

## Environment Committee

Meeting date: May 12, 2020

## Community Development Committee

Meeting date: May 18, 2020

For the Metropolitan Council meeting of May 27, 2020

**Subject:** City of Prior Lake 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22282-1

**District(s), Member(s):** District 4, Deb Barber

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

**Staff Prepared/Presented:** Raya Esmaeili, Senior Planner (651-602-1616)  
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 Prior Lake to place its 2040 Comprehensive Plan into effect.
2. Advise the City:
  - a. That prior to final Plan adoption, the Plan should be revised to include the TAZ information that was included in supplemental information submitted to the Council on February 5, 2020.
  - b. To implement the advisory comments in the Review Record for Transportation and Land Use.

#### Recommendation of the Environment Committee

1. Approve the City of Prior Lake's Comprehensive Sewer Plan.
2. Advise the City to implement the advisory comments in the Review Record for Wastewater.

## Advisory Comments

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

## Background

The City of Prior Lake is located in northern Scott County. It is surrounded by the communities of Shakopee, Savage, Credit River Township, and Spring Lake 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

The Metropolitan Council awarded the City a Planning Assistance Grant of \$32,000 to complete its 2040 comprehensive plan. The first half of this grant was paid to initiate the local planning process. The

second half of the grant will be paid after Council authorization of the City's plan, local adoption, and the City's submittal of final reporting requirements.

**Known Support / Opposition**

There is no known local opposition to the 2040 comprehensive plan.

# REVIEW RECORD

## City of Prior Lake 2040 Comprehensive Plan

### Review File No. 22282-1, Business Item No. 2020-131 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, Community Development (CD) - Regional Parks (651-602-1361)*

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP) for the Regional Parks System element. Scott County is the Park Implementing Agency for Regional Parks System components in Prior Lake, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves or Special Recreation Features located within the City include Spring Lake Regional Park. Regional Trails located within the City include the Scott County and Spring Lake regional trails, and the Prior Lake Outlet Regional Trail Search Corridor (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. 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 Highways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, which there are two, County State Aid Highways (CSAH) 42 and 21. The Plan includes 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 is 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 Areas III, IV and V.

The Plan also incorporates the City's aspirations for transit services that are not part of the TPP. These include the Orange Line Extension. However, the Plan's maps and narrative provide clarification that these proposed services are not funded nor are they part of the current TPP.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses City roles related to its Community Designation, as well as the opportunities and challenges related to its Transit Market Areas.

## **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.

## **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 states that there are no Tier 1 corridors or alignments, however, there are (four) Tier 2 alignments, and clearly identifies the alignment 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. The major freight facility is Trunk Highway (TH) 13. Specific needs include bottlenecks, congestion, highway design, and rail crossings.

## **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 city-wide 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 City's Thrive community designation.

## **Advisory Comments**

- Table 5.10, Characteristics of Fixed Routes serving Prior Lake, on page 87 should be revised to identify Mystic Lake and the Minnesota Valley Transit Authority (MVTA) as the providers serving Prior Lake.
- The Plan references Metro Transit on pages 87 and 88. These references should be updated to the Metropolitan Council.
- The Plan references the future Orange Line Light Rail Transit (LRT) on page 87. The Orange Line is a future Bus Rapid Transit (BRT) and the Plan should be revised to describe it accurately.

## 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 assigned forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services (MCES). All wastewater generated within the City is conveyed through Council Interceptor 7120. All flow is treated at the Council's Blue Lake Wastewater Treatment Plant in Shakopee. The Plan projects that the City will have 14,500 sewered households and 8,100 sewered 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 Plan provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Metropolitan Council is committing to provide the level of wastewater service based on the sewered 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 Emerging Suburban Edge 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 (city) and private property sanitary sewer systems. The Plan includes a summary of activities and programs intended to mitigate I/I in the public and private collection system including inspection and follow-up rehabilitation utilizing pipe lining and MH sealing techniques. Other activities include routine maintenance, flow monitoring, televised inspection, and enforcement of the City's ordinance prohibiting the discharge of clear water to the sanitary sewer system. The City has included in its Capital Improvement Program an annual, on-going, budget of \$235,000 per year on I/I implementation activities and another \$100,000 on lift station improvements that include flow monitoring equipment.

The Plan describes the requirements and standards for minimizing I/I and references City Ordinance (Section 705.1000) that prohibits the discharge of any storm water, surface water, or air conditioning condensate to the sanitary sewer system. It does not identify ground water in the list of prohibited discharges, nor does it list the prohibited means in which these waters are typically conveyed to the sanitary sewer system, such as through sump pumps, foundation drains, or roof downspouts. The Ordinance does cite the prohibition of other "materials" as identified by MCES. The Council recommends that the City update its Ordinance to specifically add groundwater to the list of prohibited discharges to the sanitary sewer system and identify sump pumps, foundation drains, and roof downspouts as prohibited connections. This revision will support the City's efforts in its sump pump disconnection efforts.

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 states that at least 25% of the homes within the City were built prior to 1970 when private service laterals were predominantly vitrified clay tile pipe. Nearly 36% of the homes within the City have no information as to their construction date. By comparing winter month wastewater flow generation to annual average flow for the years 2012 through 2016, the Plan states that I/I contribution is roughly 10% of the base flow. The Plan also indicates that peak monthly flow during that period occurred in 2014 and represented about 64% I/I.

### Comprehensive Sewer Plan Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Emerging Suburban Edge communities. It was found to be complete and consistent with Council policies and the regional wastewater system plan. Upon adoption of the Plan by the City, the action of the Council to approve the Comprehensive 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 Comprehensive Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

### Advisory Comments

Since the City Ordinance (Section 705.1000) does not specifically prohibit the discharge of groundwater to the sanitary sewer system or identifies sump pumps, foundation drains and roof downspouts as prohibited connections, Council staff recommend revising this Ordinance to support City’s efforts in its sump pump disconnection.

### Surface Water Management

*Reviewer: Judy Sventek, ES – Water Resources (651-602-1156)*

The Plan is consistent with Council policy requirements for local surface water management. The City of Prior Lake lies within the oversight boundaries of the Prior Lake-Spring Lake Watershed District and the Scott (County) Watershed Management Organization. The City submitted a draft Local Water Management Plan (LWMP) to the Council on August 31, 2018. Council staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated October 5, 2019. The LWMP was approved by the Prior Lake-Spring Lake Watershed District on February 12, 2019 and by the Scott County Watershed Management Organization on December 18, 2018. The City adopted the final LWMP on March 4, 2019. The Plan incorporates the City’s LWMP as Chapter 7.

### 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 Metropolitan Council’s forecast (tables 3.1, 4.9, 5.3, 7.1, and 8.1 of the Plan). Based on a 2016 agreement between the Council, the City, and Shakopee Mdewakanton Sioux Community (SMSC), Council treats SMSC land as a separate community for the purposes of land use planning and tracking of population, households, and employment. For reference, Prior Lake’s forecasts are shown in Table 1 below.

Table 1. City of Prior Lake Forecasts\*

	Census	Estimated	Council Forecasts		
	2010	2018	2020	2030	2040
<b>Population</b>	22,206	25,275	27,500	32,500	37,600
<b>Households</b>	8,210	9,186	10,500	12,600	14,700
<b>Employment</b>	3,766	4,329	5,000	7,000	8,100

\* Note: All data cover Prior Lake’s jurisdiction excluding SMSC holdings and trust lands. Metropolitan Council estimates that SMSC in 2018 has 350 households, 860 population, and 4,100 jobs.

Chapter 3 of the Plan describes and inventories land supply for future development (tables 3.5–3.7 of the Plan). If the identified land supply was fully developed and absorbed, Prior Lake could accommodate over 8,200 new housing units (Council calculations using table 3.5 of the Plan). This land supply accommodates the 2040 growth forecast of households and jobs.



Metropolitan Council requires 2020, 2030, and 2040 forecasts assigned to transportation analysis zones (TAZs) in Prior Lake’s jurisdiction. This was provided as supplemental information. The revised table must be incorporated into the final Pan document.

Growth and development in Prior Lake have been below what was forecasted at the time of the 2015 System Statements. Council staff advised reduction of the employment, households, and population time-series. The City acknowledged the comment and is not requesting a forecast revision at this time.

**Advisory Comments**

The final Plan adopted by the City needs to include the TAZ forecasts information that was included in supplemental information submitted to the Council on February 5, 2020.

**Thrive MSP 2040 and Land Use**

*Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)*

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Emerging Suburban Edge (Figure 2). Thrive describes Emerging Suburban Edge communities as those that are in the early stages of transitioning into urbanized levels of development. Emerging Suburban Edge communities are expected to plan and stage development for forecasted growth through 2040 and beyond at overall average net densities of at least 3-5 dwelling units per acre and target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.

The existing land uses in the City of Prior Lake are predominately residential (about 27%), agricultural (13%), and open water (20%) (Figure 3). Just over 6% of the City is undeveloped and about 9% of the land within the current city limits is owned or controlled by the SMSC.

The future land uses in the City remain planned for mostly residential (over 78%), followed by planned industrial land. The majority of the higher density residential developments are concentrated in the downtown area (intersection of Highway 13 and Eagle Creek Avenue SE), and on the northern parts of the City, close to the border with the City of Shakopee. As mentioned above under the Forecast section, areas currently under SMSC control were not included as future land supply for the City, as the City does not have land use authority over lands that are part of the SMSC. As shown in Table 2 below, the overall minimum density of development in areas within 2040 development staging (areas 1, 2, and 3 on Figure 5) is 3.24 units per acre, which is consistent with Thrive for land use and residential density policies for an Emerging Suburban Edge community designation.

**Table 2. Planned Residential Density, City of Prior Lake**

Category	2017-2040 Change				
	Density		Net Acres	Units	
	Min	Max		Min Units	Max Units
Low Density Residential	2.5	3.9	1,591.2	3,978	6,205
Medium Density Residential	4	7.9	219.3	877	1,733
High Density Residential - HDL	8	29.9	49.5	396	1,479
High Density Residential - HDH	30	50	12.4	371	619
MX - Mixed Use *	30	50	6.5	196	327
Town Center**	30	50	9.7	291	486
	<b>TOTALS</b>		<b>1,888.6</b>	<b>6,110</b>	<b>10,848</b>
			<b>Overall Density</b>	<b>3.24</b>	<b>5.74</b>

\*75% residential  
 \*\*33% residential

## Orderly Annexation

The City has an existing orderly annexation agreement (OAA) with Spring Lake Township. The Township is located directly south of the City. The OAA was originally approved in 2004 and has a termination date of December 31, 2025. Through this OAA, the City will eventually add approximately 3,000 acres to its jurisdiction. The City and the Township are engaged in negotiations to update and extend the OAA. The Plan acknowledges that if OAA cannot be extended, the City will consider annexation of properties by ordinance, and update the Plan as needed.

## Advisory Comments

Based on the outcome of current negotiations with Spring Lake Township, the City may need to amend the comprehensive plan to either extend the terms of the OAA, reflect potential adjustments to the staging, or to remove references to it. At that time, the Council will review the amendment for consistency with the Council's density policies and for wastewater capacity availability, along with consistency with other Council policies.

## Housing

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

The Plan is consistent with the 2040 Housing Policy Plan. As of 2016, the City has more than 9,700 homes including 1,120 multifamily units and more than 8,600 single-family homes. About 1,900 homes are rented. Nearly 4,400 housing units are currently affordable to households earning under 80% of Area Median Income (AMI), however, nearly 1,800 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are 300 units affordable to households with income at or below 30% AMI and more than 800 cost burdened households with incomes at or below 30% AMI.

The Plan identifies two existing housing needs; a variety of housing types for seniors, and housing that is affordable to a range of income levels for both rental and ownership. The City has more than 160 publicly subsidized housing units, including 40 age-restricted units for older adults.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 754 units, 411 of which are needed at prices affordable to households earning 30% of AMI or less, 212 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 131 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 6 of this report, 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 769 new housing units.

The housing implementation plan component of the Plan describes that the City is unlikely to consider TIF or tax abatement for new housing development, but will consider housing bonds and site assembly for projects that offer affordability. The Plan also indicates that the City will consider partnership with Scott County to support a community land trust and work to provide referrals to Scott County Community Development Authority programs that serve residents with housing issues. The City states that they will consider funding sources from Small Cities Development Grants and the Minnesota Housing RFP to help support new development.

## Water Supply

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

The 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 (LWSP) in 2018 that was submitted to both the Minnesota Department of Natural Resources (DNR) and the Council, and reviewed separately. Council's comments were shared with the DNR in a letter dated March 8, 2018. The initial LWSP was considered

incomplete by the Council. The City subsequently submitted a revised LWSP to the Council on April 9, 2020, which satisfied the water supply planning requirements.

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

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

The Plan indicates that there are 146 individual SSTS and no public or privately-owned Community Wastewater Treatment Systems in operation in the City. Scott County is responsible for SSTS program oversight and administration in the City. The County's SSTS Ordinance Number 4 is consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council 2040 WRPP 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: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)*

The Plan includes the required aggregate resource planning elements. The Plan identifies, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are minor natural aggregate resource deposits within the City, but most have been overlain with urbanized development and are no longer available for mining. The City's Zoning Ordinance allows mining as a temporary use with approval of a conditional use permit.

#### **Historic Preservation**

*Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)*

As required by the MLPA, the Plan address historical resources. It includes goals and objectives to enforce protection standards for historic sites. The Plan further includes language from the City's zoning ordinance which states that no structures can be placed on the historically significant sites. While there are no historic structures in the City, the Plan recognizes the significance of the Town Center, which has retained attributes of a downtown.

### ***Plan Implementation***

*Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)*

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision 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 detailed in the implementation chapter of the Plan, with capital improvements planning detailed in the 2019-2023 Capital Improvement Program part of the chapter.

### **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**

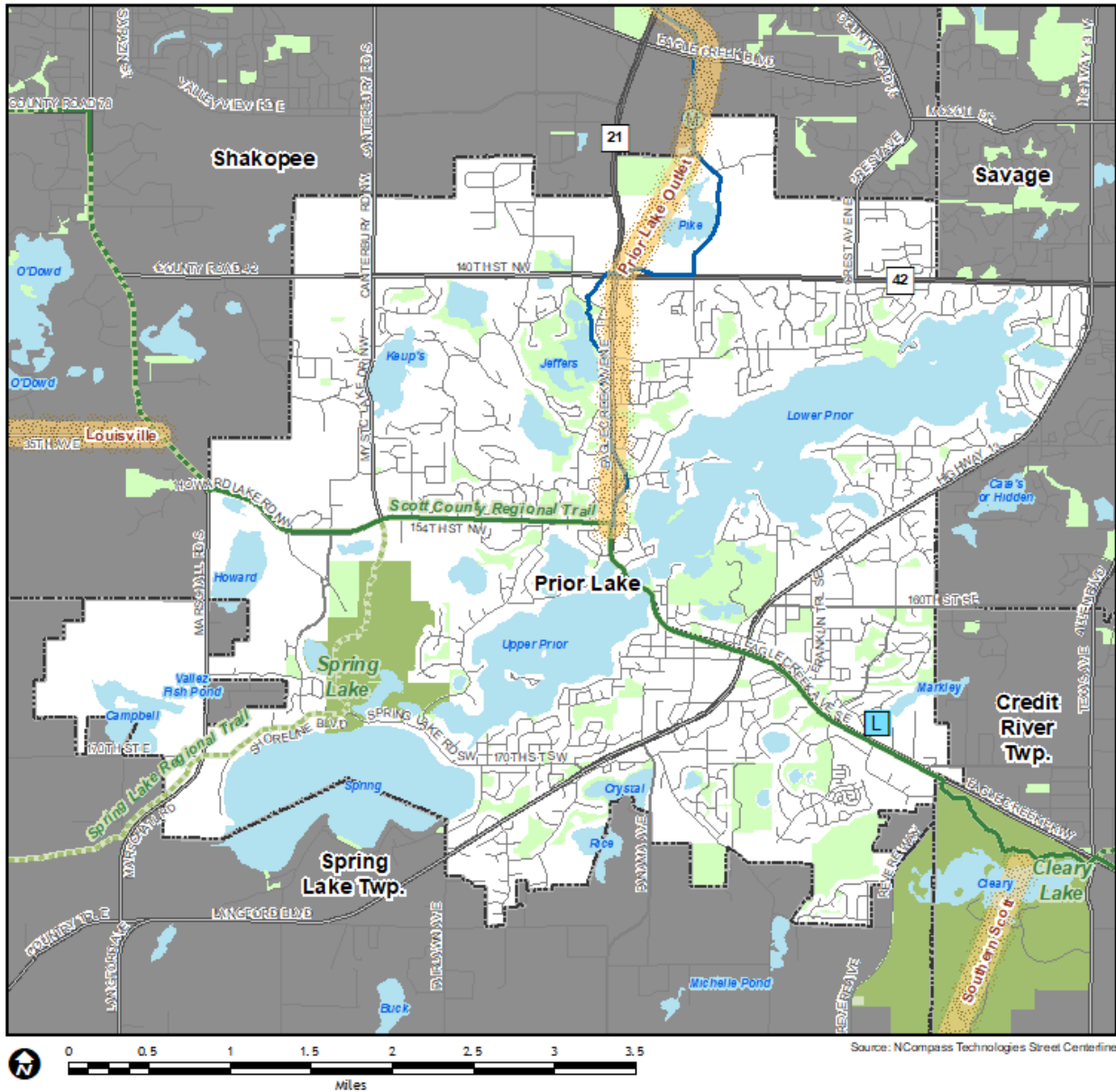
In response to the 2015 System Statement, the City submitted the following documents for review:

- May 23, 2019: Prior Lake 2040 Comprehensive Plan
- January 24, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Affected Jurisdiction Review, Wastewater, Forecasts, Parks and Trails, Land Use, Aggregate Resources, Housing, Water Supply, and Implementation.
- February 5, 2020: Water System Plan Update, Revised Future Land Use Map with Aggregate Resources, and Revised TAZ Table.
- February 7, 2020: Local Water Supply Plan and Revised Future Land Use Map
- March 20, 2020: Sanitary Sewer Data
- March 27, 2020: Revised Land Use and Wastewater Chapters
- April 7, 2020: Revised Local Water Supply Plan
- April 8, 2020: Revised Land Use Chapter
- April 9, 2020: Revised Local Water Supply Plan
- April 13, 2020: Revised Land Use Chapter
- April 20, 2020: Revised Housing Chapter

## Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: Development Staging Map
- 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**

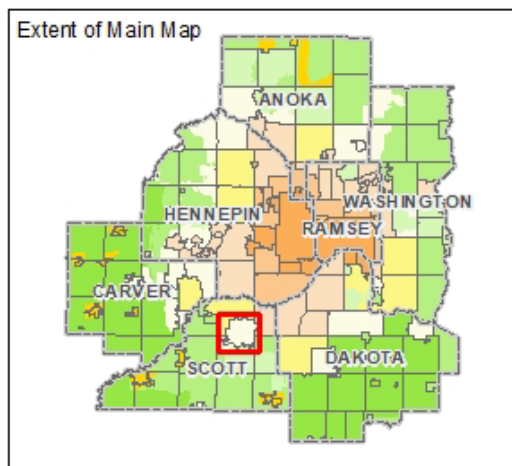
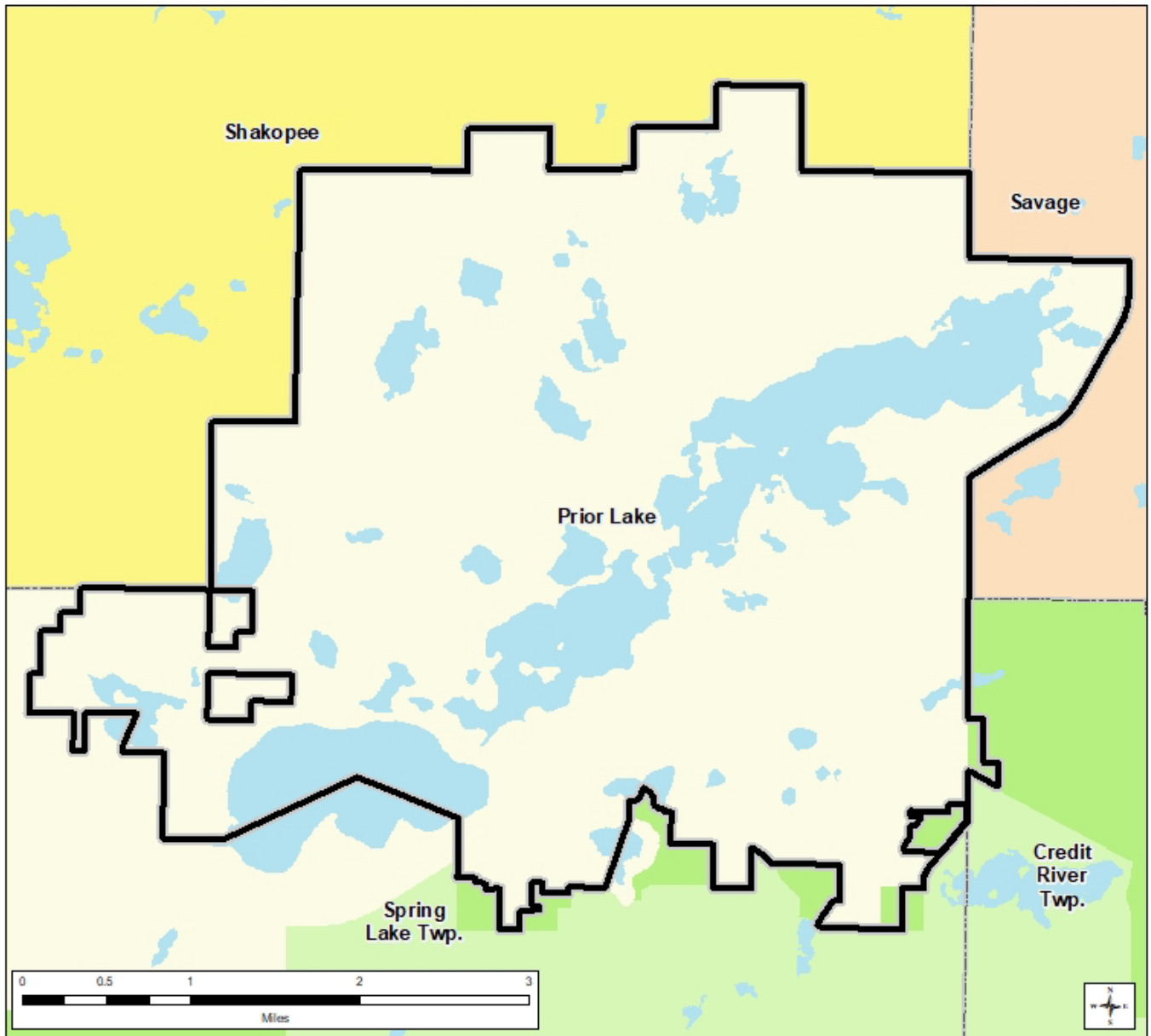
- M Meters
- L Lift Stations
- MCES Interceptors
- MTP MCES Treatment Plants

**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



**2040 Comprehensive Plan**  
City of Prior Lake, MN

Figure 3.1: Existing Land Use Map

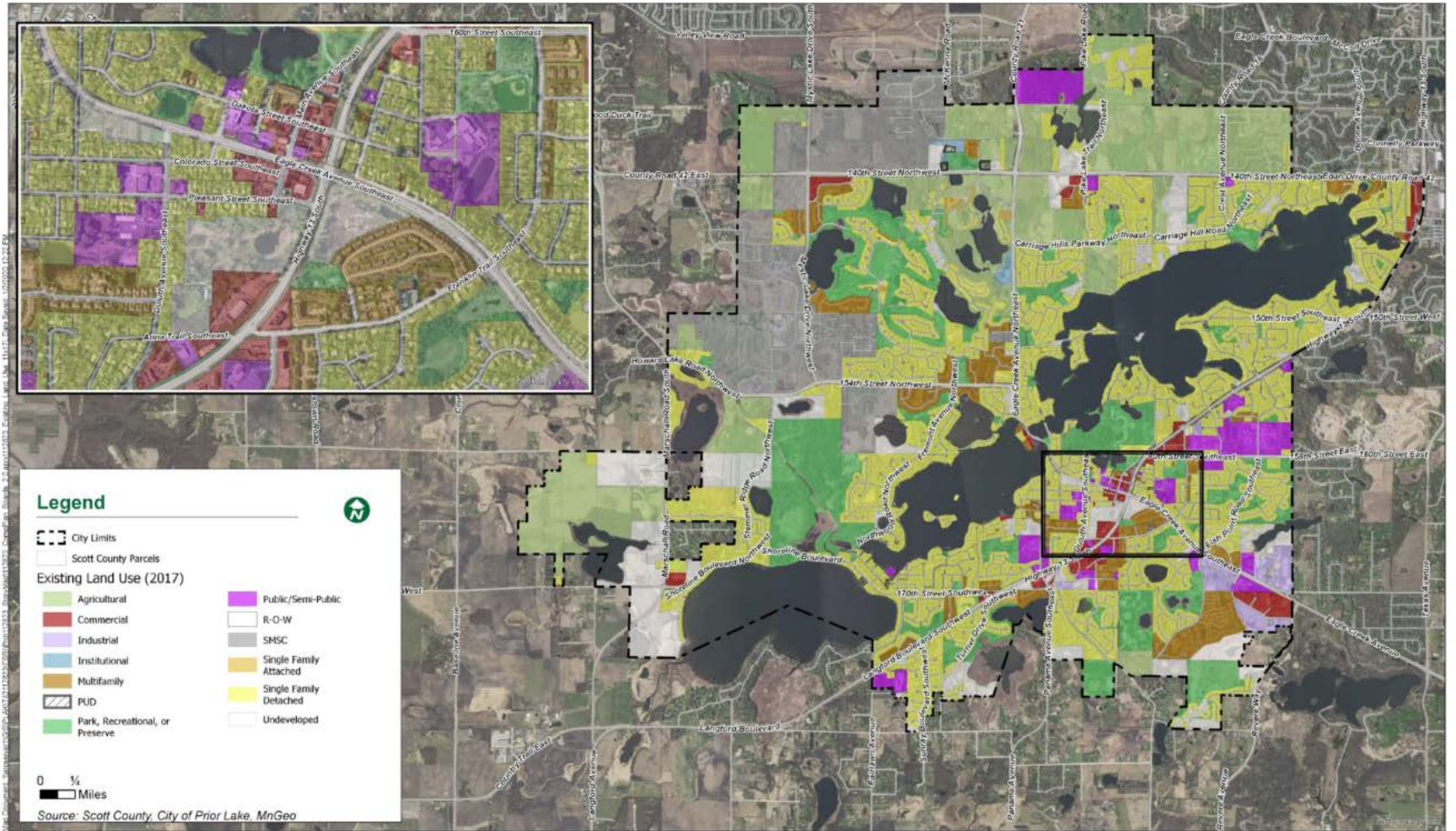


Figure 3. Existing Land Use



Figure 3.2: Future Land Use Map

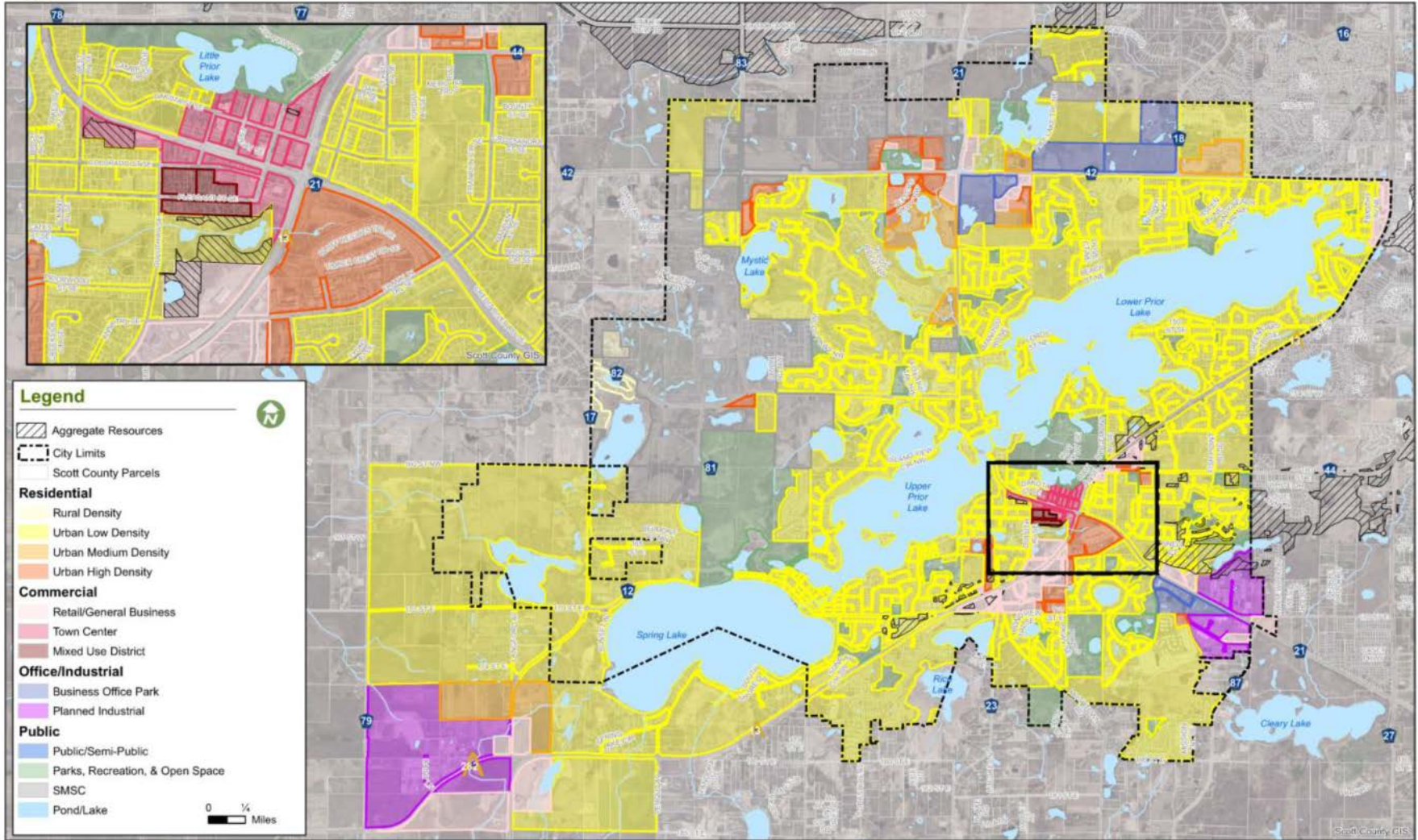


Figure 4. 2040 Future Land Use





Figure 3.4: Development Staging Plan

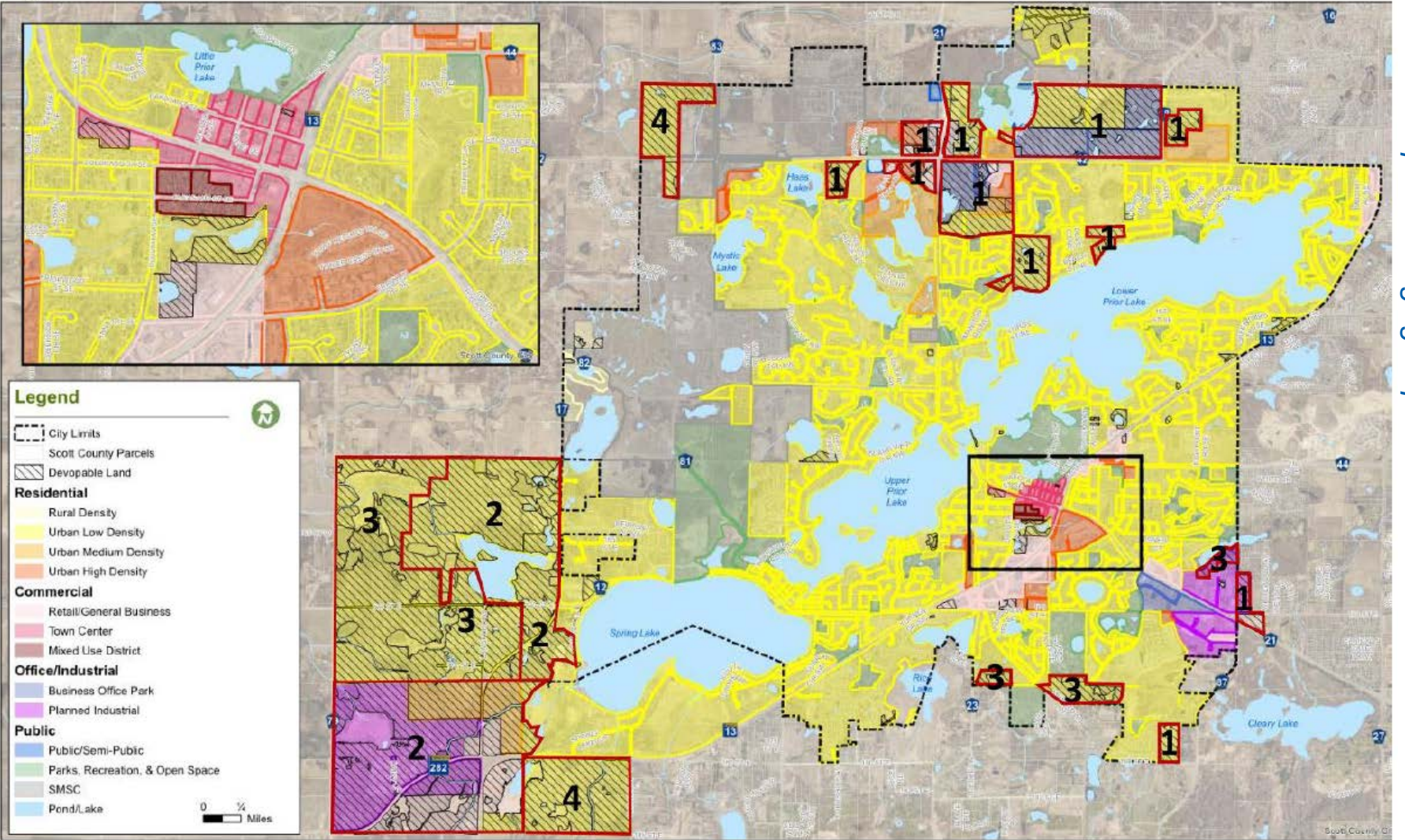


Figure 5. Development Staging Map

Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **754 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>R-HDL</b>	20.00		8		100%		160
<b>R-HDH</b>	4.00		30		100%		120
<b>Town Center</b>	9.71		30		100%		292
<b>Mixed Use</b>	6.54		30		100%		197
<b>Total</b>	<b>40</b>						<b>769</b>

Sufficient/*(insufficient)* units possible against share of regional need: **15**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **15**

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

