

Community Development Committee

Meeting date: May 15, 2017

For the Metropolitan Council meeting of May 24, 2017

Subject: City of Rosemount Rosewood Commons Apartments Comprehensive Plan Amendment, Review File No. 20584-12

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 / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Rosemount to place the Rosewood Commons Apartments Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Encourage the City to consider the advisory comments for Wastewater and Housing

Background

The comprehensive plan amendment is for the proposed Rosewood Commons Apartments, and proposes to change the City's Future Land Use Map by changing Lot 1, Block 1 of Greif Addition from BP – Business Park to HDR – High Density Residential and Lot 1, Block 2 Rosewood Village 2nd Addition from MDR – Medium Density Residential to HDR – High Density Residential. The 12.25 acre site is located south of 145th Street West and east of the Progressive Rail line/downtown Rosemount. The amendment would facilitate the construction of a 225-unit apartment development.

Rationale

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

Thrive Lens Analysis

The proposed amendment is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in *Thrive*, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the *Thrive* outcomes.

Funding

None.

Known Support / Opposition

There is no known opposition to this proposal.

Review Record

City of Rosemount

Rosewood Commons Apartments Comprehensive Plan Amendment

Review File No. 20584-12, Council Business Item No. 2017-107

BACKGROUND

The City of Rosemount (City) is approximately 35 square miles, located in central Dakota County. It is bordered by the City of Inver Grove Heights, Nininger Township, Vermillion Township, City of Coates, Empire Township, the City of Apple Valley and the City of Eagan.

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 *Thrive MSP 2040* and its policy plans. Figure 1 shows the general location of Rosemount and nearby communities, and the Council's Thrive Community Designation.

Thrive MSP 2040 (Thrive) identifies the City as an Emerging Suburban Edge community. The Metropolitan Council (Council) forecasts that the City will grow between 2015 and 2040 from 25,900 to 38,000 people; from 9,300 to 14,000 households; and that employment will grow from 9,900 to 13,100 jobs.

The Council reviewed the City's Update, Review File No. 20554-1, on October 28, 2009 ([Business Item 2009-374](#)). This amendment is the City's eleventh since the review of the Update.

REQUEST SUMMARY

The comprehensive plan amendment is for the proposed Rosewood Commons Apartments, and proposes to change the City's Future Land Use Map by changing Lot 1, Block 1 of Greif Addition from BP – Business Park to HDR – High Density Residential and Lot 1, Block 2 Rosewood Village 2nd Addition from MDR – Medium Density Residential to HDR – High Density Residential. The 12.25 acre site is located south of 145th Street West and east of the Progressive Rail line/downtown Rosemount. The amendment would facilitate the construction of a 225-unit apartment development.

OVERVIEW

Conformance with Regional Systems

The amendment 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 amendment is consistent with the *Thrive MSP 2040*, with the *Housing Policy Plan*, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The amendment 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 Comprehensive Plan Update on October 28, 2009 ([Business Item 2009-374](#), Review File No. 20584-1)
- The Council acted on the Prestwick Place 2nd Addition CPA on August 25, 2010, ([Business Item 2010-287](#) Review File No. 20584-2)
- The Council administratively reviewed the Prestwick Place 3rd Addition CPA (Review File No. 20584-3) on June 30, 2011.
- The Council acted on the Greystone Subdivision CPA on May 23, 2012, ([Business Item 2012-144](#) Review File No. 20584-4).
- The Council acted on the Rosemount Comprehensive Plan Amendment CPA on September 26, 2012 ([Business Item 2012-295](#), Review File No. 20584-5).
- The Council administratively reviewed the Dakota County CDA Senior Housing CPA on February 26, 2014 (Review File No. 20584-6).
- The Council administratively reviewed the Greystone III CPA on July 31, 2014 (Review File No. 20584-7).
- The Council administratively reviewed the South Urban Gateway CPA on January 15, 2015 (Review File No. 20584-8).
- The Council administratively reviewed the Prestwick Place North CPA on May 15, 2015). (Review File No. 20584-9).
- The Council administratively reviewed the Minnesota Education Trust CPA on October 28, 2015 (Review File No. 20584-10).
- The Council administratively reviewed the SKB Environmental Metals Recycling CPA on March 31, 2016). (Review File No. 20584-11).

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with *Thrive MSP 2040* 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 amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans.

Wastewater

Reviewer: Kyle Colvin (651-602-1151) and Roger Janzig (651-602-1119)

The amendment conforms to *2040 Water Resources Policy Plan*.

Advisory Comments

Metropolitan Council Interceptor (7112) is within 145th Street West right-of way. The interceptor was built in 1971 and is a 12-inch RCP at a depth of approximately 8 feet. To assess the potential impacts

to our interceptor system, prior to initiating this project, preliminary plans should be sent to Scott Dentz, Interceptor Engineering Manager (651-602-4503) at the Metropolitan Council Environmental Services for review and comment.

Consistency with Council Policy

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

Land Use

Reviewer: Patrick Boylan (651-602-1438)

The proposed amendment is consistent with Thrive land use policy for Emerging Suburban Edge communities. The amendment would support a new residential development called Rosewood Commons Apartments, adding 225 new housing units.

The amendment is consistent with Thrive expectations for the planned residential density of 3-5 dwelling units per acre (du/acre) in the Emerging Suburban Edge communities. The amendment reguides 12.25 acres from Business Park to High Density Residential and a second parcel from Medium Density Residential to High Density Residential.

Table 1 below shows the City’s updated overall minimum planned densities, which increases slightly from 3.52 to 3.62 du/acre with this amendment.

Table 1. City of Rosemount Planned Residential Density, 2010-2030

Within Urban Service Area	Allowed Density Range Housing Units/Acre		2010-2030 Change Acres	Housing Units	
	Min	Max		Min	Max
Transitional Residential	1	3	155	155	465
Low Density Residential	1	5	501.76	501.76	2508.8
Medium Density Residential	6	12	370.22	2221	4442.64
High Density Residential	12	30	54.75	657	1642.5
Downtown (DT)	0	40	1	0	40
Plat Monitoring 2000-2015			895.6	3622	
Totals			1,978	7,157	9,059
Overall Density				3.62	4.58

Housing

Reviewer: Tara Beard (651-602-1051)

The amendment is consistent with the Council’s policies for housing. The City is currently providing sufficient land that promotes affordable housing development to address their share of the region’s 2011-2020 need for affordable housing, and the proposed amendment further increases the City’s inventory of high density residential land. After this amendment, the City will be guiding more than 171 acres of Medium- and High-Density residential land such that at least 1249 units could be built in the decade; its share of the 2011-2020 regional need is 1,000.

Advisory Comments

The City's share of the region's 2021-2030 need for affordable housing is 783 units, and the minimum density of land guided to address this need in its 2040 Comprehensive Plan update is 8 units per acre. The City's current minimum for its Medium Density residential land is 6 units per acre. If the City has any questions about their Comprehensive Plan update and consistency with Council housing policy, please contact your Sector Representative or Council housing staff.

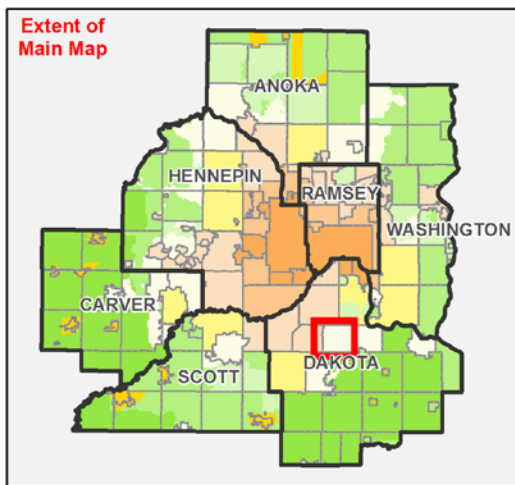
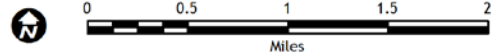
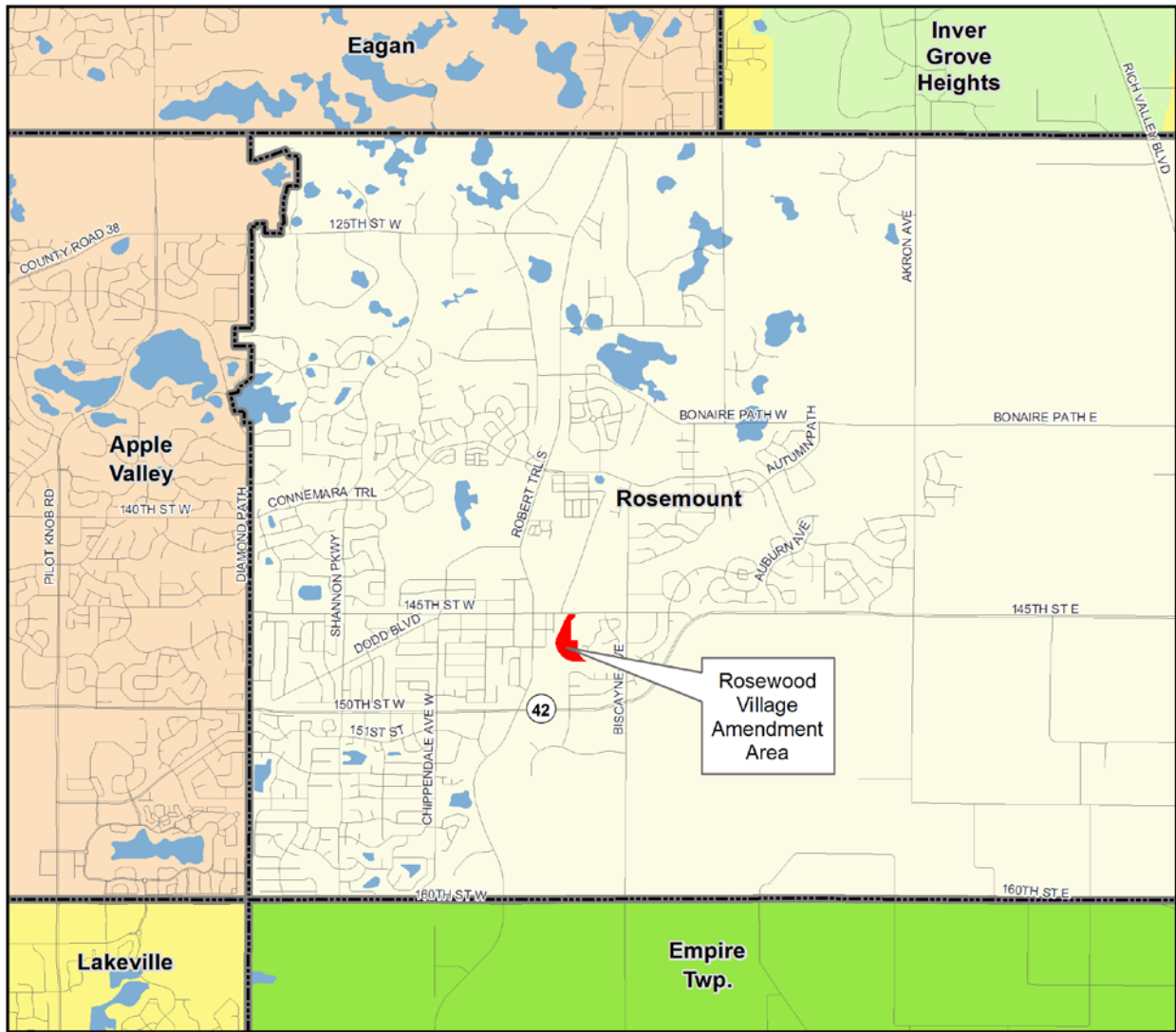
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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 Community Designations
- Figure 2: Location Map Showing Regional Systems
- Figure 3: Existing Planned Land Use, Pre-Amendment
- Figure 4: Proposed Planned Land Use, Post-Amendment

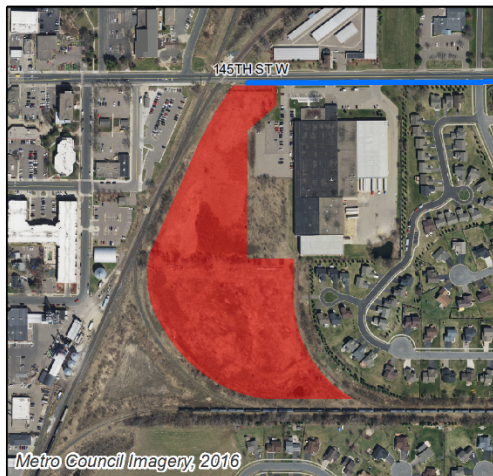
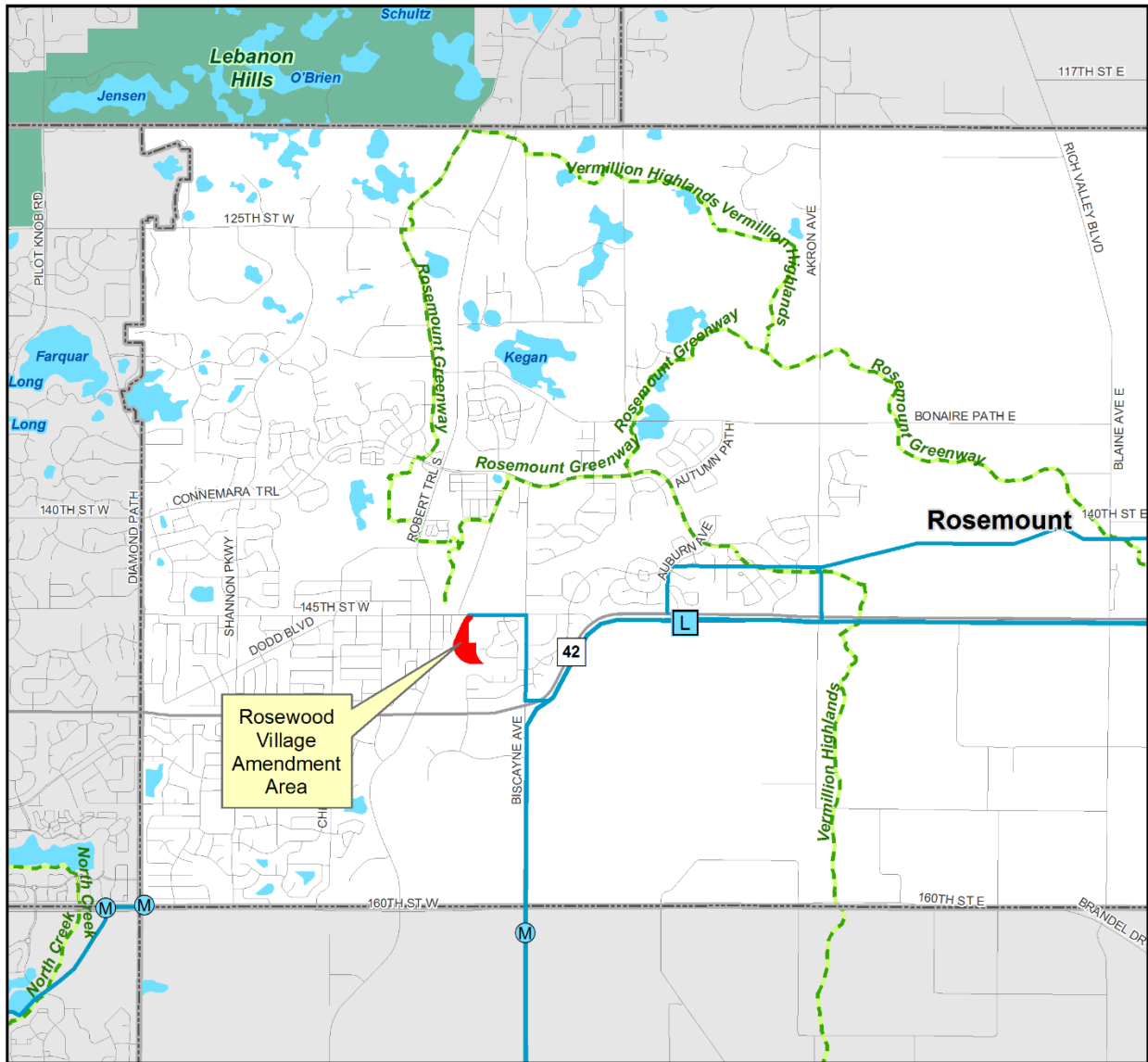
Figure 1: Location Map Showing Community Designations



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems



Regional Systems

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads

Regional Transitways

- Existing, Fixed Guideway
- Proposed, Fixed Guideway
- Existing, Bus Rapid Transit
- Proposed, Bus Rapid Transit
- Existing Fixed Guideway Stations
- Planned Fixed Guideway Stations

Recreation Open Space

- Park Reserves
- Regional Parks
- Special Recreation Features
- Existing Regional Trails
- Planned Regional Trails

Wastewater Treatment

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

Ncompass Street Centerlines

Figure 3: Existing Planned Land Use, Pre-Amendment

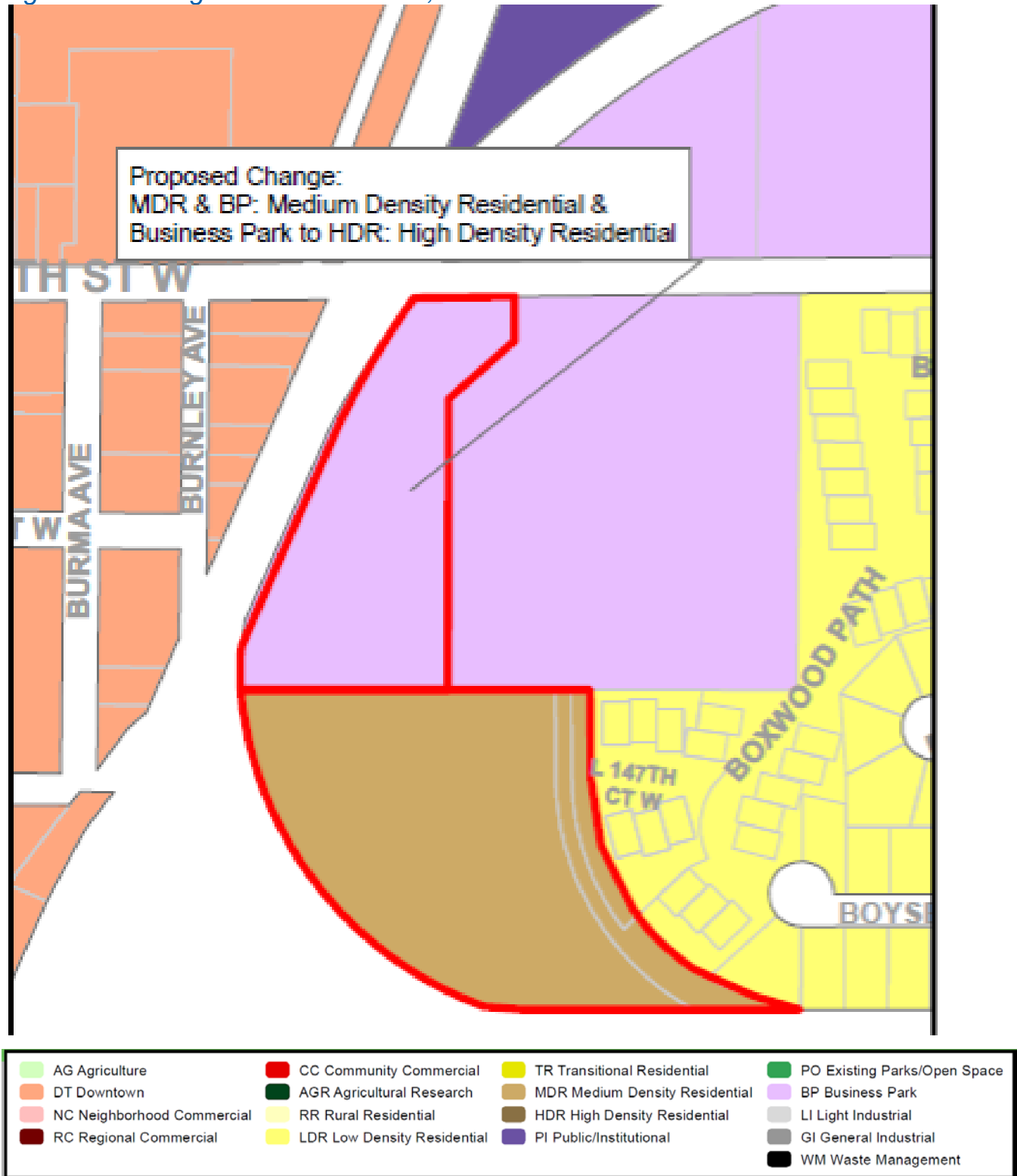
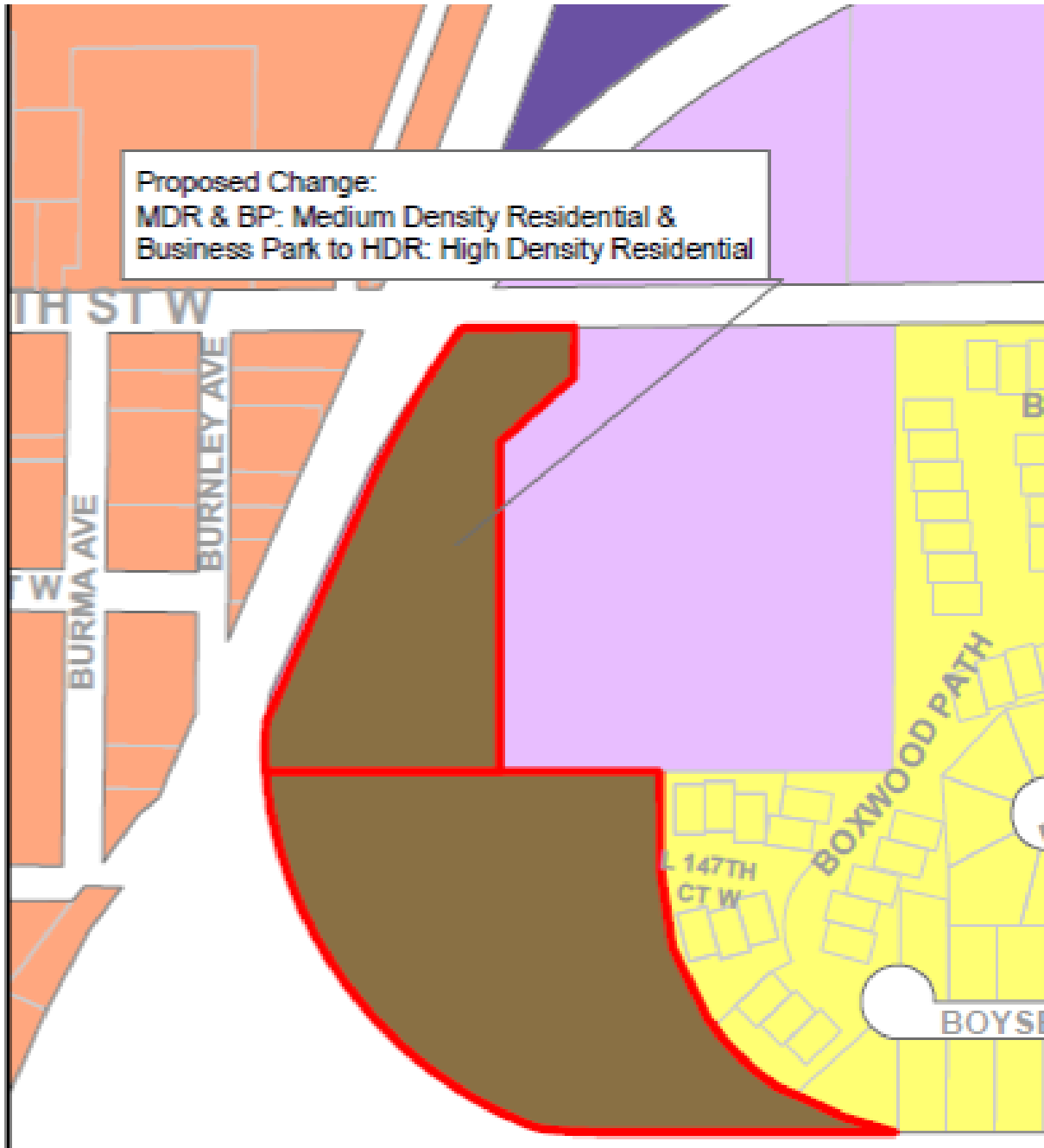


Figure 4: Proposed Planned Land Use, Post-Amendment



AG Agriculture	CC Community Commercial	TR Transitional Residential	PO Existing Parks/Open Space
DT Downtown	AGR Agricultural Research	MDR Medium Density Residential	BP Business Park
NC Neighborhood Commercial	RR Rural Residential	HDR High Density Residential	LI Light Industrial
RC Regional Commercial	LDR Low Density Residential	PI Public/Institutional	GI General Industrial
			WM Waste Management