

Community Development Committee

Meeting date: March 2, 2020

Environment Committee

Meeting date: March 10, 2020

For the Metropolitan Council meeting of March 25, 2020

Subject: City of Rogers 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22296-1

District(s), Member(s): District 1, Judy Johnson

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

Staff Prepared/Presented: Freya Thamman, Planning Analyst (651-602-1750)
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 Rogers to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for surface water management, land use, and water supply.

Recommendation of the Environment Committee

1. Approve the City of Roger's Comprehensive Sewer Plan.
2. Require the City to submit information to the Council that summarizes the impact that wet weather events have on system flow response to the existing wastewater treatment plant.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Rogers 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. Stat. §§ 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 Rogers is located in northern Hennepin County. It is surrounded by the communities of Dayton, Maple Grove, Corcoran, as well as Hanover, Saint Michael, and Otsego, which are located to the west of Rogers in Wright County.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 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 opposition to the 2040 comprehensive plan.

REVIEW RECORD

City of Rogers 2040 Comprehensive Plan

Review File No. 22296-1, Business Item No. 2020-54 JT

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*. Three Rivers Park District is the Park implementing agency for Regional Parks System components in the City of Rogers. The Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves, or Special Recreation Features located within the City include Crow Hassan Park Reserve (Figure 1). Regional Trails located within the City include Rush Creek and Crow River regional trails, and the Diamond Lake (formerly known as North-South 1) Regional Trail Search Corridor. 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. It 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 Plan is 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 including planned additions and improvements identified in the Current Revenue Scenario, and any right-of-way preservation needs. The Plan identifies all the required characteristics of the community'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 by acknowledging that the City is within Transit Market Area V. Though the City receives no fixed route transit service today, the Plan acknowledges that any future provision of said services is contingent on the development of land uses and densities that are supportive of transit ridership.

The Plan acknowledges that the community is not within the Transit Capital Levy District and that the only transit services provided in this type of community 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.

Bicycle and Pedestrian

The Plan is consistent with the Bicycle 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 is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, 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 community. These specific needs include restricting freight traffic on local roads.

Transportation Analysis Zones (TAZ)

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

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). It 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 assigned forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. Regional wastewater service for the City is provided through two connection points. Wastewater generated within the southeast area of the City is conveyed through Council Interceptors 808510 and 9004. Flow from this area is treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The rest of the City is provided regional service at the Council's wastewater treatment plant in Rogers. This facility was acquired by the Council from the City in 2019. The Plan projects that the City will have approximately 7,470 sewered households and 14,600 sewered employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth forecasts based on the forecasted growth within each of the two separate service areas.

The Plan includes 10-year incremental sanitary flow projections for the entire City. 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 sewered forecasts as stated in the sewer element of the Plan.

The WRPP identifies in its long-term Capital Improvement Program (CIP) that the Council will construct a new Crow River wastewater treatment facility by 2030. This new facility will be located in western Rogers. The City's Plan identifies that this facility will be a wastewater reclamation plant; however, it unlikely to be a reclamation facility. The existing treatment plant will then be decommissioned, and its flow redirected the new treatment facility.

The Plan identifies areas that are currently provided service through the existing wastewater treatment plant, that the City would redirect to the Elm Creek interceptor service area, if the existing plant is nearing capacity and the diversion to the new wastewater treatment facility has not been completed. The City has also committed to focusing growth within the Elm Creek Interceptor to also extend out the remaining capacity at the existing wastewater plant and coincide with the completion of the new wastewater facility and aforementioned diversion.

The Land Use Plan reflects an overall minimum residential sewer density that is consistent with Council policy for future sewer residential growth for Emerging Suburban Edge communities.

The Plan defines the community's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in both the local municipal (City) sanitary sewer system and private property services. The Plan includes a summary of activities and programs intended to mitigate I/I in the public collection system consisting of inspections and pipeline and manhole rehabilitation efforts. Much of this effort will be part of the City's annual street rehabilitation program. Follow-up investigations on private services are conducted if inspections of the public system identify potential sources from the private laterals. The downtown area of the City is the only area where unimproved vitrified clay pipe (VCP) still exists. The Plan states that all VCP will be rehabilitated by 2021. The City has adopted a twenty-year CIP to perform lining of sewer lines that are in need of repair and includes an annual programmed expense of \$65,000 for I/I maintenance and sewer cleaning.

The Plan describes the requirements and standards for minimizing I/I and includes a copy of City Code 46-139 (g) that prohibits any connection of roof and foundation drains, and sump discharge lines to the sanitary sewer system. The ordinance does not include a language that requires the disconnection of such connections if discovered.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the municipal and private property sewer systems. The Plan states that 2% of the homes provided wastewater service within the City were built prior to 1970 when private service laterals were predominantly VCP and that these homes are located in the downtown area of the City. The Plan does not offer an estimate of average annual or peak monthly I/I. Due to the limited excess capacity at the existing wastewater plant to accommodate the City's growth within the plant's service area to 2030, the City shall submit information that summarizes the impact that wet weather events have on system flow at the existing plant.

Sewer Element Comments

The City is covered under two Thrive Planning designations: Diversified Rural and Emerging Suburban Edge. That portion of the City that is serviced through the Metropolitan Disposal System (MDS) is identified in the Emerging Suburban Edge area and therefore the Sewer Element of the 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 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 Metropolitan Council for its records.

Advisory Comments

The City shall submit information to the Council that summarizes the impact that wet weather events have on system flow response to the existing wastewater treatment plant. This information will assist the Council in evaluating the reserve capacity at the plant to accommodate the forecasted growth to 2030.

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 WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Rogers lies within the oversight boundaries of the Elm Creek Watershed Management Commission (WMC). The City submitted a draft Local Water Management Plan (LWMP) to the Metropolitan Council (Council) in June 2019. Council Water Resources staff reviewed and commented on the draft LWMP to the City and WMC in a letter dated July 8, 2019. The LWMP was approved by the WMC on July 10, 2019. The Plan incorporates the City's LWMP in Appendix B.

Advisory Comments

When available, we request that the City provide to the Council the date the City adopted the final LWMP.

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: Paul Hanson, CD – Research (651-602-1642)

The Plan includes the Council forecasts for the City, which are shown in Table 1 below.

Table 1. Metropolitan Council Forecast: City of Rogers

	Census	Estimated	Council Forecasts		
	2010	2017	2020	2030	2040
Population	11,197	12,753	14,200	18,400	22,800
Households	3,748	4,184	5,000	6,700	8,500
Employment	7,907	9,714	11,400	13,100	14,800

All forecasts tables throughout the Plan are consistent and the inventory and capacity of Roger's land supply accommodates forecasted growth.

Thrive MSP 2040 and Land Use

Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)

The Plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. Thrive designates the City in two community designations: Emerging Suburban Edge and Diversified Rural. The majority of the City is designated Emerging Suburban Edge, with areas in the southeast and north that are designated as Diversified Rural (Figure 2). This distinction aligns with areas planned to be served with regional wastewater services.

The largest existing land use in Rogers is agricultural, representing nearly 40% of land area. Approximately 27% of existing land uses are low density residential and 18% is parks and open space. There are industrial (6.1%) and commercial (3.7%) areas near transportation corridors. In addition, there are small areas of high density (1%), institutional (1%), extractive (0.8%), and utility uses (0.4%) (Figure 3).

The City has a variety of natural resources that are locally or regionally important. The Plan maps locally significant and ecologically important areas and includes a new Protected Resources future land category that identifies specific natural resources that should be preserved as community and natural treasures with special protection due to their existing natural features.

Emerging Suburban Edge

The Plan is consistent with Thrive for land use and residential density policies in areas designated as Emerging Suburban Edge. Thrive calls for Emerging Suburban Edge communities to plan for forecasted population and household growth at overall average densities of at least 3 to 5 units per acre. Emerging Suburban Edge communities should target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, and recreational amenities.

The regionally-sewered residential categories in the Plan include: Low Density Residential, Medium Density Residential, Mixed Residential, High Density Residential, Mixed Residential, and three Mixed Use categories (Figure 4). The Plan identifies new development as well as redevelopment areas, including three focus areas where the City believes there is the greatest potential for land use change between now and 2040. These three areas include Downtown Rogers and Triangle Park area re-energizing the downtown with its traditional Main Street with historic buildings; Sylvan Lake area with low-density residential and park and open space; and the City’s I-94 and Trunk Highway 101 area planned for mixed use and high density residential.

As shown below in Table 2, the minimum planned net residential density for new sewer residential development within the urban sewer service area is 3.7 to 12.1 units per acre, which is consistent with Council policies for Emerging Suburban Edge communities.

Table 2. Planned Residential Density, City of Rogers

Category	Density		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	2	6	1,892.1	3,784	11,353
Medium Density Residential	6	11	580.5	3,483	6,386
High Density Residential	11	60	124.6	1,371	7,476
Mixed Residential	4	15	634.3	2,357	9,515
Mixed Use – Downtown (40% residential)*	8	60	11	88	660
Mixed Use – Regional (40% residential)*	8	40	153.9	1,231	6,156
Mixed Use – Neighborhood (60% residential)*	3	6	99.6	299	598
TOTALS			3,496	12,793	42,142
Overall Density				3.7	12.1

Based on Table 4-5, Guided Residential Capacity and Net Density, which represents the developable land planned for future regional sewer; 1/21/20 supplemental information.

*Percent residential have been applied to the total Mixed Use acres.

As indicated in the Plan, any existing residential development connecting to the regional wastewater system at existing densities that are lower than the guided residential density minimum, will require a comprehensive plan amendment and will be included in the City’s density overall net residential density calculation. The Plan includes a utility service extensions map, which shows planned service extensions in 10-year periods (Figure 5).

Diversified Rural

The Plan is consistent with Thrive for land use and residential density policies for its area designated as Diversified Rural. Diversified Rural areas have a variety of farm and non-farm land uses including very large-lot residential, clustered housing, hobby farms, and agricultural uses. Thrive encourages Diversified Rural communities to plan for growth not to exceed forecasts and in patterns that do not exceed 4 units per 40 acres. Diversified Rural areas are expected to accommodate rural forecasted growth without requiring the provision of regional urban services. In addition, these communities are also expected to protect natural resources and to adopt conservation subdivision, cluster, or other environmental protection provisions.

The diversified rural areas are located in southeast and northern parts of the City and are guided as Rural Residential. This area is not planned for regional sewer during the 2040 planning period. The Rural Residential area represents historically approved development patterns (as part of Hassan Township Comprehensive Plan) that were typically 5-acres or smaller. The Plan guides the Rural Residential areas at density of 0.10 to 2 units per acre.

The Plan includes discussion of Rural Residential Flexible Development Standards and the evaluation of ways to ensure future development can achieve a density of three units per net acre, including rural cluster development and ghost platting to demonstrate further subdivision. The Plan indicates support of rural residential development that preserves efficient future urbanization. The Plan indicates that development in the Rural Residential area would need to be done in a way that manner that does not prohibit future urbanization, which is consistent with Thrive policies for Diversified Rural areas.

Agricultural Preserves

The Plan consistent with Council policy for lands enrolled in the Agricultural Preserve Program. The Plan identifies lands enrolled in the Agricultural Preserve Program on the Future Land Use map as Agricultural Preserve with a maximum density of one unit per 40 acres, which is consistent with Minn. Stat. § 473H.02, subd. 7.

Advisory Comments

If parcels in the Agricultural Preserve Program expire and the City wishes to change the land use guiding from one unit per 40 acres, then a comprehensive plan amendment will be required.

Housing

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

The Plan is consistent with the 2040 Housing Policy Plan. As of 2016, the City has nearly 4,300 homes including 460 multifamily units and roughly 3,840 single-family homes. Approximately 840 homes are rented. Nearly 1,700 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, nearly 570 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. Notably, there are 47 units affordable to households with income at or below 30% AMI and more than 120 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 80% AMI and below, and housing connected to goods and services by transportation options. The City has 78 units of publicly subsidized housing, including 24 age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 630 units; 354 of which are needed at prices affordable to households earning 30% of AMI or less, 207 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 69 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 eight units per acre to allow for development of at least 636 new housing units.

The Plan also indicates that the City will consider adopting a fair housing policy, partnership with Homes Within Reach (a Community Land Trust), TIF, tax abatement, and implementing a housing referral program. The City states that they will do not forsee developing their own local HRA but will consider collaboration with Hennepin County HRA to establish to establish levy funding, and would consider using their local bonding authority if there was an identified need.

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. Because the City has a municipal public water supply system, the Local Water Supply Plan (LWSP) must be included as part of the 2040 comprehensive plan.

The community has prepared a Local Water Supply Plan (LWSP) that was submitted to the Minnesota Department of Natural Resources (DNR) in 2018. As of January 2019, the City's Local Water Supply Plan is still under review by the DNR.

Advisory Comments

If changes are made to the City's LWSP based on the DNR review, the City will need to provide the Council with the updated version of the LWSP plan to ensure consistency with the City's 2040 Plan.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that there are approximately 948 individual SSTS, and one Community Wastewater Treatment System in the City, the Rogers Wastewater Treatment Facility, which was acquired by the Council in 2019. The City has delegated authority to Hennepin County to regulate SSTS installation, operation, maintenance management, and enforcement within the City.

Special Resource Protection

Solar Access Protection

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

The Plan is complete and 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 limited aggregate resource deposits within the community. Small scale aggregate resource extraction continues to take place in the north central part of the City.

Historic Preservation

Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)

The Plan addresses historic resources as required by the MLPA. The Plan indicates that the community is committed to protecting historic resources as a link to its past and community identity. The Plan identifies and maps locally historic and cultural resources. The Plan indicates that the City will conduct assessments of its historical and cultural resources for development and redevelopment projects.

Plan Implementation

Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)

The Plan includes a description of the zoning, subdivision, SSTS codes, and the housing implementation program. The Plan describes official controls and fiscal devices that the City will employ to implement the Plan and includes a capital improvement plan in the appendix.

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

The 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

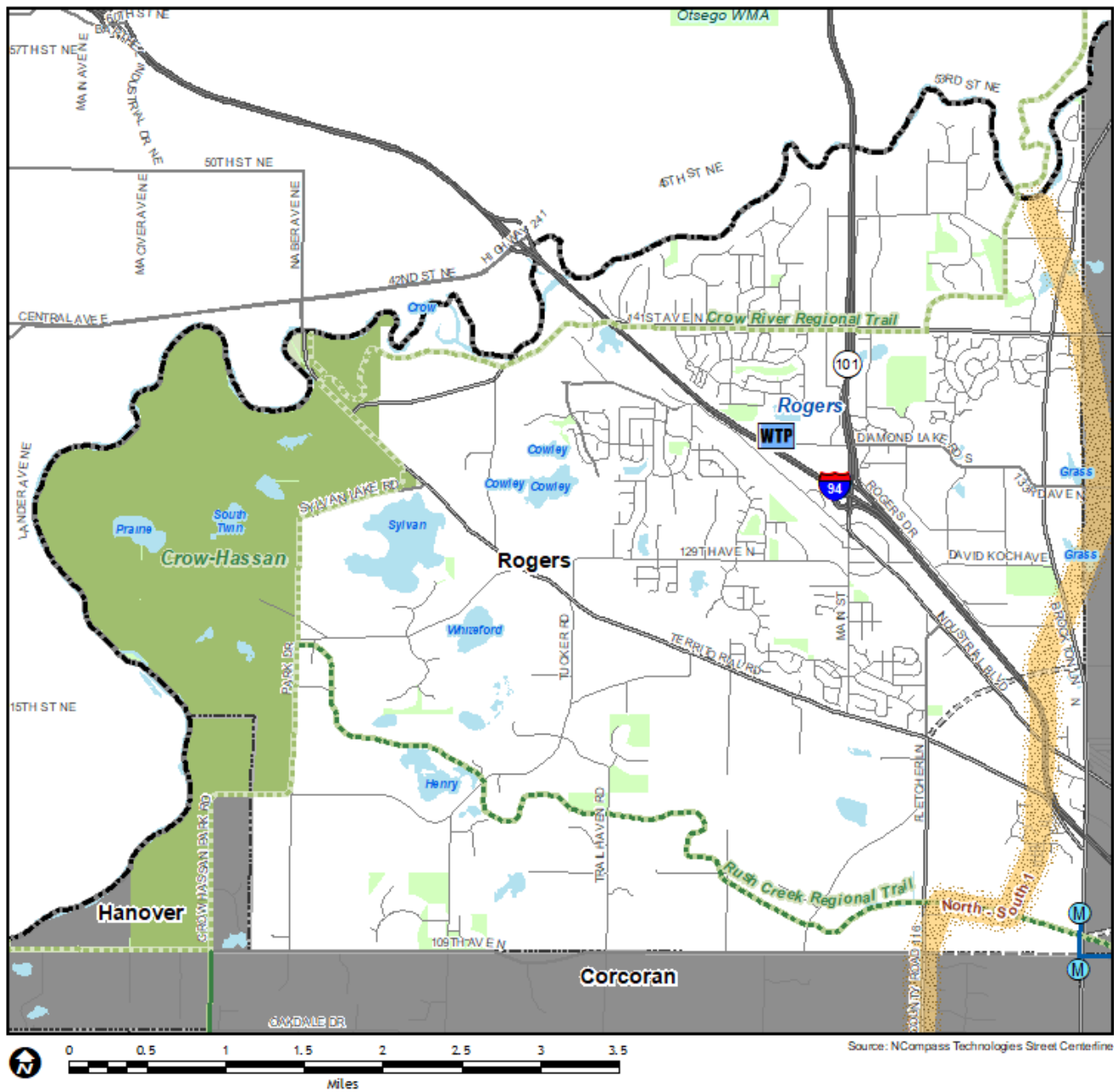
In response to the 2015 System Statement, the City submitted the following documents for review:

- June 18, 2019: Rogers 2040 Comprehensive Plan
- June 18, 2019: Local Surface Water Management Plan
- September 13, 2019: TAZ Boundaries Map
- October 24, 2019: Revised 2040 Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Parks and Trails, Transportation, Forecasts, Land Use, Housing, Solar Access Protection, Mapping, Adjacent Jurisdiction Review, and Implementation.
- October 24, 2019: Appendix I – Zoning Map and Zoning District Descriptions
- November 15, 2019: Responses to Hennepin County Adjacent Community Review Comments
- December 10, 2019: Revised 2040 Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Forecasts, Housing, Land Use, and Water Resources.
- December 23, 2019: Updated Land Use and Staging Maps
- December 30, 2019: Supplemental Information for Wastewater
- January 21, 2020: Revised Land Use and Housing Chapters
- January 24, 2020: Revised Forecasts

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: Utility Service Extensions Staging Map
- Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Regional Systems

Transportation

Transitways
2040 Transportation System Policy - adopted January 2015

- Existing
- - - - Planned Current Revenue Scenario
- - - - Planned Current Revenue Scenario - CTIB* Phase 1 Projects
- Potential Increased Revenue Scenario

Regional Highway System

- Existing Principal Arterials
- Planned Principal Arterials
- Existing Minor Arterials
- Planned Minor Arterials
- Existing Other Arterials
- Planned Other Arterials

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

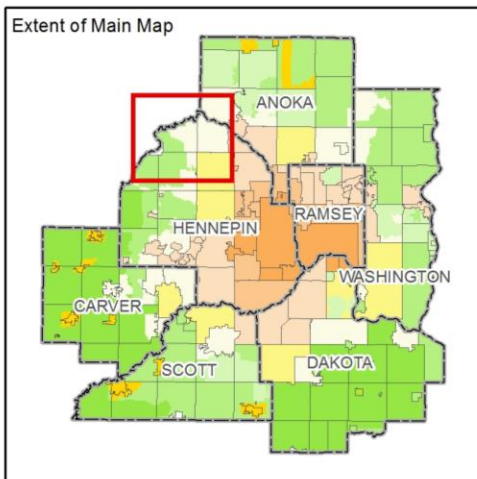
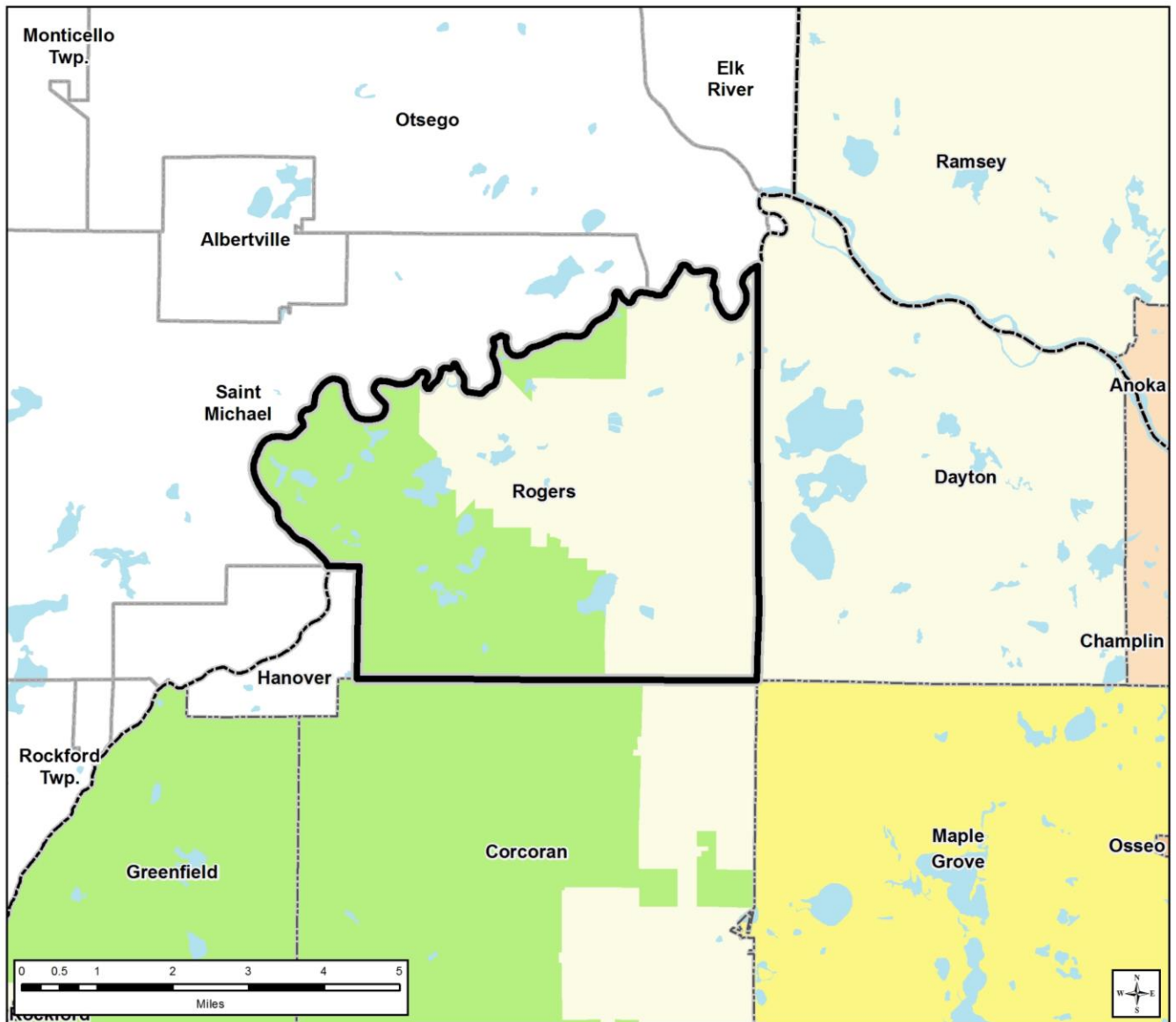
- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

Regional Park Search Areas and Regional Trail Search Corridors

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

* Counties Transit Improvement Board (CTIB)

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

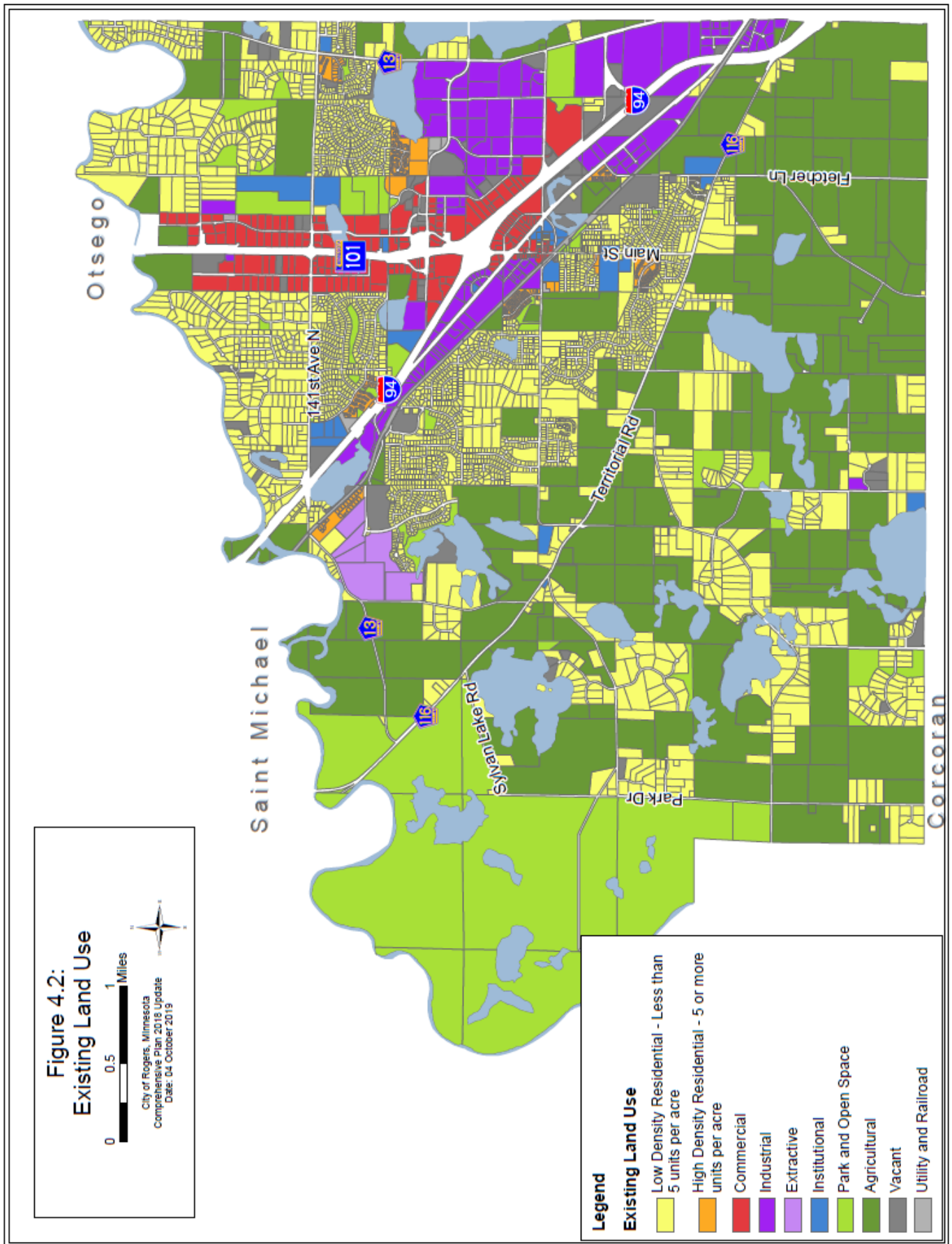


Figure 4. 2040 Future Land Use

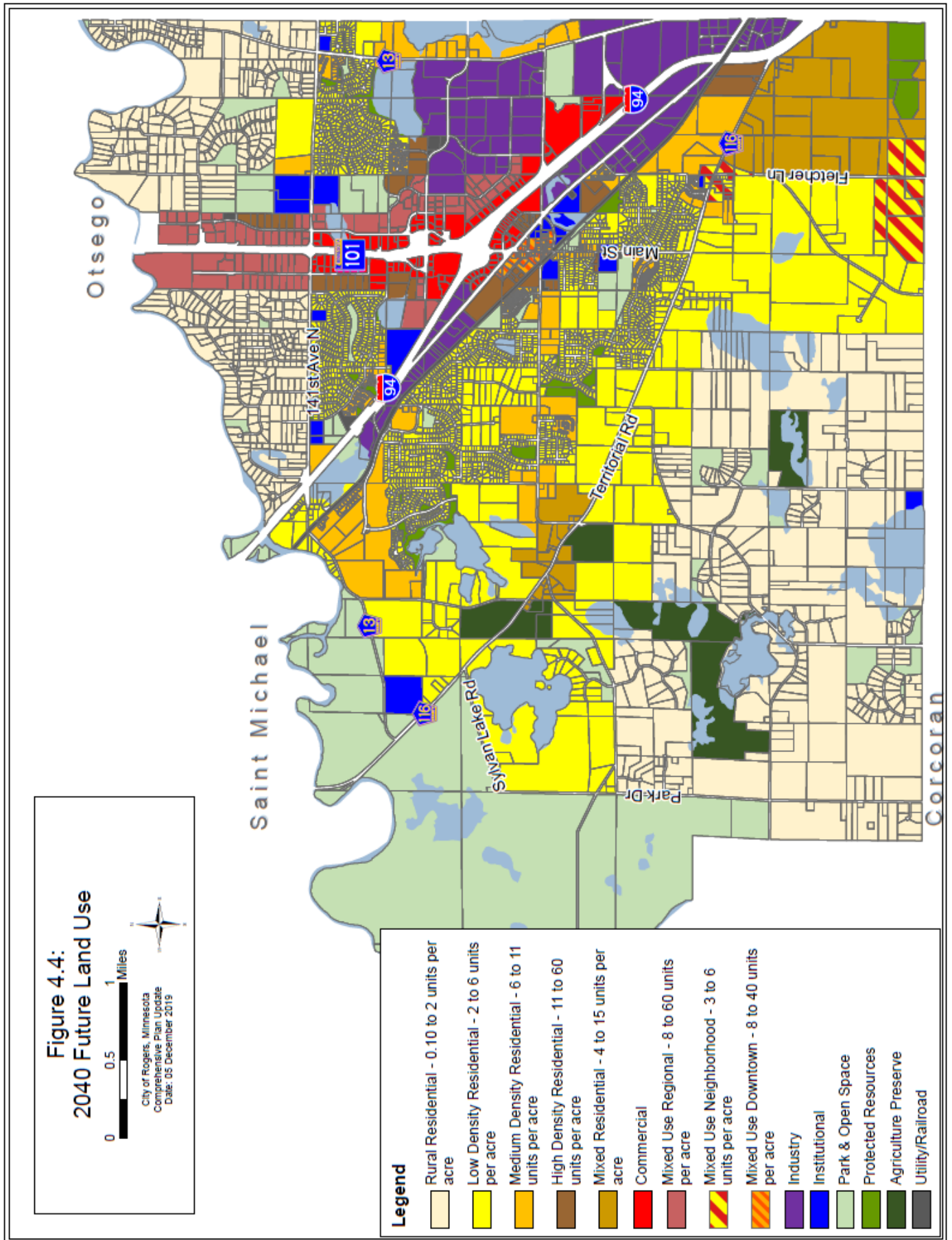


Figure 5. Utility Service Extensions Staging Map

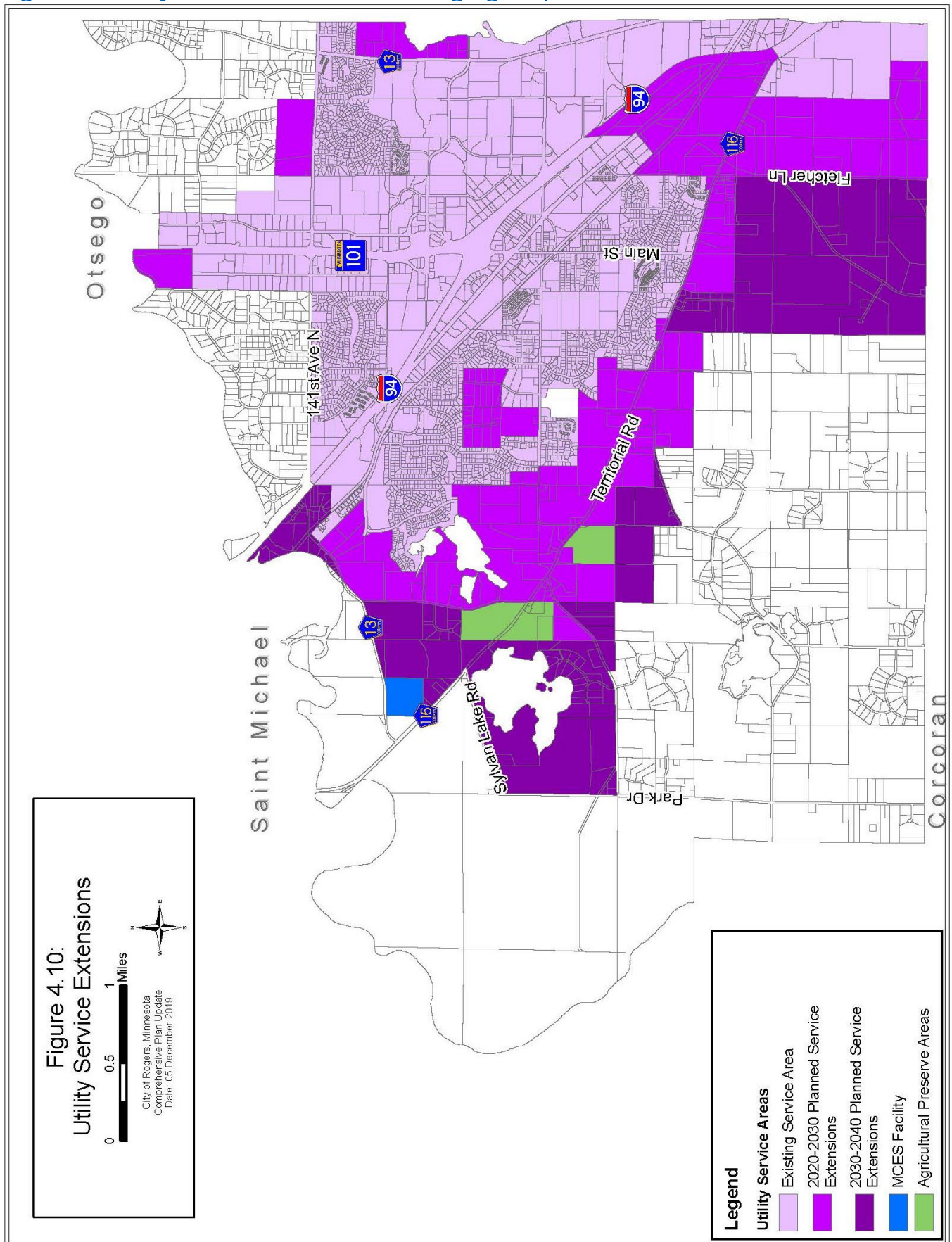


Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **630 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<i>Available Acres</i>	<i>×</i>	<i>Minimum Density (units per acre)</i>	<i>×</i>	<i>Expected % Residential (if mixed use)</i>	<i>=</i>	<i>Minimum Units Possible</i>
High Density Residential	44.00		11		100%		484
Mixed Use Regional	29.40		8		40%		95
Mixed Use Downtown	17.80		8		40%		57
Total	91						636

Sufficient/(insufficient) units possible against share of regional need: **6**
 Affordable units built since 2021: **0**
 Sufficient/(insufficient) units possible adjusted for affordable units built: **6**
 Number of Comp Plan Amendments approved since Comp Plan Update: **0**

