

C	Community Development Committee	2007-25
	Meeting date: February 5, 2007	Consent

ADVISORY INFORMATION	
Date	January 9, 2006
Subject	Plymouth–Cottonwood Properties Comprehensive Plan Amendment Review File No. 18208-29
Districts, Members	District 1, Roger Scherer (763-557-9749)
Prepared by	Freya Thamman, Principal Reviewer (651-602-1750) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566)
Division/Department	Community Development/Local Planning Assistance

BACKGROUND
<p>The City of Plymouth is located in Hennepin County, surrounded by Orono and Medina to the west, Maple Grove to the north, New Hope and Golden Valley to the east, and Minnetonka and Wayzata to the south (Figure 1).</p> <p>Plymouth’s 2020 Comprehensive Plan (Review No. 18208-3) was reviewed by the Council on July 26, 2000. In 2000, the City had 65,894 residents in 24,820 households and 52,574 jobs. By 2030, the City is expected to have 78,500 residents in 33,500 households, and 64,500 jobs.</p> <p>The Council’s 2030 Regional Development Framework identifies Plymouth as a “developing community.” As a developing community, Plymouth should plan and stage development that accommodates the forecasts for local growth through 2030 at net densities of at least 3-5 units per acre.</p> <p>The City is connected to the Metropolitan Disposal System with treatment occurring at the Metropolitan Wastewater Treatment Plant.</p>

REQUEST SUMMARY
<p>The City of Plymouth submitted the comprehensive plan amendment to reguide two parcels totaling 1.38 acres from Commercial to Living Area 1. The City proposes to correct the land use guide plan to show Living Area 1, which accurately reflects the present single-family use.</p> <p>The amendment area is part of an existing neighborhood of single-family homes. As shown on Figure 2, the adjacent land use to the south and west are single-family homes guided “Living Area 1”. Each parcel is approximately 0.69-acre, contains a single-family home, and is within the municipal urban service area (MUSA). The land use to the north and east are Commercial.</p>

PROPOSED ACTION
<p>Staff recommends that the Metropolitan Council:</p> <p>Allow the City to put the comprehensive plan amendment into effect with no modifications.</p>

ISSUES
<ol style="list-style-type: none"> 1. Does the proposed CPA change the Council’s forecasts? 2. Does the City of Plymouth need to fulfill any requirements previously identified by the Council? 3. Does the proposed CPA conform to regional systems? Is it consistent with Council policy? Is it compatible with adjacent community plans?

OVERVIEW

Conformity with Regional Systems

The CPA conforms to the Regional System Plans for **Parks, Transportation and Water Resources Management** with no substantial impact on or departure from these plans.

Consistency with Council Policy

The CPA is consistent with the Council's **2030 Regional Development Framework**, forecasts and water resources management. This CPA does not change the City's 2010, 2020 or 2030 forecasts.

Compatibility with Adjacent Community Plans

The amendment will have no impact on adjacent communities.

ISSUE ANALYSIS AND FINDINGS

REGIONAL SYSTEMS

Parks (*Jan Youngquist, 651-602-1029*)

The proposed CPA is in conformance with the regional parks system, and will not impact regional parks and trails.

Transportation (*Ann Braden, 651-602-1705*)

The proposed CPA is in conformance with the regional transportation system and will not impact the regional transportation system.

Water Resources Management (*Roger Janzig, 651-602-1119*)

The proposed CPA is in conformance with the regional water resources management system and will not impact the regional wastewater system. The CPA area is currently receives sewer service. Plymouth has been identified as a community with excessive peak hourly flow during wet weather occurrences. As such the community has an identified Inflow/Infiltration (I/I) reduction goal that applies to a specific part of the community or to the community as a whole. The City will need to include a description of its I/I program in its 2008 comprehensive plan update.

REGIONAL POLICIES

Housing (*Linda Milashius, 651-602-1541*)

The housing element of the city's comprehensive plan remains consistent with Council housing policy. Because there are no forecast changes regarding households, the City's share of affordable housing through 2010 represented by its goals remains the same.

Surface Water Management (*Jim Larsen, 651-602-1159*)

The CPA is consistent with the Council's surface water management policy. Surface water management within Plymouth is overseen by the Minnehaha Creek Watershed District and the Elm Creek, Bassett Creek and Shingle Creek Watershed Management Organizations (WMOs). All three WMO watershed plans were approved by the Board of Water and Soil Resources (BWSR) in 2004. The 'second-generation' Minnehaha Creek watershed plan was approved by BWSR in 1997. Minnesota Statute 103B and Minnesota 8410 Rules provide the City with a two-year window of time to complete its local surface water management, indicating the plan should be completed by the end of 2006. The City has petitioned the watershed organizations for an extension to allow additional time to prepare their local plan so that it coincides with the City's preparation of the comprehensive plan update.

Water Supply (*Sara Bertelsen, 651-602-1035*)

The proposed CPA is consistent with Council water supply policy. Plymouth needs to update its local water supply plan consistent with the new guidelines and submit the water supply plan to the Council for review. For contents of local water supply plans, please refer to Appendix B2-c of the Council's *Water Resources Management Policy Plan*.

2030 Regional Development Framework (*Freya Thamman, 651-602-1750*)

The City's comprehensive plan shows the CPA area as being Commercial; however, it is used as single-family residential. The City proposes to correct the guide plan to show the parcels as Living Area 1, which reflects their present single-family use (Figure 2). The Living Area 1 land use category has minimum density of 2 units per net acre and a maximum density of 3 units per acre. This amendment has 2 units on 1.38 acres.

The amendment area is part of the 39-acre "Study Area A" in the City's 2020 comprehensive plan (Figure 2). The comprehensive plan states that a change in land use may be called for in the study areas. In addition, the comprehensive plan states that the study areas are regions of the city where further study is needed before any guiding changes are made.

Consistency with the Council's 2030 Forecasts (*Freya Thamman, 651-602-1750*)

The City's forecasts are consistent with the Council's forecasts. The CPA will not change the City's forecasts.

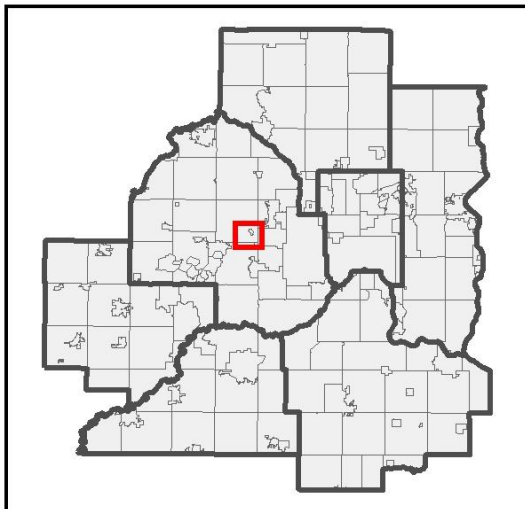
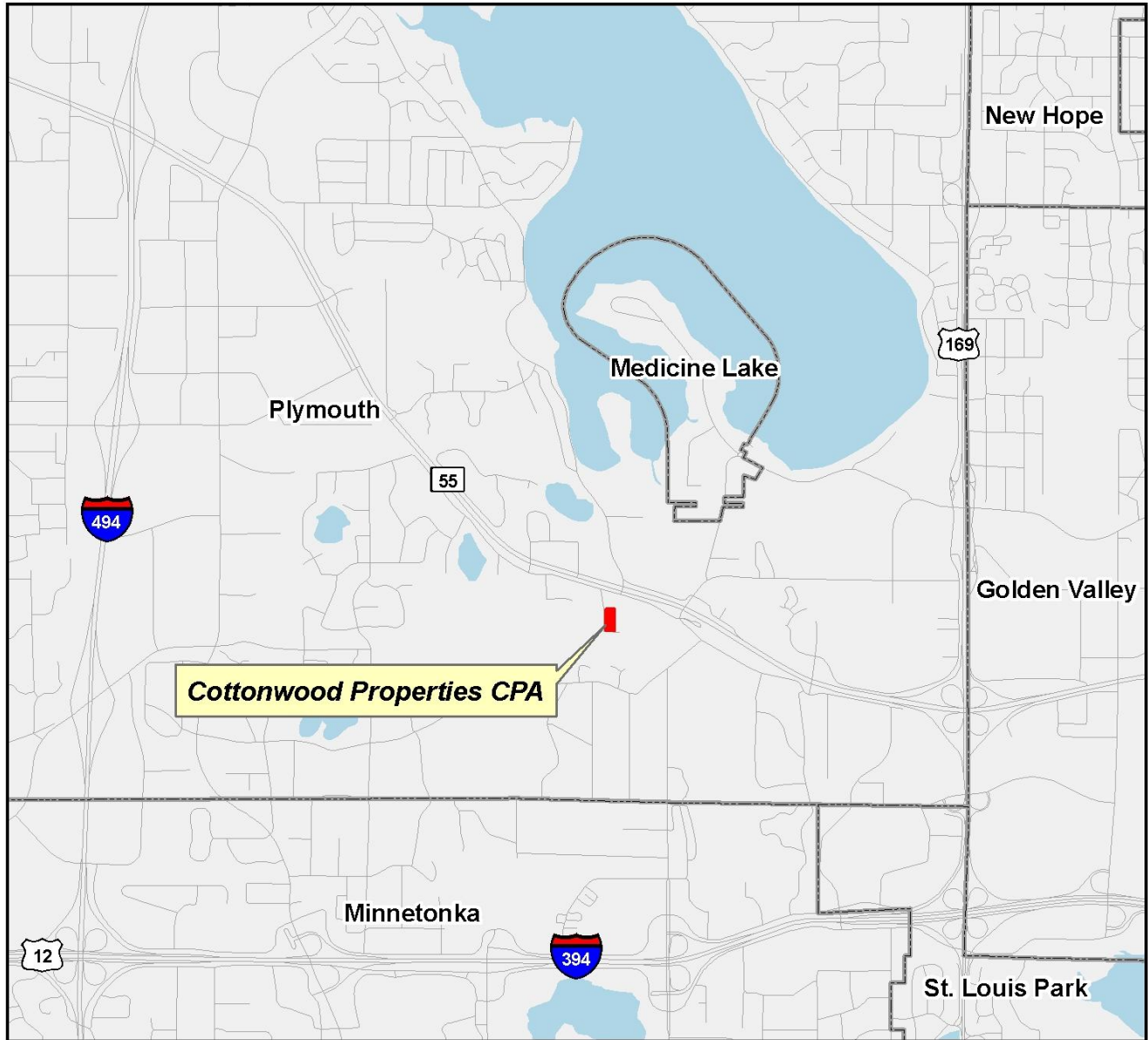
ATTACHMENTS

Figure 1 – Location Map

Figure 2 – 2020 Land Use Plan

V:\REVIEWS\Communities\Plymouth\Reports\Plymouth 2006 CPA Cottonwood Properties 18208-29.doc

**Figure 1. Location Map for Cottonwood Properties CPA
City of Plymouth**





-  Cottonwood Properties CPA
-  TLG Street Centerlines, 2005

Figure 2. 2020 Land Use Plan, City of Plymouth

