

C	Community Development Committee	2006-331
	Meeting date: December 18, 2006 Metropolitan Council meeting date: January 17, 2007	

ADVISORY INFORMATION

Date	November 30, 2006
Subject	City of Farmington Comprehensive Plan Amendment Land Use Change & 270 acre MUSA Expansion on the northeast corner of the City to develop 2,327 housing units. Review File No. 16248-24 Comp Plan Amendment to change existing "Rural Residential," "Vacant," and "Agriculture" to "Low Density Residential" and "Medium Density Residential" land use categories.
Districts, Members	District 16, Brian McDaniel
Prepared by	Patrick Boylan, AICP, Principal Reviewer (651-602-1438) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566)
Division/Department	Community Development

BACKGROUND

The City of Farmington is located in Dakota County, surrounded by the City of Lakeville, and Eureka, Castle Rock, and Empire Townships (Figure 1).

The *2030 Regional Development Framework* shows Farmington in the Developing policy area. **Developing** area communities are to plan and stage development that accommodates the forecasts through 2030 at appropriate densities, 3 to 5 units per acre overall. The City participates in the Council's "Plat Monitoring" program. Since 2000, the City has developed at an average of 3.5 units per acre.

Since 2000, the Council has reviewed 14 Comprehensive Plan Amendments for land use changes and expansion of the Metropolitan Urban Service Area (MUSA). In 2005, Farmington had an estimated 18,365 people and 6,301 households and in 2004, 4,535 employees. The regional facilities serving Farmington include the Empire wastewater treatment plant (WWTP), and two regional interceptors.

Fairhill (formerly known as "Seed-Genstar") is a 965-acre residential and commercial development consisting of approximately 2,327 units and 134,000 square feet of retail.

The 965 acres were the subject of an Orderly Annexation Agreement (OAA) between the City of Farmington and Empire Township on February 1, 1999. Earlier this year, the City completed the annexation of 520 acres of the 965-acre site. The proposal is to amend the future land use for the entire site, but only limit the MUSA expansion to 270 acres.

The Metropolitan Council received the City's Comprehensive Plan Amendment for review on September 27, 2006 and the amendment was found complete for review on October 12, 2006. The initial 60-day review period ended on November 24, 2006. The Council extended the review period for an additional 60-day period, which expires January 25, 2007. The Council notified adjacent communities on October 20, 2006.

REQUEST SUMMARY

The City of Farmington proposed comprehensive plan amendment (CPA) is 965 acres, and proposes land use changes from agriculture to urban. Specifically, the CPA proposes:

1. A land use change from Agriculture to a mixture of: Low Density Residential, Medium Density Residential, Parks & Open Space, Environmentally Sensitive, Mixed-use (Commercial/Residential), and Mixed-use (Public/Residential)
2. Add two new land use designations to the text of the City's Comprehensive Plan: "Mixed-use (Commercial/Residential)," and "Mixed-use (Public/Residential)"
3. Expands the MUSA by 270 acres.

PROPOSED ACTION

Staff recommends that the Metropolitan Council:

1. Allow the City of Farmington to put the proposed amendment into effect with no modifications including the MUSA expansion of 270.22 acres.
2. Inform the City that the CPA will not change the City's forecasts.
3. Advise the City:
 - a) It's local surface water management plan update is due by October 2007; and,
 - b) To continue participating in the Council's annual plat monitoring program.
4. Encourage the City to consider transit service in the site plan
5. The Council supports the environmentally sensitive land use designation in the North Creek natural area.

ISSUES

1. Is the CPA in conformance with the regional system plans, consistent with Council policies, and compatible with adjacent communities' plans?
2. Does the CPA meet the Council's MUSA Expansion Guidelines?

OVERVIEW

Conformance with Regional Systems

The amendment conforms to the Regional System Plans for **Transportation, Wastewater, and Parks**, with no substantial impact on, or departure from these plans.

Consistency with Council Policy

The amendment is consistent with the Council's *2030 Regional Development Framework*, water resources management and housing policy

Compatibility with Adjacent Community Plans

The City submitted the amendment to the adjacent communities: Independent School District #192, Dakota County, City of Lakeville, Empire Township, Castle Rock Township, and Eureka Township.

ISSUE ANALYSIS AND FINDINGS

REGIONAL SYSTEMS

Regional Transportation and Aviation (*Ann Braden, 651 602-1705, Chauncey Case, 651 602-1724*)

The proposed CPA is in conformance with the regional transportation and aviation systems.

Pedestrian and bike trails are proposed throughout the project. There are no major investments planned by MnDOT, to 2025 for Trunk Highway 3. Farmington is outside the Transit Taxing district; site planning of the development should consider future transit service to/from the area

Regional Parks and Open Space (*Jan Youngquist, 651 602-1029*)

The proposed CPA is in conformance with the regional parks system, and will not impact regional parks or trails.

However, North Creek and its floodplain have been designated by the Minnesota Department of Natural Resources as a Regionally Significant Natural Resource Area of Outstanding Quality. Council encourages preservation of these natural resources and commends the City for guiding this area with an Environmentally Sensitive land use designation.

Regional Wastewater (*Roger Janzig, 651-602-1119 Kyle Colvin, 651 602-1151*)

The proposed CPA is in conformance with the Water Resources Management Policy Plan.

The proposal to convert 270.22 acres of Urban Reserve land to Low-Medium Density Residential, Mixed Use Commercial and Mixed Use Public/residential for the construction of 2,327 housing units would have no adverse impact to the Regional Disposal System. The site would be provided sanitary sewer service via MCES gravity interceptor 7409 and wastewater treatment would occur at the Empire Wastewater Treatment Facility located in Empire Township.

REGIONAL POLICIES

Housing (*Linda Milashius, 651 602-1541*)

The proposed amendment is consistent with Council housing policy.

The amendment and MUSA expansion is within the area designated as “floating MUSA” in the approved Farmington Comprehensive Plan. Because there are no forecast changes to population and housing, the City’s share of affordable housing remains the same.

Water Supply (*Sara Bertelsen, 651 602-1035*)

The proposed amendment is consistent with Council policy.

Farmington has submitted their Water Supply and Emergency & Conservation Plan update. Council Staff is presently reviewing the Plan; comments will be included with the Department of Natural Resources comments on the water supply plan.

Surface Water Management (*James Larsen, 651 602-1159*)

The proposed amendment is consistent with Council policy.

Farmington will be required to update its local surface water management plan by October 2007. The plan should be submitted to the Council for its review concurrent with the review by the JPO.

Watershed issues in the City of Farmington are overseen by the Vermillion River Watershed Joint Powers Organization (JPO). The JPO’s watershed plan was adopted by the Board of Water and Soil Resources in October 2005. Therefore, Farmington will be required to update its local surface water management plan by October 2007. The plan should be submitted to the Council for its review concurrent with the review by the JPO.

2030 Regional Development Framework

The CPA is consistent with the *2030 Regional Development Framework* policies for Developing Area communities.

Metropolitan Council Forecasts

The Fairhill development was anticipated and reflected in the System Statement forecast provided to City in September 2005. The CPA expands the MUSA to accommodate the proposed residential, commercial, and public uses; there are no proposed changes in forecasts.

2005 System Statement

	2010	2020	2030
Households	7,500	10,500	12,500
Population	20,500	27,100	32,000
Employment	6,600	8,400	9,900

MUSA EXPANSION GUIDELINES

The Fairhill CPA is a MUSA expansion as staged for development before 2020, or as regional and local infrastructure is available. The 2020 Farmington Comprehensive Plan proposed to use undesignated MUSA reserve (floating MUSA), which will incrementally add land area to its existing MUSA by 2020. The Fairhill CPA is wholly within the floating MUSA area.

The CPA meets the Council’s MUSA expansion guidelines, accommodating forecasts at appropriate urban densities as discussed below.

1. Does the City's overall residential density for meet a minimum of three units per acre?

- Yes, the City participates in the Council’s “Plat Monitoring” program. To date, the City is averaging 3.45 residential units per acre. Calculating developed densities and adding in the proposed Fairhill CPA with undeveloped residential land, the City will maintain a minimum of 3.7 units per acre. See Table 1 on the next page:

Table 1: Residential Land Use and Density Analysis

	Net Acres	Units per Acre	Units
A. Plat Monitoring {'00 – '05)	836	3.45	2881
B. Fairhill CPA (Nov. 06)	742.6	3.13	2,327
C. Undeveloped Residential Land (Minimum Planned)	Net Acres	Units per Acre	Units
Guided LDR	152	1.00	152
Guided L/MDR	202	2.50	505
Guided MDR	304	5.51	1675
Guided HDR	86	11.99	1031
Undeveloped Subtotal	744	4.52	3363
Total (Subtotals A+B+C)	2323	3.7	8,571

2. **Does the City have adequate capacity, or staged capacity, to accommodate the development staging?**
 Yes.

3. **Does the city have an identified inflow and infiltration (I&I) problem that currently impacts the metropolitan disposal system?**
 The City has been preparing an I & I reduction program, currently in draft form. The Public Works Department has purchased and installed new flow meters in key locations throughout the City, in an effort to monitor and track I & I sources, and initiate solutions.

4. **Has the City addressed and fulfilled previous Council actions and negotiations regarding the City's 2020 comprehensive plan?**
 Yes, the Metropolitan Council's review of Farmington's 2020 Comprehensive Plan (revised March 15, 2000) included no modifications.

5. **Has the City addressed consistency between the CPA and the Council's 2030 forecasts for households and employment?**
 Yes.

6. **Does the City have a parks and open space system plan, strategies for implementation of best practice-storm water management plans, and natural resource protection ordinances?**
 Yes, the City's 2020 comprehensive plan includes policies to protect natural resources. Farmington has a local surface water management plan. The City is located in the Vermillion River Watershed. The Board of Water and Soil Resources (BWSR) approved the watershed's management plan in October 2005. Therefore, Farmington is required to update its local surface water management plan within two years of this date.

ATTACHMENTS
Figure 1: 2030 Geographic Planning Area Map
Figure 2: Location Map
Figure 3: Fairhill Project Area Map

Figure 1: 2030 Geographic Planning Areas

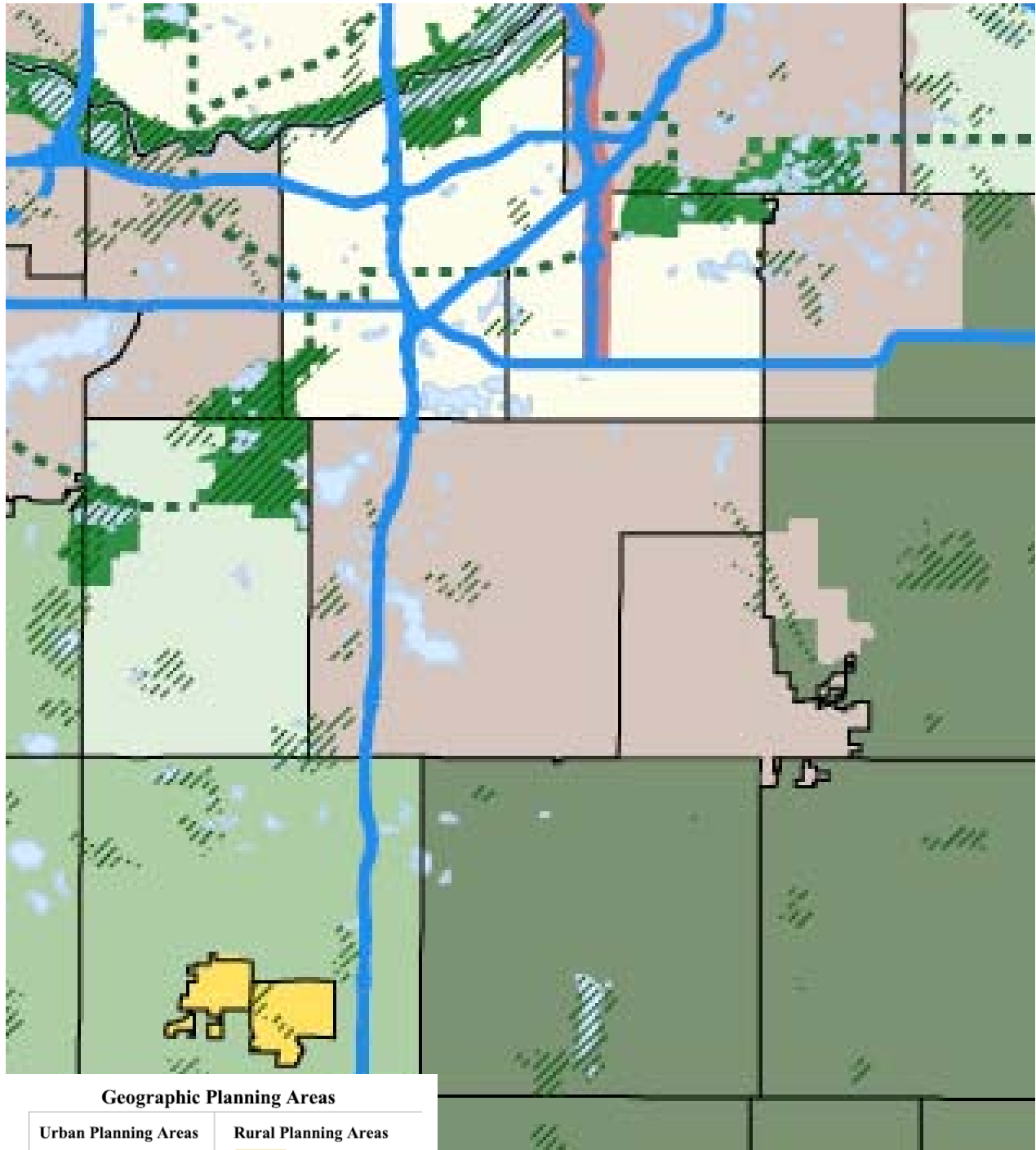


Figure 2: Fairhill Location Map

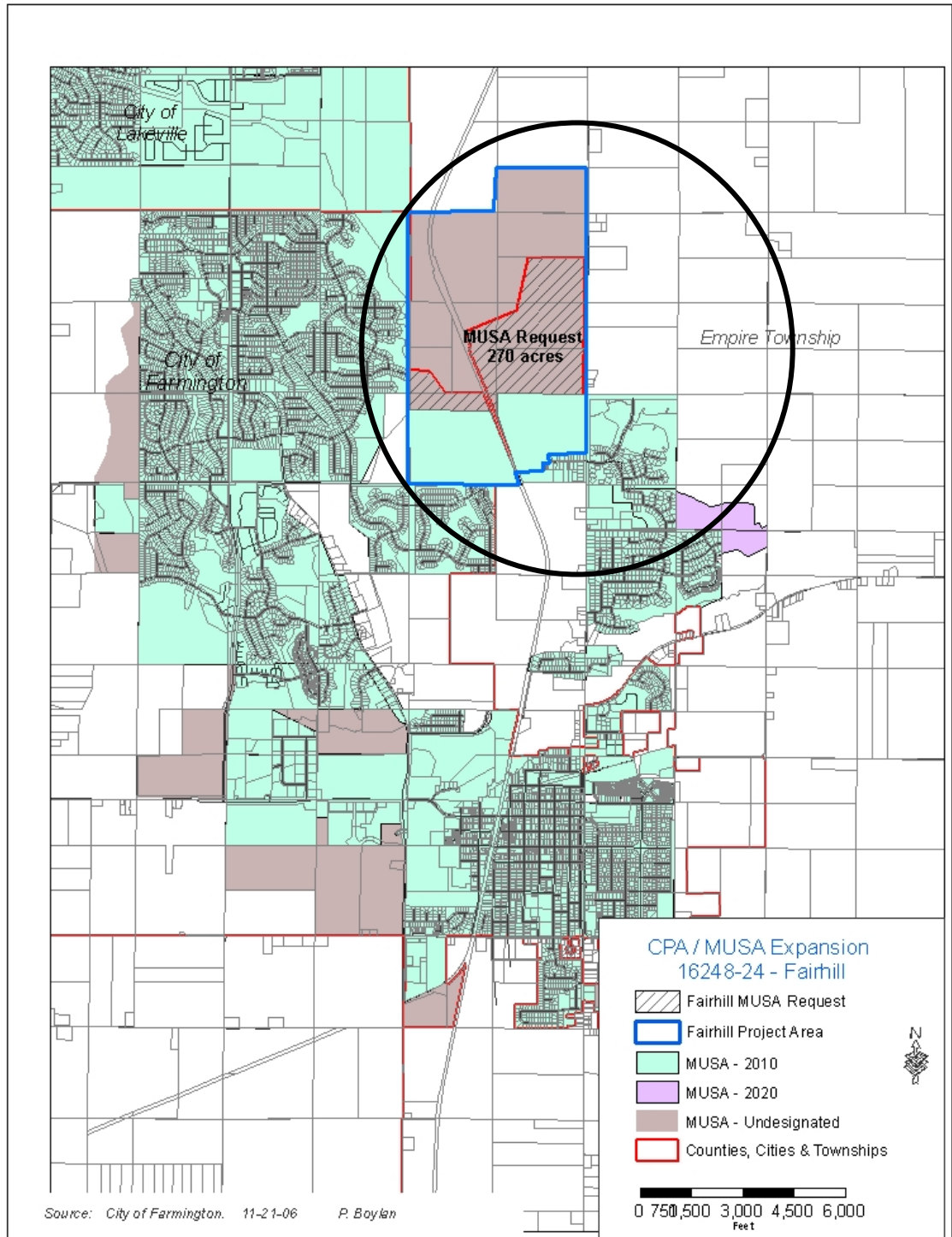


Figure 3: Fairhill Project Area Map

