

## Environment Committee

For the Metropolitan Council meeting of January 8, 2019

**Subject:** City of Rosemount 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22286-1

### 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 Rosemount to place its 2040 Comprehensive Plan into effect.
2. Within 60 days after receiving final DNR approval, the City 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.

### Recommendation of the Environment Committee

Approve the City of Rosemount's Comprehensive Sewer Plan.

### Summary of Environment Committee Discussion/Questions

No comments or questions. Recommendation was approved on consent agenda at the Environment Committee's December 10, 2019 meeting.

### Summary of Community Development Committee Discussion/Questions

Local Planning Assistance Manager Angela Torres presented the staff's report to the Committee. Mr. Kyle Klatt, Senior Planner from the City of Rosemount was in attendance.

Council member Atlas-Ingebretson shared an observation about changes in land uses for green spaces in the Agricultural Research area. Mr. Klatt responded by indicating that the City hasn't changed how they are planning for parks, but that all of UMore Park used to be designated as Agricultural Research. This Plan is the first time the City has designated specific residential or commercial land uses for UMore. The City still has park dedication requirements and while it may not be apparent with the new land uses, some larger park areas will still be within UMore.

The Community Development Committee unanimously recommended approval of the proposed action with no questions or discussion at its meeting on December 16, 2019.

## Environment Committee

Meeting date: December 10, 2019

## Community Development Committee

Meeting date: December 16, 2019

For the Metropolitan Council meeting of January 8, 2019

**Subject:** City of Rosemount 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22286-1

**District(s), Member(s):** District 15, Phillip Sterner

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

**Staff Prepared/Presented:** Patrick Boylan, 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 Rosemount to place its 2040 Comprehensive Plan into effect.
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#### Recommendation of the Environment Committee

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

## Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Rosemount 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 Rosemount is in north-central Dakota County. It is surrounded by the communities of Inver Grove Heights, Cottage Grove, Nininger Township, Vermillion Township, Coates, Empire Township, Lakeville, Apple Valley, and Eagan.

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 Rosemount 2040 Comprehensive Plan

### Review File No. 22286-1, Business Item No. 2019-310JT

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* for the Regional Parks System element. Dakota County is the Park implementing agency for the Regional Parks System components in the City of Rosemount, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves or Special Recreation Features in the City include Spring Lake Park Reserve. Regional Trails located within the City include the Mississippi River, Rosemount Greenway, and Vermillion Highlands Greenway regional trails. The Plan also appropriately acknowledges State recreation lands within the City, including Spring Lake Islands Wildlife Management Area (Figure 1).

#### *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 TH 52, TH 55 and CSAH 42. The Plan identifies programmed future improvements to the principal arterial system, including expansion of CSAH 42 at TH 52 and the construction of turn lanes on TH 55 at the intersection of CSAH 42 and Fahey Avenue. The Plan further acknowledges the impact of congestion on roadways such as Robert Trail South, TH 52, and CSAH 46, which causes traffic to spill over to City roadways.

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.

### 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 and V. The Plan notes that most of the anticipated

population growth will occur in Market Area III, which is more dependent on transit.

The Plan identifies that the City is served by Minnesota Valley Transit Authority (MVTA), Metro Transit, and DARTS. DARTS offers demand-responsive services where regular route services is infrequent or unavailable as well as services for seniors and people with disabilities.

The Plan incorporates existing and future transitways that are part of the Current and Increased Revenue Scenarios of the TPP. The Plan's maps and narrative acknowledge the uncertainty of the Increased Revenue Scenario transitways.

## **Aviation**

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions 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. It identifies existing and future segments of and connections to the Regional Bicycle Transportation Network (RBTN) and regional trails. The Plan identifies key destinations and preferred routes for bicyclists and pedestrians and identifies high priority areas for the expansion of facilities. The Plan also identifies gaps within the RBTN, which include areas along Robert Trail South, the Rosemount Greenway, and Mississippi River Greenway.

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 outlined 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 community, including accessibility to freight terminals and facilities. Specific issues include the significant movement of freight along Robert Trail South and railroad activity in this vicinity.

## **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 Emerging Suburban Edge and applicable TPP policies.

## **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. All wastewater generated within the City is conveyed through Council Interceptors 7112 and 9208. All flow is treated at the Council's Empire Wastewater Treatment Plant in Empire Township. The Plan projects that the City will have 13,500 sewered households and 13,100 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 5-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 sewer forecasts as stated in the sewer element of the Plan.

The Land Use Plan reflects an overall minimum residential sewer density that is consistent with Council policy for future sewer 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) primarily in the local municipal (city) sanitary sewer systems. The Plan includes a summary of activities and programs intended to mitigate I/I in the public system including activities related to sanitary sewer pipe lining, manhole structure repair and replacement, and pipe replacement. Much of this work is coordinated with the City's street reconstruction program.

The Plan describes the requirements and standards for minimizing I/I and references City Code (Section 4-1A-5) that prohibits the discharge, either directly or indirectly, of any clean water sources, including air conditioning condensate, into the sanitary sewer system. The Plan does not state that such non-compliant connections are required to be disconnected once discovered.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system and outlines an implementation plan for preventing and eliminating excessive I/I from entering the municipal and private property sewer systems. The Plan includes data that suggests that approximately 13% of the residential homes were constructed prior to 1970 when private service laterals were predominately vitrified clay tile pipe. By comparing recent 5-year wastewater flow generation volumes between winter and summer months, the City has determined up to 10% of the City's average annual wastewater volume is from I/I, and peak monthly flow was typically less than 10% I/I during the 2016 to 2018 period.

### ***Sewer Element 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. 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 WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Rosemount lies within the oversight boundaries of the Vermillion River Watershed Joint Powers Organization. Rosemount submitted a draft Local Water Management Plan (LWMP) update for review on September 24, 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watershed in a letter dated November 6, 2018. The LWMP was approved by the Vermillion River Watershed Joint Powers Organization on December 6, 2018 and adopted by the City on May 21, 2019. The Plan incorporates the City's final LWMP.



## 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 forecast for Rosemount (Plan Tables 2.1, 3.1, 8.8). For reference, the communitywide forecast is shown in Table 1 below.

Table 1. City of Rosemount Forecasts

	Census	Estimated	Council Forecasts		
	2010	2017	2020	2030	2040
<b>Population</b>	21,874	23,965	25,900	31,700	38,000
<b>Households</b>	7,587	8,455	9,300	11,600	14,000
<b>Employment</b>	6,721	7,258	9,900	11,500	13,100

In chapter 3, the Plan states that “[t]he above forecast table therefore does not include any projections for growth and development within the UMore area” (page 3.11). Council staff advise that the approved forecast represents community-wide totals, including the UMore area. City and Council staff agreed in January 2019 that the expected development should be represented in the community-wide forecast, and in forecast allocations for TAZs.

The Council can consider forecast adjustments in a future Comprehensive Plan Amendment. The City has agreed, noting: “The City will continue to monitor the timing and location of development; any substantial development east of Highway 52 prior to 2030 will compel a review of the City’s forecasts.” (letter dated August 16, 2019)

A sewer-serviced forecast is included in the Wastewater Plan. Table 5 of the Plan presents that a small share of Rosemount relies on private SSTs; the balance is sewer-serviced. The Council will revise its sewer-serviced forecast upward accordingly, per Wastewater Plan Table 5, and reflected in Table 2 below.

Table 2. Sewer-Serviced Forecast: Rosemount (served by Empire Plant)

	Revised Forecast			
	2010	2020	2030	2040
<b>Population</b>	19,514	24,211	30,173	36,659
<b>Households</b>	6,734	8,710	11,000	13,500
<b>Employment</b>	6,550	9,900	11,500	13,100

The Council will revise its sewer-serviced forecast to match the City-provided numbers, simultaneous with Council 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 Emerging Suburban Edge (Figure 2). Thrive expects Emerging 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 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.

Existing land uses in Rosemount are agricultural (36.9%), residential (14.8%), and are located throughout the City. Most of the existing commercial/office and industrial areas (8.9%) are near transportation corridors. Approximately 4.8% of the City is parks/open space and 23.7% is undeveloped (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 3.40 units per acre to a maximum of 9.15 units per acre over 1,991.8 acres, as shown in Table 3 below.

**Table 3. Planned Residential Density, City of Rosemount**

Category	2020-2040 Change				
	Density		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	1.5	6	1,334	2,001	8,004
Medium Density Residential	6	12	536	3,216	6,432
High Density Residential	12	30	109	1,308	3,270
Downtown	20	40	12.8	256	512
	<b>TOTALS</b>		<b>1,991.8</b>	<b>6,781</b>	<b>18,218</b>
	<b>Overall Expected Density</b>			<b>3.40</b>	<b>9.15</b>

*\* 25% residential uses. Available acres shown above are net of total available*

The Plan targets opportunities for more intensive development in Downtown Rosemount and along County Road 42 in areas identified in UMore Park. These redevelopment areas are adjacent to or close to transportation corridors, which are served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing (Figure 4).

The Plan identifies and protects an adequate supply of land to support growth for future development beyond 2040, regarding agricultural viability and natural and historic resources preservation. The Plan incorporates best management practices for stormwater management, natural resources conservation, and restoration in planning processes. The Plan also provides details for local infrastructure needs including those needed to support future growth.

## Housing

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

The Plan is consistent with the *2040 Housing Policy Plan*. In 2016, the City had approximately 8,469 homes including 1,151 multifamily units and over 7,000 single-family homes. About 1,200 homes were rented. Approximately 52% of all housing units were affordable to households earning under 80% of Area Median Income (AMI), however, over 19% of households earning 80% of AMI or below were paying more than 30% of their income toward housing costs. Only 4% of housing units were affordable to households with income at or below 30% AMI in 2016.

The Plan identifies existing housing needs including opportunities for seniors to age in place, investment and maintenance of existing housing stock, and housing that is affordable to a range of income levels, especially moderate- and low-income households.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 783 units; 397 of which are needed at prices affordable to households earning 30% of AMI or less, 215 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 171 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 5 of this Review Record, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of six units per acre for development of 1,104 housing units to meet the need for units

between 51 and 80% of AMI and 12 units per acre to allow for development of at least 770 new housing units to meet the need for units affordable to households earning 50% of AMI or less.

The housing implementation plan component of the Plan describes that the City will consider TIF, housing bonds, and tax abatement for projects that expand the availability of affordable rental units. The Plan also indicates that the City will consider extending affordable homeownership programs to residents of manufactured housing units. The City states that they will continue to partner with Dakota County CDA to meet many of their housing needs.

## **Water Supply**

*Reviewer: Lanya Ross, ES – Water Supply Planning (651-602-1803)*

The Plan is generally 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. However, should any changes be made to population and related water demand projections, such as through UMore Park or other development planning, the City will need to provide the Council and DNR with the updated information.

The City prepared an initial Local Water Supply Plan (LWSP) that was submitted to both the MN Department of Natural Resources (DNR) and the Council. That initial LWSP was considered incomplete by the Council due to inconsistency with Council population forecasts, and a review letter was sent to the DNR on May 29, 2018. The City submitted supplemental information about why the population projections in the LWSP differ from Council population forecasts (it includes UMore park development phases) as part of the 2040 Plan, and the City committed to revisiting the LWSP projections should growth occur in certain service areas before 2040. As of November 21, 2019, the DNR has not yet approved the Local Water Supply Plan.

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

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

The Plan indicates that there are 580 individual SSTS and no public or privately-owned Community Wastewater Treatment Systems in operation in the City. The City's Title 9 Chapter 6-6 SSTS Code establishes minimum SSTS program technical standards, consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council 2040 Water Resources Policy Plan requirements.

## **Special Resource Protection**

### **Mississippi River Corridor Critical Area (MRCCA)**

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

The Plan includes a MRCCA Plan component that was reviewed by 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 August 19, 2019 conditional approval letter is attached to this Review Record as Figure 6. Final DNR approval of the MRCCA Plan will be sent to the City after the Council authorizes local adoption of the Plan.

### **Advisory Comments**

Within 60 days after receiving final DNR approval, the City 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*, the presence of extensive viable aggregate resource deposits within the City. There are presently seven on-going aggregate resource extraction operations functioning on over 1,200 acres of land within the City. Aggregate mining is regulated by City Code as an interim use, for which individual permit operating conditions are reviewed on an annual basis.

## Historic Preservation

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

The Plan states that the City does not have any nationally or locally designated historic sites but does state that there are many historic resources found throughout the City that contribute to the sense of place and community and make Rosemount unique in this region. The Plan cites the existence of 19th and early 20th century downtown buildings and the ruins of the former Gopher Ordinance Works in UMore Park. The Plan provides details and otherwise encourages the reuse or redevelopment of historic or culturally significant buildings and to work with the Rosemount Historical Society to record and document historic and culturally significant buildings and artifacts.

## 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:

- May 30, 2019: Rosemount 2040 Comprehensive Plan
- July 25, 2019: Revisions to MRCCA section
- August 16, 2019: Revisions to wastewater, sewer, land use, forecasts, housing, and parks and trails sections
- September 9, 2019: Revisions to Sanitary Sewer Plan
- September 30, 2019: Updated Sanitary Sewer System Map
- October 10, 2019: Clear Water Contribution Estimate Table
- October 11, 2019: Updated Clear Water Contribution Estimate Table
- October 30, 2019: Revisions to Comprehensive Sewer Plan
- November 20, 2019: Revisions to the Housing Chapter

## Attachments

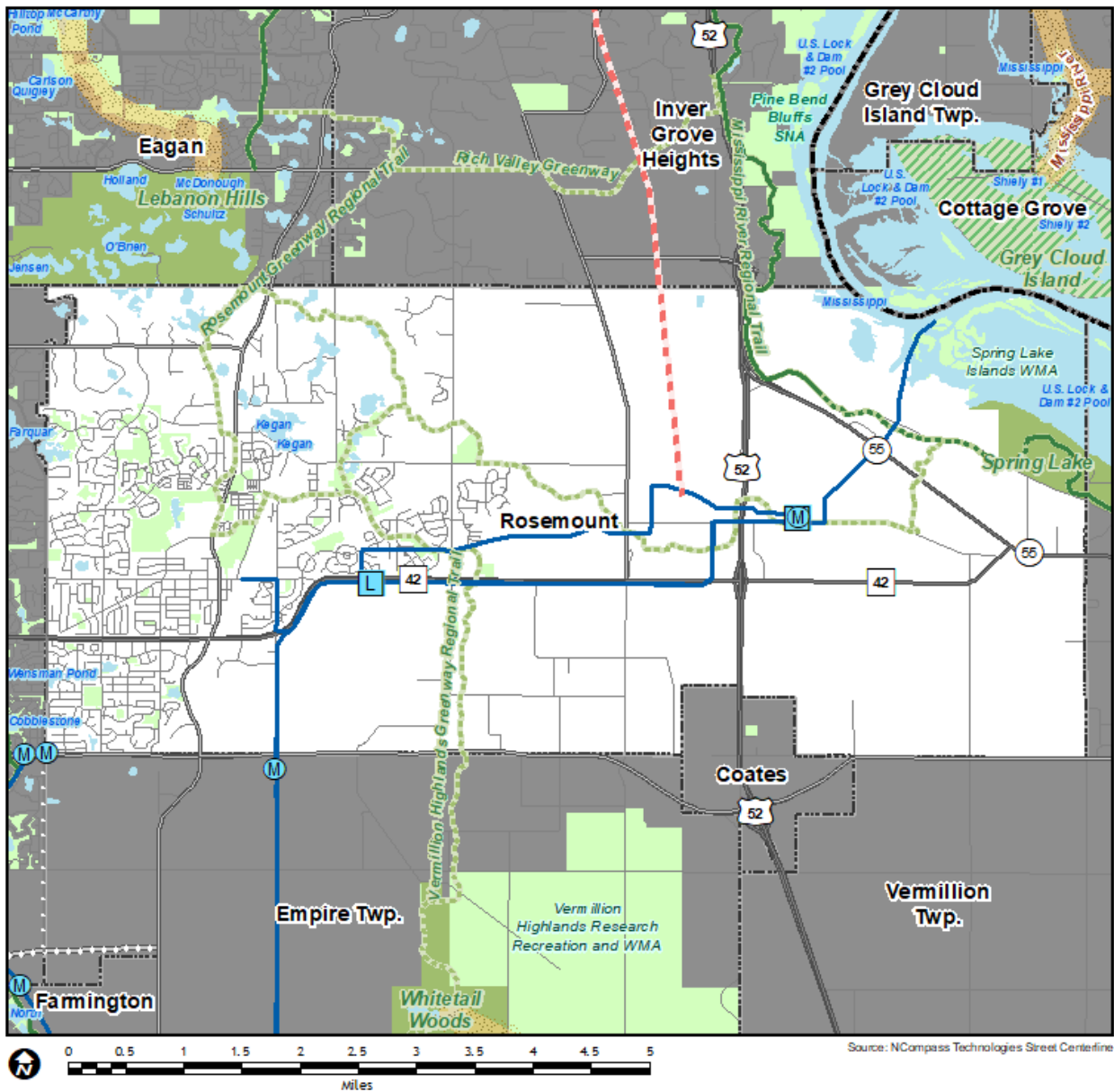
Figure 1: Location Map with Regional Systems

Figure 2: *Thrive MSP 2040* Community Designations

Figure 3: Existing 2030 Planned Land Use [OR] Existing Land Use

- Figure 4: 2040 Planned Land Use
- Figure 5: Land Guided for Affordable Housing
- Figure 6: MRCCA conditional approval letter from DNR

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

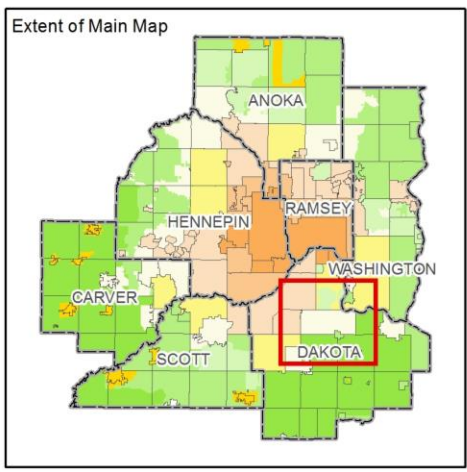
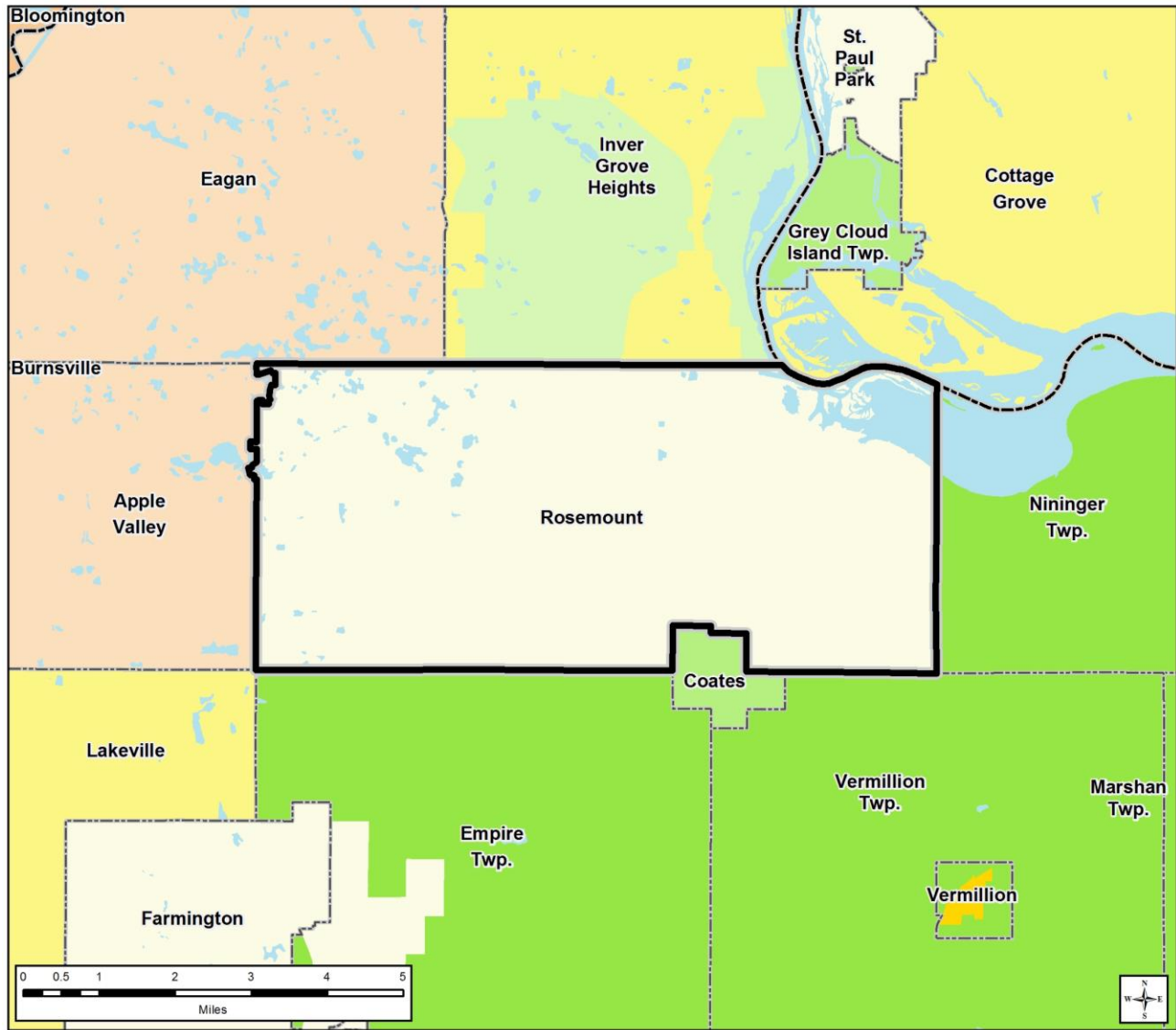
- M Meters
- L Lift Stations
- MCES Interceptors
- MCES Treatment Plants

#### 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	Emerging Suburban Edge
Agricultural	Suburban Edge
Rural Residential	Suburban
Diversified Rural	Urban
Rural Center	Urban Center

County Boundaries

City and Township Boundaries

Lakes and Major Rivers



Figure 3. Existing Land Use

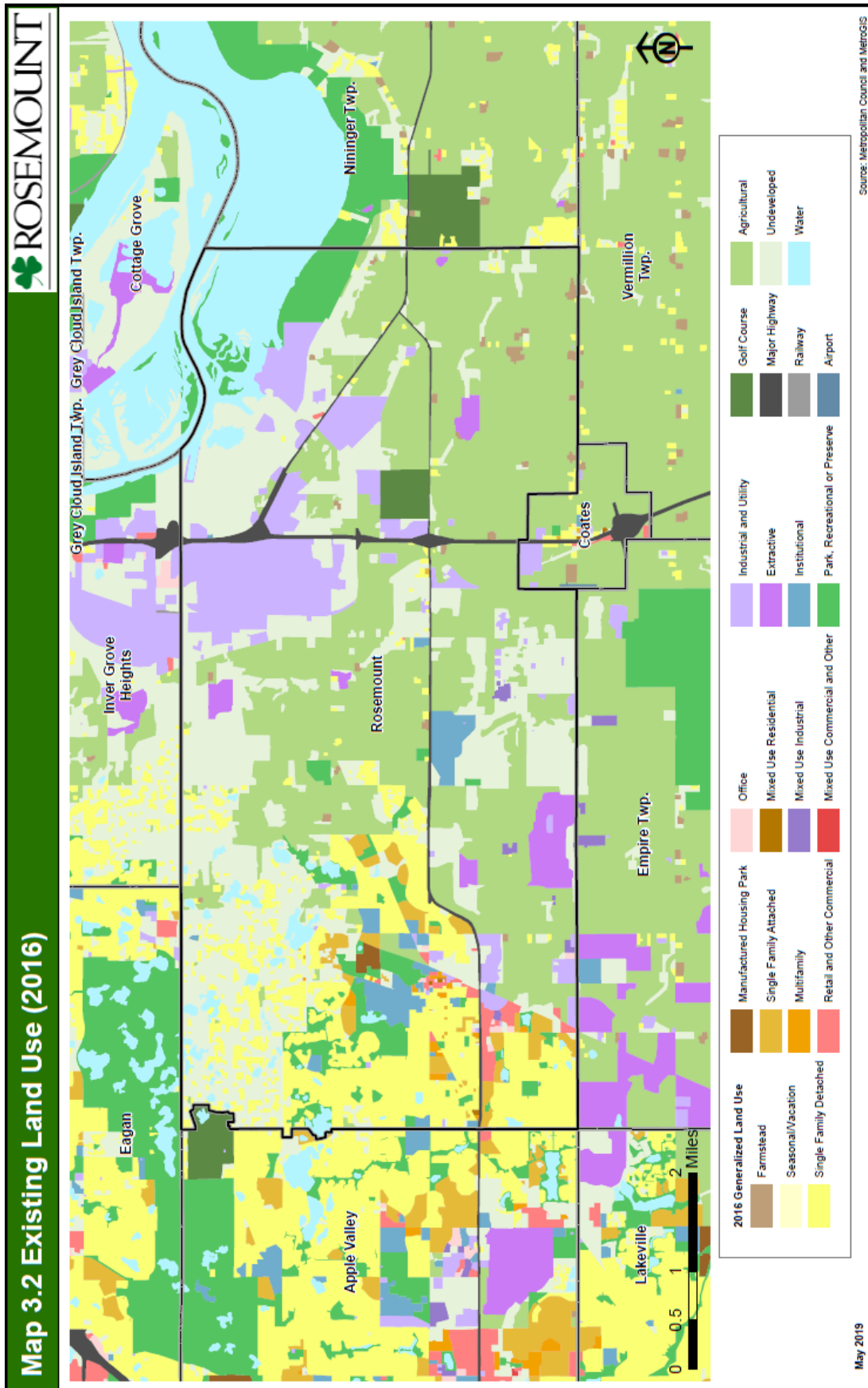


Figure 4. 2040 Planned Land Use

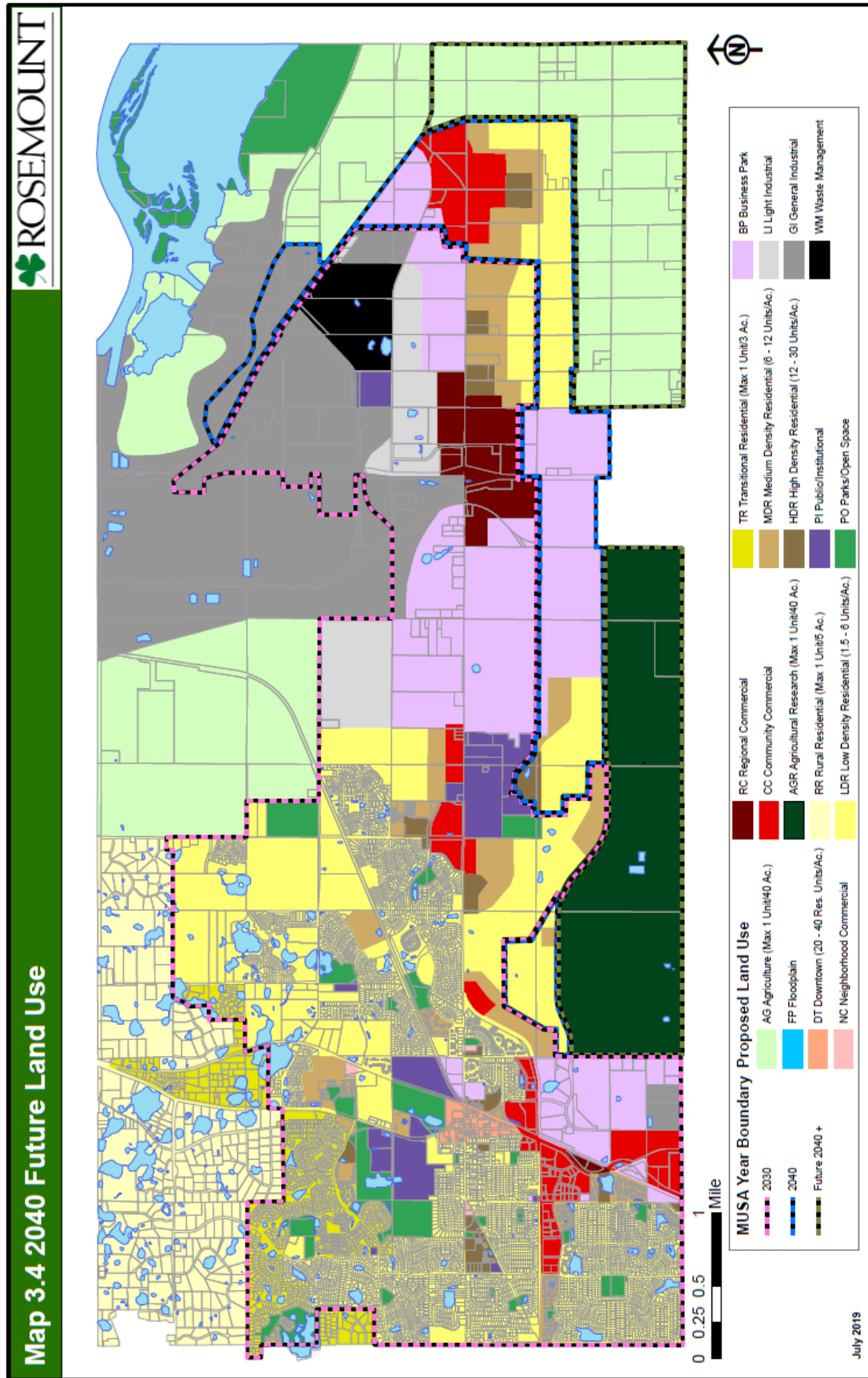


Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing at 50% AMI and Below:	<b>612 units</b>
2021-2030 share of regional need for Affordable Housing between 51 to 80% AMI:	<b>171 units</b>
TOTAL 2021-2030 share of regional need for Affordable Housing:	<b>783 units</b>
2021-2030 total regional need for Affordable Housing:	<b>37,900 units</b>

	<b>Available Acres</b>	<b>×</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>×</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>High Density Residential</b>	62.0		12		100%		744
<b>Downtown</b>	6.4		20		20%		26
<b>Medium Density Residential</b>	184.0		6		100%		1,104
<b>Total</b>	<b>252.4</b>						<b>1,874</b>

Sufficient/(insufficient) units affordable at 50% AMI and below possible in areas with ≥12 units per acre minimum against share of regional need: **158**

Sufficient/(insufficient) total units affordable between 51 to 80% AMI possible in areas with ≥6 units per acre minimum possible against share of regional need: **933**

Sufficient/(insufficient) total units possible against share of regional need: **1,874**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **1,874**

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



Figure 6. MRCCA conditional approval letter from DNR



August 19, 2019

City of Rosemount  
Kyle Klatt, Senior Planner  
2875 145<sup>th</sup> Street West  
Rosemount, MN 55068

**Re: Conditional Approval - City of Rosemount MRCCA Plan**

Dear Mr. Klatt:

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

We reviewed the supplementary information for your 2040 Comprehensive Plan Update that was submitted to the Metropolitan Council on July 26, 2019. We have found that between the supplement and plan previously reviewed, 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 to put the comprehensive plan into effect. Within 60 days of receiving DNR final approval, the city must adopt the MRCCA plan. The city 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,

A handwritten signature in blue ink, appearing to read 'Jennifer Shillcox'.

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