

Community Development Committee

Meeting date: October 4, 2021

For the Metropolitan Council meeting of October 13, 2021

Subject: City of Lakeville, Adelman Property Comprehensive Plan Amendment, Review File 22077-4

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

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

Staff Prepared/Presented: Jerome Benner II, Senior Planner (651-328-1494)
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 Lakeville to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Revise *Thrive MSP 2040* to change the Community Designation for the amendment property from Diversified Rural to Emerging Suburban as shown in Figure 2.
4. Advise the City to implement the advisory comments in the Review Record for Wastewater, Transportation, and Forecasts.

Background

The City submitted the Adelman Property comprehensive plan amendment on August 17, 2021. The amendment guides approximately 115 acres of land recently annexed land from Eureka Township as Industrial. The amendment site is located east of Cedar Avenue (CSAH 23) and north of 225th Street. This is the City's third amendment to its 2040 Comprehensive Plan.

Rationale

The amendment as proposed 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 Lakeville

Adelmann Property Comprehensive Plan Amendment

Review File No. 22077-4, Business Item No. 2021-259

BACKGROUND

The City of Lakeville (City) is located in west-central Dakota County, bordered by Burnsville and Apple Valley to the north, Credit River to the west, New Market Township and Eureka Township to the south, Farmington and Empire Township to the east, and Rosemount to the northeast.

Thrive MSP 2040 (Thrive) designates Lakeville with a “Suburban Edge” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 64,300 to 83,500 population and 22,300 to 30,000 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 18,200 to 22,500 jobs.

The Metropolitan Council reviewed the City of Lakeville 2040 Comprehensive Plan ([Business Item 2019-233 JT](#), Review File No. 22077-1) on September 25, 2019. This is the third comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment guides approximately 115 acres of land recently annexed land from Eureka Township as Industrial. The amendment site is located east of Cedar Avenue (CSAH 23) and north of 225th Street.

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* upon authorization of the amendment and approval of the proposed change in community designation (as shown in Figure 3), 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 September 25, 2019 ([Business Item 2019-233 JT](#), Review File No. 22077-1).
- The Redstone MUSA Expansion amendment was administratively approved by the Council on March 1, 2021 (Review File No. 22077-2). The amendment brought a 19.6-acre parcel into the current Metropolitan Urban Service Area (MUSA) to allow the development of 47 single family

residential lots on a site located east of Highview Avenue and south of Dodd Boulevard (CSAH 9).

- The Cordelia Development amendment was administratively approved by the Council on June 9, 2021 (Review File No. 22077-3). The amendment regulated 22.4 acres from Medium Density Residential to Medium/High Density Residential located south of 179th Street and east of Cedar Avenue. The purpose of the land use change was to accommodate the development of 171 attached townhome units.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with *Thrive MSP2040* 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 is one planned unit of the Regional Parks System in the vicinity of the proposed change. Dakota County's Lake Marion Greenway Regional Trail is approximately 0.3 miles to the northeast of the northeast corner of the Adelman property, in the City of Farmington (Figure 1). Neither Dakota County nor the City of Farmington reference the planned Lake Marion Greenway Regional Trail or possible impacts to it in the review comments provided in the submittal. The City of Farmington indicated that "the Comprehensive Plan Amendment is not anticipated to impact this jurisdiction." The proposed change should not have an adverse impact on the planned Lake Marion 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 is being driven by the establishment of a land use designation of Industrial for approximately 115 acres of recently annexed property. Metropolitan Council Interceptor (7103-1) runs through this site. The interceptor was built in 1975 and is a 42-inch Reinforced Concrete Pipe. The regional system has adequate capacity to serve the proposed land use designation associated with this amendment, for this location.

Advisory Comments

Before encroachment on Council property an Encroachment Agreement will be required, and before direct connection to the Metropolitan Council Interceptor a Sewer Connection Permit will be required. Prior to initiating any project at this location, preliminary plans (including the method and means of providing wastewater service to this area) will also need to be submitted for the assessment of potential impacts to the regional interceptor system. To obtain a Sewer Connection Permit, an Encroachment Agreement Application, or to submit preliminary plans contact Tim Wedin, Interceptor Engineering Assistant Manager (651-602-4571) at the Metropolitan Council Environmental Services.

Transportation

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

The proposed amendment conforms to the 2040 Transportation Policy Plan (TPP) and accurately responds to updates to the TPP. The development site is located approximately 0.75 miles east of Airlake airport.

Advisory Comments

Due to the proximity of the development site to the airport, a 7460-1 airspace study will need to be conducted to ensure that the airspace to Airlake airport will have no encroachment issues.

As a part of the Affected Jurisdictions Review, Dakota County stated, “County Transportation staff encourages the city to consider an internal roadway network between all parcels adjacent to CSAH 9 and CSAH 70 to accommodate local trips between the parcels.” Council staff advise that any new proposed roadway systems that provides access to the development site should adhere to the access management guidelines of 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 are detailed below.

Forecasts

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

The Plan with the proposed amendment is consistent with Council policy for forecasts. The submission states that the amendment does not affect the communitywide forecast. Council staff agree. This site is newly annexed from Eureka Township and was not expected to be part of Lakeville’s industrial land supply. Council staff will revise the Transportation Analysis Zone (TAZ) allocation for this zone. The subject site is a small part of TAZ #696 (southeastern corner of Lakeville and northern edge of Eureka). The City’s Plan expects TAZ #696 to have zero households and zero jobs in all years of the forecast horizon.

Advisory Comments

Separate from this Council action, Council staff are responsible for TAZ data maintenance. Council staff will revise the TAZ allocation to include a standard level of employment: 100 jobs in 2040. The re-allocated amount will be debited from the remainder of Lakeville, leaving the communitywide total unaffected. City staff are welcome to contact Council Research if a greater allocation is needed.

Thrive MSP 2040 and Land Use

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

Thrive MSP 2040 designates the City as a Suburban Edge community. The amendment proposes to guide approximately 115 acres of recently annexed land as Industrial. The amendment site is located east of Cedar Avenue (CSAH 23) and north of 225th Street (see Figure 2). While in the Township previously, the annexed property was designated as Diversified Rural. The City is planning for sanitary sewer extension and development of this property and as such, Council staff recommend changing the designation to Suburban Edge, consistent with the primary designation for the City. While Suburban Edge communities are expected to guide land and develop at a minimum of 3-5 units per acre, the amendment does not have an impact on residential land uses or densities. The proposed land use is consistent with guiding applied to the adjacent properties within one of Lakeville’s industrial parks. The Plan identifies the orderly expansion of industrial parks as a goal (page 43). The Plan continues to be consistent with Council land use policies.

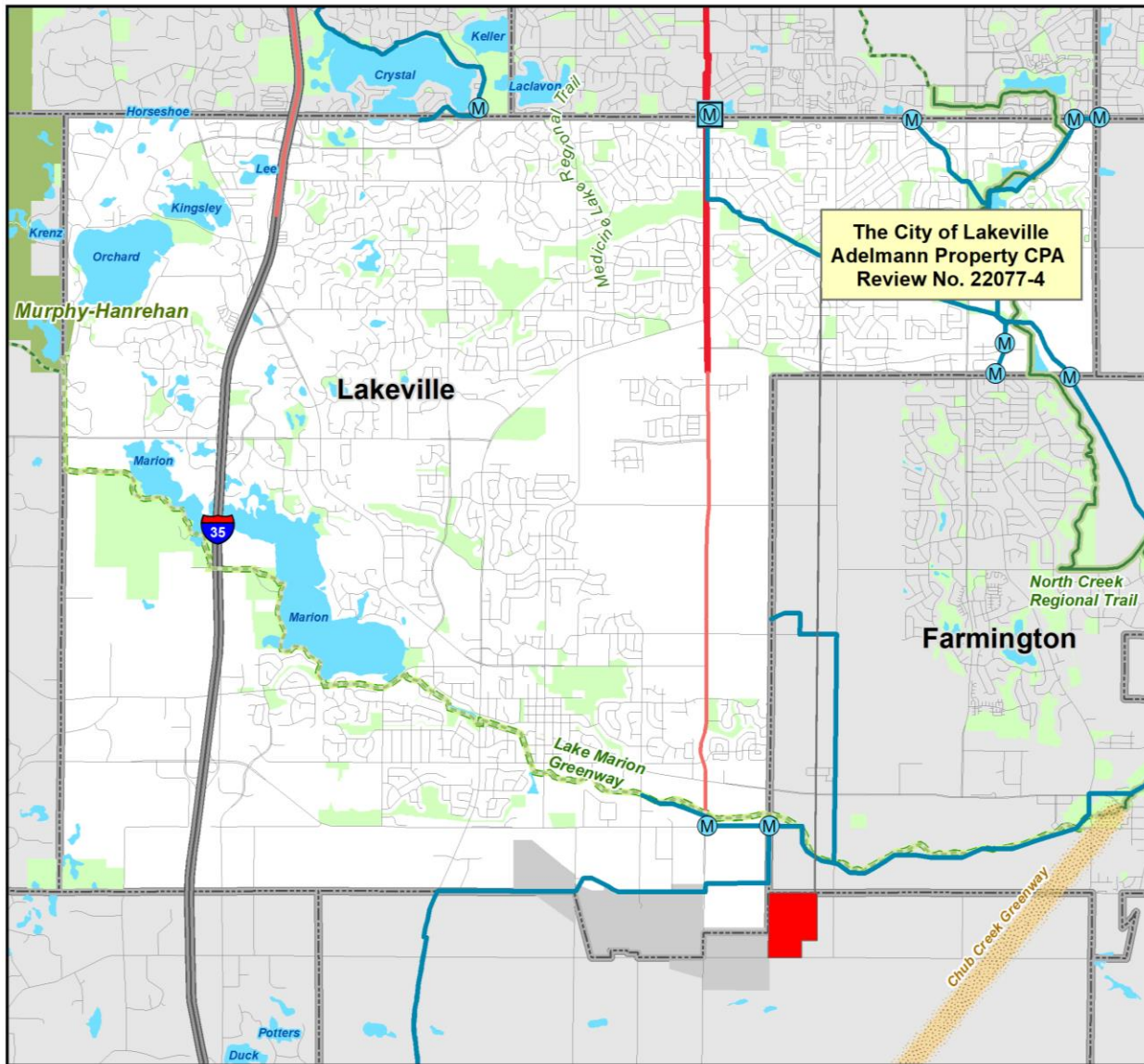
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

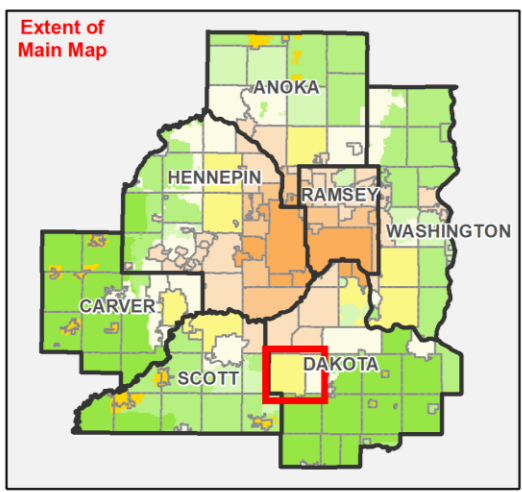
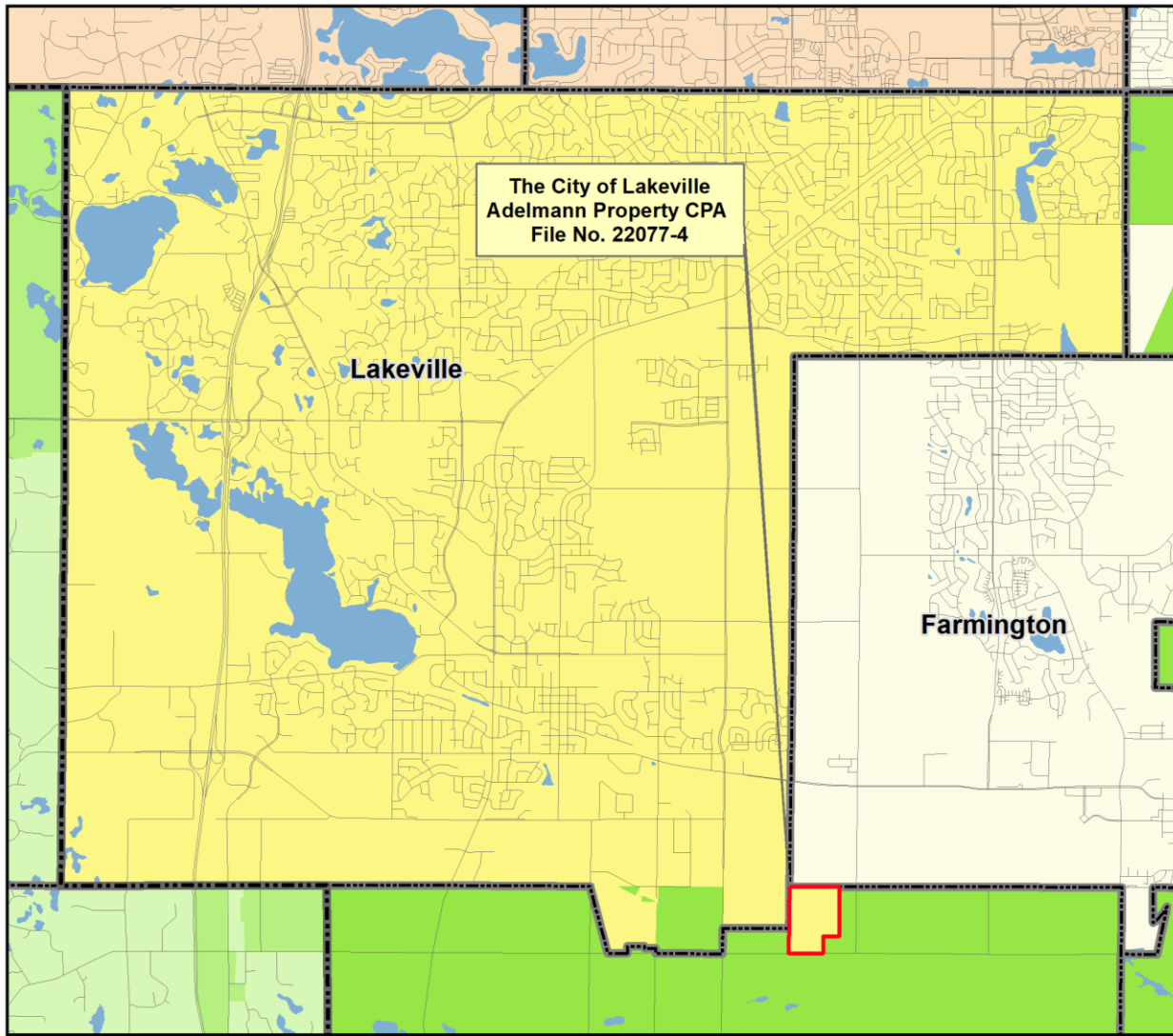
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Proposed Land Use Guiding

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**
- Meters
 - MCES Interceptors
 - 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
 - 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. Proposed Land Use Guiding

