

Community Development Committee

Meeting date: July 19, 2021

For the Metropolitan Council meeting of July 28, 2021

Subject: City of Rosemount Rosewood Commons Comprehensive Plan Amendment, Review File 22286-3

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

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

Staff Prepared/Presented: Jerome Benner II, Senior Planner (651-602-1494)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)

Division/Department: Community Development / Regional Planning

Proposed Action

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

1. Authorize the City of Rosemount to place its 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 Transit, Forecasts, and Land Use.

Background

The City of Rosemount submitted the Rosewood Commons comprehensive plan amendment on May 28, 2021. The proposed amendment reguides approximately 5.5 acres from Community Commercial (CC) to High Density Residential (HDR). The purpose of the amendment is to accommodate 124 senior apartment units in six individual buildings. Of the six buildings, two will also include ground floor retail space. The amendment site is located north of the intersection of 150th Street West and Business Parkway within the Rosewood Estates subdivision. This is the City's second amendment to its 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

There is no known opposition.



REVIEW RECORD

City of Rosemount

Rosewood Commons Comprehensive Plan Amendment

Review File No. 22286-3, Business Item No. 2021-183

BACKGROUND

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

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 2019-310 JT](#), Review File No. 22286-1) on January 8, 2020. This is the second comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment reguides approximately 5.5 acres from Community Commercial (CC) to High Density Residential (HDR). The site is located north of the intersection of 150th Street West and Business Parkway within the Rosewood Estates subdivision. The purpose of the amendment is to accommodate 124 senior apartment units in six individual buildings. Of the six buildings, two will also include ground floor retail space.

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 2040 Plan on January 8, 20120 ([Business Item 2019-310 JT](#), Review File No. 22286-1).
- The Emerald Isle amendment was approved by the Council on January 13, 2021 ([Business Item 2020-339](#), Review File No. 22286-2). The amendment reguided 20 acres from Medium Density

Residential to Low Density Residential and 10 acres from Community Commercial to High Density Residential to allow the development of 151 single-family lots and a 150-unit apartment building.

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 Park System in the vicinity (within a ½ mile) of the proposal to change the guiding land use of approximately 5.5 acres from Community Commercial to High Density Residential. The nearest unit of the Regional Parks System – the planned Rosemount Greenway Regional Trail – is approximately 1.3 miles northeast of the proposed change (see Figure 1).

The proposed change will not have an adverse impact on the Rosemount Greenway Regional Trail or the Regional Parks System more broadly.

Wastewater Service

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

The proposed amendment conforms to the *2040 Water Resources Policy Plan (WRPP)*. The amendment involves the re-guiding of 5.5 acres from Community Commercial to High Density Residential to allow for a proposed development of 124 senior apartment complex with six individual buildings, including 3,600 sq. ft. of retail located on the ground floor of 2 of the buildings. The regional system has adequate capacity to serve the 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 development associated with the amendment is unlikely to have an impact on the regional transportation system.

Transit

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

The amendment materials should consider the needs of pedestrians as part of the proposed development. Minnesota Valley Transit Authority (MVTA) operates a route along County Road 42 which connects to the downtown area just to the west, and is located within ½ mile of the site. Although the amendment does not border along County Road 42, the larger PUD does, and is within reasonable walking distance from the proposed residential development. Based on the amendment materials, it is unclear if a sidewalk is planned on the north side of County Road 42.

Advisory Comments

For the purpose of encouraging sustainable development patterns, reducing vehicle trips, and encouraging pedestrian activity where residents can safely avoid using roadways, the City should consider installing or requiring sidewalks/pedestrian paths on the north side of County Road 42, which would help eliminate an existing pedestrian access gap to a developing high density residential area.

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)

Council staff agree that the plan amendment does not affect the communitywide forecast: The Amendment increases housing capacity on the subject site with a proposed plan for 124 housing units. This development alone will not push the City beyond the current communitywide forecast.

Advisory Comments

As of 2019, the Plan included a Transportation Analysis Zone (TAZ) growth allocation of +260 households and +900 population for TAZ #632. If there is further development in in this TAZ, the Council may need to increase the growth allocation. City staff are welcome to contact Metropolitan Council Research staff if they wish to discuss this matter.

Thrive MSP 2040 and Land Use

Reviewer: Jerome Benner II, CD – Local Planning Assistance (651-602-1494)

The Plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. Thrive identifies the City as an Emerging Suburban Edge Community (see Figure 2). Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment.

The amendment reguides 5.5 acres from Community Commercial to High Density Residential (12-30 units per acre) and is located north of the intersection of 150th Street West and Business Parkway within the Rosewood Estates subdivision (see Figure 2). The purpose of the amendment is to accommodate 124 senior apartment units in six individual buildings. Of the six buildings, two will also include ground floor retail space. The proposed development yields a net density of 22.5 units per acre, which is consistent with the High Density Residential guiding land use.

As shown in Table 1 (with revisions underlined), the overall minimum planned net residential density is 3.43 units per acre, which is a slight increase from 3.40 units per acre. The overall density, with proposed changes, remains consistent with the Council policies for areas with Emerging Suburban Edge community designation.

Table 1. Planned Residential Density, City of Rosemount

| Category | 2018-2040 Change | | | | |
|----------------------------|------------------|-----|------------------------|---------------------|---------------|
| | Density | | Net Acres | Units | |
| | Min | Max | | Min Units | Max Units |
| Low Density Residential | 1.5 | 6 | 1,334 | 2,001 | 8,004 |
| Medium Density Residential | 6 | 12 | <u>536</u> | <u>3,216</u> | <u>6,432</u> |
| High Density Residential | 12 | 30 | <u>114.50</u> | <u>1,374</u> | <u>3,435</u> |
| Downtown | 20 | 40 | 12.80 | 256 | 512 |
| *25% residential | TOTALS | | 1,997.30 | <u>6,847</u> | 18,383 |
| | | | Overall Density | <u>3.43</u> | 8.5 |

Advisory Comments

The amendment materials indicated that two of the buildings will contain ground-level retail. This type of mixed use or even commercial use is not currently described as allowable in the Plan's High Density Residential land use category. Council staff recommend that the City consider a minor amendment to the Plan to allow for this type of use, which will ensure that proposed developments of this type are consistent with the City's Plan. Please contact Council staff for examples of language that the City might consider.

Housing

Reviewer: Ashleigh Johnson, CD - Housing (651-602-1106)

The amendment is consistent with the Council's 2040 Housing Policy Plan. The Plan currently guides sufficient land to address its share of the region's 2021-2030 need for affordable housing, which is 783 units.

The amendment proposes to reguide 5.5 acres from Community Commercial to High Density Residential. The City's inventory of land guided to support the development of low- and moderate-income housing for the 2021-2030 decade will remain the same; market rate development does not add to land available for affordable housing. The City will retain a surplus of 1,874 units above their share of regional need.

The City of Rosemount is a Livable Communities Act (LCA) participating community. Over the past decade they were awarded approximately 1.4M in Livable Communities Demonstration Account (LCDA) funds for Cambrian Commons and Steeple Center Senior Housing projects.

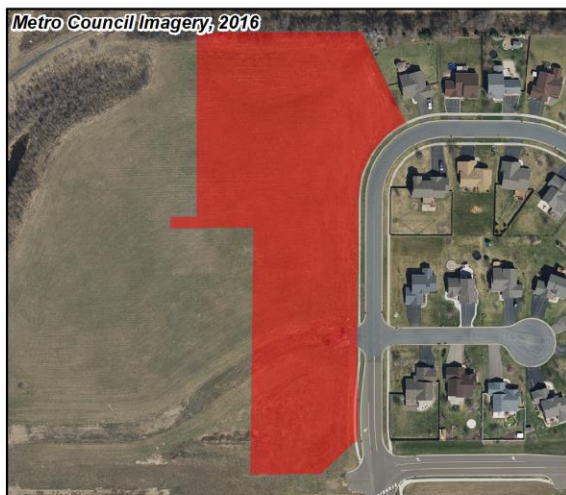
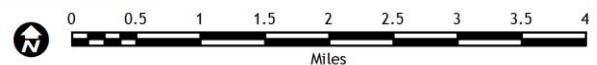
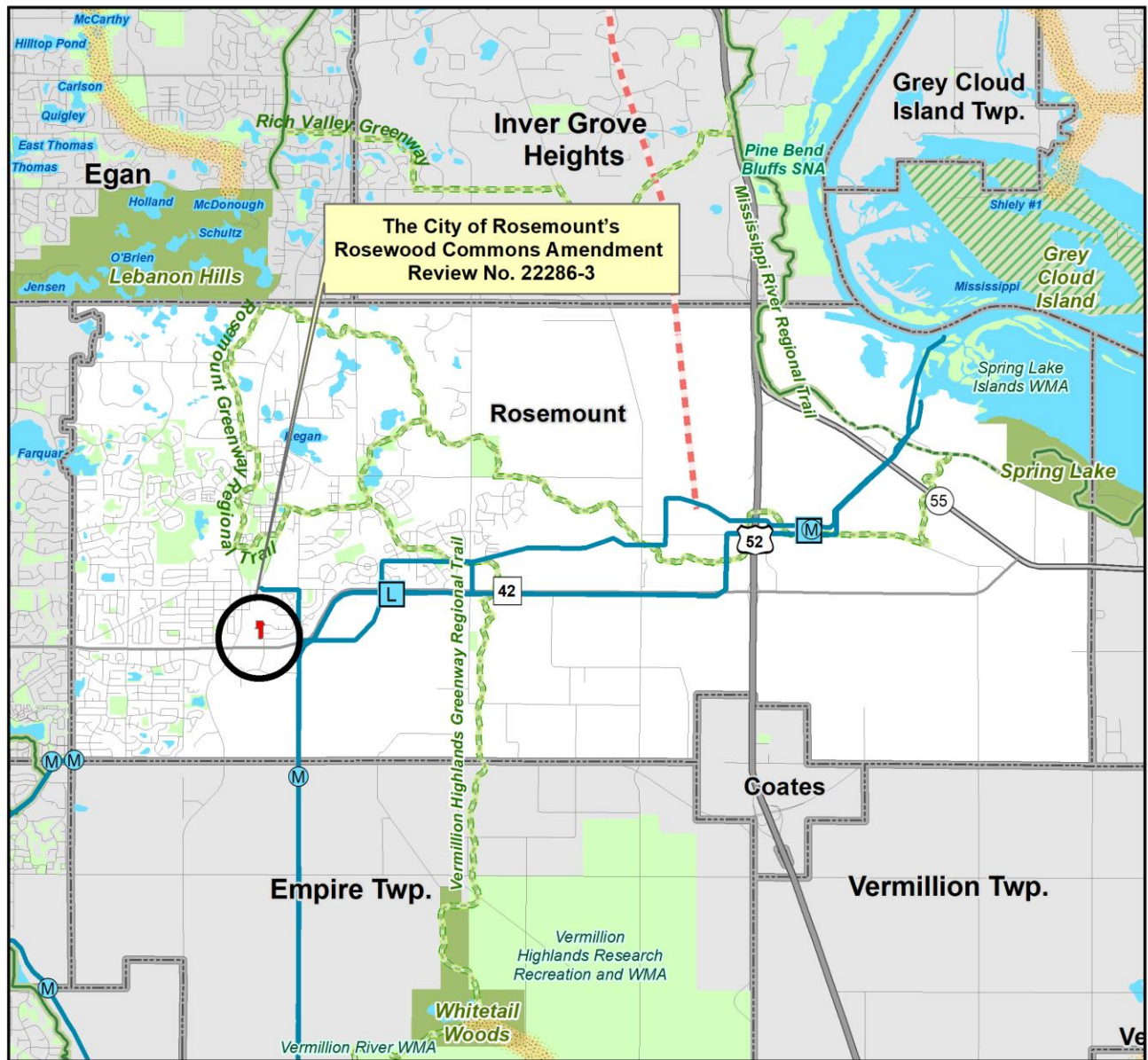
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

Regional Transitways

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

Wastewater Treatment

- M Meters
- L Lift Stations
- WTP MCES Treatment Plants

Regional Highway System

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

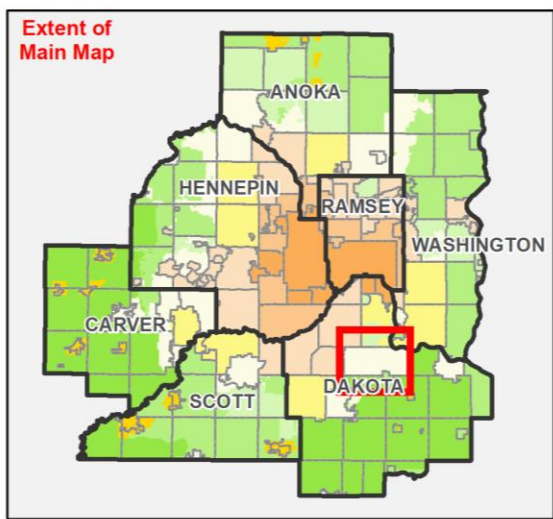
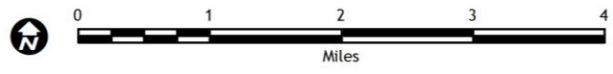
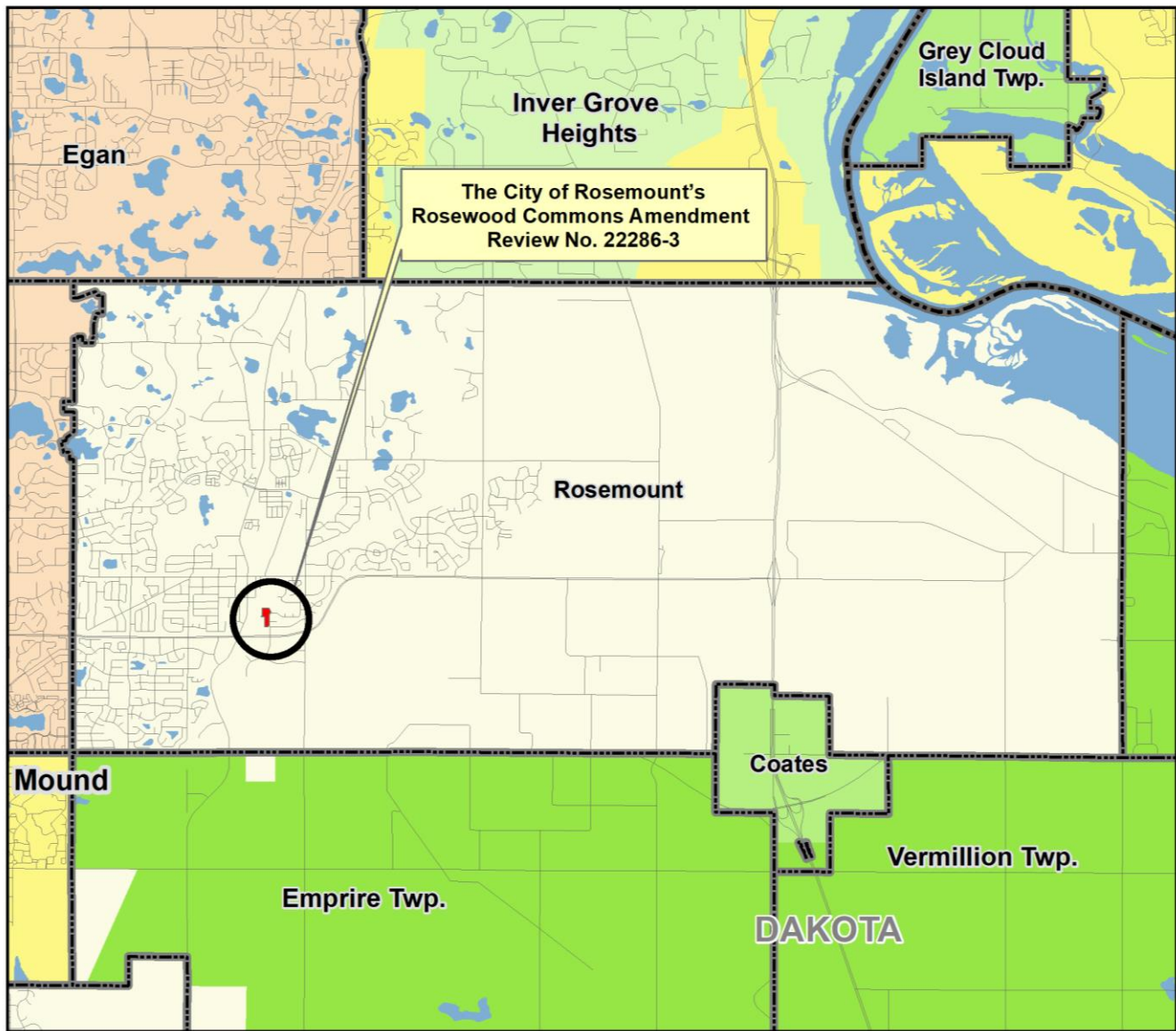
Regional Parks

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

Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned Regional Trails
- Regional Trail Search Corridors

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

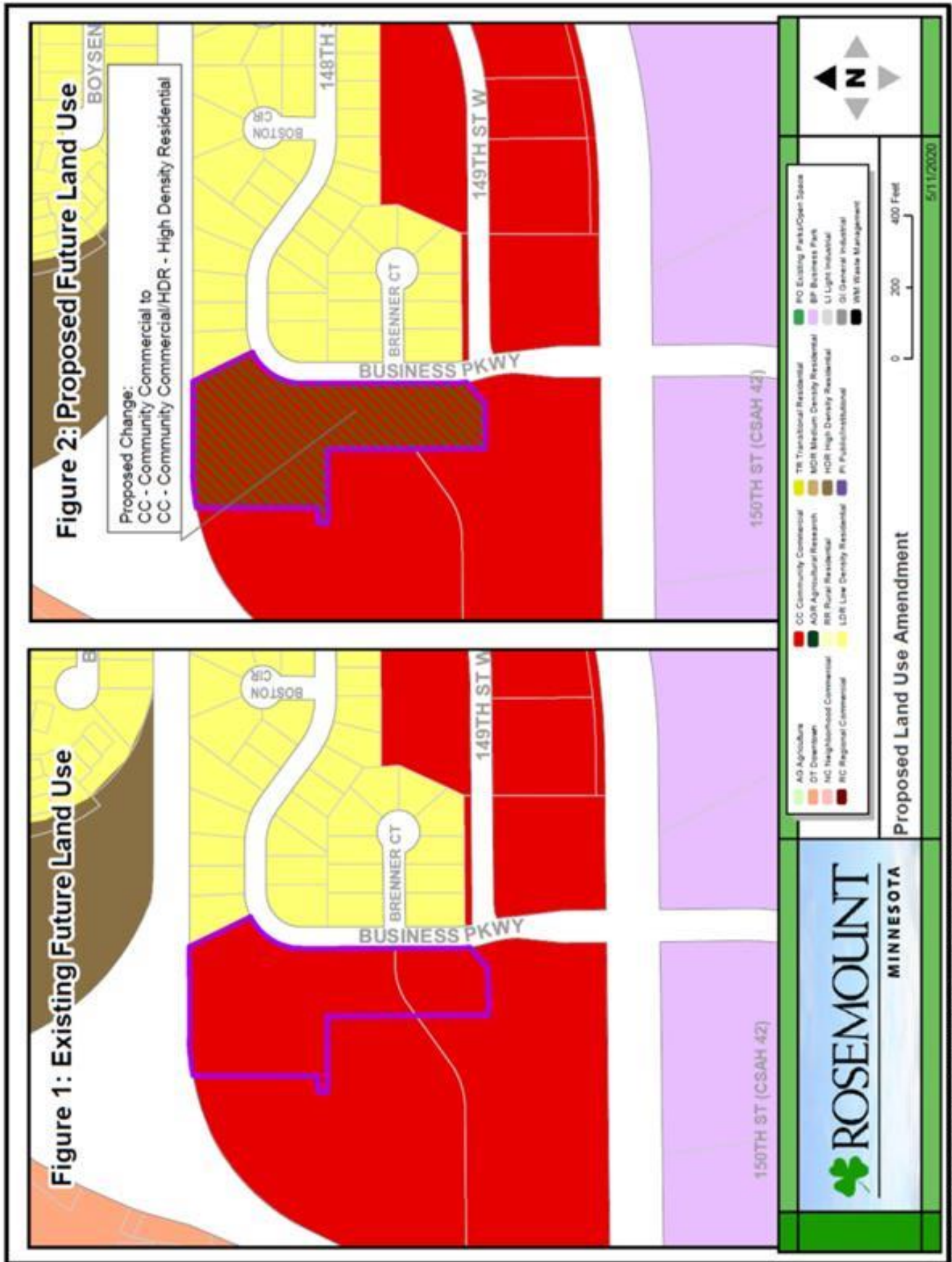


Figure 4. Land Guided for Affordable Housing

| | |
|--|---------------------|
| 2021-2030 share of regional need for Affordable Housing at 50% AMI and Below: | 612 units |
| 2021-2030 share of regional need for Affordable Housing between 51 to 80% AMI: | 171 units |
| TOTAL 2021-2030 share of regional need for Affordable Housing: | 783 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 | 62.0 | | 12 | | 100% | | 744 |
| Downtown | 6.4 | | 20 | | 20% | | 26 |
| Medium Density Residential | 184.0 | | 6 | | 100% | | 1,104 |
| Total | 252.4 | | | | | | 1,874 |

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**

