

Business Item

Community Development Committee



Committee Meeting Date: January 17, 2023

For the Metropolitan Council: January 25, 2023

Business Item: 2023-27

Empire Township 3618 160th Street Comprehensive Plan Amendment, Review File 22176-2

District(s), Member(s):	District 16, Wendy Wulff
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 Township to place its comprehensive plan amendment into effect.
2. Revise the Township's employment forecasts as detailed in Table 1 of the Review Record.
3. Advise the Township to implement the advisory comments in the Review Record for Transportation, Land Use, and Natural Resources.

Background

The Township submitted the 3618 160th Street comprehensive plan amendment on November 23, 2022, along with supplemental information on December 14, 2022. The amendment reguides approximately 22 acres from Agriculture to Industrial located at 3618 160th Street. This is the Township's first 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

Empire Township

3618 160th Street Comprehensive Plan Amendment

Review File No. 22176-2, Business Item No. 2023-27

BACKGROUND

Empire Township (Township) is located in central Dakota County. It is surrounded by Rosemount, Coates, Vermillion Township, Hampton Township, Castle Rock Township, Farmington, Lakeville, and Apple Valley.

Thrive MSP 2040 (Thrive) designates Empire Township with “Emerging Suburban Edge” and “Agricultural” community designations. The Council forecasts from 2020 to 2040 that the Township will grow from 3,170 to 4,830 population and 1,100 to 1,800 households. The Council also forecasts that between 2020 and 2040, the Township’s employment will increase from 340 to 420 jobs.

The Metropolitan Council reviewed the Empire Township 2040 Comprehensive Plan ([Business Item 2020-130 JT](#), Review File No. 22176-1) on May 27, 2020. This is the first comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The Township submitted the 3618 160th Street comprehensive plan amendment on November 23, 2022, along with supplemental information on December 14, 2022. The amendment reguides approximately 22 acres from Agriculture to Industrial located at 3618 160th Street. The purpose of the amendment is to facilitate future development of the site for a heavy highway construction business.

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 revisions.

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 May 27, 2020 ([Business Item 2020-130 JT](#), Review File No. 22176-1).

ISSUES

1. Does the amendment conform to the regional system plans?
2. Is the amendment consistent with Thrive MSP 2040 and other Council policies?
3. Does the amendment change the City’s forecasts?
4. 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 amendment conforms to the 2040 Water Resources Policy Plan (WRPP). The site is served by private utilities and is not within the Metropolitan Urban Service Area (MUSA).

Advisory Comments

If the Township wishes to provide regional wastewater service for this site in the future, it will need to submit a comprehensive plan amendment revising the staging of the site from outside the MUSA to within the current 2030 MUSA and providing details on the method and means of providing wastewater service, before approval of a sanitary sewer extension.

Transportation

Reviewer: Jed Hanson, Metropolitan Transportation Services (MTS) (651-602-1716)

The proposed amendment conforms to the 2040 Transportation Policy Plan (TPP), as amended. The property is adjacent to 160th Street West (CSAH 46), which the TPP identifies as an A-Minor Expander. Current access to the site occurs via a driveway that aligns with Chippendale Avenue and via a shared driveway 600 feet to the west.

Advisory Comments

Council staff recommend that the Township coordinate with Dakota County and the City of Rosemount to optimize access to the amendment site. Given existing access spacing between Shannon Parkway and Chippendale Avenue, additional access points on 160th Street West (CSAH 46) would not be consistent with access management guidance in Appendix D of the TPP, as amended, for an A-Minor Expander in either rural or suburban areas.

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)

Given recent employment statistics, Council staff have advised Empire Township to revise its employment forecasts. The Township has surpassed its original 2040 employment forecast and the proposed amendment increases the future land supply without urban services by approximately 25%. Assuming an employment growth rate of approximately 10 jobs per year, Council staff propose, and the Township agrees to, the revisions in Table 1 (revisions underlined).

Table 1. Metropolitan Council Empire Township Forecasts

Category	Estimates 2021	Current Approved Forecast			Forecast Revision		
		2020	2030	2040	2020	2030	2040
Population	3,160	3,170	3,990	4,830	3,170	3,990	4,830
Households	1,020	1,100	1,450	1,800	1,100	1,450	1,800
Employment	570	<u>340</u>	<u>380</u>	<u>420</u>	<u>530</u>	<u>650</u>	<u>750</u>



Metropolitan Council will approve the forecast revisions, as shown above, simultaneous with action on the amendment.

Thrive MSP 2040 and Land Use

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

The amendment proposes to reguide approximately 22 acres from Agriculture to Industrial located at 3618 160th Street (see Figure 2). The purpose of the amendment is to facilitate future development of the site for a heavy highway construction business. *Thrive MSP 2040* (Thrive) designates the Township as Emerging Suburban Edge and Agricultural. The amendment site is located within the area of the Township designated as Agricultural. Thrive directs Agricultural communities to maintain agricultural uses through at least 2040 and manage land uses to prevent the premature demand for extension of urban services. While the proposed guiding land use of Industrial is not an agricultural supportive use, it is not an inconsistent use for the rural service area. It is not anticipated that the proposed use would create a premature demand for urban services, and it is similar in nature to the neighboring extractive uses.

Advisory Comments

Once all steps to become an incorporated Minnesota city are successfully completed, the City of Empire (City) must submit a 2040 Comprehensive Plan to the Council for review and authorization. The City may not implement its proposed plan or amend its plan until the Council completes its review and authorizes the City to put its proposed plan into effect. Once authorized by the Council, the City must adopt the plan and submit a final copy of the authorized 2040 Comprehensive Plan along with the adopting resolution to the Council.

Housing

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

The amendment is consistent with the Council's *Housing Policy Plan*. This amendment does not impact residential land uses and therefore it does not inhibit the Township from implementing its housing element nor from promoting sufficient land to address its share of the region's affordable housing need for 2021-2030.

Natural Resources

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

The amendment is consistent with the *2040 Water Resources Policy Plan* (WRPP).

Advisory Comments

Given that the amendment does not provide a site plan for the proposed project with details on stormwater management for the site, Council staff advise the developer to follow all watershed, township, and state regulations to limit impacts on the nearby bodies of water resulting from the increase in impervious surfaces

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

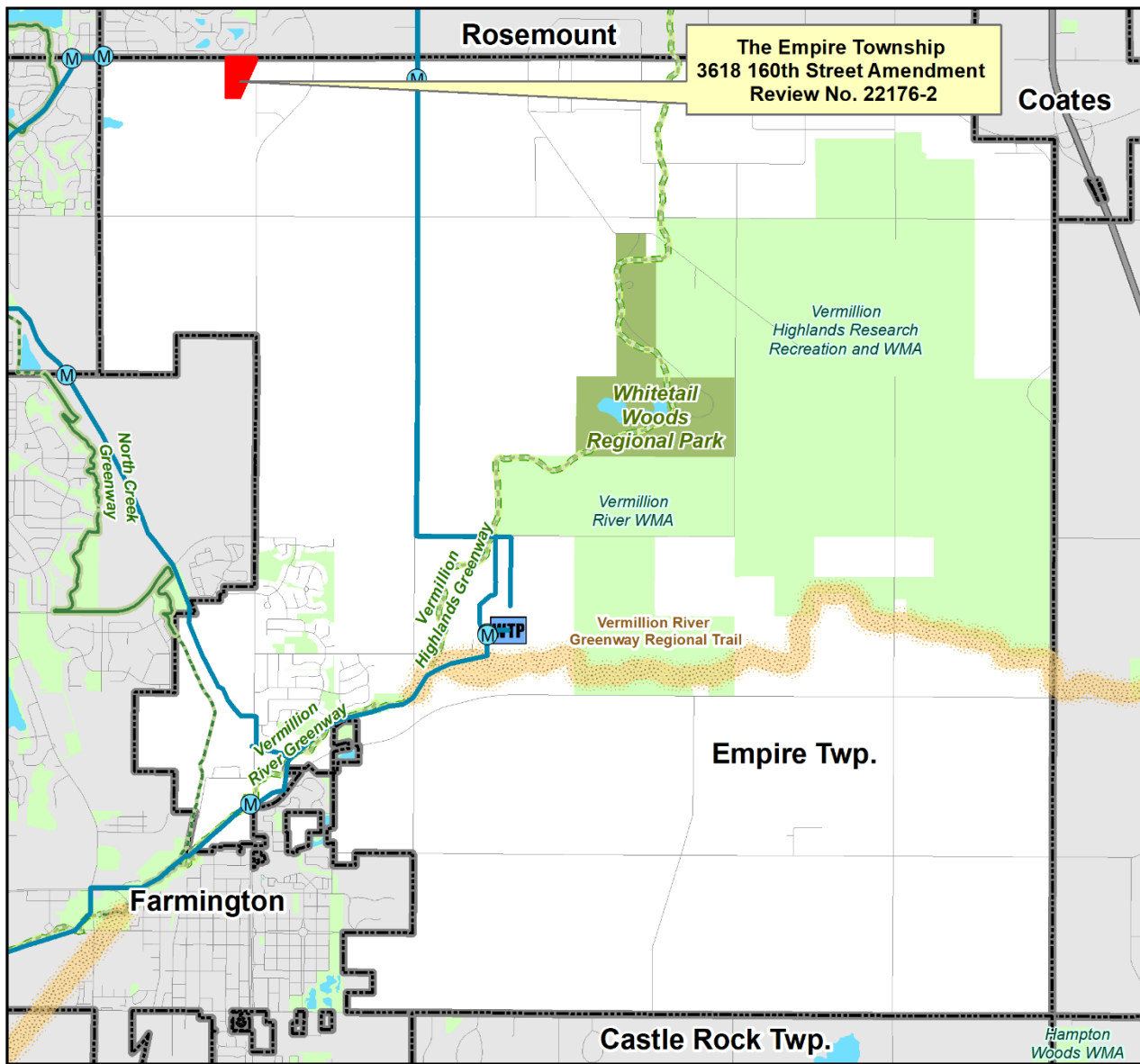
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

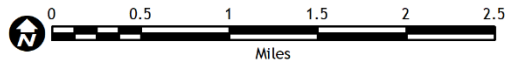
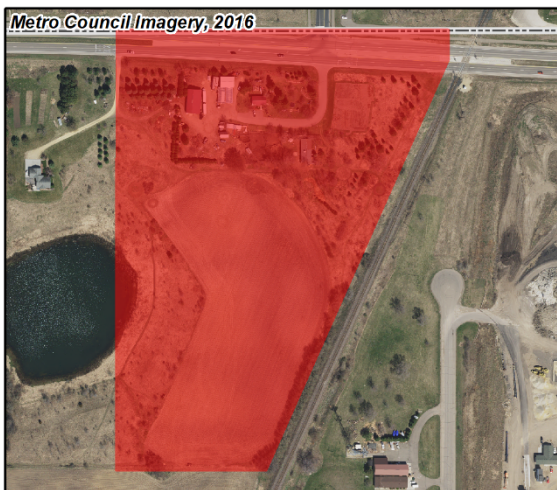
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current Guiding Land Use
- Figure 4: Proposed Guiding Land Use



Figure 1. Location Map Showing Regional Systems

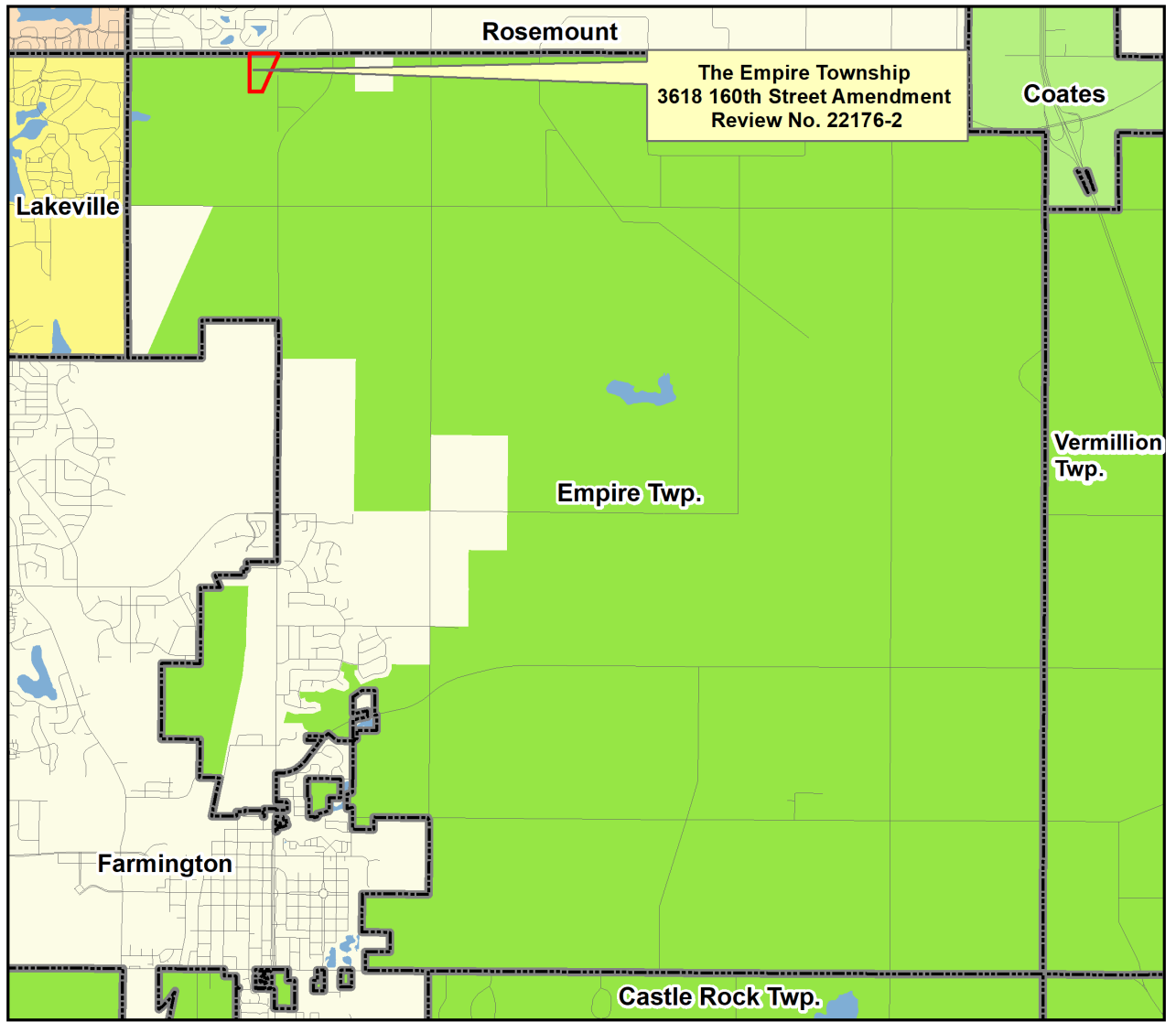


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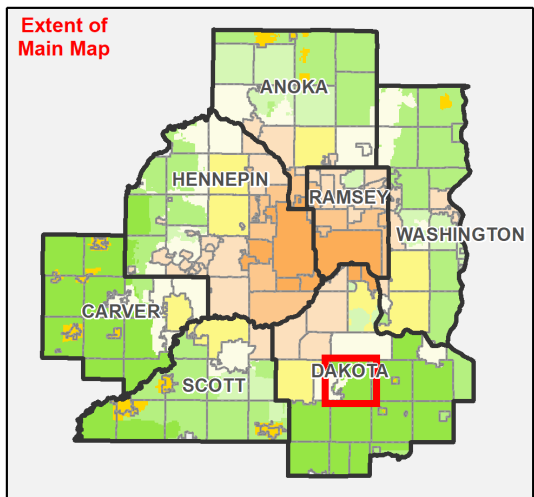


- Regional Systems**
- Regional Transitways**
- Existing
 - Planned Current Revenue Scenario
 - Planned Current Revenue Scenario - CTIB Phase 1 Projects
 - Potential Increased Revenue Scenario
- Wastewater**
- Meters
 - MCES Interceptors
 - Lift Stations
 - MCES Treatment Plants
- Regional Highway System**
- 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



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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 Guiding Land Use

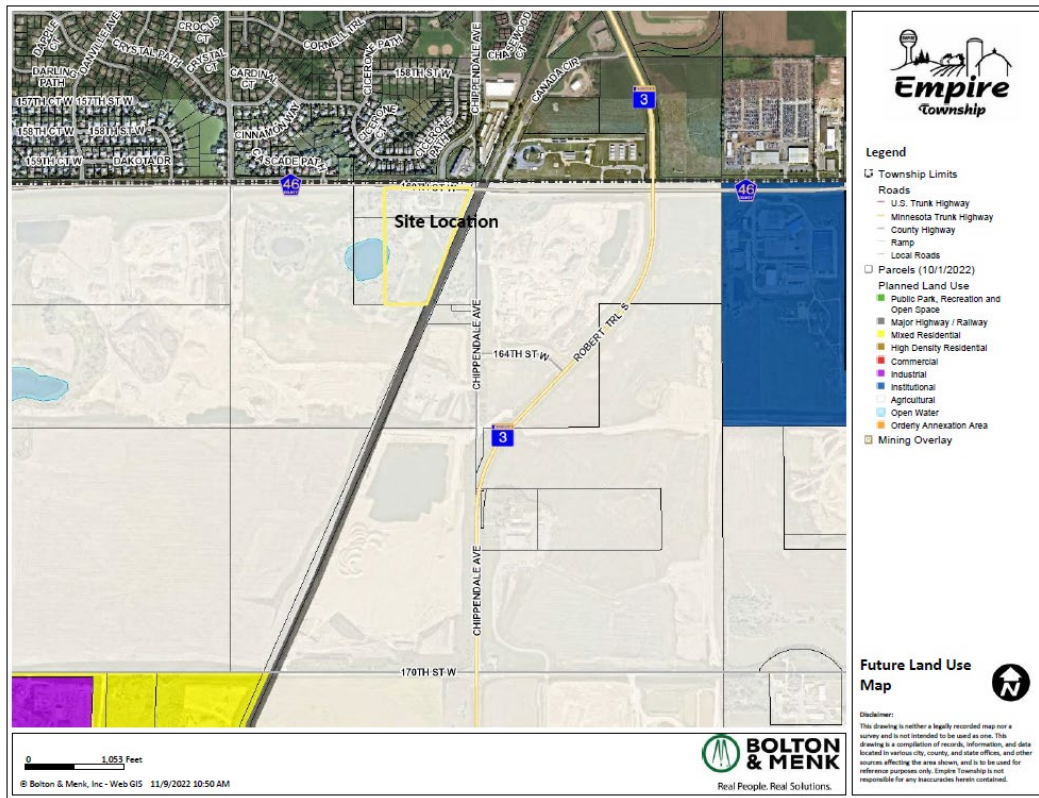


Figure 4. Proposed Guiding Land Use

