

C Community Development Committee
Meeting date: October 19, 2009

E Environment Committee
Meeting date: October 13, 2009

ADVISORY INFORMATION

Subject:	City of Mound <i>2030 Comprehensive Plan</i> Update Review File No. 20438-1 Tier II Comprehensive Sewer Plan
District(s), Member(s):	District 3, Councilmember Bob McFarlin
Policy/Legal Reference:	Minnesota Statute Section 473.175
Staff	James P. Uttley, Principal Reviewer (651-602-1361)
Prepared/Presented:	Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566) Kyle Colvin, Engineering Services Asst. Manager (651-602-1151)
Division/Department:	Community Development / Planning & Growth Management Environmental Services / Engineering Services

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

Recommendations of the Community Development Committee

1. Authorize the City of Mound to put its 2030 Comprehensive Plan Update into effect without any plan modifications.
2. Adopt the advisory comments for transportation as presented in that section of the review record.
3. Advise the City of Mound to participate Council activities to monitor redevelopment in developed communities.

Recommendations of the Environment Committee:

Approve the City of Mound's Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS

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

Review File No. 20438-1 - Council Business Item No. 2009-373

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 City is reminded that Minnesota Statutes 473.864 requires the City to:
 - (a) Formally adopt the Update within nine months following Council action
 - (b) Submit two copies to the Council, and
 - (c) Submit a copy of the City Council Resolution adopting the Update following final action to the Metropolitan Council.
2. 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).
3. 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 after the Update receives final approval by the City Council. After the Tier II Sewer Plan becomes effective, the City may alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan and the Update.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

Background

The City of Mound (City) is located in west central Hennepin County, bounded by Minnetrista, Orono, Shorewood and Spring Park. Figure 1 shows the general location of Mound and surrounding communities, and the City's *2030 Regional Development Framework (RDF)* designation, which identifies Mound as a "developed" community. The *RDF* says that developed communities should "accommodate growth forecasts through reinvestment at appropriate densities (5 units plus in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity)." Figure 2 shows existing and planned regional systems in Mound and the surrounding area.

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 |
|--------------------------------|-----|

Funding

None

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the City of Mound 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 *2030 Regional Parks Policy Plan (RPPP)*. The Update acknowledges the Dakota Rail Regional Trail.

Transportation

Roads and Transit

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

The Update is in conformance with the *2004 Transportation Policy Plan (TPP)* and addresses all the applicable transportation and transit requirements. There are no metropolitan highways in the city of Mound. Mound is within the Metropolitan Transit Taxing District. Mound is within 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.

Advisory Comment

The "Existing Transit Opportunities" map (Figure 6.5) needs to be updated to remove Suburban Local Route 678.

Aviation

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

The Update is in conformance with the *TPP* and consistent with Council aviation 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.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. Wastewater generated within the City is conveyed to and treated at the Blue Lake Wastewater Treatment Plant located in Shakopee. The City's wastewater conveyance service is provided by Council Interceptors 6-MO-650, 6-MO-651, and 7021. The City's Plan projects it will have 4,800 sewered households and 2,170 sewered employees by 2030. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth needs.

The Update provides sanitary flow projections in 5-year increments. The rationale, for the projections, is given in the Update and determined appropriate for planning for local services.

Mound was once on the Council's list of communities having an I/I reduction goal. However, in 2008, the City completed the Council's estimated level of work necessary to mitigate excessive I/I. The City's Update includes an I/I reduction plan consisting of investigative efforts for locating and mitigating sources of excess I/I through televised system inspections and rehabilitation. The City also has a sump pump/roof leader inspection program to further reduce I/I by disconnecting illegal sump pumps and roof leaders that discharge into the sanitary system.

Tier II Comments

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

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for developed communities. It was found to be complete and consistent with Council policies. Upon adoption of the Update by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

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

Mound lies within the Minnehaha Creek watershed. The Minnehaha Creek Watershed District's latest watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 2007.

Mound revised its 2002 *Surface Water Management Plan (SWMP)* in 2007. The 2007 *SWMP* was reviewed by Council staff under separate cover. The *SWMP* was revised again in November 2008. The revised *SWMP* adequately addressed the Council's concerns with the 2007 *SWMP*. The *SWMP* was found to provide an overall framework for the City to successfully manage its water resources. The *SWMP* was also found to be consistent with Council policy and the *WRMPP*.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update is consistent with Council's forecast expectations and consistent with regional policy.

Table 1 – Council's System Statement Forecasts for the City of Mound

	2010	2020	2030
Population	10400	11000	11400
Households	4350	4600	4800
Employment	1860	2020	2170

2030 Regional Development Framework and Land Use

Reviewer: Lisa Barajas, Local Planning Assistance (651-602-1895)

The Update is consistent with the *RDF*, which designates the City as a "Developed" community. The *RDF* directs Developed communities to maintain current infrastructure; renew and improve infrastructure, buildings, and land to provide for additional growth, particularly at centers along transit corridors; and to support developments that integrate land uses. Developed communities need to accommodate growth forecasts through development and redevelopment at higher densities of 5 units per acre or more.

The City has developed policies to encourage the improvement and redevelopment of existing commercial areas, to promote a mix of downtown businesses, to support the operation and enhancement of the community's employment centers, to take advantage of regional investments in transportation by focusing development and redevelopment in those areas, and to ensure promote compatibility among land uses and their transitions.

The Update indicates that the City has 74 acres of undeveloped land. Due to environmental constraints, however, much of this land is not suitable for development and deducted from gross acres available. The City, instead, has focused on infill and redevelopment. The Update identifies 81 acres of land for residential and commercial redevelopment. As shown in Table 2 below, areas identified for redevelopment are guided for Low Density Residential (1 to 6 units per acre), Medium Density Residential (7 to 12 units per acre), Pedestrian (7 to 20 units per acre), Destination (7 to 20 units per acre), and Linear (7 to 12 units per acre). The identified redevelopment areas are guided to achieve a minimum overall net density of 5.69 units per acre, consistent with the Council's density policy for Developed communities.

Table 2 - Density Calculation in Redevelopment Areas

Category	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	1	6	21	21	126
Medium Density Residential	7	12	20	140	240
Pedestrian (50% residential)	12	20	9	108	180
Destination (50% residential)	7	20	6	42	120
Linear (60% residential)	7	12	6	42	72
	TOTALS		62	353	738
	Overall Density		5.69	11.90	

The Pedestrian, Destination, and Linear districts all allow mixed uses. The City has focused its primary redevelopment effort on the Pedestrian district, which allots approximately 50%

of the area toward medium and high density residential uses with redevelopment efforts currently underway. The Destination District is more auto-oriented than the Pedestrian District, allotting approximately 50% of the land area to medium and high density residential uses with convenient access to County Roads 15 and 110. The Linear District provides a mix of medium density residential, institutional, and office uses, with approximately 60% of the land allocated to medium density residential uses. These land use districts are consistent with the Council's policies of supporting development that integrates land uses and of providing for development and redevelopment at centers and along transit and transportation corridors.

Housing

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

The Update fulfills the housing requirements of the *MLPA*. The Update acknowledges the City's share of the region's affordable housing need for 2011-2020 which is 68 units. To provide opportunities to meet this need the Update indicates that approximately 45 acres of land will be available for medium density residential development, at 7-12 units per acre, and 29 acres 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. These include the use of special assessments, write-down of publicly-owned land for redevelopment, designation of TIF districts, and use of CDBG funds. The City will continue to support and participate in programs that address lifecycle and affordable housing needs in the community through its HRA and other county, state and federal partners. Mound is an active participant in the Local Housing Incentives program of the Livable Communities Act, and has applied for and received nearly \$1.4 million in grants through the LCA program.

Individual Sewage Treatment Systems (ISTS) Program

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

The Update is consistent with the *WRMPP* for ISTS. The Update indicates that there are no ISTS in operation in the City. The community is fully served by a local wastewater collection system that ultimately flows to the MCES system. All new development and redevelopment are required to be connected to the local collection system.

Water Supply

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

The City's water supply plan (WSP) is consistent with the policies of the *WRMPP*. The Council recommends the City continue to implement conservation programs targeted at reducing residential water use in an effort to keep water use rates at or below the regional water use benchmarks.

Resource Protection

Historic Preservation

Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1319)

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

Solar Access Protection

Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1319)

The Update addresses the subject of solar access protection as required by the *MLPA*.

Aggregate Resources Protection

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

The Update indicates that there are no known deposits of viable aggregate resources within the community. Minnesota Geological Survey Information Circular 46 concurs with the City's determination. No further response is necessary from the City.

Plan Implementation

Reviewer: Jim Uttley, CD – Local Planning Assistance, (651-602-1361)

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Yes
- ISTS Codes Yes
- Housing Implementation Program Yes

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. Mound received responses from the Three Rivers Park District, Minnehaha Creek Watershed District, Hennepin County Department of Transportation and Minnetrista. Mound responded to those needing responses. There do not appear to be any compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts.

DOCUMENTS SUBMITTED FOR REVIEW:

The submittal is 200 pages and included:

- Cover letter dated 12/23/08 from Sarah Smith, which outlines the submittal materials.
- 2008 Comprehensive Plan Update Transmittal Form
- Mound 2030 Comprehensive Plan, Dec 2008, which contains:
 - Table of Contents
 - 1 Introduction3
 - 2 Community Context
 - 3 Vision for the Future
 - 4 Land Use
 - 5 Park, Open Space and Recreation
 - 6 Transportation
 - 7 Water System
 - 8 Sanitary Sewer
 - 9 Surface Water Management
 - 10 Strategic Initiatives/Implementation
 - Appendix A – Land Use Table in 5-Year Stages
 - Appendix B – Projections by TAZ
- HKGi Memo of Oct 9 2008 – Response to Comments
- Ordinance No. 07-2002 Grading, Soil Erosion, Sedimentation Control & Stormwater Management
- Inflow/Infiltration Reduction and Lift Station Reconstruction Plan, June 2007, prepared by Bolton & Menk
- Watermain Map, Figure No. 7.1
- Comprehensive Sewer Plan Map, Figure No. 8.1
- Comprehensive Sewer Plan Map, Proposed Improvements, Figure No. 8.2

ATTACHMENTS

Table 3: Existing and Planned Land Use Table in 5-year Stages

Figure 1: Location Map with 2030 Regional Development Framework Planning Areas

Figure 2: Regional Systems

Figure 3: Existing Land Use Map

Figure 4: 2030 Land Use Plan

Table 3 - City of Mound

Land Use Table in 5-Year Stages

Existing and Planned Land Use Table (in acres)

Within Urban Service Area	Allowed Density Range Housing Units/Acre		Existing (2006)	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
Residential Land Uses									
Low Density Residential	1	6	1,017	1,020	1,025	1,030	1,038	1,038	21
Medium Density Residential	7	12	7	16	20	40	45	45	38
High Density Residential	12		29	29	29	29	29	29	0
C/I Land Uses									
	Est. Employees/Acre								
Neighborhood Commercial	134		8	11	17	17	17	17	9
Pedestrian District**	139		9	13	18	18	18	18	9
Destination District***	139		24	25	25	25	25	25	1
Linear District****	139		22	23	23	23	29	29	7
Industrial	44		14	14	14	14	14	14	0
Public/Semi Public Land Uses									
Public/Institutional	--	--	88	88	80	77	77	77	-11
Parks	--	--	64	64	64	64	64	64	0
Open Space	--	--	40	40	40	40	40	40	0
Subtotal Sewered			1,322	1,343	1,355	1,377	1,396	1,396	74
Undeveloped									
Public Waters/Wetlands	--	--	121	121	121	121	121	121	0
Undeveloped	--	--	74	53	41	19	0	0	-74
Total			1,517	1,517	1,517	1,517	1,517	1,517	0

* Acreages provided are "net" acres where arterial right-of-ways, water bodies, wetlands and public parks have already been removed.

** The Pedestrian District is mixed use. Approximately 50% of the development is medium to high density residential.

*** The Destination District is mixed use. Approximately 50% of the areas located off of CSAH 15 are intended to be medium to high density residential.

**** The Linear District is mixed use. Approximately 60% of the development is medium density residential.

Figure 1. Location Map and 2030 Regional Development Framework Planning Area, City of Mound

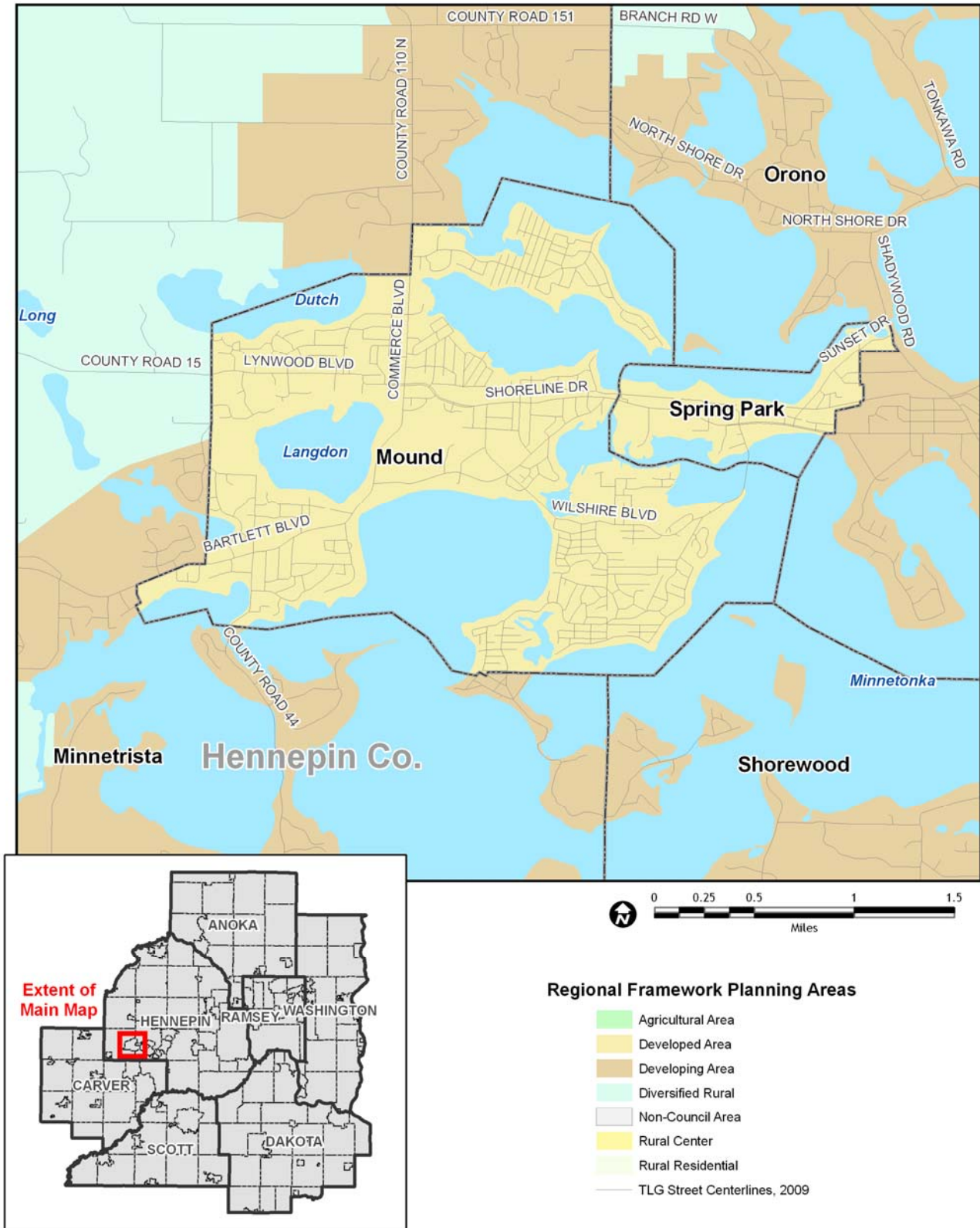


Figure 2. Regional Systems, City of Mound

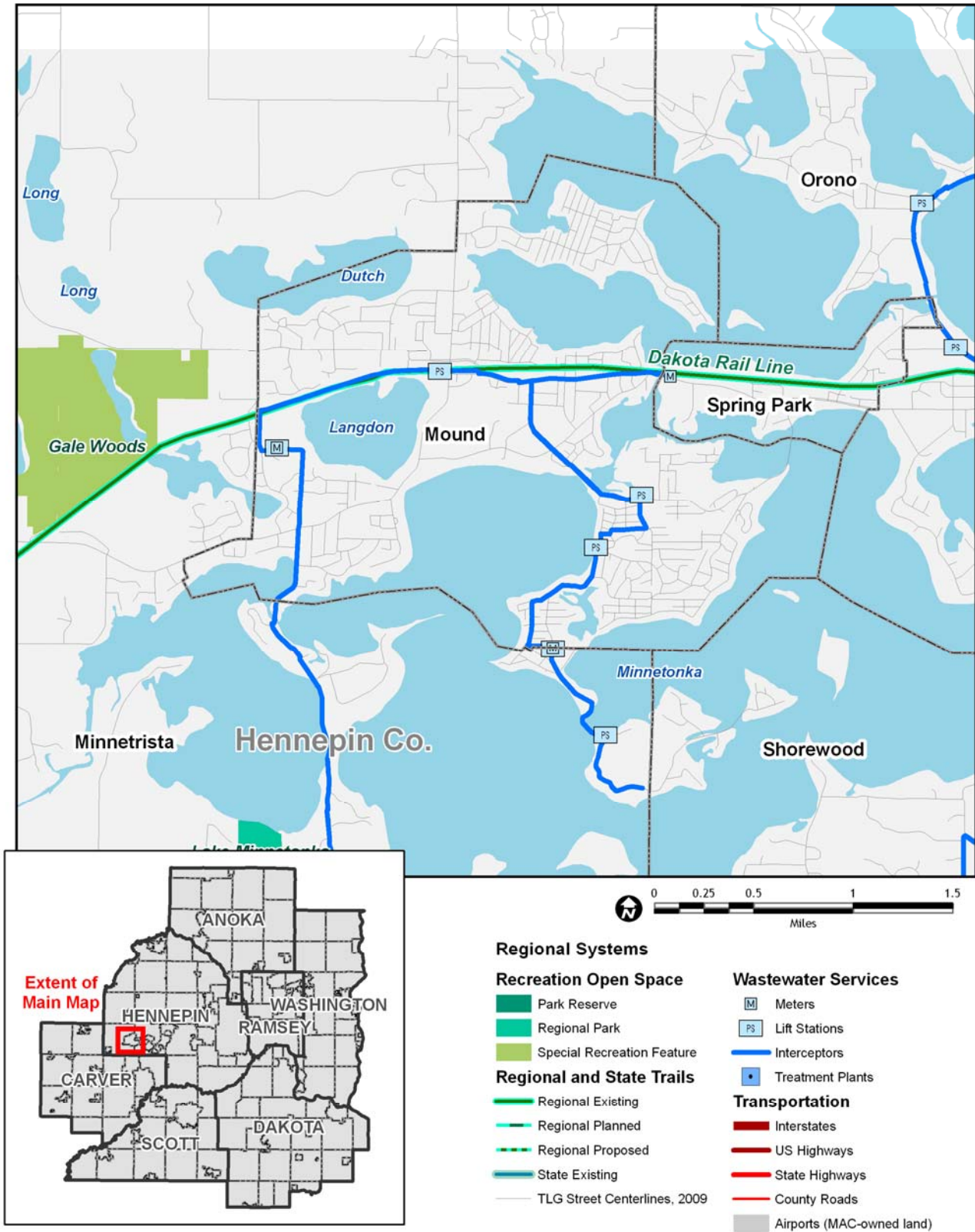
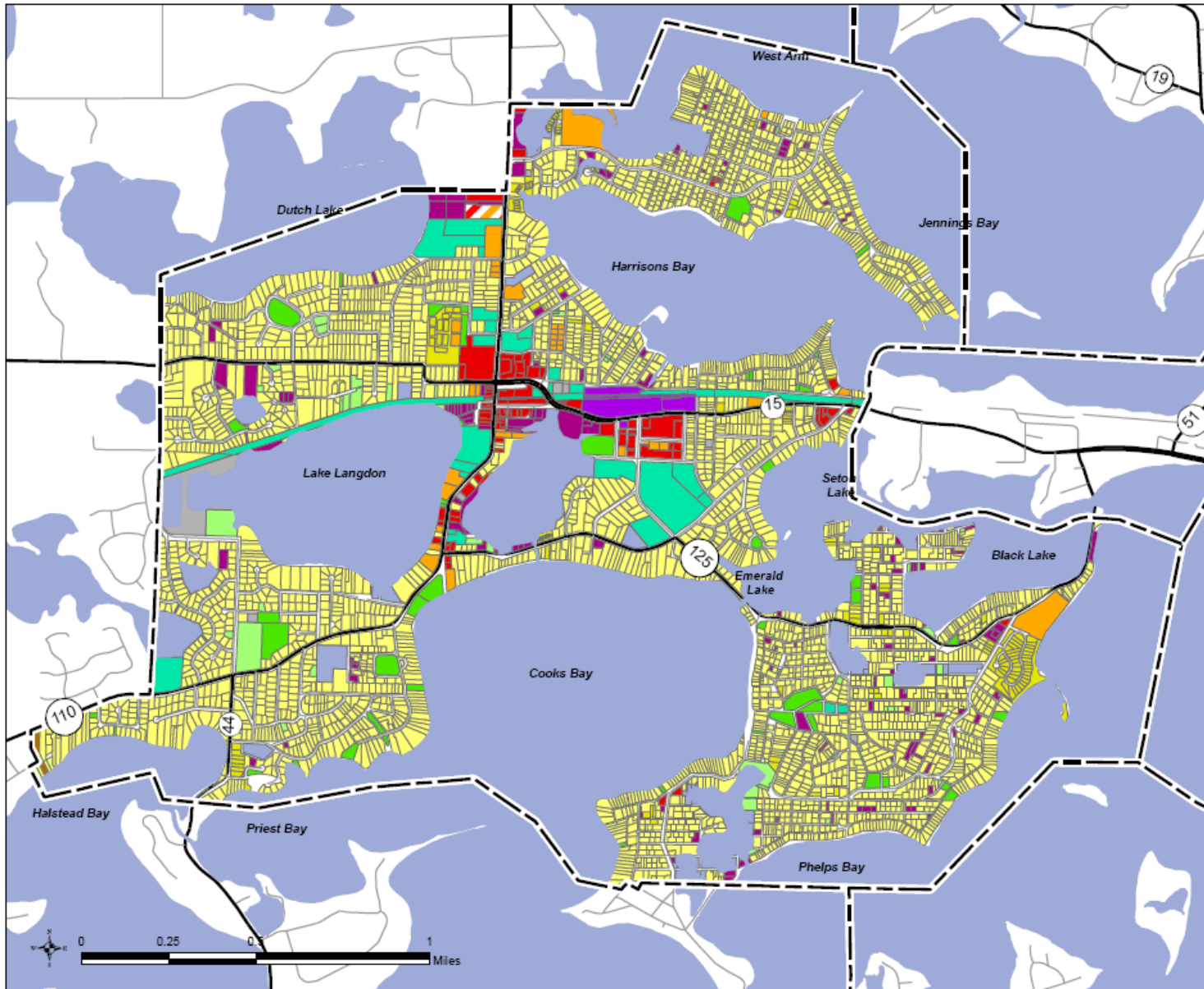


Figure 3. Existing Land Use, City of Mound



Comprehensive Plan

Legend

Residential

- Single Family Detached
- Single Family Attached
- Multifamily
- Manufactured Housing Park

Commercial or Industrial

- Commercial
- Mixed Use Residential
- Industrial

Public or Semi-Public

- Public or Institutional
- Utility
- Park
- Open Space
- Public Water or Wetlands

Undeveloped

- Undeveloped

Existing Land Use

February 20, 2007

Source: Hennepin County, Metropolitan Council, The Lawrence Group, MnDNR

Hoisington Koeigler Group, Inc.

HENNEPIN COUNTY
METROPOLITAN COUNCIL

Figure 4. 2030 Land Use Plan, City of Mound

