

Business Item

Community Development Committee



Committee Meeting Date: November 21, 2022

For the Metropolitan Council: November 30, 2022

Business Item: 2022-314

City of Rosemount Akron 42 Comprehensive Plan Amendment, Review File 22286-8

District(s), Member(s):	District 15, Phillip Sterner
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Katelyn Champoux, Planner (651-602-1831) Angela R. Torres, 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 to place its comprehensive plan amendment into effect.
2. Adopt the revised forecasts as detailed in Table 1 of the Review Record.
3. Adopt the revised sewer-served forecasts as described in Table 2 of the Review Record.
4. Revise the City's affordable housing need allocation for 2021-2030 to 957 units.
5. Advise the City to implement the advisory comments in the Review Record for Wastewater, Transit, and Forecasts.

Background

The City submitted the Akron 42 comprehensive plan amendment on October 21, 2022. The amendment proposes to reguide 8.1 acres from Community Commercial to High Density Residential to accommodate a 212-unit apartment building. The amendment site is located near the intersection of Akron Avenue and County Road 42. 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

None.

Known Support / Opposition

There is no known opposition.



REVIEW RECORD

City of Rosemount

Akron 42 Comprehensive Plan Amendment

Review File No. 22286-8, Business Item No. 2022-314

BACKGROUND

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

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 seventh comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment proposes to reguide 8.1 acres from Community Commercial to High Density Residential. The amendment site is located near the intersection of Akron Avenue and County Road 42. The purpose of the amendment is to accommodate a 212-unit apartment building.

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 with proposed revision.

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

1. The Council acted on the 2040 Plan on January 8, 2020 ([Business Item 2019-310 JT](#), Review File No. 22286-1).
2. The Council approved the Emerald Isle amendment 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.
3. The Council approved the Rosewood Commons amendment on July 28, 2021 ([Business Item 2021-183, Review File No. 22286-3](#)). The amendment reguided approximately 7.9 acres from Community Commercial (CC) to High Density Residential (HDR).
4. The Council administratively approved the Robert Trail South and Map Corrections amendment on July 16, 2021 (Review File No. 22286-4). The amendment reguided 39.4 acres from Community Commercial to Business Park to support a proposed warehouse



and distribution center development. The amendment also corrected the future guiding for two properties with existing businesses from Regional Commercial to Community Commercial as a map correction to the 2040 future land use map.

5. The Council approved the UMore Park Mixed Use Residential amendment on September 22, 2021 ([Business Item 2021-226](#), Review File No. 22286-5). The amendment created a new future land use category, Mixed Use Residential, with a density range of 2.5-8 units per acre and reguided land within the UMore Park property.
6. The Council administratively approved the Rich Valley Golf Course amendment on December 9, 2021 (Review File No. 22286-6). The amendment reguided 63 acres from Regional Commercial to Business Park.
7. The Council administratively approved the Highway 3 and County Road 46 amendment on August 11, 2022 (Review File No. 22286-7). It reguided 65 acres from Community Commercial to Business Park.

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*. The planned Vermillion Highlands Greenway Regional Trail is adjacent to the amendment site on the north and east sides. The City acknowledges the proximity of the planned regional trail and sufficiently discusses the potential for impacts and the need for mitigation plans, where appropriate. There are no impacts anticipated and therefore no mitigation plans needed. City staff shared they have been working closely with Dakota County in the expansion of the Vermillion Highlands Greenway and “the site plan for the proposed development allows for sufficient open space between the road-adjacent section of the greenway and the proposed multi-family building.” The proposed land use change is not anticipated to have any adverse effects on this planned unit of the Regional Parks System.

Wastewater Service

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

The amendment conforms to the *2040 Water Resources Policy Plan (WRPP)*. The amendment proposes to reguide 8.1 acres from Community Commercial to High Density Residential to accommodate a proposed 212-unit residential development. The regional system has adequate capacity to serve the proposed development associated with this amendment.

The amendment reflects a proposed project that may impact multiple Metropolitan Council interceptors. Before encroaching on Council property and directly connecting to a Council interceptor, the City must complete an Encroachment Agreement and obtain a Sewer Connection Permit. The City can obtain the Sewer Connection Permit and Encroachment Application by contacting Tim Wedin, Interceptor Engineering Assistant Manager in Metropolitan Council

Environmental Services, at timothy.wedin@metc.state.mn.us or 651-602-4571.

Advisory Comment

Prior to initiating the project associated with this amendment, the City should send preliminary plans with the proposed method and means of providing wastewater service to this project to Tim Wedin at timothy.wedin@metc.state.mn.us. This will allow the Council to assess potential impacts of the development on the regional interceptor system.

Transportation

Reviewer: Jed Hanson, Metropolitan Transportation Services (MTS) (651-602-1716); Steve Mahowald, Metro Transit (MT) (612-349-7775)

The proposed amendment conforms to the 2040 Transportation Policy Plan (TPP). The amendment accurately responds to updates to the TPP.

Advisory Comment

As this project moves forward, Council staff recommend the City and developer notify the Minnesota Valley Transit Authority to ensure there are no issues or concerns.

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 requests a forecast increase with this amendment. Given the Akron 42 project is considered additional housing growth beyond previous expectations, Council staff agree to a forecast increase of +200 households and +600 population. The Council will also revise the sewer-serviced forecasts by the same increments. These revisions are shown in Tables 1 and 2 below (revised numbers are underlined).

Table 1. Metropolitan Council Forecasts: City of Rosemount

	Estimated 2021	Current Approved Forecast			Forecast Revision		
		2020	2030	2040	2020	2030	2040
Population	26,133	25,900	32,500	38,000	25,900	<u>33,100</u>	<u>38,600</u>
Households	9,123	9,300	11,900	14,000	9,300	<u>12,100</u>	<u>14,200</u>
Employment	8,284	9,900	11,500	13,100	9,900	11,500	13,100

Table 2. Sewer-Serviced Forecasts: City of Rosemount (served by Empire WWTP)

	Current Approved Forecast			Forecast Revision		
	2020	2030	2040	2020	2030	2040
Population	24,211	30,973	36,659	24,211	<u>31,573</u>	<u>37,259</u>
Households	8,694	11,341	13,506	8,694	<u>11,541</u>	<u>13,706</u>
Employment	9,730	11,330	12,930	9,730	11,330	12,930

This forecast revision increases the 2021-2030 Affordable Housing Need calculation for the City of Rosemount to 485 units at <=30% Area Median Income (AMI), 263 units at 31-50% AMI, and 209 units at 51-80% AMI, for a total of 957 affordable units.

Metropolitan Council will approve the forecast revisions and Affordable Housing Need recalculation simultaneous with action on the amendment.

Advisory Comment

The subject site is part of Metropolitan Council Transportation Analysis Zone #626. Council staff



will increase the 2030 and 2040 allocation for TAZ #626. City staff are welcome to contact Council forecasting staff to discuss this, if needed.

Thrive MSP 2040 and Land Use

Reviewer: Katelyn Champoux, CD – Local Planning Assistance (651-602-1831)

The Plan, with the proposed amendment, is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. The amendment proposes to reguide 8.1 acres from Community Commercial to High Density Residential (12-30 units per acre) located near the intersection of Akron Avenue and County Road 42 (see Figure 2). The purpose of the amendment is to accommodate a 212-unit apartment building.

Thrive designates the City as an Emerging Suburban Edge community. Thrive directs Emerging Suburban Edge communities to plan for development at overall minimum densities of 3-5 units per acre. As shown in Table 3 below (changes underlined), the amendment results in a slight increase in the City’s overall minimum density from 3.41 units per acre to 3.45 units per acre. The City’s overall planned density continues to be consistent with this policy.

Table 3. Planned Residential Density, City of Rosemount

Category	2018-2040 Change				
	Density		Net Acres	Min Units	Max Units
Min	Max				
Low Density Residential	1.5	6	1,009.40	1,514	6,056
Medium Density Residential	6	12	423.90	2,543	5,087
Mixed Use Residential	2.5	8	456.10	1,140	3,649
High Density Residential	12	30	<u>129.30</u>	<u>1,552</u>	<u>3,879</u>
Downtown*	20	40	12.80	256	512
	<u>1.5</u>		2,031.5	7,005	19,183
			Overall Density	<u>3.45</u>	<u>9.44</u>

*25% residential

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 957 units (748 units affordable at 50% of Area Median Income (AMI) and below and 209 units affordable from 51-80% of AMI). The proposed amendment does not change the City’s inventory of land guided to support the development of low- and moderate-income housing. As of this amendment, the Plan will be guiding approximately 120 acres of higher density residential land such that at least 1,082 units could be built (Figure 4).

The proposed amendment will allow for the construction of a 212-unit apartment building with all units priced at market rate. This amendment makes it more difficult for the City to implement the housing element of their 2040 Plan and does not contribute to their efforts to address its share of the region’s need for affordable housing in the 2021-2030 decade. If future amendments change land uses guided with a minimum density of 12 units per acre or greater, the Plan could be found inconsistent with regional housing policy.

Rosemount is a current participant in the Livable Communities Act program. The last two grant awards to Rosemount in 2011 and 2013 were for downtown redevelopment and market rate senior housing.

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.

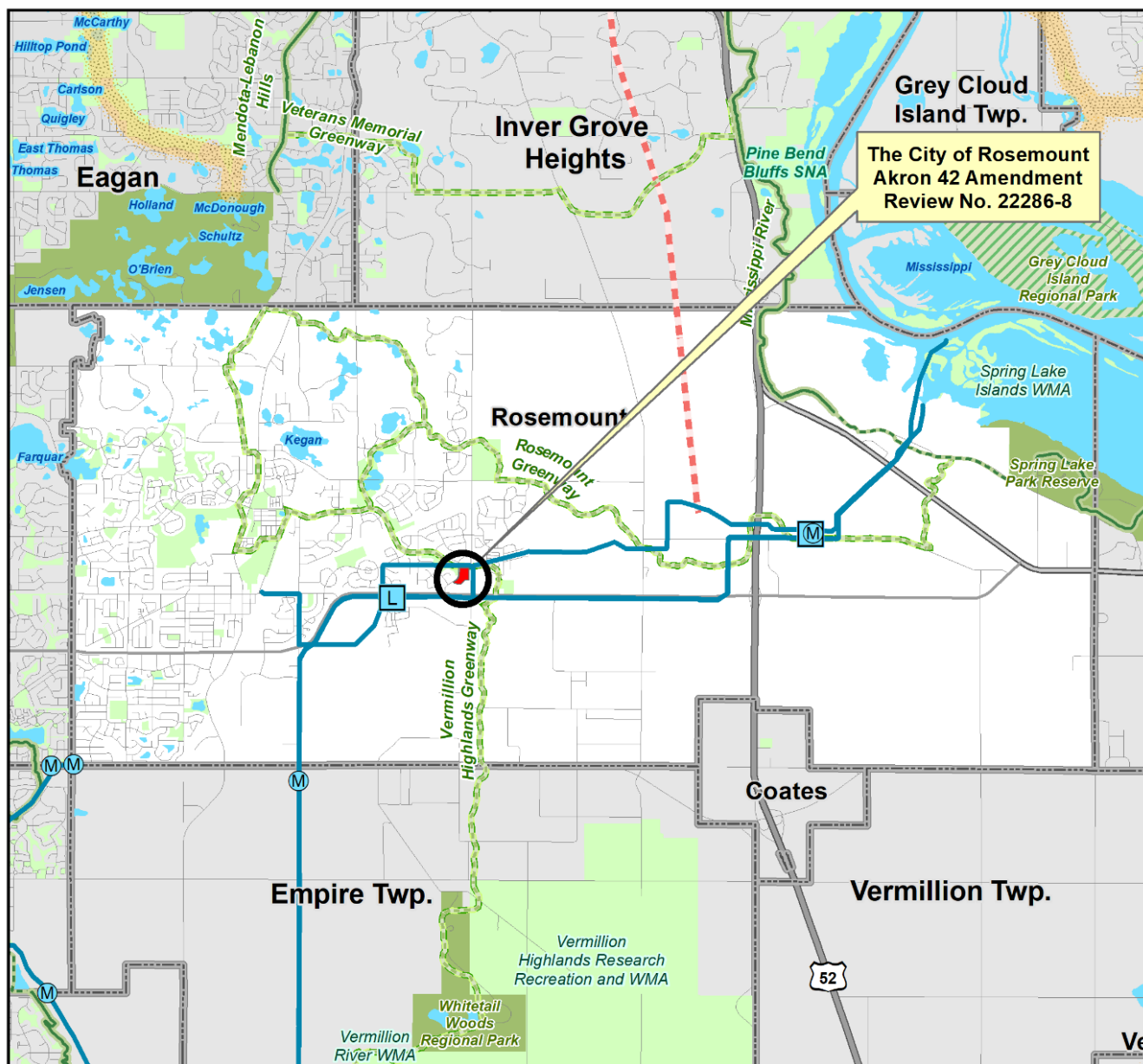


ATTACHMENTS

- 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

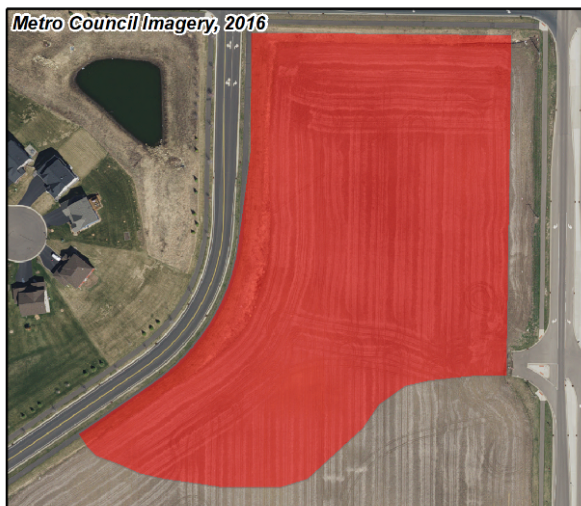


Figure 1. Location Map Showing Regional Systems



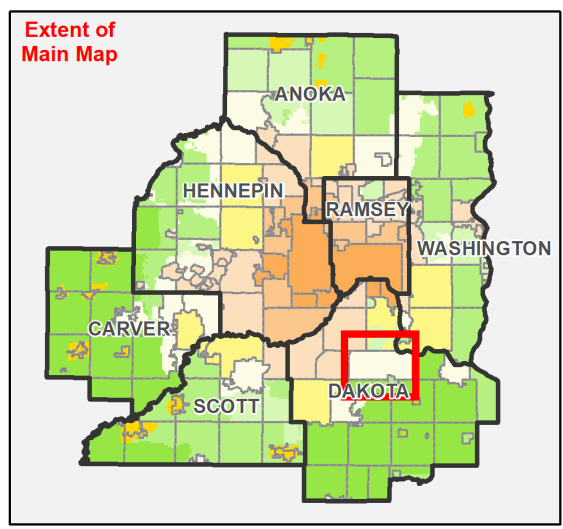
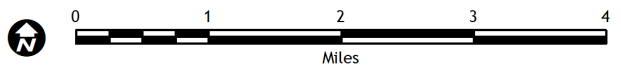
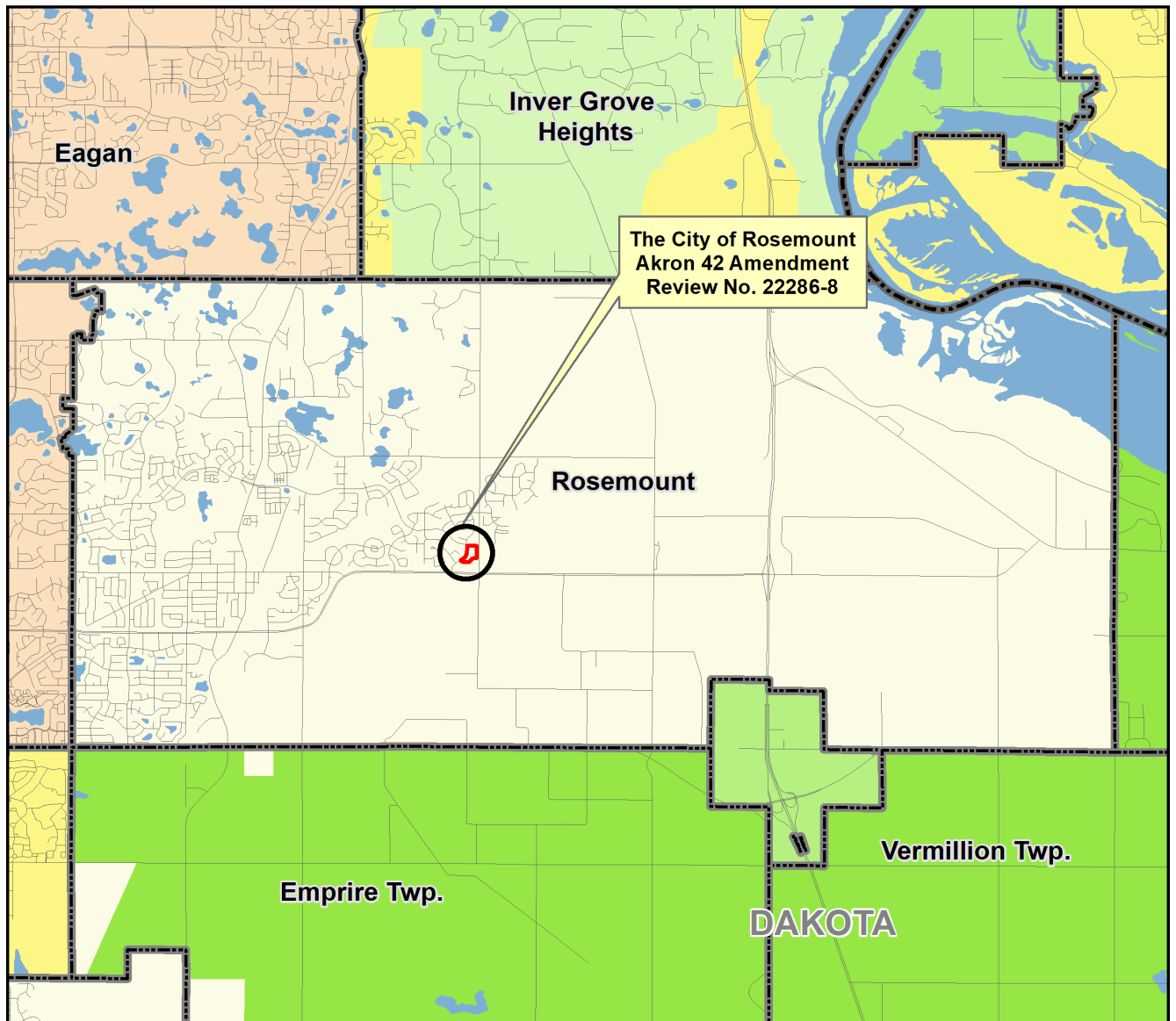
Metropolitan Council

Metro Council Imagery, 2016



- Regional Systems**
- Regional Transitways**
 - Existing
 - Planned Current Revenue Scenario
 - Planned Current Revenue Scenario - CTIB Phase 1 Projects
 - Potential Increased Revenue Scenario
- Wastewater**
 - Meters
 - MCES Interceptors
 - Lift Stations
 - MCES Treatment Plants
- Regional Highway System**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - Road 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

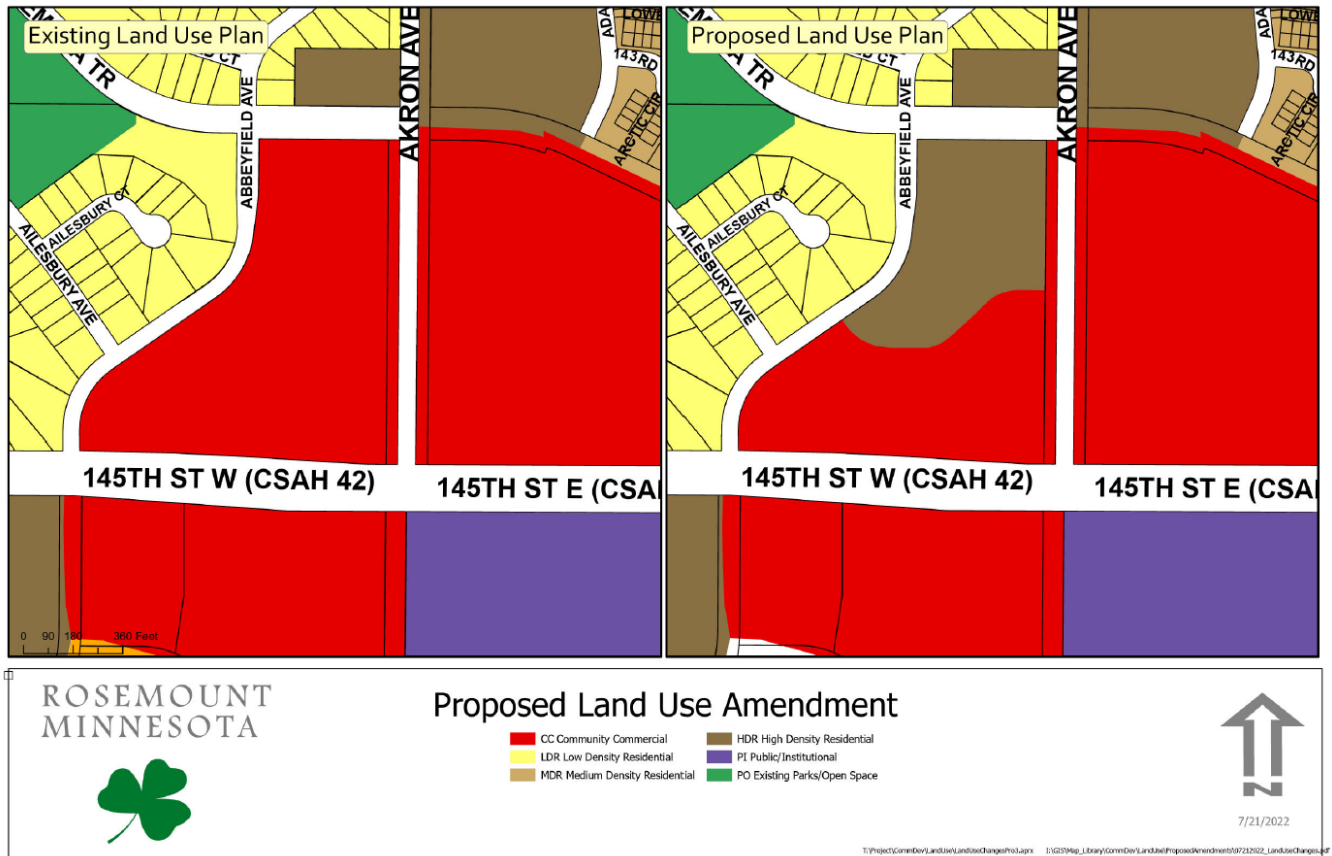


Figure 4. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing at 50% AMI and Below:	748 units
2021-2030 share of regional need for Affordable Housing between 51 to 80% AMI:	209 units
TOTAL 2021-2030 share of regional need for Affordable Housing:	957 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	51.9		6		100%		312
Total	120.3						1,082

Sufficient/*(insufficient)* units affordable at 50% AMI and below possible in areas with ≥ 12 units per acre minimum against share of regional need: **22**

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: **103**

Sufficient/*(insufficient)* total units possible against share of regional need: **125**

