

C Community Development Committee

Meeting date: September 21, 2009

E Environment Committee

Meeting date: August 25, 2009

ADVISORY INFORMATION

Subject:	City of Spring Park 2030 Comprehensive Plan Update Review File No. 20618-1 Tier II Comprehensive Sewer Plan
District(s), Member(s):	District 3, Councilmember Bob McFarlin
Policy/Legal Reference:	Minnesota Statute Section 473.175
Staff	James P. Uttley, Principal Reviewer (651-602-1361)
Prepared/Presented:	Phyllis Hanson, Manager, Local Plng Assistance (651-602-1566) Kyle Colvin, Engineering Serv. Asst. Manager (651-602-1151)
Division/Department:	Community Development / Planning and Growth Management Environmental Services / Engineering Services

Proposed Action

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

Recommendations of the Community Development Committee

1. Authorize the City of Spring Park to put its 2030 Comprehensive Plan Update into effect.
2. Adopt the advisory comments for land use, parks and surface water management as presented in those sections of the review record.

Recommendations of the Environment Committee:

Approve the City of Spring Park's Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS

City of Spring Park 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20618-1 - Council Business Item No. 2009-301

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update ("Update") and approving the City's Tier II Comprehensive Sewer Plan:

Community Development Committee

1. The City is reminded that Minnesota Statutes 473.864 requires the City to:
 - (a) Formally adopt the Update within nine months following Council action
 - (b) Submit two copies to the Council, and
 - (c) Submit a copy of the City Council Resolution adopting the Update following final action to the Metropolitan Council.
2. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted. (Minn. Stat. § 473.865, subd. 1).
3. 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 nine months following amendments to comprehensive plans. (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective after the Update receives final approval by the City Council. After the Tier II Sewer Plan becomes effective, the City may alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan and the Update.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

Background

The City of Spring Park (City) is located in west central Hennepin County, bounded by Orono and Mound. Figure 1 shows the general location of Spring Park and surrounding communities, and the City's *2030 Regional Development Framework* (RDF) designation, which identifies Spring Park as a "developed" community. The RDF says that developed communities should "accommodate growth forecasts through reinvestment at appropriate densities (5 units plus in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity)." Figure 2 shows existing and planned regional systems in Spring Park and the surrounding area.

Rationale – Standard of Review & Findings

1. Does the proposed Plan conform to Regional Systems Plans?
2. Is the Plan consistent with Metropolitan Council policies?
3. Is the Plan compatible with plans of adjacent governmental units and plans of affected special districts and school districts?

Conformance with Regional Systems Plans:

- | | |
|---|-----|
| 1. Regional Parks | Yes |
| 2. Transportation including Aviation | Yes |
| 3. Water Resources Management
(Wastewater Services and Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|---|-----|
| 1. Forecasts | Yes |
| 2. Housing | Yes |
| 3. 2030 Regional Development Framework and Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program | Yes |
| 5. Water Supply | Yes |

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

- | | |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

Funding

None

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the City of Spring Park 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans (plans) and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes 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. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

CONFORMANCE WITH REGIONAL SYSTEMS

Regional Parks

Parks and Trails

Reviewer: Jan Youngquist, CD – Regional Parks System Planning, (651-602-1029)

The Update is in conformance with the 2030 Regional Parks Policy Plan (RPPP). The Update states that the City is highly supportive of the Dakota Rail Regional Trail, has planned local connections to the trail and proposes a trailhead at County Road 51.

Advisory Comment

The City needs to coordinate plans for the trailhead with Three Rivers Park District and Hennepin County.

Transportation

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning, (651-602-1705)

The Update is in conformance with the 2004 Transportation Policy Plan (TPP) and addresses all the applicable transportation and transit requirements of a comprehensive plan.

There are no metropolitan highways located within the city of Spring Park. The City is within the Metropolitan Transit Taxing District and lies within Market Area III. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing.

Aviation

Reviewer: Chauncey Case, MTS – Systems Planning (651-602-1724)

The Update is in conformance with the TPP and consistent with Council's aviation policy.

Water Resources Management

Wastewater Service

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

The Update is in conformance with the *Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision for the next 20 years or to year 2030. It includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment.

The Council currently provides wastewater treatment services to the City. Wastewater generated within the City is conveyed through interceptor 6-MO-650 to the Council's Blue Lake Wastewater Treatment Plant in Shakopee where it is treated. The Update projects that the City will have 1,130 sewer households and 1,800 sewer employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve the City's growth needs.

The Update provides sanitary flow projections in 10-year increments. The rationale, for the projections, is given in the Update and determined appropriate for planning for local services.

Spring Park is not currently identified by the Council as a community impacted by wet weather occurrences. The Update includes a description of an I/I reduction plan, which includes televised inspection and regular maintenance of the sanitary sewer system. The City passed a sump pump ordinance to prohibit the directing of ground water or storm water drainage to the sanitary sewer system. The City enforces this ordinance through periodic visual inspections.

Tier II Comments

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

Council staff reviewed the Update's Tier II Sewer Element against the Council's requirements for Tier II Comprehensive Sewer Plans for developed communities, and found it complete and consistent with Council policies. The Council's approval of the Tier II Plan becomes effective upon the City's adoption of the Update. At that time, the City may alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting the final Update needs to be submitted to the Council for its records.

Surface Water Management

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

Spring Park lies within the Minnehaha Creek watershed. The Minnehaha Creek Watershed District's latest watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 2007. Spring Park updated its local water management plan (LWMP) in May 2009. The LWMP was reviewed by Council staff under separate cover.

The LWMP was found to be generally consistent with the WRMPP and Council policy.

Advisory Comment

The City needs to send the Council the date the Watershed District approves the LWMP, the date the city adopts the final plan, and a copy of the final LWMP.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

Reviewer: Dennis Farmer, CD - Research, (651-602-1552)

The Update is consistent with Council's forecast expectations and consistent with regional policy.

Table 1: Comparison of Council System Statement and Spring Park Forecasts

	Council	City	Council	City	Council	City
	2010	2010	2020	2020	2030	2030
Population	1850	1850	2000	2000	2100	2100
Households	1000	1000	1080	1080	1130	1130
Employment	1330	1330	1690	1690	1800	1800

2030 Regional Development Framework and Land Use

Reviewer: Lisa Barajas, Local Planning Assistance, (651-602-1895)

The Update is consistent with the *2030 Regional Development Framework (RDF)*, which designates the City as a "Developed" community. The RDF directs Developed communities to maintain current infrastructure; renew and improve infrastructure, buildings, and land to provide for additional growth, particularly at centers along transit corridors; and to support developments that integrate land uses. Developed communities need to accommodate growth forecasts through development and redevelopment at higher densities of 5 units per acre or more.

The Update identifies policies for promoting reinvestment in the City, encouraging commercial expansion, planning for public infrastructure to support private investments, and encouraging the redevelopment of substandard, obsolete, or blighted properties. Higher density residential uses and commercial/industrial activities are focused along the main transportation corridor in the City, County Road 15.

The forecasts issued in the 2005 System Statement project 1,130 households in the City by 2030. In 2006, the City identified 1,149 households, exceeding the 2030 forecast. The City has about 210 acres of land and is considered fully developed, with only one acre of vacant land. Because of the limited remaining developable land, the Update identifies two potential redevelopment opportunities. These areas are located along County Road 15, have existing residential uses, and are guided for densities of at least five units per acre. Due to the high density of existing uses, the City does not anticipate a significant change in the number of housing units upon redevelopment of these areas.

A third site that the City had identified for potential redevelopment is guided for Industrial use, with redevelopment likely occurring post-2030. The Update indicates that the future vision for this area is a mixed commercial/residential land use, but that the Update would be amended once redevelopment plans were determined. The City expects that residential densities in this area would be high, given the previous mixed use development projects in the community that have achieved an average density 41.5 units per acre.

Advisory Comment

The City is advised to participate in the Council's efforts to monitor redevelopment in developed communities.

Housing

Reviewer: Linda Milashius, CD – Livable Communities, (651-602-1541)

The Update fulfills the affordable housing planning requirements of the Metropolitan Land Planning Act. The Update acknowledges the City's share of the region's affordable housing need for 2011-2020 which is 31 units. As a fully developed community with very little vacant developable land, the Update addresses providing opportunities to meet the affordable housing need mainly through redevelopment and infill efforts. The Update indicates that approximately 3 acres of land will be guided for medium density residential development, at 6 units per acre, and identifies for potential redevelopment a 17.4 acre site with a density of 22+ units per acre. In addition, the City has 8 acres of land currently guided for industrial land use that has the potential to redevelop as predominantly high density residential, with a density of 41.5 units per acre. The Update provides the implementation tools and programs the City will use to promote opportunities to address its share of the region's housing need. The Update indicates the City is will work with agencies such as the Metro HRA, Hennepin County, Greater Metropolitan Housing Corporation and Minnesota Housing to identify housing resources. The City will utilize TIF to assist in housing redevelopment projects that involve the elimination of blighted properties.

Individual Sewage Treatment Systems (ISTS) Program

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

The Update is consistent with the WRMP for ISTS. The Update indicates that there are no ISTS remaining in operation within the community. All residences and businesses are connected to the local sanitary sewer system. Local flows are conveyed by metropolitan interceptor to the Blue Lake wastewater treatment facility in Shakopee for treatment and discharge to the Minnesota River.

Water Supply

Reviewer: Sara Smith, ES – Water Supply Planning, (651-602-1035)

The Update is complete and consistent with the WRMP. The Council encourages the city to continue implement conservation programs in an effort to promote the efficient use of water.

Resource Protection

Historic Preservation

Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1319)

The Update contains a section on Historic Preservation as required by the MLPA.

Solar Access Protection

Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1319)

The Update addresses the subject of solar access protection as required by the MLPA.

Aggregate Resources Protection

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

The Update indicates, consistent with Minnesota Geological Survey Information Circular 46, that there are no viable aggregate resource deposits within the community.

Plan Implementation

Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1361)

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Yes
- ISTS Codes Yes
- Housing Implementation Program Yes

COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

The City submitted the Update to adjacent local units of government, school districts, counties and special districts for comment in September 2008. Spring Park received comments on its draft Update from Three Rivers Park District, the Minnesota Department of Natural Resources and the Minnehaha Creek Watershed District. There do not appear to be any compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts.

DOCUMENTS SUBMITTED FOR REVIEW:

The Spring Park submittal consists of 395 pages and consists of the following materials:

- 2008 Comprehensive Plan Update Transmittal form
- Resolution to submit draft 2030 Update to the Council for review dated May 18, 2009.
- Spring Park 2030 Comprehensive Plan
 - Introduction
 - Inventory
 - Planning Tactics
 - Policy Plan
 - Development Framework
 - Introduction
 - Transportation Plan
 - Community Facilities Plan
 - Administration
 - Appendix – Capital Improvement Program
- Water Supply Plan (AE 201-225)
- Local Water Management Plan (AE 226-395)

ATTACHMENTS

Figure 1: Location Map with 2030 Regional Development Framework Planning Areas

Figure 2: Regional Systems

Figure 3: Existing Land Use Plan Map

Figure 4: Future 2030 Land Use Plan Map

Table 2: Existing and Planned Land Use Tables

Table 2, City of Spring Park

Land Use Tables - Existing and Planned Land Use in Acres

Existing Land Use	Acres	Percent	Average Density Units Per Acre
Low Density Residential	69	26.1%	3.3
Medium Density Residential	13	4.7%	5.5
High Density Residential	51	19.1%	14.6
Mixed Use Residential	4	1.6%	41.5
Commercial	42	15.6%	NA
Industrial	9	3.4%	NA
Public	21	8.1%	NA
Vacant	1	.3%	NA
Open Water and Right-of-Way	56	21.1	NA
Total	266	100%	8.8

2030 Future Land Use	Acres	Percent	Average Density Units Per Acre
Low Density Residential	68	25.74%	3.3
Medium Density Residential	15	5.64%	6.2
High Density Residential	49	18.45%	14.6
Mixed Use-Residential	5	1.69%	41.5
Commercial	44	16.54%	NA
Industrial	8	3.05%	NA
Public	21	8.01%	NA
Open Water & ROW	56	21.08%	NA
Total	266	100.00%	8.8

Figure 1 -- Location Map and 2030 Regional Development Framework Planning Area, City of Spring Park

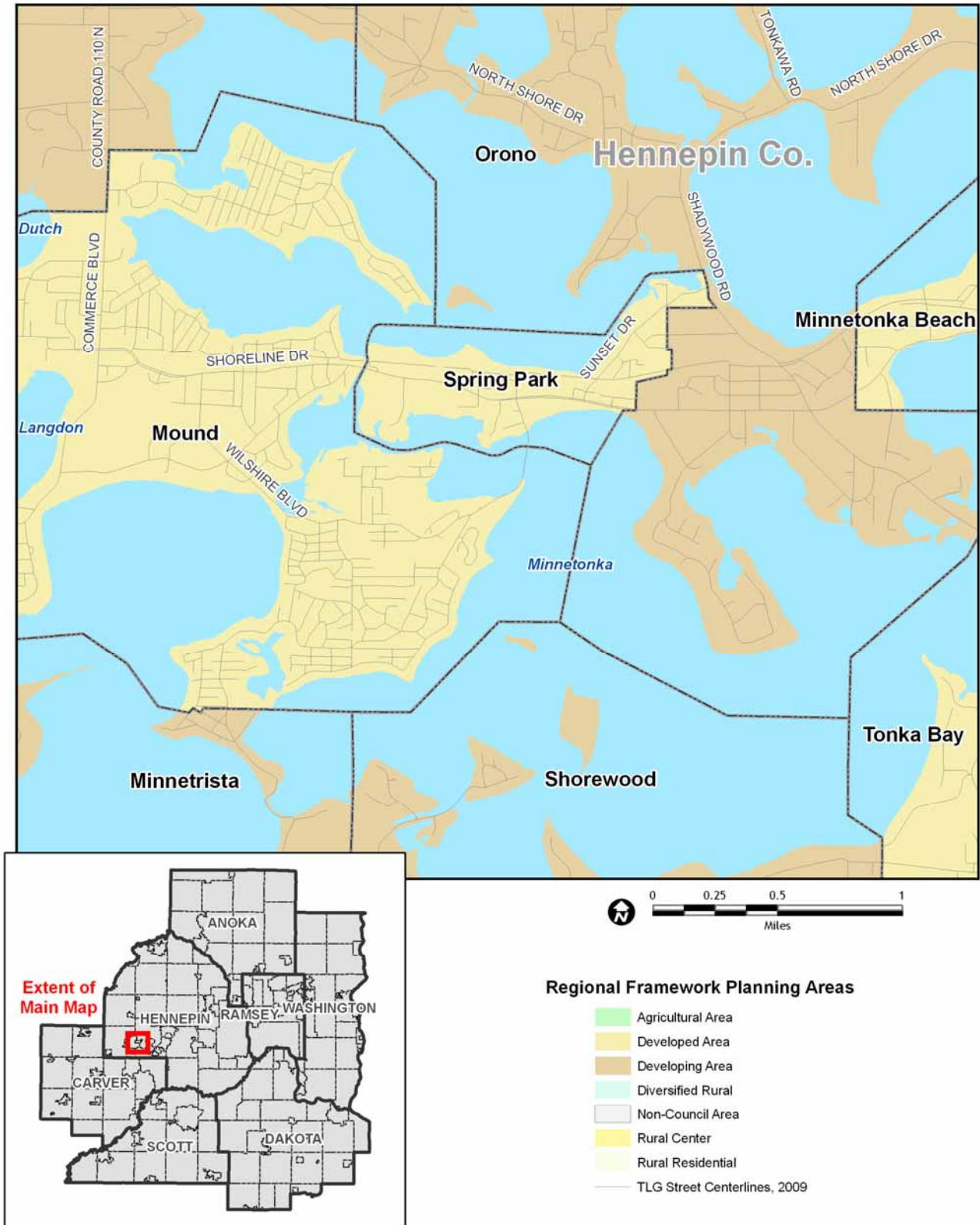


Figure 2 -- Regional Systems, City of Spring Park

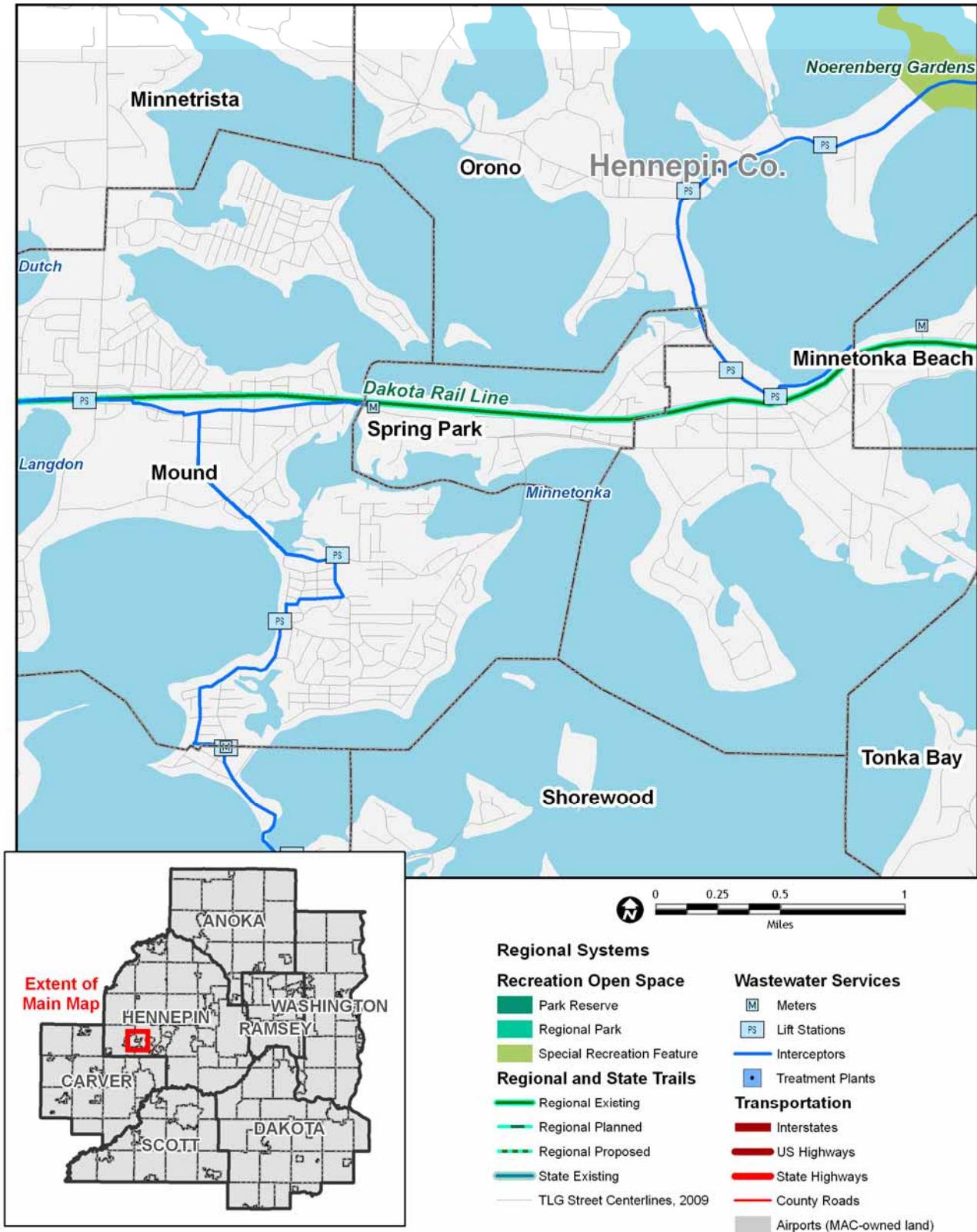


Figure 3 -- Existing Land Use and 2030 Land Use Plan, City of Spring Park

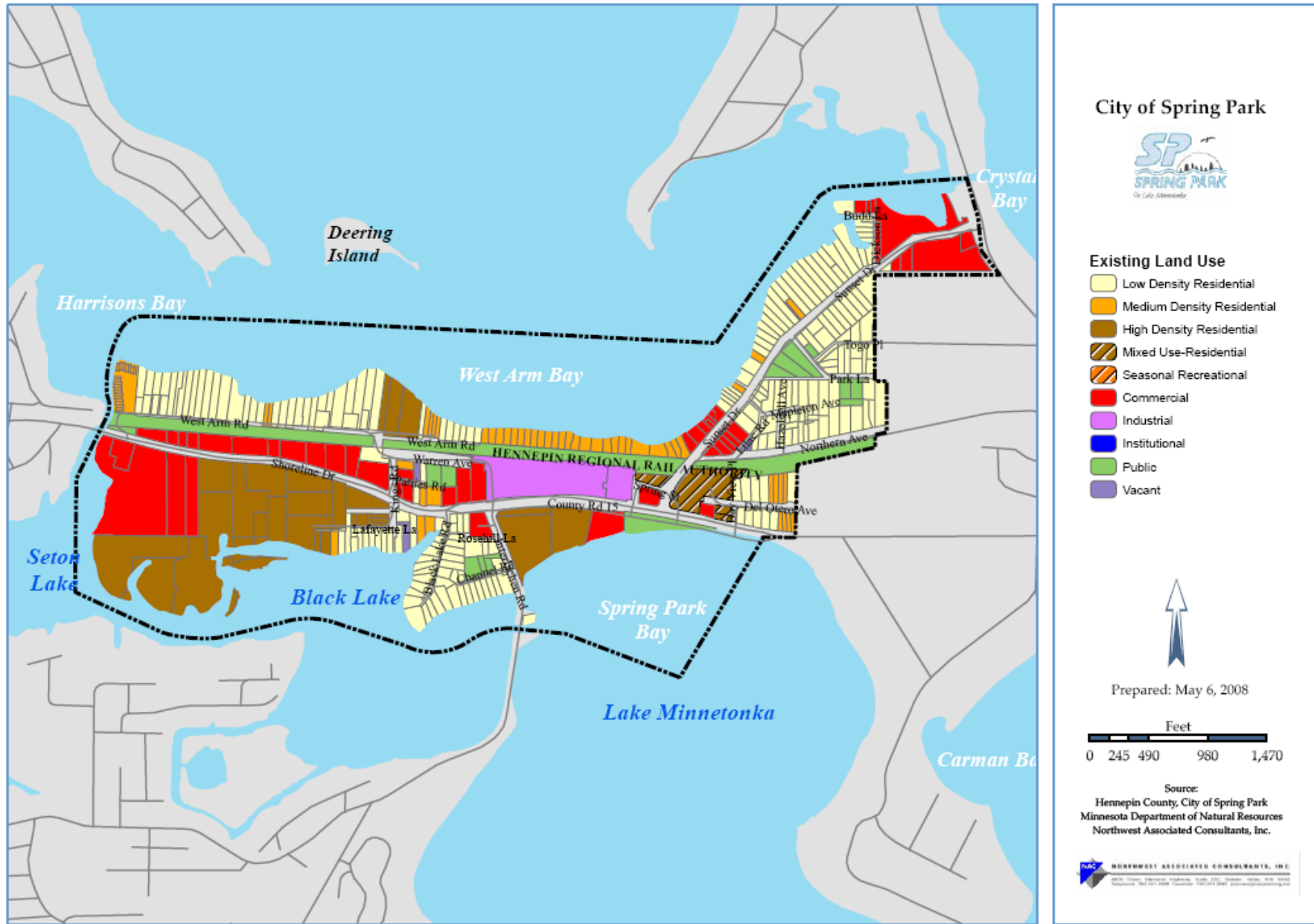


Figure 4 – Existing and Future Sanitary Sewer, City of Spring Park

