



ADVISORY INFORMATION

Subject:	City of Lakeville Comprehensive Plan Amendment: Kingsley Shores Senior Housing Review File No.20445-4
District(s), Member(s):	District 16, Wendy Wulff
Policy/Legal Reference:	Metropolitan Land Planning Act
Staff	Patrick Boylan, Principal Reviewer (651-602-1438)
Prepared/Presented:	
Division/Department:	Community Development/Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Allow the City of Lakeville to put the comprehensive plan amendment (CPA) into effect.
2. Acknowledge that the CPA does not change the Council’s 2030 Forecasts for the City.

Background

The City of Lakeville is located in Dakota County, surrounded by the cities of Burnsville, Apple Valley, Rosemount, Empire Township, Farmington, Eureka Township, New Market Township, Credit River Township, and the City of Savage.

The *2030 Regional Development Framework* identifies Lakeville as a “Developing” area community. In 2010, the City has an estimated population of 59,500 residents, 20,200 households and 18,500 jobs. By 2030, the City is expected to have 88,800 residents, 33,500 households, and 27,400 jobs.

The proposed CPA changes the land use of 13.6 acres from Medium/High Density Residential to Office/Residential for the development of a 101 unit senior housing facility.

Rationale

The proposed CPA is in conformity with regional system plans, consistent with Council policies and compatible with the plans of other local communities and school districts.

Funding

No Metropolitan Council funding required.

Known Support / Opposition

No known support or opposition

C	Community Development Committee	2011-108
	Meeting date: May 2, 2011	
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Districts, Members	District 16, Wendy Wulff Patrick Boylan, Principal Reviewer (651-602-1438)	
Prepared by	Phyllis Hanson, Manager Local Planning Assistance (651-602-1566)	
Division/Department	Community Development / Planning and Growth Management	

BACKGROUND
<p>The City of Lakeville is located in Dakota County, surrounded by Cities of Burnsville, Apple Valley, Rosemount, Empire Township, Farmington, Eureka Township, New Market Township, Credit River Township, and the City of Savage.</p> <p>The Council reviewed the City's 2030 Comprehensive Plan Update in May, 2009. Since then, the Council has acted on 3 amendments to the City's plan.</p>

REQUEST SUMMARY
<p>The City of Lakeville submitted a comprehensive plan amendment for 13.63 acres to be changed from Medium/High Density Residential to Office/Residential Transition west of Kenwood Trail (CSAH 5) and north of Klamath Trail for the development of a 101 unit senior housing facility.</p>

PROPOSED ACTION
<p>That the Metropolitan Council:</p> <ol style="list-style-type: none"> 1. Allow the City of Lakeville to put the comprehensive plan amendment (CPA) into effect. 2. Acknowledge that the CPA does not change the City's 2030 official forecasts.

OVERVIEW
<p>Conformity with Regional Systems</p> <p>The CPA conforms to the Regional System Plans for Parks, Transportation (including Aviation) and Water Resources Management, with no substantial impact on, or departure from these plans.</p>

Consistency with Council Policy	The CPA is consistent with the Council's <i>2030 Regional Development Framework</i> , water resources management policies, Council forecasts, and Housing policy, as it facilitates the development of life-cycle housing options in the City.
Compatibility with Adjacent Community Plans	The CPA will have no impact on adjacent communities, school districts and watersheds; The City submitted the CPA to these on February 18, 2011.

PREVIOUS COUNCIL ACTIONS

- **May 27, 2009:** The Council acted on the City's 2030 Comprehensive Plan Update (CPU)
- **2010 to Present:** The Council acted on 3 amendments to the comprehensive plan.

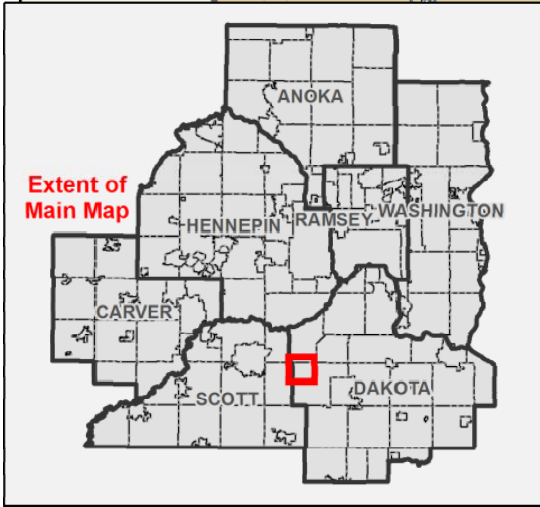
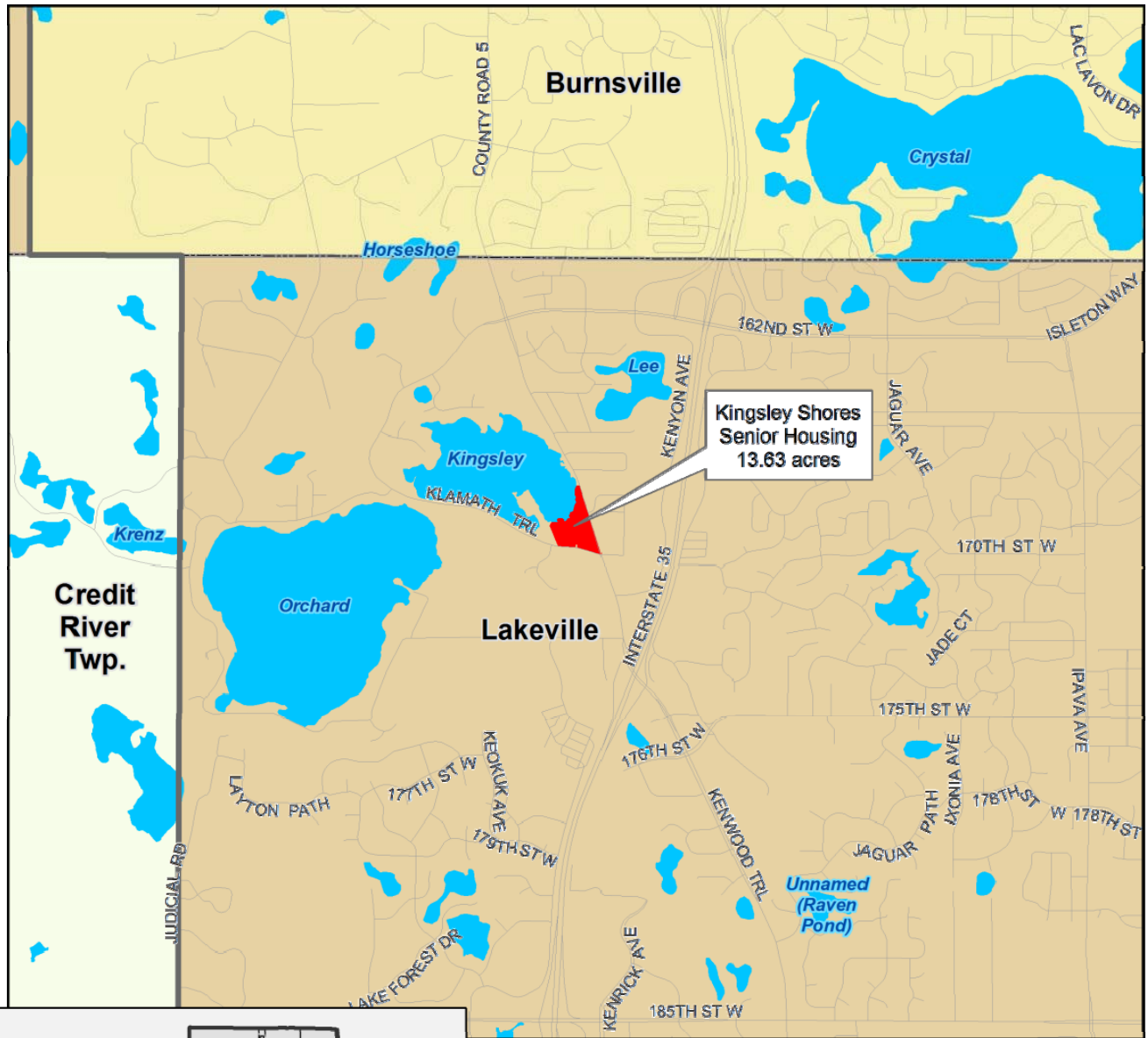
ISSUES

1. Does the amendment conform to the regional system plans? **Yes, the CPA is in conformance.**
2. Is the amendment consistent with the *Development Framework* and other Council policies? **Yes.**
3. Does the amendment change the City's forecasts? **No.**
4. Is the amendment compatible with adjacent local governmental units? **Yes.**

ATTACHMENTS

- Figure 1 - Location Map
- Figure 2- Existing and Proposed Land Use

Figure 1: Location Map



Regional Framework Planning Areas

- Agricultural Area
- Developed Area
- Developing Area
- Diversified Rural
- Non-Council Area
- Rural Center
- Rural Residential

Ncompass Street Centerlines, 2011

Kingsley Shores

Figure 2: Existing and Proposed Land use

