



Community Development Committee

Business Item

Item: 2008-156

Meeting date: June 16, 2008

ADVISORY INFORMATION	
Subject:	City of Inver Grove Heights, Comprehensive Plan Amendment Southview Senior Center, Review File No. 18495-40
District(s), Member(s):	District 15, Dan Wolter
Policy/Legal Reference:	Metropolitan Land Planning Act <i>2030 Regional Development Framework: Table 3, Policy #2</i>
Staff Prepared/Presented:	Patrick Boylan, Principal Reviewer (651-602-1438)
Division/Department:	Community Development/Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Allow the City of Inver Grove Heights to put the comprehensive plan amendment (CPA) into effect.
2. Remind the City to describe activities to identify and reduce sources of excessive inflow and infiltration as a part of the 2008 Comprehensive Plan Update.

Background

Inver Grove Heights is located in Dakota County along the Mississippi River, bordered by Sunfish Lake to the north, Eagan to the west and Rosemount to the south.

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 *2030 Regional Development Framework* identifies the City as both *Developing* (north) and *Rural Residential* (south).

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 36 plan amendments to the Council for review.

The submitted CPA proposes to amend the City's future land use by changing 4.5 acres of LDR "Low Density Residential" to HDR "High Density Residential" to allow the construction of a 103 unit senior living facility. The site is located south of County Highway 26 on Robert Street.

Rationale

The proposed CPA is in conformity with regional system plans, consistent with Council policies and compatible with the plans of other local communities and school districts.

Funding

No Metropolitan Council funding required.

Known Support / Opposition

No known support or opposition

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Subject	City of Inver Grove Heights, Southview Senior Center Comprehensive Plan Amendment Review File No. 18495-40
District	District 15 - Daniel Wolter
Prepared by	Patrick Boylan, Principal Reviewer (651-602-1438) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Guy Peterson, Community Development Division Director, (651-602-1418)
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 2030 Regional Development Framework identifies the City as both Developing (north) and Rural Residential (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 35 plan amendments to the Council for review.</p>

REQUEST SUMMARY
<p>To amend the City’s future land use by changing 4.5 acres of LDR “Low Density Residential” to HDR “High Density Residential” to allow the construction of a 103 unit senior living facility. The site is located south of County Highway 26 on Robert Street.</p> <p>The CPA does not change the City’s forecasts.</p>

PROPOSED ACTION
<ol style="list-style-type: none"> 1. Allow the City of Inver Grove Heights to put the comprehensive plan amendment (CPA) into effect. 2. Remind the City to describe activities to identify and reduce sources of excessive inflow and infiltration as a part of the 2008 Comprehensive Plan Update.

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, and consistent with Council forecasts.
Compatibility with Adjacent Community Plans	The CPA will have no impact on adjacent communities, school districts and watersheds.

PREVIOUS COUNCIL ACTIONS
<ul style="list-style-type: none"> • March 1999: The Council acted on the City's 2020 Comprehensive Plan Update (CPU) • March 2003 through March 2008: The Council acted on 39 amendments to the comprehensive plan.

ISSUES
<p>I. Does the amendment conform to the regional system plans?</p> <p>II. Is the amendment consistent with the <i>Development Framework</i> and other Council policies?</p> <p>III. Does the amendment change the City's forecasts?</p> <p>IV. Is the amendment compatible with adjacent local governmental units?</p>

ISSUE ANALYSIS AND FINDINGS

I. Conformance with Regional System Plans

A. TRANSPORTATION SYSTEM: Ann Braden (651-602-1705), Chauncey Case (602-1724)

The amendment is in conformance with the *Regional Transportation (and Aviation) Policy Plan* and will not impact the regional roadway system.

B. WATER SYSTEM

1. Wastewater: Roger Janzig (651-602-1119)

The amendment is in conformance with the *Water Resources Management Policy Plan*. The regional wastewater system has sufficient capacity to accommodate the amendment area.

Inver Grove Heights is not currently identified as a community with excessive peak hourly flow during wet weather occurrences. Inver Grove Heights 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.

2. Water Supply, Sara Bertelsen (651-602-1035)

The amendment is consistent with Metropolitan Council Water Supply policies.

3. Surface Water Management: James Larsen (651-602-1159)

The City is located within both the Gun Club Lake and Lower Mississippi River watersheds. Both of those Watershed Management Organizations have completed their ‘second-generation’ watershed plan updates – the more recent of the two updates was completed in 2001. The City’s current local surface water management plan was completed in September 2006.

C. REGIONAL PARKS SYSTEM: Jan Youngquist (651-602-1029)

The proposed CPA is in conformance with the Regional Parks Policy Plan.

II. Consistency with 2030 Regional Development Framework and Council policies

A. 2030 REGIONAL DEVELOPMENT FRAMEWORK: Patrick Boylan (651-602-1438)

The amendment is consistent with *2030 Development Framework* policies for Developing Area communities. The Council received the proposed CPA on May 22, 2008, and found it complete on May 30, 2008.

The City participates in the Metropolitan Council’s Plat Monitoring program. Since 2000, the City has platted 339.6 net acres and developed 2,057 housing units. This represents residential development averaging 6.06 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. The proposed development places 103 senior housing units on 4.5 net acres.

Table 1 below shows that for sewerred residential land developed since 2000. The minimum density of residential development proposed by the amendment is 22.89 units per acre. When remaining undeveloped land is factored in, the City should achieve a minimum overall density of at least 4.96 units/acre

Table 1: Residential Land Use and Density Analysis

	Net Acres	Density (units/acre)	Units
Plat Monitoring ('00 – '07)	339.6	6.06	2057
Southview Senior Living CPA	4.5	22.89	103
	Minimum Planned		
	Net Acres	Density (units/acre)	Units
Undeveloped Res. Land			
Guided LDR	395	2	790
Guided LMDR	535	4	2140
Guided MDR	295	6.5	1918
Guided HDR	55	12	660
Guided Mixed Use	39	15	585
Undeveloped Subtotal	1,319	4.6	6093
Total	1,663	4.96	8253

B. Housing: Linda Milashius (651-602-1541)

The plan amendment is consistent with the Council's Housing policies, and will afford the community an opportunity to address the City's remaining negotiated LCA affordable housing goals through 2010, of 1,145 affordable ownership units and 74 rental units.

C. Transit (Steve Mahowald 612-349-7775)

In the *2030 Regional Development Framework* (Framework) specific policies and roles for developing communities such as Inver Grove Heights include planning for land use patterns to support transit development and service expansion. The site is not on a current or anticipated future transit route. The city should continue to make efforts to encourage land use patterns that support transit service and development along transportation corridors.

III. Consistency with System Statement

Forecasts: Todd Graham (651-602-1322)

No forecast revision is requested (CPA Submittal Form, question #8). While the proposed senior housing development will create new housing, the amendment does not change the City's forecasts.

IV. Compatibility with Adjacent Governmental Units

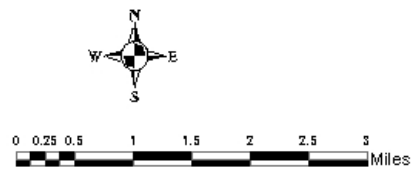
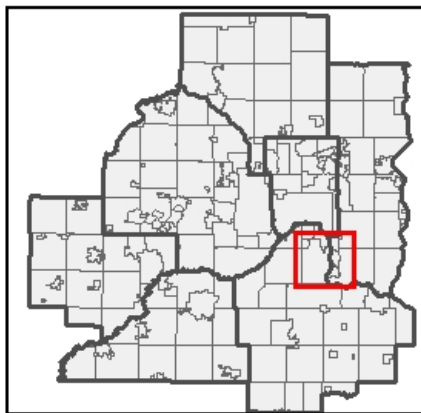
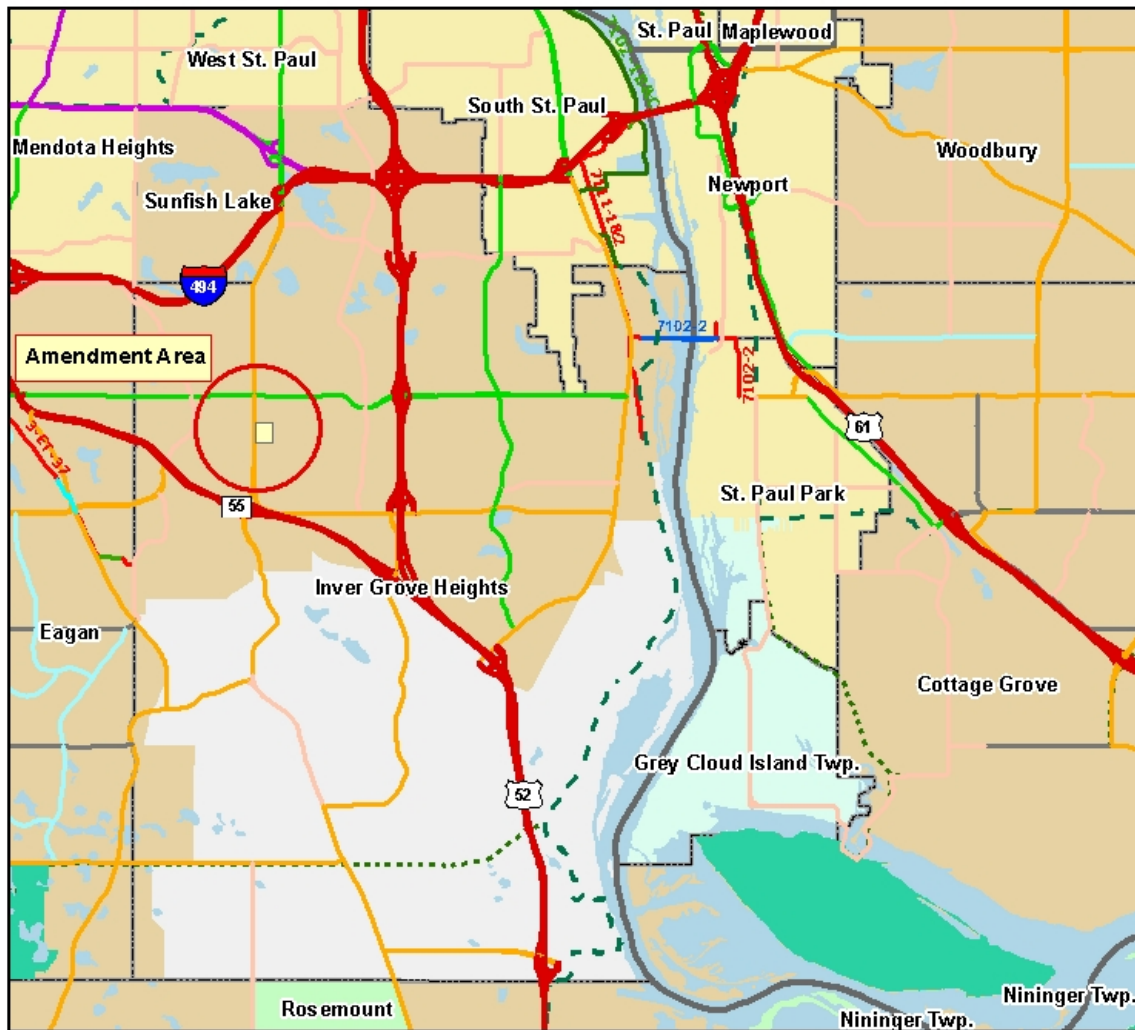
The City sent the proposed CPA to adjacent local governments, school districts and other jurisdictions on March 7, 2008.

No comments were received.

ATTACHMENTS

Figure 1 – Location Map Showing Regional Systems
Figure 2 – Site map with Proposed Land Use Changes

**Figure 1. Location Map
City of Inver Grove Heights**



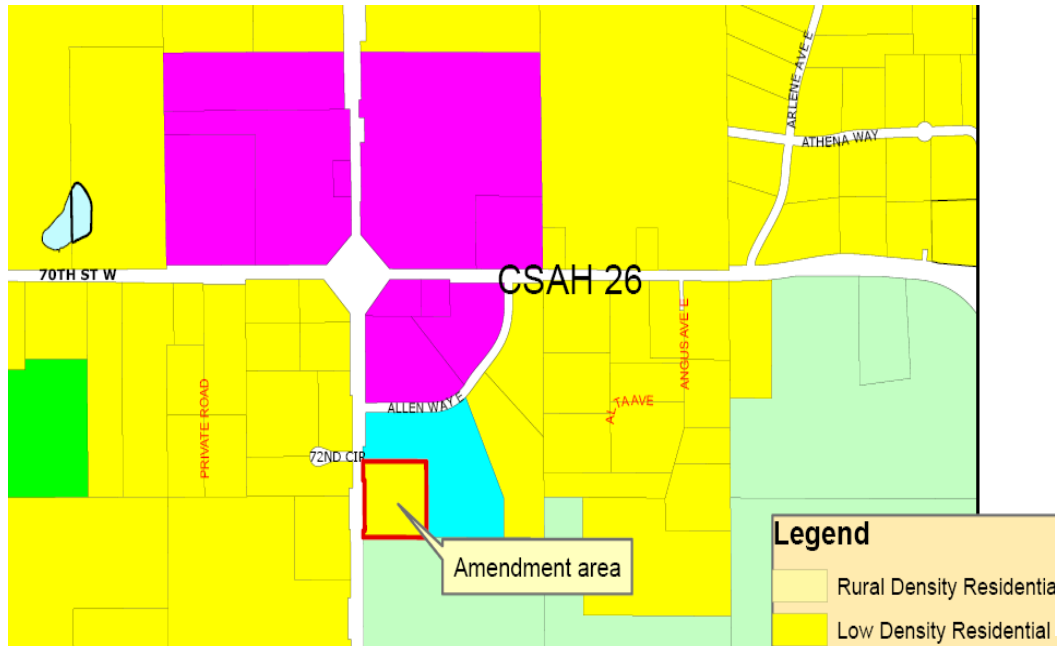
2030 Framework Planning Areas

- Agricultural Area
- Developed Area
- Developing Area
- Diversified Rural

Sources: Metro GIS, City of Inver Grove Heights. P. Boylan June 2, 2008

Figure 2. Site map with proposed land use changes

Existing Land Uses:



Proposed Land Uses:

