

## Community Development Committee

Meeting date: October 19, 2020

For the Metropolitan Council meeting of October 28, 2020

**Subject:** City of Apple Valley Golf Course Comprehensive Plan Amendment, Review File 22169-2

**District(s), Member(s):** District 16, Wendy Wulff

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

**Staff Prepared/Presented:** Raya Esmaeili, AICP, 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 Apple Valley to place its Golf Course comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.

### Background

The City of Apple Valley proposes to reguide 23 acres from Private Recreation (PR) to a new land use category of Low Density Flex (LDF). The amendment site is located at 8661 140th Street West. The subject property is the only parcel with the PR designation in the community. The amendment creates the new LDF land use category that designates non-residential properties within existing residential neighborhoods whose current use is discontinued, with the understanding that their future land use will be residential. This change could allow the possibility of 69 to 184 units to be developed on the site, with an average of 126 units.

### 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 Apple Valley

Apple Valley Golf Course and Text Amendment Comprehensive Plan Amendment

Review File No. 22169-2, Business Item No. 2020-265

## BACKGROUND

The City of Apple Valley (City) is located in northwestern Dakota County, bordered by Eagan to the north, Burnsville to the west, Lakeville and Empire Township to the south, and Rosemount to the east.

*Thrive MSP 2040* (Thrive) designates Apple Valley with a “Suburban” community designation. The Council forecasts from 2018 to 2040 that the City will grow from 53,439 to 63,600 population and 20,361 to 24,900 households. The Council also forecasts that between 2010 and 2040, the City’s employment will increase from 14,279 to 17,100 jobs.

The Metropolitan Council reviewed the City of Apple Valley 2040 Comprehensive Plan ( [Business Item 2020-183](#), Review File No. 22169-1) on July 22, 2020. This is the first comprehensive plan amendment since the 2040 Plan was reviewed.

## REQUEST SUMMARY

The amendment proposes to reguide 23 acres from Private Recreation (PR) to a new land use category of Low Density Flex (LDF). The amendment site is located at 8661 140th Street West. The subject property is the only parcel with the PR designation in the community. The amendment creates the new LDF land use category that designates non-residential properties within existing residential neighborhoods whose current use is discontinued, with the understanding that their future land use will be residential. This change could allow the possibility of 69 to 184 units to be developed on the site, with an average of 126 units.

## 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 July 22, 2020 (Review File No. 22169-1).

## 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*. There are no existing or planned units of the Regional Parks System in the vicinity of the proposed land use change. The Lebanon Hills – Lake Marion Regional Trail Search Corridor is approximately 0.4 miles northwest of the site (Figure 1). However, as a regional trail search corridor, the Lebanon Hills – Lake Marion Regional Trail does not yet have a Council-adopted master plan. The proposed change in land use is not likely to have an adverse impact on the Lebanon Hills – Lake Marion Regional Trail.

#### **Wastewater Service**

*Reviewer: Roger Janzig, Environmental Services (ES) – Engineering Programs ([roger.janzig@metc.state.mn.us](mailto:roger.janzig@metc.state.mn.us))*

The proposed amendment conforms to the *2040 Water Resources Policy Plan (WRPP)*. The regional system has adequate capacity to serve a proposed development associated with this amendment.

#### **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.

### *Consistency with Council Policy*

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

#### **Forecasts**

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

The amendment does not affect the community-wide forecast. The amendment re-guides 23 acres of Golf Course to Low Density Flex (LDF) residential. This change increases housing capacity on the specific site by over 100 housing units. The change fits within the City's forecast; therefore, no forecast change is needed.

#### **Land Use**

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

*Thrive MSP 2040* identifies the City as a Suburban community. The amendment proposes to re-guide 23 acres of land designated as Private Recreation (PR) and create the new land use category of Low Density Flex (LDF). The site is located at 8661 140th Street West (see Figure 2).

The PR land use designation applies only to the subject site and will be wholly replaced by the LDF land use category as a result of the proposed amendment. The amendment adds a description for the new LDF land use category which designates properties within existing residential neighborhoods whose current use is discontinued or is vacant. The LDF designation allows the current use to continue with the understanding that the future use will be residential. This land use allows for a residential density range of 3-8 units per acre. While the reguiging is not associated with a specific development proposal at this time, the allowable density can result in a range of 69 to 184 housing units.

The addition of this new category (underlined in Table 1 below) results in the overall net density of the City to decrease from 8.2 to 7.4 units per acre. Thrive directs Suburban communities to plan for development at overall minimum densities of at least 5 units per acre. Therefore, with this amendment, the City remains consistent with this land use policy.

Table 1. Planned Residential Density, City of Apple Valley

Category	2018-2040 Change				
	Density Min	Density Max	Net Acres	Min Units	Max Units
<u>Low Density Flex</u>	<u>3</u>	<u>8</u>	<u>23.0</u>	<u>69</u>	<u>184</u>
Low Density Residential	3	6	46.4	139	278
Medium Density Residential	6	12	40.4	242	485
High Density Residential	12	40	27.6	331	1,104
Suburban Intensive High Density (SIHD)	24	48	14.4	346	691
<b>TOTALS</b>			<b>151.8</b>	<b>1,127</b>	<b>2,742</b>
			<b>Overall Density</b>	<b>7.4</b>	<b>18.0</b>

### Housing

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

The amendment is consistent with the Council's *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 468 units. The proposed amendment does not change the City's inventory of land guided to support the development of low- and moderate-income housing. With this amendment, the Plan will be guiding approximately 35 acres of higher density residential land such that at least 508 units could be built.

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

### Natural Resources

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

The amendment identifies that stormwater from the site will be handled in accordance with the goals and policies in the City's Surface Water Management Plan (SWMP) and applicable requirements and standards set forth in the City's Code of Ordinances. There is no proposed development for the site, and thus, no specific details have been included for where or how additional stormwater generated from the proposed development will be managed on the site.

### 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 Land Use Guiding
- Figure 4: Proposed Land Use Guiding

Figure 1: Location Map Showing Regional Systems

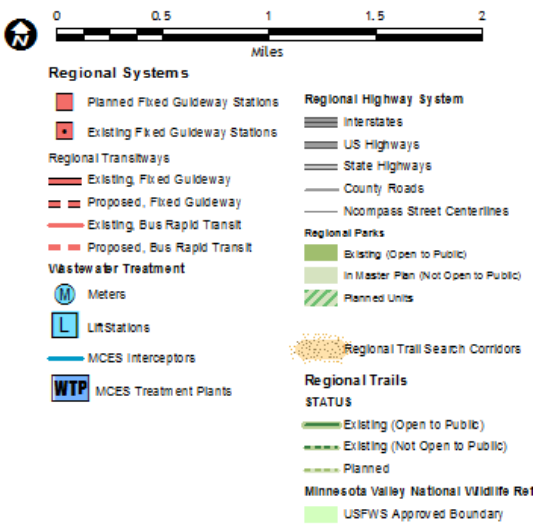
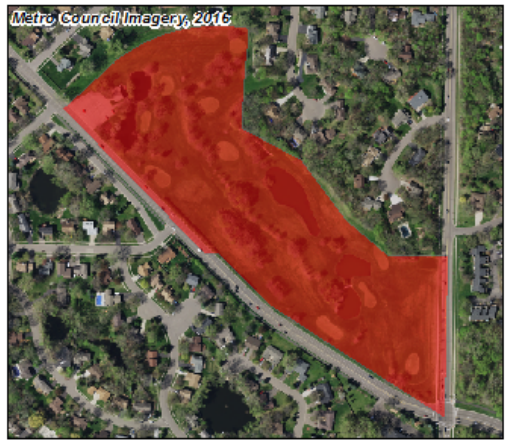
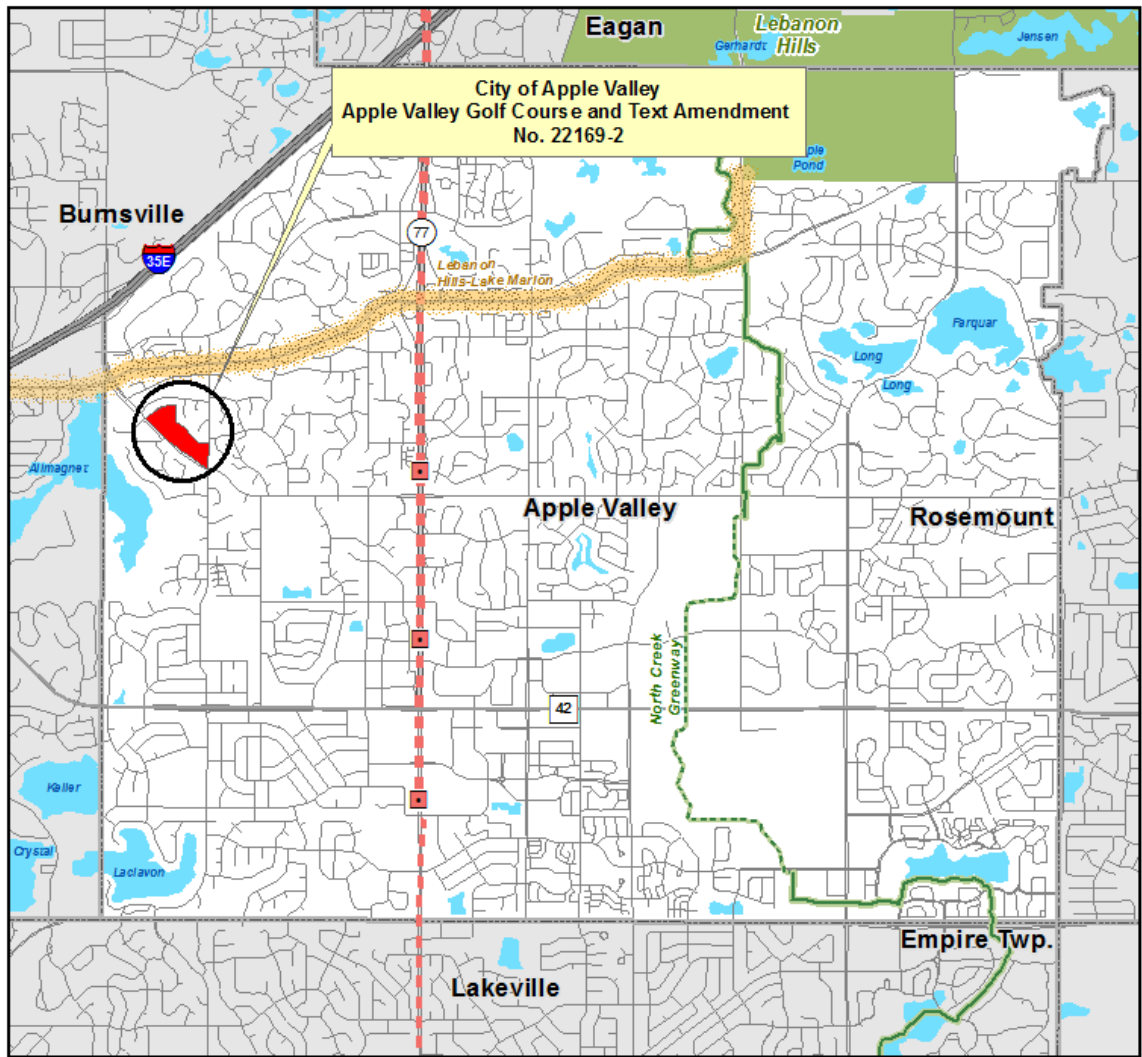
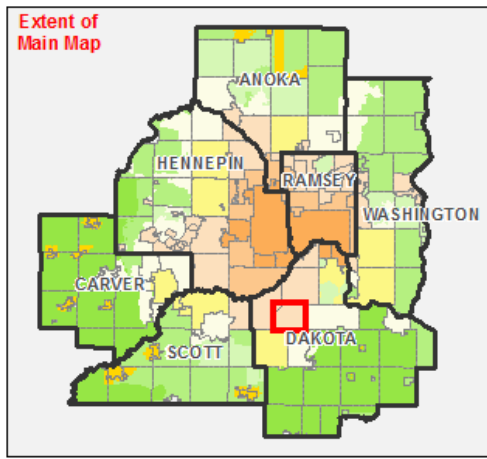
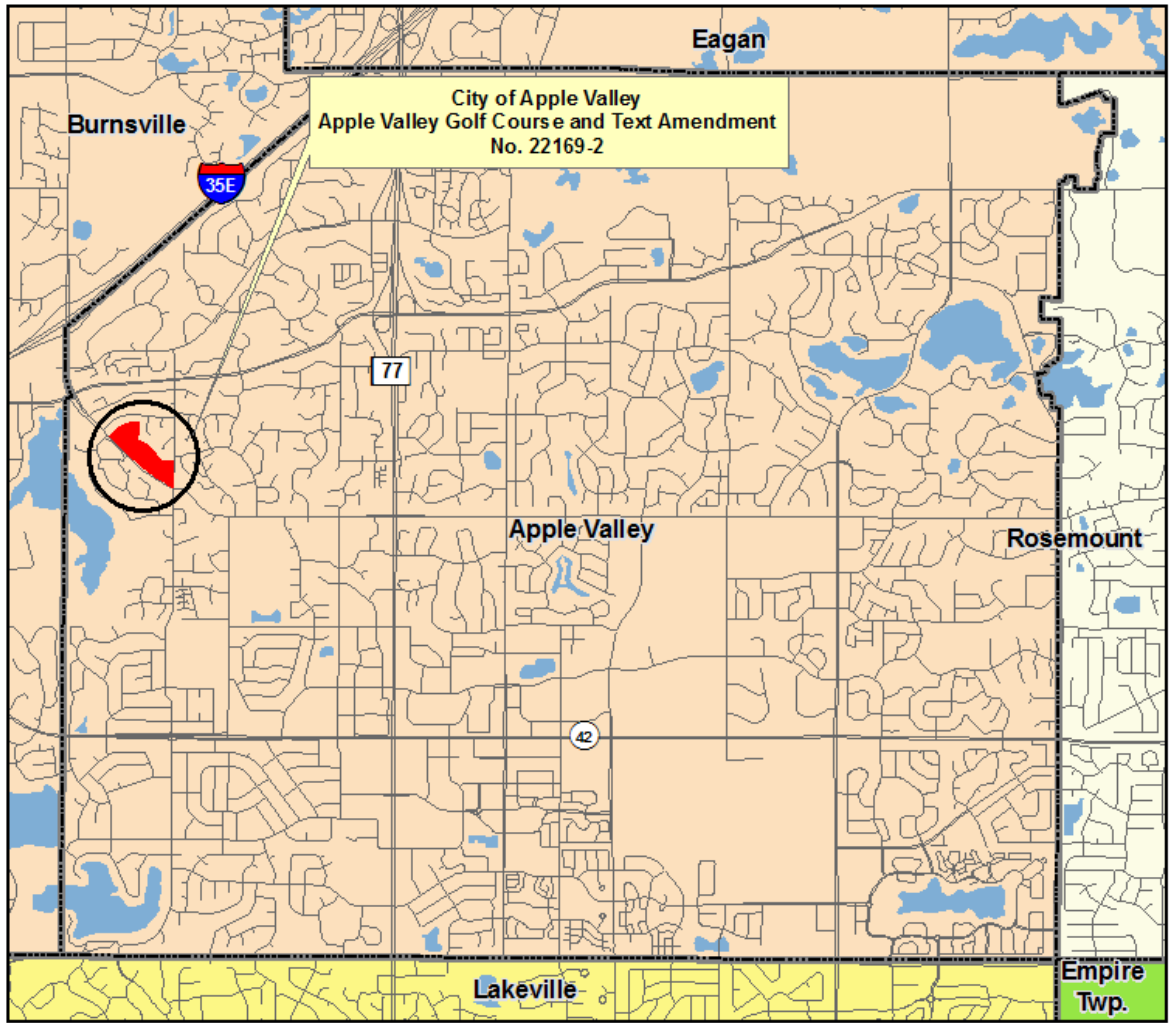


Figure 2: Location Map Showing Community Designations



- 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 Land Use Guiding

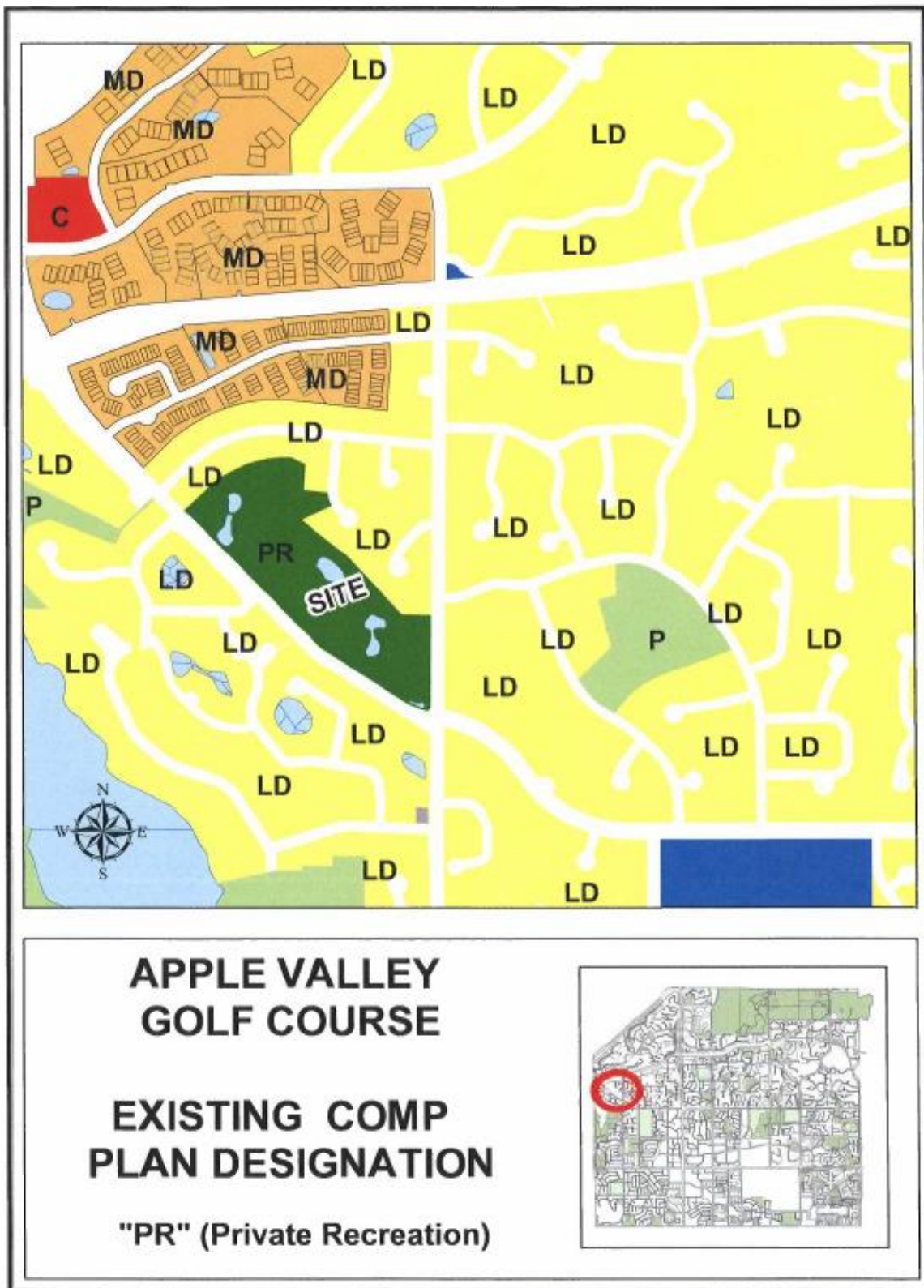




Figure 4: Proposed Land Use Guiding

