

Community Development Committee

Meeting date: January 20, 2015

For the Metropolitan Council meeting of January 25, 2015

Subject: City of Inver Grove Heights Blackstone Comprehensive Plan Amendment, Review File No. 20614-8

District(s), Member(s): District 15, Steven Chávez

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

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

Division/Department: Community Development/Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Inver Grove Heights to put *Blackstone* comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.
3. Advise the City to implement the comments in the Review Record for Aviation, Regional Parks and Trails, and Surface Water Management.

Background

The Metropolitan Council reviewed the City's 2030 Comprehensive Plan (Update), (Review file No. 20614-1), on February 24, 2010. This is the City's seventh CPA since this review.

The *2030 Regional Development Framework* identifies the City as a Developing Community. The CPA proposes to re-guide 120 acres as follows: 20 acres from Industrial Office Park (IOP), Community Commercial (CC), Medium Density Residential (MDR) to Low Density Residential (LDR) and 40 acres from Low-Medium Density Residential (LMDR) to Low Density Residential to a new category in the City's Comprehensive Plan: Low Density Residential – Northwest Area Planned Unit Development (LDR-NWAPUD). The purpose is to develop 196 single family housing units.

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

None

Known Support / Opposition

None known.



**City of Inver Grove Heights
Blackstone Comprehensive Plan Amendment
Review File No. 20614-8, Council Business Item No. 2015-17**

BACKGROUND

The City of Inver Grove Heights (City) is a suburban community of approximately 30 square miles, located in northeast Dakota County. It bordered by the cities of Mendota Heights, Sunfish Lake, West St. Paul, South St. Paul, Newport, St. Paul Park, Grey Cloud Island Township, Rosemount, and Eagan.

Consistent with 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) identifies the City as both a Developing and a Rural Residential community. The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 33,900 to 44,200 people, from 14,000 to 18,000 households, and that employment will grow from 9,300 to 12,100 jobs.

The RDF identifies Inver Grove Heights as a Developing Community. The Metropolitan Council (Council) forecasts that between 2010 and 2030 the city will grow from 33,900 to 47,300 people, from 14,000 to 19,250 households, and that employment will grow from 12,000 to 17,900 jobs.

The Council acted on the City's 2030 Update, Review File No. 20614-1, on February 24, 2010. This is the City's 7th Amendment since then.

REQUEST SUMMARY

The CPA proposes to re-guide 120 acres as follows: 20 acres from Industrial Office Park (IOP), Community Commercial (CC), Medium Density Residential (MDR) to Low Density Residential (LDR) and 40 acres from Low-Medium Density Residential (LMDR) to Low Density Residential to a new category in the City's Comprehensive Plan: Low Density Residential – Northwest Area Planned Unit Development (LDR-NWAPUD). The purpose is to develop 196 single family housing units.

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 Council's RDF, 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 2030 Update, Review File No. 20614-1, on February 24, 2010.
- The Council acted on the Iverson CPA on August 25, 2010 (Review File No. 20614-2);
- Argenta Hills 5th Addition administratively approved October 12, 2012 (Review File No. 20614-3)
- Dakota County CDA Senior Living CPA administratively approved July 12, 2013 (Review File No. 20614-4)
- Darvan Acres Nature Center CPA administratively approved December 2, 2013 (Review File No. 20614-5)
- Fox Glen CPA administratively approved May 14, 2014 (Review File No. 20614-6); and
- Jeff Leyde CPA administratively approved November 25, 2014 (Review File No. 20614-7)

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 Township'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 with Council systems for Regional Parks, Transportation and Wastewater with additional details below.

Regional Parks

Reviewer: Jan Youngquist (651-602-1029)

The amendment conforms to the *2030 Regional Parks Policy Plan* (RPPP). The Mendota-Lebanon Hills Greenway Regional Trail is a component of the regional parks system, which is governed by the RPPP. The Council approved Dakota County's master plan for the Mendota-Lebanon Hills Greenway Regional Trail on October 16, 2013. The planned alignment of the trail travels through the proposed Blackstone Vista and Blackstone Ponds developments.

The change in land use guiding from Industrial Office Park, Community Commercial and Medium Density Residential to Low Density Residential is not anticipated to impact the development of the regional trail. It appears that the regional trail is being accommodated in the outlots depicted in the conceptual site plans.

Advisory comment:

The City and developer should coordinate the subdivision plat and future planning for the regional trail with Dakota County.

Transportation

Reviewer: Russ Owen (651-602-1724)

The CPA conforms with the *2030 Transportation Policy Plan* (TPP) and supports the regional transportation system. There is a new interchange proposed for I-494/Argenta to the north of this project. Although it has been reviewed through the MnDOT/Metropolitan Council process for adding interchanges to an interstate, and found to meet all of the qualifying criteria, the project has not been funded and will have to gain municipal consent from up to 4 municipalities, some of which oppose it, so timing of its construction is uncertain. Also, the application discusses the re-alignment of Argenta Trail.

Since this road is a minor arterial under county jurisdiction, the decision for that change is up to the City and Dakota County and does not affect consistency with the TPP.

Aviation

Reviewer: Russ Owen (651-602-1724)

The CPA conforms with the TPP and consistent with Council aviation policy.

Advisory Comments:

The proposed site is approximately 4.5 miles off the end of Runway 30L at Minneapolis St. Paul Airport (MSP), which can create noise and land use concerns for single family housing. Even though it is outside the 60 DnL noise zone, this area could fall into a MSP buffer zone, a one mile zone beyond the 60DnL that can be created by a city to address the range of variability in noise impact. The City may want to consult with staff from the Cities of Eagan or Mendota Height who experience dealing with land use changes within airport noise impacted areas.

Consistency with Council Policy

The CPA is consistent with Council policy for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply with additional details below.

Surface Water Management

Reviewer: Jim Larsen (651-602-1159)

The CPA is consistent with Council policy for surface water management.

Advisory Comments:

At present, none of the three proposed Blackstone development parcels meets the City's Northwest Area (NWA) requirements for stormwater management found in its NWA Stormwater Manual and Ordinance. Council staff fully supports the criteria contained in that Manual and expects that the City will implement these policies for this development, as they are consistent with Council policies.

Land Use

Reviewer: Patrick Boylan (651-602-1438)

The *2030 Regional Development Framework* identifies the City as a Developing Community. The CPA proposes to re-guide 120 acres as follows: 20 acres from Industrial Office Park (IOP), Community Commercial (CC), Medium Density Residential (MDR) to Low Density Residential (LDR) and 40 acres from Low-Medium Density Residential (LMDR) to Low Density Residential to a new category in the City's Comprehensive Plan: Low Density Residential – Northwest Area Planned Unit Development (LDR-NWAPUD). The purpose is to develop 196 single family housing units.

The City's Update, reviewed on February 24, 2010 has a planned minimum residential density of 3.31 units per acre. Consistent with the Council's MUSA Implementation Guidelines, communities participating in the Plat Monitoring Program (PMP) receive credit for development platted beginning in the year 2000. Since 2000, the City has averaged 5.77 units per acre in the PMP.

Analysis of the proposed amendment, within the context of the City's approved Update, subsequent amendments, and PMP data indicates an overall expected minimum density of 3.95 units per acre. See Table 1 below.

TABLE 1

Blackstone Amendment Proposed Changes					
	Min.	Max.	Acres	Min.	Max.
Low Density Residential*	1	3	548.6	548.6	1645.8
Low-Medium Density Residential	3	6	392.1	1176.3	2352.6
Medium Density Residential	6	12	145.3	871.8	1743.6
High Density Residential	12	24	22.3	267.6	535.2
Mixed Bus. Primarily Residential	20	30	48	960	1440
Totals			1156.3	3824	7717
Planned Density				3.31	6.67
Plat Monitoring 2000-2013			411.41	2373	
CPU+PMP Totals			1567.71	6197	3.95

* New LU category (Review File No. 20614-8) "LDR-NWAPUD" uses this density standard

Housing

Reviewer: Patrick Boylan (651-602-1438)

The CPA is consistent with the Council’s policy for housing. The City has over 97 acres available to support this need. The city has adequate land guided at densities high enough to allow the market to produce affordable housing. The CPA will not infringe on the City’s ability to address its fair share of the region’s affordable housing need of 871 units.

Water Supply

Reviewer: Lanya Ross (651-602-1803)

The CPA is consistent with Council policy regarding water supply and the Master Water Supply Plan. The project area is located within the South Saint Paul Central Drinking Water Supply Management Area, which has been designated as being moderately vulnerable to contamination by the city and the MN Department of Health.

Advisory Comments:

Local staff should consult the City’s Wellhead Protection Plan to ensure development is consistent with the city’s drinking water protection strategies.

The Council encourages efforts to promote the efficient use of water to protect and enhance the region's water supply sources. New development and redevelopment always provide opportunities to implement new water conservation and stormwater management strategies as part of construction and site landscaping. The Council's Conservation Toolbox and Stormwater Reuse Guide may be useful tools to reduce per capita water demand. Both can be found on the Council's Water Supply Planning website at <http://www.metrocouncil.org/Wastewater-Water/Planning/Water-Supply-Planning/Guidance-and-Planning-Tools.aspx>.

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

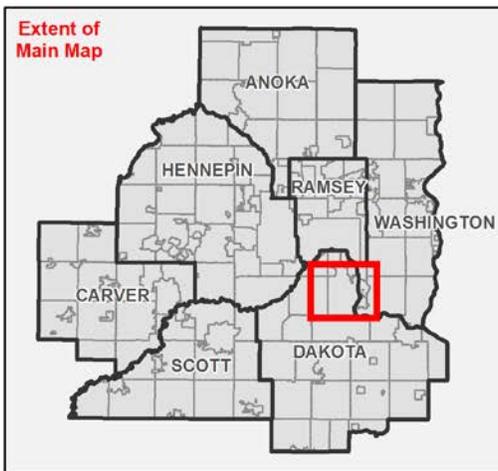
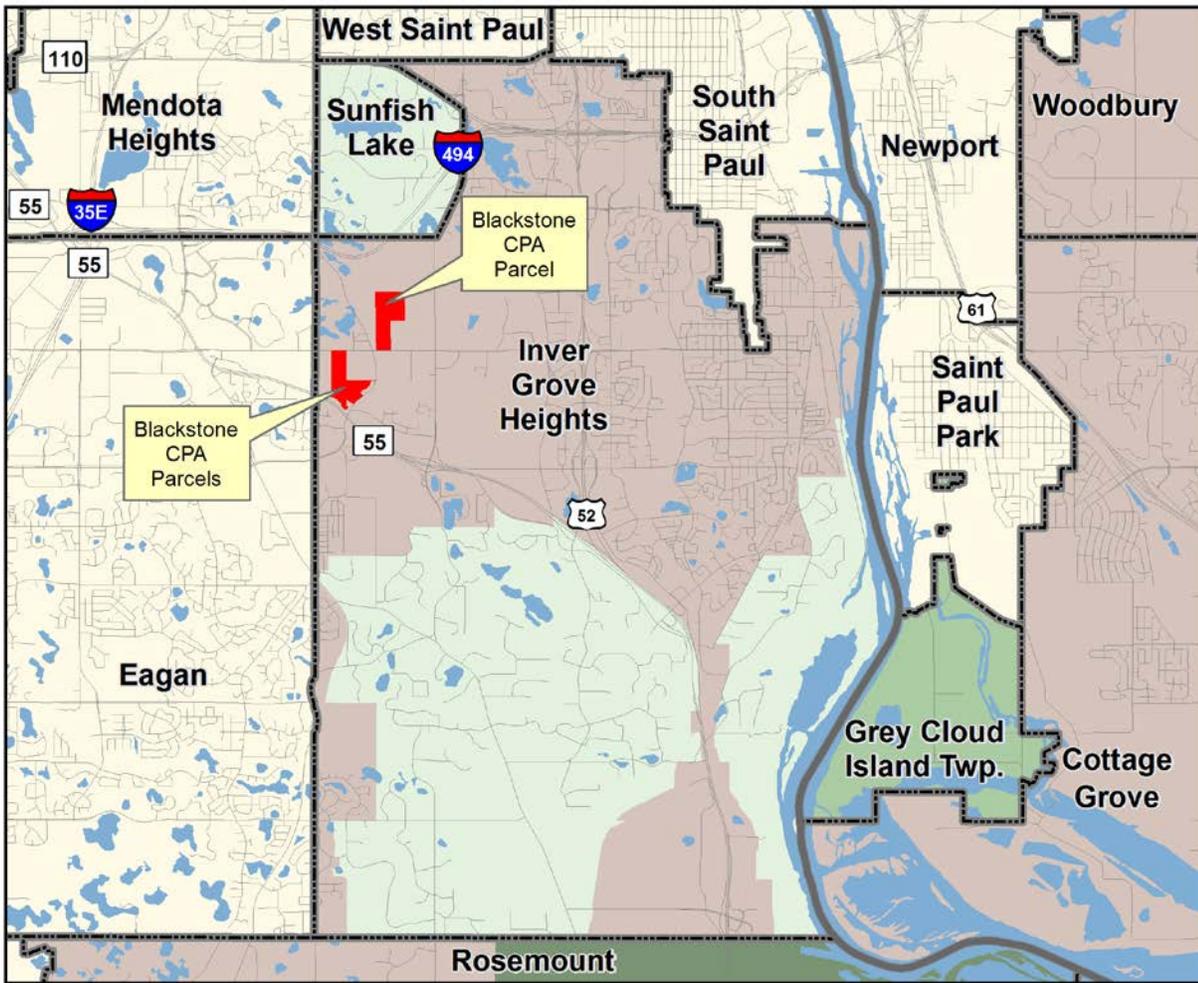
The CPA is compatible with plans of adjacent jurisdictions. The City sent the proposed amendment to adjacent local governments, school districts, and other jurisdictions on November 10, 2014 and all

adjacent and affected jurisdictions were given the opportunity to respond. 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: Future Land Use Map: Current and Proposed Guiding

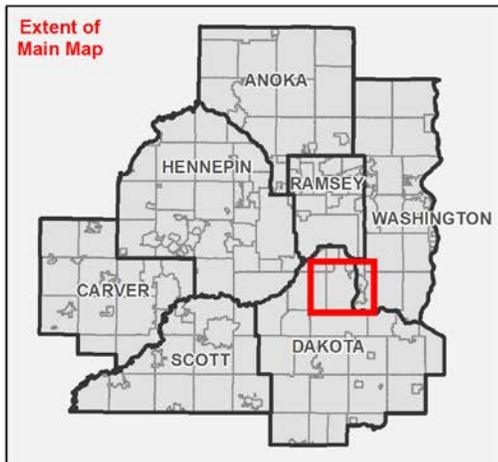
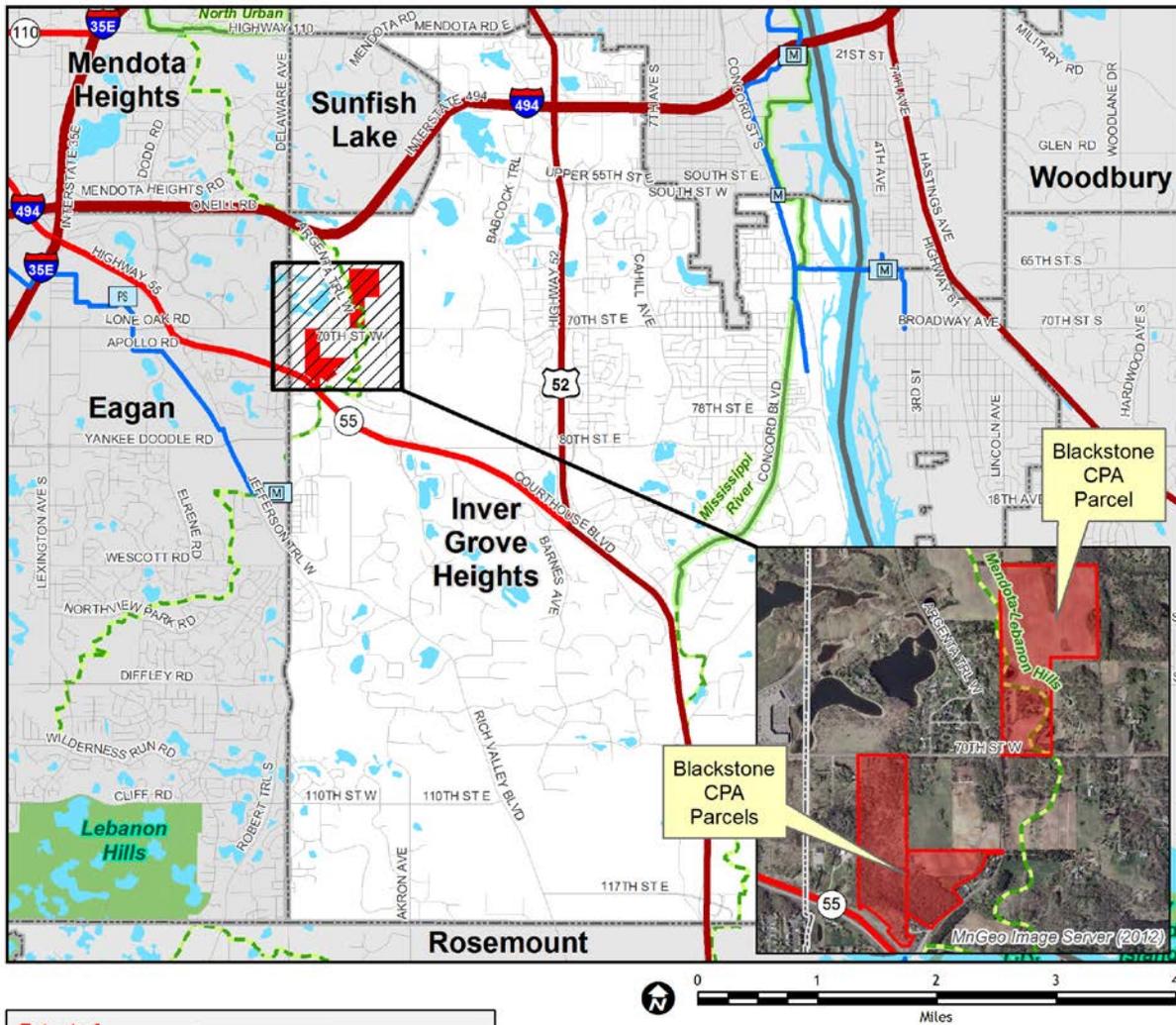
**Figure 1: Location Map Showing Regional Planning Areas
City of Inver Grove Heights CPA, Blackstone Amendment**



2030 Framework Planning Areas

- Developed
- Developing
- Rural Center
- Rural Growth Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non Region

**Figure 2: Location Map Showing Regional Systems
City of Inver Grove Heights CPA: Blackstone Amendment**



- Regional Systems**
- Wastewater Services**
- Meters
 - Lift Stations
 - MCES Interceptors
 - MCES Treatment Plants
- Transportation**
- Interstates
 - US Highways
 - State Highways
 - County Roads
 - Ncompass Street Centerlines, 2014
- Recreation Open Space**
- Park Reserve
 - Regional Park
 - Special Recreation Feature
- Regional Trails**
- Existing
 - Planned

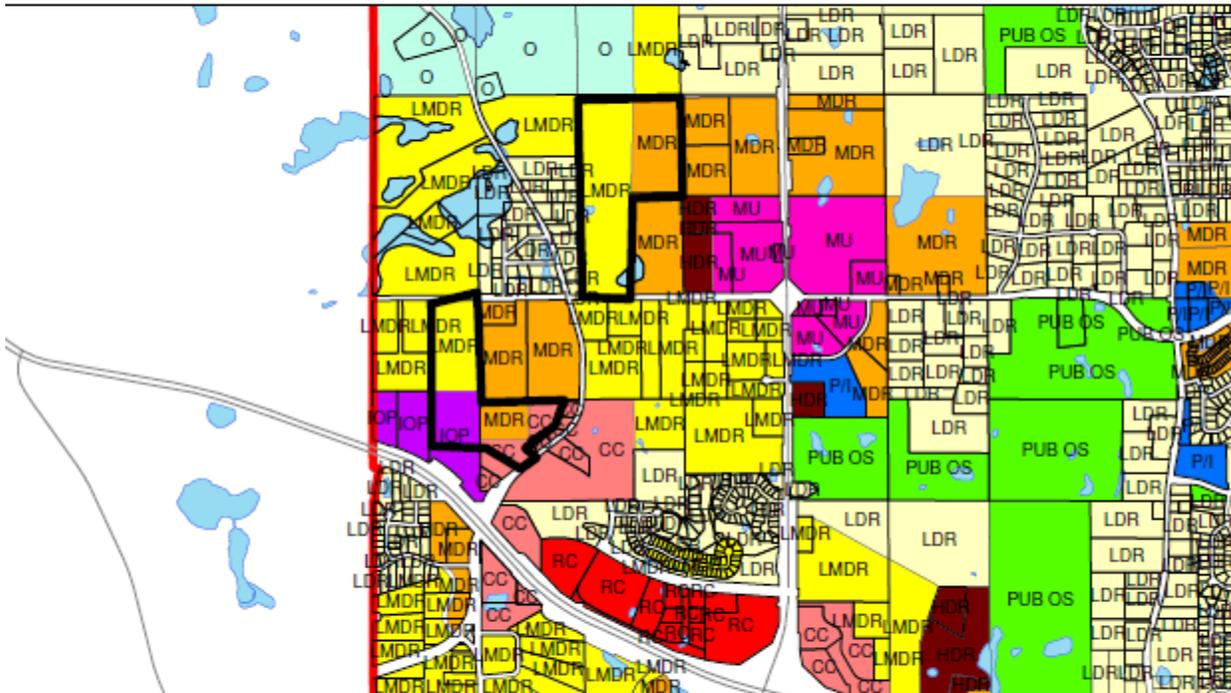
Figure 3: Location Map Showing Current and Proposed Guiding City of Inver Grove Heights CPA: Blackstone Amendment



Blackstone CPA



Existing Comprehensive Plan Map



Proposed Comprehensive Plan Map

