

<b>C</b>	<b>Community Development Committee</b>	<b>Item 2007-164</b>
	<b>Meeting date: May 7, 2007</b> <b>Metropolitan Council meeting date: May 23, 2007</b>	<b>Consent</b>
<b>ADVISORY INFORMATION</b>		
<b>Date</b>	April 25, 2007	
<b>Subject</b>	City of Woodbury Comprehensive Plan Amendment High School-Bielenberg Center Land Use and MUSA Change Review No. 18452-14	
<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, Dir., 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>		
<p>The City of Woodbury proposes a two part comprehensive plan amendment: 1) change land use on 80-acres from <i>Urban Mixed Residential</i> to <i>Public/Semi-Public</i> for a new high school and 2) expand the MUSA by 160-acres to accommodate the new school and expansion of Bielenberg Sports Center. The subject area is located just east of Radio Drive and south of Bailey Road. Growth forecasts are not affected, and the changes fall within Council trip generation and sewer flow parameters. Environmental assessment worksheets will be prepared before construction of the high school and extension of the local trunk sewer.</p>		
<b>PROPOSED ACTION</b>		
<p>Staff recommends that the Metropolitan Council allow the City of Woodbury to put the High School-Bielenberg Center Land Use and MUSA Change comprehensive plan amendment into effect with no required modifications.</p>		
<b>ISSUES</b>		
<p>Does the proposed High School-Bielenberg Center Land Use and MUSA Change meet Council Guidelines for Evaluating MUSA Expansion Comprehensive Plan Amendments?</p>		
<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 impact or departure.	

<b>Consistency with Council Policy</b>	The amendment is consistent with the Council's 2030 Development Framework. This CPA does not change the City's 2010, 2020 or 2030 growth forecasts.
<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.
<b>PREVIOUS COUNCIL ACTIONS</b>	

- 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 13 comprehensive plan amendments (CPA's) for Council review. CPA's included two MUSA expansions and four 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**

This amendment would reduce the amount of land available in the City of Woodbury's *Urban Mixed Residential* land use category by 80 acres. Allowable density would have been 0-3.5 units per acre. This part of the subject site would be used instead for a new, third high school within the City. The location allows the high school to take advantage of shared parking and recreational opportunities at the adjacent Bielenberg Sports Center. New land uses for the subject site would be a combination of Public/Semi-Public and Recreational Open Space.

**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>F. Total Developed Since 2000</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 City of Woodbury has a MUSA expansion policy that narrowly defines the types of land uses the City is willing to consider for MUSA expansions. Such uses include schools, affordable housing, 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 amendment meets the City's criteria.

**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, should they be found, reducing sources of excessive I&I.

**4. Previous Council Actions and Negotiations**

There are no unresolved issues from previous Council actions.

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

Growth forecasts reflected in this amendment are consistent with the City's metropolitan systems statement, and this amendment 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**

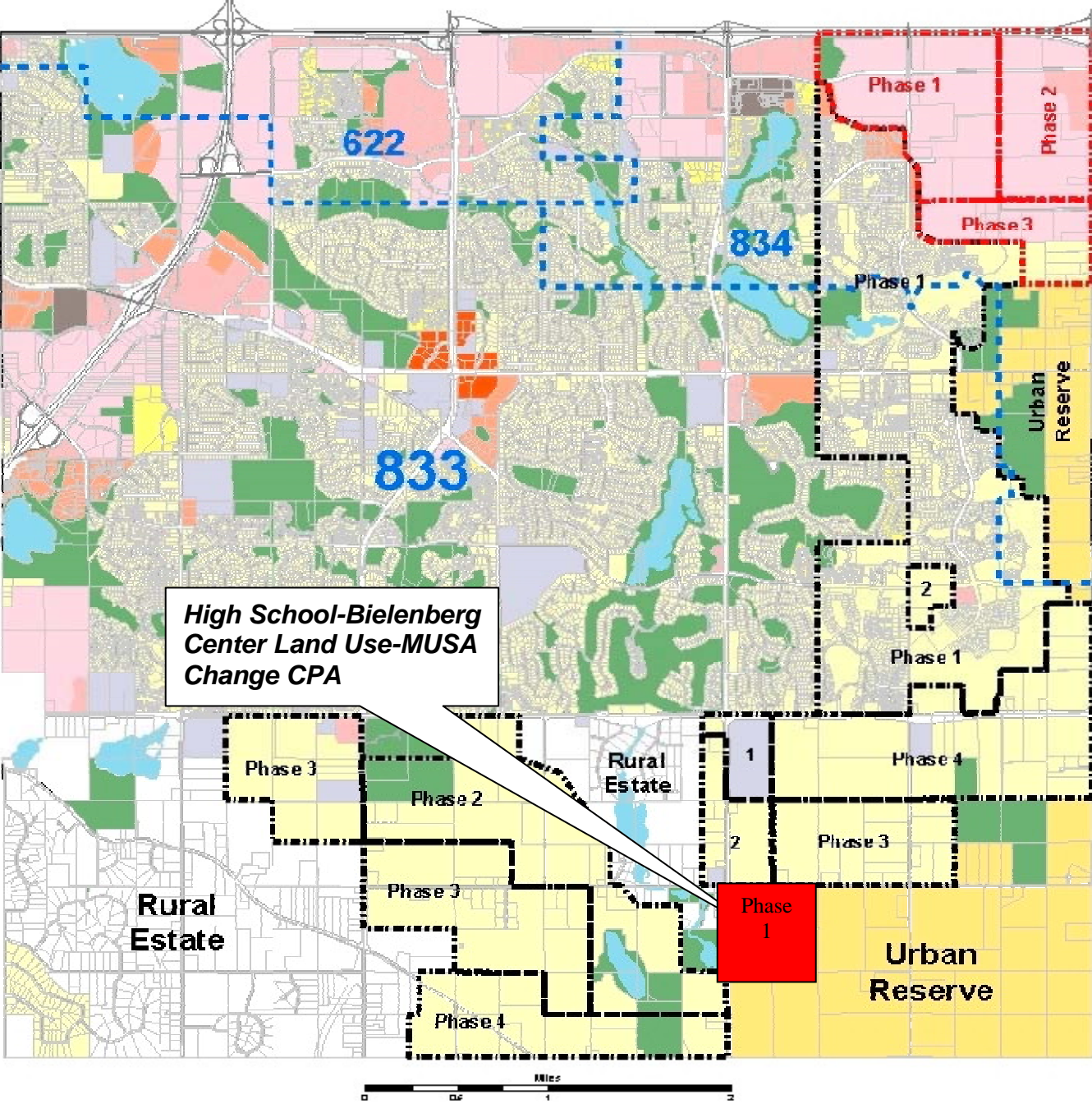
The Council has been a regular participant on the Woodbury East Wellfield Technical Advisory Committee formed to ensure that there is no adverse impact to Valley Creek from City wells. The City is commended for its efforts to protect this valuable natural resource. Due to this extra effort, adding wells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

**ATTACHMENTS**

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

**Before-After MUSA and Land Use Changes, High School-Bielenberg CPA**

MUSA Staging Plan Map, City of Woodbury



*High School-Bielenberg  
Center Land Use-MUSA  
Change CPA*

- 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

Before-After MUSA and Land Use Changes, High School-Bielenberg CPA

