

## Community Development Committee

Meeting date: October 7, 2019

## Environment Committee

Meeting date: October 22, 2019

For the Metropolitan Council meeting of November 13, 2019

**Subject:** City of Lilydale 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22172-1

**District(s), Member(s):** District 13, Chai Lee

**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 Lilydale to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the affordable housing need allocation for the City to 18 units.
4. Advise the City to adopt the MRCCA Plan within 60 days after receiving final DNR approval, and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.

#### Recommendation of the Environment Committee

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

## Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Lilydale 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 City Council 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. Stat. §§ 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 Council's resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

## Background

The City of Lilydale is located in northern Dakota County. It is surrounded by the communities of St. Paul, Mendota Heights, and Mendota.

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, with proposed changes
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 opposition to the 2040 comprehensive plan.

# REVIEW RECORD

## City of Lilydale 2040 Comprehensive Plan

### Review File No. 22172-1, Business Item No. 2019-272

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, Community Development (CD) - Regional Parks (651-602-1361)*

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP). The City of Saint Paul and Dakota County are the Park implementing agencies for different Regional Parks System components in the City of Lilydale, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves, or Special Recreation Features located within the City include Lilydale-Harriet Island & Cherokee Heights Regional Park. Regional Trails located within the City include Big Rivers and River to River Greenway (formerly North Urban) regional trails (Figure 1). The Plan also appropriately acknowledges State lands within the City, including Fort Snelling State Park.

#### *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.

#### **Roadways**

The Plan conforms to the Roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, Interstate 35E, including planned additions and improvements identified in the Current Revenue Scenario, and any right-of-way preservation needs.

The Plan accurately reflects the regional functional classification map of A-minor arterials, and has delineated major and minor collectors.

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. The Plan accurately describes the status of such facilities, including needs for right-of-way and the likelihood and timing of funding.

## **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.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its Community Designations of Suburban, as well as the opportunities and challenges related to its Transit Market Area.

## **Aviation**

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions and addresses seaplane use.

## **Bicycling and Walking**

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of and connections to the Regional Bicycle Transportation Network (RBTN) and regional trails. The Plan identifies Tier 1 and 2 alignments for an RBTN corridor, while the Plan does not clearly state these alignments as “proposed for the RBTN”.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified 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. These specific needs include I-35 E and Highway 13 for trucking freight and the Union Pacific railway for rail freight.

## **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.

## **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.

Wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through Council Interceptor 1-MH-401. All flow is treated at the Council’s Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 700 sewer households and 600 sewer employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City’s growth forecasts.

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

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (public) and private property sanitary sewer systems; including a summary of activities and programs intended to identify and mitigate I/I from both public and private property sources. These activities include routine review of wastewater flow data, televised inspection of the City's sanitary sewer collection system, and inspection of MH structures and private property for inflow sources into area drains.

The Plan describes the requirements and standards for minimizing I/I and references City Ordinance 403 that prohibits the connection of sump pump, foundation drains and rain leaders to the sanitary sewer system and requires their disconnection upon discovery.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the municipal and private property sewer systems. The Plan estimates that the average annual I/I is approximately 1 gallon per minute (gpm), and peak month I/I is approximately 27 gpm. This represents less than 1%, and 26% of the City's average annualized flow respectively. The Council has assigned I/I mitigation work plans to the City as part of its regional I/I program. In response to that work plan assignment, work related to private property I/I source mitigation was performed.

### ***Sewer Element Comments***

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Suburban communities. It was found to be complete and 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 (651-602-1159)*

The Plan is consistent with Council policy requirements and in conformance with the Council's 2040 WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Lilydale lies within the oversight boundaries of the Lower Minnesota River Watershed District (District) and Lower Mississippi River Watershed Management Organization (WMO). Lilydale submitted a draft Local Water Management Plan (LWMP) update in February 2018. Council staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated March 9, 2018. The LWMP was approved by the District on October 24, 2018 and the WMO on September 12, 2018. The City adopted the LWMP on December 10, 2018. The Plan incorporates the final LWMP in Appendix C.

### **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

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

The Plan includes revised forecasts agreed to by City and Council staff in August 2019. Council staff and the City Administrator have discussed the City’s request for a revised forecast. Council staff find that the City’s build-out expectation for 2030 and 2040 does not create system impacts. Council staff recommend the following communitywide and sewer-serviced forecast revision. The Plan includes this forecast in tables 3, 6, and 7 of the Plan, and is reflected in Table 1 below with revisions underlined.

**Table 1. City of Lilydale Forecasts**

	Census	Estimated	Current Forecasts			Recommended Revision		
	2010	2018	2020	2030	2040	2020	2030	2040
<b>Population</b>	623	947	960	950	940	<u>1060</u>	<u>1130</u>	<u>1120</u>
<b>Households</b>	375	592	590	590	590	<u>660</u>	<u>700</u>	<u>700</u>
<b>Employment</b>	355	515	520	560	600	520	560	600

The revised forecast will be approved by the Council simultaneous with action on the Plan.

With the forecast revision, above, the 2021-2030 Affordable Housing Need for the City will be increased. (Affordable Housing Need calculations are proportionate to forecasted households growth.) The revised 2021-2030 Affordable Housing Need is: 10 units at <=30% AMI, 3 units at 31-50% AMI; 5 units at 51-80% AMI; 18 units total. This is acknowledged in the Plan on page 58.

The Council requires the Plan address how land supply for future development (or redevelopment) accommodates the City’s growth forecast. This is discussed in the Plan. Housing developments now underway, and expected to be completed in the next two years, are expected to be the last major housing projects during the planning period.

## 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 (Figure 2). Thrive describes Suburban communities as those that saw their primary era of development during the 1980s and early 1990s as Baby Boomers formed families and entered their prime earning years.

Suburban communities are expected to plan for forecasted population and household growth at overall average densities of at least five units per acre, and target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the *2040 Transportation Policy Plan*. Plans are also required to identify areas for redevelopment, particularly areas that are well-served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing.

The existing land uses in Lilydale are predominately parks and open space (47.2%), open water (31.5%), multi-family residential (13.1%), most of the existing commercial/office and industrial areas (2.4%) are near transportation corridors. Approximately 0.4% of the City is single family residential (Figure 3).

The City’s existing land use has large residential areas with a variety of densities that illustrate single family and multifamily residential. Along I-35E, and State Highway 13 (Sibley Memorial Highway), commercial and industrial uses are situated that take advantage of the inter-regional transportation corridors. As illustrated in Figure 3, the City also has large open space and park areas which is mostly comprised of Lilydale Regional Park.

The Plan identifies new growth at densities that exceed Suburban density policy minimums. The City expects new growth in redevelopment areas along Highway 13 located in the southern portion of the City (Figure 4). The expected overall density of the new residential development is 7.5 units per acre as shown in Table 2 below. This is consistent with regional Suburban community designation policies that require an average net residential density of at least five units per acre in areas of new development and redevelopment areas.

**Table 2. Planned Residential Density, City of Lilydale**

Category	2020-2040 Change				
	Density		Net	Min	
	Min	Max	Acres	Units	Max Units
Single Family Residential	1	3	0.94	1	3
Multi-Family Residential	9	9	6.86	62	62
MIX – Mixed Use *	10	40	3.89	23	93
	<b>TOTALS</b>		<b>11.69</b>	<b>88</b>	<b>160</b>
	<b>Overall Density</b>			<b>7.5</b>	<b>13.7</b>

*\*The “MIX – Mixed Use” area is expected to develop at 60% residential. Calculations above reflect expected acres to develop – a factor of 0.60 was used for MIX in the formula above.*

The proposed forecast changes in households and population can be accommodated with the future land uses proposed in the Plan.

### Housing

*Reviewer: Tara Beard, CD – Housing (651-602-1051)*

The Plan is consistent with the *2040 Housing Policy Plan*. Lilydale is a very small community located along a strip of land along the Mississippi River. As an older, smaller town it experienced little change once fully developed, but a single redevelopment opportunity, the River Bluff Shopping Center site, has become available recently and some modest growth is expected.

The Plan states there are 660 total housing units in the City. While about 35% of those units are affordable to households earning 80% of the Area Median Income (AMI) or less (or \$68,000 for a family of four), affordable options decrease to 0.3% for households earning 30% AMI or less (or \$27,100). Roughly 10% of Lilydale households earning 80% AMI or less are currently housing cost burdened. The Plan states its existing housing needs are few, and would be addressed through referrals to agencies and organizations that can assist with housing needs. Furthermore, the City would consider partnership with a community land trust, were one to become available, to preserve the affordability of its existing affordable homeownership opportunities.

The Plan acknowledges the City’s share of the region’s need for affordable housing in the 2021-2030 decade, which after a proposed forecast change to be approved concurrently with the Plan, is 18 units. With 5 acres of land guided for higher density residential development in that time period, the Plan sufficiently promotes the availability of land to support that share.

The Plan notes that all growth will occur on a single site, and therefore housing tools to support opportunities to address the City’s allocation of affordable housing need are considered solely in the context of the River Bluff redevelopment. Tools the City would consider include support for an application to Minnesota Housing’s Consolidated Request for Proposals and support for any development resources available through Dakota County Community Development Agency. Due to the City’s size and capacity, it is unlikely to pursue Tax Increment Financing, Housing Revenue Bonds, or

participation in Livable Communities Act programs to support affordable housing on the River Bluff redevelopment site.

### **Water Supply**

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

Lilydale’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.

Because the City does not own/operate a municipal community public water supply system (PWS), no local water supply plan is required. Lilydale’s water supply is serviced by St. Paul Regional Water Services.

### **Community and Subsurface Sewage Treatment Systems (SSTS)**

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

The Plan indicates that there is one SSTS remaining in operation, serving a commercial business located at 901 Sibley Memorial Highway in the City. There are no other identified existing public or privately-owned Community Wastewater Treatment Systems within the City, and all new development is required to connect to the sanitary sewer system. The City requires annual inspections of the remaining SSTS and maintains all maintenance management records for the system. It also requires compliance with Dakota County SSTS Ordinance 113 and Minnesota Pollution Control Agency Chapter 7080-7083 Rules, consistent with Council 2040 Water Resources Policy Plan requirements.

### **Special Resource Protection**

#### **Mississippi River Corridor Critical Area**

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

The Plan includes a Mississippi River Corridor Critical Area Plan (MRCCA Plan) component that was reviewed by Minnesota Department of Natural Resources (DNR) staff and found to be substantially consistent with Minnesota Statutes 116G and Minnesota Rules Chapter 6106. Council staff also find the MRCCA Plan component to be consistent with Thrive MSP 2040 land use policies, and Minnesota Rules Chapter 6106. The DNR’s May 17, 2019, conditional approval letter is attached to the Council staff report as an appendix. Final DNR approval of the MRCCA Plan will be sent to the community after the Council authorizes local adoption of the Plan.

#### **Advisory Comments**

Within 60 days after receiving final DNR approval, the community must adopt the MRCCA Plan, and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.

#### **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 information contained in *Minnesota Geological Survey Information Circular 46*, that there are no known deposits of viable aggregate resources within the community.

## Historic Preservation

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

The Plan has an appropriate section that describes local efforts with historic preservation. The Plan identifies Twin City Brick Yard, located in the northeast corner of the City, as a natural resource area of historic significance. This highly fossiliferous area is visited by many amateur geologists and school groups mining for fossils.

## 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 submitted the following documents for review:

- December 31, 2018: Lilydale 2040 Comprehensive Plan
- April 18, 2019: Mississippi River Critical Corridor Area Plan
- June 27, 2019: Revisions to the housing, wastewater, surface water, and land use sections
- August 9, 2019: Supplemental information on sanitary sewer connections

## Attachments

Figure 1: Location Map with Regional Systems

Figure 2: *Thrive MSP 2040* Community Designations

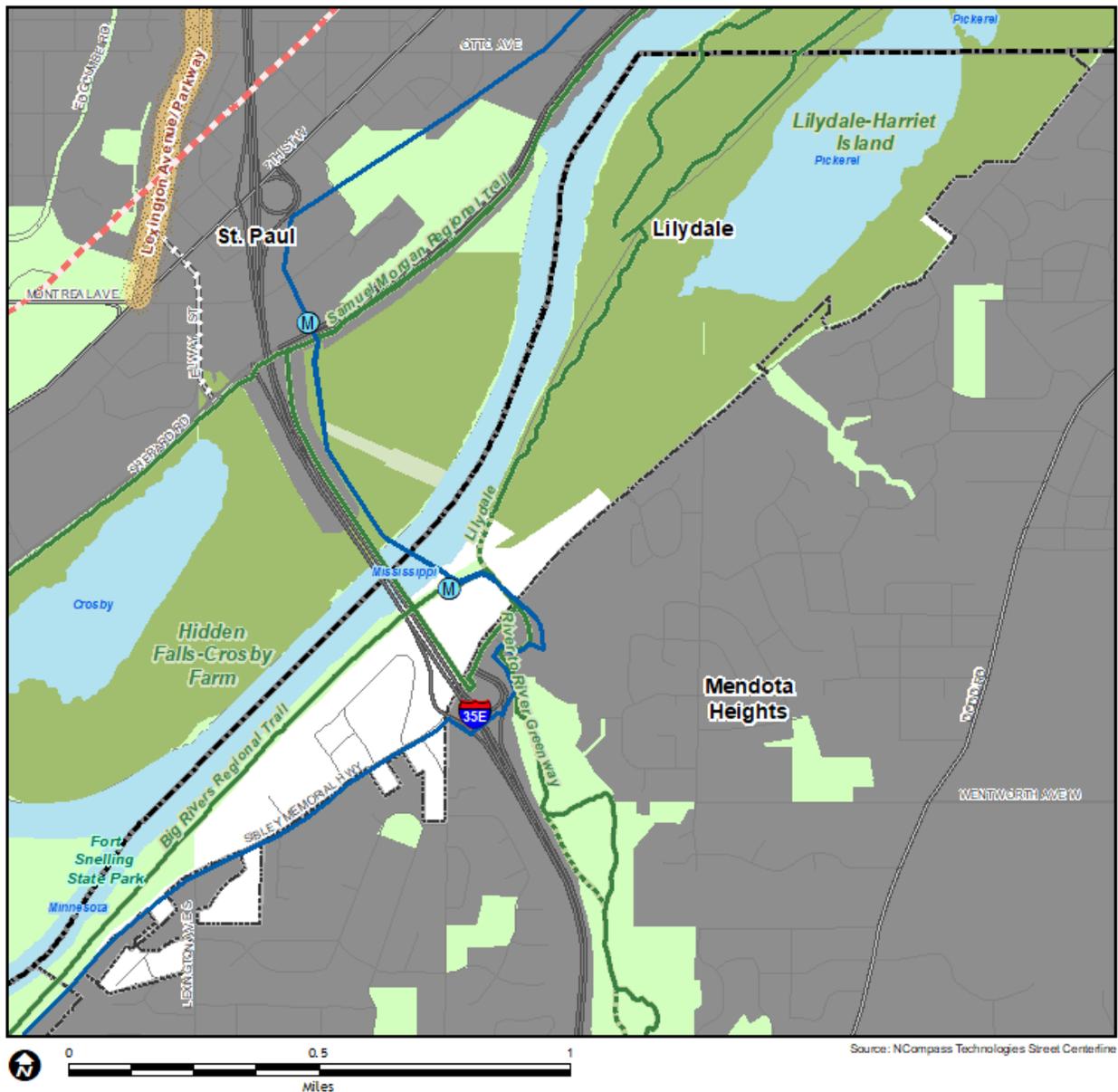
Figure 3: Existing Land Use

Figure 4: 2040 Planned Land Use

Figure 5: Mississippi River Critical Corridor Area (MRCCA) Plan DNR Conditional Approval Letter

Figure 6: 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**

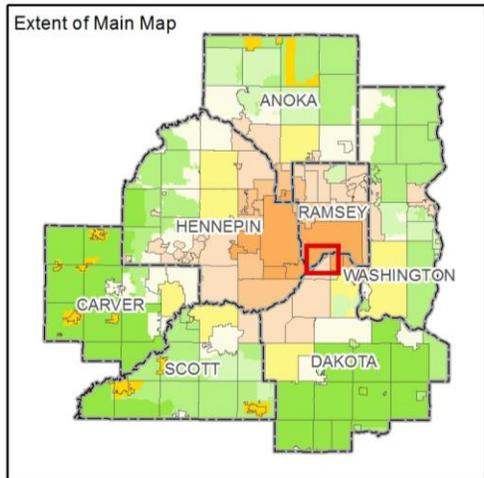
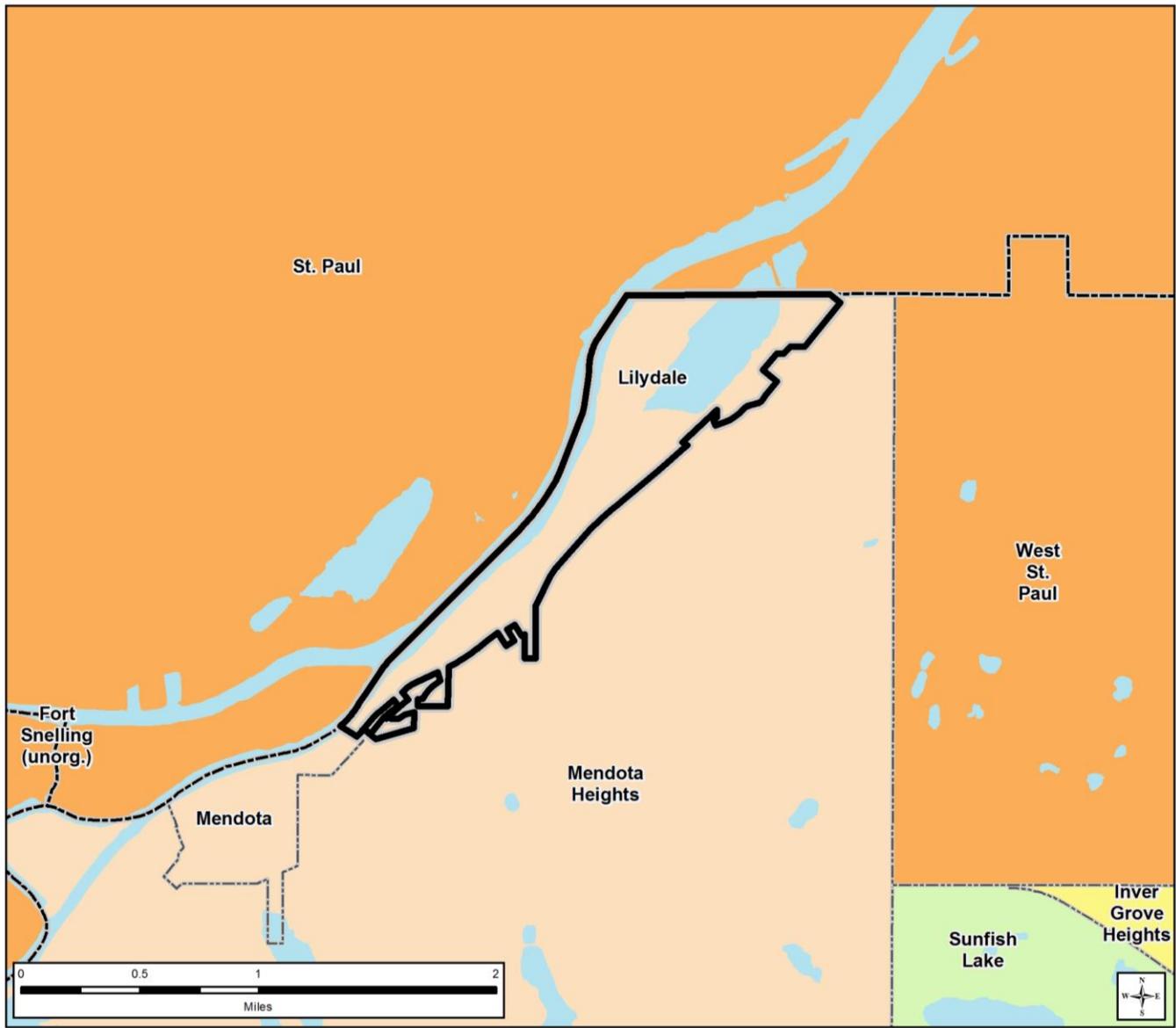
- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

**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

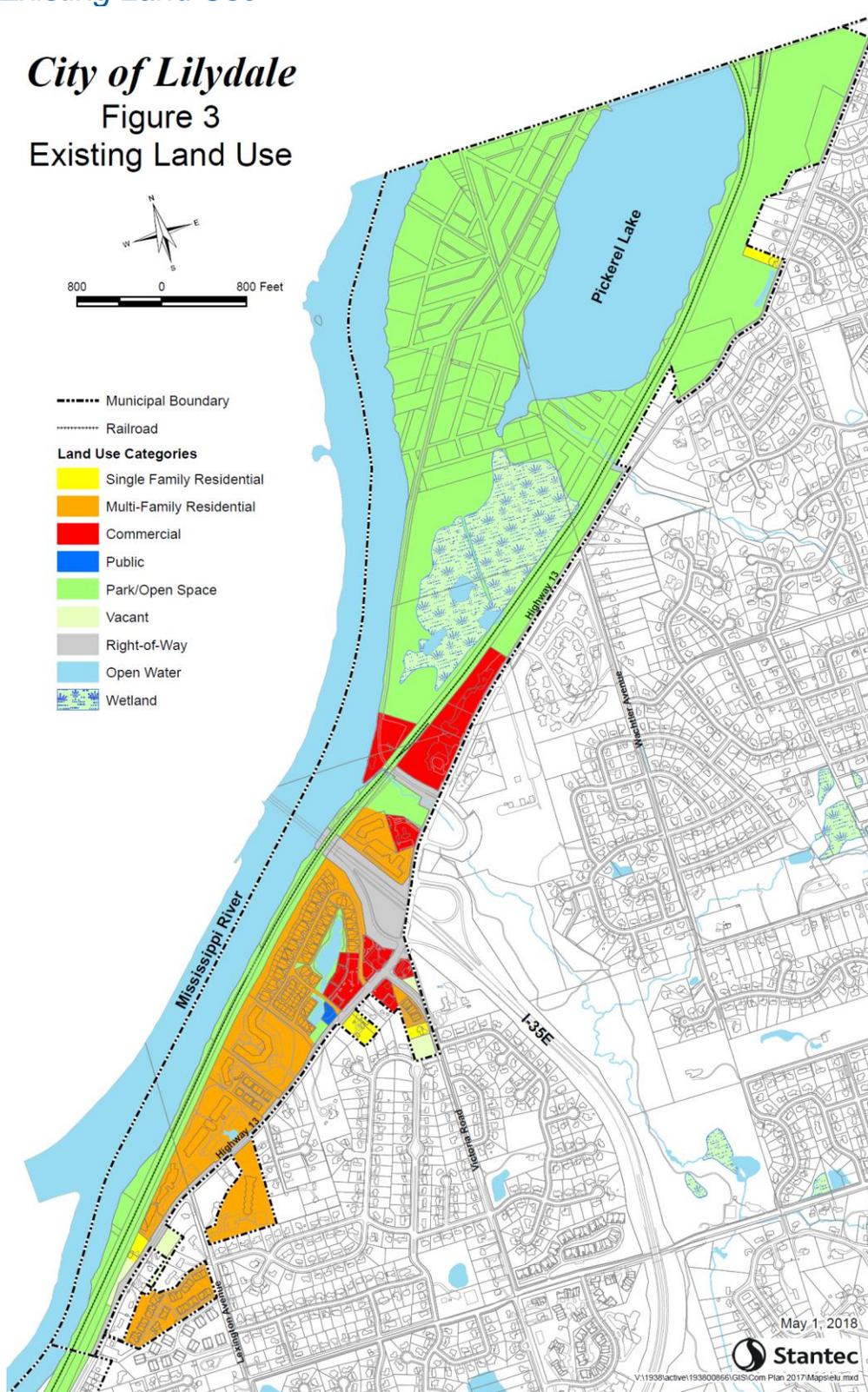
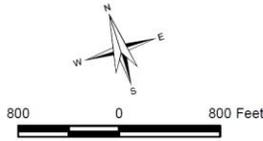


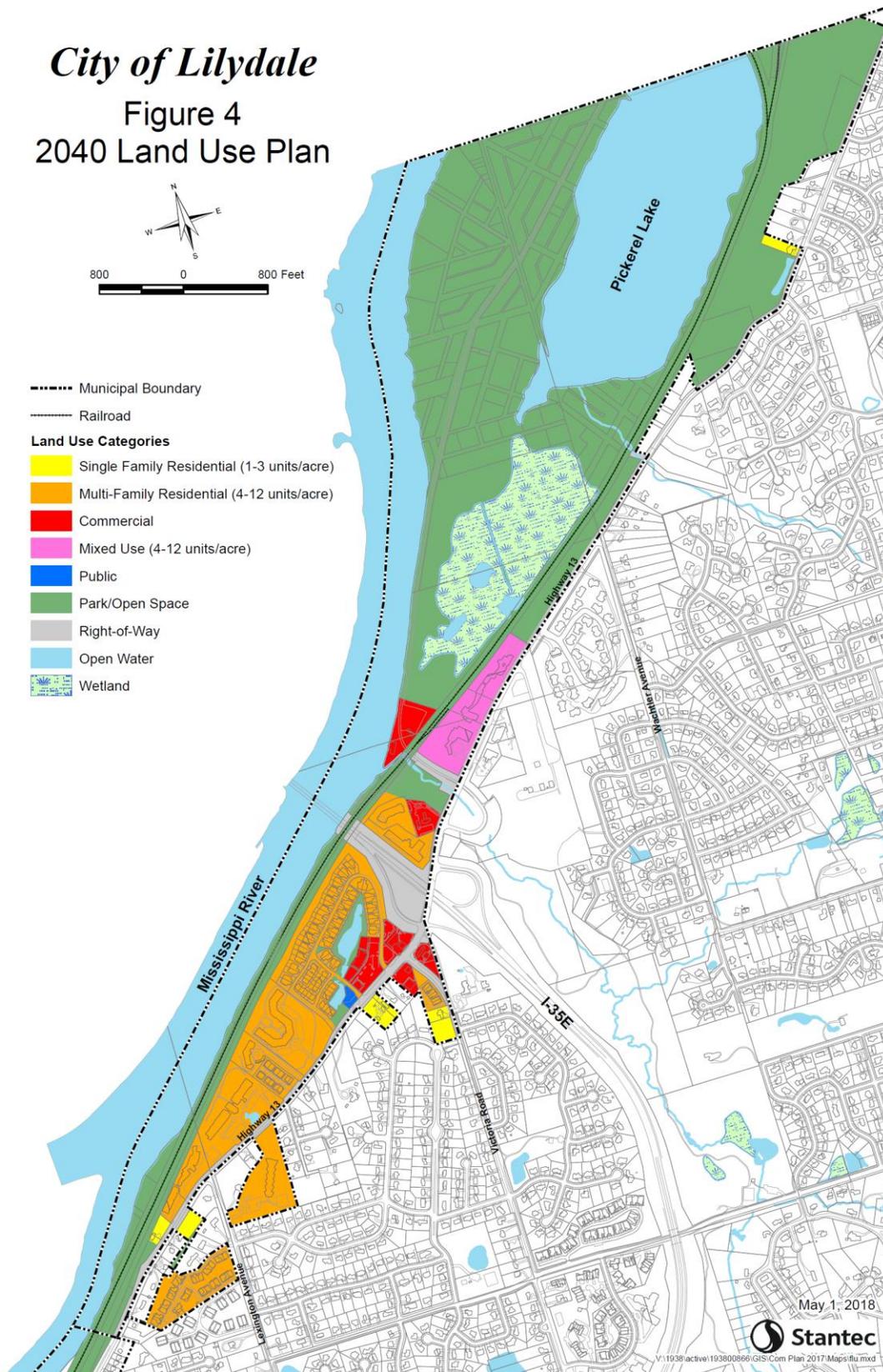
Figure 4. Future Land Use

# City of Lilydale

## Figure 4 2040 Land Use Plan



- Municipal Boundary
- Railroad
- Land Use Categories**
- Single Family Residential (1-3 units/acre)
- Multi-Family Residential (4-12 units/acre)
- Commercial
- Mixed Use (4-12 units/acre)
- Public
- Park/Open Space
- Right-of-Way
- Open Water
- Wetland



May 1, 2018



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*Figure 5. Mississippi River Corridor Critical Area (MRCCA) Plan DNR Conditional Approval letter*



May 17, 2019

Mary Schultz, Administrator  
City of Lilydale  
1011 Sibley Memorial Highway  
Lilydale, MN 55118

**Re: Conditional Approval of Lilydale MRCCA Plan**

Dear Ms. Schultz:

I am pleased to inform you that the Minnesota Department of Natural Resources (DNR) conditionally approves the City of Lilydale's Mississippi River Corridor Critical Area (MRCCA) plan.

We reviewed the MRCCA Plan chapter of your 2040 Comprehensive Plan Update submitted to the Metropolitan Council on April 18, 2019. We have found that the MRCCA plan is substantially consistent with Minnesota Statutes, §116G and Minnesota Rules, chapter 6106.

We will send final approval of your MRCCA plan after the Metropolitan Council authorizes the City of Lilydale to put the comprehensive plan into effect. Within 60 days of receiving DNR final approval, the city must adopt the MRCCA plan. The City of Lilydale must then submit a copy of the final adopted plan, with evidence of adoption, to the DNR, the Metropolitan Council, and the National Park Service within ten days of the adoption.

Only MRCCA plans and plan amendments approved by the DNR have the force and effect of law. Once in effect, local governments must implement and enforce the DNR-approved plans.

We appreciate your efforts to develop and adopt the MRCCA plan, which provides a solid basis for future ordinance amendments and MRCCA management. Please contact Matt Bauman at 651-259-5710 or at [matthew.bauman@state.mn.us](mailto:matthew.bauman@state.mn.us) if you have any questions about next steps.

Sincerely,

Jennifer Shillcox  
Land Use Unit Supervisor

- c: Raya Esmaili, Metropolitan Council  
Alan Robbins-Fenger, National Park Service  
Jennie Skancke, DNR Region 3 Area Hydrologist  
Matt Bauman, DNR Land Use Unit

Minnesota Department of Natural Resources • Division of Ecological and Water Resources  
500 Lafayette Road, Box 25, Saint Paul, MN 55155-4025

### Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **18 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<b>Available Acres</b>	<b>X</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>X</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>Mixed Use</b>	5.00		12		60%		36
<b>Total</b>	<b>5</b>						<b>36</b>

Sufficient/(insufficient) units possible against share of regional need: **18**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **18**

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

