

Community Development Committee

Meeting date: August 19, 2019

Environment Committee

Meeting date: August 27, 2019

For the Metropolitan Council meeting of September 25, 2019

Subject: City of Lakeville 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22077-1

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

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

Staff Prepared/Presented: Patrick Boylan, AICP, Planning Analyst (651-602-1438)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

Division/Department: Community Development / Regional Planning
Environmental Services / Technical Services

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Lakeville to place its 2040 Comprehensive Plan into effect.
2. Approve the revised sewer-served forecast, as shown in Table 2 of the Review Record.
3. Advise the City to implement the advisory comments in the Review Record for Surface Water Management.

Recommendation of the Environment Committee

1. Approve the City of Lakeville's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Lakeville to implement its 2040 Comprehensive Plan (Plan).

Community Development Committee

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
 - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
 - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
 - c. Submit to the Council a copy of the resolution evidencing final adoption of the Plan.
2. The *Local Planning Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stats. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

Background

The City of Lakeville is located in west-central Dakota County. It is surrounded by the cities of Burnsville, Apple Valley, Rosemount, Empire Township, the City of Farmington, Eureka Township, New Market Township, and Credit River Township.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that "the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans" (Minn. Stat. § 473.175, subd. 1). Each local government unit shall adopt a policy plan for the collection, treatment, and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

Thrive Lens Analysis

The proposed 2040 comprehensive plan 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 local opposition to the 2040 comprehensive plan.

REVIEW RECORD

City of Lakeville 2040 Comprehensive Plan

Review File No. 22077-1, Business Item No. 2019-233 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

Regional Parks and Trails

Reviewer: Colin Kelly, AICP, Community Development (CD) – Regional Parks (651-602-1361)

The Plan conforms to the *2040 Regional Parks Policy Plan* for the Regional Parks System element. Dakota County is the park implementing agency for Regional Parks System components in Lakeville, for which the Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the planned Lake Marion Greenway and North Creek Greenway regional trails (Figure 1). There are no state or federal recreation lands within the City.

Regional Transportation, Transit, and Aviation

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

The Plan conforms to the *2040 Transportation Policy Plan (TPP)* adopted in 2015. It accurately reflects transportation system components of the TPP as well as applicable land use policies for regional transitways. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight. The Plan is compatible with the plans of adjacent and affected governmental units.

Roadways

The Plan conforms to the roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, which includes I-35, CSAH 23 and CSAH 70 in the City of Lakeville. The Plan identifies potential future functional classification changes to the Principal Arterial system as outlined in the Dakota County 2040 Transportation Plan and the Dakota County Principal Arterial Study. These includes parts of CSAH 23 and CSAH 70.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting was done consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use. They include the Dakota County Principal Arterial Study, which is studying potential highways in Dakota County for designation as future principal arterials.

Transit

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Area III and IV.

The Plan incorporates existing and future transitways that are part of the Current Revenue Scenario of the TPP. This includes the Red Line and the Orange Line high-frequency transit services.

Aviation

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions, addresses seaplane use, and describes how off-site air navigation aids will be protected.

The Plan also identifies the Airlake Airport and addresses elements of its long-term comprehensive plan. The Plan address the uncertainty regarding the need for additional runways and the difficulty in forecasting demand beyond the next 10 years.

Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. It identifies existing and future segments of and connections to the RBTN and regional trails. The Plan is also consistent with Bicycle and Pedestrian polices of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations on the RBTN map.

Freight

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the City, including accessibility to freight terminals and facilities. Specific issues include the Airlake Industrial Park and the Fairfield Business Campus, both of which are well-served by roadway connections.

Transportation Analysis Zones (TAZs)

The Plan conforms to the TPP regarding TAZ allocations. The City's TAZ allocations for employment, households, and population appropriately sum to the Council's citywide forecast totals for all forecast years.

The City's planned land uses and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan, and at densities consistent with the community's Thrive designation of Suburban Edge and applicable TPP policies for transit station areas. (See also the Land Use section of this Review Record.)

Water Resources

Wastewater Service

Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs, (651-602-1151)

The Plan conforms to the *2040 Water Resources Policy Plan (WRPP)*. It represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. Wastewater generated within the City is conveyed through Council Interceptors; 7103-1, 7203, 7409, 8016, 9601, 3-LV-610, and 3-BV-39. The City is provided treatment services through both the Council's Empire and Seneca Wastewater Treatment Plants in Empire Township and Eagan, respectively. The Plan projects that the City will have approximately 28,700 sewer households and 21,560 sewer employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's forecasted growth.

The Plan reflects development within the District 5 Neighborhood Planning District, mostly after 2028. However, some small areas within this district are scheduled for development prior to 2028. Regional wastewater services for District 5 was included in the design and sizing of interceptor 800717. The City will need to coordinate the trunk sewer connection to the interceptor with the Council prior to the

initiation of design, so that proper system configuration with interceptor 800717 can be reviewed by the Council. This will ensure that proper hydraulic conditions are considered for wastewater flow metering design.

The Plan provides a 2040 sanitary flow projection. The rationale for the projection is given in the Plan and was determined appropriate for planning local services. The Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan. The City-provided sewer-served projections of population, households, and employment represent a change from sewer-served projections in the system statement. (See also the Forecast section of this Review Record.)

The Land Use Plan reflects an overall minimum residential sewer density that is consistent with Council policy for future sewer residential growth for Suburban Edge communities.

The Plan defines the community's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) and private (private property) sanitary sewer systems; including a summary of activities and programs intended to mitigate I/I from both public and private property sources including an annual sewer pipe lining program as part of the City's street reconstruction program. Prior to the street reconstruction, the local collection system is televised, and sources of inflow coming from private service laterals are documented. The property owner is notified of the inflow source. Elimination of inflow sources however are voluntary unless the source is determined to be from a sump pump and a storm sewer service has been provided to the property for connection. In these instances, City Code 468, requires the property owner to connect to the storm sewer service connection. The City has committed to an annual system wide I/I reduction program of approximately \$500,000.

The Plan describes the requirements and standards for minimizing I/I and references City Code (7-5-10) and "suggests" that the City "should" modify it to require residents to maintain compliant service laterals including disconnection of sump pumps and foundation drains that are connected to the wastewater collection system.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system. It estimates that approximately 75% of I/I enters the system through private property sources and the remaining 25% through the public collection system. The City estimates that only 5%, or 2,000, of the private service laterals within the City are vitrified clay tile pipe and built prior to 1970. The City estimates that the potential cost to address all clay tile pipe services is \$15 million and assumes the property owner would pay for the improvement. The Plan does not identify any public funding assistance for these repairs. The \$15 million figure assumes that all services need repair. The Plan also states there is approximately 28 miles of clay tile pipe City mainline sewers within the City and estimates it would cost \$5.7 million annually for 10-years for its rehabilitation. Again, this figure assumes all 28 miles of clay tile pipe within the City needs rehabilitation.

Sewer Element Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Suburban Edge communities. It was found to be complete and contained sufficient information to be consistent with Council policies. Upon adoption of the Plan by the City, the action of the Council to approve the Sewer Plan becomes effective. At that time, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Council for its records.

Surface Water Management

Reviewer: Jim Larsen, CD – Local Planning Assistance Unit (651-602-1159)

The Plan is consistent with Council policy requirements and in conformance with the WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Lakeville is located within the oversight boundaries of the Vermillion River Watershed Joint Powers Organization and the Black Dog Watershed Management Organization. Lakeville submitted a draft Local Water Management Plan (LWMP) update in September 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated October 24, 2018. The LWMP was approved by the Vermillion River Watershed Joint Powers Organization on January 24, 2019 and the Black Dog Watershed Management Organization on February 20, 2019. The Plan incorporates the City's January 2019 LWMP as an attachment.

Advisory Comments

When available, we request that the City provide to the Council the date the City adopts the final LWMP, and a copy of the final adopted LWMP if it differs from the January 2019 version in the City's draft Plan.

Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City's Plan and find that it is consistent with the Council's policies, as detailed below.

Forecasts

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

The Plan includes the Council forecasts for Lakeville. For reference, Council's forecasts are:

Table 1. Metropolitan Council Forecast for the City of Lakeville

	Census 2010	Estimated 2018	Council Forecasts		
			2020	2030	2040
Population	55,954	61,993	64,300	74,600	83,500
Households	18,683	21,004	22,300	26,300	30,000
Employment	13,862	17,183	18,200	20,300	22,500

The Land Use Chapter describes land supply for future development. The land supply table (p. 102 of the Plan) details 3,022 acres of land guided for residential use or mixed use, with allowed housing capacity for 12,800 - 22,800 new, additional housing units. There are also 2,395 acres of commercial, office, and industrial land supply. This provides more than enough land to accommodate the growth forecast.

The Sewer Comprehensive Plan includes a sewer-serviced forecast table (SCP table 8). The City presents changes from the sewer-serviced forecast found in the City's System Statement. The revised sewer-serviced forecast is as follows:

Table 2. Metropolitan Council Sewer-Serviced Forecast: Lakeville (Empire and Seneca Plants)

	Census 2010	Revised Sewer-Serviced Forecasts		
		2020	2030	2040
Population	49,343	54,082	71,705	79,860
Households	16,394	18,578	25,288	28,723
Employment	11,785	15,235	19,521	21,558

The Council will approve the City’s preferred sewer-serviced forecast, simultaneous with action on the Plan.

Thrive MSP 2040 and Land Use

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

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Suburban Edge (Figure 2). Thrive expects Suburban Edge communities to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment. Thrive also directs these communities to target opportunities for more intensive development in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, near regional transit investments at densities and in a manner articulated in the TPP, and near recreational amenities.

Existing land uses in Lakeville are residential (38.3%), and are located throughout the City. Most of the existing commercial/office and industrial areas (5.7%) are near transportation corridors. Approximately 4.5% of the City is parks/open space (Figure 3).

The City has planned for and is programming local infrastructure needs to implement their Plan. The Plan uses regional forecast growth and plans for average densities expected of at least 4.13 units per acre to a maximum of 8.4 units per acre, as shown in Table 3 below.

The Plan targets opportunities for more intensive development along the Cedar Avenue and I-35 Corridors. Several redevelopment areas are adjacent to or close to these corridors, which are served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing (Figure 4).

Table 3. Planned Residential Density, City of Lakeville

Category	Density		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	0.1	3	630.4	63	1891
Low/Medium Density Residential	4	5	264.6	1058	1323
Medium Density Residential	4	7	137.9	551	965
Medium/High Density Residential	5	9	182.8	914	1645
High Density Residential	9	26	67.1	604	1745
Office Residential Transitional*	9	26	6.8	15	44
Manufactured Home Park	4	7	26.5	106	186
Corridor Mixed Use**	26	45	338.9	3524	6099
	TOTALS		1,654.95	6,836	13,898
	Overall Expected Density			4.13	8.40

* 25% residential uses

** 40% residential uses

Planned residential density shows that the Plan has identified 338.9 acres to redevelop between 6,836 and 13,898 units at a minimum expected density of 4.13 units per acre. The “Office Residential Transitional” area is expected to develop at 25% residential and the “Corridor Mixed Use” area is expected to develop at 40% residential.

Station Area Planning

The METRO Red Line Bus Rapid Transit line (BRT) is aligned along Cedar Avenue from Lakeville in the south to the Mall of America in Bloomington to the north. The TPP requires Suburban Edge

communities to achieve a minimum of 8 units per acre for residential uses and also to target 20-40+ units per acre within a 1/2 mile of transitway stations.

The Plan identifies employment and residential development opportunities for the Cedar Avenue corridor. The City has created a new land use category “Corridor Mixed Use” that expects 40% of land to develop as residential. This category has a minimum residential density range of 26 to a maximum of 45 units per acre. Analysis of Plan information shows an expected residential development range of 8.91 to 18.19 units per acre.

The land use plan within the Cedar Avenue corridor includes commitments by the City to transit oriented development forms and densities. The City plans to coordinate with the City of Farmington as part of a comprehensive Cedar Avenue Corridor/Northwest Farmington study to guide development of a range of residential and commercial retail, service, office, and public uses along the Cedar Avenue corridor.

Housing

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

The Plan is consistent with the *2040 Housing Policy Plan*. The City as of 2016 has more than 21,200 homes including nearly 2,500 multifamily units and nearly 18,000 single-family homes. Approximately 3,000 homes are rented, and there are more than 857 manufactured homes. More than 9,700 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, nearly 3,000 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are 1,144 units affordable to households with income at or below 30% AMI and more than 888 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance and reinvestment in existing housing stock, specialized housing including that for seniors and people with disabilities. The City currently has more than 560 publicly subsidized housing units, including 115 for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 1,414 units; 642 of which are needed at prices affordable to households earning 30% of AMI or less, 474 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 298 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 5, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 2,199 new housing units.

The housing implementation plan component of the Plan describes the City’s intention to assist with site assembly as needed using City resources, review development standards to address specific requirements or needs of specialized housing, and coordinate with Dakota County CDA. The Plan also indicates that the City will consider TIF, tax abatement and CDBG for development of specialized housing. The Plan states that they will continue training for City staff to maintain the ability to refer residents and developers to any applicable housing program that may be available outside of the scope of City services.

The Plan states that local notice-of-sale, first-look requirements, and support for conversion to co-operative ownership for manufactured housing are not identified as current options for the City at the time of writing. The Plan continues land use guiding from the 2030 plan that makes two of the five existing manufactured housing parks non-conforming. The Plan has stated that the Queen Anne and Connelly manufactured home parks are located within one of Lakeville’s primary commercial nodes at I-35 and CSAH 5 and that the individual layouts of each site create public health safety concerns with regards to emergency access. While the property owners are allowed to continue the use as a manufactured home park, no expansion will be permitted. The remaining three manufactured housing parks, Ardmor, Country View and North Creek, have future land use designations as “Manufactured Home Park.”

Water Supply

Reviewer: Brian M. Davis, ES – Water Supply Planning (651-602-1519)

The City of Lakeville's 2040 comprehensive plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

The City prepared a Local Water Supply Plan in 2017 that was submitted to both the MN Department of Natural Resources and Council and reviewed under separate cover.

Community and Subsurface Sewage Treatment Systems (SSTS)

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates that approximately 378 SSTS remain in operation in the City. There are no known public or privately-owned Community Wastewater Treatment Facilities in the City. City Code 7-5-16 adopts Dakota County On-Site Sewage Treatment System Ordinance 113, as amended, by reference. The County's SSTS Ordinance is consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council 2040 Water Resources Policy Plan requirements.

Special Resource Protection

Solar Access Protection

Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)

The Plan is consistent with statutory requirements (Minn. Stat. 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required solar planning elements.

Aggregate Resource Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates, consistent with the Council's aggregate resources inventory included in *Minnesota Geological Survey Information Circular 46*, the presence of viable aggregate resources within the City. The City regulates aggregate mining through its 'Extraction and Mining Ordinance' which can be found in City Code Title 7, Chapter 4, available on the City's website. While a number of gravel pits are indicated to have historically existed within the City, only one is currently active. The Plan indicates any new aggregate mining operations will be limited to an interim land use within undeveloped areas designated as MUSA Expansion, Urban Reserve, or Permanent Rural Areas on the City's MUSA Staging Plan map.

Historic Preservation

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

The Plan contains a section on Historic Preservation and has goals for protection in the Plan's land use goals, as required by the Metropolitan Land Planning Act. The Plan also provides policies and information about the Lakeville Area Historical Society and details about All Saints Church, that the Lakeville Parks and Recreation Department acquired the Ritter Farm property. Renovation of the historic dairy barn at the Spirit of Brandtjen Farm development as a private neighborhood center is an example of private efforts to preserve significant places within the community to protect its heritage.

Plan Implementation

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

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, the SSTS code, and the housing implementation program.

The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan. Specific implementation strategies are contained in individual chapters of the Plan, with capital improvements planning detailed in the appendix.

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

The proposed Plan 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.

Documents Submitted for Review

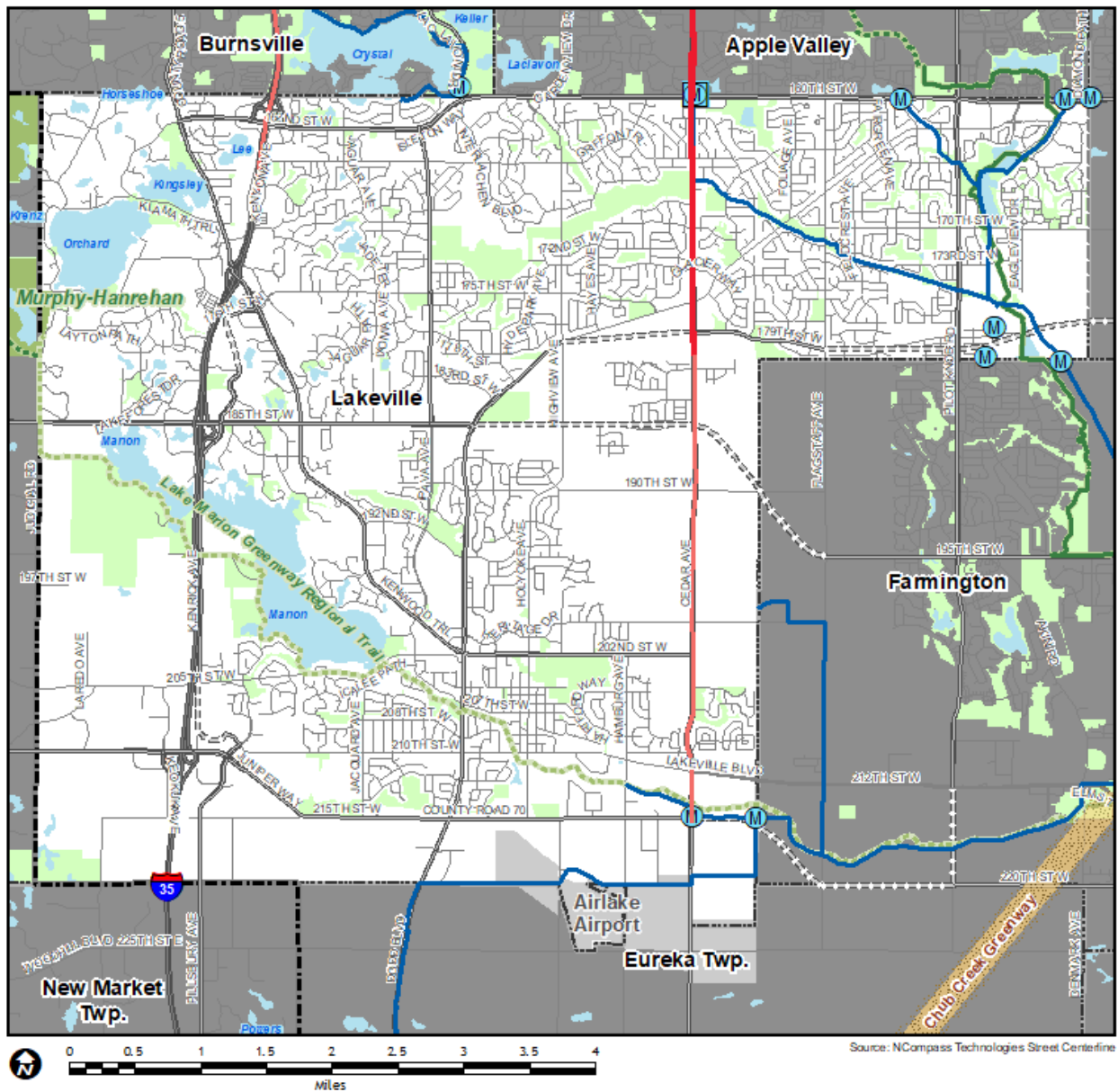
In response to the 2015 System Statement, the [City/County/Township] submitted the following documents for review:

- September 11, 2018: Lakeville 2040 Preliminary Plan
- March 22, 2019: Lakeville 2040 Comprehensive Plan
- May 9, 2019: City sewer interconnections
- May 14, 2019: Revisions to the wastewater plan, surface water plan, housing and land use sections
- June 27, 2019: Revisions to the housing and land use plan
- July 10, 2019: Sanitary Sewer, Appendix F
- July 18, 2019: Revisions to the Trunk Sewer, housing, and land use plan

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Planned Land Use
- Figure 5: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Regional Systems

Transportation

- Transitways**
2040 Transportation System Policy - adopted January 2015
- Existing
 - - - Planned Current Revenue Scenario
 - - - - - Planned Current Revenue Scenario - CTIB* Phase 1 Projects
 - Potential Increased Revenue Scenario

- Regional Highway System**
- Existing Principal Arterials
 - - - - - Planned Principal Arterials
 - Existing Minor Arterials
 - - - - - Planned Minor Arterials
 - Existing Other Arterials
 - - - - - Planned Other Arterials

Recreation Open Space

- Regional Parks**
- Existing (Open to Public)
 - In Master Plan (Not Open to Public)
 - ▨ Planned Units
- Regional Trails**
- Existing (Open to Public)
 - - - Existing (Not Open to Public)
 - - - - - Planned

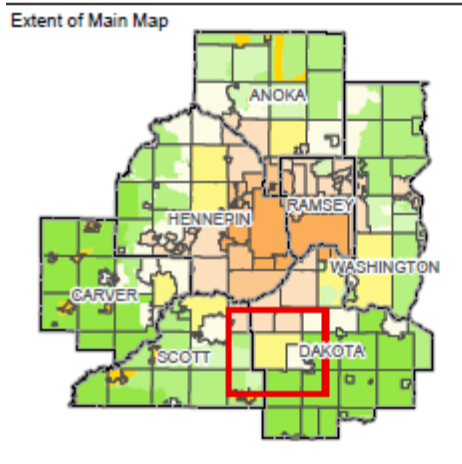
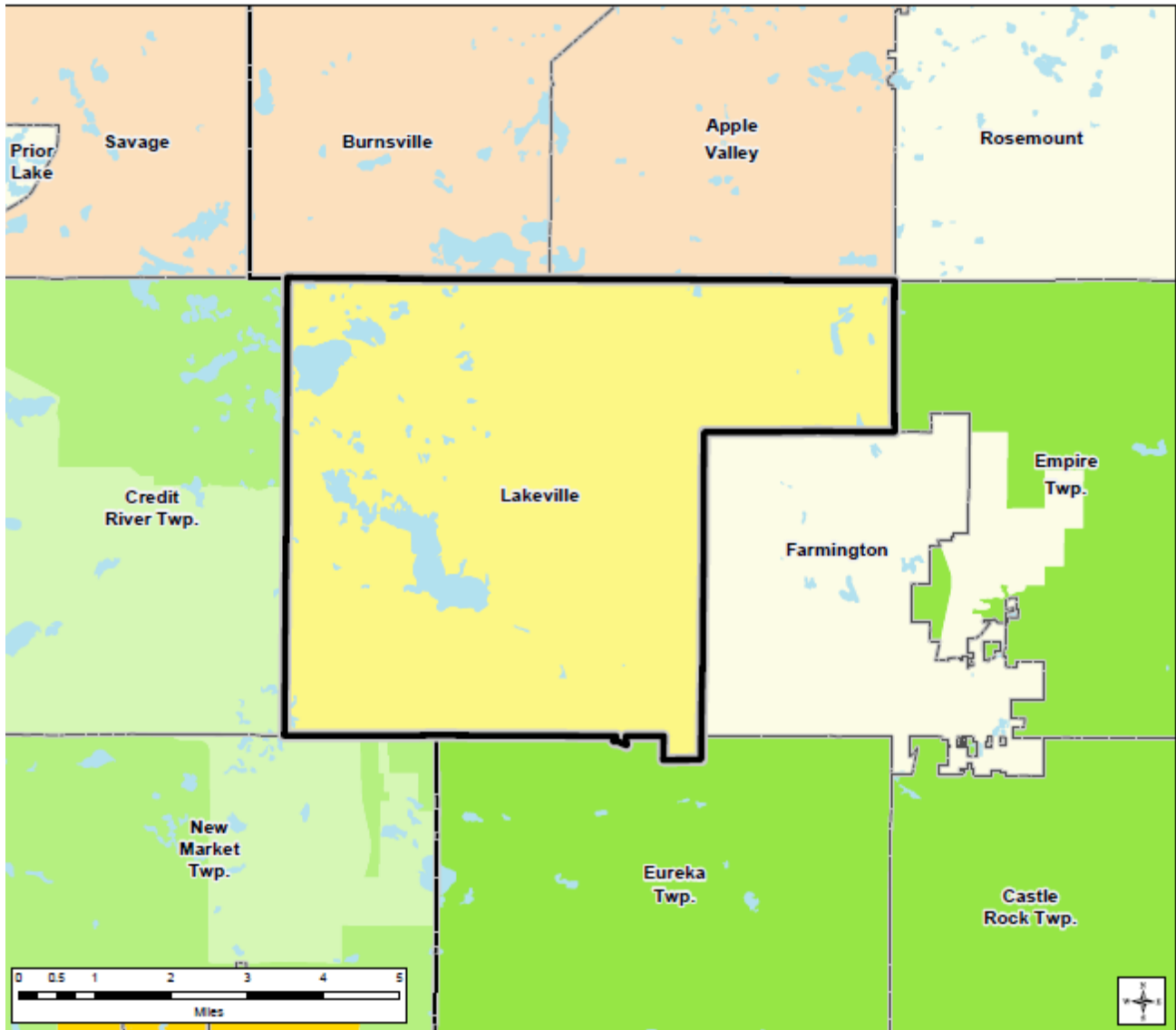
- Wastewater**
- M Meters
 - L Lift Stations
 - MCES Interceptors
 - M MCES Treatment Plants

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

Figure 2. Thrive MSP 2040 Community Designations



Community Designations

- Outside Council planning authority
- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center

- County Boundaries
- City and Township Boundaries
- Lakes and Major Rivers

Figure 3. Existing Land Use

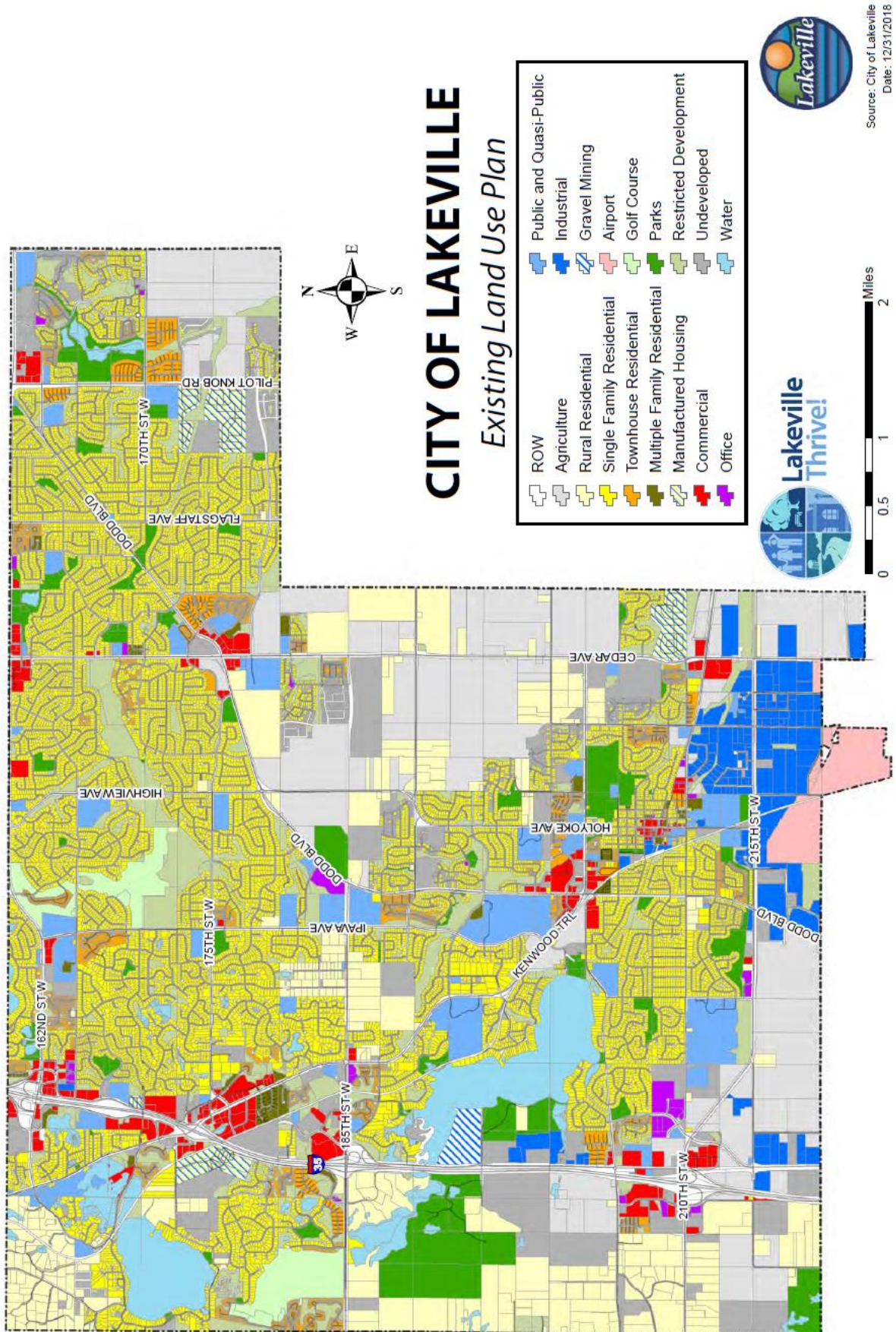


Figure 4. 2040 Planned Land Use

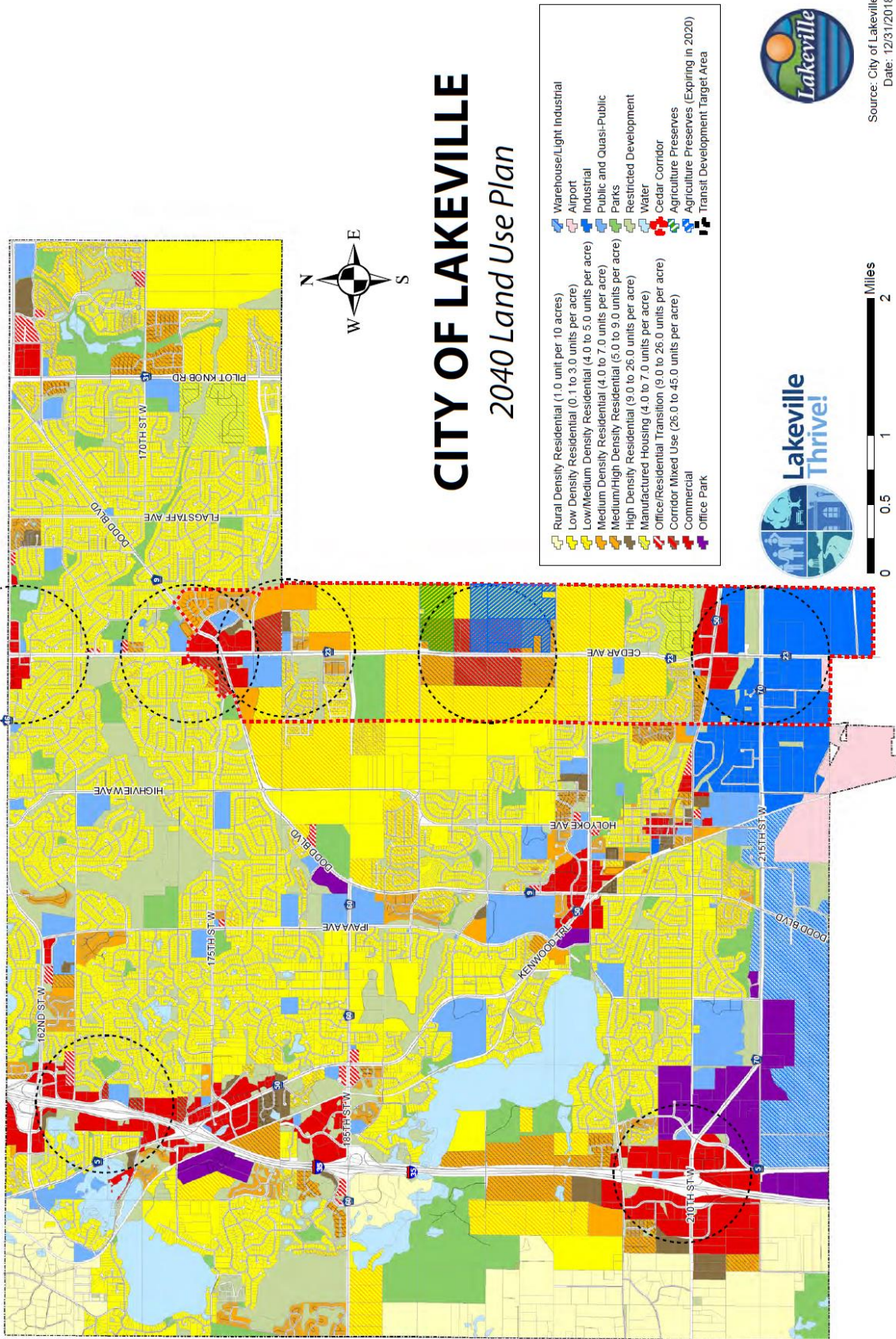


Figure 5. Land Guided for Affordable Housing

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	67.10		9		100%		604
Office Residential Transition	6.80		9		25%		16
Corridor Mixed Use	151.75		26		40%		1,579
Total	226						2,199

Sufficient/(insufficient) units possible against share of regional need: **785**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **785**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

