

Business Item

Community Development Committee



Committee Meeting Date: April 18, 2022

For the Metropolitan Council: April 27, 2022

Business Item: 2022-91

City of Lakeville Powell Development Comprehensive Plan Amendment, Review File 22077-8

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 (651-602-1494) 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 Lakeville 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 Wastewater.

Background

The City of Lakeville submitted the Powell Development comprehensive plan amendment on March 8, 2022. The amendment proposes to reguide 22.79 acres from High Density Residential (10.86 acres) and Medium/High Density Residential (11.93 acres) to Low/Medium Density Residential located west of I-35, south of 205th Street, and north of 215th Street. This is the City's seventh 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

There is no Council funding associated with the proposed amendment to the City of Lakeville's comprehensive plan.

Known Support / Opposition

There is no known opposition.



REVIEW RECORD

City of Lakeville

Powell Development Comprehensive Plan Amendment

Review File No. 22077-8, Business Item No. 2022-91

BACKGROUND

The City of Lakeville (City) is located along the western border of Dakota County, bordered by Burnsville and Apple Valley to the north, Savage to the northwest, 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 seventh comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment proposes to reguide 22.79 acres from High Density Residential (10.86 acres) and Medium/High Density Residential (11.93 acres) to Low/Medium Density Residential located west of I-35, south of 205th Street, and north of 215th Street. The purpose of the amendment is to allow modifications to the existing single-family dwellings on the site. There is no development project associated with this amendment.

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 September 25, 2019 ([Business Item 2019-233 JT](#), Review File No. 22077-1).
- The Council administratively reviewed the Redstone MUSA Expansion amendment 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 Council administratively reviewed the Cordelia Development amendment on June 9, 2021 (Review File No. 22077-3). The amendment reguided 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.

- The Council authorized the Adelman Property amendment on October 13, 2021 ([Business Item 2021-259](#), Review File No. 22077-4). The amendment guided approximately 115 acres recently annexed from Eureka Township as Industrial located east of Cedar Avenue (CSAH 23) and north of 225th Street.
- The Council authorized the Ruddle Property amendment on October 13, 2021 ([Business Item 2021-260](#), 22077-5). The amendment guided approximately 91 acres recently annexed from Eureka Township as Warehouse/Light Industrial located west of Dodd Boulevard (CSAH 9) and north of 225th Street.
- The Council administratively reviewed the United Christian Academy amendment on December 7, 2021 (Review File No. 22077-6). The amendment reguided 33 acres from Commercial to Medium/High Density Residential located south of 210th Street and west of Keokuk Avenue.
- The Council administratively reviewed the Ebenezer Estoria Development amendment on January 27, 2022 (Review File No. 22077-7). The amendment reguided 9 acres from Medium/High Density Residential to High Density Residential located directly west of Hosanna Church, east of Jaguar Avenue, and north of 165th Street.

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 of the proposed amendment site. The nearest unit of the Regional Parks System – the planned Lake Marion Greenway Regional Trail – is approximately 1.4 miles to the east, on the opposite side of I-35 (Figure 1). The proposed land use change will not have an adverse impact on the Regional Park System.

Wastewater Service

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

The proposed amendment conforms to the *2040 Water Resources Policy Plan (WRPP)*. There are three parcels that total 22.79 acres that will be reguided to accommodate any future modifications to the existing homes on site.

Advisory Comments

The two northern parcels and the northern portion of the southern parcel are currently outside the Municipal Service Area (MUSA). If the City or property owner wishes to provide sanitary sewer to these properties, before approval of any sanitary sewer extension, the City will need to re-guide the staging

from outside the MUSA to within the current 2030 MUSA. This can be accomplished through the submittal of a Comprehensive Plan amendment.

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 City offers that the plan amendment does not affect the communitywide forecast. Council staff find this regarding reduces the housing capacity on the subject site. Council records of land planned for future development indicate that the City has enough land supply that can accommodate the communitywide forecast.

Thrive MSP 2040 and Land Use

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

The Plan with the proposed amendment is consistent with the policies of *Thrive MSP 2040* (Thrive). Thrive identifies the City as a Suburban Edge community (Figure 2) and directs these communities to plan to support forecasted growth at densities of at least 3 residential units per acre.

The proposed amendment affects a property located west of I-35, south of 205th Street, and north of 215th Street (Figure 2). As shown in Figure 3, the amendment proposes to reguide 22.79 acres from High Density Residential (10.86 acres) and Medium/High Density Residential (11.93 acres) to Low/Medium Density Residential. The purpose of the amendment is to allow modifications to the existing single-family dwellings on the site.

The City’s submittal materials stated that there is no development project associated with this amendment. Reguiding the site to Low/Medium Density will allow the appropriate zoning ordinances to apply to the existing single family dwellings on site, which are currently served by a Sub-Surface Treatment System (SSTS).

With this proposed amendment, the City’s overall residential density results in a slight decrease but remains consistent with the Council’s land use policies. Changes as a result of this amendment are underlined in Table 1 below.

Table 1. Planned Residential Density, City of Lakeville

Category	Density		Net Acres	2018-2040 Change	
	Min	Max		Min Units	Max Units
Low Density	0.1	3	1,008	101	3,025
Low/Medium Density	4	5	<u>1,273</u>	<u>5,094</u>	<u>6,368</u>
Medium	4	7	148	594	1,040
Medium/High Density	5	9	<u>285</u>	<u>1,427</u>	<u>2,569</u>
High Density	9	26	<u>45</u>	<u>406</u>	<u>1,174</u>
Office Residential Transitional*	9	26	2	15	44
Corridor Mixed Use**	26	45	75	1,946	3,368
TOTALS			2,838	9,584	18,016
Overall Density				<u>3.38</u>	<u>6.35</u>

*25% residential

**40% residential



Housing

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

The amendment is consistent with the Council's *Housing Policy Plan*. The City's share of the region's affordable housing need from 2021-2030 is 1,414 units. With this amendment, the City has over 215 acres available guided at densities high enough to support this need (Figure 4). This amendment removes more than 10 acres from the original acres that were guided for High Density Residential to support their affordable housing allocation. There is still a surplus of 688 units available to support the City's affordable housing need.

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

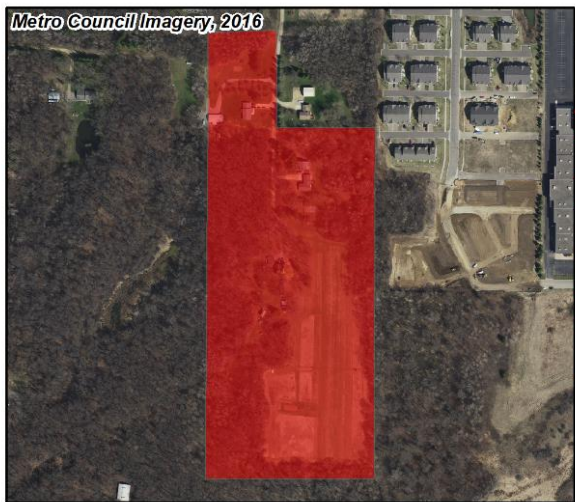
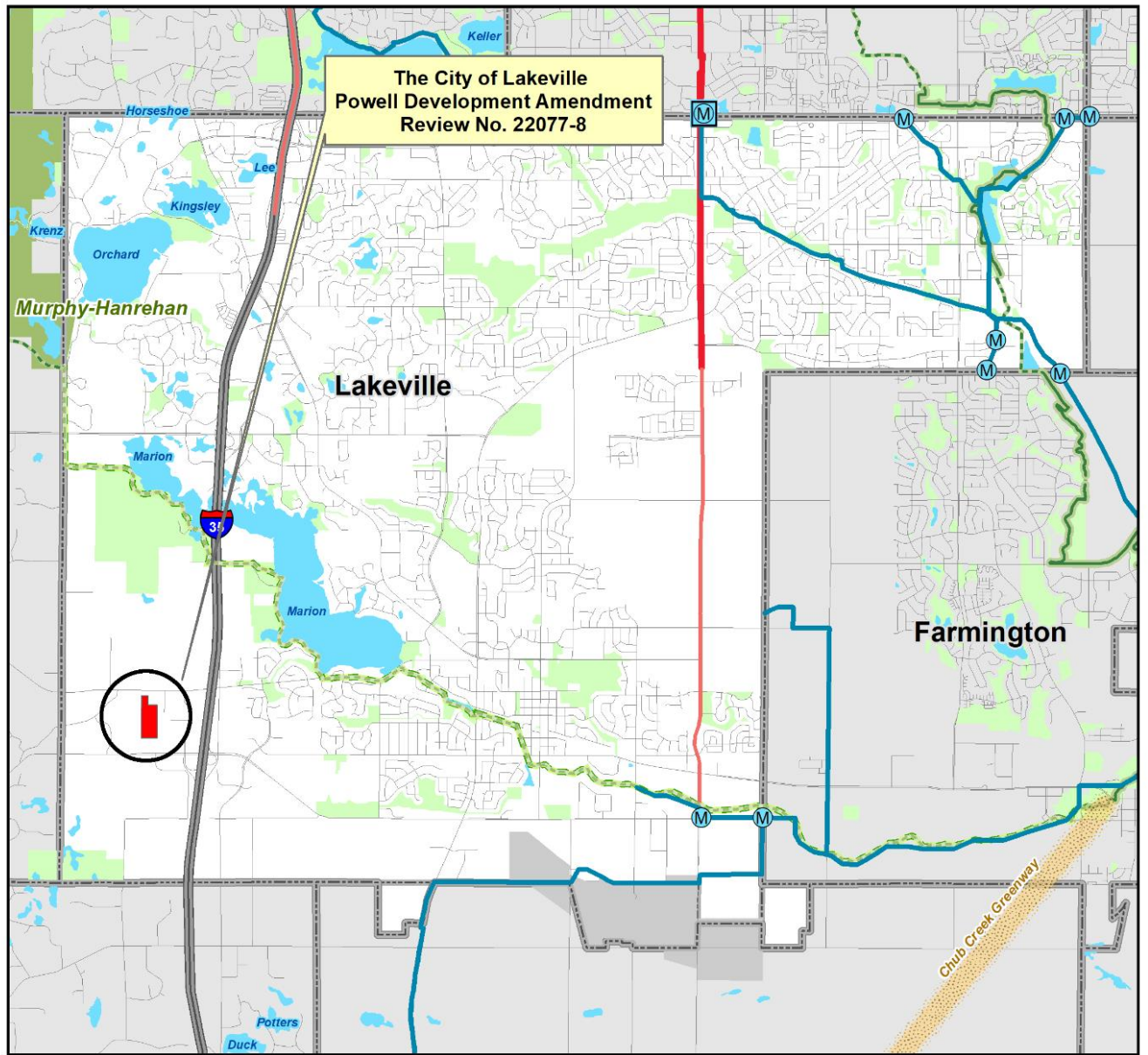
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

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

- 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

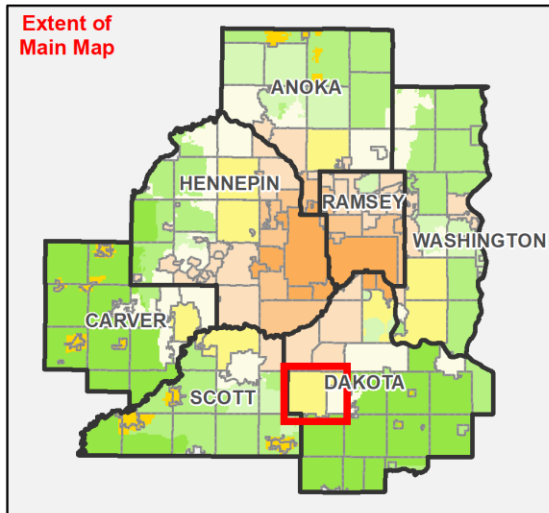
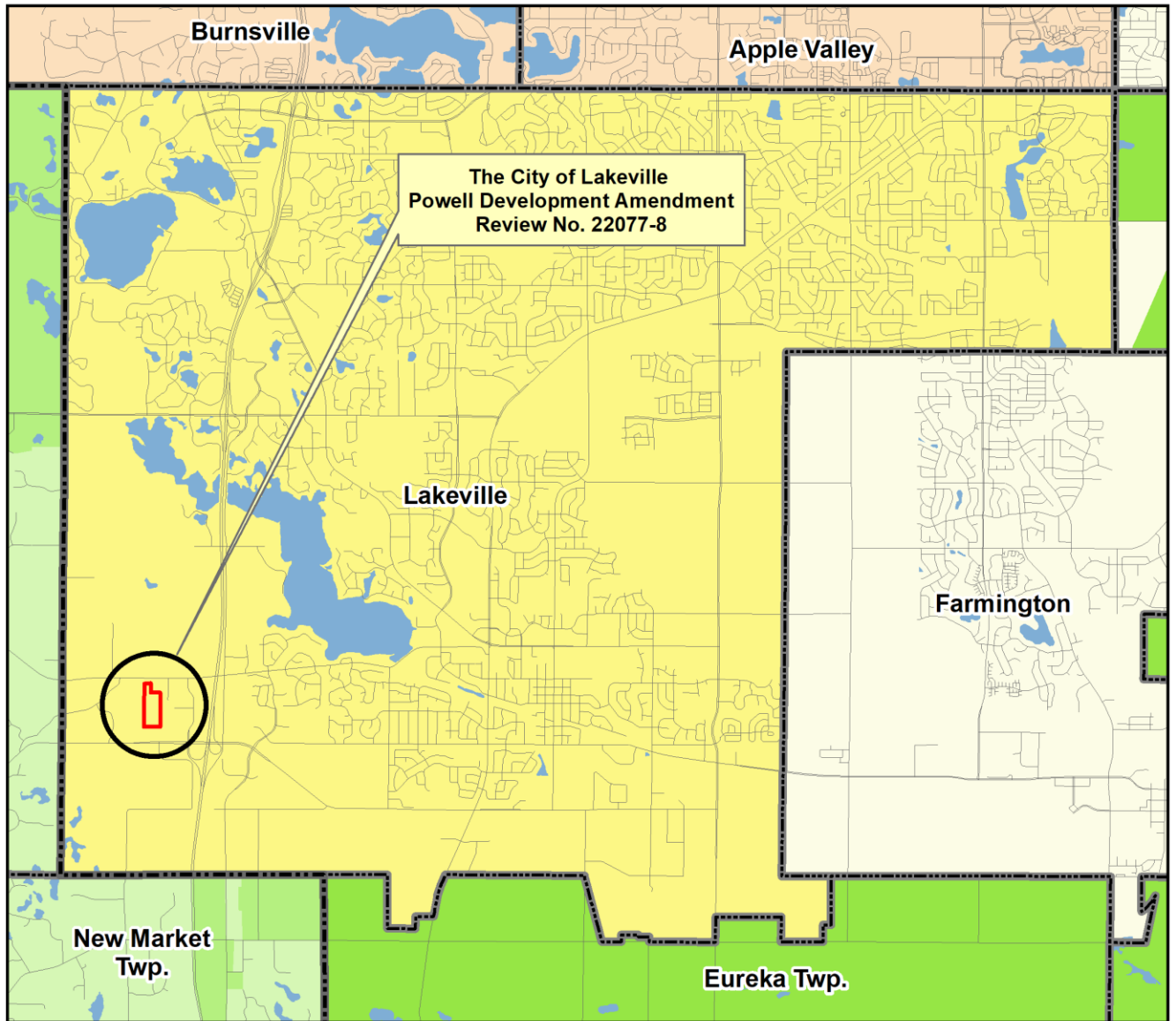
Regional Trails

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



Metropolitan Council

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

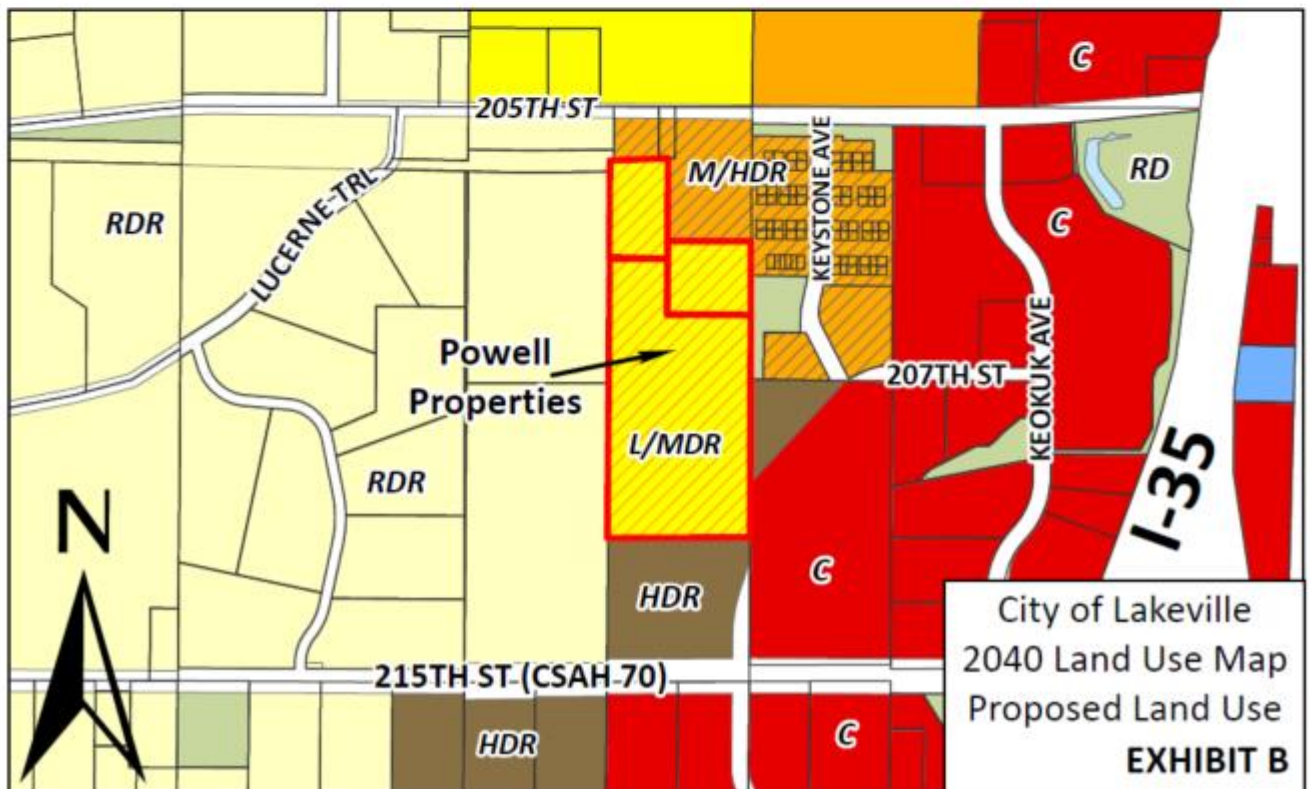
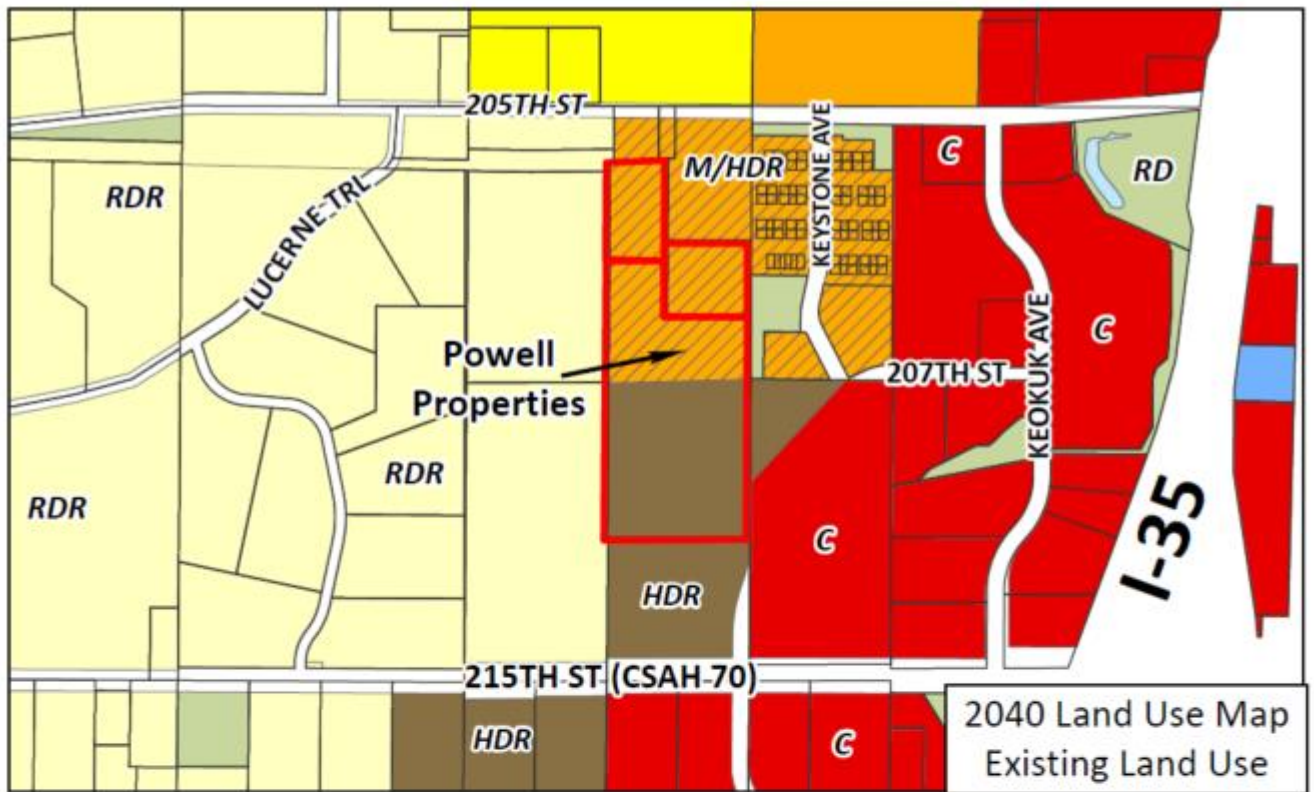


Figure 4. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **1414 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	×	Minimum Density <i>(units per acre)</i>	×	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	56.24		9		100%		507
Office Residential Transition	6.80		9		25%		16
Corridor Mixed Use	151.75		26		40%		1,579
Total	215						2,102

Sufficient/*(insufficient)* units possible against share of regional need: **688**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **688**

Number of Comp Plan Amendments approved since Comp Plan Update: **7**

