORTHWEST ASSOCIATED CONSULTANTS, INC.**  
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Source: Bonestroo, Northwest Associated Consultants. Date: May 19, 2010.

MAP 3B-6a

# COMMUNITY PAGES

## ORONO

### STATUS TRACKER

Status trackers identify Council review deadlines, Committee meeting dates, and show the movement of your project through our process. The time line starts when you submit your plan update or amendment online and appears for the 2040 Comprehensive Plan Update and any in-progress Comprehensive Plan Amendments.

### 2040 Comprehensive Plan Update

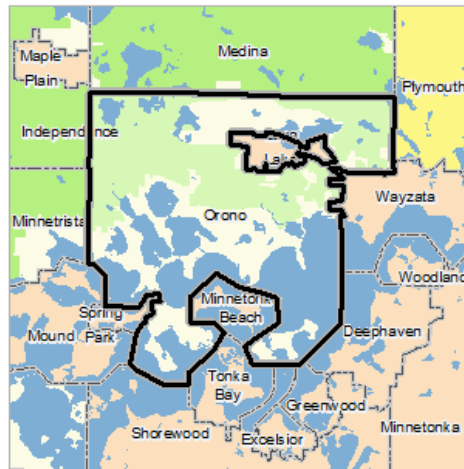


### FORECASTS AND COMMUNITY DESIGNATIONS

The Council updates its 30-year forecasts at least once per decade. Forecasts indicate when, where and how much population, household and job growth the region and its communities can expect. Forecasts are used to help plan infrastructure needs and weave consistent growth expectations throughout your plan. These are your recent adopted forecasts.

Forecast Year	Population	Households	Employment
2010	7,437	2,826	1,562
2020	8,100	3,200	1,700
2030	8,800	3,560	1,780
2040	9,500	3,900	1,800

**Orono is designated as Diversified Rural, Rural Residential, Emerging Suburban Edge. (Look under Council Policy tab at the bottom for specific policy for each designation.)**



Orono, Community Designation Map  
(Click on the image for larger map)

### ALLOCATION OF AFFORDABLE HOUSING NEED

The Need reflects what share of forecasted regional household growth will make less than a set threshold of income and therefore need affordable housing. The Allocation is the determination of each community's share of this regional need and the first step in helping to determine the housing goals and objectives in local comprehensive plans.

The Region's Total Need for Affordable Housing for 2021 – 2030 is 37,900 units. **Orono's 2021 – 2030 Allocation of Need is 154 units.**

<b>Sector Rep(s)</b>	Freya Thamman
<b>District</b>	3
<b>Council Member(s)</b>	Jennifer Munt

Affordable Housing Need Allocation	
AtOrBelow30AMI	69
From31to50AMI	56
From51to80AMI	29
<b>Total Units</b>	<b>154</b>
<i>AMI = Area Median Income</i>	

### SEWER ALLOCATION FORECASTS

Your community-wide household, population and employment forecasts have been allocated based on the wastewater system serving your community. This allocation must be used in projecting future wastewater flows and system capacity to plan for additional infrastructure needs.

Forecast Year	Forecast Component	Population	Households	Employment
2010	MCES Sewered	4,429	1,780	1,562
2010	Unsewered	3,008	1,046	0
2020	MCES Sewered	5,150	2,105	1,700
2020	Unsewered	2,950	1,095	0

2030	MCES Sewered	6,170	2,455	1,780
2030	Unsewered	2,630	1,105	0
2040	MCES Sewered	6,740	2,785	1,800
2040	Unsewered	2,760	1,115	0

## ONLINE PLAN SUBMITTAL

You can now submit your comprehensive plan update and amendments online! Just complete a quick registration and login and you can simply upload your plan directly to us. The online submittal works for informal plan review, supplemental information, the 2040 comprehensive plan update and for plan amendments. Click for more details on [how to use the online submittal tool](#), [requirements for submitting comprehensive plan amendments](#) and [comprehensive plan update submittal requirements](#). Hard copy or digital (CD) submittals are still accepted.

[Maps/Tables](#)

[Council Policy](#)

[Planning Process](#)

[Grants](#)

[Other Resources](#)

[Generalized Land Use Table](#)

[Affected Jurisdictions List](#)

[Generalized Land Use Acres by School District](#)

[Existing Housing Assessment](#)

[Solar Resource Calculation](#)

[Link to Community Profiles Page](#)

[Download your Community Shapefiles](#)

### Maps

[Community Designation Map \(pdf\) \(jpg\)](#)

[Generalized Land Use Map \(pdf\) \(jpg\)](#)

[Communities and Affected School Districts Map \(pdf\) \(jpg\)](#)

[Owner Occupied Housing Values Map \(pdf\) \(jpg\)](#)

[Gross Solar Potential Map \(pdf\) \(jpg\)](#)

[Functional Class Road Map \(pdf\) \(jpg\)](#)

[Metropolitan Freight Systems Map \(pdf\) \(jpg\)](#)

[Regional Bicycle Transportation Network Map \(pdf\) \(jpg\)](#)

[Groundwater Level Monitoring Wells Map \(pdf\) \(jpg\)](#)

[Long-term Service Areas Map \(pdf\) \(jpg\)](#)

[MCES Sanitary Sewer Meter Service Areas \(pdf\) \(jpg\)](#)

[Public Water Supply \(pdf\) \(jpg\)](#)

[Surface Water Ground Water Interaction \(pdf\) \(jpg\)](#)

[Surface Water Resources \(pdf\) \(jpg\)](#)

[Regional Parks System Map \(pdf\) \(jpg\)](#)

(Click on map below for interactive mapping tool)



	Development Area	Sewered?	Net Dev. Area	Density		Status	Predicted Units	Actual Number of units	Actual Density (u/a)	
				L	H					
1										
2										
3	A Dumas	S	23.74	7	10	Undeveloped	166			
4	Eisinger	S	5	3	7	Undeveloped, Plat approved		27	5.4	
5	B Fire station	S	9	10	15	City, 2 private owners. 3 acres developed	90			
6	C Kelley Parkway Dentist (2.55 acres, 3	S		15		Undeveloped				
7	Kelley Parkway Senior Housing (Amendment 8)			20						
8	Kelley Parkway St. Thomas (3.69 acres)	S		15		Undeveloped				
9	D <b>NEW SEWERED</b>									
10	NE D (2 Parcels)	S	4.28	0.5	2	Developed, SF Homes	2			
11	SW D (525 Leaf Street)	S	4.01	0.5	0	Developed, Chapel	2			
12	SW D (465 Leaf street)	S	2.05	0.5	2	Developed, SF Home	1			
13	SW D (3060 Fox Street)	S	1	0.5		Developed, SF Home	1			
14	E <b>NEW SEWERED</b>									
15	East E (1100 Millston Rd)	S	12.6	0.5		Developed, SF Homes	6			
16	2905 Fox Street	S	9.08	0.5		Developed, SF Home	5			
17	825 Old Crystal Bay Road	S	19.75	0.5		Developed, SF Home	10			
18	6 parcels south of Fox	S	34	0.5		Developed, SF Homes	17			
19	Fox Street Pointe (KG)	S	21.4	0.5		Developed, SF Homes	11			
20	F HDOT site	S	8.38	8	15	Undeveloped SF homes and County building	67			
21	A-1 rental redevelopment	S	2.88	8	15	Developed	23			
22	Commercial Redevelopment	S	1.9	8	15	Developed	15			
23	Delaney Property	S	2.98	4	15	Vacant	12			
24	2520 Shadywood	S	1.83	8	15	Vacant	15			
25	Shadywood redevelopment	S	1.81	8	15	Developed	14			
26	Predicted/ actual total						457	27		
27	Total Sewered units added						430			
28	Total Unsewered units added						50			
29	Total Units							484		
30	Total Density		165.69						2.92	
31	Total number of Units at 8 u/ac (Affordable Housing)								224.4	
32										
34	<b>Met Council additional HH goals, 2030</b>									
35	Sewered						350			
36	Unsewered						10			
37	Sewered difference (Deficit)					Goal of 350 units (line 35) - predicted sewer units added (Line 27) =			79.5	
38	<b>Met Council additional HH goals, 2040</b>									
39	Sewered						680			
40	Unsewered						20			
41	Sewered difference (Deficit)					Goal of 680 units (Line 39) - predicted sewer units added (line 27) =			(250.5)	
42										
43	* <i>Italics</i> represent redeveloped property									