

C Community Development Committee
Meeting date: December 15, 2008

Business Item
Item: 2008-345

E Environment Committee
Meeting date: December 9, 2008

ADVISORY INFORMATION

Subject:	City of Lauderdale 2030 Comprehensive Plan Update Review File No. 20305-1 Tier II Comprehensive Sewer Plan
District(s), Member(s):	District 10, Councilmember Kris Sanda, 763-757-1962
Policy/Legal Reference:	Minnesota Statute Section 473.175
Staff Prepared/Presented:	Victoria E. Dupre, Principal Reviewer, (651-602-1621) Kyle Colvin, Engineering Services Asst. Manager, (651-602-1151)
Division/Department:	Community Development / Planning and Growth Management Environmental Services / Engineering Services

Proposed Action

That the Metropolitan Council adopts the attached Review Record and takes the following actions from each committee:

Recommendations of the Community Development Committee

1. Authorize the City of Lauderdale to put its 2030 Comprehensive Plan Update into effect without any plan modifications.
2. Request that the City to submit a copy of its final surface water management plan to the Council following City Council adoption. The City should also provide the dates of the watershed management organizations' approval, and the City Council's action.
3. Advise the City to submit a copy of the City Council Resolution adopting its Update to the Council for its records.
4. Remind the City that Minnesota Statutes 473.864 require it to formally adopt the Comprehensive Plan, along with any required modifications, within nine months after the Council's final action and require the City to submit two copies of the adopted Plan to the Council in a timely manner.
5. Remind the City that it is required to submit any updated ordinances and controls intended to help implement the Plan to the Council upon adoption.

Recommendations of the Environment Committee:

1. Approve the City's Tier II Comprehensive Sewer Plan.

Background

The City of Lauderdale (City) is located in Ramsey County, surrounded by the Cities of Roseville, Falcon Heights and Minneapolis see Figure 1). The 2030 Regional Development Framework (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identified Lauderdale as a “Developed” community. Figure 2 shows the designation and regional systems in Lauderdale and surrounding area.

The City submitted its *2030 Comprehensive Plan* (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council’s 2005 Systems Statement requirements.

Rationale – Standard of Review & Findings

1. Does the Update conform to Regional Systems Plans?
2. Is the Update consistent with Metropolitan Council policies?
3. Is the Update compatible with plans of adjacent governmental units, affected special districts and school districts?

Conformance with Regional Systems Plans:

- | | |
|---|-----|
| 1. Regional Parks | Yes |
| 2. Transportation including Aviation | Yes |
| 3. Water Resources Management
(Wastewater Services and Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|---|-----|
| 1. Forecasts | Yes |
| 2. Housing | Yes |
| 3. 2030 Regional Development Framework and Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program | Yes |
| 5. Water Supply | Yes |

Compatible with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- | | |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

Funding

The Council provided no funding assistance to Lauderdale.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the City of Lauderdale 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans (plans) and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

CONFORMANCE WITH REGIONAL SYSTEMS

Regional Parks

Parks and Trails

Reviewer: Jan Youngquist, CD – Regional Parks System Planning (651-602-1029)

The Update is in conformance with the *Regional Parks Policy Plan*. The Update acknowledges that there are no existing or planned regional parks or trails in the City.

Transportation

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning (651-602-1705)

The Update is in conformance with the *Transportation Policy Plan (TPP)* and addresses all the applicable transportation and transit requirements of a comprehensive plan.

The nearest principal arterial, metropolitan trunk highway (TH) 280 runs north-south through the City's western side. The TPP includes no plans to expand TH 280 although MnDOT plans to reconstruct the Larpenteur/East Hennepin Avenue Bridge over the highway. The bridge is considered operationally deficient in terms of capacity, clearance and entrance and exit lane speed. During the emergency reconstruction of the I-35W River Bridge TH 280 has served as a detour route and several accesses, including Roselawn Avenue in Lauderdale have been closed.

Lauderdale is located in Transit Market Area II. Metro Transit runs regular route locals, all day expresses, small vehicle circulators, special needs paratransit (ADA, senior), and rideshare.

Aviation

Reviewer: Chauncey Case, MTS – Systems Planning (651-602-1724)

The Update is in conformance with the *Aviation Policy Plan* and consistent with Council policy.

Water Resources Management

Wastewater Service

Reviewer: Kyle Colvin, ES – Engineering Services (651-602-1151)

The Update is in conformance with the *Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision for the next 20 years or to year 2030. It includes growth forecasts that are consistent with the Council's forecasts for population, households and employment.

The Metropolitan Council Environmental Services currently provides wastewater treatment services to the City. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul. The majority of the City's wastewater conveyance service is provided through a direct connection to Council interceptor 1-MN-301.

The Update projects that the City will have 1,250 sewered households and 800 sewered employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve these needs. The Update provides sanitary flow projections in 10-year increments. The bases for the projections were given in the Update and were determined appropriate for planning for local services.

Lauderdale has been identified as a community impacted by wet weather occurrences. The City is currently on the Council's list of communities having a clear water inflow and infiltration (I/I) reduction goal. The City is committed to mitigate excessive I/I at levels equal to the Council's Surcharge amount. The City's I/I reduction plan includes investigative efforts for locating sources of excess I/I through system inspections, sump pump inspections, and smoke testing. The City's I/I reduction plan also includes capital improvements aimed at removing sources of I/I through sump pump disconnections, sewer system sealing and sanitary sewer system rehabilitation and replacement.

The Update includes the City's policy that identifies and describes the plan to reduce clear water inflow and infiltration in the metropolitan disposal system, and a program to inspect all properties to verify and correct illegal connections.

Tier II Comments

Council staff reviewed the Update's Tier II Sewer Element against the Council's requirements for Tier II Comprehensive Sewer Plans for developed communities, and found it complete and consistent with Council policies. The Council's approval of the Tier II Plan becomes effective upon the City's adoption of the Update. At that time, the City may alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting the final Update needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources Assessment (651-602-1156)

The Update includes a Local Surface Water Management Plan (SWMP) that is consistent with the *Water Resources Management Policy Plan (WRMPP)*. The Metropolitan Council received the SWMP on October 22, 2008 and completed a separate review.

The Update indicates that the SWMP is consistent with the goals and policies of the three watershed management organizations having jurisdiction in the City: Mississippi Watershed Management Organization (WMO), Rice Creek Watershed District and Capitol Region Watershed District. The Board of Water and Soil Resources (BWSR) approved the Capitol Region and Mississippi watershed management plans in 2000. The BWSR approved the Rice Creek plan in 1997.

While the City’s SWMP is generally consistent with the WRMP, the City should modify two components. The first addresses volume control. The City adopted the Rice Creek and Capitol Region Watershed Districts standards to control the first one inch of runoff from impervious surfaces. However, the Mississippi WMO regulates only the first one-half inch of runoff. The Mississippi WMO is in the process of updating the watershed plan and rules, and will likely adopt a one-inch volume control standard. Lauderdale needs to adopt the one-inch volume control standard city-wide to maintain a consistent standard.

The second addresses best management practices. As fully developed city, Lauderdale has minimal opportunities to improve the water quality of storm water runoff before it reaches downstream water resources. One effective standard is to increase the frequency of street sweeping. Lauderdale needs to consider street sweeping as a BMP in the SWMP.

The City needs to be advised that all three watersheds are currently updating their watershed management plans. The City will need to revise the SWMP within two years after the BWSR approves each new watershed plan. Finally the City needs to submit to the Council a copy of the final SWMP following City Council adoption, with the dates of City Council approval and watershed management organizations’ approval.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

Reviewer: Dennis Farmer, CD - Research (651-602-1552)

The Update is consistent with Council’s forecasts and with regional policy.

Table 1: Council Forecasts¹ as Compared to the City’s Update

	2000		2010		2020		2030	
	Met Council	City	Met Council	City	Met Council	City	Met Council	City
Population	2,364	2,364	2,400	2,400	2,600	2,600	2,600	2,600
Households	1,150	1,150	1,160	1,160	1,250	1,250	1,250	1,250
Employment	700	700	730	730	750	750	800	800

*These forecasts represent both total city forecasts and sewerage forecasts. ¹Council forecasts as per 2005 System Statement.

While the Council estimates that Lauderdale will have 800 employees by 2030, recent quarterly data from the Minnesota Department of Employment and Economic Development estimate the City’s employment at 1,976. Lauderdale completed an employment survey in 2007 which identified 765 employees. The City does not request a higher employment number, and indicates that losing a single large employer could greatly impact the City’s total employment.

2030 Regional Development Framework and Land Use

Reviewer: *Tori Dupre, CD – Local Planning Assistance, (651-602-1319)*

The Update is consistent with the *Regional Development Framework (RDF)*, which designates Lauderdale as “Developed.” In Developed communities the Council will invest resources to facilitate reinvestment and redevelopment, and maintain existing infrastructure. The Council recommends that communities accommodate growth and redevelopment at five-plus units per acre density, with higher densities along transportation corridors.

About 42 percent of Lauderdale’s 271.23-acre community is residential. The Update proposes to expand the mixed use area along Larpenteur Avenue, and decrease institutional, commercial and industrial land uses in the 2010 to 2030 planning period. The Update includes a land use table in five-year stages, as required by the Metropolitan Land Planning Act (MLPA), and is included in Table 3 (last page). Table 2 summarizes this information.

Table 2: Summary of Existing and Planned Land Uses (acres)

Within Urban Service Area	Min	Max	Existing (2007)	2020	2030	Existing to 2030 Change
	Res Density					
Residential	Min	Max				
Low Density Residential	1	3	0.00	0.00	0.00	0
Medium Density Residential	4	9	89.46	87.64	87.64	-1.82
High Density Residential	10	30	23.40	29.93	29.93	+6.53
Mixed Use Primarily Residential*	6	15	0.00	13.39	17.27	+17.27
Commercial & Industrial						
Commercial			9.24	6.98	6.98	-2.26
Industrial			12.65	8.46	8.46	-4.19
Public/Semi Public						
Institutional			15.53	15.53	0.00	-15.53
Parks and Recreation			7.27	7.27	7.27	0
Open Space			9.31	9.31	9.31	0
Roadway Rights of Way			81.98	81.98	81.98	0
Utility			9.99	9.99	9.99	0
Railroad			9.93	9.93	9.93	0
Wetlands			2.29	2.29	2.29	0
Open Water, Rivers and Streams			0.18	0.18	0.18	0
Total			271.23	271.23	271.23	0

Housing

Reviewer: *Linda Milashius, CD – Livable Communities, (651-602-1541)*

The Update is consistent with the Council’s housing policy and meets the affordable housing planning requirements of the MLPA. The Update acknowledges the City’s share of the region’s affordable housing need, 35 affordable units, for the 2011 to 2020 period.

Lauderdale is a fully developed community, with no vacant developable land and limited redevelopment opportunity to meet affordable housing needs. The Update indicates that through 2030, approximately 6.5 acres will be available for high density residential development, at 10 to 30 units per acre. In addition, the City plans to replace a 17-acre area currently zoned for business along Larpenteur Avenue with a mixed use corridor near transit facilities, allowing the development of high-density housing.

The Update includes implementation tools and programs to promote opportunities to address its regional share housing need. The City will continue to provide site redevelopment assistance through tax increment financing, tax abatement, Community Development Block Grants and applications for brownfield clean up funds. The City will continue to partner with Ramsey County, Minnesota Housing, the Metropolitan Council and other non-profit housing organizations to pursue opportunities and resources to maintain housing affordability in the community and to accommodate additional new affordable units.

The City is a participant in the Livable Communities Local Housing Incentives Program, and has applied for and received funding from the LCA programs to clean up two sites and assess redevelopment opportunities options along Larpenteur Avenue. The City's housing program is designed to improve the quality of the existing housing stock and neighborhood appeal.

The City will conduct a housing condition survey to determine the nature and scope of home improvements needed and use the survey results to determine the City's role in maintaining or improving housing. The City will create a housing maintenance code for single-family (non-rental) housing or expand the International Property Maintenance Code to all housing, and evaluate the feasibility of offering loans to low and moderate income residents to repair and maintain their homes.

Individual Sewage Treatment Systems (ISTS) Program

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)

The Update is consistent with Council policy. The City has no ISTS since the City is entirely connected to the municipal wastewater system.

Water Supply

Reviewer: Sara Bertelsen, ES – Water Supply Planning, (651-602-1035)

The Update is consistent with the policies of the Council's WRMP. Lauderdale does not own or operate a water supply system, thus does not need a water supply plan.

Resource Protection

Historic Preservation

Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1361)

The Update includes a section on Historic Preservation as required by the MLPA.

Solar Access Protection

Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1361)

The Update includes a section on Solar Access Protection as required by the MLPA.

Aggregate Resources Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)

The Update includes a section on aggregate resources protection, indicating that no aggregate resources have been identified in the City, meeting the MLPA requirements.

PLAN IMPLEMENTATION

Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1361)

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Not needed, City fully developed
- ISTS Codes Not needed, City has no ISTS
- Housing Implementation Program Yes

The Update contains a 5-year CIP, a copy of the existing zoning districts and map, and a description of possible future changes. The Council reminds the City that it must submit copies of changes made to any of these documents within 30 days following adoption.

COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

On January 17, 2008, the City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts. The responses are included in the Update and no compatibility issues were indicated.

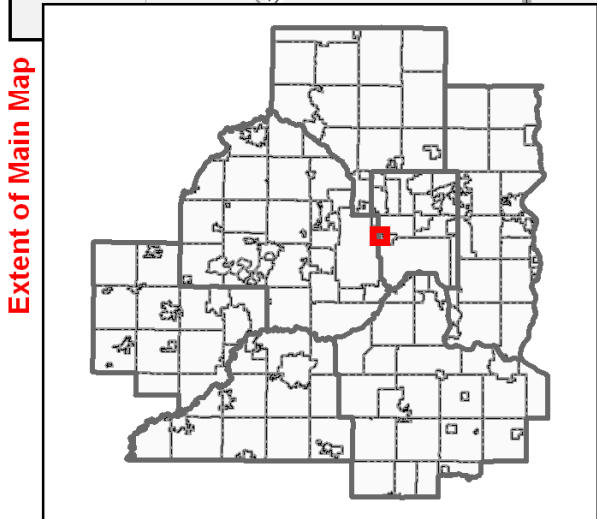
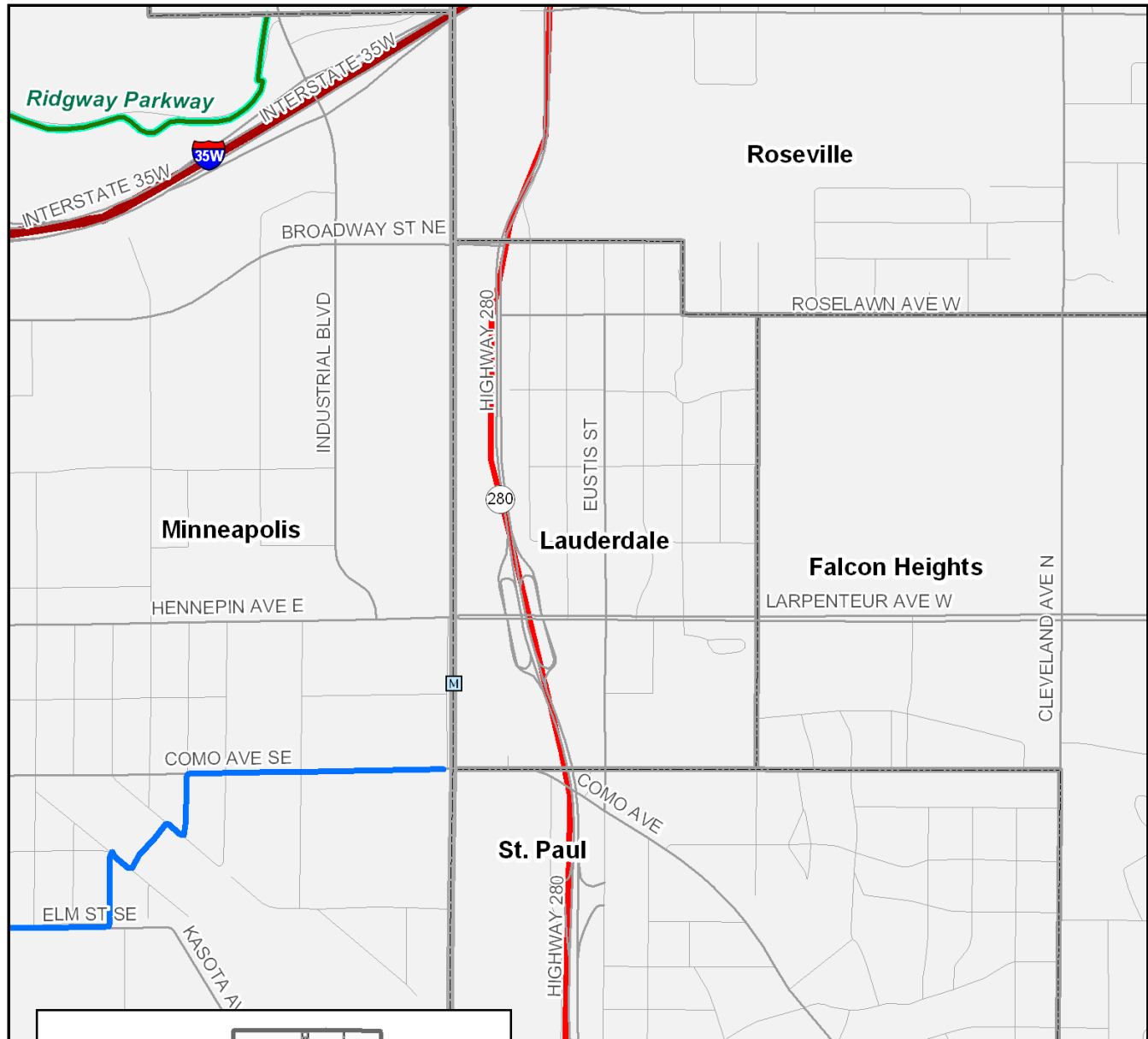
DOCUMENTS SUBMITTED FOR REVIEW:

- City of Lauderdale *2030 Comprehensive Plan*, received August 4, 2008
- *City of Lauderdale Local Surface Water Management Plan dated August 2008*, received October 22, 2008
- City Council Resolution No. 072208A accepting the Update to submit to the Metropolitan Council for review, dated July 22, 2008
- Comprehensive Plan Transmittal form.

ATTACHMENTS

- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use
- Figure 4: 2030 Land Use Plan
- Table 3: Existing and Planned Land Use Table in 5-year Stages

Figure 1. Location Map Showing Regional Systems, City of Lauderdale, Ramsey County



0 0.125 0.25 0.5 Mile

Regional Systems

Wastewater Services

- Meters
- Lift Stations
- Interceptors
- Treatment Plants

Transportation

- Interstates
- US Highways
- State Highways
- County Roads

Recreation Open Space

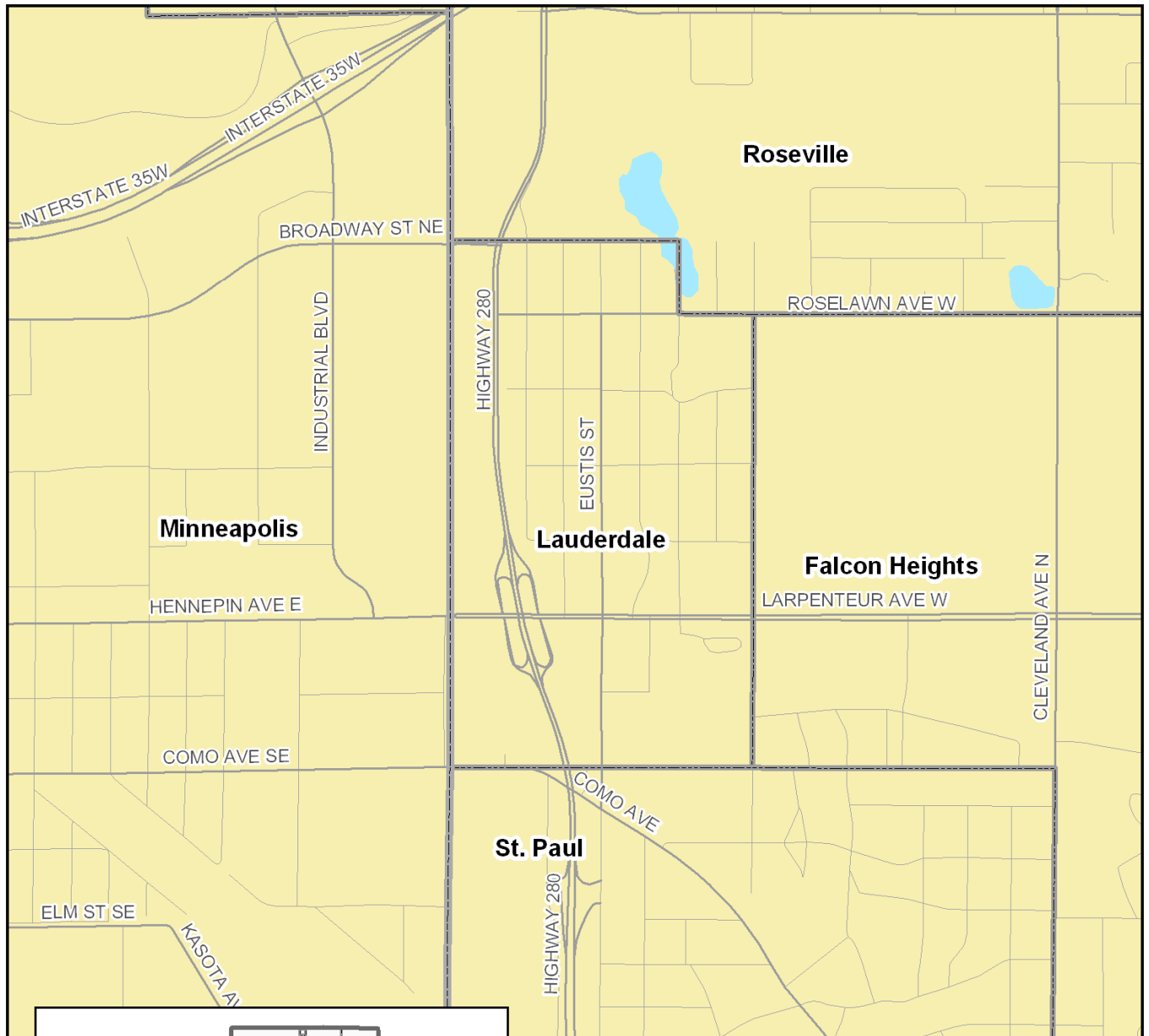
- Park Reserve
- Regional Park
- Special Recreation Feature
- State and Federal Land

Regional and State Trails

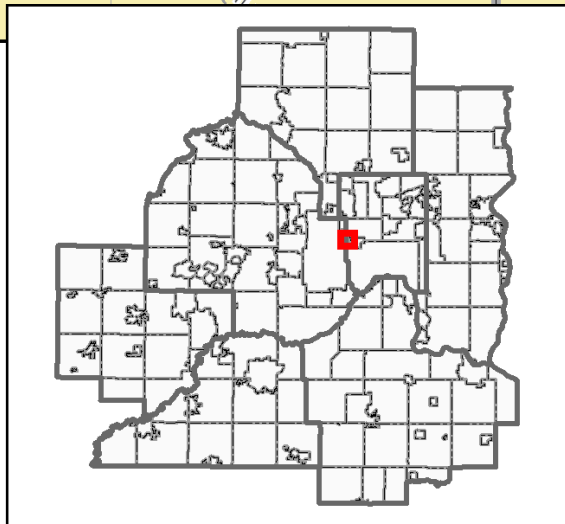
- Regional Existing
- Regional Planned
- Regional Proposed
- State Existing

— TLG Street Centerlines, 2008

Figure 2. 2030 Regional Framework Planning Areas, City of Lauderdale, Ramsey County



Extent of Main Map

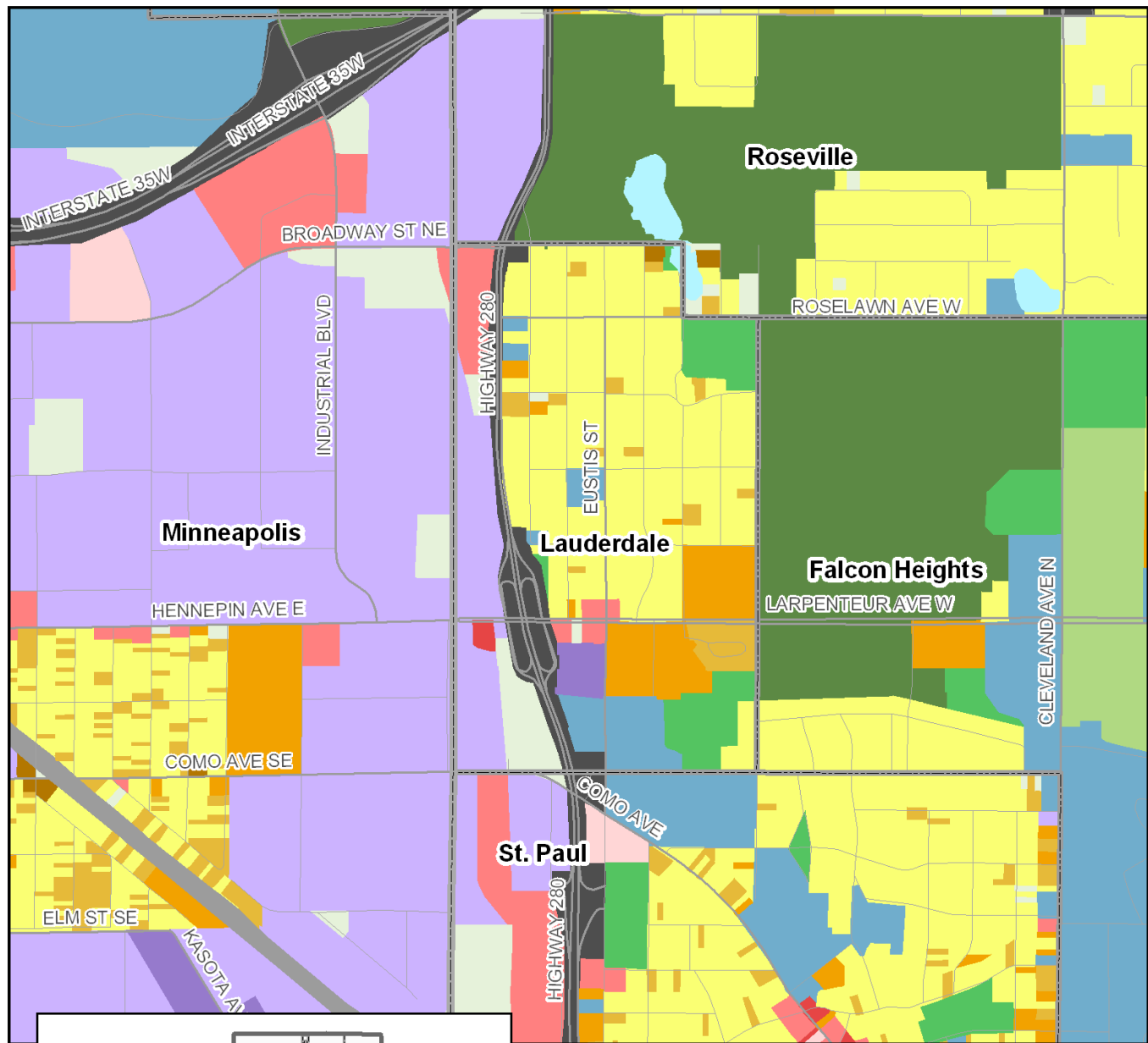


0 0.125 0.25 0.5 Mile

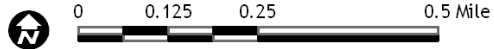
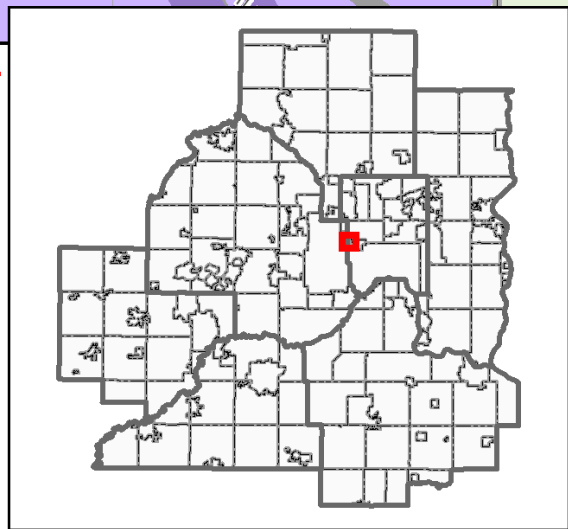
2030 Regional Framework Planning Areas

- Agricultural Area
- Developed Area
- Developing Area
- Diversified Rural
- Non-Council Area
- Rural Center
- Rural Residential
- TLG Street Centerlines, 2008

Figure 3. Existing (2005) Land Use, City of Lauderdale, Ramsey County



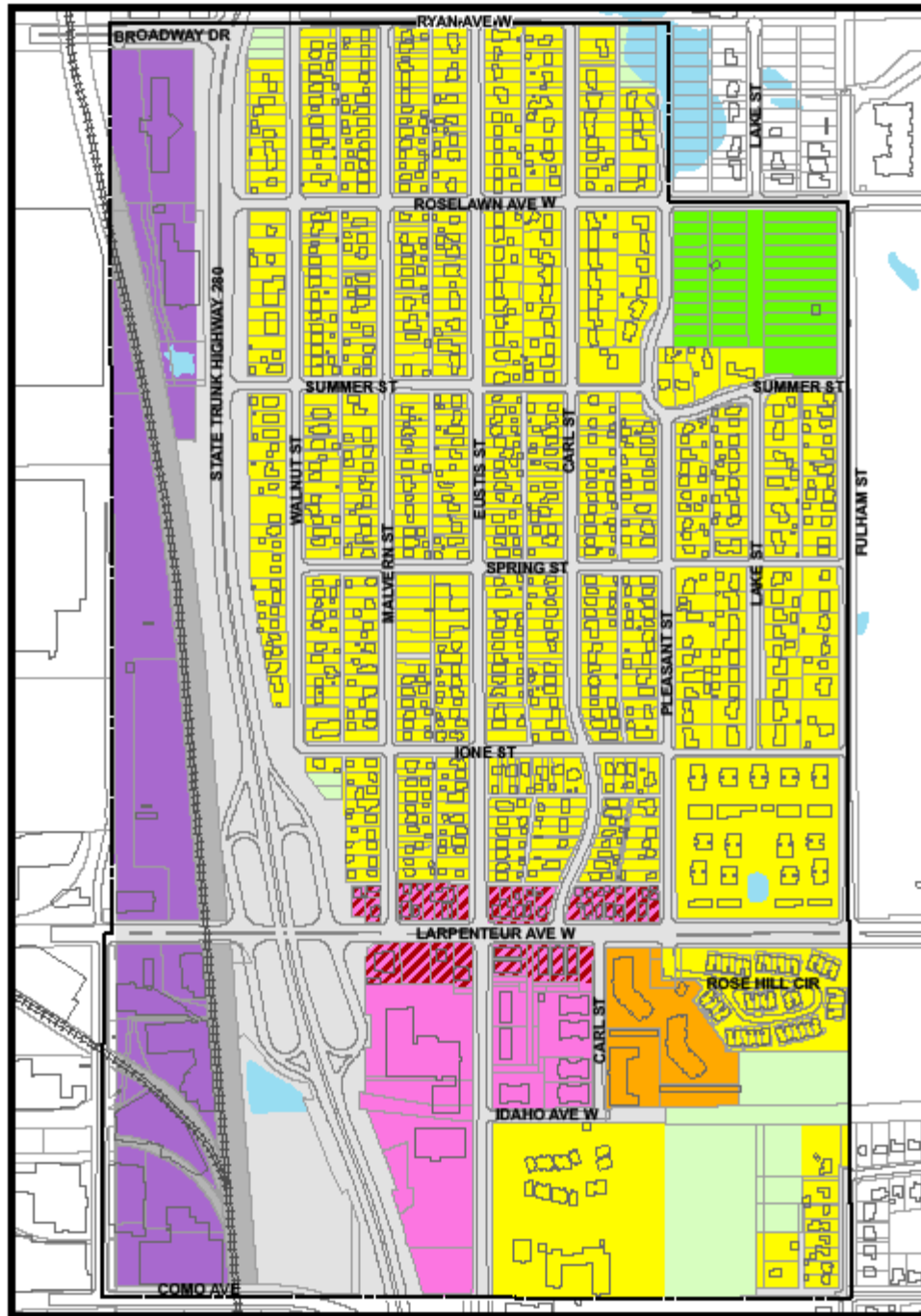
Extent of Main Map



Existing Land Use (2005)

- | | |
|--------------------------------|--------------------------------|
| Famstead | Industrial and Utility |
| Seasonal/Vacation | Extractive |
| Single Family Detached | Institutional |
| Manufactured Housing Park | Park, Recreational or Preserve |
| Single Family Attached | Golf Course |
| Multifamily | Major Highway |
| Retail and Other Commercial | Railway |
| Office | Airport |
| Mixed Use Residential | Agricultural |
| Mixed Use Industrial | Undeveloped |
| Mixed Use Commercial and Other | Water |
| | TLG Street Centerlines, 2008 |

Figure 4. 2030 Land Use Plan, City of Lauderdale



Planned 2030 Land Use

2008 Comprehensive Plan Update
City of Lauderdale, Minnesota



- City Boundary
- Medium Density Residential
- High Density Residential
- Mixed Use
- Industrial
- Park & Recreation
- Open Space
- Open Water
- Railway (RL)
- Roadway Right-of-Way (ROW)
- Larpenteur Corridor Plan Area



October 23, 2007
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Table 2: EXISTING AND PLANNED LAND USE TABLE IN 5-YEAR STAGES
CITY OF LAUDERDALE

Existing and Planned Land Use Table (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2007) ¹	2010	2015	2020	2025	2030	Change Existing to 2030
	Minimum	Maximum							
Residential Land Uses									
Low Density Residential	1	3	0.00					0.00	
Medium Density Residential	4	9	89.46	88.58	87.64	87.64	87.64	87.64	-1.82
High Density Residential	10	30	23.40	23.40	23.40	22.30	22.30	29.93	6.53
Mixed Use Primarily Residential*	6	15	0	3.14	4.08	5.18	13.39	17.27	17.27
C/I Land Uses									
Commercial			9.24	6.98	6.98	6.98	6.98	6.98	-2.26
Industrial			12.65	12.65	12.65	12.65	8.46	8.46	-4.19
Public/Semi Public Land Uses									
Institutional			15.53	15.53	15.53	15.53	15.53	15.53	-15.53
Parks and Recreation			7.27	7.27	7.27	7.27	7.27	7.27	0
Open Space			9.31	9.31	9.31	9.31	9.31	9.31	0
Roadway Rights of Way			81.98	81.98	81.98	81.98	81.98	81.98	0
Utility			9.99	9.99	9.99	9.99	9.99	9.99	0
Railroad			9.93	9.93	9.93	9.93	9.93	9.93	0
Airport									0
Subtotal Sewered									0
No land outside sewer area									
	Minimum lot size	Maximum lot size	Existing (2007)	2010	2015	2020	2025	2030	Change 2000-2030
Undeveloped									
Wetlands			2.29	2.29	2.29	2.29	2.29	2.29	0
Open Water, Rivers and Streams			0.18	0.18	0.18	0.18	0.18	0.18	0
Vacant (Developable)									
Total			271.23	271.23	271.23	271.23	271.23	271.23	

* Mixed Use categories include information regarding the estimated minimum and maximum housing density ranges and acres/percentage of residential use.

** Numbers vary slightly because of rounding.

1- EXISTING calculation from City Engineer GIS information as of 2007