

# C Community Development Committee

Meeting date: September 17, 2012

For the Council Meeting of September 26, 2012

## ADVISORY INFORMATION

<b>Subject:</b>	<b>Rosemount Comprehensive Plan Amendment Review File No. 20584-5</b>
<b>District(s), Member(s):</b>	<b>District 16, Council Member Wendy Wulff</b>
<b>Policy/Legal Reference:</b>	<b>Minnesota Statutes Section 473.175</b>
<b>Staff Prepared/Presented:</b>	<b>Patrick Boylan, AICP, Acting Manger, Local Planning Assistance, 651-602-1438 Guy Peterson, Director Community Development 651-602-1418</b>
<b>Division/Department:</b>	<b>Community Development / Planning &amp; Growth Management</b>

### Proposed Action

That the Metropolitan Council:

- 1 Adopt the attached review record and allow the City of Rosemount to put the Rosemount Comprehensive Plan Amendment comprehensive plan amendment (CPA) into effect.
- 2 Find that the proposed CPA does not change the City's forecasts.

### Background

- The Council reviewed the City's Update, Review File No. 20584-1 on October 28, 2009 (Review File No. 20584-1). The City submitted three previous amendments, which were acted on by the Council on August 25<sup>th</sup> 2010, June 30, 2011, and May 23, 2012.

### Rationale

The proposed CPA conforms to Metropolitan system plans, and is compatible with the plans of other local communities, school districts, and affected special districts, and is consistent with Council policy regarding affordable housing and with the direction in the Metropolitan Land Planning Act regarding local government responsibility to plan for low-and-moderate income housing.

### Funding

None.

### Known Support / Opposition

There is no known opposition.

**REVIEW RECORD**  
**Rosemount Comprehensive Plan Amendment**  
**Public Institutional Land Use Category**  
Review File No. 20584-5, Council Business Item No. 2012-295

## **BACKGROUND**

Rosemount (City) is a developing community of approximately 35 square miles, located in central Dakota County. It is bordered by the City of Inver Grove Heights, Nininger Township, Vermillion Township, City of Coates, Empire Township, the City of Apple Valley and the City of Eagan.

The *2030 Regional Development Framework* (RDF) identifies the City as a Developing and Agricultural community. The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 21,874 to 42,000 people, from 8,050 to 15,500 households, and that employment will grow from 8,400 to 12,200 jobs.

The Council reviewed the City's Update, Review File No. 20554-1, on October 28, 2009.

## **REQUEST SUMMARY**

The CPA proposes to amend the local comprehensive plan to reflect a changes on 101 acres over 10 locations including churches, private neighborhood parks, and elementary and middle schools in the City from "Public Institutional" to "Low Density Residential."

## **OVERVIEW**

<b>Conformance with Regional Systems</b>	The CPA conforms to the Metropolitan System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.
<b>Consistency with Council Policies</b>	The CPA is consistent with the Council's RDF, with water resources management, and is consistent with Council forecasts. The CPA is inconsistent with affordable housing policy.
<b>Compatibility with Plans of Adjacent Jurisdictions</b>	The CPA will not have an impact on the planning of adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

## **PREVIOUS COUNCIL ACTIONS**

- The Council acted on the City's Update on October 28, 2009 (Review File No. 20584-1).
- Comprehensive Plan Amendment (CPA) "Prestwick Place 2<sup>nd</sup> Addition" was approved by the Council on August 25<sup>th</sup> 2010 (Review File No. 20584-2).
- CPA "Prestwick Place 3<sup>rd</sup> Addition" was administratively approved on June 30, 2011.
- CPA "Greystone" was approved by the Council on May 23, 2012

## **ISSUES**

- I. Does the amendment conform to the Metropolitan system plans?
- II. Is the amendment consistent with the RDF and other Council policies?

III. Does the amendment change the City's forecasts?

IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

## **ISSUE ANALYSIS AND FINDINGS**

### **CONFORMANCE WITH REGIONAL SYSTEMS**

#### **TRANSPORTATION**

*Reviewer: Ann Braden (651-602-1705)*

The CPA conforms to the *2030 Transportation Policy Plan*.

#### **PARKS**

*Reviewer: Jan Youngquist (651-602-1029)*

The Amendment is complete for regional parks review and conforms to the *2030 Regional Parks Policy Plan (RPPP)*. The RPPP identifies two regional trail search corridors in Rosemount—the Rosemount River Access Search Corridor and the Dakota North-South Search Corridor. The alignment of these regional trails has not yet been determined, therefore the CPA does not impact the regional parks system. Council staff encourages the City to work with Dakota County Parks in its future master planning process for these regional trail corridors.

#### **SEWERS**

*Reviewer: Roger Janzig (651-602-1119)*

The CPA conforms to the *2030 Water Resources Management Policy Plan*. The Metropolitan Disposal System that provides service to the project locations has adequate capacity.

### **CONSISTENCY WITH COUNCIL POLICY**

#### **LAND USE & RESIDENTIAL DENSITY**

*Reviewer: Patrick Boylan (651 602-1438)*

The Comprehensive Plan Amendment represents a land use change to the City's current Update for the re-designation of 101 acres over 10 locations including churches, private neighborhood parks, and elementary and middle schools in the City from "Public Institutional" to "Low Density Residential."

Residential development is not proposed, therefore the overall expected minimum density for Rosemount is not expected to change.

#### **HOUSING**

*Reviewer: Linda Milashius (651 602-1541)*

There are no housing issues related to this CPA, however, if the amendment results in some of the property being designated for higher density residential development, it would be a positive move on the city's part to assist them in addressing the need to provide additional higher density residential land to provide opportunities to address their regional affordable housing need of 1,000 units.

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

The proposed CPA is compatible with the plans of adjacent jurisdictions. 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 & Regional Systems
- Figure 2: Geographic Planning Areas
- Figure 3: Site Locations

Figure 1. Location Map Showing Regional Systems

## Rosemount

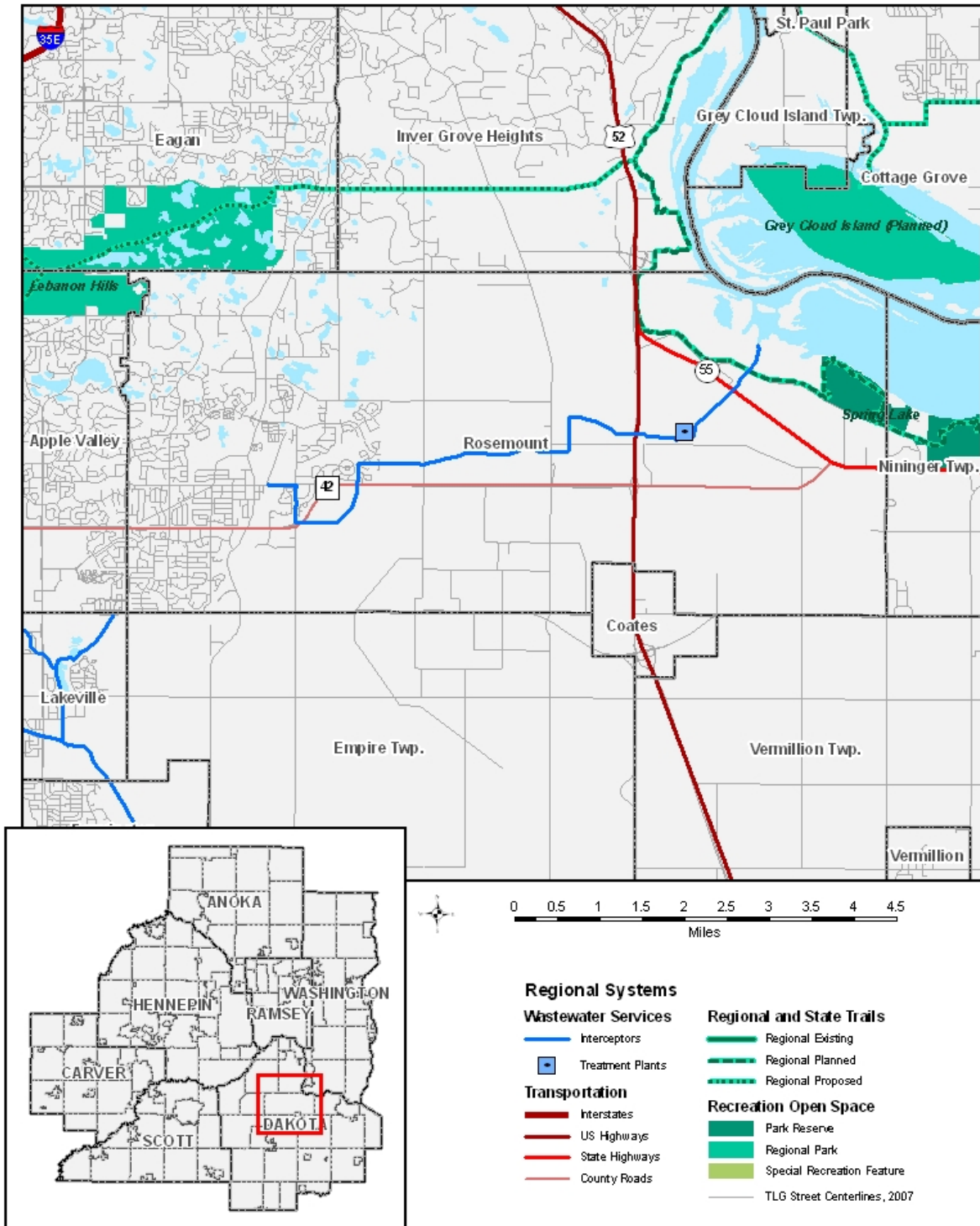


Figure 2. 2030 Regional Development Framework Planning Areas  
**Rosemount**

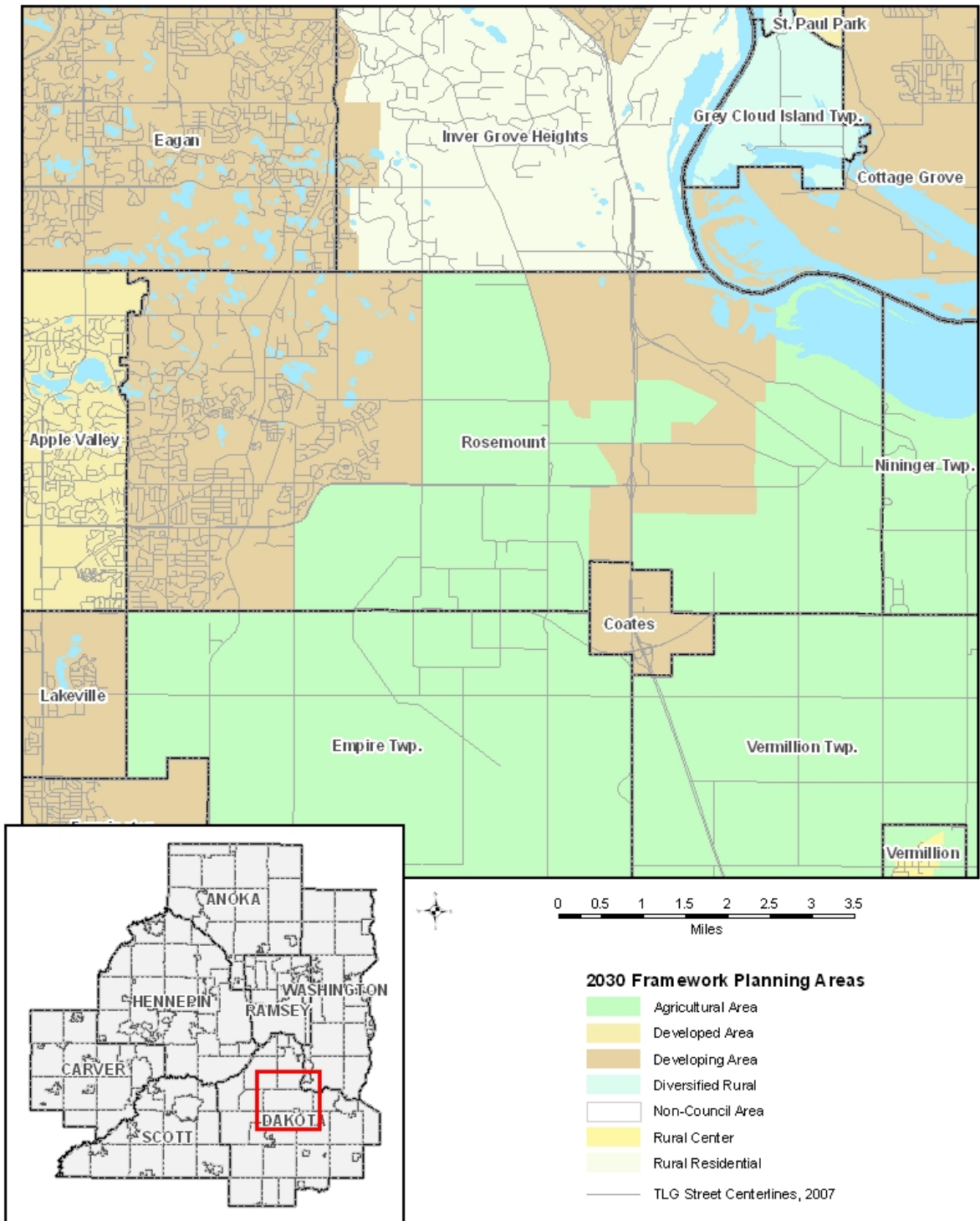


Figure 3: Site Locations

