

Business Item

Community Development Committee



Committee Meeting Date: June 21, 2022

For the Metropolitan Council: July 13, 2022

Business Item: 2022-175

City of Lakeville Authentix Comprehensive Plan Amendment, Review File 22077-10

District(s), Member(s):	District 16, Wendy Wulff
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Patrick Boylan, Planning Analyst (651-602-1438) Angela R. Torres, Local Planning Assistance Senior 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. Advise the City to implement the advisory comments in the Review Record for forecasts, natural resources, and surface water management.

Background

The City submitted the Authentix comprehensive plan amendment on May 4, 2022. The amendment regulates 2.5 acres of High Density Residential and 6.1 acres of Commercial to Corridor Mixed Use located west of I-35 and north of 215th Street (CSAH 70). The purpose of the amendment is to accommodate a development with 270 residential units. This is the City's ninth 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 Lakeville

Authentix Comprehensive Plan Amendment

Review File No. 22077-10, Business Item No. 2022-175

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 ninth comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment reguides 2.5 acres of High Density Residential and 6.15 acres of Commercial to Corridor Mixed Use located west of I-35 and north of 215th Street (CSAH 70). The purpose of the amendment is to accommodate a development with 270 residential 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 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](#), Review File No. 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.
- The Council authorized the Powell Development amendment on April 27, 2022 ([Business Item 2022-91](#), Review File No. 22077-8). The amendment reguided 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 Council administratively reviewed the North Ryan Addition amendment on April 27, 2022 (Review File No. 22077-9). The amendment reguided approximately 15 acres from Office Park (OP) to Warehouse/Light Industrial (W/LI) located south of 215th Street (CSAH 70) and west of Jacquard Avenue.

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.

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*; the Metropolitan Disposal System has adequate capacity for this project location.

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 proposed 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 has a sufficient communitywide growth forecast to accommodate the amendment site. However, development in this area will generate households and population exceeding the Transportation Analysis Zone #674 allocation.

The site is a very small part of the Metropolitan Council Transportation Analysis Zone #674 (a less than 1 square-mile area between 205th and 210th Streets). In its 2040 Plan, the City expects TAZ #674 to gain no households, no population, and +190 jobs. This is insufficient for expected development on the subject site. Revision of the TAZ allocation is needed.

Advisory Comments

Separate from this Council action, Council staff will take responsibility for Transportation Analysis Zones data maintenance. Council staff will increase the future allocation for Metropolitan Council TAZ #674 by +270 households and +600 population added to 2030 and 2040 levels. The re-allocated amounts will be debited from the remainder of Lakeville, leaving the communitywide total unaffected. City staff are welcome to contact Council Research staff to discuss this, if needed.

Thrive MSP 2040 and Land Use

Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)

The amendment is consistent with regional policy for land use. *Thrive MSP 2040* identifies the City as a Suburban Edge community and directs communities in this designation to plan for development and redevelopment at overall minimum densities of 3 to 5 units per acre. The amendment proposes to reguide 2.5 acres of High Density Residential and 6 acres of Commercial to Corridor Mixed Use located west of I-35 and north of 215th Street (CSAH 70) (see Figure 2). The purpose of the amendment is to accommodate a development with 270 multi-family units. When constructed, the site density will be 31.7 units per acre, and the overall expected residential density for the City rises from 3.38 to 3.41 units per acre as shown in Table 1 (changes underlined).

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	1,273	5,094	6,368
Medium	4	7	148	594	1,040
Medium/High Density	5	9	285	1,427	2,569
High Density	9	26	<u>42.6</u>	<u>384</u>	<u>1,109</u>
Office Residential Transitional*	9	26	1.7	15	44
Corridor Mixed Use**	26	45	<u>79.85</u>	<u>2,076</u>	<u>3,593</u>
TOTALS			2,840.1	9,692	17,748
Overall Density				<u>3.41</u>	<u>6.25</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 225 acres available guided at densities high enough to support this need. This

amendment adds a net of 10 new acres to the original acres that were guided to support their affordable housing allocation which increases the land capacity to build affordable housing.

Natural Resources

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The amendment is consistent with Council policy regarding natural resources preservation. The amendment site area includes mature woodland habitat. This application provides a concept plan for redevelopment but does not provide specifics on tree preservation.

Advisory Comments

Council staff recommend that the City consider a Tree Inventory and Preservation Plan for the site to identify significant trees to be removed and those to be preserved. Tree mitigation should be provided in accordance with such a plan. Efforts should be made to preserve trees across property boundaries to maintain existing species migration patterns between the site and the woodland to the west.

Surface Water Management

Reviewer: Maureen Hoffman, ES – (651-602-1279)

The amendment is consistent with Council water resource policies.

Advisory Comments

Stormwater should be treated before being discharged to natural wetlands. Additionally, the developer should work closely with the City and Vermillion River Watershed Joint Powers Organization to ensure the stormwater infrastructure design meets all permit requirements.

Council staff recommend the developer select vegetation for landscaping that is native, draught-tolerant, chloride-tolerant or chloride-friendly, and/or provides habitat to known endangered and sensitive wildlife and habitat species in the area, as well as wildlife and habitat historically native to the site area.

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

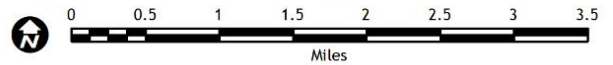
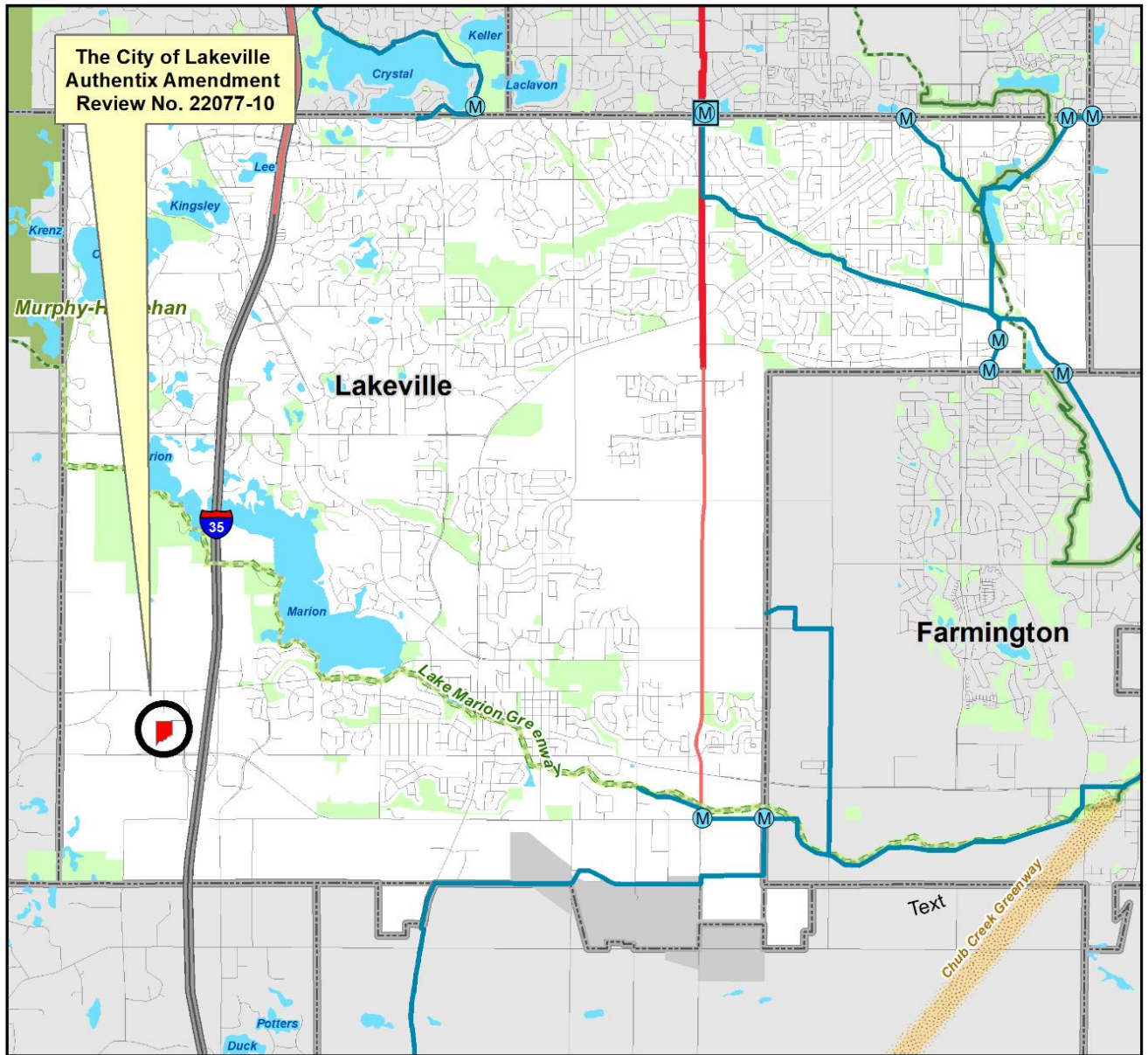
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

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



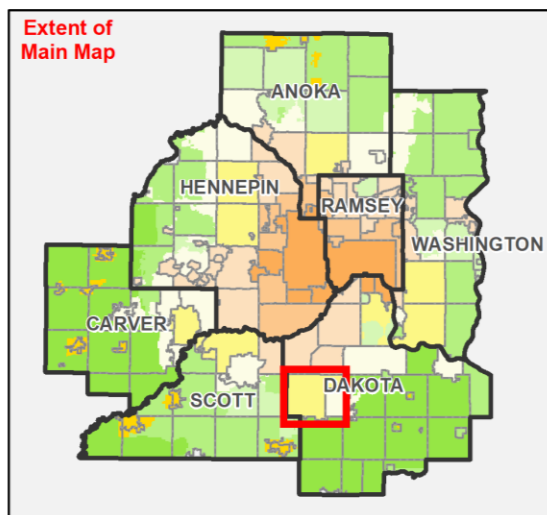
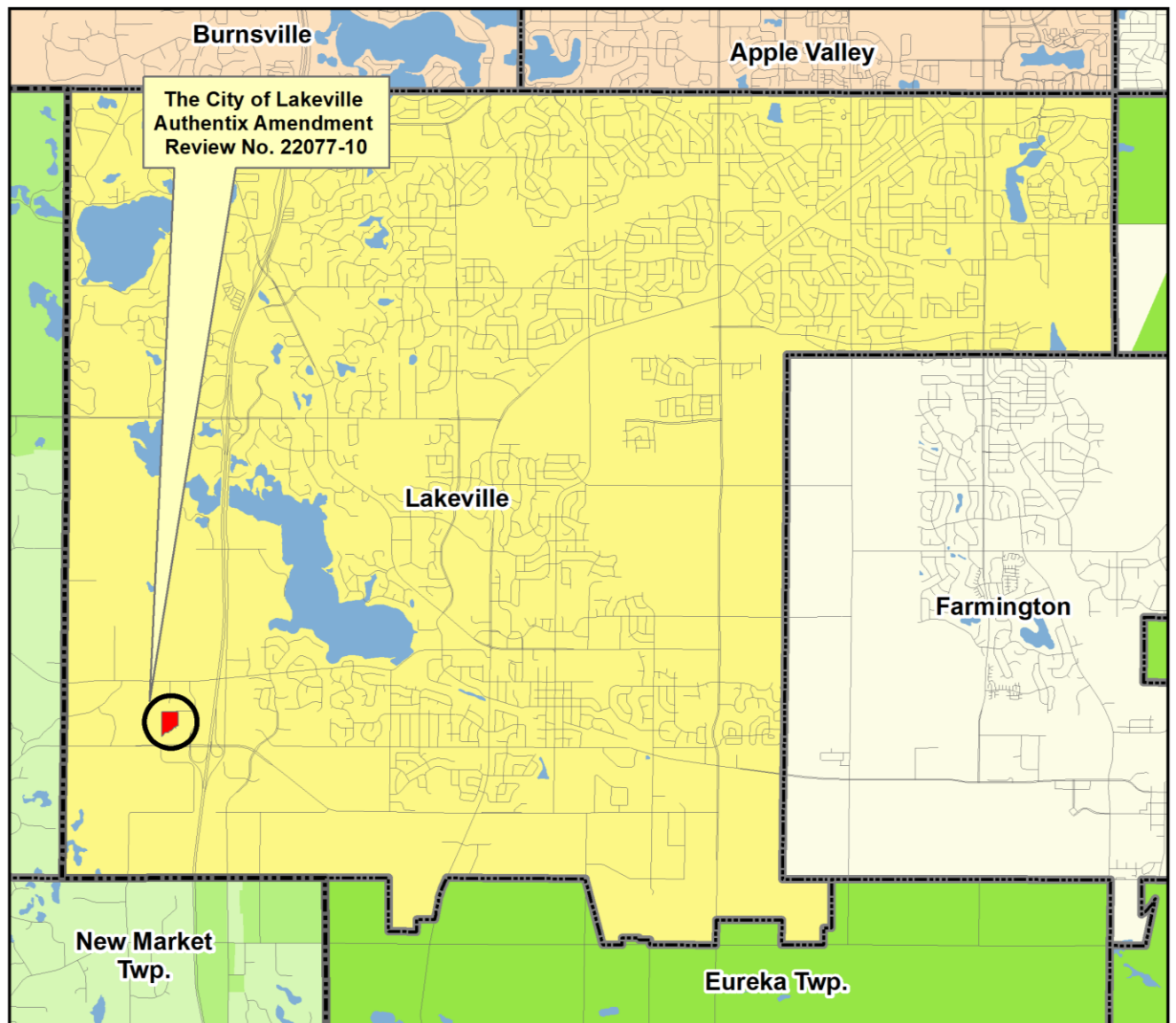
Figure 1. Location Map Showing Regional Systems



- Regional Systems**
- Regional Transitways**
 - Existing
 - Planned Current Revenue Scenario
 - Planned Current Revenue Scenario - CTIB Phase 1 Projects
 - Potential Increased Revenue Scenario
- Waterwater 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

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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

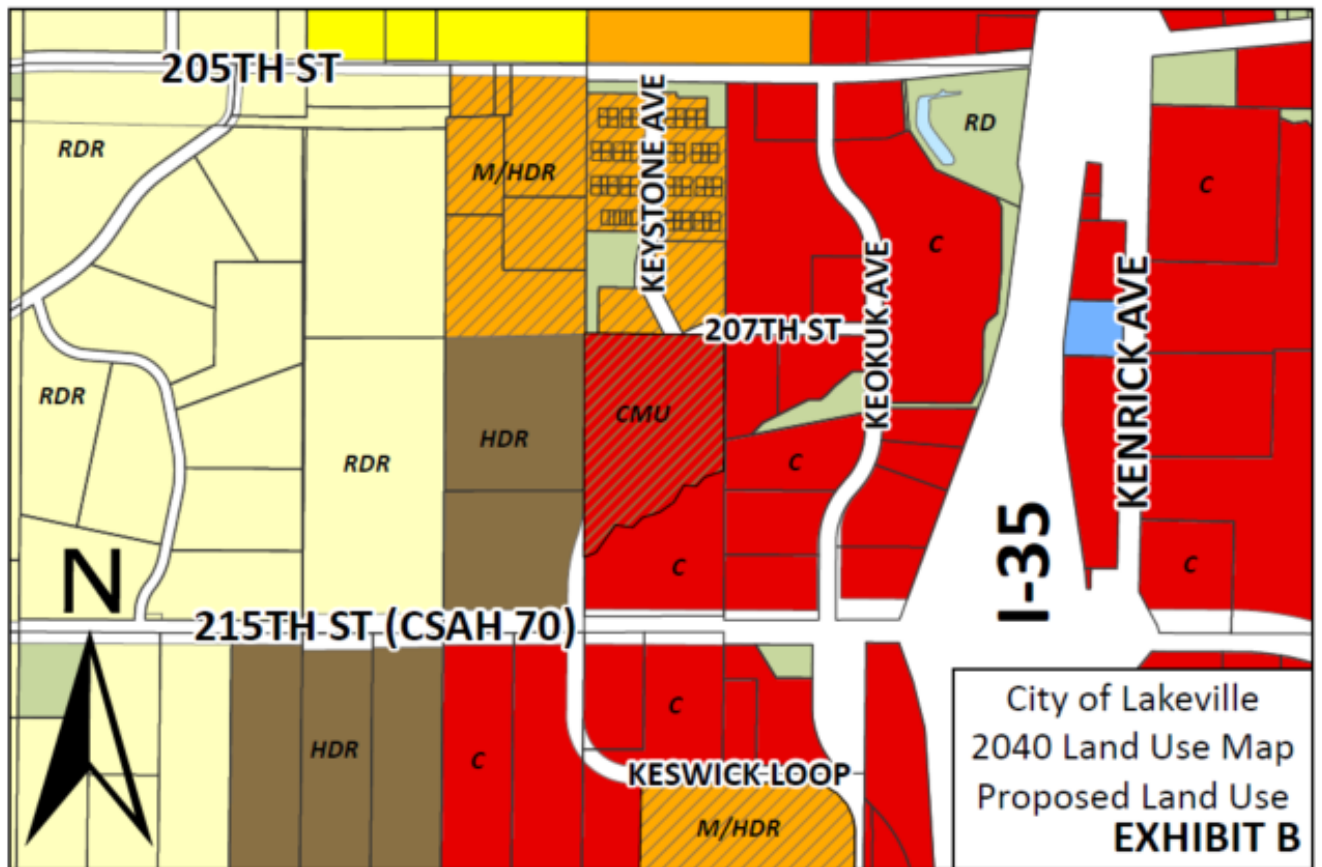
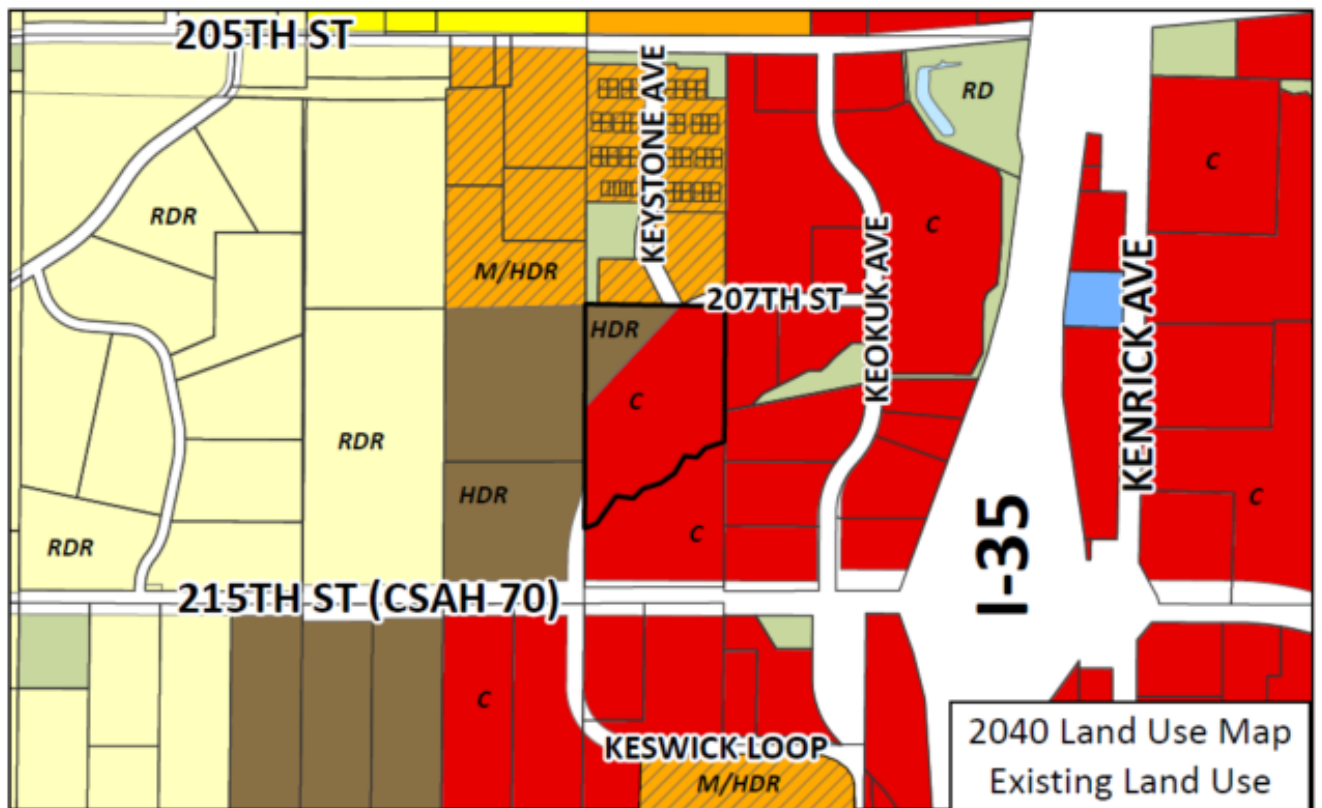


Figure 4. Land Guided for Affordable Housing

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	53.74		9		100%		484
Office Residential Transition	6.80		9		25%		16
Corridor Mixed Use	164.07		26		40%		1,707
Total	225						2,207

Sufficient/(insufficient) units possible against share of regional need: **793**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **793**

Number of Comp Plan Amendments approved since Comp Plan Update: **9**

