

## Community Development Committee

Meeting date: December 21, 2020

For the Metropolitan Council meeting of January 13, 2021

**Subject:** City of Rosemount Emerald Isle Comprehensive Plan Amendment, Review File 22286-2

**District(s), Member(s):** District 15, Phillip Sterner

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

**Staff Prepared/Presented:** Raya Esmaeili, Senior Planner (651-602-1616)  
Angela R. Torres, AICP, Manager of Local Planning Assistance (651-602-1566)

**Division/Department:** Community Development / Regional Planning

### Proposed Action

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

1. Authorize the City of Rosemount place its Emerald Isle comprehensive plan amendment 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 forecasts and water supply.

### Background

The City submitted the Emerald Isle comprehensive plan amendment on October 19, 2020. The amendment proposes to rezone 20 acres from Medium Density Residential to Low Density Residential and 10 acres from Community Commercial to High Density Residential. The amendment is part of a larger site (70 acres) for a Planned Unit Development (PUD) development with 151 single-family units. The purpose of the amendment is to allow the development of the 151 single-family units and a 150-unit apartment building. The site is located north of County Road 42 and east of Akron Avenue. This is the City's first amendment to their 2040 Comprehensive Plan.

### 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

None known.



# REVIEW RECORD

City of Rosemount

Emerald Isle Comprehensive Plan Amendment

Review File No. 22286-2, Business Item No. 2020-339

## BACKGROUND

The City of Rosemount (City) is located in north central Dakota County, bordered by Eagan, Inver Grove Heights, and Cottage Grove to the north, Apple Valley to the west, Lakeville to the southwest, Empire Township, Coates, and Vermillion Township to the south, and Nininger Township to the east.

*Thrive MSP 2040* (Thrive) designates Rosemount with an “Emerging Suburban Edge” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 25,900 to 38,000 population and 9,310 to 14,000 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 9,900 to 13,100 jobs.

The Metropolitan Council reviewed the City of Rosemount 2040 Comprehensive Plan ([Business Item 2019-310JT](#), Review File No. 22286-1) on January 8, 2020. This is the first comprehensive plan amendment since the 2040 Plan was reviewed.

## REQUEST SUMMARY

The amendment proposes to reguide 20 acres from Medium Density Residential to Low Density Residential and 10 acres from Community Commercial to High Density Residential. The site is located north of County Road 42 and east of Akron Avenue. The amendment is part of a larger site (70 acres) for a Planned Unit Development (PUD) development with 151 single-family units. The purpose of the amendment is to allow the development of the 151 single-family units and a 150-unit apartment building.

## 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 2040 Comprehensive Plan on January 8, 2020 (Review File No. 22286-1, [Business Item 2019-310JT](#)).

## 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. Additional review comments are included below.

#### **Regional Parks**

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

The proposed amendment conforms to the *2040 Regional Parks Policy Plan*. The planned Vermillion Highlands Greenway Regional Trail is approximately 0.2 mile to the west of the proposed change (see Figure 1). The proposed land use change will likely have no adverse impact on this planned regional trail.

#### **Transportation**

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

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. The amendment accurately responds to updates to the TPP. The project will have minimal impact on the transportation/aviation system.

#### **Transit**

*Reviewer: Steve Mahowald, Metro Transit (612-349-7775)*

The nearest regular route service is over a mile to the west of the site on routes 420 and 484 with a park-and-ride in downtown Rosemount. The development may contribute to ridership on those routes. However, there is no direct service expected to the proposed development.

### *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 are detailed below.

#### **Forecasts**

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

The amendment does not affect the communitywide forecast. Council staff find that the proposed development will add over 300 housing units. This development fits within the City's communitywide forecast and no forecast revision is needed at this time.

#### **Advisory Comments**

This site is within TAZ #625, which the 2040 Plan indicates will gain 538 households between 2020 and 2040. No forecast revision is needed at this time. However, the City may want to revise the TAZ allocation if other, additional developments are expected in this zone. TAZ allocation adjustments can be made by contacting Council Research staff separate from this amendment process.

## Land Use

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

Thrive MSP2040 identifies the City as an Emerging Suburban Edge community. The amendment is part of a larger site (70 acres) with 151 single-family units located north of County Road 42 and east of Akron Avenue (see Figure 2).

The project site is currently guided as 40 acres of Low Density Residential (LDR) in the northern portion, 20 acres of Medium Density Residential (MDR) in the center, and 10 acres of Community Commercial (CC) in the southern part of the site (Figure 3). The amendment proposes to re-guide 20 acres of MDR (6-12 units per acre) to LDR (1.5-6 units per acre) and 10 acres of CC to High Density Residential (12-30 units per acre).

The proposal is to facilitate the development of 151 single-family units in the northern portion of the site and a 150-unit apartment building in the southern portion.

Thrive directs Emerging Suburban Edge communities to plan for development at overall minimum densities of 3-5 units per acre. As shown in Table 1 below (changes underlined), while the proposed amendment increases the total net acres and minimum number of allowable units, the overall net residential density of the City remains at 3.4 units per acre. The City’s overall planned density continues to be consistent with this policy.

Table 1. Planned Residential Density, City of Rosemount

Category	2020-2040 Change			Min Units	Max Units
	Density Min	Density Max	Net Acres		
Low Density Residential	1.5	6	<u>1,354</u>	<u>2,031</u>	<u>8,124</u>
Medium Density Residential	6	12	<u>516</u>	<u>3,096</u>	<u>6,192</u>
High Density Residential	12	30	<u>119</u>	<u>1,428</u>	<u>3,570</u>
Downtown*	20	40	12.8	256	512
<b>TOTALS</b>			<b>2,001.8</b>	<b>6,811</b>	<b>18,398</b>
<b>Overall Density</b>				<b>3.4</b>	<b>9.2</b>

\*25% residential

## Housing

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

The amendment is consistent with the 2040 Housing Policy Plan. The Plan currently provides sufficient land to address its share of the region’s 2021-2030 need for affordable housing, which is 783 units. The amendment decreases the City’s inventory of land guided to support the development of low- and moderate-income housing. As of this amendment, the Plan will be guiding about 252 acres of higher density residential land such that at least 1,874 units could be built (Figure 4).

The proposed amendment will allow for the construction of 150 apartment homes priced at market rate and 151 single family homes. This amendment will allow the City to implement their housing element but does not contribute to their efforts to address its share of the region’s need for affordable housing in the 2021-2030 decade.

## Stormwater Management

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

The amendment is consistent with the WRPP for stormwater management requirements. The developer will be managing the stormwater on site with the use of retention and infiltration basins. The location of some of the catch basins will need to be relocated from the cul-de-sac to the backyard storm pipe to avoid a second inlet to the pond. Stormwater infiltration basins and retention ponds will be located within outlots to help discourage encroachment into those areas, as has been observed in other

subdivisions where ponds and basins have been incorporated into the plat. The majority of the stormwater management ponds will be located along the northern site boundary.

## **Water Supply**

*Reviewer: Lanya Ross, ES – Water Supply Planning (651-602-1803)*

The amendment is consistent with WRPP 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 amendment does not propose a change in communitywide forecasts or an increase or decrease in projected water use from the local water supply plan.

## **Advisory Comments**

The site is located in the City of Rosemount's Drinking Water Supply Management Area, which has been designated by the City and the Minnesota Department of Health (MDH) as highly vulnerable to potential contamination. As the site is developed, Council staff recommend identifying and implementing opportunities to protect drinking water. Resources for Source Water Protection are on the MDH's website at <https://www.health.state.mn.us/communities/environment/water/swp/resources.html>.

As the site is developed, Council staff also recommend looking for opportunities to promote water efficiency. Resources such as the Council's Water Conservation Toolbox (<https://metro council.org/Wastewater-Water/Planning/Water-Supply-Planning/Guidance-Planning-Tools/Water-Conservation/Toolbox.aspx>) and the University of Minnesota's Turfgrass Science Irrigation Resources (<https://turf.umn.edu/lawn-info/irrigation-resources>) may be useful.

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

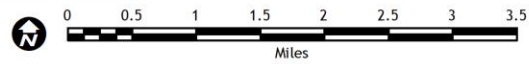
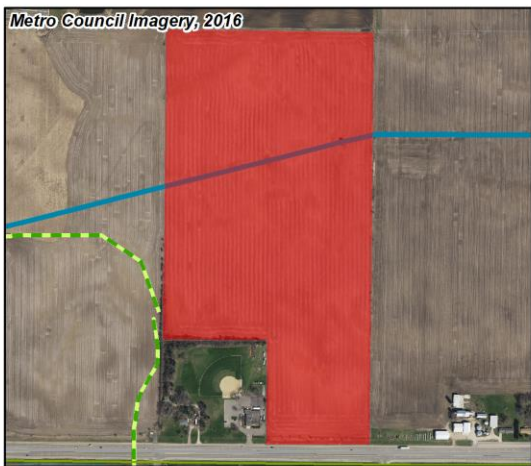
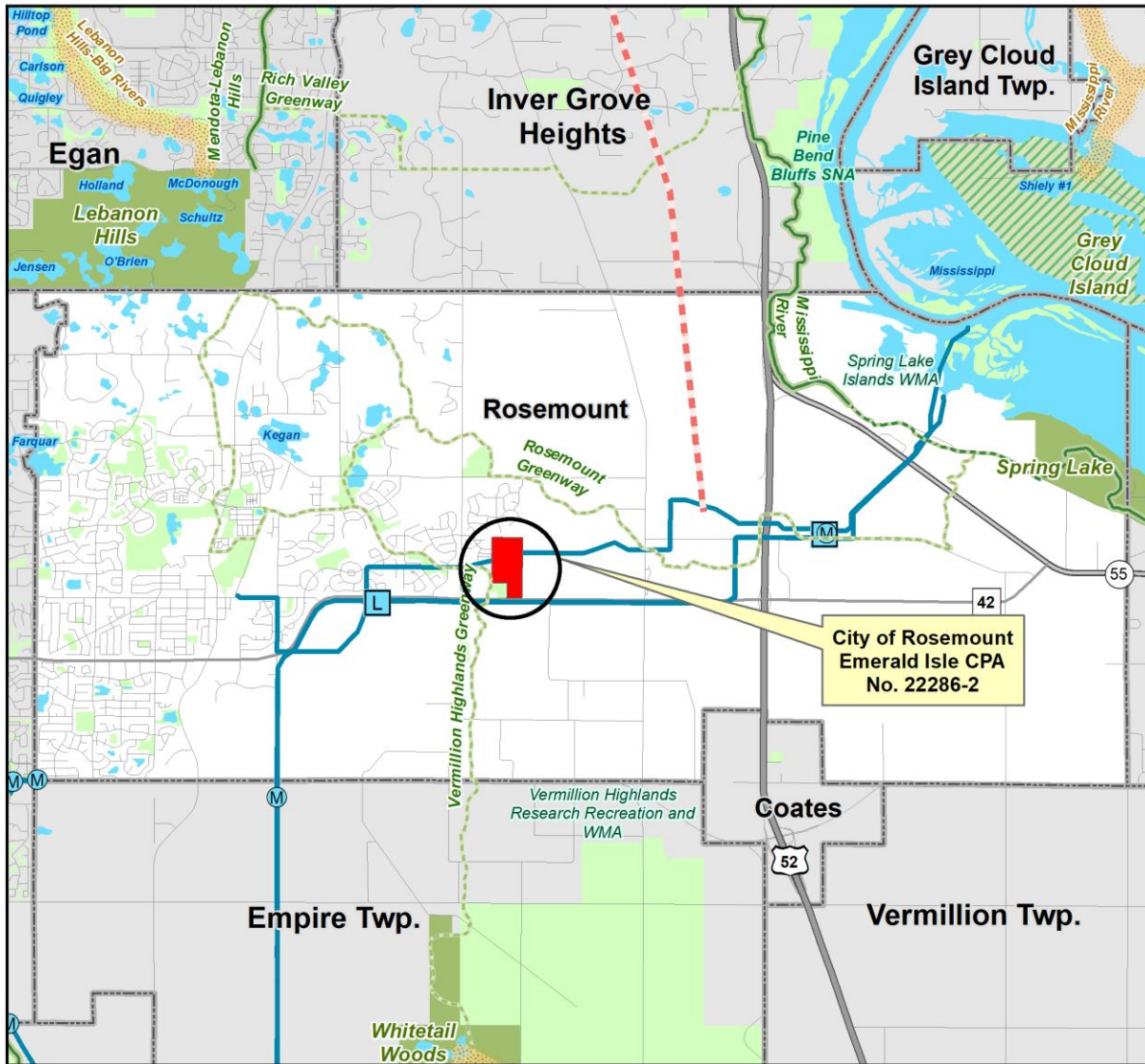
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

## **ATTACHMENTS**

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current and Proposed Land Use Guiding
- Figure 4: Land Guided for Affordable Housing



Figure 1: Location Map Showing Regional Systems



**Regional Systems**

- Planned Fixed Guideway Stations
- Existing Fixed Guideway Stations
- Regional Transitways**
- Existing, Fixed Guideway
- Proposed, Fixed Guideway
- Existing, Bus Rapid Transit
- Proposed, Bus Rapid Transit
- Wastewater Treatment**
- Meters
- Lift Stations
- MCES Treatment Plants

**Regional Highway System**

- Interstates
- US Highways
- State Highways
- County Roads
- Ncompass Street Centerlines

**Regional Parks**

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

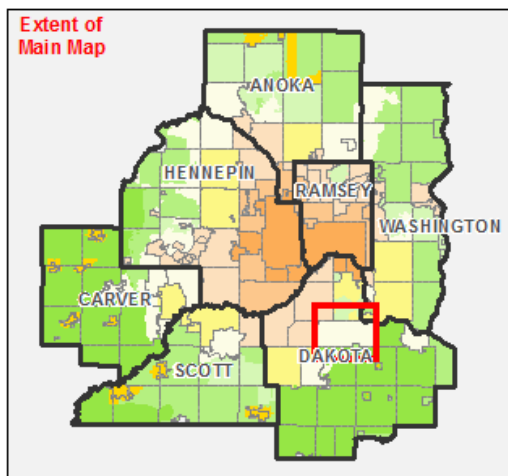
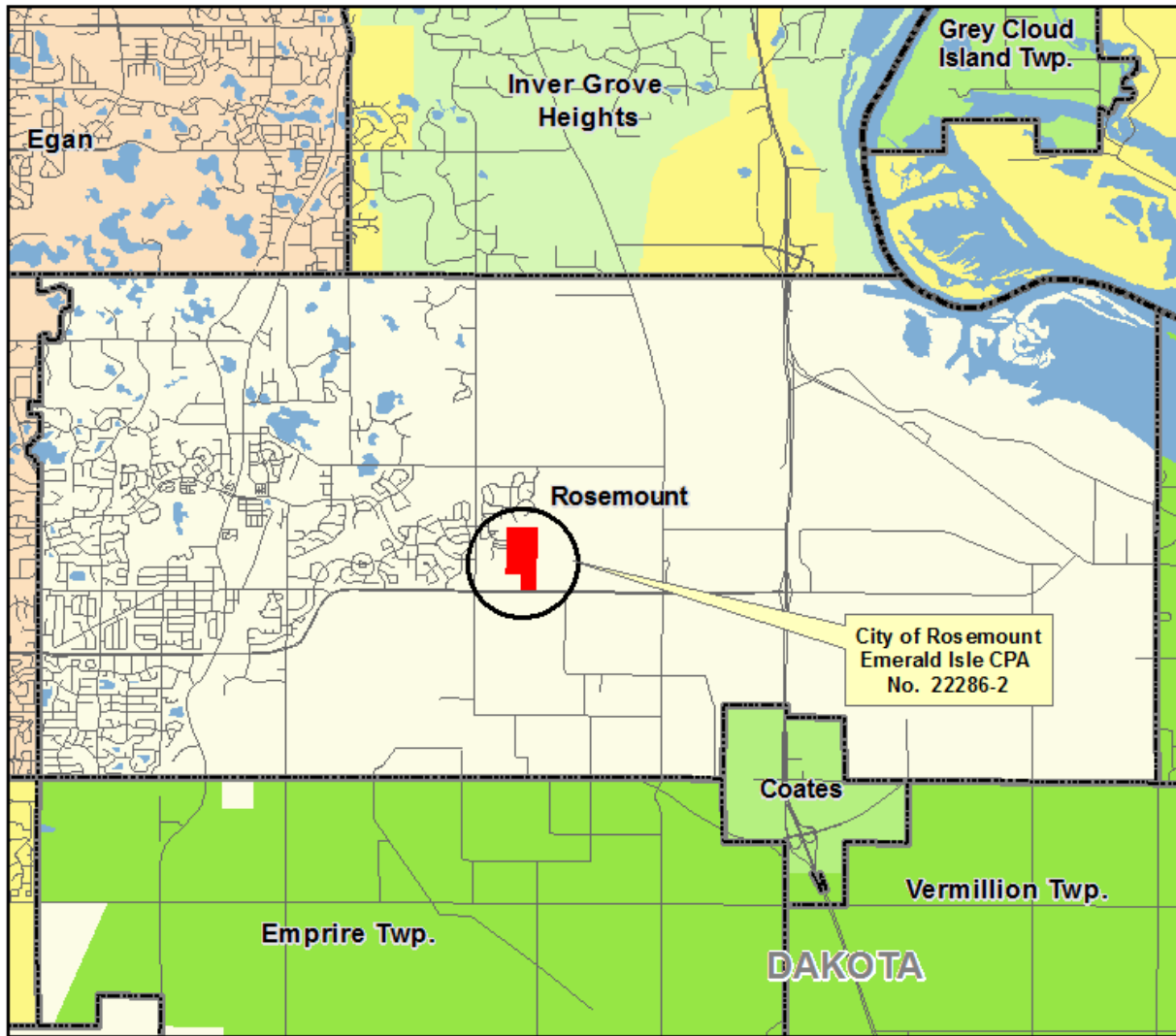
Regional Trail Search Corridors

**Regional Trails**

**STATUS**

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned
- Other Parks, Preserves, Refuges and Natural Areas

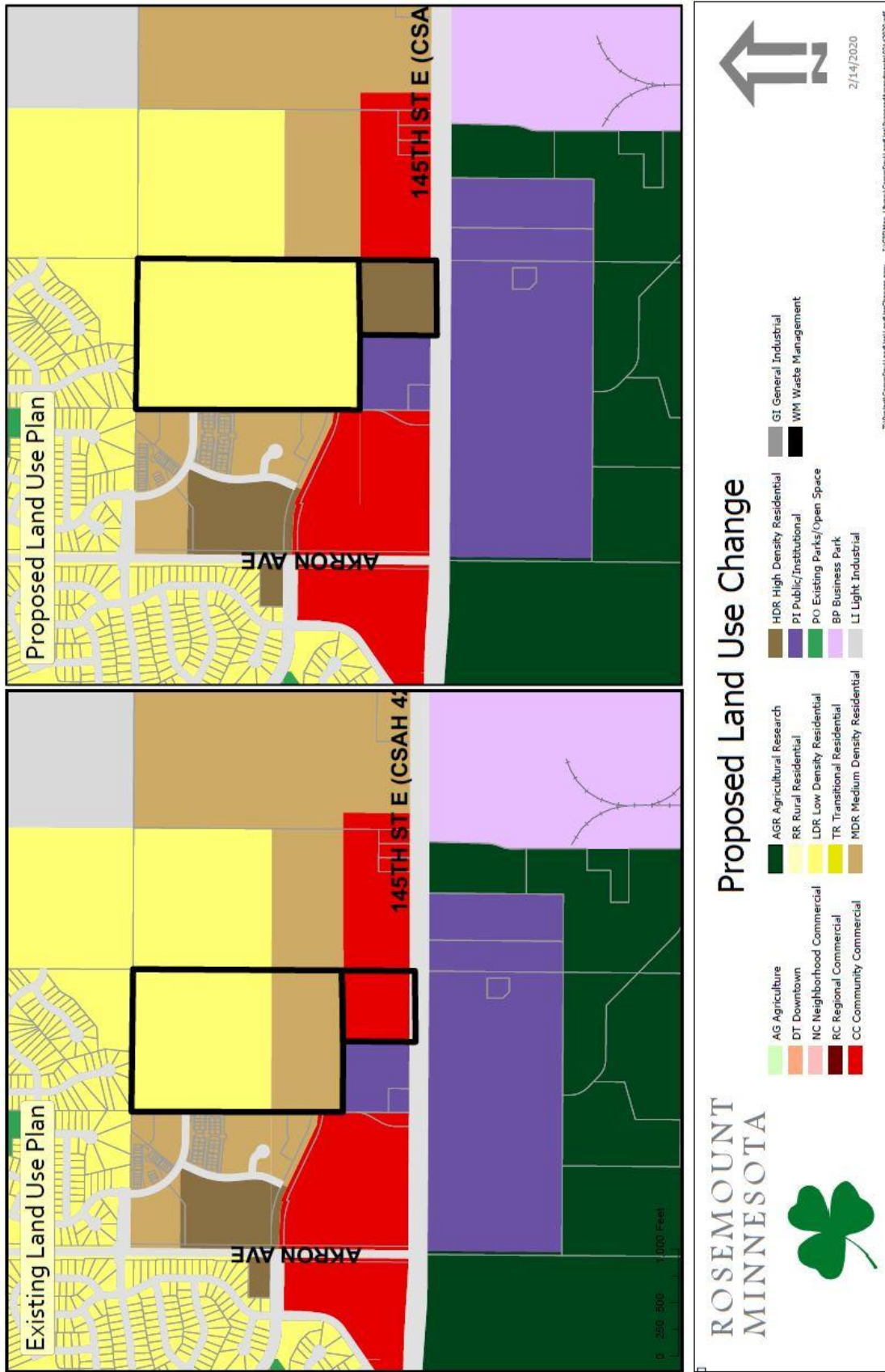
Figure 2: Location Map Showing Community Designations



**ThriveMSP 2040 Community Designations**

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

Figure 3: Current and Proposed Land Use Guiding





### Figure 4: Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing at 50% AMI and Below:	<b>612 units</b>
2021-2030 share of regional need for Affordable Housing between 51 to 80% AMI:	<b>171 units</b>
TOTAL 2021-2030 share of regional need for Affordable Housing:	<b>783 units</b>
2021-2030 total regional need for Affordable Housing:	<b>37,900 units</b>

	<b>Available Acres</b>	<b>×</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>×</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>High Density Residential</b>	62.0		12		100%		744
<b>Downtown</b>	6.4		20		20%		26
<b>Medium Density Residential</b>	184.0		6		100%		1,104
<b>Total</b>	<b>252.4</b>						<b>1,874</b>

Sufficient/(insufficient) units affordable at 50% AMI and below possible in areas with ≥12 units per acre minimum against share of regional need: **158**

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: **933**

Sufficient/(insufficient) total units possible against share of regional need: **1,874**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **1,874**

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

