

Community Development Committee

Meeting date: June 15, 2015

For the Metropolitan Council meeting of June 24, 2015

Subject: Approval of City of Lakeville Avonlea Comprehensive Plan Amendment, Review File No. 20445-11

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 Lakeville to place the Avonlea comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.
3. Advise the City to update its Tier II Comprehensive Sewer Plan to reflect the flow of the 172 homes impacted by the flow diversion.

Background

The Council reviewed the City Comprehensive Plan Update (Business Item: 2009-124, Review File No. 20445-1) on June 10, 2009. This is the City's 10th amendment since the review of the Update.

The Comprehensive Plan Amendment (CPA) proposes to add 115 acres to the "Low/Medium Density" residential category, remove 85 acres from the "Medium Density" residential category, and remove 51 acres from the "Medium/High Density" residential category. The City also proposes adding 110 acres to the Metropolitan Urban Service Area (MUSA). The amendment is to support a project totaling 469 acres in size that would accommodate the development of up to 832 single-family and 249 multi-family 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

Not applicable

Known Support / Opposition

There is no known opposition.

Review Record

City of Lakeville Avonlea Comprehensive Plan Amendment

Review File No. 20445-11, Council Business Item 2015-134

BACKGROUND

The City of Lakeville (City) is located in Dakota County, surrounded by the cities of Burnsville, Apple Valley, Rosemount, Empire Township, Farmington, Eureka Township, New Market Township, Credit River Township, and the City of Savage.

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) identifies the City as a Developing community. The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 55,954 to 71,800 people, from 18,683 to 26,300 households, and that employment will grow from 13,862 to 20,200 jobs.

The Council reviewed the City's Comprehensive Plan Update, Review File No. 20445-1 on June 10, 2009. The City has submitted nine comprehensive plan amendments (CPAs). Six of those amendments made minor land use changes. Two amendments added land to the Metropolitan Urban Service Area (MUSA). This is the latest amendment.

These CPAs were administratively reviewed have been allowed to be placed into effect. The Council took action to allow 3.5 acres to be reguided from Medium Density Residential to Planned Unit Development (Council Item No. 2011-108).

This is the City's tenth proposed amendment to their 2030 Comprehensive Plan Update.

REQUEST SUMMARY

The CPA proposes to add 115 acres to the "Low/Medium Density" residential category, remove 85 acres from the "Medium Density" residential category, and remove 51 acres from the "Medium/High Density" residential category. The City also proposes adding 110 acres to the Metropolitan Urban Service Area (MUSA). The proposed amendment is to support a project totaling of 469 acres in size that would accommodate the development of up to 832 single-family and 249 multi-family 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 Update on June 10, 2009
- May 27, 2009: The Council acted on the City's 2030 Comprehensive Plan Update (CPU)
- March 30, 2011, the Council acted on the City's Hosanna Lutheran Church CPA, which changed land use of 13.6 acres from Medium/High Density Residential to Office/Residential for the development of a 101 unit senior housing facility. (Business Item 2011-108)
- The Council administratively approved eight CPAs since 2011
 - Administrative Review for Council File No. 20445-2: 5.75 acres from Commercial to LDR.
 - Administrative Review for Council File No. 20445-4: 13.6 acres from General Commercial to Medium/High Density Residential
 - Administrative Review for Council File No.20445-5: 22 Acres from "Special Plan Area" to LDR
 - Administrative Review for Council File No. 20445-6 8.7 acres into MUSA.
 - Administrative Review for Council File No. 20445-7: 7 acres of Commercial to Low/Medium Density Residential
 - Administrative Review for Council File No. 20445-8: 17.7 acres from High Density Residential to Low/Medium Density Residential
 - Administrative Review for Council File No. 20445-9: 29 acres from Commercial to Industrial.
 - Administrative Review for Council File No. 20445-10: 29.7 acres (7.9 acres from P/QP to LDR and 21.6 acres into MUSA guided LDR)

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 advisory comments.

Consistency with Council Policy

The CPA is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. The proposed CPA does not change official forecasts for the City. Additional review comments regarding land use is detailed below.

Land Use

Reviewer: Patrick Boylan (651-602-1438)

The CPA is consistent with 2030 *Regional Development Framework* (RDF) policies for Developing 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.

As shown in Figure 3, the CPA proposes to reguide 115 acres to the “Low/Medium Density” residential category with a density range of 1-3 units per acre, remove 85 acres from the “Medium Density” residential category (5-7 units per acre), and remove 51 acres from the “Medium/High Density” residential category (6-9 units per acre). The project will also add 110 acres to the Metropolitan Urban Service Area (MUSA). The total project size is 469 acres to build up to 832 single-family and 249 multi-family units. The overall residential density drops to 4.1 units per acre for expected development.

2010-2030 Change					
Category	Density Range		Gross Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	1	3	698.35	698.35	2095.05
L/MD Residential	3	5	790.4	2371.2	3952
MD Residential	5	7	63.5	317.5	444.5
M/HD Residential	6	9	2397.5	14385	21577.5
HD Residential	9	9	66	594	594
TOTALS			4015.75	18,366	28,069
Overall Density				4.57	6.99
Plat Monitoring Data 2000-2014			2135.6	7066	3.3
CPU + PM			6151.35	25432	4.1

Housing

Reviewer: Patrick Boylan (651-602-1438)

The CPA is consistent with the Council’s policy for housing. The City’s share of the region’s affordable housing need is 2,260 units. The amendment proposes to remove 51 acres from Medium/High density (6 – 9 units/acre). With this amendment, the City still has over 1,202 acres available guided at densities high enough (at least 6 units per acre) to support their share of the region’s affordable housing need.

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

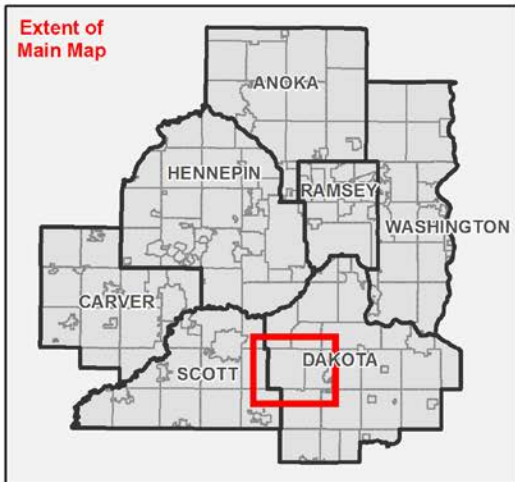
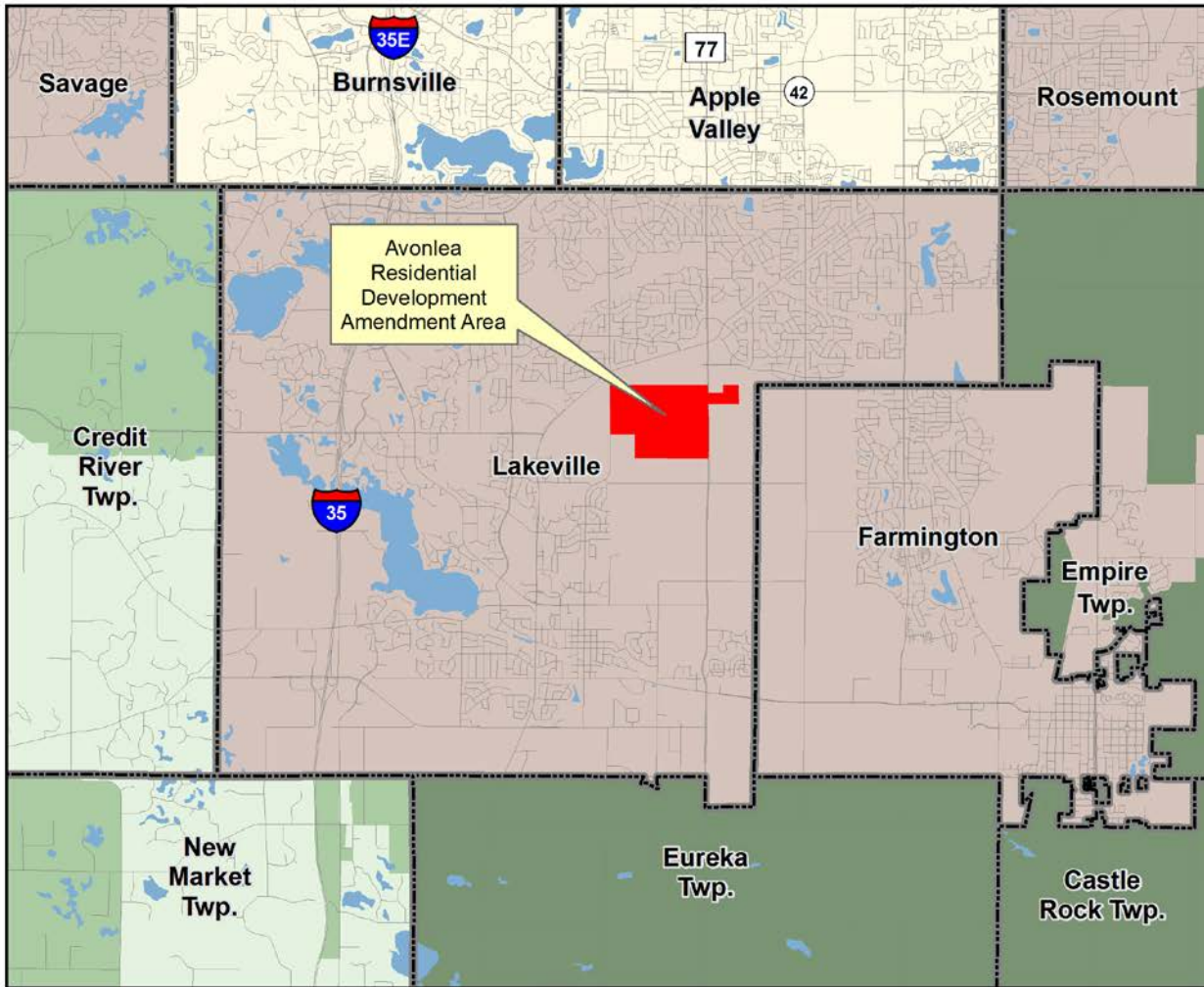
Figure 1: Location Map Showing Regional Planning Areas

Figure 2: Location Map showing Regional Systems

Figure 3: Current and Proposed Land Use Guiding

Figure 4: Proposed MUSA Expansion

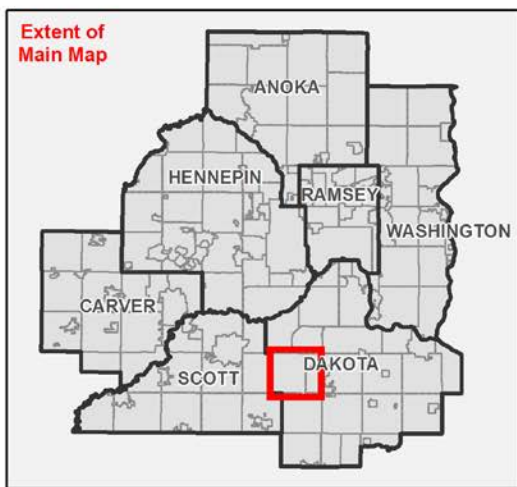
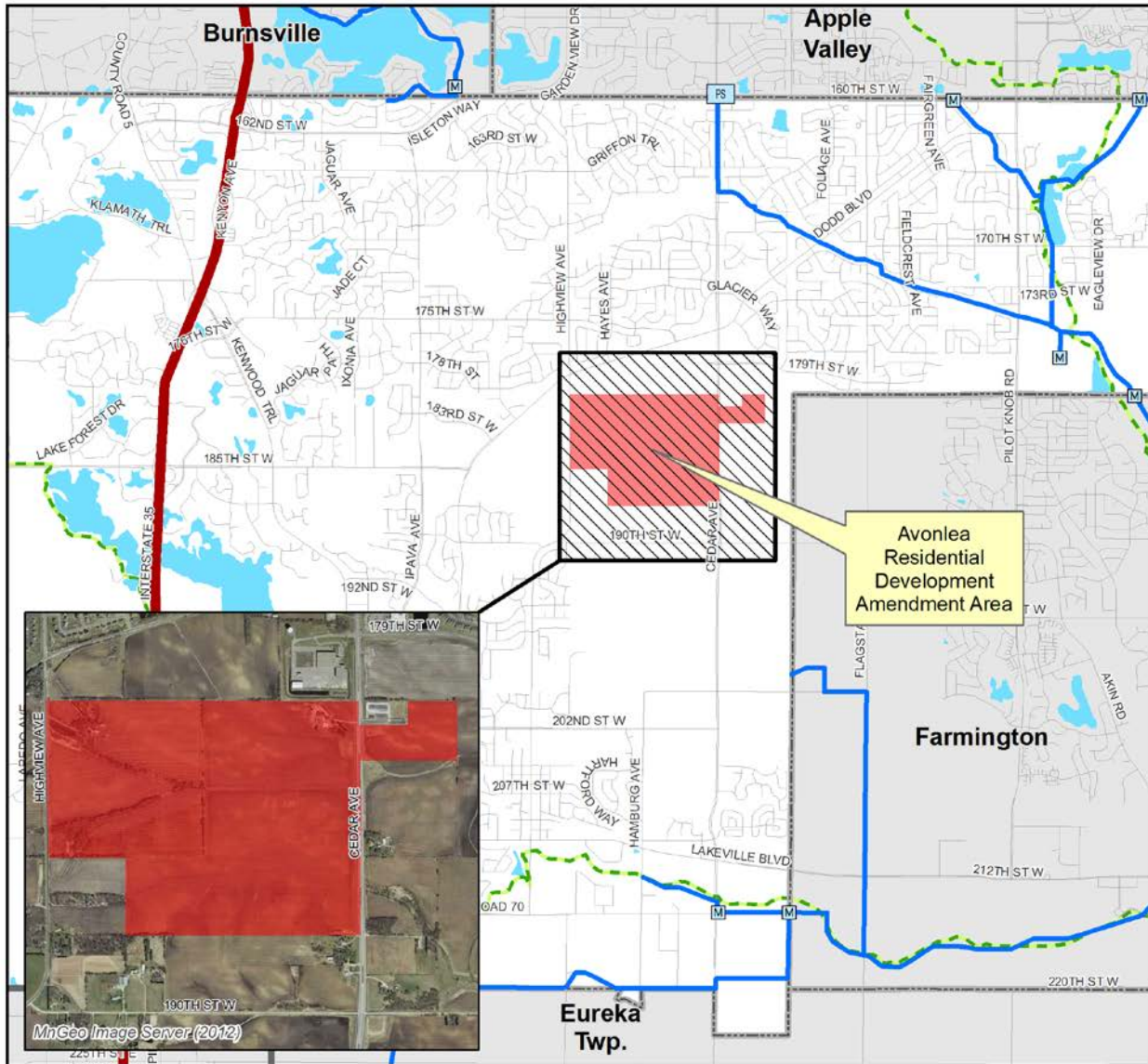
Figure 1: Location Map Showing Regional Planning Areas



2030 Framework Planning Areas

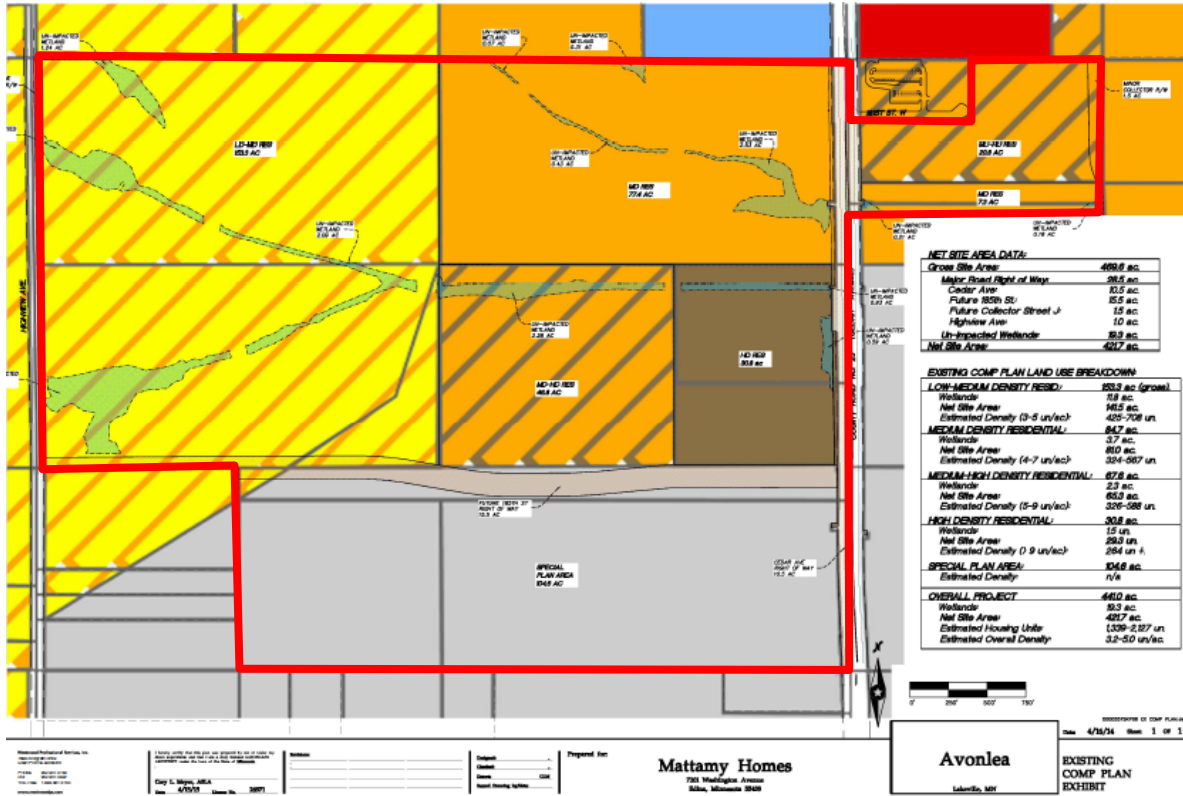
- Developed
- Developing
- Rural Center
- Rural Growth Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non Region
- Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems



- Regional Systems**
- Wastewater Services**
 - M Meters
 - PS Lift Stations
 - MCES Interceptors
 - WTP 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

Figure 3: Current and Proposed Land Use Guiding Current



Proposed

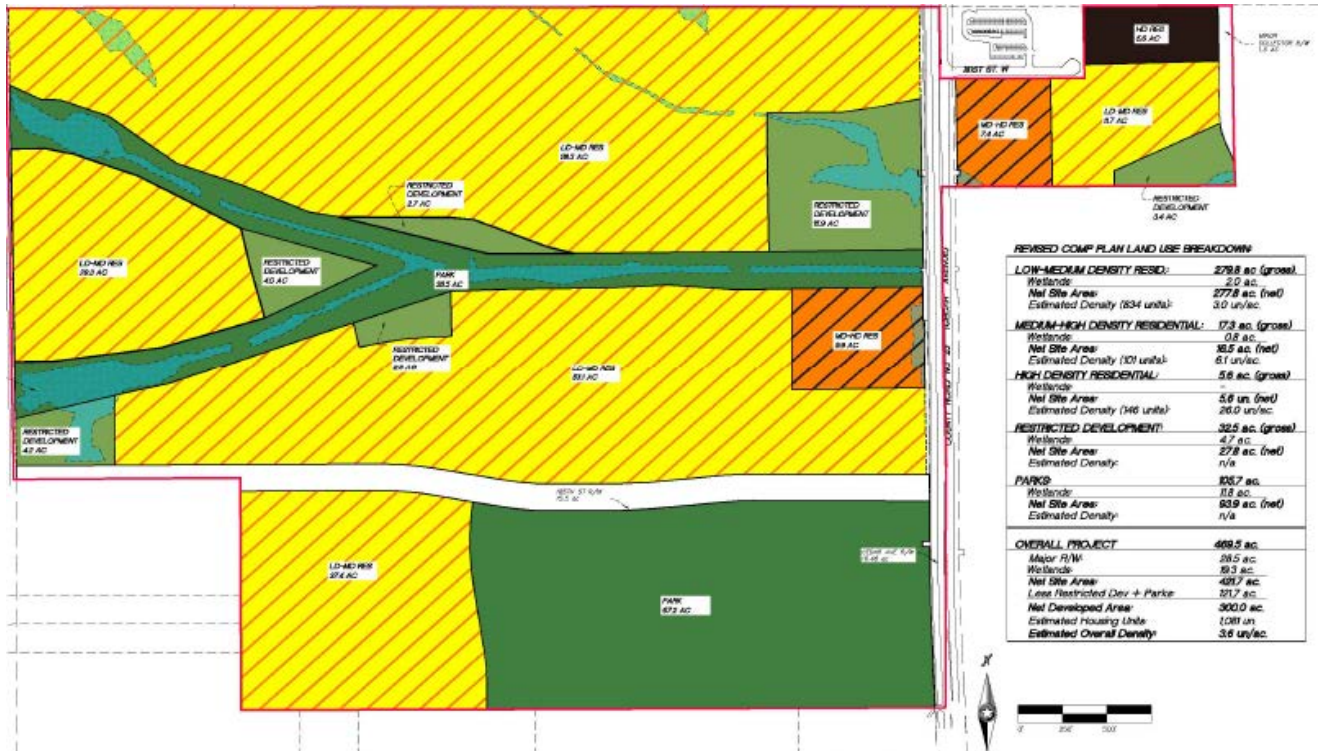


Figure 4. Proposed MUSA Expansion

-  Rural Density Residential - 1 dwelling per 10 acres
-  Low Density Residential - Less than 3 dwellings per acre
-  Low/Medium Density Residential - 3 to 5 dwellings per acre
-  Medium Density Residential - 4 to 7 units per acre
-  Medium/High Density Residential - 5 to 9 units per acre
-  High Density Residential - More than 9 units per acre
-  Manufactured Housing
-  Office/Residential Transition
-  Commercial
-  Office Park
-  Warehouse/Light Industrial
-  Industrial
-  Airport
-  Public and Quasi-Public
-  Parks
-  Restricted Development
-  Special Plan Area
-  Water

