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Greenvale Township Comprehensive Plan Executive Summary

Approved by the Metropolitan Council August 28, 2019



Introduction

Greenvale Township participated in a 16-community Rural Collaborative in Dakota County to prepare a comprehensive plan fulfilling the requirements of the Metropolitan Land Planning Act: Minnesota Statutes, Section 473.859. The plan is intended to guide future land use development, redevelopment, and other planning and policy concerns for communities in the Rural Collaborative.

This executive summary is a brief of local information from the Dakota County Rural Collaborative Plan unique to Greenvale Township. The Dakota County Rural Collaborative Plan was prepared in a joint effort by the communities between 2017 and 2018 and replaces the existing Rural Collaborative Comprehensive Plan, dated 2009.

This executive summary contains demographic trend data, growth forecasts, and a Future Land Use map with acreage table unique to Greenvale Township. Also included is the procedure to amend the Comprehensive Plan.

This executive summary is a reference to local information and supplements the Dakota County Rural Collaborative Plan. Please refer to the Dakota County Rural Collaborative Plan for details about additional background data, regional planning data and relationships, natural features, land use descriptions, regional park planning, natural resource management, and transportation planning.

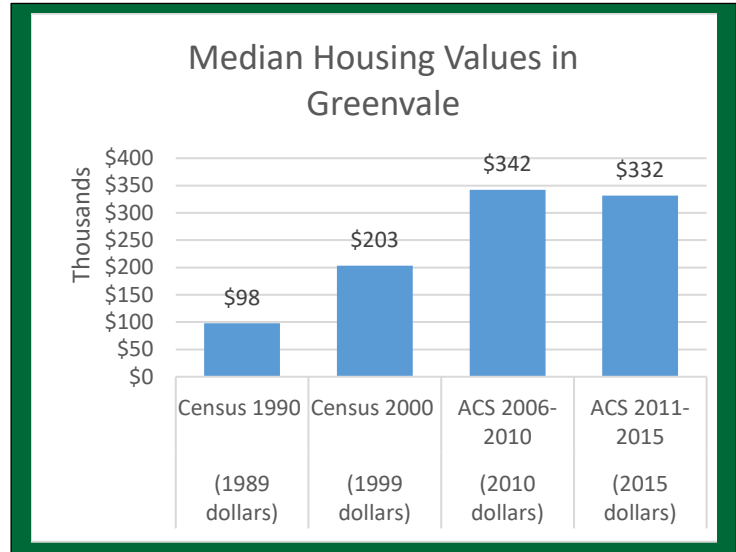
Demographic Trends in Greenvale Township

The table below shows historical population, household, and employment counts in Greenvale Township. Since 2000, most communities in the Rural Collaborative area saw population declines between 0% and 10%. Greenvale Township saw a 20% increase in population between 2000 and 2015. Only 4 of the 16 collaborative communities saw growth in this 15-year time frame. Along with the increase in population, the number of housing units also increased in Greenvale.

Historical Population, Household, and Employment Trends for Greenvale Township						
Category	1970	1980	1990	2000	2010	2015
Population	624	641	685	684	803	818
Household	151	187	228	227	275	281
Employment	N/A	50	50	68	49	93

Source: US Census, Metropolitan Council, MN DEED

Population, housing, and employment trends in Greenvale Township typically align with Collaborative averages and medians. However, Greenvale Township has higher housing values than the Collaborative median. In 2015, the median home value in Greenvale Township was \$332,000, compared to \$248,000 for the Collaborative.



Growth Forecasts, 2020 -2040

Population in the collaborative communities is expected to increase by roughly 3,000 persons between 2010 and 2040 and the annual rate of population growth in the collaborative area is projected to be about 0.6%. The Metropolitan Council provides population household, and employment projections for 2020, 2030, and 2040 for each community in the Metropolitan Area (see table below).

Population, Household, and Employment Forecasts for Greenvale Township				
Category	2010	2020	2030	2040
Population	803	810	850	830
Household	275	300	340	350
Employment	49	150	200	260

Source: US Census; Metropolitan Council; DEED

The population of Greenvale Township is projected to grow 3% between 2010 and 2040. Meanwhile, the quantity of households is projected to increase by 75 and employment by 211.

Land Use Planning

Greenvale Township is approximately 28 square miles, encompassing over 18,000 square acres. The tables to the right show current land uses and anticipated future land uses for 2030.

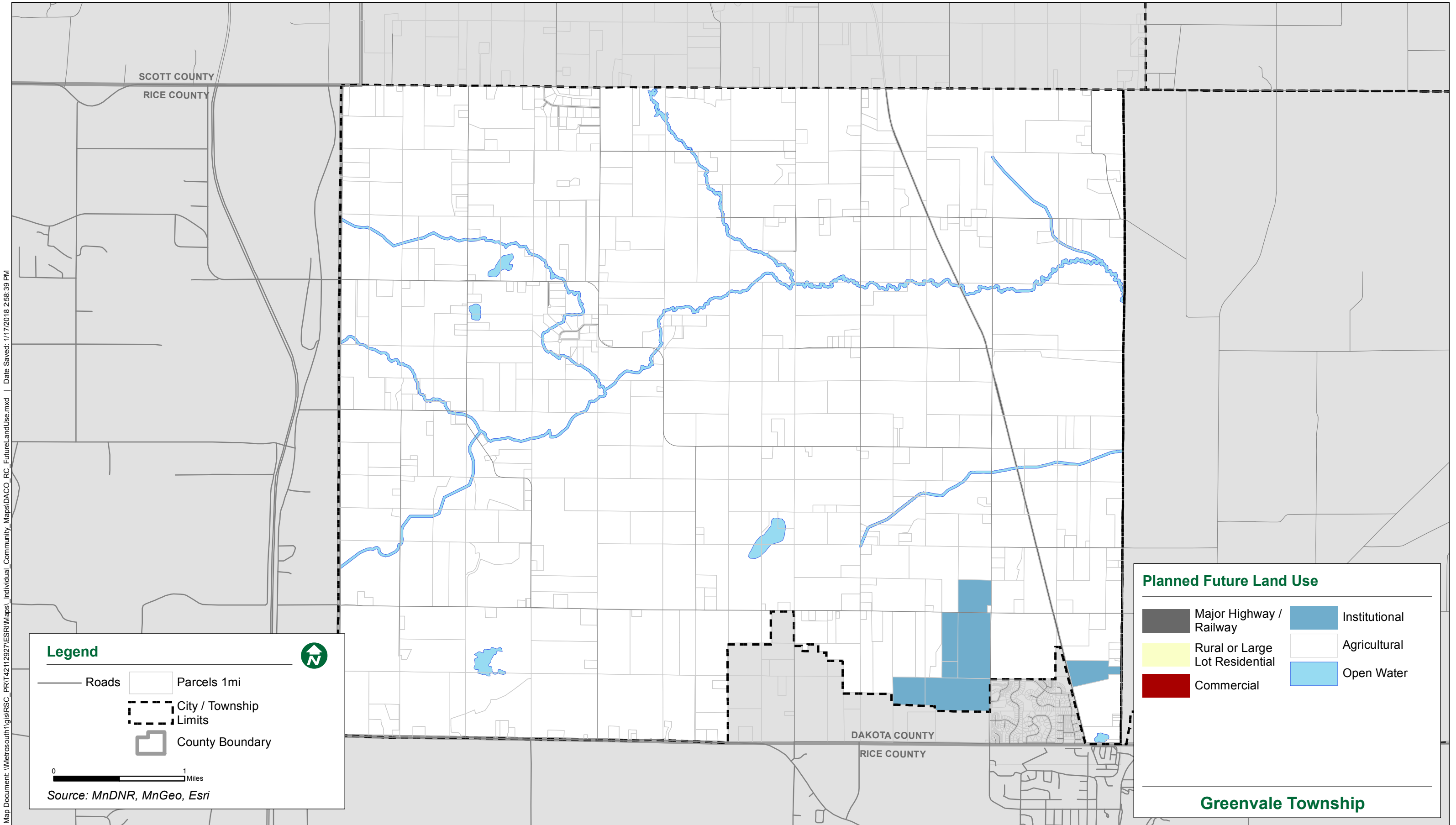
The future land use table and the following land use map are a general guide for future development and may be refined and amended over time as the community evolves. This section creates a framework upon which zoning ordinances and subdivision regulations can provide a path to future growth.

The vast majority of Greenvale Township is designated for agricultural uses or is undeveloped. 4% of land is dedicated to residential uses. Future land uses are expected to be similar to existing land uses. Land uses will be simplified by maintaining agricultural use and combining other uses with agricultural.

Existing Land Use Characteristics		
Land Use	Acres	Percent of Total
Agricultural and Undeveloped	17,479	96%
Institutional	4	.02%
Commercial	9	.05%
Industrial	11	.06%
Residential	694	4%
Open Water	63	.4%
Total	18,197	100%

Future Land Use Characteristics (2030)		
Land Use	Acres	Percent of Total
Agriculture	18,110	99%
Institutional	37	.2%
Railway (including LRT)	43	.2%
Water	72	.4%
Total	18,261	100%

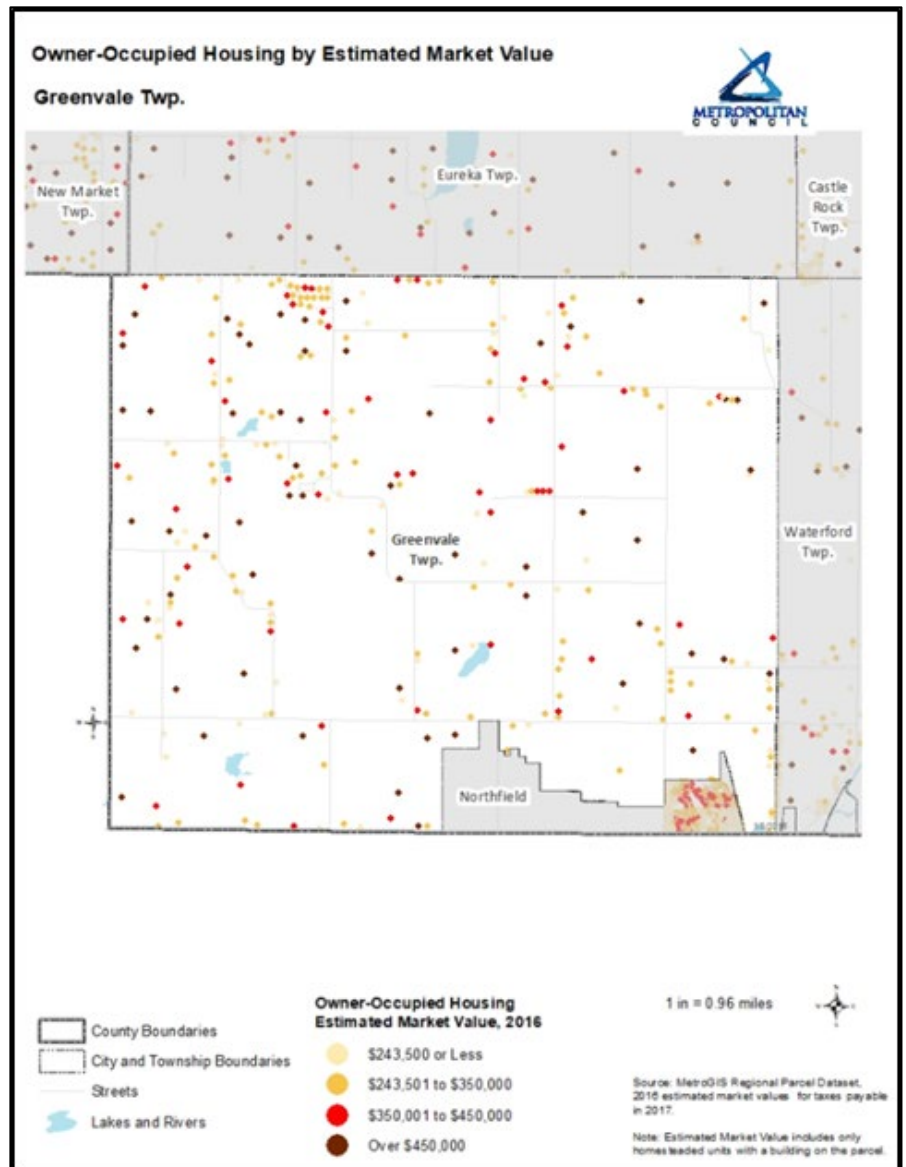
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Housing

The amount of housing units in Greenvale Township are forecasted to increase by about 75 units from 2010 to 2040 which is an increase of 27%. In 2015, 99% of housing units were single-family detached homes and approximately 91% of units were owner occupied. The median housing value was \$332,000 in 2015 and median gross rent rose from \$643 in 2010 to \$1,643 in 2015. In Greenvale, 28% of all households are cost burdened, spending more than 30% of income on housing. Homeowners accounted for the highest cost burden with 29% spending more than 30% of income on housing.

There are available housing tools to assist with multi-generational community living, the maintenance of existing housing units, and housing affordability. Most available housing tools must be implemented by the Dakota County Community Development Agency as townships do not have the statutory authority to administer these tools themselves.



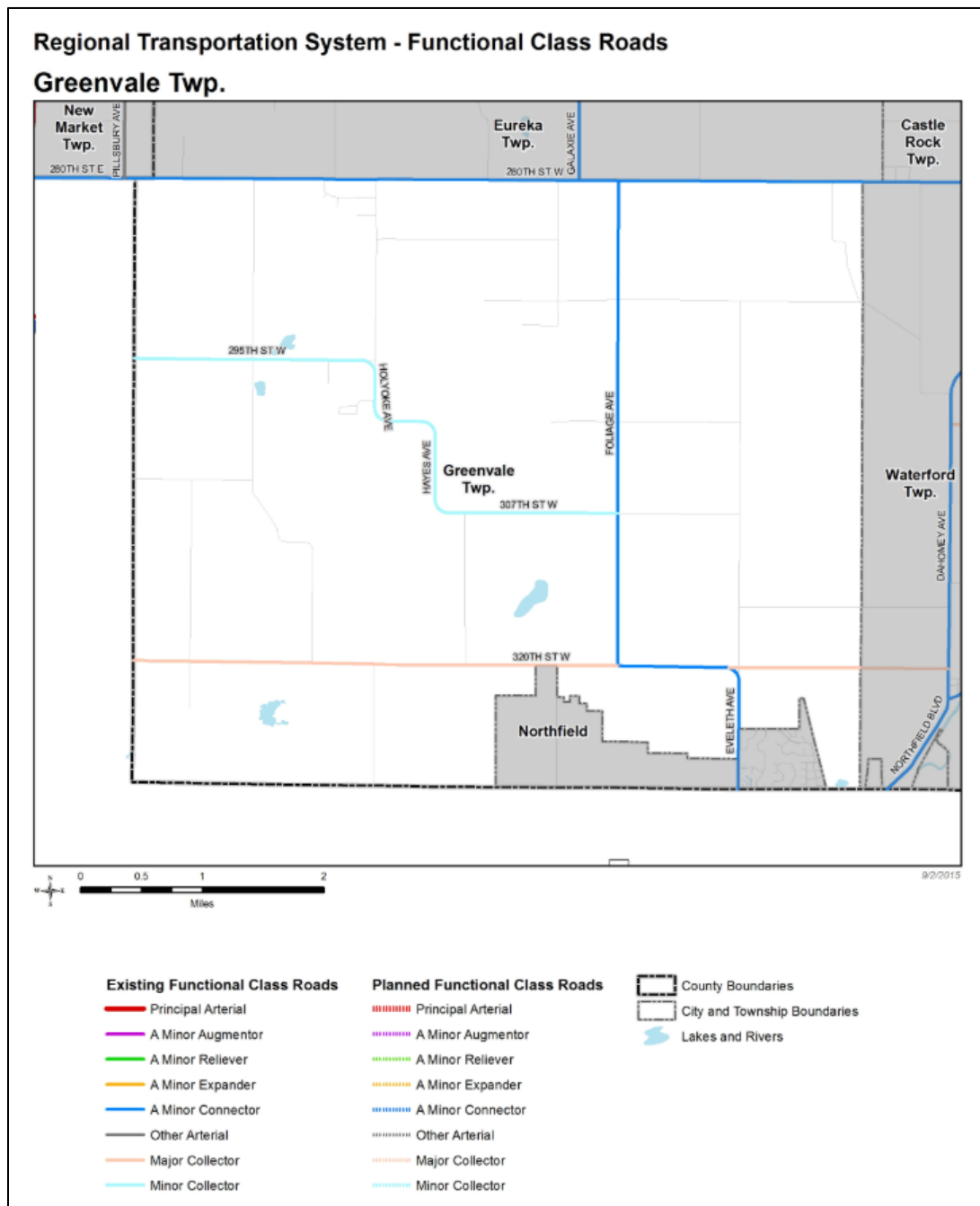
The Natural Environment

Environmentally sensitive areas and open spaces help define the community's character and enhance the quality of life. Lakes, tributaries, bluffs, wooded areas, wetlands, and ponds are valuable for their role in stormwater management, ground water recharge, nutrient assimilation, wildlife habitat, recreation, and aesthetic appeal.

As Greenvale Township grows and changes, it will be important to compatibly integrate land uses and new development with the natural environment. Ongoing efforts to preserve the quality of natural resources include lake and river water quality protection and preserving agricultural lands.

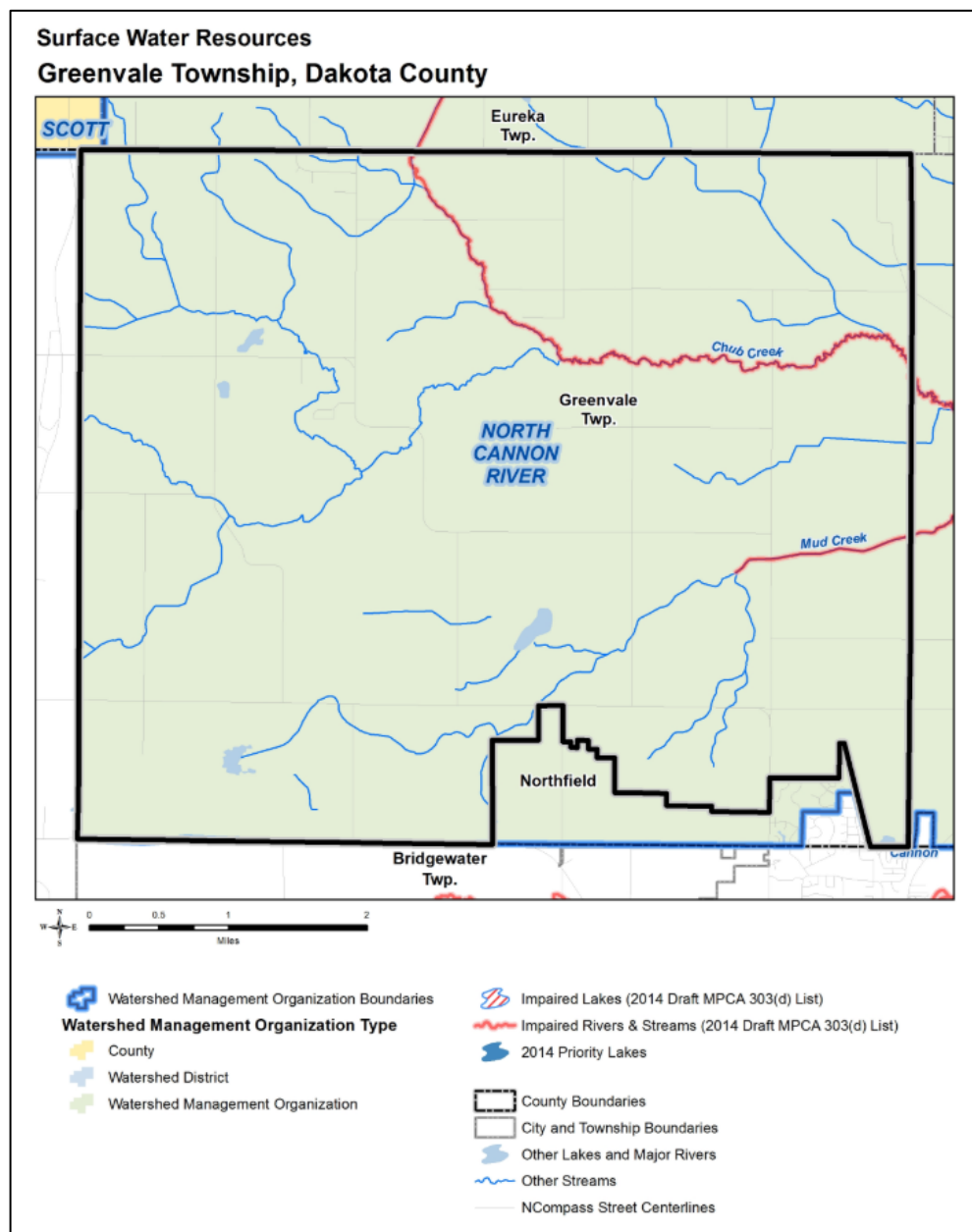
Transportation

The goal of the Transportation chapter is to provide guidance to community members and elected officials regarding the implementation of transportation facilities and programs throughout the 2040 planning timeframe. In general, the transportation network in Greenvale and southern Dakota County is sufficient to meet community needs at current and forecasted capacities. If growth occurs faster than expected, transportation system improvements may become necessary.



Water Resources

The Local Water Management Plan (LWMP) meets Minnesota Statute requirements and are consistent with the goals and policies of the management organizations that have jurisdiction in the township. Greenvale Township has a primary responsibility for enforcement of the County Shoreland and Floodplain Management Regulations to protect rivers, streams, and lakes. Greenvale has adopted the North Cannon River Watershed Management Plan. This plan and its managing organizations have the primary purpose of protecting and preserving natural drainage systems, surface water quality, and groundwater quality. They also assure that local water management plans have been properly and consistently implemented.



Implementation

Greenvale Township will be evaluating the existing zoning and subdivision ordinances for consistency with the Rural Collaborative Plan. Once the Collaborative Plan is approved by all communities and the Metropolitan Council, the Township will update zoning ordinances to remove any inconsistencies. Subdivision and platting of land within townships are required to conform to local zoning and subdivision ordinances. Local zoning ordinances have performance standards that address development requirements as they relate to densities, lot size, and other dimensional standards. Greenvale Township is responsible for the adoption and enforcement of local zoning and subdivision ordinances. Provisions of the ordinances will be maintained throughout the term of the Comprehensive Plan, unless formally amended. Amendments to the local zoning ordinances will be consistent with the Comprehensive Plan.

When considering amendments to this plan, local units will use the following procedure:

1. Landowners, the Planning Commission, the Town Board/City Council or other interested parties may initiate amendments.
2. The Planning Commission will conduct a thorough analysis of the proposed amendment.
3. The Planning Commission will prepare a report analyzing the proposed changes, including their findings and recommendations regarding the proposed plan amendment.
4. The Planning Commission will hold a formal public hearing on the proposed amendment.
5. Following the public hearing, the Planning Commission will make a recommendation to the Town Board/City Council.
6. The Town Board/City Council will receive the recommendation from the Planning Commission and make a final decision on whether to adopt the amendment.
7. All amendments to the plan will be submitted to adjacent and affected jurisdictions and the Metropolitan Council for review prior to implementation, as required by State law.