

**C** Community Development Committee  
For the Metropolitan Council meeting of May 11, 2011

Item: 2011-108

**ADVISORY INFORMATION**

City of Lakeville Comprehensive Plan Amendment: Kingsley Shores  
**Subject:** Senior Housing  
Review File No.20445-4

**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.

**Summary of Committee Discussion / Questions:**

Senior Planner Patrick Boylan presented the agenda item. There was no discussion and there were no questions.

The Committee voted unanimously to approve.



**ADVISORY INFORMATION**

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

<b>C</b>	<b>Community Development Committee</b>	<b>2011-108</b>
	Meeting date: May 2, 2011	
<b>ADVISORY INFORMATION</b>		
<b>Subject</b>	City of Lakeville Comprehensive Plan Amendment: Kingsley Shores Senior Housing Review File No.20445-4	
<b>Districts, Members</b>	District 16, Wendy Wulff Patrick Boylan, Principal Reviewer (651-602-1438)	
<b>Prepared by</b>	Phyllis Hanson, Manager Local Planning Assistance (651-602-1566)	
<b>Division/Department</b>	Community Development / Planning and Growth Management	

<b>BACKGROUND</b>
<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>

<b>REQUEST SUMMARY</b>
<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>

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

<b>OVERVIEW</b>
<p><b>Conformity with Regional Systems</b></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>

<b>Consistency with Council Policy</b>	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.
<b>Compatibility with Adjacent Community Plans</b>	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 2: Existing and Proposed Land use

