

<b>C</b>	<b>Community Development Committee</b>	<b>Item 2007-134</b>
	<b>Meeting date: April 16, 2007</b> <b>Metropolitan Council meeting date: April 25, 2007</b>	<b>Consent</b>
<b>ADVISORY INFORMATION</b>		
<b>Date</b>	April 10, 2007	
<b>Subject</b>	City of Woodbury Comprehensive Plan Amendment Waters Edge Townhomes Review No. 18452-13	
<b>Districts, Members</b>	District 12, Chris Georgacas (651-292-8062)	
<b>Prepared by</b>	Bob Mazanec, Principal Reviewer (651-602-1330) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566) Mark Vander Schaaf, Director, Planning & Growth Management (651-602-1441) Guy Peterson, Director, Community Development (651-602-1418)	
<b>Division/Department</b>	Local Planning Assistance / Planning and Growth Management	
<b>BACKGROUND</b>		
<ul style="list-style-type: none"> <li>• Located in central Washington County south of I-94, east of I-494 the City of Woodbury is surrounded by Oakdale, Lake Elmo, Afton, Cottage Grove, Newport, and Maplewood.</li> <li>• The <i>2030 Regional Development Framework</i> designates Woodbury as a <i>developing</i> community.</li> <li>• In 2000, the City's population was 46,463 with 16,676 households and 15,899 jobs. In 2030, the population is expected to be 84,000 with 35,000 households and 37,000 jobs.</li> </ul>		
<b>REQUEST SUMMARY</b>		
The City of Woodbury proposes to add approximately 4 acres to the Metropolitan Urban Service Area (MUSA) to accommodate a 41-unit affordable townhome development. At the present time the project site lies in the City's Phase III (2015-2019) area, and this change would bring it into Phase I (2003-2009). The planned unit development does not require a land use change, and it falls within Council forecast, trip generation, and sewer flow parameters.		
<b>PROPOSED ACTION</b>		
Staff recommends that the Metropolitan Council allow the City of Woodbury to put the Waters Edge Townhome MUSA change comprehensive plan amendment into effect with no required modifications.		
<b>ISSUES</b>		
Does the proposed Waters Edge Townhomes MUSA phasing change meet Council Guidelines for Evaluating MUSA Expansion Comprehensive Plan Amendments?		
<b>OVERVIEW</b>		
<b>Conformity with Regional Systems</b>	The amendment conforms with Regional System Policy Plans for Parks, Transportation and Water Resources Management (wastewater, water supply, and surface water) and does not represent "more likely than not" substantial impacts or departures.	
<b>Consistency with</b>	The amendment is consistent with the Council's 2030 Development	

<b>Council Policy</b>	Framework, housing policies in particular. This CPA does not change the City's 2010, 2020 or 2030 growth forecasts.
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<b>Compatibility with Adjacent Community Plans</b>	The amendment is compatible with the plans of adjacent communities. No negative comments were received from adjacent communities or affected school districts.
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**PREVIOUS COUNCIL ACTIONS**

- Council review of Woodbury's 1998 comprehensive plan update raised no regional issues nor required any follow-up actions the City needed to take. In fact, the review commended the City of Woodbury for a comprehensive plan well done.
- Since 2000 the City has submitted 12 comprehensive plan amendments (CPA's) for Council review. CPA's included two MUSA expansions and three MUSA phasing changes. All MUSA changes were allowed to be put into effect with no required modifications.

**ANALYSIS AND FINDINGS – MUSA Expansion Guidelines (October 13, 2004)**

**1. Residential Land Use and Density Analysis**

The amendment area is currently guided for development in Phase III (2015-19) and is immediately adjacent to developed land in Phase I (2003-09). The amendment proposes changing the development site's MUSA phasing to Phase I to accommodate 41 affordable housing units at approximately 10 units/net acre. See attached figure for location and phasing information.

**Residential Density Analysis**

	<b>Net Acres</b>	<b>Density (units/acre)</b>	<b>Units</b>
<b>A. Comp Plan Update 2000-2020</b>	<b>6,420</b>	<b>3.9</b>	<b>24,973</b>
<b>B. Developed 2000-2005*</b>	<b>1,800</b>	<b>3.8</b>	<b>6,798</b>
• Single-family			3,338
• Multi-family			3,460
<b>C. Developed 2006**</b>	<b>750</b>	<b>3.8</b>	<b>2,824</b>
<b>D. Developed Subtotal</b>	<b>2,550</b>	<b>3.8</b>	<b>9,622</b>
<b>E. Waters Edge CPA</b>	<b>4</b>	<b>10</b>	<b>41</b>
<b>F. Total</b>	<b>2,554</b>	<b>3.8</b>	<b>9,663</b>

Definitions/Data Sources:  
 \* Residential land use data per MC 2005 plat monitoring report  
 \*\* Preliminary 2006 residential land use data as reported by city

The Waters Edge Townhomes site is guided for mixed residential use in the City's land use plan and has a base residential density range of 0-3.5 units per acre. However, the project is being developed under the City's planned unit development (PUD) regulations. As PUDs, affordable housing projects like Waters Edge are allowed density bonuses and transfers. This effectively increases the density of Waters Edge Townhomes to high density, or just over 10 units per acre.

The City of Woodbury has a MUSA expansion policy that narrowly defines the types of land uses the City is willing to consider for minor MUSA expansions. Such uses include affordable housing, schools, churches, and other public uses. Also, the properties must be

contiguous to the existing MUSA and have utilities immediately available adjacent to the site. This project meets the City's criteria.

The City of Woodbury has received a \$300,000 Livable Communities grant from the Metropolitan Council to assist in maintaining the long-term affordability of the housing units. Waters Edge Townhomes also qualifies as a tax-credit affordable rental housing development. Construction of this development will help the City in its efforts to meet its affordable housing goals and provide for its share of regional housing needs.

**2. Regional and Local Wastewater Systems**

The existing Metropolitan Wastewater Disposal System has capacity to provide for the change in service area phasing.

**3. Inflow and Infiltration (I&I)**

Woodbury is not currently identified as a community with excessive peak hourly flow during wet weather occurrences. Nonetheless, in its 2008 comprehensive plan update the City should include a description of activities it plans to carry out aimed at identifying and reducing sources of excessive I&I should they be found.

**4. Previous Council Actions and Negotiations**

There are no unresolved issues from previous Council actions.

**5. Consistency with the Council's 2030 Forecasts**

City growth forecasts are consistent with its metropolitan systems statement, and this development does not change the forecasts.

**6. Parks , Stormwater Management Plans, and Natural Resource Protection**

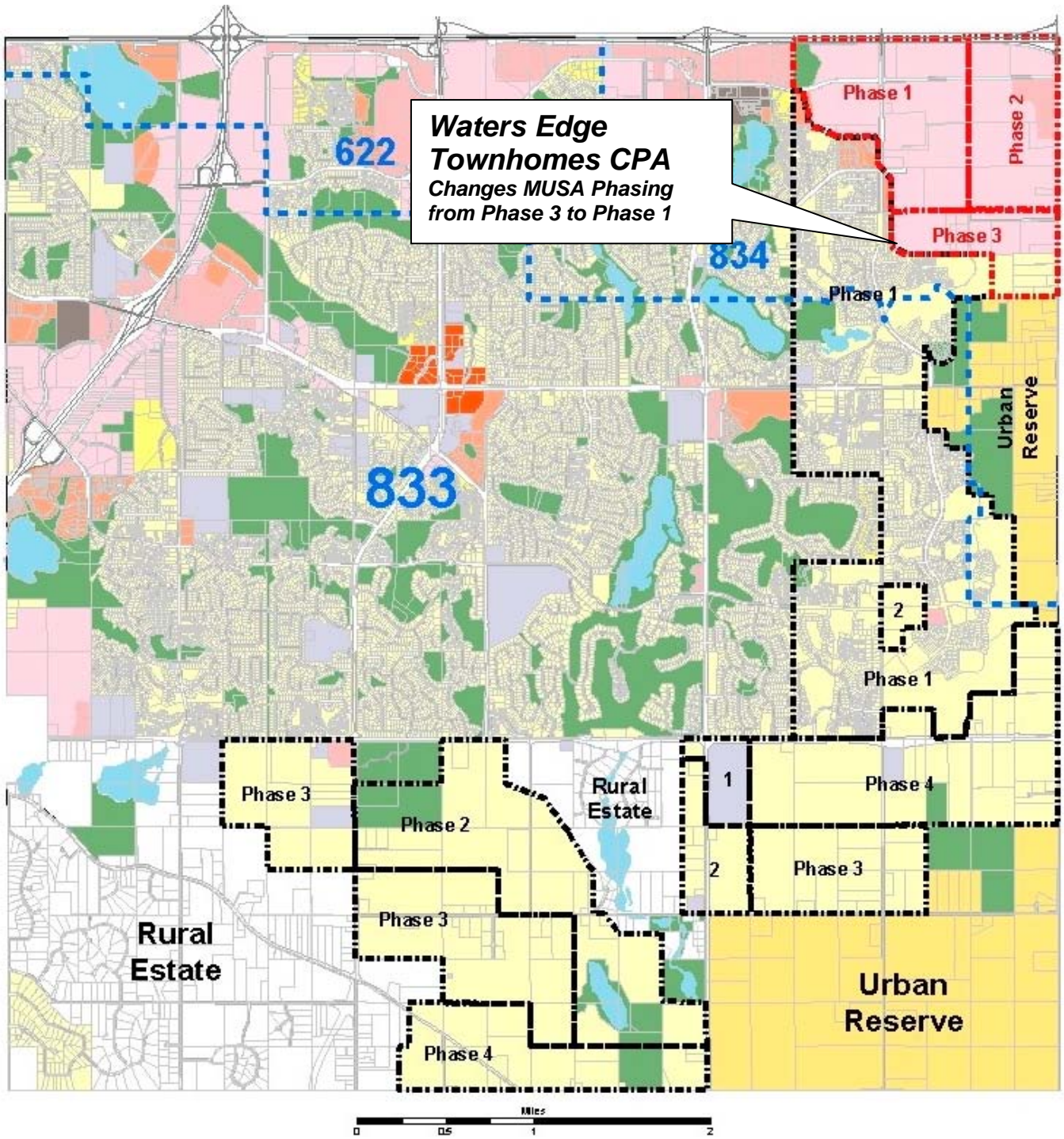
Woodbury's 2020 Plan conforms to the Regional Parks Plan, and includes plan elements consistent with Council stormwater management and natural resource protection policies.

**7. Water Supply**

The Council has been a regular participant on the Woodbury East Wellfield Technical Advisory Committee formed to ensure that there is no adverse impact to Valley Creek and commends the City for its efforts to protect this valuable resource. Due to this extra effort, adding wells to the City's system is a longer process than in other areas. The City should ensure that considering this extra effort required, and the change in the timeframe of the development, the water supply system can continue to meet the projected demands.

**ATTACHMENTS**

**MUSA Staging Plan Map, City of Woodbury**



- Commercial Phases
- City Centre
- Mixed Use
- High Density Urban Residential
- Rural Estate
- Residential Phases
- Places to Shop
- Open Space
- Medium Density Urban Residential
- Urban Reserve
- School Districts
- Places to Work
- Public / Semi-Public
- Urban Mixed Residential
- Water Features

Phase I: 2003-09 Phase II: 2010-14 Phase III: 2015-19 Phase IV: 2020-24 Urban Reserve: 2024 and Beyond