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Community Development Committee

Business Item

Item: 2010-287

Meeting date: August 16, 2010

ADVISORY INFORMATION

Subject:	City of Rosemount, Comprehensive Plan Amendment: <i>Prestwick Place 2nd Addition</i> , Review File No. 20584-2
District(s), Member(s):	District 16, Wendy Wulff
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff	Patrick Boylan, Principal Reviewer (651-602-1438)
Prepared/Presented:	Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)
Division/Department:	Community Development/Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Rosemount to put *Prestwick Place 2nd Addition* comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.

Background

The Metropolitan Council reviewed the City's 2030 Comprehensive Plan (Update), Review No. 20584-1, on October 28, 2009. This is the City's first CPA since this review.

The *2030 Regional Development Framework* identifies the City as a Developing Community. The CPA proposes to re-guide 44.3 acres of land that is presently guided as high-density residential (HDR) and medium-density residential (MDR).

Specifically, the City wishes to re-designate 24.9 acres of HDR and 19.4 acres of MDR to low density residential (LDR) for single family homes.

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

None known.

REVIEW RECORD

City of Rosemount, Comprehensive Plan Amendment *Prestwick Place 2nd Addition*

Review File No. 20584-2, Council Business Item No. 2010-XXX

BACKGROUND

- The City of Rosemount (City) is a third-ring suburban community of approximately 35.2 square miles, located in central Dakota County. It bordered by the cities of Inver Groe Heights, Cottage Grove, Lakeville, Eagan, and Apple Valley and the Townships of Nininger, Vermillion and Empire.
- The *2030 Regional Development Framework (RDF)* identifies Rosemount as a Developing Community. The Metropolitan Council (Council) forecasts that between 2010 and 2030 the city will grow from 23,750 to 42,000 people, from 8,050 to 15,500 households, and that employment will grow from 8,400 to 12,200 jobs.
- The Metropolitan Council reviewed the City's Update, Review No. 20584-1, on October 28, 2009. This is the City's first CPA since this review.

REQUEST SUMMARY

The CPA proposes to re-guide 44.3 acres by to re-designating 24.9 acres of high density residential (HDR) and 19.4 acres of medium density residential (MDR) to low density residential (LDR).

OVERVIEW

Conformity with Regional Systems

The CPA conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from these plans.

Consistency with Council Policy

The CPA is consistent with the Council's *2030 RDF*, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Communities

The CPA will not have an impact on adjacent communities, school districts, or watersheds.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's 2030 Update on October 28, 2009.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the *2030 RDF* and other Council policies?
- III. Does the amendment change the city's forecasts?
- IV. Is the amendment compatible with adjacent local governmental units?

ISSUE ANALYSIS AND FINDINGS

CONFORMANCE WITH REGIONAL SYSTEMS

REGIONAL PARKS

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

The amendment is in conformance with the *Regional Parks Policy Plan*.

TRANSPORTATION

Roads and Transit

Reviewers: Ann Braden (651-602-1705), Steve Mahowald – Metro Transit (612-349-7775)

The CPA is in conformance with the *2030 Transportation Policy Plan (TPP)* and supports the regional transportation system.

Aviation

Reviewers: Chauncey Case (651-602-1724),

The 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)

The CPA is in conformance with the *Water Resources Management Policy Plan (WRMPP)* for Wastewater.

The reduction in potential housing units reflects a reduction in potential wastewater generation and therefore, no adverse impact to the regional wastewater system.

See the land use section for density analysis

Surface Water Management

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

The CPA is in conformance with the *WRMPP* for local surface water management.

CONSISTENCY WITH COUNCIL POLICY

FORECASTS

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

The CPA is consistent with regional policy for forecasts..

Advisory comment: The CPA may lower land capacity and population outcomes at the neighborhood level (at Akron Avenue and Connemara Trail). Growth will occur in other parts of Rosemount.

2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The CPA is consistent with the *2030 Regional Development Framework* (RDF) policies for developed communities.

LAND USE & RESIDENTIAL DENSITY

The Comprehensive Plan Amendment represents a land use change to the City's current Update for the re-designation of 24.9 acres of high density residential to low density residential and 19.4 acres of medium density residential to low density residential land use. The proposed amendment reflects a reduction in the overall housing unit count on the 44.3 acres.

The overall expected minimum density for Rosemount is 3.37 net units per acre as per Council action on (October 28, 2009 Joint Committee Report 2009-374).

When the affected area is compared to future land use guiding and against the City's Plat Monitoring record since 2000, the expected overall minimum density is at 3.15 units per acre, which is above the Council's 3.0 units per net acre standard. See Table 1 below.

Table 1: Residential Density Analysis

Proposed Amendment Changes: Category	Density Range		Gross Acres	Min. Units	Max. Units
	Min	Max			
Transitional Residential	1	3	155	155	465
Low Density (added 44.31 acres)	1	5	314.31	314.31	1571.6
Medium Density (removes 19.38 ac.)	5	10	130.62	653.1	1306.2
High Density (removes 24.93 ac.)	10	24	5.07	50.7	121.68
2020-2030 Land uses	Totals		605	1173.11	3464.4
<i>Density for Newly Planned Areas</i>				1.9	5.7
Plat Monitoring Program (PMP)			780	3188	4.1
Total Planned and PMP			1385	4361	
MUSA Guideline Density				3.15	

In addition, the City's 2030 Update includes a "Downtown" land use category intended to provide for a variety of land uses that includes a mixed use zoning district with medium and high density residential designation for up to 40 residential units per acre. The city did not break out a percentage of residential use for this land use and the residential density analysis in Committee Report 2009-374 did not consider this in calculations.

The City Staff has also indicated that proposals are being reviewed for two high-density projects in the downtown area. When considering two pending projects in the city's downtown area, the expected minimum density increases to 3.26 units per net acre.

HOUSING

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

Re-guiding 20 acres of medium density and 25 acres of high density residential land to low density residential will result in a balance of 220 acres designated for medium density residential development (at 5-10 units per acre), and only 5 acres of high density residential land (at 10-24 units per acre) between 2010 and 2020.

While the city will still have sufficient medium and higher density land available to provide opportunities for the city to address its 2011-2020 regional share of the affordable housing need of 1,000 units, the city is encouraged to closely monitor any future re-designations of land uses from high density to lower density uses, to ensure that it will continue to have adequate options to address its affordable housing needs.

WATER SUPPLY

Reviewer: Chris Elvrum, ES – Water Supply Planning, (651-602-1066)

The CPA is consistent with the *WRMPP* for water supply.

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

The CPA is compatible with plans of adjacent jurisdictions. The City sent the proposed amendment to adjacent local governments, school districts, and other jurisdictions on May 6, 2010. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS	
Figure 1:	Location Map Showing Regional Systems
Figure 2:	Future Land Use Map: Current and Proposed Guiding

Figure 1: Location Map Showing Regional Systems
City of Rosemount CPA: Prestwick Place, 2nd Addition

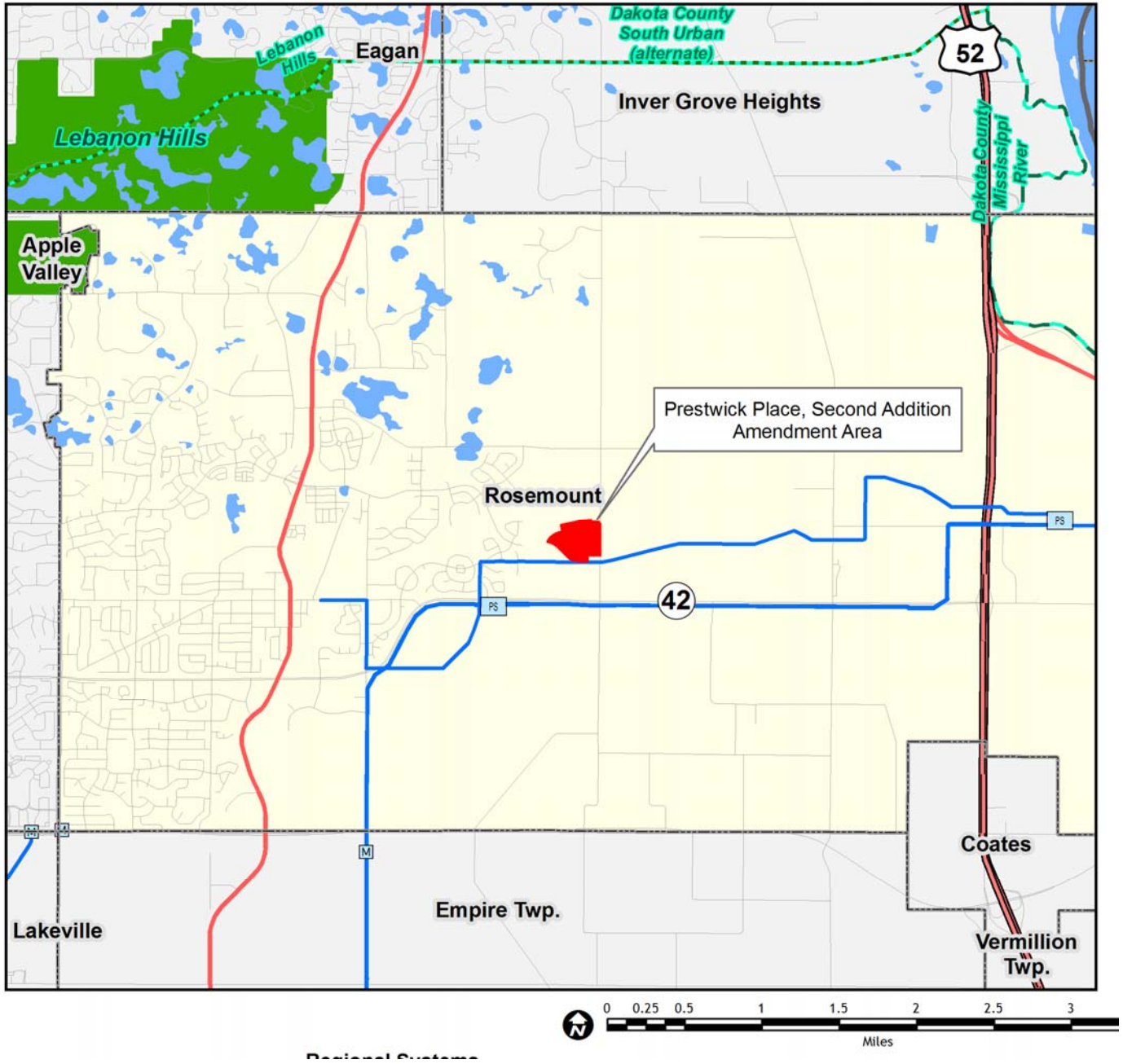


Figure 2: Location Map Showing Current and Proposed Guiding City of Rosemount CPA: Prestwick Place, 2nd Addition

