



## Olmsted County Planning Department

September 5, 2024

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Application:	O2024-002LUPA by David Derby
Location:	The E 1/2 of Section 11 in Oronoco Township on the north side of County State Aid Highway (CSAH) 12 (White Bridge Rd NW) east of the bridge over the Zumbro River
Request:	Redesignate 92.82 acres from Resource Protection to Suburban Development on County Land Use Map
Town board:	Oronoco Township does not object to the request.
Staff recommendation:	Approval

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### Executive Summary

**Type of Application:** Land Use Plan Amendment

**What is considered:** When determining if a site is appropriate for a Suburban Development land use plan designation, Olmsted County looks to the General Land Use Plan and analyze locational criteria, existing infrastructure and nearby site characteristics, and the potential agricultural use of a site.

For this amendment the general question is whether the site is better suited for agricultural purposes (existing) or suburban development (proposed).

**Approval Body:** Olmsted County Board

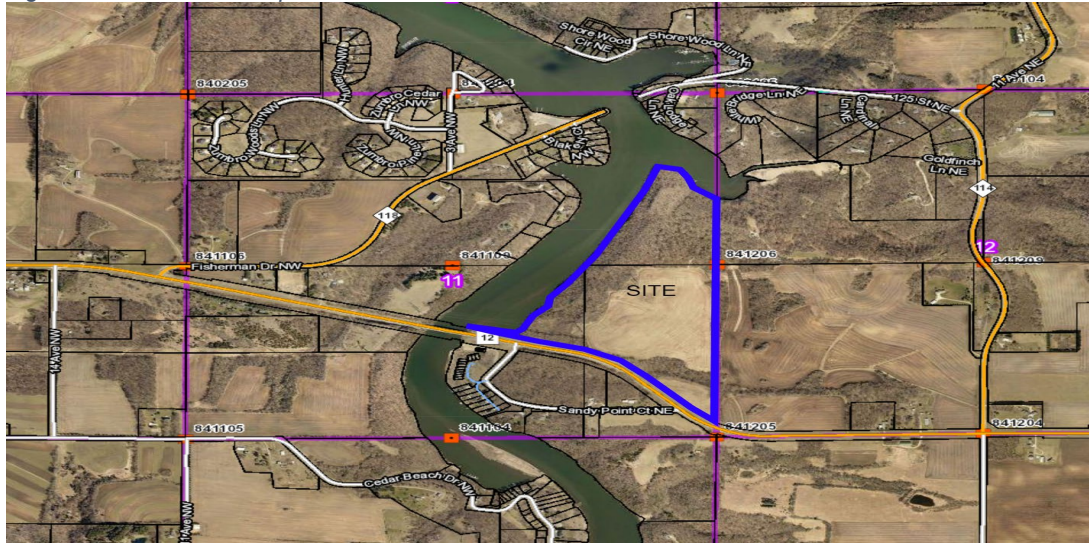
**Recommendation & Basis:** Approve amendment to the Olmsted County Land Use Map to designate 92.82 acres in Oronoco Township as Suburban Development.

The proposed site is located close to other suburban subdivisions with similar site characteristics and infrastructure. The addition of 23 additional residential dwellings will not have a negative impact on the roadway system. County Public Works identified the need for an access permit onto CSAH 12, and a right-of-way dedication of 60 feet to be dedicated during subdivision development.

The site does contain sensitive shoreland features, as well as Red and White Oak, a rare native plant. It is recommended that the future development of the site incorporate a conservation plan into the future subdivision to protect natural resources.

## Property and Area Characteristics

Figure 1 Site Location Map

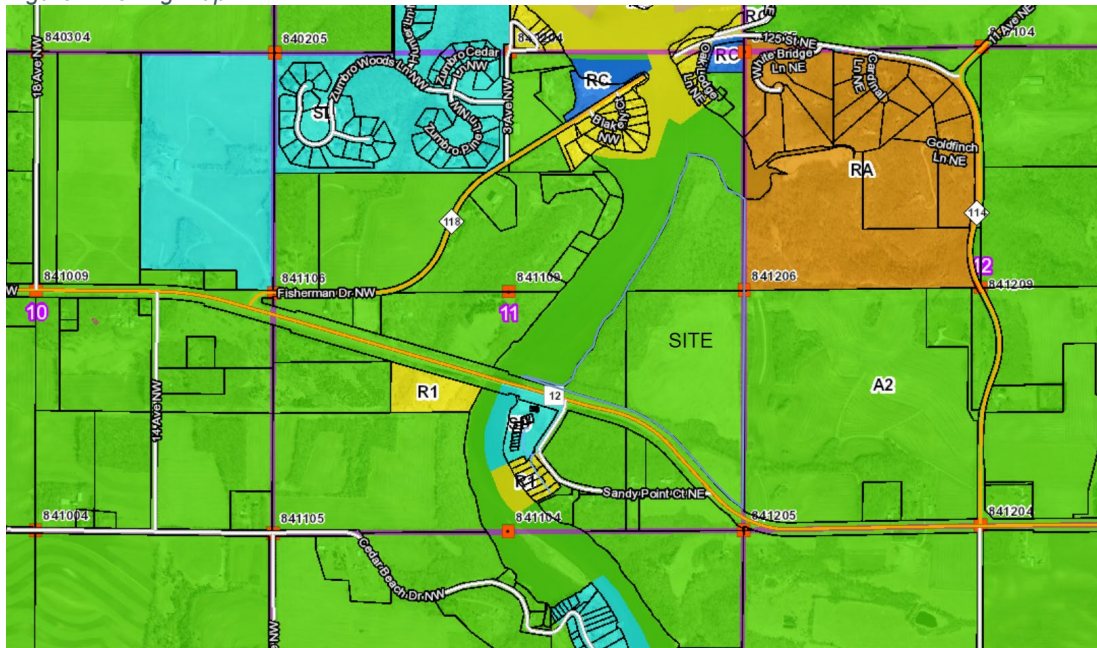


### Land Use

The site is 93-acres located in Oronoco Township, north of County State Aid Highway (CSAH) 12 (White Bridge Rd NW) and east of the bridge over the Zumbro River.

The property is currently designated as Resource Protection in the Olmsted County Land Use Plan. The applicant is requesting to be redesignated as Suburban Development for the purpose to rezone the property to R-1 (Low Density Residential) and develop a 23-lot single family subdivision. The current land use is tillable agricultural land.

Figure 2 Zoning Map



## Zoning

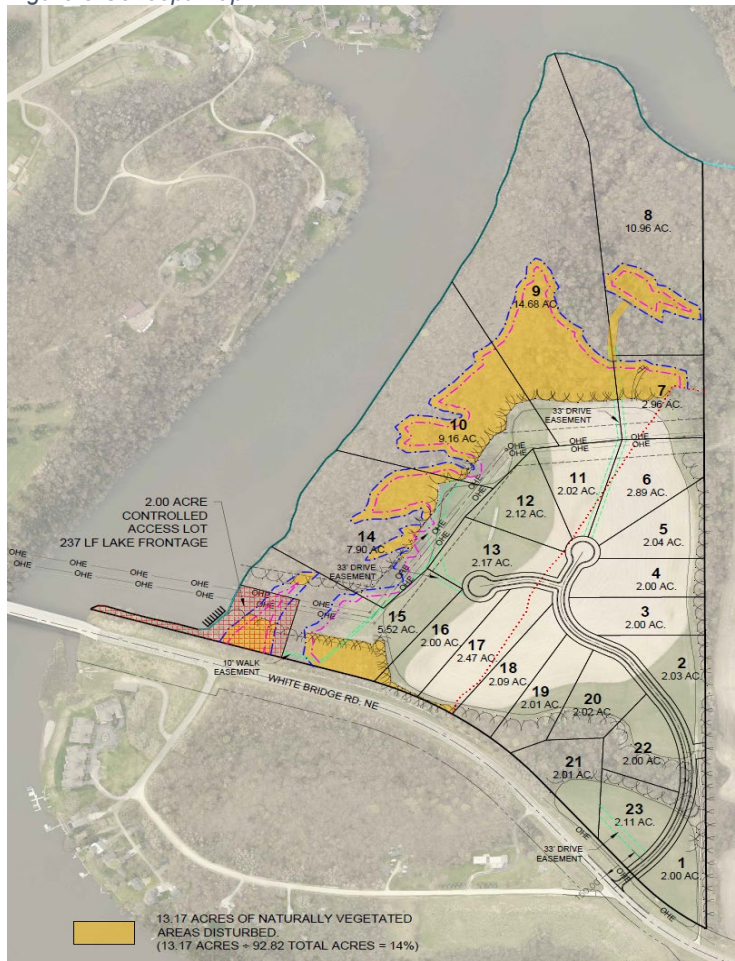
The site is zoned A-2 (Agricultural Protection). There are several residential and resource commercial zoned properties and developments in the vicinity of the site.

Figure 3 shows the concept plan for the site. The actual layout will be reviewed for conformance with the zoning code during the General Development Plan and platting stages of development that are acted on by Oronoco Township. The concept plan provided identifies a 23-acre single family subdivision with a single access onto White Bridge Road. The density of the proposed plan is 1 dwelling per 4 acres.

A LUPA to Suburban Development is the first part of the development process. If approved, the following planning reviews and permits will be required. Olmsted County Planning will provide review comments for applications acted on by the township.

1. Zoning Map Amendment (Oronoco Township)
2. General Development Plan (Oronoco Township)
3. Shoreland Development Permit (Olmsted County)
4. Preliminary Plat (Oronoco Township)
5. Final Plat (Oronoco Township & Olmsted County)
6. Building Permits (Oronoco Township)

Figure 3 Concept Map





## Transportation

The proposed new land use will have minimal impact on the area's transportation system and is consistent with the transportation impact of surrounding land uses and existing developments.

## Locational criteria

The locational criteria are found in the County's General Land Use Plan in Chapter 9.7.

## Proximity and access

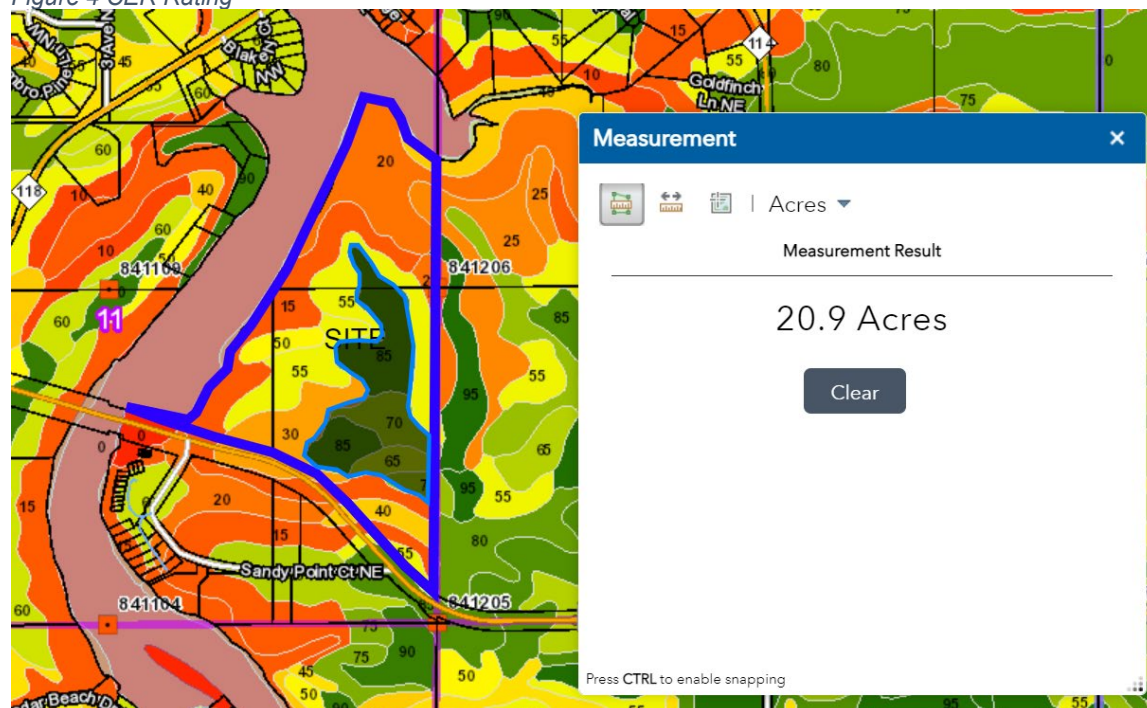
Development of sites close to concentrations of existing non-urban residences, major employment centers, and commercial areas are more suited for suburban development because they will promote a more compact and efficient suburban growth pattern.

The property is within proximity of suburban development areas. Historically development has focused near the Zumbro River to maximize the scenic views. The property accesses a County Highway which is identified as a Major Arterial. The site is 2.5 miles from the intersection of CSAH 12 and Highway 63 and 5.5 miles from the access ramp of CSAH 12 and Highway 52.

## Unsuitability for resource uses

Residential development of sites and areas with low suitability for resource-oriented uses shift growth pressures away from our most productive and environmentally critical lands. For determining productive agricultural land we utilize the Crop Equivalency Rating (CER) according to the Soil type, a CER rating above 55 if determined to be prime agricultural land. Of the 92 acre site, approximately 20 acres is above 55 CER.

Figure 4 CER Rating



### Development limitations

Suburban development in areas with few limitations based on soils, topography, other physical features is more cost effective and sustainable.

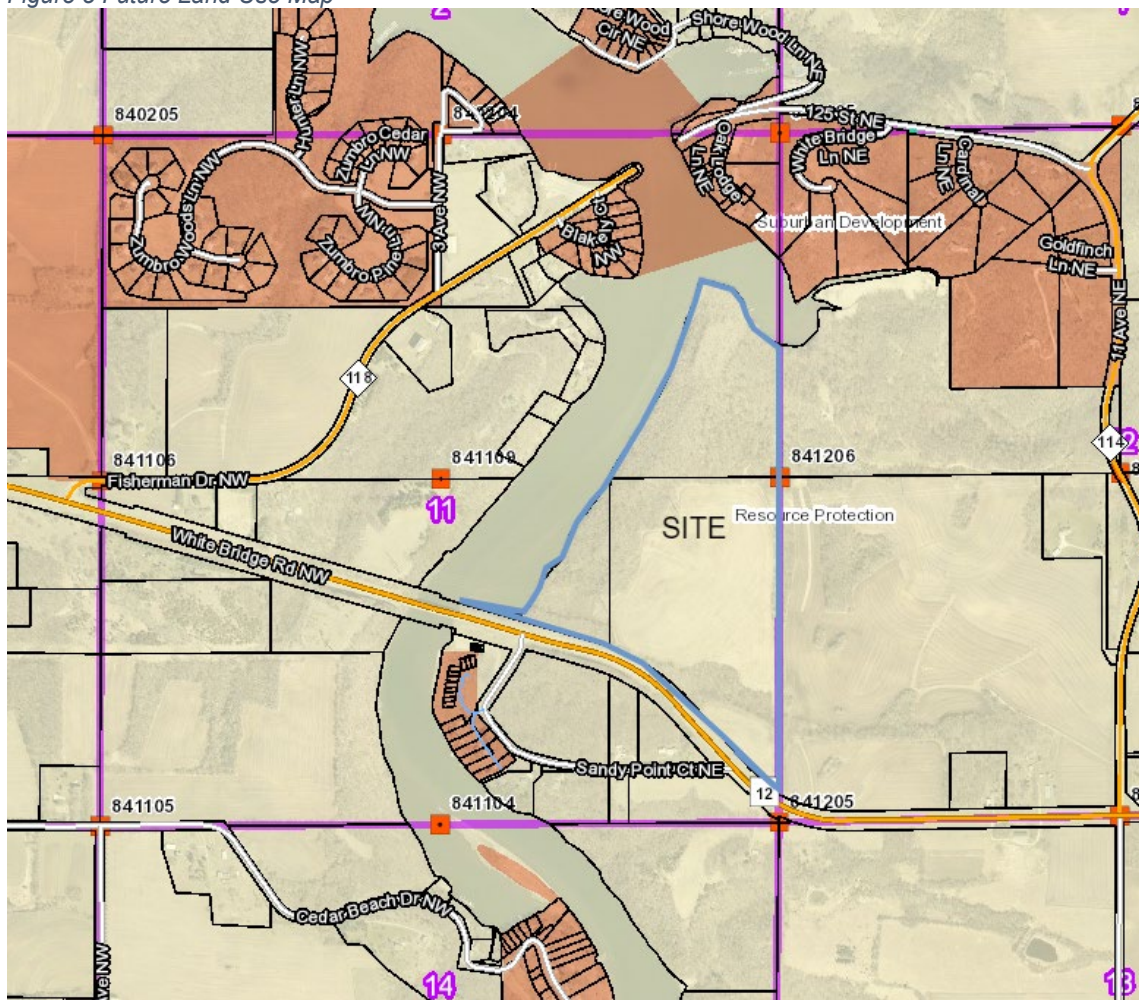
No limitations are identified on the property that would create a hinderance for future development.

### Orderly development

An orderly development pattern is most attainable in areas adjacent to compatible land uses, generally contiguous to existing development.

This property is contiguous to existing suburban development north and south of the site. Figure 5 shows the Olmsted County Future Land Use Map.

Figure 5 Future Land Use Map



### Environmental sensitivity

Areas with a high susceptibility to groundwater contamination, based on the county's geologic atlas, and areas of environmental sensitivity for other reasons, such as very steep slopes, flood prone and landslide prone areas, and areas of undisturbed native vegetation, should not be developed for suburban land uses.

A DNR Natural Heritage Survey has been conducted on the property and identified Oak. The survey has identified the site as having Moderate Biodiversity Significance which overlaps the forested section of the project area. This forest area contains Red Oak and White Oak Forest which is a rare MN DNR Native Plant Community. This area should be protected with a conservation or environmental easement over the area during the platting process.

Other properties such as the Zumbro Haven Subdivision used a cluster style housing development style to minimize the reduction of trees.

The applicants concept plan shows 13 acres of trees being removed for the development. This should be analyzed to ensure the minimum tree removal necessary to allow for development.

While sensitive features have been identified on site, it appears feasible to construct a suburban development in a way that protects the shoreland and oak trees.

#### **Land use compatibility**

Suburban Development Areas should be separated from incompatible land uses such as feedlots and industrial uses.

There are no known incompatible land uses adjacent to the property. There is a transmission line that runs through the property that should be taken into consideration when placing dwellings. A cluster style subdivision could maximize the number of dwellings on the property while ensuring the housing are a safe distance from the transmission line.

#### **Non-farm development**

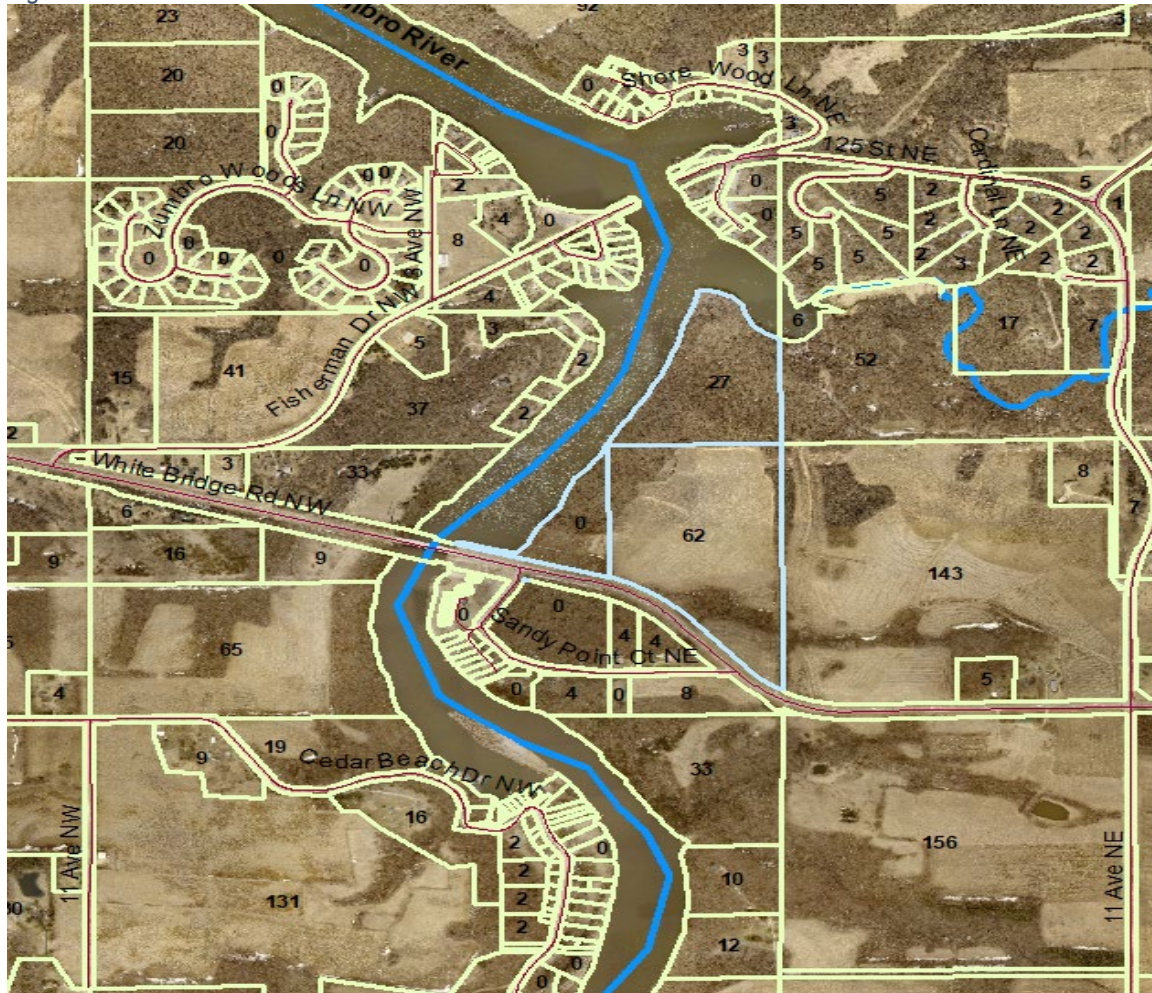
Areas with significant non-farm development at densities higher than one unit per 20 acres may indicate a lack of continued resource investment.

As shown in Figure 6, the parcel sizes of the area are consistent with the existing zoning designations. The parcels range in size from 100+ acres to less than 2 acres. Within a mile of the site, there are over 75 suburban style subdivision lots.

If the LUPA is not approved the property would qualify to have 1 non-farm dwelling and 2 farm dwellings (35 acres) for a total of 3 dwellings on the 92 acres.



Figure 6 Parcel Sizes



### Proximity to airports

Locations within the area covered by airport zoning districts associated with the Rochester International Airport and similar locations with airport related noise or safety concerns are generally excluded from Suburban Development Areas. There are no airports near the property.

### CLUES Score

The Comprehensive Land Use System (CLUES) is a computer model that evaluates land use suitability throughout the county by applying adopted policies and locational criteria in an objective, consistent manner. The model calculates scores for resource use, natural resource protection and suburban residential development. These scores are combined to determine the relative suitability of sites outside urban service areas for the Resource Protection and Suburban Development land use designations.

After reviewing the scores, the site scored similarly for suburban development and resource protection. It also had scores similar to the other suburban subdivisions within a mile of the site. Given that the site scored positive for suburban development, the County Planning team recommends approval of the LUPA request.

### **Town Board Recommendation**

The Oronoco Town Board submitted a letter neither supporting, nor objecting to, the Land Use Plan Amendment. The Town Board cited to the existing township development moratorium through July 10, 2025, as well as ongoing updates to the township's land use and zoning code.

### **Findings**

1. Was a mistake made in the data used or in the application of the data at the time the GLUP was adopted?  
**No mistakes were made in the data at that the time the GLUP was adopted in August 2022.**
2. Have conditions of land use, land subdivision, ownership, or growth in the community changed the character of the site and surrounding area? Have they resulted in an unanticipated shortage of land available for the proposed use?  
**There has been no change to suburban development in the area of the property since the Plan adoption. The most recent of the existing suburban development area was rezoned in 2004. The residential areas on the north date back as far as 1928. Mr. Derby has been considering developing the property for a number of years, and under the previous plan the site was identified as Potential Suburban Development. This designation was removed with the latest plan adoption.**
3. Is the proposed amendment consistent with the policies of the GLUP (recognizing that those values must be addressed and balanced in land use decisions)? Specifically, how does the proposed amendment address the key community values and planning principles listed in Chapter 7? Does it meet the policies and locational criteria of the requested land use designation?  
**The proposed amendment appears to meet the locational criterion as stated above. Chapter 7 of the General Land Use Plan contains values, principles and policies of the County. The proposed development is consistent with these goals and principles.**
4. Have policies related to the proposal changed since the GLUP was last updated?  
**Oronoco Township has created a moratorium on development to allow them time to update their Land Use Plan. This moratorium was initiated in 2023 and extended to 2025. No Olmsted County policies have changed that would impact the property; however, the removal of the Potential Suburban Area did impact this property since Mr. Derby obtained it.**
5. Is the land under consideration as suited or better suited for the proposed use than other lands now designated for the proposed use?  
**The score is consistent with other properties in the vicinity that are currently designated Suburban Development.**
6. Is there an alternative to the proposed change that better meets the intent of the GLUP? (a different use designation or a smaller land area, for example)



**If the land use was not amended and the zoning remained the same a maximum of 3 dwelling would be allowed on the property.**

7. For expansions of the Suburban Development Area: how does the proposed amendment impact the amount of land needed to accommodate suburban development by 2045?

**Each year the amount of land use change to Suburban Development should not exceed 200 acres. The other application under review at this time is for 11.3 acres.**

Application Number	Acreage	Total Acreage 2024
O2024-001LUPA	11.3	11.3
O2024-002LUPA	92.8	104.1

8. Will the proposed land use result in a level of traffic generation that is higher than that associated with residential uses or in a significant change in the amount or type of traffic? How do these impacts relate to road capacity, travel conflicts, and safety?

**The project is located on a County State Aide Highway and an access permit will be required during the platting stage of the project, at which time any road updates will be indicated. The road in its current form can safely manage the additional trips from the proposed development.**

#### **Staff recommendation**

Based on the above findings, Planning Staff recommends approval of O2024-002LUPA to amend the Olmsted County Land Use Map to designate 92.82 acres in the E 1/2 of Section 11 in Oronoco Township Oronoco Township from Resource Protection to Suburban Development.

#### **Attachments**

1. Notification map
2. Site location map
3. Applicant submittals
4. Review Comments