

C Community Development Committee

Meeting date: June 21, 2010

ADVISORY INFORMATION

Subject:	City of Waconia Comprehensive Plan Amendment East Lake Neighborhood Review File No. 20432-2
District(s), Member(s):	District 4, Councilmember Craig Peterson
Policy/Legal Reference:	Minnesota Statute Section 473.175
Staff	James P. Uttley, Principal Reviewer (651-602-1361)
Prepared/Presented:	Phyllis Hanson, Manager, Local Plng. Assistance (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 adopts the attached Review Record, and the following:

1. Authorize the City of Waconia to put its Comprehensive Plan Amendment (CPA) into effect for the proposed East Lake Neighborhood.
2. Finds that the CPA does not change the City's forecasts.

Background

The proposed CPA for the East Lake Neighborhood is located in what is now northwestern Laketown Township, east of Lake Waconia and north east of Lake Waconia Regional Park.

The *2030 Regional Development Framework (RDF)*, as adopted by the Metropolitan Council (Council) in January 2004, identifies Waconia as a "Developing" community.

The Council reviewed and acted on Waconia's 2008 Comprehensive Plan Update (Update) on June 24, 2009 (Review No. 20432-1, Business Item 2009-157). The City has an Orderly Annexation Agreement (OAA) with Laketown Township that includes the area of this Comprehensive Plan Amendment (CPA). The Council's action on the Update, allowed the City to put its plan into effect for lands within the City's existing boundary and for the OAA area in Laketown Township.

The City of Waconia's CPA proposes to change the staging (timing) for development of the proposed CPA area as well as changing residential land use densities for some of the parcels covered by the CPA.

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

None

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the City of Waconia 2008 Comprehensive Plan Amendment East Lake Neighborhood

Review File No. 20423-2, Council Business Item 0621_2010_233

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

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

The CPA is in conformance with the *2030 Regional Parks Policy Plan (RPPP)*. The comprehensive plan amendment site is adjacent to Lake Waconia Regional Park. Additionally, the Council's 2030 Regional Parks Policy Plan identifies two proposed regional trails that traverse the site. The proposed Lake Waconia Regional Trail will travel north-south to connect Lake Waconia Regional Park to the Dakota Rail Regional Trail and the proposed Highway 5 Regional Trail will travel east-west to connect Lake Waconia Regional Park to Carver Park Reserve.

The plan amendment indicates that an AUAR for the site is forthcoming. Council staff recommends that the following issues be evaluated during site planning and the preparation of the AUAR:

- Site planning for the East Lake Neighborhood provides opportunities to facilitate the development of the Lake Waconia and Highway 5 Regional Trails. The integration of these trails into the development of this area should be coordinated with Carver County Parks.
- The CPA indicates that city utilities exist in the Regional Park/Highway 5 staging area by Legacy Village and could be extended eastward to serve the East Lake Neighborhood. This implies that water and sewer lines would be extended through Lake Waconia Regional Park. The location of these utilities needs to be coordinated with Carver County in order to minimize impacts and disruption to the park.

- The Pentom/Anderson property located on the west side of County Road 30 is adjacent to the north portion of Lake Waconia Regional Park. The Council-approved master plan for the regional park designates this area for ecological/passive use areas, including nature trails, overlooks, and restored ecological systems. The impacts of the proposed housing development to the regional park, including the potential stormwater impacts to the large pond located in the northeast portion of the park, need to be evaluated.
- The Pentom/Anderson property located on the east side of County Road 30 contains a high-quality maple-basswood forest. As part of the CPA, this parcel has been identified for medium density development. Measures to avoid impacts to this natural resource area, such as cluster development with the preservation of this forested area as open space, should be considered.

TRANSPORTATION

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning (651-602-1705) and Steve Mahowald, Metro Transit (612-349-7775)

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

Aviation

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

The Waconia East Lake Neighborhood CPA is in conformance with the TPP and consistent with Council aviation policy.

WATER RESOURCES MANAGEMENT

Wastewater Service

Reviewer: Roger Janzig, ES – Engineering Services, (651-602-1119)

This CPA proposes accelerated development by adding 340 acres to the 2010-2020 staging areas. Included within this area is 77 acres of post-2030 Urban Reserve, which will add 176 Residential Units to the 2020 and 2030 household projections and 0.048 MGD to the 2020 and 2030 flow projections. The project development area will include a 171 acre golf course, up to 460 low density residential units on 115 acres, and up to 540 medium density residential units on 54 acres. The Metropolitan Disposal System that provides service to this project location has adequate capacity.

Surface Water Management

Reviewer: James Larsen, CD - LPA (651-602-1159)

Carver County indicates that a portion of the CPA area lies within the Carver County Watershed (CCWMO) and is included in the City's 2008 surface water management plan (SWMP) which has been approved by the CCWMO. The remainder is within the Minnehaha Creek Watershed (MCWD) and drains directly to Lake Waconia. The County's position is that any areas draining into the CCWMO will need to meet WMO requirements, and future updates to the City's SWMP will need to address this issue.

Carver County comments also indicate that portions of the CPA land use change area drain to Reitz Lake, Miller Lake, and Burandt Lake. County staff indicates the Reitz and Miller Lake TMDLs currently allocate pollutant load reductions to the City of Waconia based on an average pollutant load per acre and proposed 2020 City land use. County staff indicates this CPA would increase the pollutant load reduction amounts allocated to the City due to the increased acreage being developed prior to the originally planned 2020-2030 development timeframe. County staff further indicate the City will need to address this

allocation change and pollutant load reduction strategies in their next SWMP update, estimated to be due in 2012 (the CCWMO Watershed Management Plan is currently being updated and is scheduled to be completed in 2010.)

CONSISTENCY WITH COUNCIL POLICY

FORECASTS

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

The CPA is consistent with Council’s forecast expectations and consistent with regional policy. This Amendment adjusts development staging in the East Lake Project Area, located east of Lake Waconia. Some land that was designated “urban reserve” (post-2030) or as Transition Area 3 (development during 2020-30) is now guided for golf course or low-density residential development (CPA Submittal Form, question #10) and staged for growth during 2010-2020.

The City expects “no change in community-level forecasts” (CPA Submittal Form, question #8). Council Research staff can agree to this assessment.

While the staging timeline is being advanced in the East Lake area, this possibility was anticipated. Forecast revisions were requested by City of Waconia in February 2006 and were included in a revised System Statement. Metropolitan Council’s currently published forecast accommodates the City’s Comprehensive Plan Amendment. Most of Waconia’s planned growth is currently staged to occur during 2010-2020. Additional forecast revisions are neither requested nor needed at this time.

For informational purposes, Metropolitan Council’s forecast for Waconia is as follows:

Table 1 – Council Forecasts for City of Waconia

	Census	Council Forecasts		
	2000	2010	2020	2030
Population	6,814	10,600	20,000	25,000
Households	2,568	4,500	8,000	10,000
Employment	4,082	7,000	9,900	13,000

2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

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

The CPA is consistent with the *2030 Regional Development Framework* for land use. In June 2009, the Council reviewed the City’s comprehensive plan update (Business Item 2008-157) and found that the land use plan was consistent with the RDF for land use. The comprehensive plan included future land use planning for the current municipal area, as well as for land that was planned to be annexed from Laketown Township.

The East Lake Neighborhood CPA is a proposal for sewerred low- and medium-density residential adjacent to the existing Island View Golf Course located east of Lake Waconia and NE of the existing City of Waconia boundary. The entire project area including the existing golf course is 340 acres.

The CPA proposed two types of changes to the City’s 2008 Update: staging and land use/density. Exhibit 4 (map #2) compares the Current Comp Plan Staging Plan with the Post Application Staging Plan. The CPA proposes the entire 340 acres begin to develop by 2020.

Exhibit 5 (map # 3) shows the before and after land uses and changes in densities. The following table compares the land use acreages in the 2008 Update with those proposed in the CPA.

Table 2 – Land Use Comparisons for East Lake Neighborhood CPA

Land Use Designation	All Land Uses		Residential Land Uses	
	Acres		# Units & Density Range	
	2008 CPU	CPA	2008 CPU	CPA
Low Density Residential	56	115	112-224 @ 2-4	230-460 @ 2-4
Medium Density Residential	60	54	240-600 @ 4-10	216-540 @ 4-10
Urban Reserve	77	0		
Golf Course	147	171		
Total	340	340	352-824 on 116 acres = 3.0-7.1 units per net acre	446- 1,000 on 169 acres = 2.6-5.9 units per net acre

The proposed change in staging is primarily a regional wastewater capacity issue, and MCES staff finds the change in staging acceptable. The changes in land use involve a modest expansion of the golf course, a small reduction (6 acres) in the amount of land planned for medium density residential, and an expansion in the amount of land planned for low density residential. The Council's most recent Plat Monitoring analysis of Waconia shows that the City has a current overall density of 3.75 units per net acre since 2000. Even if the proposed CPA were to develop at the lowest end of the development ranges shown in Table 2 above, the City's overall net density since 2000 will remain above 3 units per net acre. It should be noted that the City expects development within the CPA area to average at least 3 units per acre.

HOUSING

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

The CPA does not change the housing element in the original submittal, which the Council found fulfills the housing requirements of the MLPA.

WATER SUPPLY

Reviewer: Christopher Elvrum, ES – Water Supply Planning, (651-602-1035)

The CPA is complete and consistent with the WRMPP.

ENVIRONMENT

Reviewer: James Larsen, CD - LPA (651-602-1159)

One of the parcels the City proposes to change from single-family to medium-density residential – identified as one of the Pemtom/Anderson parcels is indicated by Carver County staff as containing a maple-basswood forest remnant of high quality. Council staff concurs with the County's recommendation that preservation efforts should be of high importance on this parcel, due to its location adjacent to Lake Waconia Regional Park and the relative rarity of high quality big woods remnants in the metropolitan area. Additionally, the City's Update states in the Ecology and Environment section of its Parks and Trails Plan element, "the importance of identification, reservation and enhancement of existing valuable natural areas – including major wooded areas within the City for appropriate public use." This CPA proposal to increase the density on this particular parcel could have the negative environmental impact of increased imperviousness and increased loss of valuable natural resources on the parcel. Council staff urges the City in the indicated forthcoming planned environmental review process to consider all possible

avenues to avoid developmental impacts to this wooded remnant through preservation efforts that could include density transfer, parks dedication, or other.

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

There do not appear to be any compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts. The City sent the CPA to adjacent jurisdictions and school districts on January 27, 2010. No compatibility issues were identified.

ATTACHMENTS

Figure 1 - Location Map showing Regional Systems

Figure 2 - Exhibit 4 Comparison of Current Comp Plan Staging Plan with the Post Application Staging Plan

Figure 3 - Exhibit 5 Comparison of before and after land uses and changes in densities

Figure 1 - Location Map showing Regional Systems

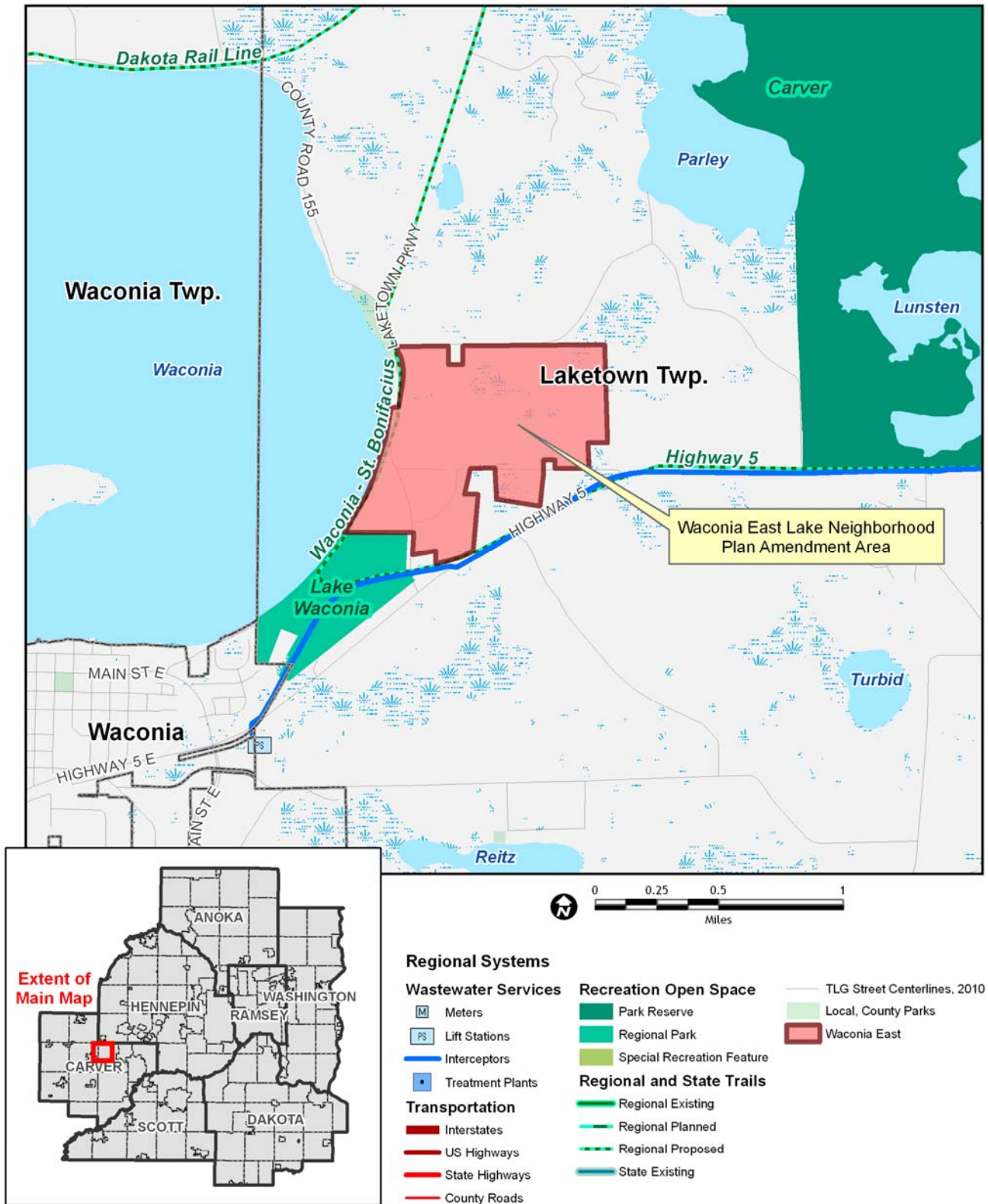


Figure 2 - Exhibit 4 Comparison of Current Comp Plan Staging Plan with the Post Application Staging Plan

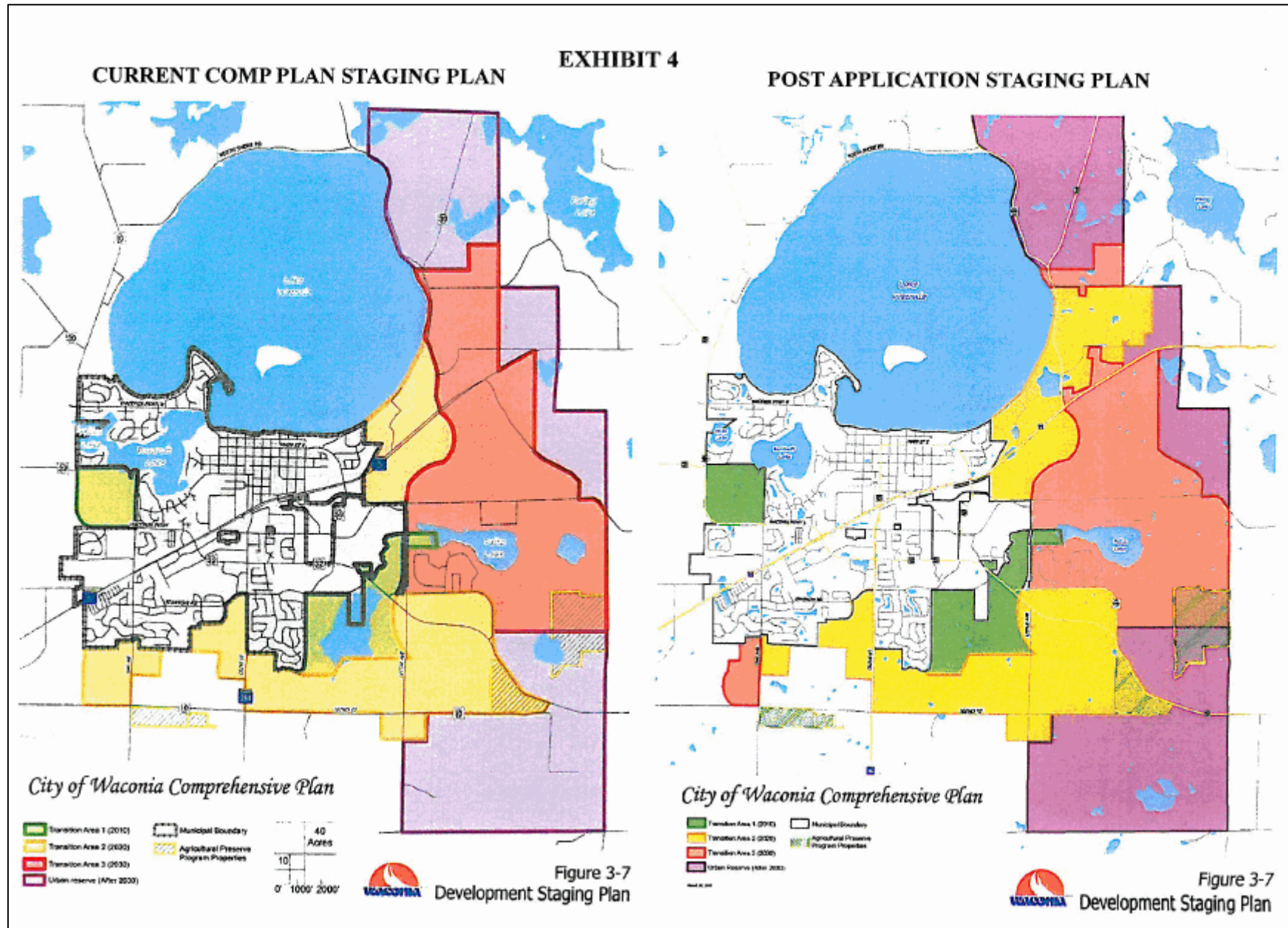


Figure 3 - Exhibit 5 Comparison of before and after land uses and changes in densities

