

C Community Development Committee
Meeting date: March 16, 2009

E Environment Committee
Meeting date: March 24, 2009

ADVISORY INFORMATION	
Subject:	City of Plymouth 2030 Comprehensive Plan Update Review File No. 20361-1 Tier II Comprehensive Sewer Plan
District(s), Member(s):	District 1, Council Member Roger Scherer
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Freya Thamman, Principal Reviewer (651-602-1750) Phyllis Hanson, Local Planning Assistance Manager (651-602-1566) 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 adopt the attached Advisory Comments and Review Record, and the following:

Recommendation of the Community Development Committee:

1. Authorize the City of Plymouth to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City:
 - a. That it will be required to participate in the Metropolitan Council's (Council) plat monitoring program beginning in 2009 and submit annual reports to the Council.
 - b. That before wastewater service is provided any parcels within Living Area-Rural Transition (LA-RT) land use area, the City will need to submit a comprehensive plan amendment and updated citywide density calculation to the Council to ensure the City is meeting the Council's policy of 3+ units per net developable acre for sewered areas.

Recommendation of the Environment Committee:

1. Approve the City's Tier II Comprehensive Sewer Plan.
2. Advise the City:
 - a. That it will need to maintain their long term flow levels within the allocated capacity of 1.78 Million Gallons per Day for the Elm Creek Interceptor.
 - b. That before development and direct connection to interceptor 9004 can occur, the City will need to enter into a cost sharing agreement with the Metropolitan Council for the over sizing costs of the interceptor.

ADVISORY COMMENTS

City of Plymouth 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20361-1 - Council Business Item No. 2009-64

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update (“Update”) and approving the City’s Tier II Comprehensive Sewer Plan:

Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:
 - (a) Adopt the Update in final form after considering the Council’s review recommendations; and
 - (b) Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.

A copy of the City Council resolution evidencing final approval of the Update should be submitted to the Council.

2. The Council’s *Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council’s final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the plan or respond to the Council before “final approval” of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3).
3. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted. (Minn. Stat. § 473.865, subd. 1).
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council’s metropolitan system plans. (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans. (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update is finally approved by the City’s governing body. After the Update is finally approved by the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
2. A copy of the City Council Resolution adopting the final Update, including reference to adopting the Tier II Sewer Plan, needs to be submitted to the Metropolitan Council.

Background

The City of Plymouth is located in Hennepin County, surrounded by Maple Grove, Brooklyn Park, New Hope, Golden Valley, St. Louis Park, Minnetonka, Wayzata, Orono, Medina, and Corcoran. Medicine Lake is located entirely within Plymouth's boundaries (see Figure 1).

The *2030 Regional Development Framework (RDF)*, as amended in December 2006, identifies the City as located within the "Developing" community geographic planning area (see Figure 2).

The City submitted its *2030 Comprehensive Plan Update (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 proposed Plan conform to Regional Systems Plans?
2. Is the Plan consistent with Metropolitan Council policies?
3. Is the Plan compatible with plans of adjacent governmental units and plans of 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 |
|--------------------------------|-----|

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the City of Plymouth 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 Park's Policy Plan*. The regional parks system facilities are Clifton French and a portion of Eagle Lake Regional Parks, as well as the Luce Line, Medicine Lake and Bassett Creek Regional Trails. The Update acknowledges these regional park system elements.

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.

Plymouth is served by three principal arterials, I-494, Trunk Highway (TH) 55 and TH 169 and several "A" minor relievers, augmenters and expanders that provide east/west and north/south mobility as well as connections to the principal arterials. The Update includes an extensive analysis of existing and future transportation deficiencies and recommends improvements to the minor arterial, major and minor collector and local road networks.

Plymouth lies within Transit Market Area III. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing. Regular route service is provided by the City of Plymouth.

As an advisory comment:

The functional classification of the three road segments listed below are designated in the Update as “B-Minor Arterials” but are designated by the Transportation Advisory Board as “Major Collectors”. The City is advised to either change the functional classification of these roads to “Major Collector” or request a classification change to “B-Minor Arterial” through the Transportation Advisory Committee (TAC)-Planning committee, which is a separate process from the CPU review.

The roads are:

- Schmidt Lake Road from Trunk Highway 169 to Peony Lane
- Carlson Parkway from Xenia Lane to the City’s southern limits
- Vicksburg Lane from County Road 6 to the City’s southern limits.

Aviation

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

The Update is in conformance with the *Aviation* policies in the *Transportation Policy Plan*.

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 to 2030. It includes growth forecasts that are consistent with the Council’s forecasts.

The Metropolitan Council Environmental Services (MCES) provides wastewater treatment services to the City. The majority of wastewater generated within the City is conveyed to and treated at the Metropolitan Council’s Metropolitan Wastewater Treatment Plant in St. Paul. A small area of the City is provided service through a connection to the City of Wayzata’s sanitary sewer system. Flow generated in this area of Plymouth is conveyed to and treated at the Blue Lake Wastewater Treatment Plant in Shakopee. Regional wastewater conveyance services for the City are provided through a connection to the Elm Creek Interceptor (MCES 9004), through MCES lift station L29 and interceptors 7027-1, 8655-384 and 1-PM-467.

The Update projects that the City will have 33,300 sewer households and 64,500 sewer 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 5-year increments. The bases for the projections were given in the Update and were determined appropriate for planning for local services.

Plymouth has an allocated average daily flow capacity within the Elm Creek Interceptor of 1.78 Million Gallons per Day (MGD). The Update indicates a 2030 flow less than this amount. The City will need to maintain their long term flow levels within the allocated capacity of 1.78 MGD.

The portion of interceptor 9004 which is located in Plymouth was constructed with additional trunk capacity for the benefit of the City. Before development and direct connection to the interceptor in this area can occur, the City will need to enter into a cost sharing agreement with the Metropolitan Council for the over sizing costs of the interceptor.

Plymouth has been identified as a community impacted by wet weather occurrences. The City was once on Council’s list of communities having an Inflow and Infiltration (I/I) reduction goal. However, in 2008, the City completed the estimated level of work necessary to mitigate excessive I/I. The City’s I/I reduction plan included investigative efforts for locating sources of excess I/I through sump pump, rain leader, area drain and foundation drain inspections and disconnections and system inspection and rehabilitation including “in-place lining”.

Tier II Comments

The Tier II Sewer Element has been reviewed against the Council’s requirements for Tier II Comprehensive Sewer Plans for developing communities, and found it complete and consistent with Council polices. 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, including reference to adopting the Tier II Sewer Plan, needs to be submitted to the Metropolitan Council.

Surface Water Management

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

The Update is in conformance with the *Water Resources Management Policy Plan* for local surface water management. Plymouth lies within the Minnehaha Creek, Elm Creek, Bassett Creek and Shingle Creek watersheds. The Minnehaha Creek Watershed District’s latest watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 2007. Elm Creek Watershed Management Commission’s, Bassett Creek Watershed Commission’s and Shingle Creek Watershed Management Commission’s watershed plans were approved by BWSR in 2004.

The Update includes sections from the City’s SWMP which was reviewed under separate cover by Council staff in August 2008. The SWMP was found to be consistent with the Council’s *Water Resource Management Policy Plan*. The SWMP was also found to provide an overall framework for the City to successfully manage its water resources.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

Reviewer: Todd Graham, CD - Research, (651-602-1322)

The Update is consistent with Council’s forecasts and consistent 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	65,894	65,894	73,000	73,000	76,000	76,000	78,500	78,500
Households	24,820	24,820	29,000	29,000	31,500	31,500	33,500	33,500
Employment	52,574	52,574	59,900	59,900	63,400	63,400	64,500	64,500

*These forecasts represent both total City forecasts and sewered forecasts. ¹Council forecasts as per 2005 System Statement.

2030 Regional Development Framework and Land Use

Reviewer: Freya Thamman, CD – Local Planning Assistance, (651-602-1750)

The *Regional Development Framework* (RDF) designates Plymouth as “Developing”. The RDF sets an overall density minimum of 3 to 5 plus units per acres where urban service is located or planned.

The Existing Land Use (Table 2, Figure 3) shows that the City is primarily residential (53 %). Approximately 19% of the City is parks/open space, 14% commercial/industrial, 7% is vacant and the remainder is school, public, church, railroad, and utility.

Table 2.**2006 EXISTING LAND USE**

Land Use	Acres	Units	Percent of Total
Single Family	8447.17	15,997	46.7%
Townhomes (2 or more attached units)	293.03	3,632	1.6%
Multiple Family (apartments & condos)	852.48	10,197	4.7%
Commercial	1153.16		6.4%
Industrial	1520.88		8.4%
Public Land & Buildings	276.80		1.5%
Church	212.41		1.2%
School	538.56		3.0%
Parks/Open Space	3363.07		18.6%
Railroads	108.87		0.6%
Utility Property	23.50		0.1%
Vacant	1277.22		7.1%
Total	18067.15	29,286	100.0%

Source: City of Plymouth

Note: Roads and Lakes account for the remaining total.

Residential land use in Plymouth is provided by eight different “Living Areas” (LA). Northwest Plymouth is where most of the City’s undeveloped land is located and growth to 2030 is projected. Specific to Northwest Plymouth are the “Living Area Rural” (LA-R) designations. As shown on the future land use table (Table 3), of the City’s 51.8% residential land uses, 4.9% have LA-R designations. In addition to the land uses in Table 3, the Update identifies five areas where land use may undergo change for redevelopment. The City did not formally change the land uses for these areas, but they are specially noted on the future land use map as areas with potential future land use change (Figure 4).

Table 3.**FUTURE LAND USE**

Land Use Plan Classification	Total Gross Acres	Cumulative % of Total
LA-RT, Living Area Rural Transition	268	1.2%
LA-R1, Living Area Rural 1	65	0.3%
LA-R2, Living Area Rural 2	751	3.3%
LA-R3, Living Area Rural 3	35	0.2%
Sum	1,119	4.9%
LA-1, Living Area 1	7,060	31.1%
LA-2, Living Area 2	2,378	10.5%
LA-3, Living Area 3	620	2.7%
LA-4, Living Area 4	592	2.6%
Sum	10,650	46.9%
Sub-Total Living Areas	11,769	51.8%
C, Commercial	477	2.1%
CC, City Center	137	0.6%
CO, Commercial Office	584	2.6%
IP, Planned Industrial	1,763	7.8%
P-I, Public/Semi-Public/Institutional	3,217	14.2%
Roads, Railroad, Etc.	3,331	14.7%
Lakes	1,457	6.4%
Sub-Total Non-Living Areas	10,966	48.2%
TOTAL	22,735	100.0%

Source: City of Plymouth

The Update is consistent with the Council’s density policy of 3 units per net developable acre for the remaining *undeveloped* residential parcels in the City and the Living Area Rural (LA-R1,2,3) land uses in the Northwest Plymouth (Table 4). This includes sewerage parcels in the LA-1, LA-2, LA-3, LA-4, LA-R1, LA-R2, and LA-R3 land use categories. However, the Update’s density calculation (see Table 3-3, Figure 5) did not factor the Living Area Rural Transition (LA-RT) land use category. Therefore, the City achieves the 3 unit minimum per net developable acre based on exclusion of the LA-RT land use category. The Update’s Appendix 3C states that most of the lots in the LA-RT are 5 acres and developed with single family homes. Before wastewater service is provided to any parcels within LA-RT area, the City will be required to submit a comprehensive plan amendment and an

updated citywide density calculation to ensure the City’s sewered areas meet 3+ units per net developable acre.

Table 4. Density Analysis Based on the Update’s Table 3-3

	Net Acres	Density (units/acre)	Units
Undeveloped Residential within 2020 MUSA*		Minimum Units	
Living Area (LA)-1	2.1	2	4
LA-2	44.3	3	133
LA-3	24.4	6	146
LA-4	19.3	12	232
Undeveloped within 2020 MUSA Subtotal	90.1	5.7	515
Undeveloped Land Uses Within Urban Service Area*		Minimum Units	
LA-Rural (R) 1	56.8	1	57
LA-R2	500.3	2	1001
LA-R3	23.8	4	95
LA-1	44	2	88
LA-2	333.3	3	1000
LA-3	63.8	6	382
LA-4	31	12	372
NW Planning Area Residential Subtotal	1,053	2.84	2,995
Total	1,143	3.1	3,510

* As indicated in the Update's Table 3-3 (see Figure 5)
Numbers rounded.

Council staff recommends that Plymouth participate in the Council’s plat monitoring program beginning in 2009 and submit annual reports on the City’s development to the Council. Council records (see attached letter dated October 2006, Figure 6) indicate that Plymouth has exceeded 3 units an acre since the year 2000. The City is encouraged to submit plat information, if available, from 2000-2008 as development over 3 units per acre will be credited to the City’s overall density.

Housing

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

The Update is consistent with the Council’s policies on housing. The housing element fulfills the affordable housing planning requirements of the Metropolitan Land Planning Act. The Update acknowledges the City’s share of the region’s affordable housing need for 2011-2020 which is 1,045 units. To provide opportunities to meet this need, the Update identifies future land uses and redevelopment opportunities that have the potential for higher-density development. According to the Update approximately 24 acres of land will be available through 2020 for medium density residential development (at 4-6 units per acre), 90 acres are designated for medium-high residential development (at 6-12 units per acre), and 37 acres are designated for high-density residential development (at 12+ units per acre).

The Update provides the implementation tools and programs the City will use to promote opportunities to address its share of the region’s housing need. The Update states the Plymouth (Housing and Redevelopment Authority) HRA will continue to administer and provide programs that address the City’s housing needs. The HRA works closely with Hennepin County, Minnesota Housing, Housing and Urban Development (HUD) and local lenders, realtors and landlords. The Update indicates the City will be undertaking studies to consider changes to zoning, subdivision and other code requirements that may be impediments to developing and maintaining affordable housing, and to look at the impact City assessments and fees may have on housing affordability. Plymouth is a participant in the Livable Communities Local Housing Incentives Program, and has applied for and received funding through this program.

Individual Sewage Treatment Systems (ISTS) Program

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

The Update is consistent with the *Water Resources Management Policy Plan* for ISTS. The Comprehensive Sewer Plan element indicates there are approximately 218 ISTS operating in the City. The City’s adopted Ordinance Section 720 is consistent with Minnesota Pollution Control Agency rules. The City has delegated the responsibility of permitting, inspection, and maintenance management of ISTS to Hennepin County. The Council has not yet reviewed the County’s ISTS management program to determine if it is consistent with MPCA Rules and Council policy requirements.

Water Supply

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

The Update is consistent with the policies of the *Water Resources Management Policy Plan* for water supply. The Council recommends the City continue to implement conservation programs targeted at reducing residential water use. For more information about conservation programs visit the Council’s water conservation toolbox at <http://www.metrocouncil.org/environment/WaterSupply/conservationtoolbox.htm>.

Resource Protection

Historic Preservation

Reviewer: Freya Thamman, CD – Local Planning Assistance, (651-602-1750)

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

Solar Access Protection

Reviewer: Freya Thamman, CD – Local Planning Assistance, (651-602-1750)

The Update contains 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 Council’s aggregate resources inventory does not indicate the presence of aggregate resources available for mining in any areas of the community that are not fully urbanized.

PLAN IMPLEMENTATION

Reviewer: Freya Thamman, CD – Local Planning Assistance, (651-602-1750)

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Yes
- ISTS Codes Yes
- 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 City is reminded that it must submit copies to the Council of any changes made to any of the above noted documents within 30 days of their adoption.

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

The City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment in December 2007 and March 2008. No

compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were indicated.

DOCUMENTS SUBMITTED FOR REVIEW:

- City of Plymouth *2030 Comprehensive Plan*, 2008
- Comprehensive Plan Update Transmittal form
- Copy of Joint Use Agreement for Sewer
- Copy of Certificate of Adoption of Water Emergency and Conservation Plan
- Zoning Map
- 2009-2013 Capital Improvement Program
- Supplemental Information for sewer chapter, parks, land use, affordable housing, functional classification, received January 2009

ATTACHMENTS

- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use, City of Plymouth
- Figure 4: Future Land Use, City of Plymouth
- Figure 5: Density Calculation / Land Use in 5-Year Stages (undeveloped areas)
- Figure 6: Previous correspondence, indicating 2000-2005 density

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Figure 1. Location Map Showing Regional Systems
Plymouth

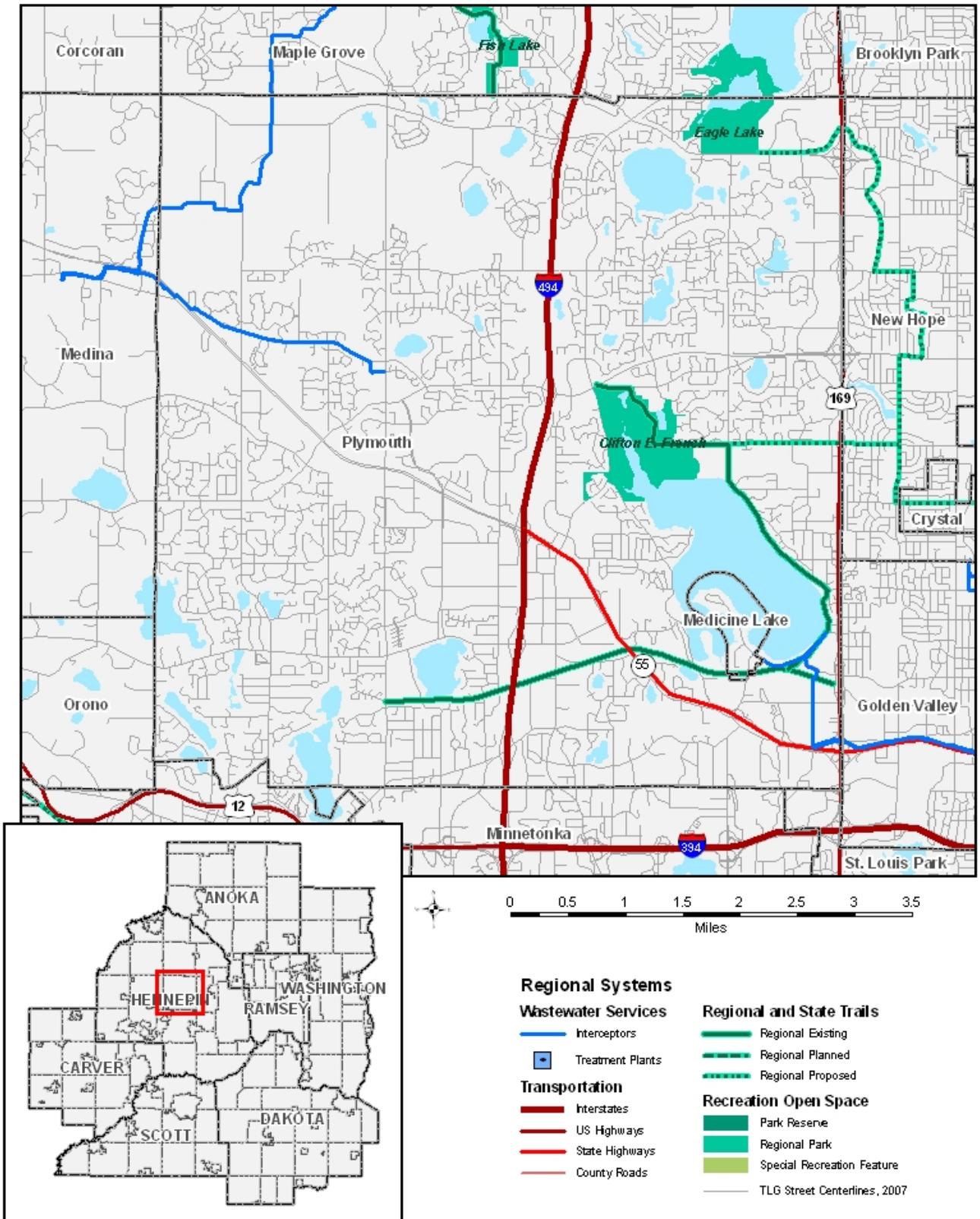


Figure 2. 2030 Regional Development Framework Planning Areas

Plymouth

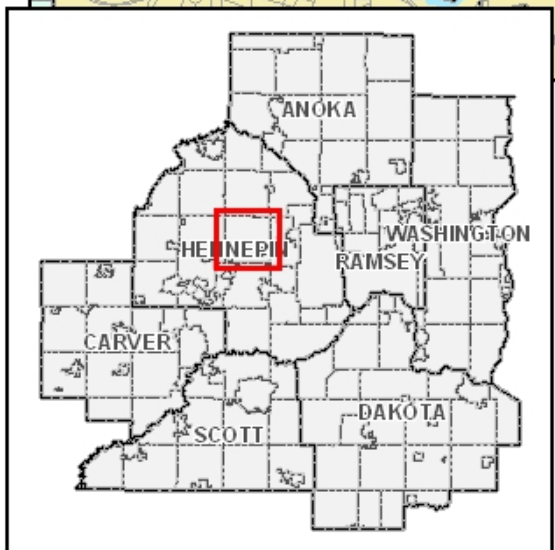
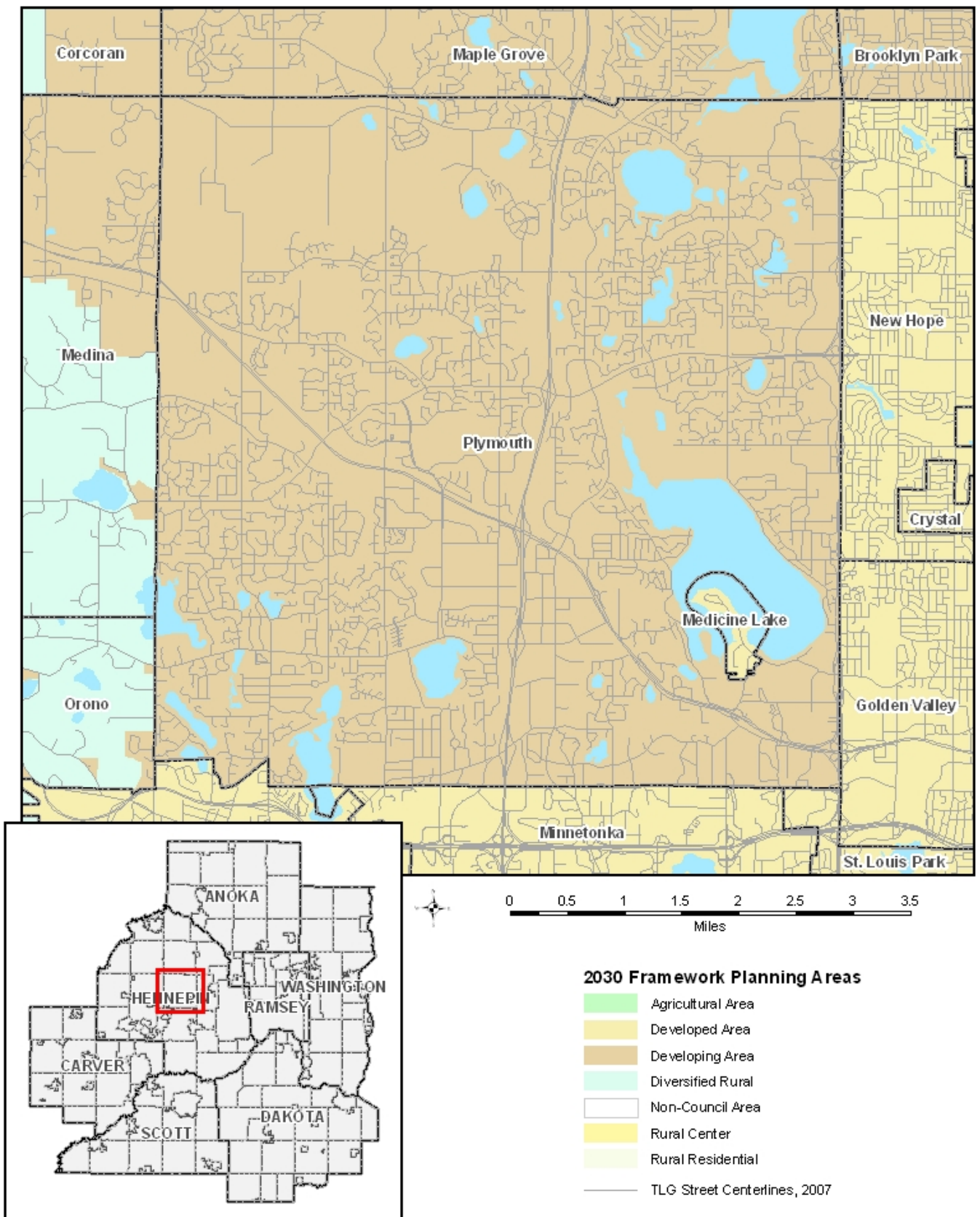


Figure 3. Existing Land Use, City of Plymouth

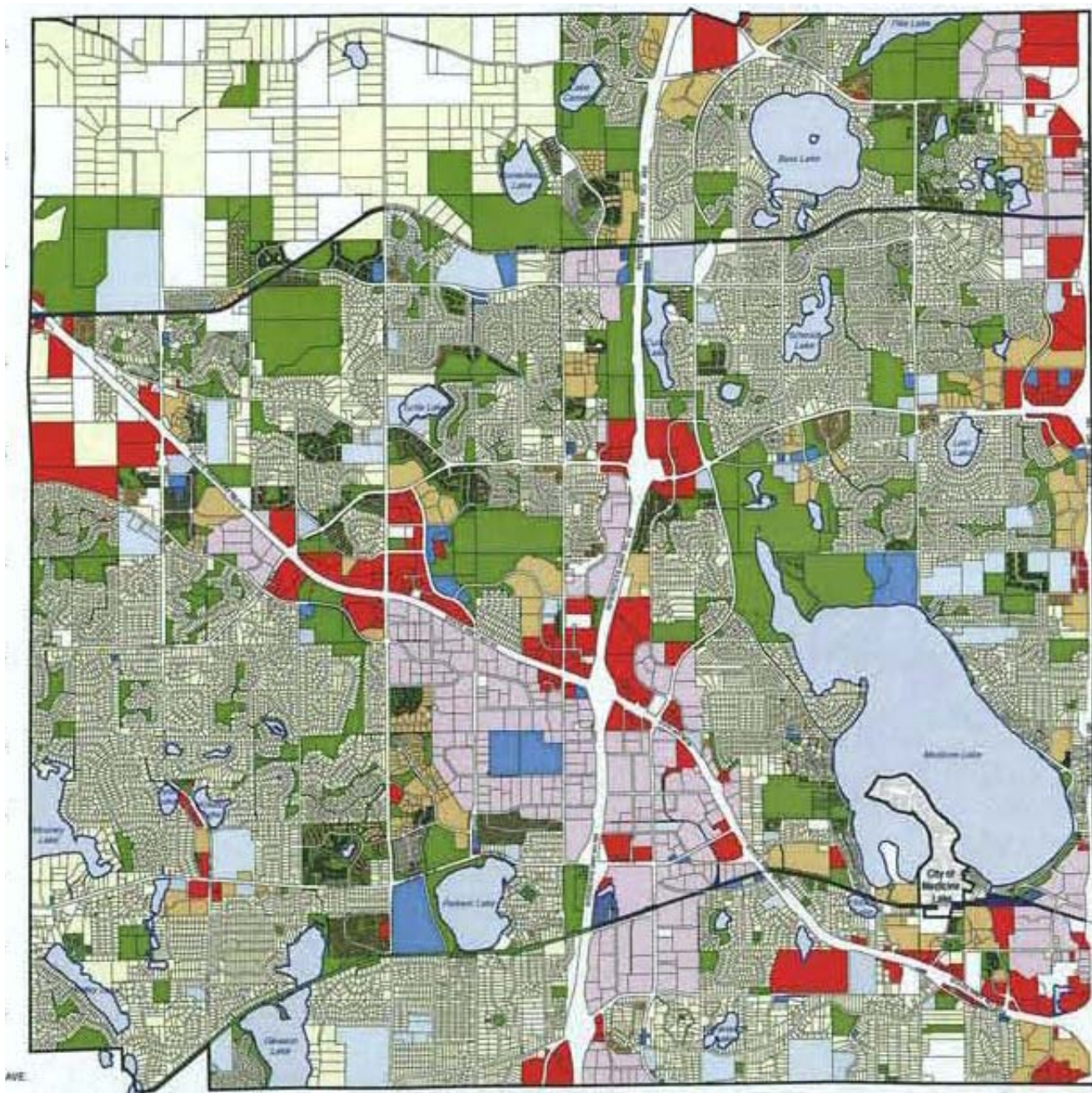


FIGURE 2-1
Existing
Land Use

Amended as of January 1, 2006

Legend

- City Limits
- Lakes
- SINGLE FAMILY DEVELOPMENT
- TOWN HOME (2 or more attached units)
- MULTIPLE FAMILY RESIDENTIAL (apartments & condos)
- COMMERCIAL
- INDUSTRIAL
- PUBLIC
- CHURCH
- SCHOOL
- PARKS/OPEN SPACE
- RAILROAD
- UTILITY
- VACANT



THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.

Figure 4. Future Land Use, City of Plymouth

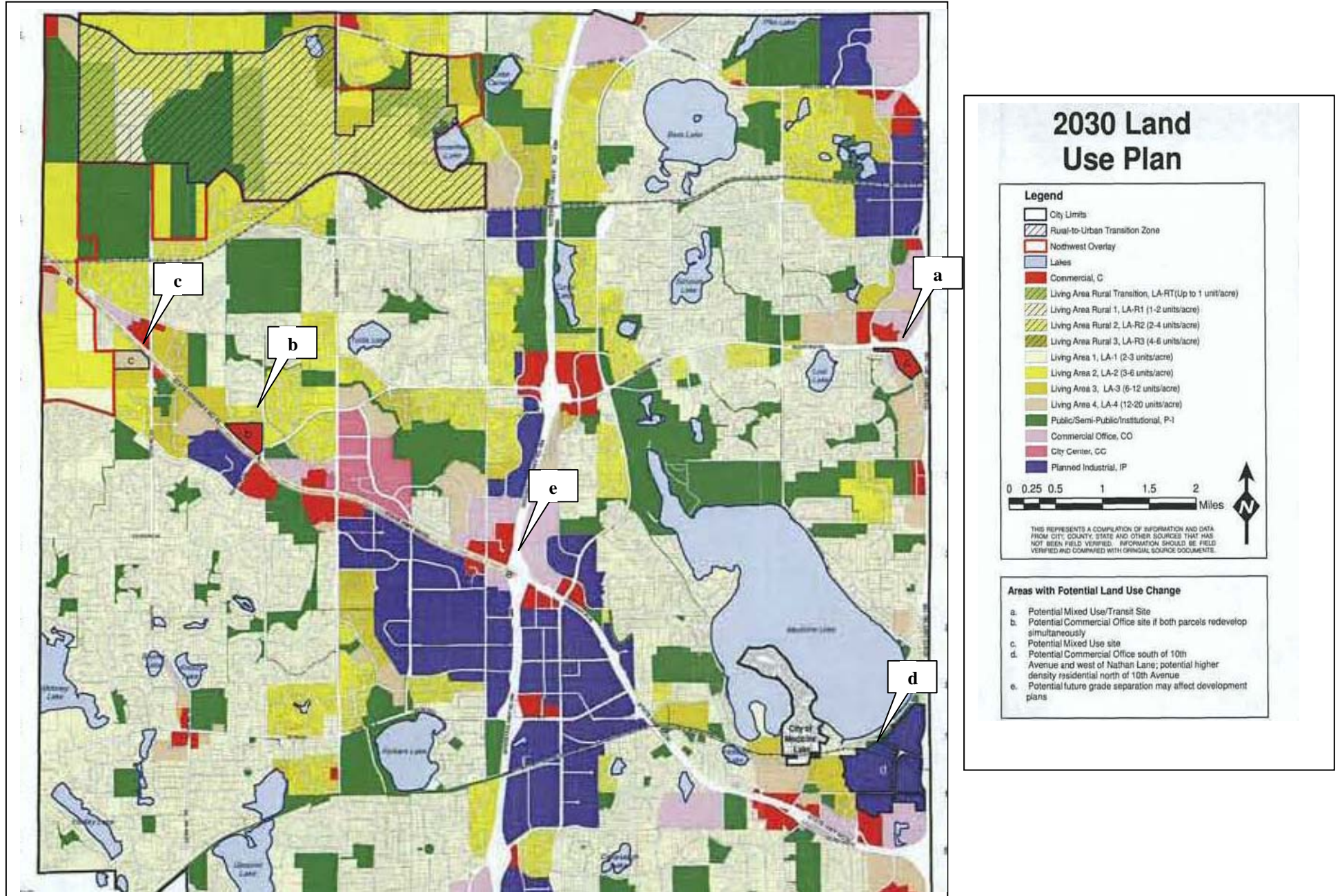


Figure 5. Density Calculation/ Land Use in 5-Year Stages

TABLE 3-3
LAND USE IN 5-YEAR STAGES

Undeveloped

Northwest Area Development

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Undeveloped within 2020 MUSA	Staging Area					2008-2010	2011-2015	2016-2020	2021-2025	2026-2030	Total	Total Min. Units	Total Max Units
	Minimum	Maximum		A	A.1	B	C	D								
Residential			Net Acres	Net Acres					Net Acres							
LA-1	2	3	2.1			44.0			-	28.6	15.4	-	-	46.0	92	138
LA-2	3	6	44.3	19.8		79.8	121.5	112.1	40.1	116.7	86.8	56.1	33.6	377.6	1,133	2,266
LA-3	6	12	24.4	46.7	15.3			1.7	19.0	38.1	4.9	0.9	0.9	88.2	529	1,058
LA-4	12	20	19.3			17.2		13.8	-	11.2	6.0	6.9	6.9	50.3	603	1,005
LA-R1	1	2						56.8	-	-	-	28.4	28.4	56.8	57	114
LA-R2	2	4		210.1	115.0		21.4	153.9	19.5	210.3	116.7	76.9	76.9	500.3	1,001	2,001
LA-R3	4	6			23.8				-	15.5	8.3	-	-	23.8	95	143
Residential Subtotal			90.1	276.6	154.1	140.9	142.9	338.4	78.5	420.3	238.1	169.2	146.8	1,142.9	3,510	6,725
C/I Land Uses																
C						4.4		3.8			8.2			8.2		
CO																
IP																
Public/Semi-Public Land Uses																
P-I				3.1			94.9	77.0		69.4				175.0	Min.U/A	Max U/A
Total			90.1	279.7	154.1	145.3	237.8	419.1	78.5	489.8	246.3	169.2	146.8	1,326.1	3.07	5.88

**Net Acres equals gross acres minus wetland, floodplain, ROW (arterials), parks, and buffers

Source: City of Plymouth




Metropolitan Council

October 5, 2006

Barb Senness, AICP
Acting Community Development Director
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447

Re: Plymouth Density Calculations

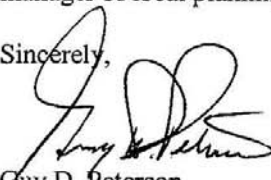
Dear Ms. Senness: 

Thank you for your letter dated September 22, 2006, and the detailed information about the city of Plymouth's residential development since 2000, the remaining residential land within the 2020 Metropolitan Urban Service Area, and the Northwest Planning Area preliminary land use plan.

Based on the attached land use maps and data provided by the city, Council staff completed an analysis of the city's proposed land use plan using the guidelines outlined in the *Local Planning Handbook*. Assuming that the city is not planning for the LA-RT parcels to be sewered and are, therefore, not included in the density analysis, the city should achieve a minimum overall net density of development from 2000 to 2030 of at least 3-5 units/acre (see attached).

Please feel free to call me (651/602-1418) regarding policy questions, or Phyllis Hanson, manager of local planning assistance (651/602-1566), with technical questions.

Sincerely,



Guy D. Peterson
Acting Community Development Director

Enclosures

cc: Roger Scherer, Metropolitan Council Member, District 1
Phyllis Hanson, Manager, Local Planning Assistance
Freya Thamman, Interim Sector Representative

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An Equal Opportunity Employer

(Correspondence with 2000-2005 development density)

Residential Density Analysis of Plymouth's Preliminary Land Use Plan: Using land use data provided by the City and guidelines included in the Metropolitan Council's Local Planning Handbook.

	Net Acres	Density (units/acre)	Units
Developed 2000-2005	477	4.2	2013
Undeveloped Residential within 2020 MUSA		Minimum Planned	
LA-1	9.2	2	18
LA-2	63	3	190
LA-3	34	6	202
LA-4	16	12	189
Undeveloped Residential Subtotal	122	4.9	600
Residential within NW Planning Area		Minimum Planned	
LA-R1	57	1	57
LA-R2	486	2	973
LA-R3	24	4	95
LA-1	44	2	98
LA-2	327	3	980
LA-3	17	6	103
LA-4	31	12	372
NW Planning Area Residential Subtotal	986	2.7	2,668
Total	1585	3.3	5,281