

Community Development Committee

Meeting date: August 17, 2015

For the Metropolitan Council meeting of August 26, 2015

Subject: City of Elko New Market Interstate 35 Comprehensive Plan Amendment, Review No. 20671-2 (Patrick Boylan, 651-602-1438)

District(s), Member(s): District 16, Wendy Wulff

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175)

Staff Prepared/Presented: Patrick Boylan, AICP, Planning Analyst, Local Planning Assistance (651-602-1438)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Elko New Market to place the Interstate 35 Comprehensive Plan Amendment (CPA) into effect.
2. Find that the CPA changes the City's forecasts for employment by an increase of +1,000 jobs for 2020 and 2030, and 2040, as shown in Table 1 of the Review Record.
3. Advise the City:
 - a. That the Council will require that a gravity sewer line be connected to an existing man hole on the Councils interceptor.
 - b. To obtain a Sewer Connection Permit, prior to initiating this project, preliminary plans must be sent to Scott Dentz, Interceptor Engineering Manager (651-602-4503) at Metropolitan Council Environmental Services.
 - c. To implement the advisory comments for Forecasts in the Review Record.

Background

The Council reviewed the City Comprehensive Plan Update (Business Item: 2010-18, Review File No. 20433-1) on January 27, 2010. This is the City's first amendment since the review of the Update.

The Comprehensive Plan Amendment (CPA) proposes to add 125 acres to the "General Commercial" and "Industrial Park" categories. Through an Orderly Annexation executed between New Market Township and the City, the newly annexed land would be re-guided from "Residential Mixed Use" and "Commercial / Industrial" (under the County's land use guiding) to "General Commercial" and "Industrial Park" categories. The City also proposes adding 125 acres to the Metropolitan Urban Service Area (MUSA). The amendment is to support a project that would accommodate the development of a commercial industrial project adjacent to Interstate 35.

On July 24 2015, the Council completed a review of the City's recently reviewed the Elko New Market Final Alternative Urban Areawide Review (AUAR) for the proposed amendment site (Review File No. 21338-3). The CPA is consistent with review findings for the AUAR.

Rationale

The proposed CPA conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

Funding

Not applicable.

Known Support / Opposition

There is no known opposition.

Review Record
City of Elko New Market
Interstate 35 Amendment Comprehensive Plan Amendment

Review File No. 20671-2, Council Business Item 2015-194

BACKGROUND

The City of Elko New Market is located in Scott County, surrounded by New Market Township (see Figure 1). The City is the result of the merger of the Cities of Elko and New Market in January 2007.

Consistent with the policies adopted by the Council in June 2014 (Business Item 2014-143) regarding review of local comprehensive plans, this amendment is being reviewed under the *2030 Regional Development Framework (RDF)* and its policy plans.

The *2030 Regional Development Framework (RDF)*, as amended in December 2006, identifies the City as located within the “Rural Center” geographic planning area, (see Figure 2). The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 5,700 to 20,800 people, from 2,120 to 4,850 households, and that employment will grow from 400 to 1,250 jobs.

The Council reviewed the City’s Comprehensive Plan Update, Review File No. 20433-1 on January 27, 2010. This is the City’s first proposed amendment to their 2030 Comprehensive Plan Update.

REQUEST SUMMARY

The CPA proposes to add 125 acres to the “General Commercial” and “Industrial Park” categories. Through an Orderly Annexation executed between the New Market Township and the City, the new land would be re-guided from “Residential Mixed Use” and “Commercial / Industrial” to “General Commercial” and “Industrial Park” categories. The City also proposes adding 125 acres to the Metropolitan Urban Service Area (MUSA). The amendment is to support a project that would accommodate the development of a commercial industrial project adjacent to Interstate 35.

OVERVIEW

Conformance with Regional Systems

The CPA conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

Consistency with Council Policies

The CPA is consistent with the 2030 Regional Development Framework, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The CPA will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City’s Update on January 27, 2010 (Review File No. 20671-1).
- On May 26, 2015, the Council responded to the Draft Alternative Urban Areawide Review was reviewed by Council staff (Review File No. 21338-2).
- On July 24, 2015, the Elko New Market Final Alternative Urban Areawide Review was reviewed by Council staff (Review File No. 21338-3)

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the RDF and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

The CPA conforms to the regional system plans for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. The following are additional review comments regarding wastewater.

Wastewater

Reviewer: Roger Janzig (651-602-1119)

The CPA conforms to the Council's plans for regional wastewater services. The "Elko New Market Alternative Urban Areawide Review" (Review File No. 21338-2) prepared for the subject area in this CPA shows a direct force main connection to our interceptor. The Council will require that a gravity sewer line be connected to an existing man hole on our interceptor. Only in extenuating circumstances will the Council allow the direct connection of a local force main to its Interceptors.

Advisory Comments

Before direct connection to the Metropolitan Council Interceptor, a Sewer Connection Permit will be required. To obtain a Sewer Connection Permit, prior to initiating this project, preliminary plans must be sent to Scott Dentz, Interceptor Engineering Manager (651-602-4503) at Metropolitan Council Environmental Services.

Consistency with Council Policy

The CPA is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments regarding forecasts and land use are detailed below.

Forecasts

Reviewer: Todd Graham (651-602-1322)

The City offers that the plan amendment will facilitate new development and employment activity, and necessitates a revised employment forecast for Elko New Market. The City requests Met Council's employment forecast be revised by +1,000 jobs for future time-points, starting with 2020.

The Final AUAR discussed long-term potential for 2.15 million to 2.84 million square feet of commercial and industrial space, with 1.5 million to 2.15 million square feet to be constructed by 2020. Known developer plans (Ryan Co.) and additional development on the newly guided land will boost employment beyond the Council's long-term forecast. The Council's current employment forecast will be revised by +1,000 jobs for all future timepoints, starting with 2020 (see underlined forecasts in Table 1 below). Forecast revision will be effective upon Council action on the amendment to the City's 2030 plan.

Table 1. Metropolitan Council Forecasts for Elko New Market

	Census	Previous Council Forecasts			Revised Council Forecasts		
	2010	2020	2030	2040	2020	2030	2040
Population	4,110	6,100	8,600	11,900	6,100	8,600	11,900
Households	1,259	2,000	3,030	4,400	2,000	3,030	4,400
Employment	317	630	780	940	<u>1,630</u>	<u>1,780</u>	<u>1,940</u>

Advisory Comments

Council’s forecast presented here is the *Thrive MSP 2040* forecast. This forecast should be used in preparing the City’s 2018 comprehensive plan update. This forecast differs from the forecast included in the City’s 2009 comprehensive plan update.

Land Use

Reviewer: Patrick Boylan (651-602-1438)

The CPA is consistent with *2030 Regional Development Framework (RDF)* policies for Rural Center communities, which directs communities to accommodate forecasted growth at an overall residential density of three to five units per acre and to target higher densities in locations with convenient access to transportation corridors and with adequate sewer capacity.

The proposed uses for the site include commercial and light industrial to accommodate a distribution center. The site is part of an AUAR study area as noted earlier in this report. The 125 acres are currently in the community of New Market Township and will be annexed as part of an Orderly Annexation. While this property is not adjacent to the current City boundary, it is adjacent to other lands that are planned for annexation as part of a broader Orderly Annexation Agreement with the Township. The current MUSA boundary and planned land uses cover the lands subject to the Orderly Annexation Agreement. The proposed amendment is an addition to those areas.

The CPA is consistent with RDF policies for Rural Center communities as Elko New Market is fulfilling its local role of executing an orderly annexation agreement and updating ordinances that time development with municipal infrastructure availability.

Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed CPA is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

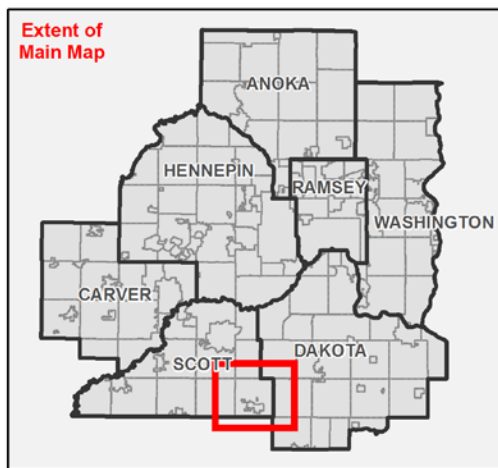
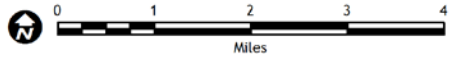
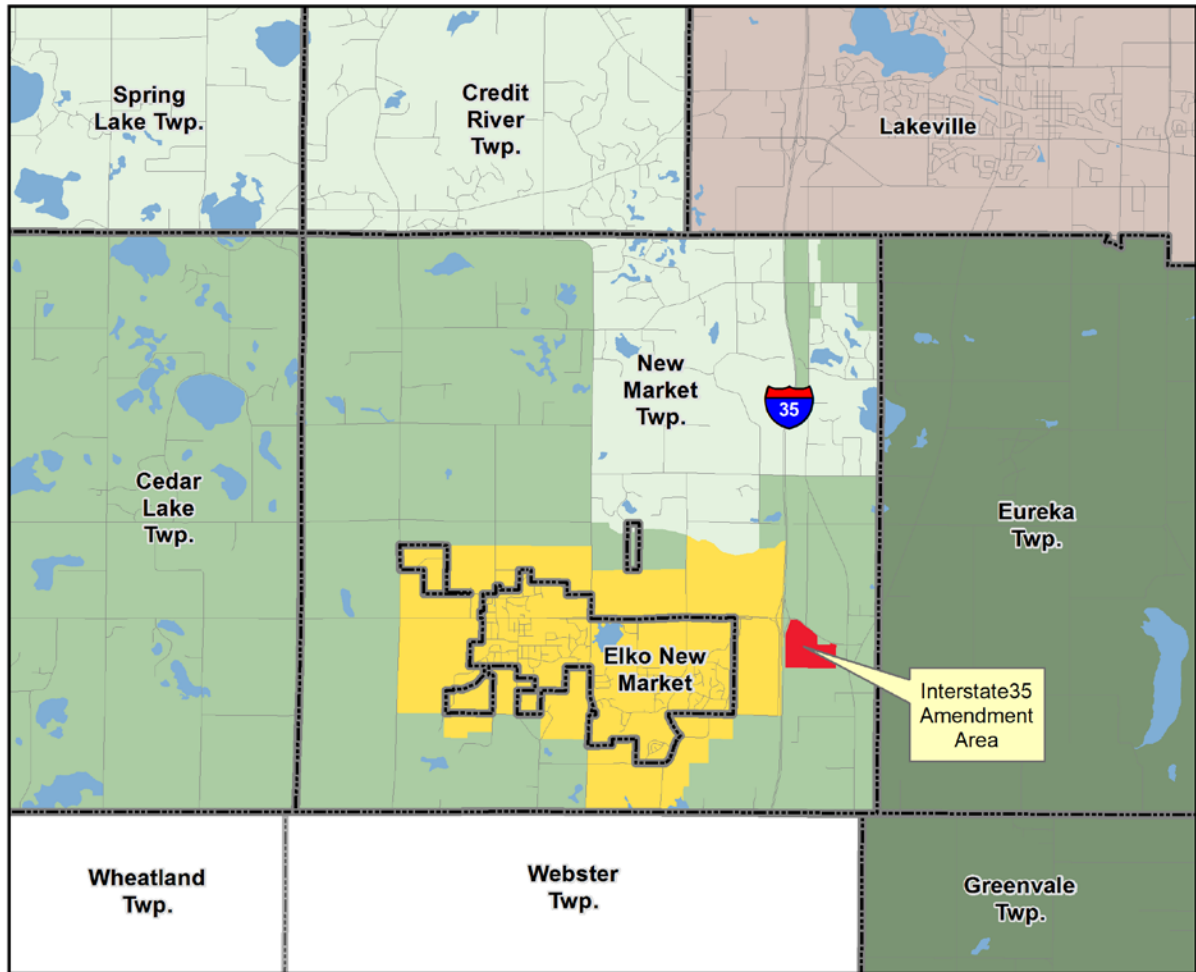
ATTACHMENTS

Figure 1: Location Map Showing Regional Planning Areas

Figure 2: Location Map showing Regional Systems

Figure 3: Current and Proposed Land Use Guiding showing MUSA Expansion

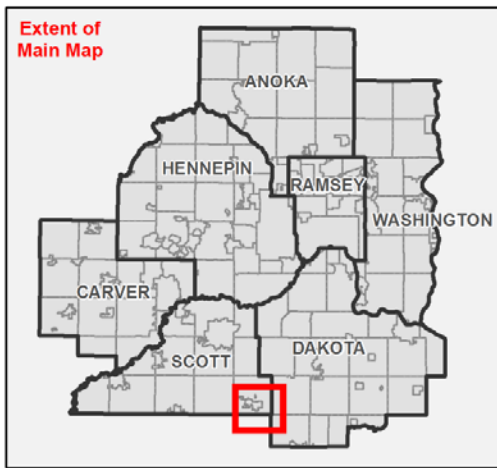
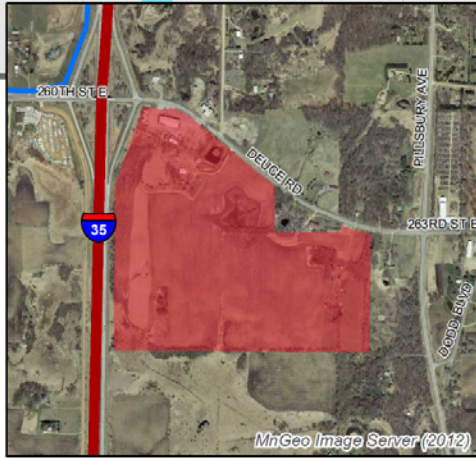
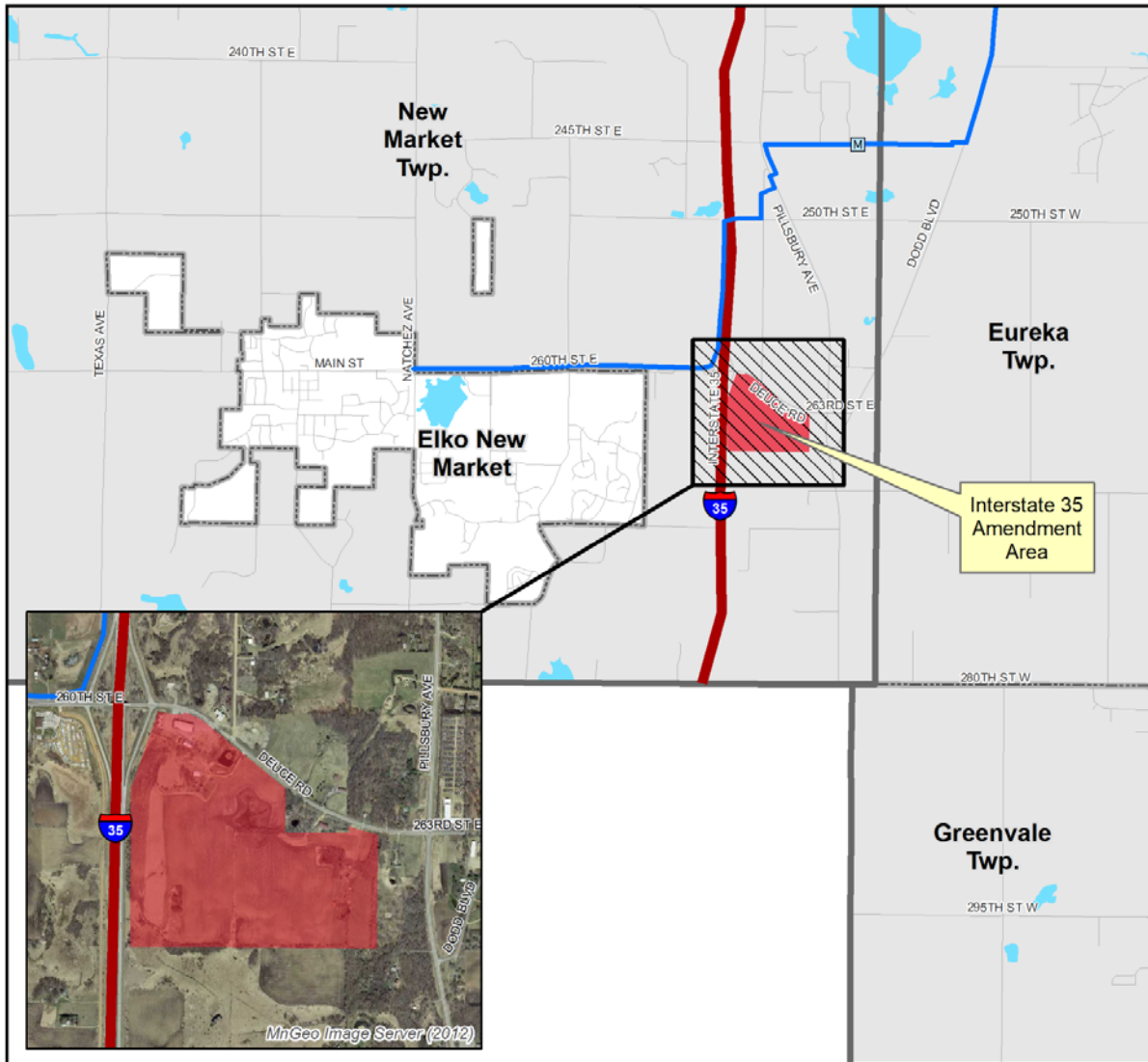
Figure 1: Location Map Showing Regional Planning Areas



2030 Framework Planning Areas

- Developed
- Developing
- Rural Center
- Rural Growth Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non Region
- Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems



- Regional Systems**
- Wastewater Services**
 - Meters
 - Lift Stations
 - MCES Interceptors
 - MCES Treatment Plants
 - Transportation**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - Recreation Open Space**
 - Park Reserve
 - Regional Park
 - Special Recreation Feature
 - Regional Trails**
 - Existing
 - Planned
 - Ncompass Street Centerlines

