



Community Development Committee

Business Item

Item: 2008- 255

Meeting date: October 6, 2008

ADVISORY INFORMATION	
Subject:	City of Bloomington, Comprehensive Plan Amendment Applewood Pointe Southtown, Review File No. 18103-22
District(s), Member(s):	District 5, Polly Bowles
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Denise Engen, Principal Reviewer (651-602-1513) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)
Division/Department:	Community Development/Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allows the City of Bloomington to put the Applewood Pointe Southtown comprehensive plan amendment (CPA) into effect.
2. Find that the comprehensive plan amendment (CPA) does not change the City’s forecasts.
3. 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

The Metropolitan Council reviewed the City’s 2020 Comprehensive Plan (Review No. 18103-2) on April 2001. Since then, the City has submitted 20 plan amendments to the Council for review.

The *2030 Regional Development Framework* identifies Bloomington as a Developed Community. The Metropolitan Council forecasts that between 2000 and 2030 the city will grow from 85,172 to 93,000 people and from 36,400 to 40,000 households. The Council forecasts the city’s employment is to grow from 101,564 to 137,500 jobs over the same period.

The CPA affects a 5.2-acre area located at 2600 West 82nd Street in the Southtown area of Bloomington. The CPA changes the land use from *Quasi-public* to *High Density Residential*. It will allow the site to be developed for 102 independent living units in a senior coop housing development.

Rationale

The proposed CPA conforms to regional system plans, is consistent with Council policies, and is 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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District	District 5, Polly Bowles
Prepared by	Denise Engen, Principal Reviewer (651-602-1513) 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
<ul style="list-style-type: none"> • The city of Bloomington is located in Hennepin County, bordered by the cities of Richfield, Edina and Ft. Snelling Unorganized Territory to the north, Shakopee to the southwest, Savage and Burnsville to the south and Eagan to the east. • The <i>2030 Regional Development Framework</i> identifies Bloomington as a Developed Community. The Metropolitan Council forecasts that between 2000 and 2030 the city will grow from 85,172 to 93,000 people and from 36,400 to 40,000 households. The city's employment is forecasted to grow from 101,564 to 137,500 jobs over the same period. • The Council reviewed Bloomington's 2020 Comprehensive Plan Update in April 2001(18103-2). The Council's action excluded the France/Old Shakopee Road, and Airport South districts.

REQUEST SUMMARY
<p>The CPA affects a 5.2-acre area located at 2600 West 82nd Street in the Southtown area of Bloomington. The CPA changes the land use from <i>Quasi-public</i> to <i>High Density Residential</i>. It will allow the site to be developed for 102 independent living units in a senior coop housing development.</p>

PROPOSED ACTION
<ol style="list-style-type: none"> 1. Adopt the attached review record and allow the City of Bloomington (City) to put the Applewood Pointe Southtown CPA into effect. 2. Find that the comprehensive plan amendment (CPA) does not change the city's forecasts. 3. 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 Wastewater, 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> , with water resources management, and consistent with Council forecasts.
Compatibility with Adjacent Community Plans	The CPA will not have an impact on adjacent communities, school districts, or watersheds.

PREVIOUS COUNCIL ACTIONS
<ul style="list-style-type: none"> • April 2001: The Council acted on Bloomington's 2020 Comprehensive Plan Update (CPU). • May 2001 through August 2008: The Council acted on 20 amendments to Bloomington's 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 (includes Aviation)

The amendment conforms to the *Regional Transportation Policy Plan* and supports the regional transportation system.

B. WATER RESOURCES

The amendment conforms to the *Water Resources Management Policy Plan*.

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

The amendment is consistent with the *Regional Parks Policy Plan*.

II. Consistency with 2030 Regional Development Framework and Council policies

A. 2030 REGIONAL DEVELOPMENT FRAMEWORK: Denise Engen (651-602-1513)

The amendment is consistent with *2030 Development Framework* policies for Developed Area communities.

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

Review of the CPA concludes that the housing element of the city's comprehensive plan remains consistent with Council housing policy. Because there are no changes regarding forecasted household growth, the city's share of affordable housing through 2010 represented by its goals is unchanged. The Council reminds the City of Bloomington that the balance of affordable housing opportunities it agreed to provide through its 1996-2010 negotiated housing goals is approximately 730 affordable ownership and 25 affordable rental units.

C. WATER SUPPLY: Sara Bertelsen (651-602-1035)

The amendment is consistent with Metropolitan Council Water Supply policies.

III. Consistency with System Statement Forecasts: Todd Graham (602-651-1322)

The amendment does not change the City's forecasts.

IV. Compatibility with Adjacent Governmental Units: Denise Engen (651-602-1513)

The amendment is compatible with plans of adjacent jurisdictions. The City sent the proposed amendment to adjacent local governments, school districts, and other jurisdictions on June 20, 2008. No comment letters were forwarded to the Council.

ATTACHMENTS

Figure 1 – General Location Map

Figure 2 – Existing Land Use and Proposed Land Use

Figure 1: General Local Map
 City of Bloomington, Applewood Pointe Southtown CPA

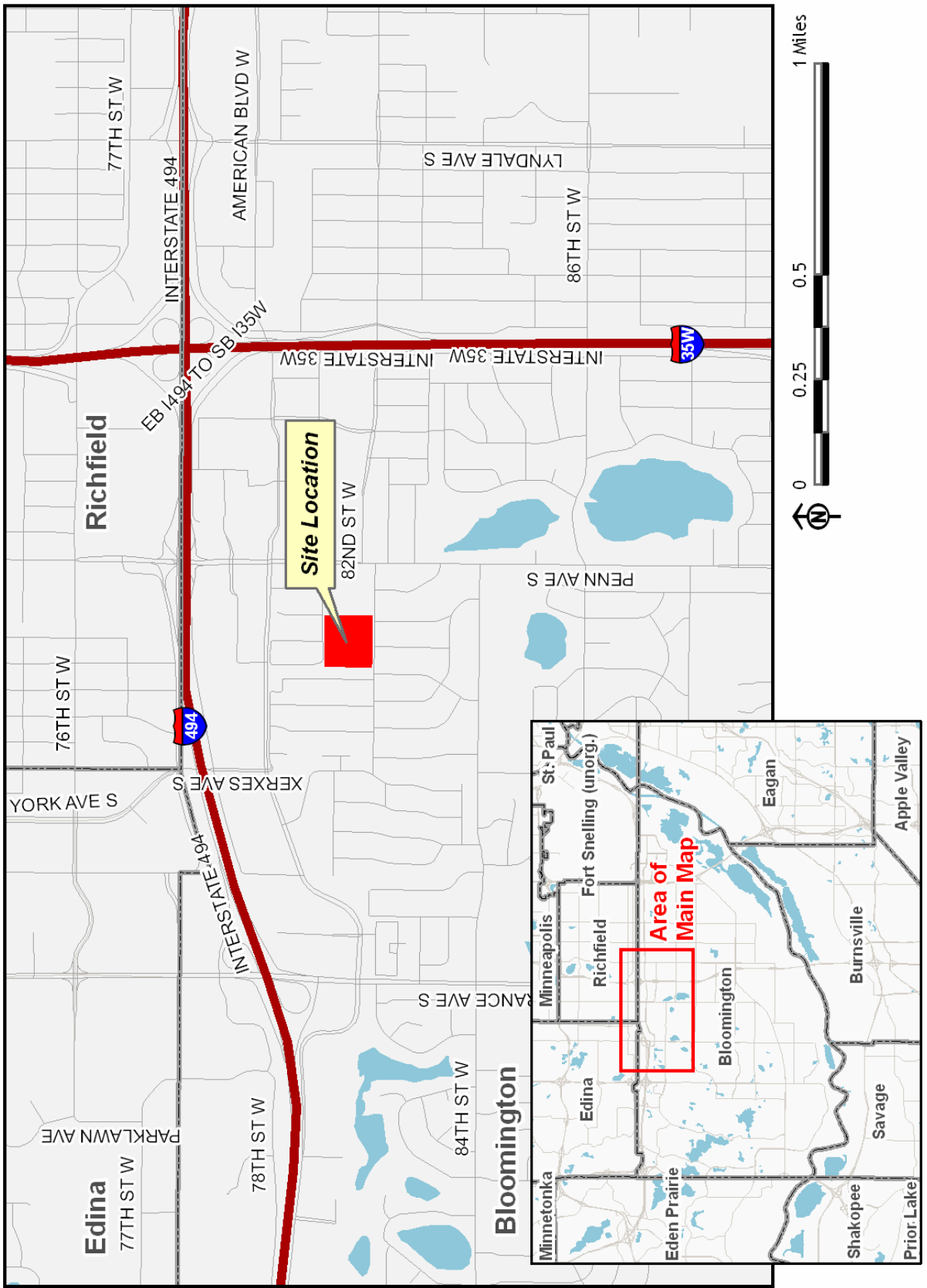
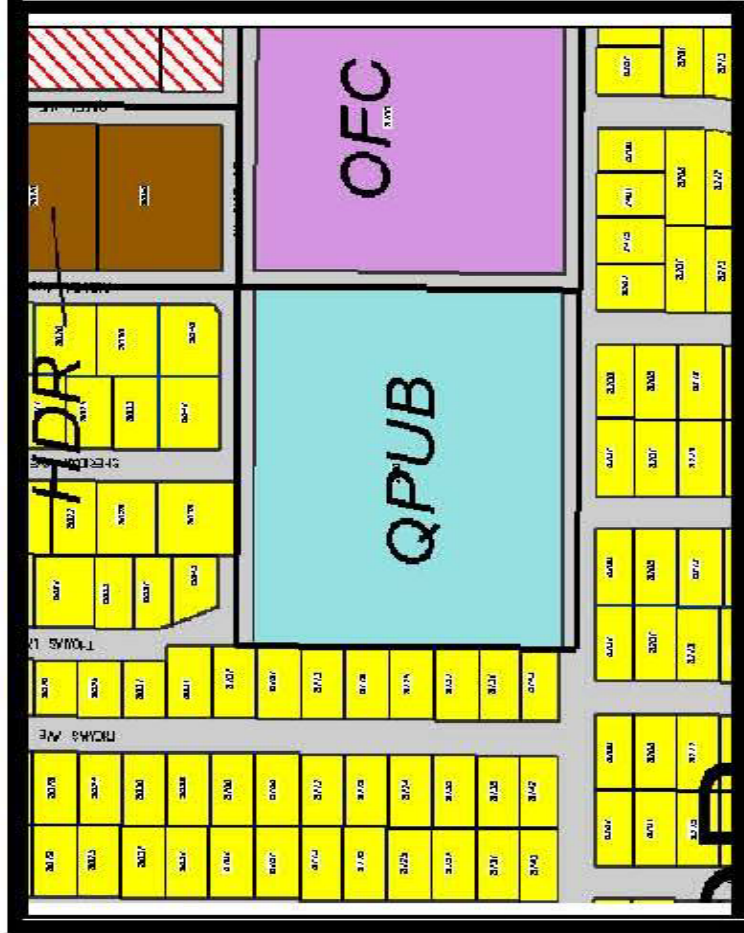


Figure 2: Existing and Proposed Land Use
 City of Bloomington, Applewood Pointe Southtown CPA

Existing Land Use



Proposed Land Use

