

Community Development Committee

Meeting date: June 3, 2019

Environment Committee

Meeting date: June 11, 2019

For the Metropolitan Council meeting of June 26, 2019

Subject: City of Victoria 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21975-1

District(s), Member(s): District 4, Deb Barber

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

Staff Prepared/Presented: Raya Esmaeili, Senior Planner, Local Planning Assistance (651-602-1616)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

Division/Department: Community Development / Regional Planning
Environmental Services / Technical Services

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Victoria to place its 2040 Comprehensive Plan into effect.
2. Advise the City to:
 - a. Provide the dates each of the Watersheds approved the LWMP, and the date the City adopted the final LWMP, along with a copy of the final adopted LWMP that will be included in the final Plan document that the City adopts if it differs from the one contained in the Plan submitted to the Council on February 7, 2019.
 - b. Add the following housing tools to Table 6-1 and connect them to housing needs prior to final adoption of the Plan: Creation, use of a local HRA, CDA, or EDA, or partnership with a County HRA, CDA or EDA; and Housing Improvement Areas
 - c. Implement the advisory comments in the Review Record for Transportation and Forecasts.

Recommendation of the Environment Committee

1. Approve the City of Victoria's Comprehensive Sewer Plan component of the City's 2040 Comprehensive Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Victoria (City) to implement its 2040 Comprehensive Plan (Plan).

Community Development Committee

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
 - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
 - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
 - c. Submit to the Council a copy of the City Council resolution evidencing final adoption of the Plan.
2. The *Local Planning Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stats. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

Background

The City of Victoria is located in eastern part of Carver County. It is surrounded by the communities of Minnetrista, Shorewood, Chanhassen, Chaska, and Laketown Township.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stats. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that "the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans" (Minn. Stat. § 473.175, subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment, and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

Thrive Lens Analysis

The proposed 2040 comprehensive plan 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 local opposition to the 2040 comprehensive plan.

REVIEW RECORD

City of Victoria 2040 Comprehensive Plan

Review File No. 21975-1, Business Item No. 2019-136

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

Regional Parks and Trails

Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP) for the Regional Parks System element. Carver County and Three Rivers Park District are both Park implementing agencies for different Regional Parks System components in the City, whose Plan accurately describes the Regional Parks System components (Figure 1).

Regional Parks, Park Reserves, or Special Recreation Features located within the City include the Carver Park Reserve. Regional Trails located within the City include the Baker-Carver Regional Trail (previously known as the Minnetrista Regional Trail Search Corridor), Highway 5 Regional Trail, Lake Minnetonka LRT Regional Trail, and Southwest Regional Trail. There are no state or federal recreation lands within the City.

Regional Transportation, Transit, and Aviation

Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)

The Plan conforms to the 2040 Transportation Policy Plan (TPP) adopted in 2015. The Plan accurately reflects transportation system components of the TPP as well as applicable land use policies for regional transitways. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight. The transportation-related elements of the Plan are compatible with the plans of adjacent and affected governmental units.

Roadways

The Plan conforms to the Roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, which includes Trunk Highway (TH) 7. The Plan accurately reflects the regional functional classification map of A-minor arterials and has delineated major and minor collectors.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting was done consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

Transit

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Areas IV and V.

The Plan conforms to the Transit system element of the TPP. The Plan acknowledges that the City is outside of the Transit Capital Levy District and that the only transit services provided are Transit Link dial-a-ride service and various ridesharing services.

Aviation

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions and addresses seaplane use.

Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of and connections to the Regional Bicycle Transportation Network (RBTN) and regional trails. The Plan recognizes a Tier 1 RBTN alignment and a Tier 2 RBTN corridor, as identified in the 2015 System Statement.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to regional trails and other regional destinations as identified on the RBTN map.

Freight

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the City. The City is continuing its development as a regional destination of industrial centers, business locations, and commercial districts. The expansions of TH 5 and TH 7 are driving much of the development within and adjacent to the City along freight corridors, including regional developments that are experiencing increased growth of commercial, industrial, and warehouse businesses.

Transportation Analysis Zones (TAZs)

The Plan conforms to the TPP regarding TAZ allocations. The City's TAZ allocations for employment, households, and population appropriately sum to the Metropolitan Council's citywide forecast totals for all forecast years.

The City's planned land uses and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan, and at densities consistent with the City's *Thrive* community designation of Emerging Suburban Edge.

Advisory Comments

Council staff advise that an alignment has been identified through the updated and adopted 2018 TPP, for the Tier 2 RBTN corridor shown on Figure 8.10 of the Plan. Council staff recommend revising this map in the final Plan prior to resubmittal to the Council. We anticipate that system statements for the updated TPP will be issued in 2020.

Water Resources

Wastewater Service

Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs (651-602-1151)

The Plan conforms to the 2040 Water Resources Policy Plan (WRPP). The Plan represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through the following Council Interceptors; 7071; 7019A&B; and 7021. All flow is treated at the Council's Blue Lake Wastewater Treatment Plant in Shakopee. The Plan projects that the City will have 5,615 sewer households and 2,600 sewer employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's forecasted growth.

The Land Use Plan reflects an overall minimum residential sewer density guiding of 3.81 units per acre, thus satisfying the Council's policy for future sewer residential densities for Emerging Suburban Edge communities. The Plan also identifies an area which is covered under an orderly annexation agreement (OAA) with Laketown Township that will accommodate some of the projected growth. Prior to the provision of wastewater service to this area, this area is designated as Diversified Rural limiting maximum density to 4 units per 40 acres thereby preserving it for future sewer development at higher densities.

The Plan provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Metropolitan Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) and private (private property) sanitary sewer systems; including a summary of activities and programs intended to mitigate I/I from both public and private property sources. These include ongoing investigation and maintenance on the local municipal system as well as a public education program to educate and assist private property owners to inspect and identify issues with their private services. All new developments require the installation of drain tile along all streets to accommodate sump pump connections.

The Plan describes the requirements and standards for minimizing I/I and references City Ordinance (No. 26.198) that prohibits discharge from sump pumps and rain leaders to the sanitary sewer system. The code also requires the disconnection of any of the prohibited discharges after discovery. Since 2004, the City as part of its Pavement Management Program evaluates the condition of the sanitary sewer system prior to the street improvement and addresses defects in the sanitary sewer. Drain tile services are also added to street improvement projects that allow the connection of sump pumps to the storm system.

The Plan cites the lack of sanitary flow data as a major challenge in quantifying the extent and significance of I/I in the local sanitary collection system. However, it does identify two small neighborhood developments that are served by city lift stations that show increased flow during storm events. Additional investigation to identify the sources in these two areas will be completed within two years. The City recently installed Supervisory Control and Data Acquisition (SCADA) equipment on all of its lift stations to collect and record flow. The City will develop a plan within the next two years to use this data and estimate the extent of I/I within each lift station service area.

Sewer Element Comments

The Sewer Element of Victoria's Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Emerging Suburban Edge communities. It was found to be complete and consistent with Council policies and the regional wastewater system plan. Upon adoption of the Plan by the City, the action of the Council to approve the Comprehensive Sewer Plan becomes effective. At that time, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved Comprehensive Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Council for its records.

Surface Water Management

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan is consistent with Council policy requirements and in conformance with the Council's 2040 Water Resources Policy Plan (WRPP) for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. The City lies within the oversight boundaries of the Minnehaha Creek Watershed District and Carver County Watershed Management Organization. The City submitted a draft Local Water Management Plan (LWMP) to the Council on June 6, 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated July 19, 2018. The Plan incorporates the City's most recent draft LWMP as Plan Chapter 9 that was reviewed by the Watersheds and the Council.

Advisory Comments

When available, Council staff request that the City provide the dates each of the Watersheds approved the LWMP, and the date the City adopted the final LWMP. Staff also request that the City provide a copy of the final adopted LWMP that will be included in the final Plan document that the City adopts if it differs from the one contained in the Plan submitted to the Council on February 7, 2019.

Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City's Plan and find that it is consistent with the Council's policies, as detailed below.

Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The Plan includes the Council's forecasts for the City (tables 2.2, 2.5 and 2.14 of the Plan). The Council's forecasts are referenced below in Table 1.

Table 1. City of Victoria Forecasts

	Census	Estimated	Council Forecasts		
	2010	2017	2020	2030	2040
Population	7,345	9,172	10,000	12,600	15,400
Households	2,435	3,063	3,500	4,570	5,700
Employment	1,502	1,105	2,100	2,380	2,600

The Plan discusses an alternative "Scenario 2" forecast in chapter 2, described as "a more growth-oriented scenario, based upon the growth of the City over the last few years as exhibited through building permits" (page 8, table 2.3). Council staff find this description to be a misstatement. The households growth closely mirrors Council's forecast. Instead, the City's Scenario 2 uses an unchanging average household size in future decades, which inflates its alternative population forecast.

Council staff corresponded with City staff concerning any interest in an upward revision to population numbers. City staff have not requested the population forecast adjustment and are agreeable with the Council's forecasts.

Chapter 4 of the Plan describes land supply for future housing. Council staff have analyzed the land supply assuming the mid-point of density ranges and find that land supply provides more than adequate land to accommodate the growth forecast.

Advisory Comments

The Council's forecasts shown in Table 1 above will continue to be the City's official forecasts until such time that they are officially revised. As noted above, the Plan's "Scenario 2" assumes an unchanging average household size, which results in an inflation of the potential population forecast.

Thrive MSP 2040 and Land Use

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The 2040 comprehensive plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Emerging Suburban Edge community designation (Figure 2 of the staff report).

Thrive directs Emerging Suburban Edge communities to plan for new development and redevelopment at an overall average net density of at least three to five units per acre as well as target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.

The City has an existing orderly annexation agreement (OAA) with Laketown Township. The Township is located west and south of the City, situated between Waconia and Victoria. The OAA was originally approved in 1972 and has been amended several times over the years. The land within the Township will eventually be wholly annexed into the neighboring cities of Waconia, Carver, Chaska, and Victoria. The land within Laketown Township and within the OAA area is designated in *Thrive* as a Diversified Rural. Diversified Rural communities are directed to maintain densities no greater than 4 units per 40 acres to ensure that land can be provided with cost-effective and efficient urban infrastructure in the future.

Victoria’s Plan acknowledges the OAA and identifies that the land will be annexed from the Township into the City using a phased approach. The area within the OAA accounts for most of the planned future growth areas. The Plan also recognizes the Diversified Rural designation of the areas within the Township and the OAA. As areas are annexed into the City to accommodate the forecasted growth, the land uses for these areas will reflect Emerging Suburban Edge development patterns. The land use plan reflects this intention. Future growth is mainly planned within the OAA areas (Figure 5). Areas within the current boundary of the City are planned for infill development and redevelopment anticipated to occur prior to 2020.

The Plan identifies new growth areas at densities that exceed the Emerging Suburban Edge density policy minimums. As shown in Table 2 below, the expected overall density of new residential growth is 3.81 units per acre. This planned density is consistent with regional Emerging Suburban Edge land use policies that require an average net residential density of at least 3 - 5 units per acre in areas of new development and redevelopment.

Table 2. Planned Residential Density, City of Victoria

Category	2017-2040 Change				
	Density		Net Acres	Density	
	Min	Max		Min Units	Max Units
Low Density Residential	2.25	6	514.9	1,159	3,089
Medium Density Residential	6	12	69.1	415	829
High Density Residential	12	36	24.73	297	890
Downtown Mixed Use*	24	75	8.35	200	626
Commercial*	24	50	13.83	332	691
	TOTALS		630.91	2,402	6,127
			Overall Density	3.81	9.71

* Downtown Mixed Use and Commercial categories are expected to be 30% residential.

Agricultural Preserves

There are several large parcels within the growth areas (currently Laketown Township) that are enrolled in the Agricultural Preserves Program. The Program was established to encourage the preservation of areas planned for long-term agricultural use within the seven-county metro area. Property owners can

enroll their eligible properties in this Program and benefit from reduced property taxes. Parcels enrolled in the Agricultural Preserves Program must reflect an agricultural designation in the future land use with a maximum density of 1 unit per 40 acres, as required by state law (Minn. Stat. 473H), until they expire out of the program. The expiration process is an eight year process initiated by landowners, or infrequently by the cities. As shown in Figure 4, these areas are depicted with an overlay on the Future Land Use map. The Plan also includes indicators that until the parcels are out of the Program, development will be limited to 1 unit per 40 acres.

Housing

Reviewer: Hilary Lovelace, CD – Housing (651-602-1555)

The Plan is substantially consistent with the *2040 Housing Policy Plan*. The City currently has more than 3,000 homes including 66 multifamily units and nearly 3,000 single-family homes. Roughly 260 homes are rented. More than 630 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, nearly 400 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. Notably, there are two units affordable to households with income at or below 30% AMI and more than 150 cost-burdened households with incomes at or below 30% AMI. The Plan identifies existing housing needs including maintenance and reinvestment in existing housing stock, variety of housing types for all stages of life, and housing that is affordable to a range of income levels, especially moderate and low income households.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 434 units; 235 of which are needed at prices affordable to households earning 30% of AMI or less, 150 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 49 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 6, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of six units per acre for development of 156 housing units to meet the need for 49 units between 51 and 80% of AMI. The Plan also guides sufficient land at a minimum of twelve units per acre to allow for development of at least 392 new housing units to meet the need for 385 units affordable to households earning 50% of AMI or less.

The housing implementation plan component of the Plan describes that the City will consider Tax Increment Financing (TIF), housing bonds, and tax abatement for projects that are either multifamily development in downtown or provide senior or affordable units. The Plan also indicates that the City will consider the creation of an expedited pre-application process to minimize delay for projects that meet the City's housing needs and evaluate the appropriateness of a local 4d program to preserve existing unsubsidized affordable rentals. The City states that they will partner with Carver County Community Development Agency (CDA) to meet many of their housing needs, including referring interested residents to the community land trust. While the Plan connects most housing tools it intends to use to needs, it would be fully consistent with Council housing policy if it connected all tools, including tools the City will evaluate or explore, to the City's identified housing needs.

Advisory Comments

Council staff strongly encourage the City to link all tools it intends to use to the City's identified housing needs in order to be fully consistent with Council Housing Policy. Prior to final adoption, the City should add the following housing tools to Table 6-1 and connect them to housing needs to address this point. Contact Council housing staff for additional guidance, if desired.

- Creation, use of a local HRA, CDA, or EDA, or partnership with a County HRA, CDA or EDA
- Housing Improvement Areas

Water Supply

Reviewer: John Clark, ES – Water Supply Planning (651-602-1452)

The Plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

The City prepared a Local Water Supply Plan in 2018 that was submitted to both the Minnesota Department of Natural Resources (DNR) and the Council and reviewed separately. Council comments were shared with the DNR on October 23, 2018.

Community and Subsurface Sewage Treatment Systems (SSTS)

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates that there are approximately 92 individual SSTS and no public or privately-owned Community Wastewater Treatment Systems in operation in the City. Carver County has responsibility for oversight of installation of SSTS and that owners properly operate and maintain all systems in the City. The County's Chapter 52 SSTS Ordinance and maintenance management program are consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council WRPP requirements.

Special Resource Protection

Solar Access Protection

Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)

The Plan is consistent with statutory requirements (Minn. Stat. 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the four required solar planning elements.

Aggregate Resource Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are no known deposits of viable aggregate resources within the City.

Historic Preservation

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan includes a section on Historic Preservation. In this section, the Plan acknowledges that there are no structures or sites in the City that are identified on the National Register of Historic Places. The Plan also provides goals and policies related to the protection of historic and cultural resources. Meanwhile, it emphasizes the importance of safeguarding the heritage of the City and partnering with Carver County Historical Society to integrate an element of history into development projects.

Plan Implementation

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, the SSTS code, and the housing implementation program.

The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan. Specific implementation strategies are contained in individual chapters of the Plan, with capital improvements planning detailed in the appendix.

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

The proposed Plan 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.

Documents Submitted for Review

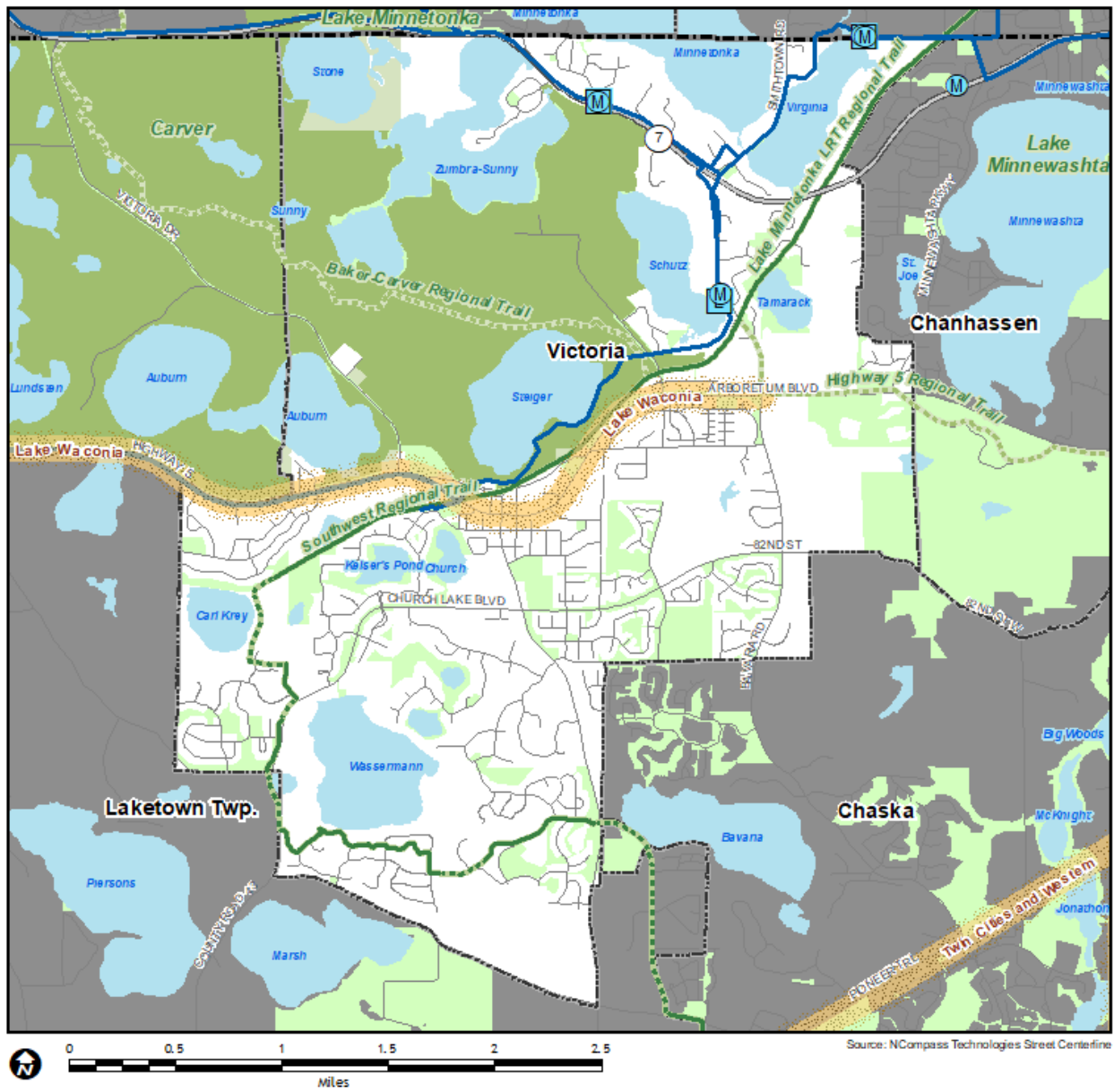
In response to the 2015 System Statement, the City submitted the following documents for review:

- June 6, 2018: Victoria 2040 Preliminary Plan
- December 21, 2018: Victoria 2040 Comprehensive Plan
- February 7, 2019: Revisions to Victoria 2040 Comprehensive Plan to address comments on wastewater, parks, forecasts, surface water management, land use, housing, and implementation.
- March 18, 2019: New language for land use and parks
- April 4, 2019: Revisions to the wastewater plan, intercommunity service agreements
- April 25, 2019: Revisions to the wastewater plan, intercommunity flow clarifications

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: Future Land Use with Agricultural Preserves Parcels
- Figure 5: Growth Areas and Phasing Future Land Use
- Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Source: NCompass Technologies Street Centerline

Regional Systems

Transportation

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Local Streets

Transitways

- Existing Fixed Guideway Alignments
- Existing Bus Rapid Transitways
- Planned Fixed Guideway Transitways
- Planned Bus Rapid Transitways
- Existing Fixed Guideway & BRT Stations
- Planned Fixed Guideway Stations

Recreation Open Space

Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units

Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned

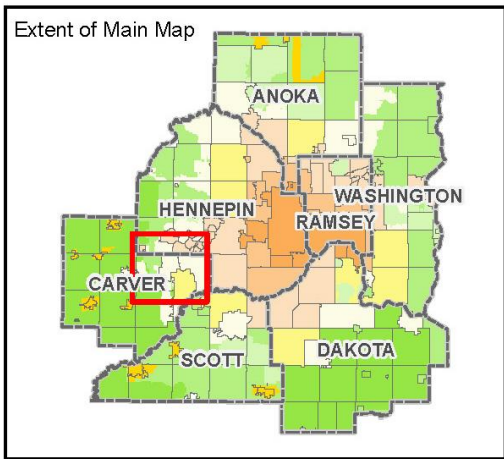
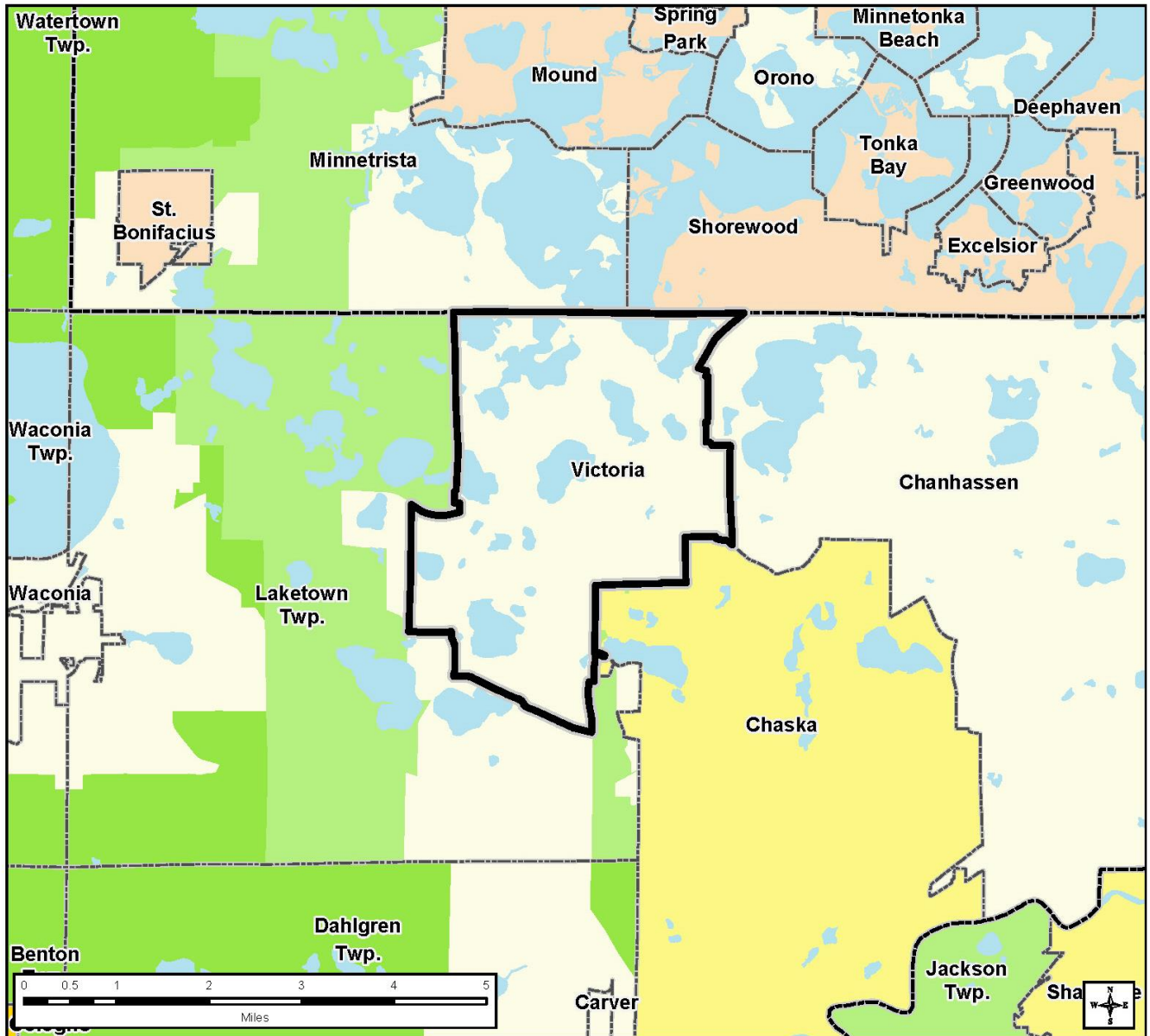
Wastewater

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

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors
- Other Parks, Preserves, Refuges and Natural Areas
- Existing State Trails

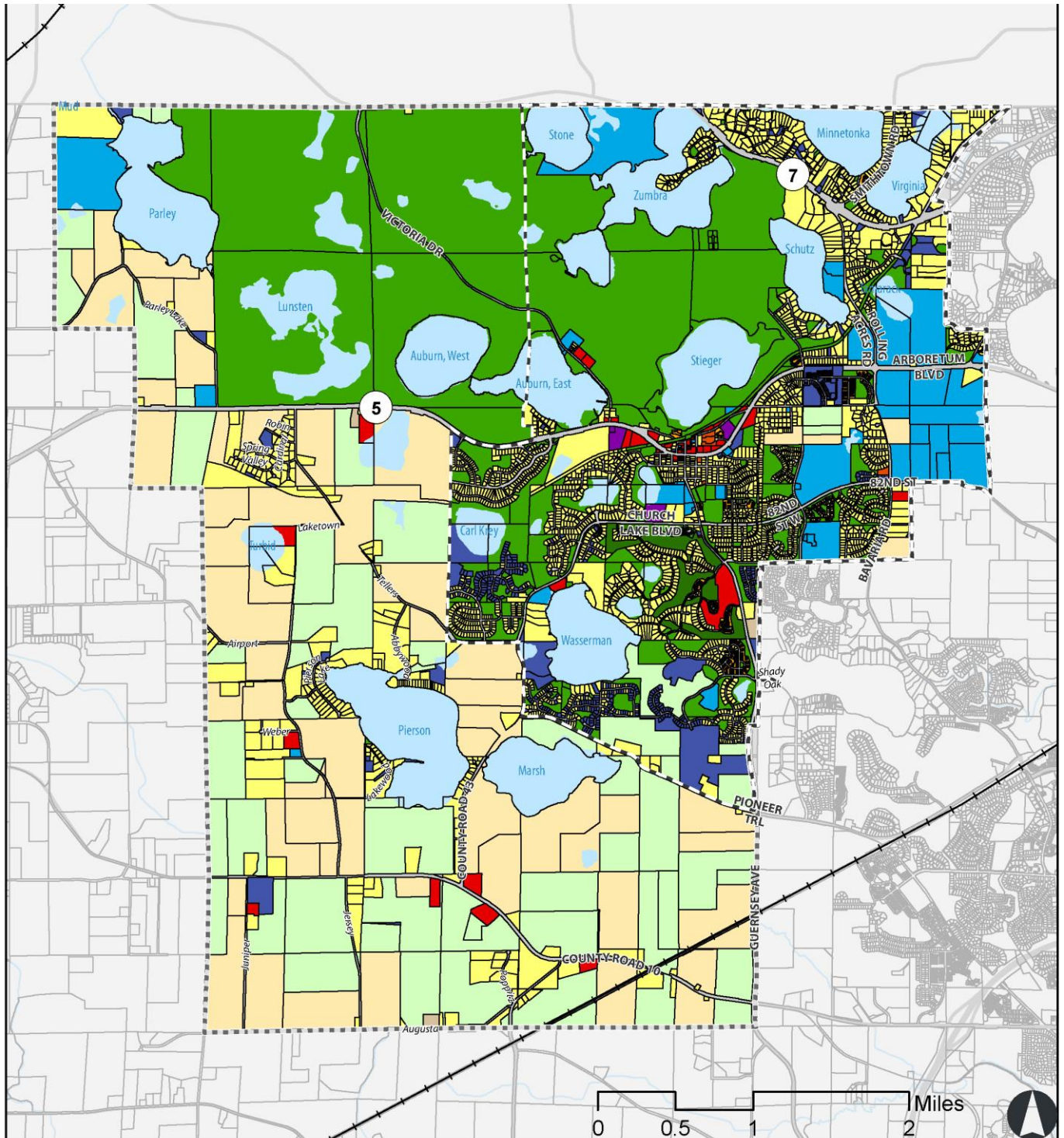
Figure 2. Thrive MSP 2040 Community Designations



Community Designations

- Outside Council planning authority
- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- County Boundaries
- City and Township Boundaries
- Lakes and Major Rivers

Figure 3. Existing Land Use



EXISTING LAND USE

- City Boundary
- Orderly Annexation Boundary
- Railroad

Existing Land Use 2017

- AG-1 Farm Fields
- AG-2 Farm Fields with Homestead
- Rural Estate
- Single Family Detached

- Condominium
- Multi-Family
- Commercial
- Industrial
- Institutional
- Parks, Recreational, or Preserve

- Vacant
- Right-of-Way
- Utilities
- Water

Figure 4. Future Land Use with Agricultural Preserves Parcels

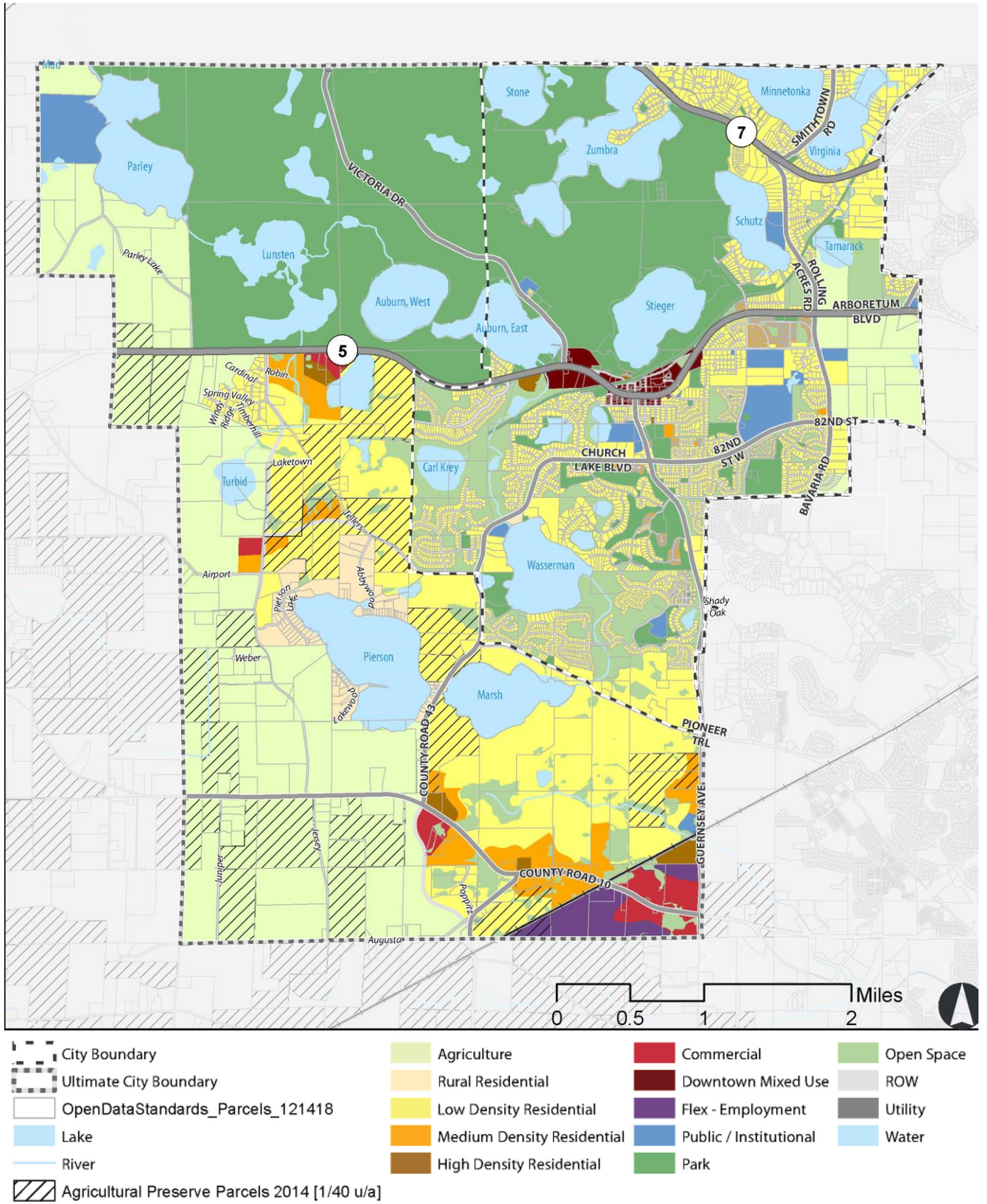
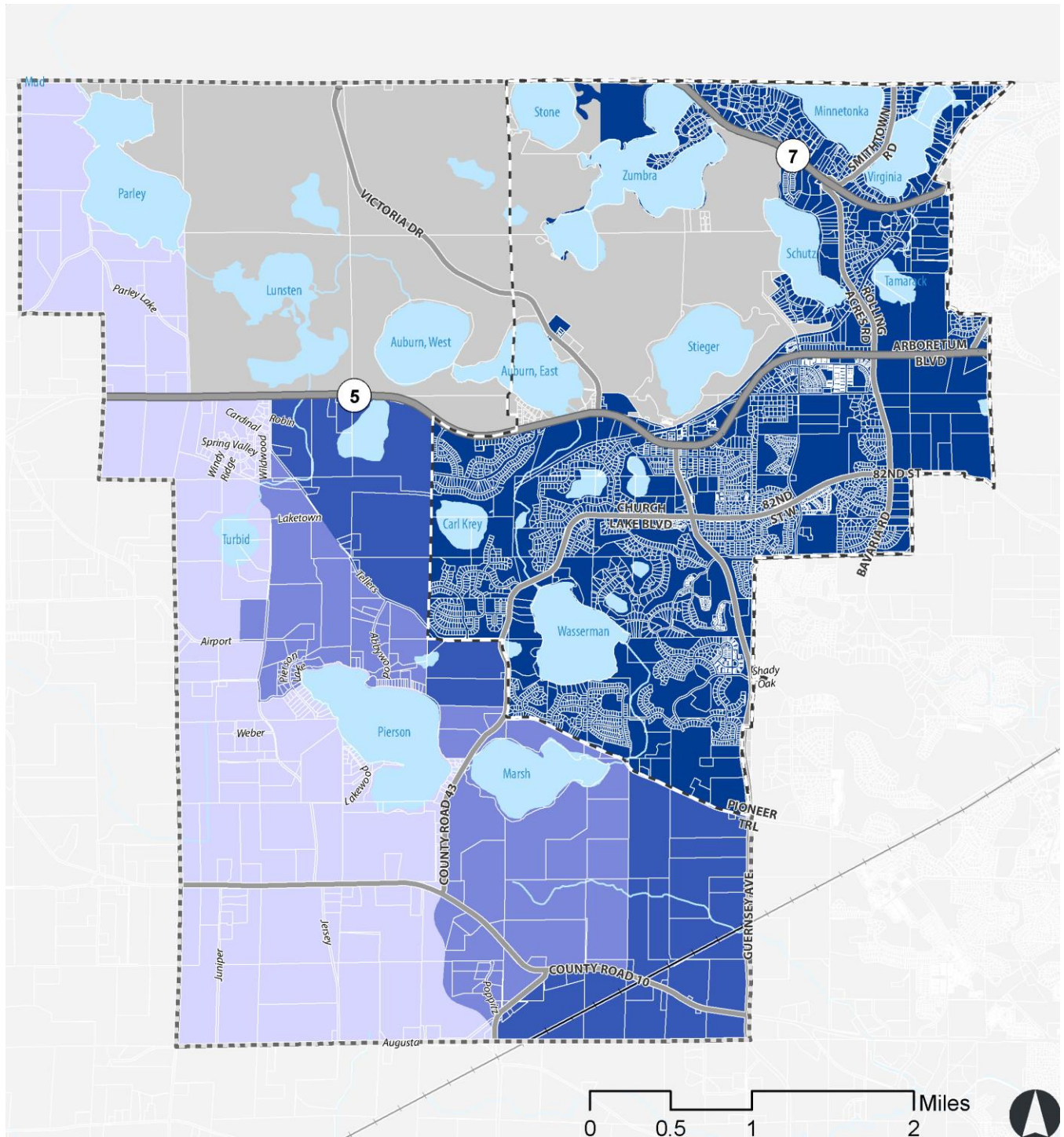


Figure 5. Growth Areas and Phasing Future Land Use



- Regional Park
- Phase**
- 2017-2020 City Infill/Development
- 2021-2030
- 2031-2040
- After 2040

Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing at 50% AMI and Below:	385 units
2021-2030 share of regional need for Affordable Housing between 51 to 80% AMI:	49 units
TOTAL 2021-2030 share of regional need for Affordable Housing:	434 units
2021-2030 total regional need for Affordable Housing:	37,900 units

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	13.5		12		100%		162
Downtown Mixed Use	11.4		24		30%		82
Commercial	21.3		24		30%		154
Medium Density Residential	26.6		6		100%		160
Total	72.8						558

Sufficient/*(insufficient)* units affordable at 50% AMI and below possible in areas with ≥12 units per acre minimum against share of regional need: **13**

Sufficient/*(insufficient)* total units affordable between 51 to 80% AMI possible in areas with ≥6 units per acre minimum possible against share of regional need: **111**

Sufficient/*(insufficient)* total units possible against share of regional need: **124**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **124**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**