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| C | Community Development Committee | 2007- 370 |
| | Meeting date: November 19, 2007 For the Metropolitan Council Meeting Date: November 28, 2007 | |
| ADVISORY INFORMATION | | |
| Subject | City of Inver Grove Heights Argenta Hills Comprehensive Plan Amendment (CPA) Review File No. 18495-37 | |
| District | District 15 - Daniel Wolter | |
| Prepared by | Patrick Boylan, Principal Reviewer (651-602-1438) Karen Barton, Assistant Manager LPA (651-602-1410) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) | |
| Division/Department | Community Development/Local Planning Assistance | |
| BACKGROUND | | |
| <p>The City of Inver Grove Heights (the "City") is located in Dakota County along the Mississippi River. The City of Sunfish Lake is to the north, Eagan to the west and Rosemount to the south.</p> <p>In 2000, the City had 29,751 residents, 11,257 households and 7,018 jobs. By 2030, the City is expected to have 44,200 residents, 18,000 households, and 12,100 jobs. The Council's <i>2030 Regional Development Framework</i> identifies the City as both <i>Developing</i> (north) and <i>Rural Residential</i> (south).</p> <p>The Metropolitan Council reviewed the City's 2020 Comprehensive Plan (Review No. 16750-3) on March 25, 1999. Since then, the City has submitted more than 40 plan amendments to the Council for review.</p> | | |
| REQUEST SUMMARY | | |
| <p>The City proposes to amend the 2020 comprehensive plan land use designation of 69.9 acres from Planned Unit Development (PUD) to accommodate a proposed mixed-use development. The project is in the "Northwest Expansion Area" AUAR (September 21, 2007 letter sent with comments: file #19529-4).</p> <p>The proposed CPA is not within the Mississippi River Critical Area, and does not require an amendment to the City's Critical Area Plan.</p> <p>The applicant proposes to reguide 22 acres of the 69.9 acres of the existing PUD to residential and 47.9 acres of "industrial park" to "community commercial."</p> | | |
| PROPOSED ACTION | | |
| <p>That the Metropolitan Council adopt the following:</p> <ol style="list-style-type: none"> 1. Allow the City to put the Comprehensive Plan Amendment (CPA) into effect. 2. Advise the City to include a copy of the final adopted local surface water management plan as a 2008 comprehensive plan component. 3. Adopt the revised forecasts included in this review record. 4. Require the City to submit an updated allocation of the forecast data to the correct transportation analysis zones (TAZs). 5. In its 2008 Comprehensive Plan Update Inver Grove Heights needs to include a description of activities that it plans to carry out aimed at identifying and reducing sources of excessive I/I. | | |

| ISSUES | |
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| <ol style="list-style-type: none"> 1. Is the proposed CPA consistent with regional systems and regional policies? 2. Are the proposed household, population, and employment forecast increases acceptable? | |
| OVERVIEW | |
| Conformity with Regional Systems | The CPA conforms to the Regional System Plans for Parks, Transportation (including Aviation) 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 <i>2030 Regional Development Framework</i> , and water resources management, but inconsistent with Council forecasts. This CPA changes the City's 2010 and 2020 forecasts. |
| Compatibility with Adjacent Community Plans | The CPA was circulated and the proposal will have no impact on adjacent communities. |

ISSUE ANALYSIS AND FINDINGS

REGIONAL SYSTEMS

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

The CPA submittal acknowledges the proposed regional trail near the area and refers to public trails within the plan amendment area. Metropolitan Council staff encourages the City to plan for linkages between the local trails and the regional trail. Dakota County is responsible for regional park and trail facilities in Inver Grove Heights. Planning can be coordinated with Steve Sullivan, Parks Director.

Aviation (*Chauncey Case 651-602-1724*)

The CPA project is within the airport influence area of the Minneapolis/St. Paul International Airport and is affected by planning and development considerations for mitigation of aircraft noise. The City has adopted the Metropolitan Council's land use compatibility guidelines for aircraft noise and implemented a local noise abatement overlay ordinance. A recent noise litigation settlement will involve additional residential noise insulation for residential areas within one-half to one mile from the proposed project.

All of the proposed Argenta Hills project is within the one-mile buffer zone for the 2005 noise mitigation contour for MSP Airport, and about half of the project is within the 2007 contour. The project area is under heavily used flight tracks for aircraft operations to the parallel runways at MSP; the project area is expected to remain long-term in an area of peak-period flight activity.

In light of the effort to further mitigate noise in nearby residential areas the Metropolitan Council supports application of the community noise abatement overlay ordinance for this project since the mixed-use proposal includes several different types of residential development. The City is encouraged to use a notification procedure to ensure that prospective homeowners are aware that the project is affected by aircraft over-flights that are likely to affect outdoor activities.

Transportation (*Mark Filipi, 651-602-1725*)

Because there are changes to the community-level forecasts in this proposal, the City will need to submit an updated allocation of that data to the correct transportation analysis zones (TAZs) in the city to the Metropolitan Council.

Water Resources Management

Sewers (Roger Janzig, 651-602-1119)

The Metropolitan Disposal System that provides service to this project location has adequate capacity. Inver Grove Heights is not currently identified as a community with excessive peak hourly flow during wet weather occurrences. However, the City 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 inflow and infiltration (I/I)

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

The proposed plan conforms to surface water management policies.

REGIONAL POLICIES

2030 Regional Development Framework (Patrick Boylan, 651-602-1438)

The City participates in the Metropolitan Council's Plat Monitoring program. Since 2000, the City has platted 336 net acres and developed 1,954 housing units. This represents residential development averaging 5.82 units per net acre.

The proposed CPA meets the Metropolitan Council's policy of at least 3 residential units per net development acre in areas served by MUSA.

Table 1 below shows that for sewered residential land developed since 2000. The minimum density of residential development proposed by the amendment is 2.31 units per acre, which results in a cumulative density of 5.63 units per acre. When remaining undeveloped land is factored in, the City should achieve a minimum overall density of at least 4.8 units/acre.

Table 1: Residential Land Use and Density Analysis

| | Net Acres | Density (units/acre) | Units |
|-----------------------------|------------------------|-----------------------------|--------------|
| Plat Monitoring ('00 – '06) | 336 | 5.82 | 1954 |
| Argenta Hills CPA | 22.04 | 2.31 | 51 |
| | Minimum Planned | | |
| | Net Acres | Density (units/acre) | Units |
| Undeveloped Res. Land | | | |
| Guided LDR | 400 | 2 | 800 |
| Guided LMDR | 535 | 4 | 2,140 |
| Guided MDR | 295 | 6.5 | 1,918 |
| Guided HDR | 51 | 12 | 612 |
| Guided Mixed Use | 39 | 15 | 585 |
| Undeveloped Subtotal | 1,320 | 4.6 | 6,055 |
| Total | 1,678 | 4.80 | 8,060 |

Forecasts (Todd Graham 651-602-1322)

This CPA changes the Metropolitan Council forecasts.

With new development plans, Inver Grove Heights is likely to exceed its 2010, 2020 and 2030 forecast expectations. Therefore, the Comprehensive Plan Amendment merits a forecast revision to 2010, 2020 and 2030 forecasts.

| System Statement Forecasts* | | | |
|------------------------------------|-------------------------|-------------------------|-------------------------|
| | 2010 | 2020 | 2030 |
| Population | 33,900 34,200 | 40,600 40,900 | 44,200 44,500 |
| Households | 14,000 14,100 | 17,000 17,100 | 18,000 18,100 |
| Employment | 9,300 9,500 | 10,900 11,100 | 12,100 12,400 |

* Technical note: Since the Metropolitan Council rounds forecasts to the nearest hundred, this Plan Amendment adds +100 households, +300 population, and +200 jobs to the 2010, 2020 and 2030 forecasts.

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

The proposed CPA does not raise any concerns regarding the Council Housing policy. The re-designation of the PUD to include 7.85 acres of medium density residential land will provide opportunity for the community to continue to address its affordable housing goals.

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

The CPA is consistent with Metropolitan Council Water Supply policies.

ATTACHMENTS

Figure 1 – Location Map Showing Regional Systems

Figure 2 – Site map with proposed land use changes

Figure 1. Location Map, Showing Regional Systems, 2030 Framework Planning Areas and the Argenta Hills CPA Area, City of Inver Grove Heights

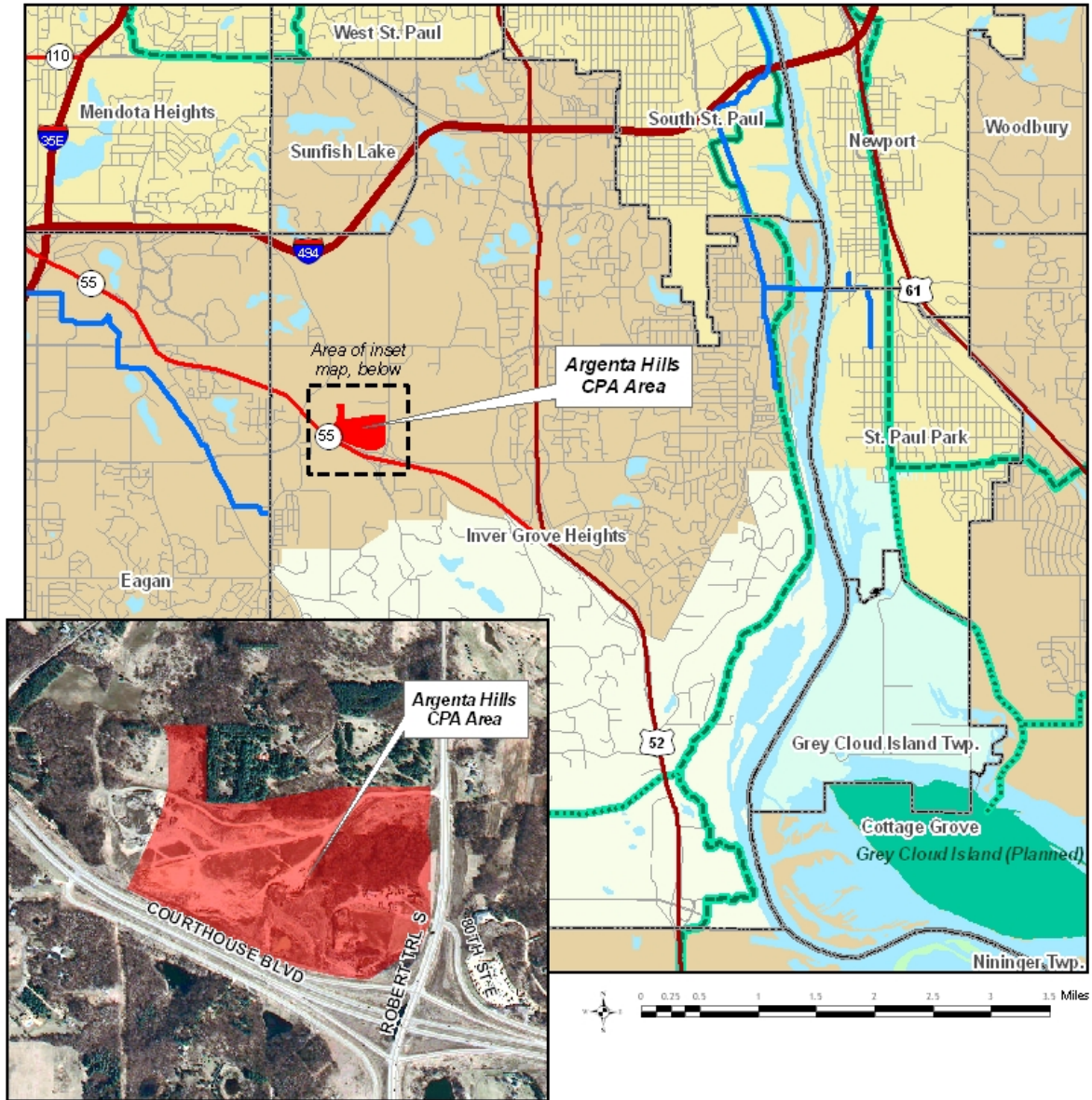


Photo Source: Markhurd (2005)

Regional Systems

Wastewater Services

- Interceptors
- Treatment Plants

Transportation

- Interstates
- US Highways
- State Highways
- County Roads

Regional and State Trails

- Regional Existing
- - - Regional Planned
- · - · - Regional Proposed
- State Existing

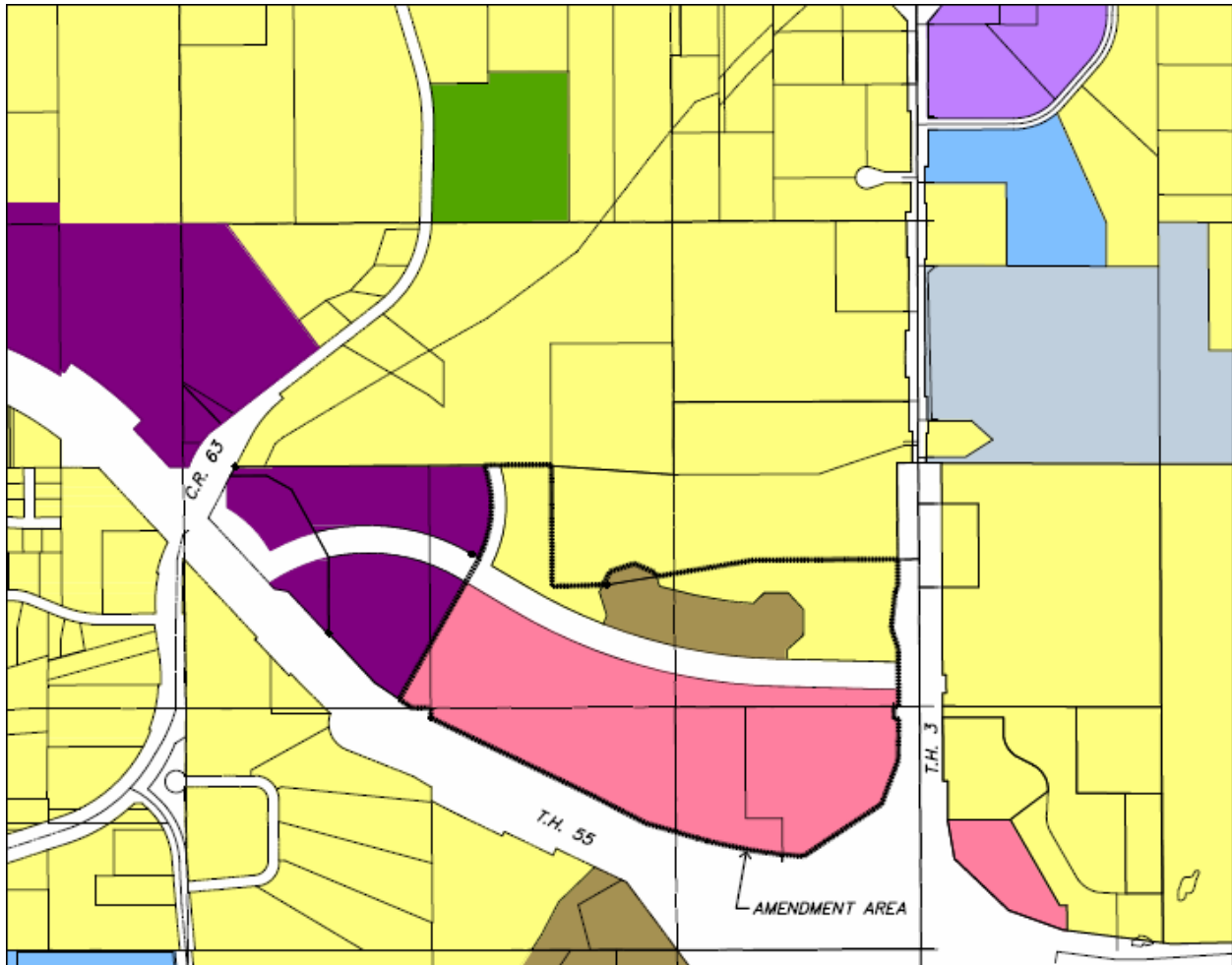
Recreation Open Space

- Park Reserve
- Regional Park
- Special Recreation Feature

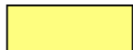









2030 Framework Planning Areas

- Agricultural Area
- Developed Area
- Developing Area
- Diversified Rural
- Non-Council Area
- Rural Center
- Rural Residential

Figure 2. Proposed Land Use Changes, Argenta Hills CPA Site, City of Inver Grove Heights



LEGEND

| | | | |
|---|----------------------------|---|----------------------|
|  | LOW DENSITY RESIDENTIAL |  | MIXED USE |
|  | MEDIUM DENSITY RESIDENTIAL |  | PARK |
|  | HIGH DENSITY RESIDENTIAL |  | PUBLIC/INSTITUTIONAL |
|  | COMMUNITY COMMERCIAL |  | ROW |
|  | INDUSTRIAL OFFICE PARK | | |
|  | SPECIAL USE | | |

SITE AREA = 134.16 ACRES



**City of
Inver Grove Heights
Proposed Planned Land Use Map**