

C	Community Development Committee	2007-323
	Meeting date: November 19, 2007	
	For the Metropolitan Council Meeting Date: November 28, 2007	

ADVISORY INFORMATION

Date	October 25, 2007
Subject	City of Shakopee – Bluffs of Marystown Plan Amendment Review File No 18241-16
Districts, Members	District 4, Vacant
Prepared by	Tom Caswell, Principal Reviewer (651-602-1319) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Guy Peterson, Community Development Division Director (651-602-1418)
Division/Department	Community Development / Planning and Growth Management

BACKGROUND

The City of Shakopee is located in northern Scott County, adjacent to the Minnesota River and south of Eden Prairie and Chanhassen. The City is forecasted to grow by nearly 14,000 households and almost 32,000 people by 2030. The City has experienced significant growth since the completion of the Hwy 169 by-pass and its associated river crossing.

REQUEST SUMMARY

The comprehensive plan amendment (CPA) changes the land use plan for 323 acres from Urban Expansion (1/40) to low and medium density urban residential, and 20 acres of commercial in southwest Shakopee. The City annexed this property from Jackson Township in 2006.

The City of Shakopee is a regular participant in the Council’s plat monitoring program. Since 2000, the City has permitted 4,343 units on 1,083 net acres of land for an average net density of 4.0 units per acre.

PROPOSED ACTIONS

- That the Metropolitan Council adopt the following actions:
1. Allow the City to put the Bluffs of Marystown comprehensive plan amendment into effect.
 2. Advise the City that:
 - a. City staff work with Council staff to ensure that the City of Shakopee socio-economic data is assigned to Transportation Analysis Zones (TAZs) correctly for future years.
 - b. Future wastewater capacity for this portion of Shakopee (Jackson Township) will be reviewed with the submission of the City of Shakopee’s 2008 Comprehensive Plan Update.
 - c. The 2008 Water Supply Plan must be consistent with the City’s 2008 Comprehensive Plan. If there are discrepancies between the submitted 2008 Water Supply Plan and the 2008 Comprehensive Plan. The Shakopee Public Utilities Commission will need to submit amendments to its Water Supply Plan to the Council.
 - d. Shakopee should include a description of activities in its 2008 Comprehensive Plan Update that it plans to carry out aimed at identifying and reducing sources of excessive I/I.
 - e. This plan amendment does not change the City’s forecasts to 2030.

ISSUES

1. Does the CPA conform to regional system plans?
2. Is the CPA consistent with regional policies and compatible with adjacent local governmental units?
3. Does the CPA change the City's forecasts?

ISSUE ANALYSIS AND FINDINGS

Regional Systems

The CPA conforms to regional system plans.

Parks and Open Space (Jan Younquist, 651-602-1029)

The CPA is in conformance with the *2030 Regional Parks Policy Plan*. There are no impacts to regional parks or trails.

Transportation (Mark Filipi, 651-602-1725)

The CPA is in conformance with the *Regional Transportation Policy Plan*, including Aviation policies.

The project area abuts a principal arterial on the north, TH 169 and an "A" Minor Arterial on the south, CSAH 78. As the city recognizes, when a development plan is submitted for this site, access to CSAH 78 will require review and approval by Scott County to ensure compliance with the county access guidelines.

The applicant indicates that a total of an additional 1,175 to 1,255 housing units are proposed in this comprehensive plan amendment. The parcel under review lies within Transportation Analysis Zone 1059. This zone has a 2030 housing forecast of 600 units, and in 2000 held 291 units. The CPA would appear to increase the housing in Transportation Analysis Zone 1059 to 1,175 to 1,255 housing units. City staff should work with the Council staff to ensure that the City of Shakopee socio-economic data is assigned to Transportation Analysis Zones (TAZs) correctly for future years.

Wastewater (Roger Janzig, 651-602-1119)

The CPA is in conformance with the *2030 Water Resources Management Policy Plan*.

The CPA project includes 467 Single-Family Residential Units, 284 Medium Density Residential Units, and 180 Multi-Family Units for a total of 931 Dwelling Units.

The Metropolitan Council has a cost sharing agreement with the City of Shakopee to allow a peak flow of 3 cubic feet per second or 1 MGD average flow from this portion of the City of Shakopee. This project will utilize a portion of that capacity allocation, in interceptor 9206. Future capacity issues for this portion of Shakopee (Jackson Township) will be reviewed with the submission of the City of Shakopee's 2008 Comprehensive Plan Update. The Metropolitan Disposal System that provides service to this area has adequate capacity for this project.

Shakopee is not currently identified as a community with excessive peak hourly flow during wet weather occurrences. Shakopee should include a description of activities in its 2008 Comprehensive Plan Update that it plans to carry out aimed at identifying and reducing sources of excessive I/I.

MUSA Expansion Guidelines

This CPA meets the Council's MUSA expansion guidelines, accommodating forecasts at appropriate urban densities as discussed below.

1. Does the City's overall residential density meet a minimum of three units per net developable acre? Yes.
2. Does the City have adequate capacity, or staged capacity, to accommodate the development staging? Yes.
3. Does the city have an identified inflow and infiltration (I&I) problem that currently impacts the metropolitan disposal system? No.
4. Has the City addressed and fulfilled previous Council actions and negotiations regarding the City's 2020 comprehensive plan? Yes.
5. Has the City addressed consistency between the plan amendment and the Council's 2030 forecasts for households and employment? Yes, this plan amendment is consistent with the Council's Regional Development Framework forecasts through 2030.
6. Does the City have a parks and open space system plan, strategies for implementation of best practice-storm water management plans, and natural resource protection ordinances? Yes.

Residential Density Analysis

The City's 2020 Comprehensive Plan (dated December 1999) established an average net residential density of 3 housing units per acre. Since 2000, including all subsequent Comprehensive Plan Amendments, the City has approved 4,343 total housing units on 1,083 net developable acres at an average net density of 4.0 units per acre.

The current CPA proposes a density range of 2.5 - 12 units on 323 gross/202 (estimated) net developable residential acres. The City expects that it will average at least 4.6 units per net developable acre. Assuming that this density is achieved, the CPA would result in a total of 5,272 residential units on 1,295 net developable acres since 2000, for an average density of 4.10 units per acre. If, however, the new development were to occur at the low end of the density range, the result would be a total of 4,848 residential units on 1,285 net developable acres since 2000, for an average density of 3.77 units per acre.

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

Surface Water Management issues in the City of Shakopee are overseen by the Lower Minnesota River and Prior Lake Spring Lake Watershed Districts, and the Scott County Watershed Management Organization. The Scott County watershed plan was approved by the Board of Water and Soil Resources (BWSR) in 2004. The Lower Minnesota River and Prior Lake Spring Lake watershed plans were approved by BWSR in 1999. The Council reviewed the City's local surface water management plan (LSWMP) update in January 2007.

Water Supply (Sara Bertelson, 651-602-1035)

There is adequate water supply to accommodate the proposed CPA.

The Shakopee Public Utilities Commission (SPUC) submitted its 2008 Water Supply Plan in October 2006 to the Council. Council staff reviewed and provided comments on the plan to the Department of Natural Resources and the SPUC. The City is reminded that the 2008 Water Supply Plan must be consistent with the City's 2008 Comprehensive Plan. If there are any discrepancies between the submitted 2008 Water Supply Plan and the 2008 Comprehensive Plan the SPUC will need to submit amendments to its Water Supply Plan to the Council.

Housing (Linda Milashius, 651-602-1541)

The CPA does not raise Council Housing policy concerns, and will afford the community an opportunity to address its housing goals through 2010, and some to accommodate its share of the region's affordable housing need for the 2011 to 2020 timeframe.

OVERVIEW	
Conformance with Regional Systems	The amendment conforms to the Regional System Policy Plans for – Transportation, Aviation, Wastewater, and Parks – 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 and water resources management. This amendment does not change the City’s forecasts.
Compatibility with Adjacent Community Plans	The City distributed the amendment to adjacent and overlapping jurisdictions in 2004 for review and comment. The amendment will have no impact on adjacent communities.

PREVIOUS COUNCIL ACTIONS
<ul style="list-style-type: none"> • The Council reviewed the City’s 2020 Comprehensive Plan in 2000. • Since that time the Council has reviewed 11 comprehensive plan amendments.

ATTACHMENTS
Figure 1 – Amendment Location Map Figure 2 – Existing Land Use Map - Amendment Area Figure 3 – Proposed Land Use Map - Amendment Area

Figure 1.

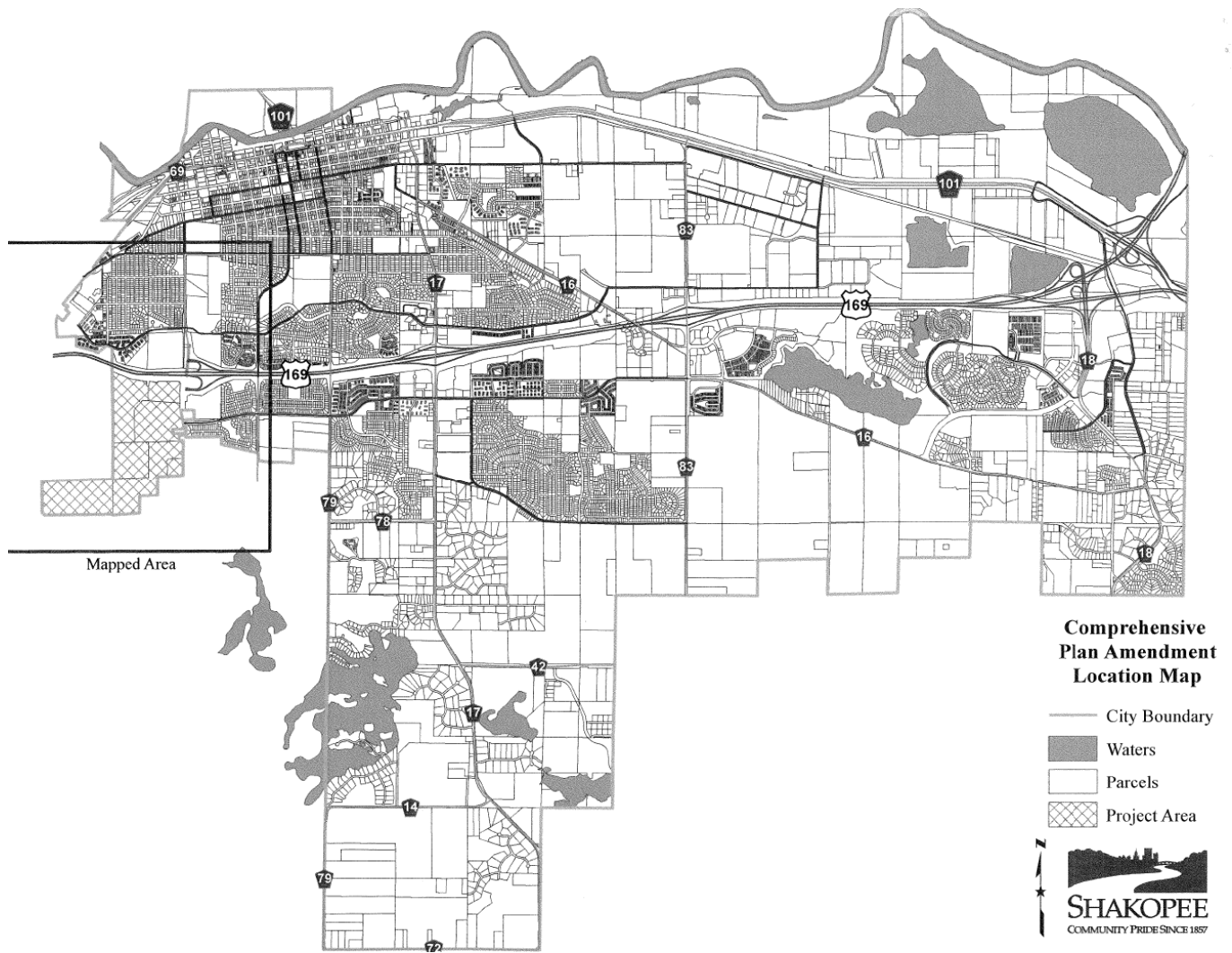
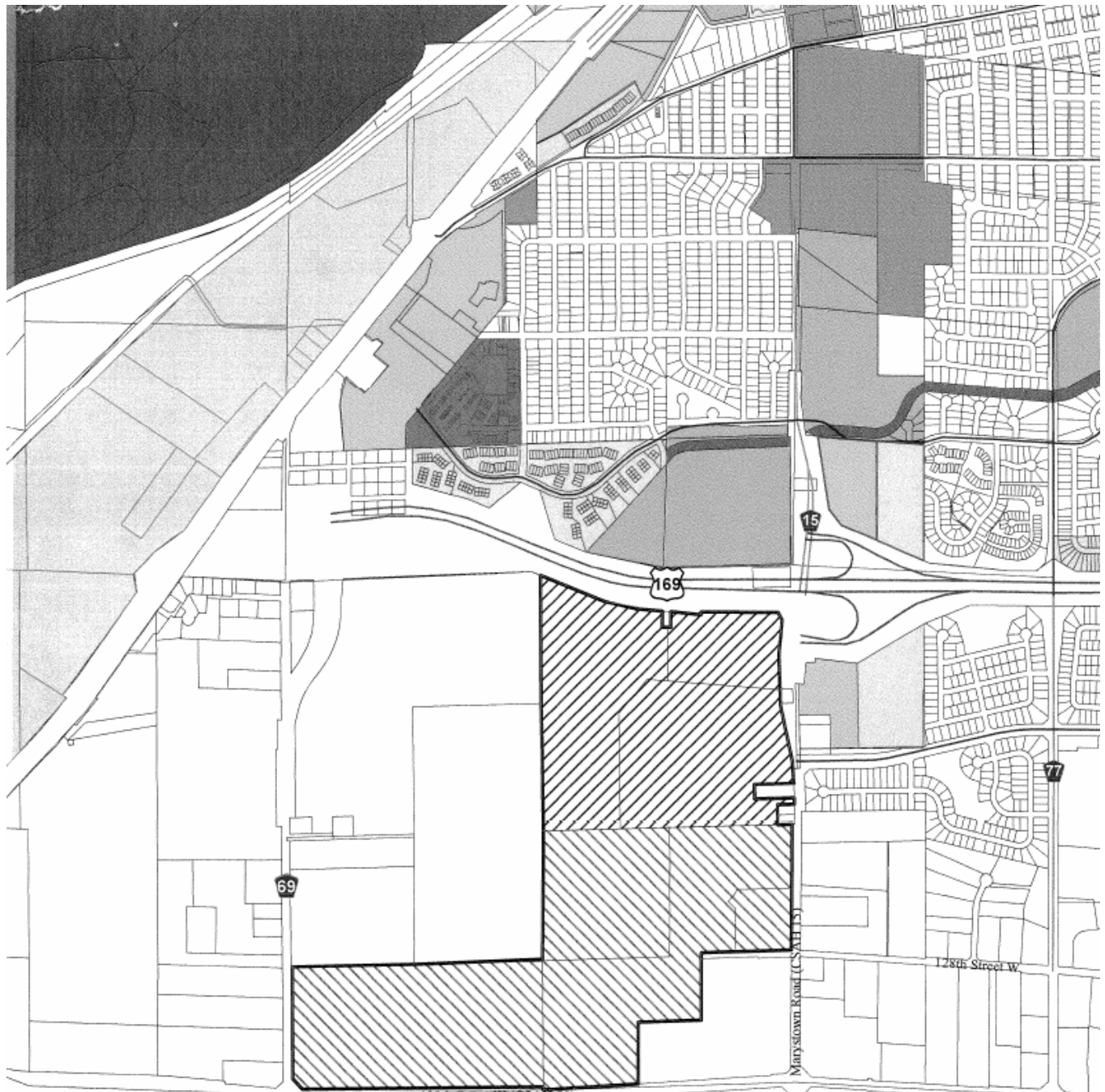


Figure 2.



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|-----------------------------|--------------------------------------|
| Existing Land Use | Project Area |
| Land Use | Parcels |
| Commercial | Scott County 2020 Urban Expansion |
| Multiple Family Residential | Scott County 2020 Commercial Reserve |
| Institutional | |
| Light Industrial | |
| Medium Density Residential | |
| Neighborhood Commercial | |
| Open Space | |
| Park | |
| Single Family Residential | |

**Marystown Bluffs Area
Existing Landuse
Classifications**



Figure 3.

