

Community Development Committee

Meeting date: September 17, 2018

For the Metropolitan Council meeting of September 26, 2018

Subject: City of Rosemount UMore/Opus Property Comprehensive Plan Amendment, Review File No. 20361-20

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 UMore/Opus Property Comprehensive Plan Amendment (CPA) into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the review record for consistency with the Alternative Urban Areawide Review (AUAR) for environmental concerns.

Background

The CPA proposes to amend the local comprehensive plan to reguide 530 acres from AGR-Agricultural Research to BP-Business Park, and includes an expansion of the Metropolitan Urban Service Area (MUSA). The purpose of the amendment is to prepare for potential office and light industrial uses.

Rationale

The proposed amendment conforms to regional system plans, 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 outcomes identified in *Thrive*.

Funding

None.

Known Support / Opposition

There is no known opposition to this amendment.

Review Record

Rosemount

UMore/Opus Comprehensive Plan Amendment

Review File No. 20684-15, Council Business Item No. 2018-248

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 2017 and 2040 from 23,965 to 38,000 people; from 8,455 to 14,000 households; and that employment will grow from 7,258 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 fourteenth since the review of the Update.

REQUEST SUMMARY

The CPA proposes to amend the local comprehensive plan to reguide 530 acres from AGR-Agricultural Research to BP-Business Park, and includes an expansion of the Metropolitan Urban Service Area (MUSA). The purpose of the amendment is to prepare for office and light industrial uses.

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 provided comments on the UMore Park Alternative Urban Areawide Review (AURA) on September 13, 2013 (Review File No. 21138-2)
- 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).
- The Council acted on the Comprehensive Plan Amendment CPA on May 24, 2017 ([Business Item 2017-107](#)). (Review File No. 20584-12).
- The Council administratively reviewed the Canada Circle CPA on July 17, 2018. (Review File No. 20584-13).
- The Council administratively reviewed the McMenemy CPA on July 17, 2018. (Review File No. 20584-14).

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 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 amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

Regional Parks

Reviewer: Patrick Boylan (651-602-1438)

The proposed amendment conforms to the *2040 Regional Parks Policy Plan*. The comprehensive plan amendment site is more than 0.5 miles from the nearest regional trail or park.

Transportation

Reviewer: Russ Owen (651-602-1724), Scott Thompson (612-349-7774)

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. The amendment materials state that the City will be updating their Alternative Urban Areawide Review (AUAR) for this site. The Council will look forward to reviewing a traffic impact study for the site. Council staff looks forward to working with the City on transportation issues that will affect the site.

Wastewater

Reviewer: Roger Janzig (651-602-1119)

The proposed amendment conforms to the *2040 Water Resources Management Plan*. The Metropolitan Disposal System has adequate capacity for this project location.

Consistency with Council Policy

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

Land Use

Reviewer: Sector Rep Patrick Boylan (651-602-1438)

The proposed amendment is consistent with *Thrive MSP 2040* policy for land use. *Thrive* identifies the City as an Emerging Suburban Edge Community, and directs communities to plan for land uses that support the growth of businesses and to identify appropriate areas for development, particularly those that are well-served by transportation options. The amendment proposes to re-guide land designated as Agricultural Research, to the designation category of Office Park. The land is 530 acres and is located generally south of County Road 42 and ½ mile west of US Highway 52 and adjacent to Dakota County Technical College (see Figure 2). The purpose of the amendment is to facilitate the development of a business research park.

The UMore and Opus parcels are a small portion of a larger Alternative Urban Areawide Review (AUAR) site. In 2013, the Council evaluated three scenarios of over 4,900 acres that included potential for up to 34,500 population and employment-supporting zones for 18,200 jobs. The proposed land use change is consistent with the scenarios evaluated in the AUAR.

Environment

Reviewer: Jim Larsen (651-602-1159)

The City has not clearly indicated that environmental resources that were identified in the 2013 AUAR incorporating the amendment area would be preserved as open space (via wildlife corridors and trail greenways interconnecting surface water resources and wooded protection corridors through the area) as proposed. Instead, the City has identified the municipal processes it will utilize to evaluate that possibility as it reviews potential development plans following completion of the proposed comprehensive guide plan land use change process.

The UMore Study Area AUAR (4,900 acres completed in August 2013) provided a concept master plan for alternatives of development on the site, following evaluation of existing site environmental attributes and the need for an ongoing effort to minimize cumulative impacts to those site attributes by individual independent development projects. Each of the three proposed development alternatives (Final AUAR Figures 6-1, 6-2, and 6-3) utilizes an identical “backbone” Open Space system of greenways through the site to accommodate active and passive recreation uses (for trails and human passage) that incorporate existing the natural features (woodlands, wetlands, and forage grasslands) that constitute the essential components of established wildlife preferred-movement corridors.

As the first areas proposed for urbanization within the overall 4,900-acre AUAR Study Area, development of the two amendment parcels totaling 460 acres will set the tone for all future development within the AUAR Study Area (see Figure 3). An oak forest/woodland located in the northeast corner of the eastern parcel, as well as an east-west swath of varied vegetation identified by the Minnesota Department of Natural Resources (DNR) as Regionally Significant Ecological Area (RSEA) (characterized as being of “High” quality) across the lower half of the western parcel in the amendment area are partially to completely identified within the Final AUAR as proposed “Potential Future UMore Lakes and Open Space” land use in Final AUAR Figure 25-3 “Parks, Recreation Areas and Trails,” and as “Open Space” in Final AUAR Alternative Development Scenario Figures 6-1, 6-2, and 6-3. The Final AUAR notes the oak forest/woodland area is listed in the DNR’s Minnesota County Biological Survey Sites of Biodiversity Significance database, but is described as being below the minimum biodiversity significance threshold to be considered as a RSEA. Council staff does note however that of the total of 296 acres of forest or woodland area identified as present within the total 4,900-acre AUAR Study Area, this remnant of oak forest/woodland is identified as the having the highest quality within the Area.

The amendment area is proposed to be developed as Business Park, and the City cites their intent to apply the requirements in their Tree Preservation Ordinance and Park and Open Space Dedication to the site, as well as to work with Dakota County staff in determining the best alignment for the Vermillion Highlands Greenway through the AUAR site. A Business Park land use typically would not have a need for isolated recreational park area(s) in support of residences in the area.

Advisory Comments

Council staff encourage that all area park dedication be focused on striving to meet greenway and open space preservation guidance identified in the AUAR.

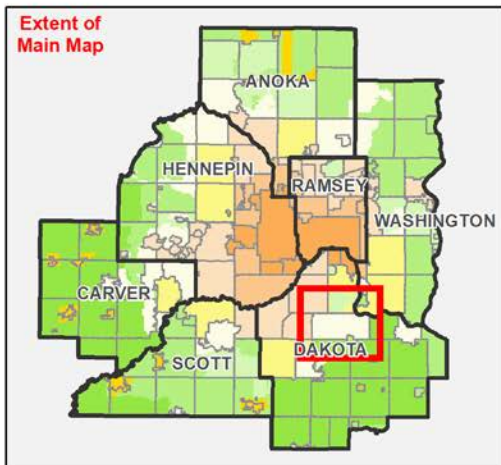
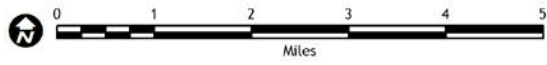
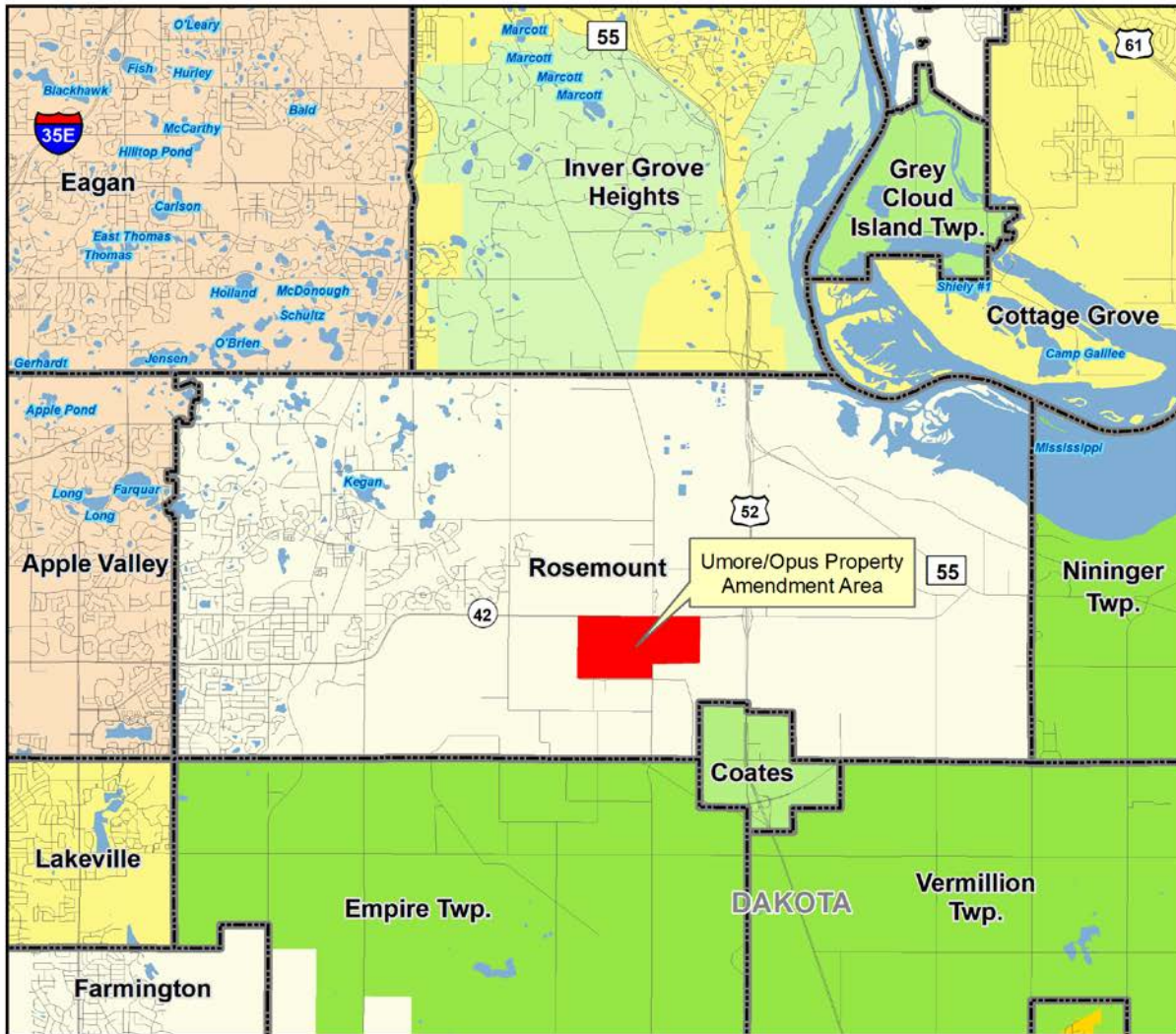
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed amendment 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 Community Designations
- Figure 2: Location Map showing Regional Systems
- Figure 3: Current and Proposed Land Use Guiding

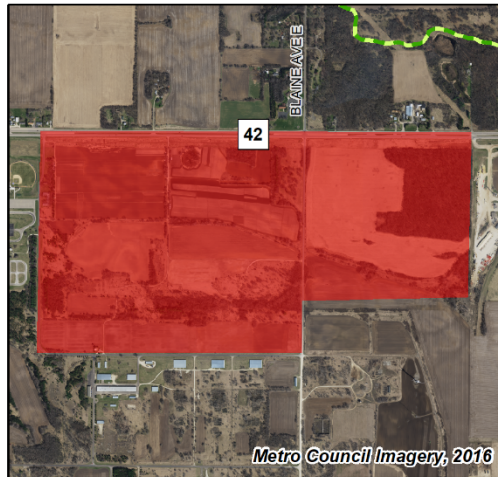
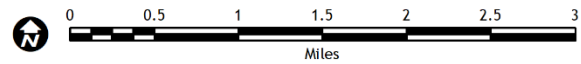
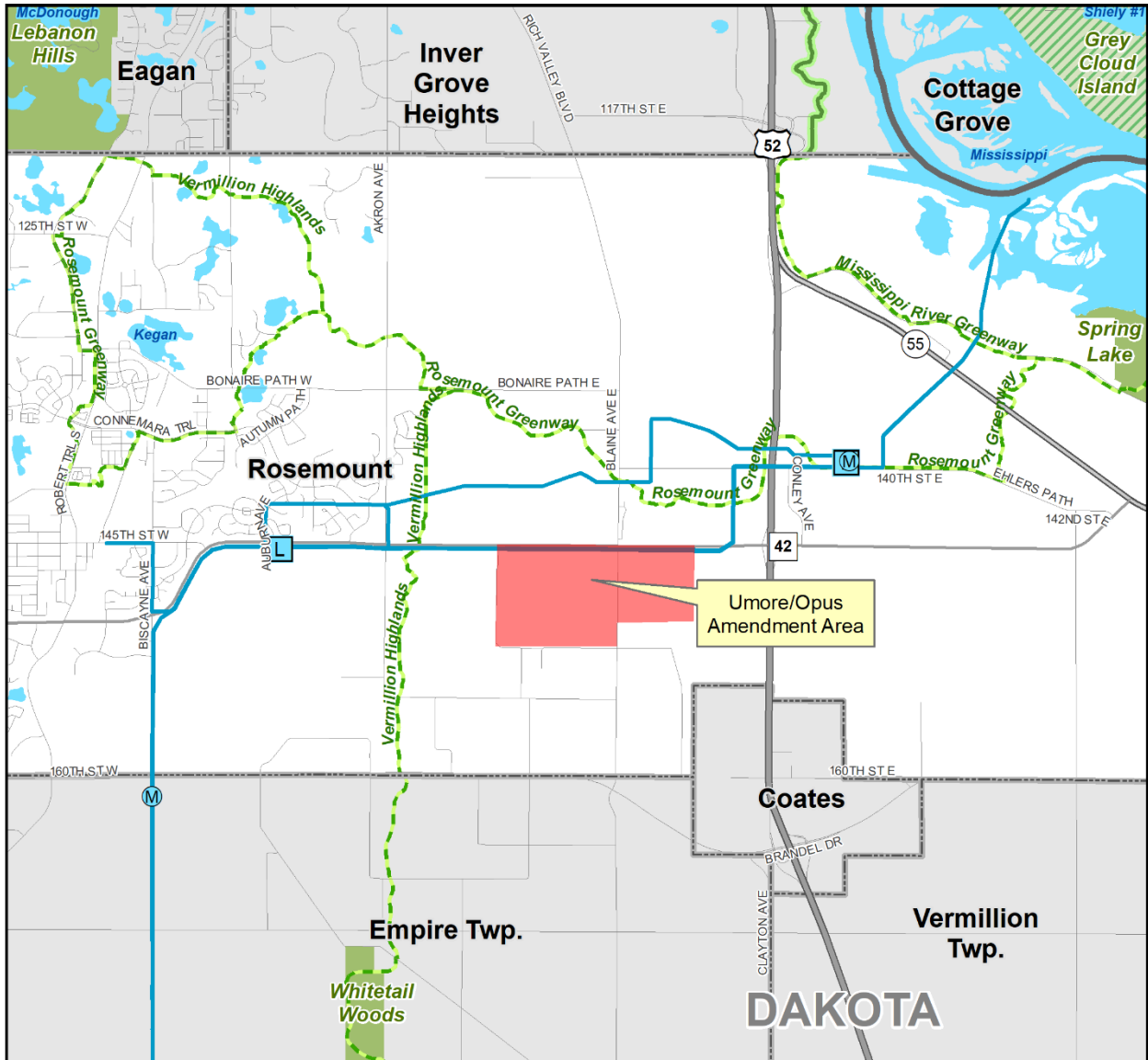
Figure 1: Location Map Showing Community Designations



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

- | | |
|--|---|
| <ul style="list-style-type: none"> Planned Fixed Guideway Stations Existing Fixed Guideway Stations <p>Regional Transitways</p> <ul style="list-style-type: none"> Existing, Fixed Guideway Proposed, Fixed Guideway Existing, Bus Rapid Transit Proposed, Bus Rapid Transit <p>Wastewater Treatment</p> <ul style="list-style-type: none"> Meters Lift Stations MCES Interceptors MCES Treatment Plants | <p>Regional Highway System</p> <ul style="list-style-type: none"> Interstates US Highways State Highways County Roads Ncompass Street Centerlines <p>Regional Parks and Trails</p> <ul style="list-style-type: none"> Existing (Open to Public) In Master Plan (Not Open to Public) Planned Units |
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Figure 3: Current and Proposed Land Use Guiding

