



Meeting date: February 5, 2007

ADVISORY INFORMATION

Subject	City of Burnsville Comprehensive Plan Amendment; General Industry to Commercial Recreation Business Review File No. 16907-22
District	District 15, Daniel Wolter (651-882-7814)
Prepared by	Patrick Boylan, AICP, Principal Reviewer (651-602-1438) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566)
Department	Community Development

BACKGROUND

The City of Burnsville is located in Dakota County, surrounded by the cities of Savage, Bloomington, Eagan, Apple Valley, Lakeville, and Credit River Township.

The Council reviewed the City’s 2020 Comprehensive Plan Update in 1999. Since the Plan Update the Council has reviewed 15 Comprehensive Plan Amendments. Burnsville is designated as a “Developed Community” in the 2030 Regional Development Framework.

REQUEST SUMMARY

The City of Burnsville submitted a comprehensive plan amendment (CPA) to reguide 362 acres from General Business to Commercial Recreation Business located on the Minnesota River, north of TH 13, and east of the Savage City border. The amendment would allow for development of a golf course on top of the present sanitary landfill east of the Savage/Scott County border, west of I-35W and north of TH 13.

PROPOSED ACTION

Staff recommends that the Metropolitan Council take the following action:

1. Allow the City to put the comprehensive plan amendment into effect.
2. Encourage the City:
 - a) To work cooperatively with Dakota County Parks Department for future trail planning.
 - b) To coordinate with the Minnesota Pollution Control Agency changes from the 2005 Environmental Impact Statement to expand the Burnsville landfill that may effect the evaluation of ground water and drinking water based on the land use as presented in the comprehensive plan amendment.

OVERVIEW

Conformance with Regional Systems	The amendment conforms to the Regional System Policy Plans for – <i>Transportation (including Aviation), Wastewater, and Parks</i> – with no substantial impact or departure.
Consistency with Council Policy	The amendment is consistent with the Council’s <i>2030 Regional Development Framework</i> , forecasts, water resources management and housing policy. The amendment does not change the City’s forecasts.

Compatibility with Adjacent Community Plans

The amendment will have no impact on adjacent communities.

ATTACHMENTS

Figure 1 – Site Location

Figure 2 - Existing and Proposed Land Use Map

ISSUE ANALYSIS AND FINDINGS

Regional Systems

Regional Parks and Open Space (*Jan Youngquist, 651 602-1029*)

The amendment is in conformity with the Regional Parks and Open Space Policy Plan. The Big Rivers Regional Trail Search Corridor is located in the general vicinity of the plan amendment site. The *2030 Regional Parks Policy Plan* includes a boundary adjustment for the existing Big Rivers Regional Trail. The boundary adjustment extends the trail from Mendota Heights through Burnsville to the proposed Scott County East Regional Trail.

The preliminary plat shows a trail easement around the periphery of the landfill. The Council encourages the City of Burnsville to work cooperatively with Dakota County Parks to examine the feasibility of incorporating this trail into a future segment of the regional trail.

Regional Transportation and Aviation (*Ann Braden, 651 602-1705, Chauncey Case, 651 602-1724*)

The amendment is in conformity with the Regional Transportation Policy Plan.

Regional Wastewater (*Roger Janzig, 651-602-1119, Kyle Colvin, 651 602-1151*)

The amendment is in conformity with the Water Resources Management Policy Plan. The Metropolitan disposal system that provides service to this project location has adequate capacity.

Inflow/Infiltration (I/I)

In October 2005 the City of Burnsville exceeded its I/I goal. MCES is working with the City through its I/I surcharge program to encourage the City to make the necessary improvement to its sanitary system to eliminate its excessive I/I over the next five years.

Regional Policies

Forecasts

The amendment does not change the City’s system statement forecasts.

System Statement Forecasts			
	2010	2020	2030
Population	61,400	63,000	65,000
Households	25,200	27,000	28,700
Employment	37,700	41,200	43,300

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

The amendment does not affect housing.

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

The amendment is consistent with Council Surface Water Management policies, however Council staff raised questions about future golf course development plans within the proposed Commercial Recreational Business land use.

Neither the proposal to construct an 18-hole golf course facility on the surface of the Burnsville Landfill after its closure or the City's plan to construct a potable water treatment facility that extracts water from the lake that will form in the Kraemer & Sons quarry following its closure were evaluated in the 2005 Environmental Impact Statement to expand the Burnsville Landfill (Review File No. 19466-1). Council Staff recommends that the City coordinate with the Minnesota Pollution Control Agency for any further evaluation of the environmental review that may impact ground water and drinking water supplies based on the revised land use.

A significant number of landfill closure design modifications will be required for this facility, in changing from a native grass cover to an 18-hole golf course. Surface drainage will need to be redesigned to prevent water quality degradation in the adjacent planned quarry lake and avoid impacts to the landfill liner cap as a result of the irrigation water that will be applied to support golf course vegetation. Golf course vegetation will have to exclude woody species with taproots that might threaten the integrity of the liner cap. Siting of any structures or permanent loads on the surface of the closed landfill will need to be carefully evaluated to insure that they don't compromise the structural integrity of the side slopes of the closed landfill facility.

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

The amendment is consistent with Council Water Supply policies.

Burnsville will need to submit its Water Supply and Emergency & Conservation Plan update to the Council and Minnesota Department of Natural Resources (DNR) by October 15, 2007, in accordance with the DNR's April 28, 2005 guidance letter to the City.

Figure 1 Site Location:

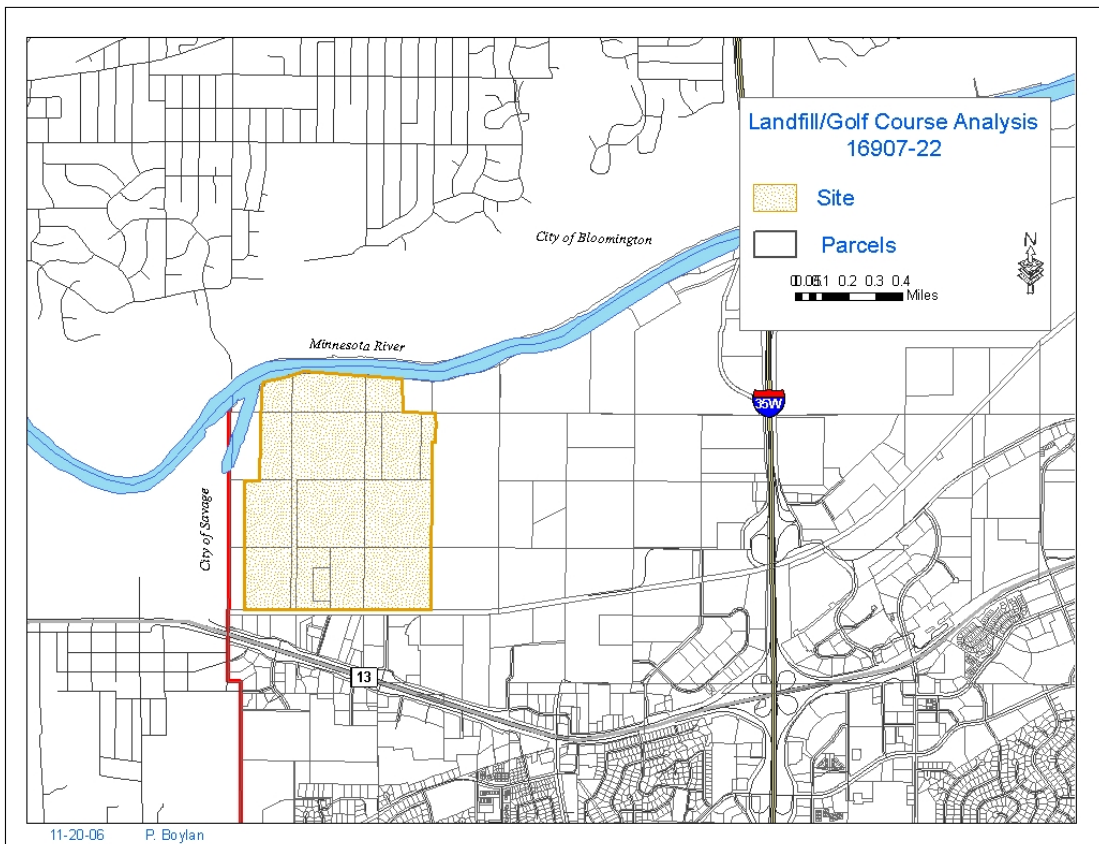
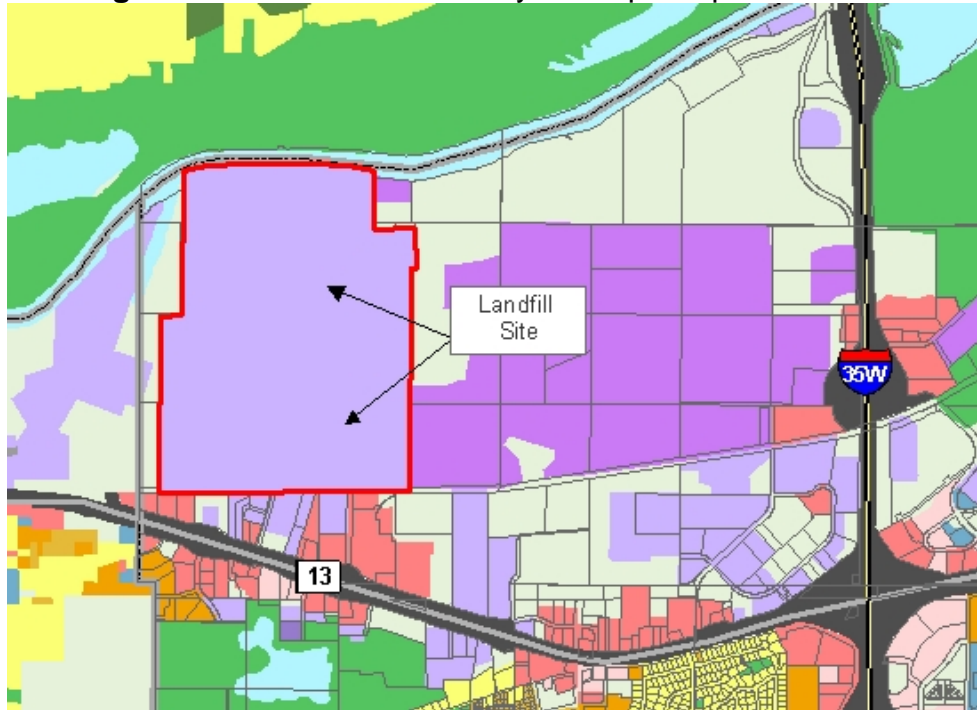




Figure: 2
Existing Land Use: General Industry and Open Space



-  General Industry and Open Space
-  Commercial Recreation Business

Proposed Land Use: Commercial Recreation Business

