

**C** Community Development Committee  
Meeting date: August 17, 2009

**E** Environment Committee  
Meeting date: August 11, 2009

**ADVISORY INFORMATION**

**Subject:** City of Roseville 2030 Comprehensive Plan Update  
Tier II Comprehensive Sewer Plan  
Review File No. 20516-1

**District(s), Member(s):** District 10, Councilmember Kris Sanda

**Policy/Legal Reference:** Minnesota Statutes Section 473.175

**Staff Prepared/Presented:** Tori Dupre, Principal Reviewer (651-602-1621)  
Phyllis Hanson, Local Planning Assistance Manager (651-602-1566)  
Kyle Colvin, Engineering Services Assistant Manager (651-602-1151)

**Division/Department:** Community Development / Planning and Growth  
Management  
Environmental Services/ Engineering Services

**Proposed Action**

That the Metropolitan Council adopts the attached Review Record and takes the following actions from each committee:

**Recommendations of the Community Development Committee**

1. Authorize the City of Roseville to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City to:
  - a. Participate in Council activities to monitor redevelopment and infill in Developed communities.
  - b. Implement the advisory comments noted in the Review Record.
  - c. Update the comprehensive surface water management plan (CSWMP) within two years of the date that the Rice Creek and Capitol Region Watershed Districts update the watershed management plans, and the plans are approved by the Board of Water and Soil Resources. The CSWMP should be submitted to the Council for review concurrent with its submittal to the watersheds.

**Recommendations of the Environment Committee**

Approve the City of Roseville's Tier II Comprehensive Sewer Plan.

## ADVISORY COMMENTS

### City of Roseville 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20516-1 – Council Business Item No. 2009-270

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update (“Update”) and approving the City’s Tier II Comprehensive Sewer Plan:

#### Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:
  - (a) Adopt the Update in final form after considering the Council’s review recommendations; and
  - (b) Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.
  - (c) Submit one copy of the City Council resolution evidencing final approval of the Update.
2. The Council’s *Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council’s final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the plan or respond to the Council before “final approval” of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3).
3. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted. (Minn. Stat. § 473.865, subd. 1).
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council’s metropolitan system plans. (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans. (Minn. Stat. § 473.865, subd. 3).

#### Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update also receives final approval by the City’s governing body. After the Update receives final approval by the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

## Background

The City of Roseville (City) is located in Ramsey County surrounded by New Brighton, Arden Hills and Shoreview to the north, Little Canada to the east, St. Paul and Falcon Heights to the south, and Minneapolis and St. Anthony to the west (Figure 1).

The *2030 Regional Development Framework (RDF)*, as adopted by the Metropolitan Council (Council) in January 2004, identified Roseville as within the "Developed" geographic planning area. Figure 2 shows the designation and regional systems serving the City and surrounding area.

The City submitted its 2030 Comprehensive Plan (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council's 2005 Systems Statement requirements.

## Rationale - Standard of Review & Findings

1. Does the proposed Update conform to Regional Systems Plans?
2. Is the Update consistent with Metropolitan Council policies?
3. Is the Update compatible with plans of adjacent governmental units and plans of affected special districts and school districts?

### Conformance with Regional Systems Plans:

- |  |     |
|--|-----|
| 1. Regional Parks  | Yes |
| 2. Transportation including Aviation   | Yes |
| 3. Water Resources Management<br>(Wastewater Services; Surface Water Management) | Yes |

### Consistent with Council Policy Requirements:

- |  |     |
|--|-----|
| 1. Forecasts                                     | Yes |
| 2. Housing                                       | Yes |
| 3. 2030 Regional Development Framework; Land Use | Yes |
| 4. Individual Sewage Treatment Systems Program   | Yes |
| 5. Water Supply                                  | Yes |

### Compatible with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- |                                |     |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

## Funding:

The City received no funding.

## Known Support / Opposition:

There was no known opposition.

## REVIEW RECORD

### Review of the City of Roseville 2030 Comprehensive Plan Update

#### STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

#### CONFORMANCE WITH REGIONAL SYSTEMS

##### Regional Parks

###### *Parks and Trails*

*Reviewer: Jan Youngquist, CD – Regional Parks System Planning (651-602-1029)*

The Update is in conformance with the *Regional Park's Policy Plan (RPPP)*. The Update acknowledges the Lexington Parkway Regional Trail as well as the proposed Trout Brook Regional Trail extension and the proposed St. Anthony Railroad Spur Regional Trail.

##### Transportation

###### *Roads and Transit*

*Reviewer: James Andrew, MTS – Systems Planning (651-602-1721), Scott Thompson – Metro Transit (612-349-7774)*

The Update is in conformance with the *Transportation Policy Plan (TPP)* adopted in 2004, and addresses all the applicable transportation and transit requirements.

## ***Aviation***

*Reviewer: Chauncey Case, MTS – Systems Planning (651-602-1724)*

The Update is in conformance with the *TPP* and consistent with Council *Aviation* policies.

## **Water Resources Management**

### ***Wastewater Service***

*Reviewer: Kyle Colvin, ES – Engineering Services (651-602-1151)*

The Update is in conformance with the *2030 Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision for the next 20 years or to year 2030. It includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant located in St. Paul. The City's wastewater conveyance service is provided by Council Interceptors 1-RV-430, 1-RV-431, 1-RV-432, 1-RV-433, 1-RV-433A, and 8851. The Update projects it will have 16,500 sewered households and 46,100 sewered employees by 2030. The Metropolitan Disposal System, with its scheduled improvements, has or will have adequate capacity to serve the City's growth needs.

The Update provides sanitary sewer flow projections in 10-year increments. The rationale for the projections is given in the Update and determined appropriate for planning for local services.

Roseville has been identified as a community impacted by wet weather occurrences. The City is currently on the Council's list of communities having an inflow and infiltration (I/I) reduction goal, and is committed to mitigate excessive I/I at levels equal to the Council's Surcharge amount.

The City's I/I reduction plan includes an inspection program for illegal sump pump and roof drain connections, including periodic inspections to insure they remain disconnected. The City has also implemented a foundation drain/service line inspection program with mandatory follow-up improvements required whenever a foundation drain connection to the sanitary sewer is identified or whenever a private service line is identified as being susceptible to I/I. Inspections are prioritized based on the results of a study conducted by the City that identified those areas which appeared to have the highest levels of I/I. The City's I/I reduction plan includes capital improvements aimed at removing sources of I/I through televising the sewer mains.

### ***Tier II Comments***

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for developed communities, and staff found it consistent with Council policies. Upon adoption of the Update by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City

Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

**Surface Water Management**

*Reviewer: Judy Sventek, ES – Water Resources Assessment (651-602-1156)*

The Update is in conformance with the *WRMPP* guidelines for local surface water management. Roseville lies within the Grass Lake, Rice Creek and Capitol Region watersheds. Rice Creek Watershed District’s watershed management plan was approved by the Board of Water and Soil Resources (BWSR) in 1997. Capitol Region Watershed District’s watershed management plan was approved in 2000 and Grass Lake Watershed Management Organization’s watershed management plan was approved in 2003. Roseville completed a Comprehensive Surface Water Management Plan (CSWMP) in 2003.

The Council reviewed the CSWMP in 2003, finding that it met the requirements for local surface water management plans at that time. The Update includes adequate information such as the City’s SWPPP, low impact development, impaired waters, and policies aimed at protecting the City’s resources as required by the Council’s *WRMPP*.

The City is advised that the Rice Creek and Capitol Region Watershed Districts are in the process of updating their watershed management plans. It is anticipated that both plans will be completed in 2009 and approved in 2010. The City will need to update its CSWMP within two years from the dates that the Rice Creek and Capitol Region Watershed District’s new watershed management plans are approved. The City needs to submit the updated CSWMP to the Council for review and comment concurrent with its submittal to the watershed districts for approval.

**CONSISTENCY WITH COUNCIL POLICY**

**Forecasts**

*Reviewer: Dennis Farmer, CD - Research (651-602-1552)*

The Update is consistent with Council policies for forecasts for the City, shown below).

**Table 1: City of Roseville Forecasts**

	2000	2010	2020	2030	2000 to 2030 change
Households	14,598	15,500	16,000	16,500	1,902
Population	33,690	36,000	37,000	38,300	4,610
Employment	39,103	42,500	44,700	46,100	6,997

## 2030 Regional Development Framework and Land Use

Reviewer: Tori Dupre, CD – Local Planning Assistance (651-602-1621)

The Update is consistent with the *2030 Regional Development Framework (RDF)*, which identifies Roseville as a community in the “Developed” geographic planning area. The *RDF* goals and policies for “Developed” communities accommodate growth forecasts through reinvestment at appropriate densities (5 units plus in developed areas) and target higher density in locations with convenient access to transportation corridors and with adequate sanitary sewer capacity.

The Council expects the City to meet densities of at least five units an acre through redevelopment and infill. The Council is developing a monitoring program, similar to the plat monitoring program for developing areas, and encourages the City to participate by reporting redevelopment information.

The City is fully developed, is approximately 8,860 acres in size, and as a first-ring suburb, more than 75 percent of its residential development was built by 1970. Only two percent of the City’s residential development was built after 2000.

Public and semi-public uses occupy 39 percent of the City and include the I-35W and Highway 36 corridors, parks and institutions such as private colleges. Residential is the second largest use at 38 percent of the City. In 2008, the City had 15,987 housing units and of this, 53 percent were single family detached homes. These units occupy about 3,403 residential acres, at a density of approximately 4.7 dwelling units per acre (du/ac).

**Table 2: Existing and Future Land Use**

Existing (2009) Land Use	Net Acres	Future 2030 Land Use	Net Acres	2009-2030 Change
Residential	3,403	Residential	3,619	+216
Commercial/Industrial	1,539	Commercial/Industrial	1,566	+27
Public/Semi Public	3,420	Public/Semi Public	3,334	(86)
Lakes, Ponds, etc.	499	Lakes, Ponds, etc.	342	(109)
Total	8,861	Total	8,861	0

The Update shows a residential acreage increase of 216 acres to the year 2030, while commercial and industrial uses increase approximately 30 acres. The Update forecasts an additional 1,902 households and 6,997 jobs between 2000 and 2030. To accommodate the forecasts, the Update includes an analysis of potential sites that offer an opportunity for future redevelopment for both housing and jobs.

The analysis reflects previous studies of the Twin Lakes redevelopment area which is currently guided industrial. The 2030 guiding for this area is Community Mixed Use, a combination of residential and non-residential uses that transition into surrounding existing neighborhoods.

The analysis of potential sites considers three development mechanisms: infill housing development, increased housing densities and redevelopment of existing non-residential areas. The analysis shows a total potential number of residential units at medium and high density of 1,340 to 3,416 meeting the City’s forecast needs and residential densities (see Table 3). These redevelopment areas are located near existing transit service, along major transportation corridors.

**Table 3: Redevelopment and Residential Density**

Land Use Category	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	1.5	4.0	75.0	113	300
Medium Density Residential	4.0	12.0	34.0	136	408
High Density Residential	12.0	30.0	100.0	1,200	3,000
Community Mixed Use	4.0	30.0	44.8	179	1,343
<b>TOTALS</b>			<b>253.8</b>	<b>1,628</b>	<b>5,051</b>
<b>Overall Density</b>				<b>6.41</b>	<b>19.90</b>

*Note:* Community Mixed Use allows 25 to 50 percent residential; Table calculates potential units at 25 percent.

**Housing**

*Reviewer: Linda Milashius, CD – Livable Communities (651-602-1541)*

The Update’s housing element fulfills the Metropolitan Land Planning Act housing element and the affordable housing planning requirements. The Update acknowledges the City’s share of the region’s affordable housing need for 2011 to 2020, 201 units. The Update shows 68 acres (2000 to 2020) will be available for high density residential development at 12 to 30 units per acre to provide opportunities to meet this need. The Update also shows approximately 77 acres guided Community Mixed use available for high density residential development.

The Update provides the implementation tools and programs the City will use to promote opportunities to address its share of the region’s housing need. The City’s HRA will continue to be active in promoting the development of affordable housing by partnering with federal, state, and local nonprofit agencies such as Habitat for Humanity, and implementing its adopted Strategic Plan that directs the undertaking of a variety of housing programs to maintain a strong housing stock and neighborhoods in the community.

Roseville is an active participant in the Livable Communities Local Housing Incentives Account program and has applied for and received over \$ \$3 million in grants through the LCA program.

**Individual Sewage Treatment Systems (ISTS) Program**

*Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)*

The Update indicates that the City is fully served by a municipal sanitary sewer that flows into the Metropolitan Disposal System, and has no ISTS.



## **Water Supply**

*Reviewer: Sara Bertelsen, ES – Water Supply Planning (651-602-1035)*

The Update is consistent with the *WRMPP* policies for water supply. The Council recommends that the City continue to implement conservation programs targeted at reducing residential water use.

## **Resource Protection**

### ***Historic Preservation***

*Reviewer: Tori Dupre, CD – Local Planning Assistance (651-602-1621)*

The Update contains a section on Historic Preservation as required by the MLPA.

### ***Solar Access Protection***

*Reviewer: Tori Dupre, CD – Local Planning Assistance (651-602-1621)*

The Update contains a section on Solar Access Protection as required by the MLPA.

### ***Aggregate Resources Protection***

*Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)*

The *Minnesota Geological Survey Information Circular 46* indicates that the City contains no aggregate resource deposits available for mining, as the community is fully developed.

## **PLAN IMPLEMENTATION**

*Reviewer: Tori Dupre, CD – Local Planning Assistance (651-602-1621)*

The Update includes a description of:

- |                                  |     |
|----------------------------------|-----|
| • Capital Improvement Program    | Yes |
| • Zoning Code                    | Yes |
| • Subdivision Code               | Yes |
| • ISTS Codes                     | NA  |
| • Housing Implementation Program | Yes |

The Update's implementation section contains a description of the City's official controls including zoning, subdivision regulation, park dedication and other ordinances.

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

The City submitted the Update to adjacent local units of government, school districts, counties and special districts for comment on October 15, 2008, and received responses from Arden Hills, Falcon Heights, Lauderdale, Little Canada, Maplewood, Minneapolis, New Brighton, Shoreview, St. Anthony, St. Paul, Ramsey County, Mounds View School District, Capitol Region Watershed District, Grass Lake

Watershed Management Organization, Rice Creek Watershed District and the Minnesota Department of Transportation. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were indicated.

#### **DOCUMENTS SUBMITTED FOR REVIEW:**

- City of Roseville 2030 Comprehensive Plan, dated January 26, 2009
- Comprehensive Plan Transmittal form
- City Council Meeting Minutes of January 26, 2009
- Comments from and responses to adjacent and affected jurisdictions
- Capital Improvement Plan dated March 6, 2009
- Supplemental information on Transportation, Environment (water resources), Water Supply and Wastewater dated April 30, 2009
- Revised page 10-7 Utilities, sewer flows

#### **ATTACHMENTS**

- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use
- Figure 4: 2030 Planned Land Use
- Table 4: Land Use and Five-Year Staging

Figure 1. Location Map Showing Regional Systems  
**Roseville**

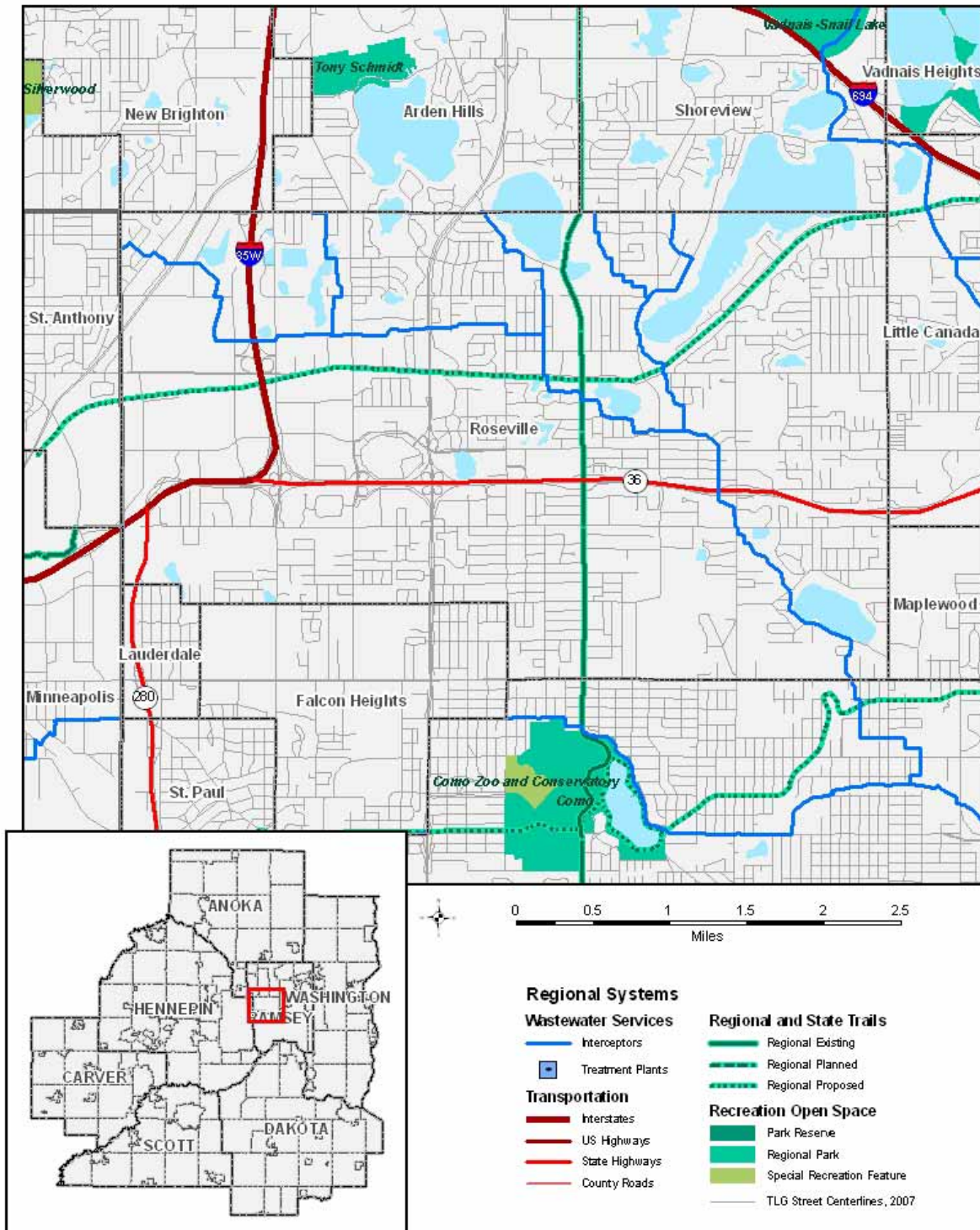
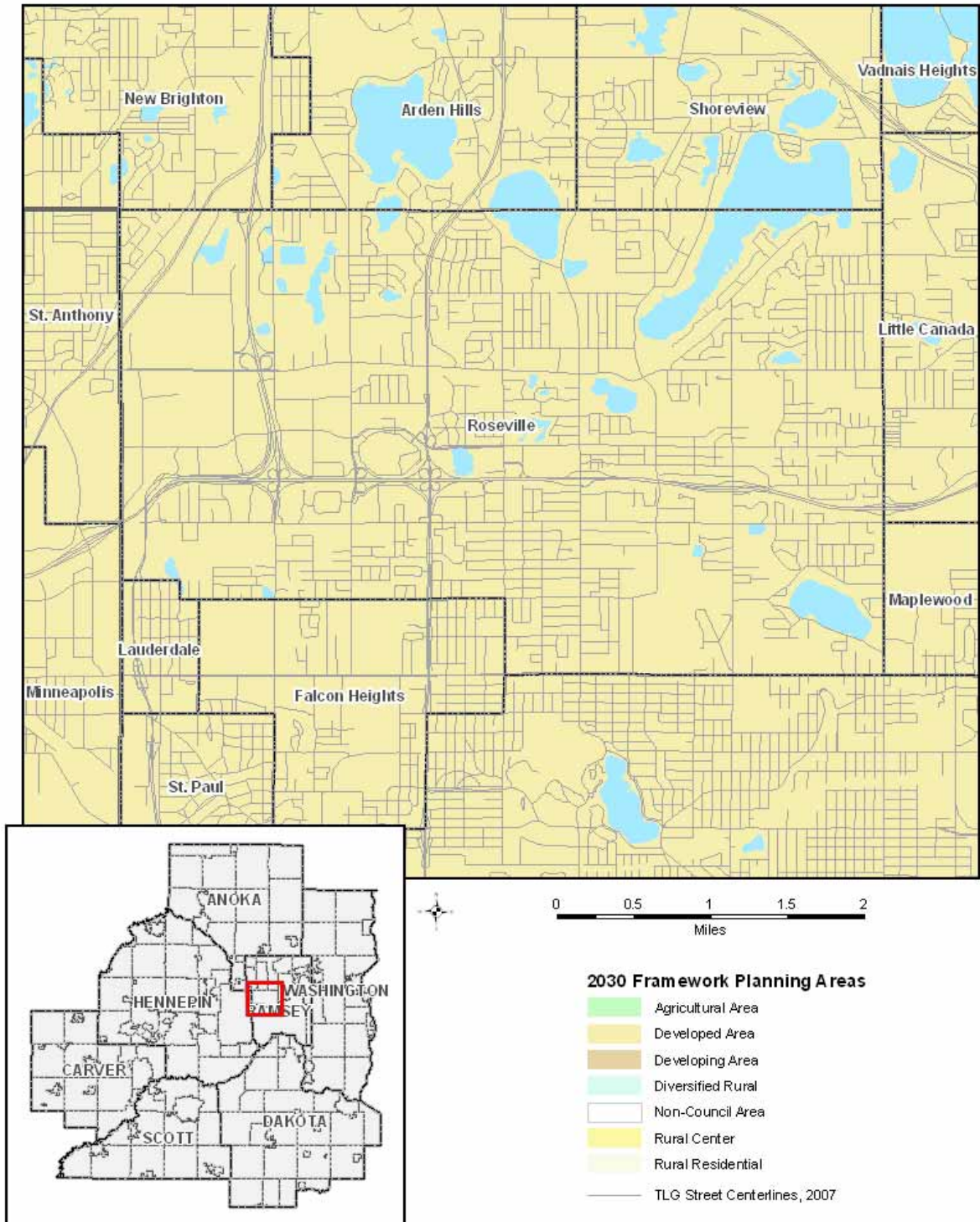
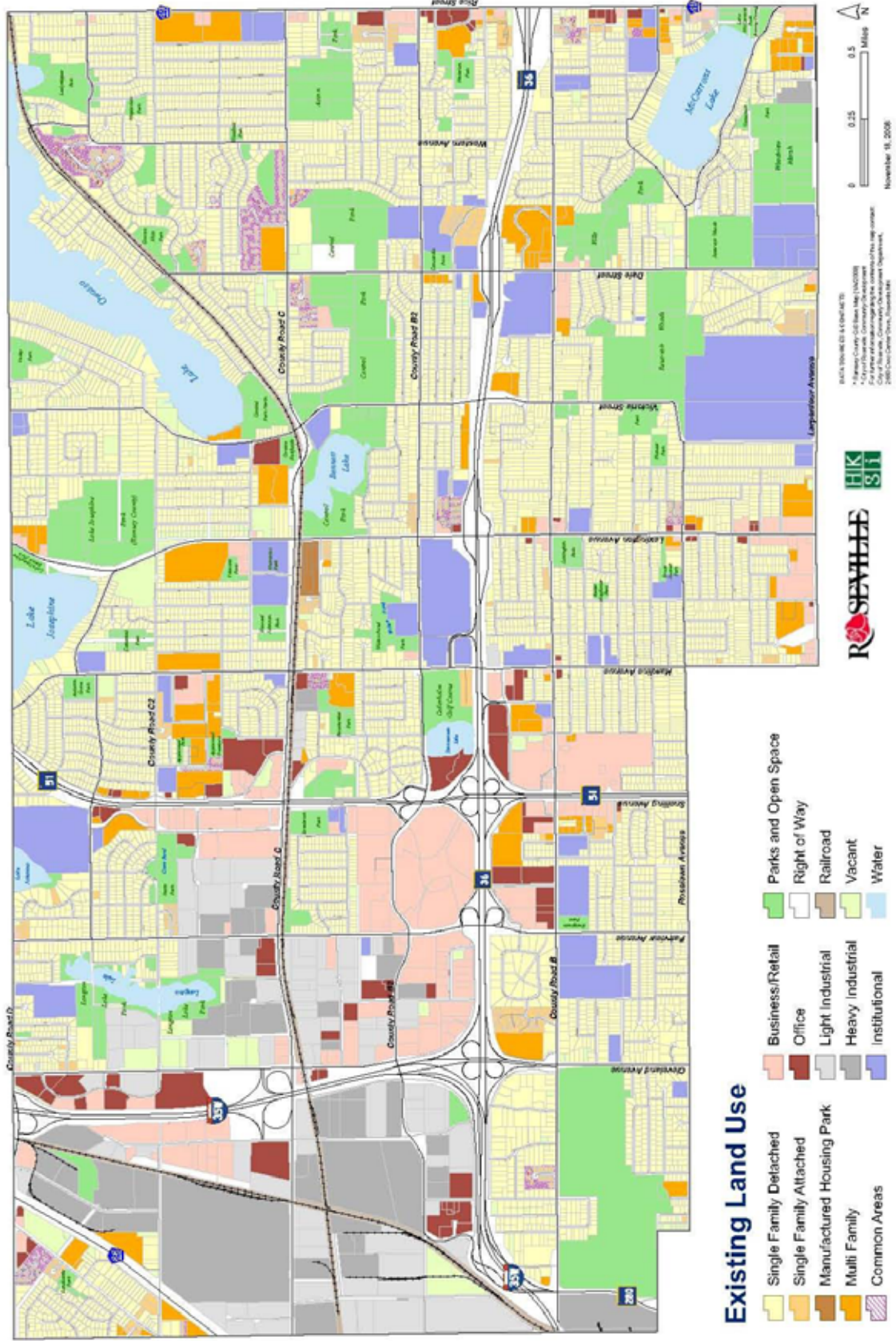


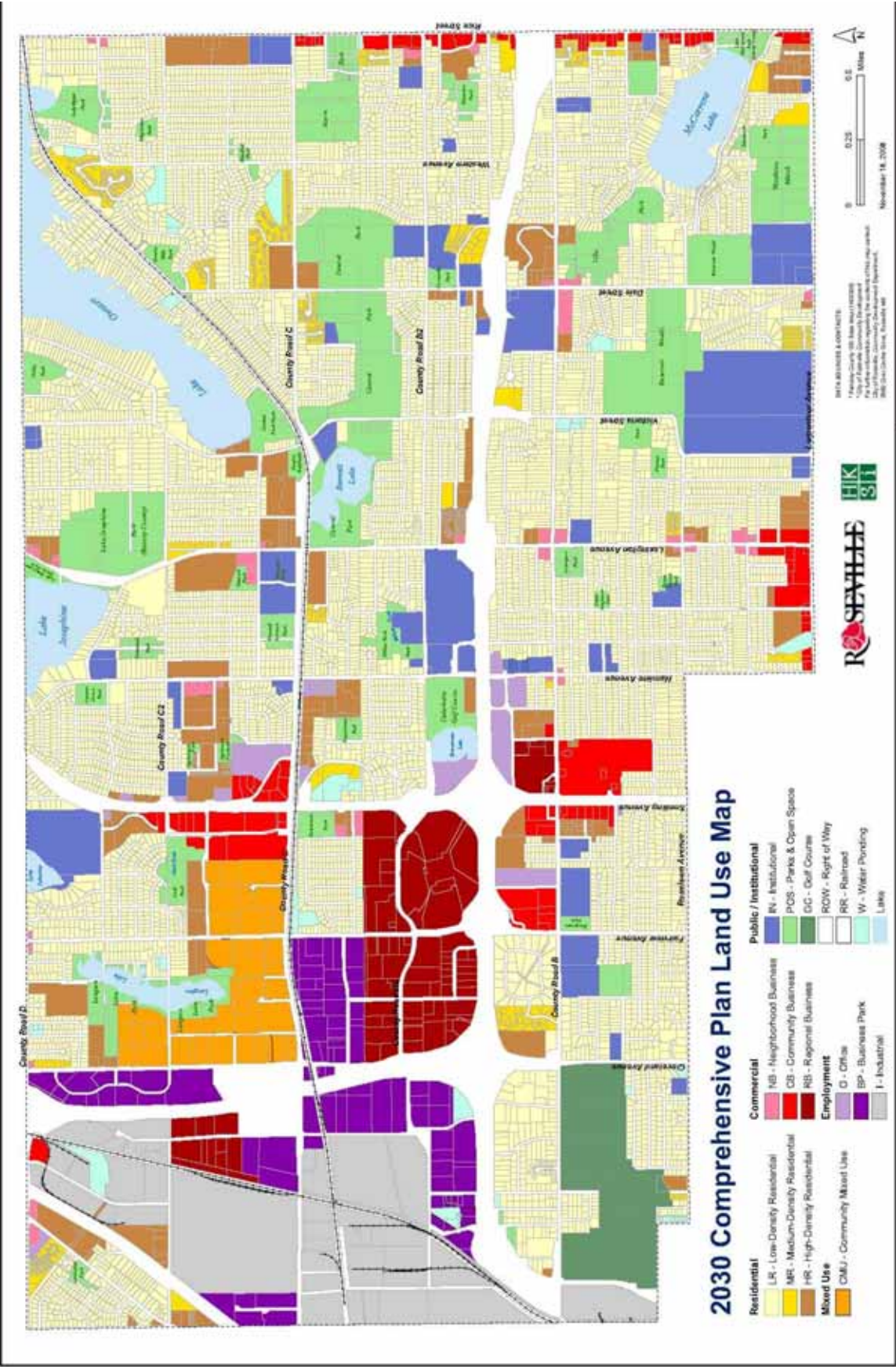
Figure 2. 2030 Regional Development Framework Planning Areas

**Roseville**



**Figure 3. Existing Land Use**  
City of Roseville





### 2030 Comprehensive Plan Land Use Map

- Residential**
- LR - Low-Density Residential
- MR - Medium-Density Residential
- HR - High-Density Residential
- Mixed Use**
- CMU - Community Mixed Use
- Commercial**
- NB - Neighborhood Business
- CB - Community Business
- RB - Regional Business
- O - Office
- SP - Business Park
- I - Industrial
- Employment**
- RR - Railroad
- W - Water Frontage
- Lake
- Public / Institutional**
- IN - Institutional
- PCS - Parks & Open Space
- GC - Golf Course
- ROW - Right of Way



WITH AGRICULTURE ADJACENTS  
 Planning County 988 Area (988) / 10/2009  
 City of Roseville Community Development  
 City of Roseville, Community Development Department  
 988 Old County Road, Roseville, MI  
 0 0.25 0.5 Miles  
 November 18, 2009

**Table 4: Land Use and 5-Year Staging**

Within Urban Service Area	Allowed Density Housing Units/Acre min/max		Exist (2009)	2010	2015	2020	2025	2030	Chg 2000-2030
<b>Residential Uses</b>			3403	3403	3465	3487	3547	3619	216
Low Density Residential	1.5	4	2973	2965	2987	2978	3002	3037	64
Medium Density Residential	4	12	146	146	156	157	169	160	14
High Density Residential	12	30	284	292	322	352	376	422	138
<b>C/I Land Uses</b>	Est. Employees/Acre		1539	1540	1552	1534	1524	1566	27
Neighborhood Business	32		40	40	37	42	35	45	5
Community Business	32		216	217	214	220	230	206	-10
Regional Business	32		220	220	254	254	254	279	59
Business Park	32		43	43	43	43	110	282	239
Office	32		163	163	150	140	125	79	-84
Industrial	8.5		857	857	754	682	617	496	-361
Community Mixed Use	Residential (25-50%)		0	0	100	153	153	179	179
<b>Public/Semi Public Land Uses</b>			3420	3420	3420	3417	3413	3334	-86
Institutional			513	513	513	513	510	476	-37
Parks and Recreation			834	834	834	831	830	845	11
Golf Course			181	181	181	181	181	157	-24
Roadway Rights of Way			1796	1796	1796	1796	1796	1770	-26
Railroad			96	96	96	96	96	86	-10
Undeveloped			499					390	109
Vacant			171	170	95	95	48	48	-123
Wetlands			271	271	271	271	271	271	0
Open Water, Rivers and Streams			57	57	57	57	57	71	14