

**C** Community Development Committee  
**Meeting date: October 19, 2009**

**E** Environment Committee  
**Meeting date: October 13, 2009**

**ADVISORY INFORMATION**

<b>Subject:</b>	City of Rosemount 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20584-1
<b>District(s), Member(s):</b>	District 16, Council Member Wendy Wulff
<b>Policy/Legal Reference:</b>	Minnesota Statutes Section 473.175
<b>Staff Prepared/Presented:</b>	Freya Thamman, Principal Reviewer (651-602-1750) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Kyle Colvin, Asst. Manager Engineering Services (651-602-1151)
<b>Division/Department:</b>	Community Development / Planning and Growth Mgmt Environmental Services / Engineering Services

**Proposed Action**

That the Metropolitan Council adopts the attached Advisory Comments and Review Record, and the following:

**Recommendation of the Community Development Committee:**

1. Authorize the City of Rosemount to put its 2030 Comprehensive Plan Update into effect;
2. Adopt the revised forecasts and affordable housing needs number, as detailed in Table 1 and the Housing section of the attached Review Record;
3. Advise the City it is required to submit comprehensive plan amendments to the Council as discussed in the Land Use section of the attached Review Record;
4. Forward the Council’s Critical Area plan review, findings and recommendations to the Minnesota Department of Natural Resources and National Park Service for their records; and
5. To implement the advisory comments in the transportation and forecast sections of the Review Record.

**Recommendation of the Environment Committee:**

Approve the City of Rosemount’s Tier II Comprehensive Sewer Plan.

**ADVISORY COMMENTS**  
**City of Rosemount's 2030 Comprehensive Plan Update and**  
**Tier II Comprehensive Sewer Plan**

Review File No. 20584-1, Council Business Item No. 2009-374

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.

A copy of the City Council resolution evidencing final approval of the Update should be submitted to the Council.

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

Rosemount is located in Dakota County, surrounded by the Cities of Apple Valley, Coates, Cottage Grove, Eagan, Inver Grove Heights, and the Townships of Nininger, Vermillion, and Empire (see Figure 1).

The *2030 Regional Development Framework* (RDF), as amended in December 2006, identifies Rosemount as located partially within the “developing community” geographic planning area and partially within the “agricultural” geographic planning area (see Figure 2).

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

- a) Does the proposed Update conform to Regional Systems Plans?
- b) Is the Update consistent with Metropolitan Council policies?
- c) 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 and Surface Water Management) | Yes |

### Consistent with Council Policy Requirements:

- |   |     |
|---|-----|
| 1. Forecasts  | Yes |
| 2. Housing  | Yes |
| 3. 2030 Regional Development Framework and Land Use   | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) 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 did not receive a Council grant or loan for the preparation of its Update.

## Known Support / Opposition

There is no known opposition.

# **REVIEW RECORD**

## **City of Rosemount 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 Parks Policy Plan*. It acknowledges the regional parks system facilities, which include Spring Lake Park Reserve, the planned Mississippi River Regional Trail and the Vermillion Highlands Greenway Regional Trail Search Corridor.

#### **TRANSPORTATION**

##### ***Roads and Transit***

*Reviewer: Elaine Koutsoukos MTS – Systems Planning (651-602-1717)*

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

There are three principal arterials within Rosemount: Trunk Highway (TH) 52, TH 55, and County State Aid Highway 42. There are no expansion plans for the metropolitan highways located within Rosemount. The transportation chapter includes analysis of existing and future transportation deficiencies and recommends improvements to the minor arterial, major and minor collectors, and local roadway networks.

Rosemount lies within the Metropolitan Transit Taxing District. The western portion of Rosemount is within Market Area III; the eastern portion in Market Area IV. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing. Service options for Market Area IV include dial-a-ride, volunteer driver programs, and ridesharing. Regular route express and local transit service is provided by Minnesota Valley Transit Authority (MVTA). Dial-a-ride service is provided by Dakota Areas Resources and Transportation for Seniors (DARTS).

### Advisory Comments

*Transit* - Table 3.1 of the Update's Transportation section shows the average MVTA subsidy to be \$3.98. While this is correct, as a caution in comparing this subsidy to the subsidy of the new service shown in the table, Rosemount should be aware that the cost of overhead is included in the average subsidy calculation. The average also combines local and express routes. In 2007 the average subsidy for the MVTA express routes (using only operating expenses and fare revenues) was \$2.07, which is similar to the \$2.12 subsidy of the new route.

*Functional Classification* - The Update contains both map and text of its classified roadways that accurately reflects the Transportation Advisory Board (TAB)-adopted system. The Update contains a number of "collector" roadways that are currently not on the TAB maps. To be included in the TAB functional classification map, the City will need to formally request their inclusion through the Transportation Advisory Committee Planning Committee.

### **Aviation**

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

The Update is in conformance with the *Transportation Policy Plan* and is consistent with Council aviation policy.

## **WATER RESOURCES MANAGEMENT**

### **Wastewater Service**

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

The Update is in conformance with the *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 recommended forecasts for population, households, and employment.

The Metropolitan Council Environmental Services currently provides wastewater treatment services to the City. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council's Empire Wastewater Treatment Plant in Empire Township. The City is provided wastewater conveyance service through interceptors 7112 and 9208. The Update projects that the City will have 15,000 sanitary sewered households and 12,200 sewered employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve the City's growth needs.

The Update provides sanitary flow projections in 5-year increments. The rationale for the projections is given in the Update and determined appropriate for planning for local services.

Rosemount is not currently identified by the Council as a community impacted by wet weather occurrences. The Update, however, does include a description of an Inflow and Infiltration (I/I) reduction plan which includes televised inspection and regular maintenance of the sanitary sewer system. The City prohibits the connection of sump pumps, rain leaders, and passive drain tiles to the sanitary sewer system.

**Tier II Comments**

Council staff reviewed the Update’s Tier II Sewer Element against the Council’s requirements for Tier II Comprehensive Sewer Plans for developing communities having both urban reserve and agricultural areas, and found it complete and consistent with Council policies. The Council’s approval of the Tier II Plan becomes effective upon the City’s adoption of the Update. At that time, the City may alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting the final Update 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* for local surface water management. Rosemount lies entirely within the Vermillion River watershed. The Vermillion River Joint Powers Board’s watershed management plan was approved by the Board of Water and Soil Resources in 2005. Rosemount prepared a comprehensive storm water management plan (CSWMP) in 2007 that was reviewed under separate cover. The CSWMP was found to be consistent with Council policy and the Council’s *WRMPP*. The Council also found the plan to provide an excellent framework for managing storm water in the City.

**CONSISTENCY WITH COUNCIL POLICY**

**FORECASTS**

*Reviewer: Todd Graham, CD - Research (651-602-1322)*

The Update is consistent with Council expectations and regional policy for forecast-related content. The Update includes a City-requested revision of households and population forecasts. The City’s request is premised on a realistic and evenly-spread staging of future land development. In April 2009, Council staff agreed to include these forecast revisions in the Council proposed action on the Update. The forecasts shown below in Table 1 are consistently presented in Update’s Community Background Table 2.1, Land Use Table 7.4, Transportation Plan Appendix Table C.1, and Sewer Plan Table 4.1.

<b>Table 1. City of Rosemount Preferred Forecasts</b>		<b>2010</b>	<b>2020</b>	<b>2030</b>
Population	Unsewered	1,850	1,550	1,300
	Sewered	21,900	31,500	40,700
	<b>Total</b>	<b>23,750</b>	<b>33,050</b>	<b>42,000</b>
Households	Unsewered	650	550	500
	Sewered	7,400	11,250	15,000
	<b>Total</b>	<b>8,050</b>	<b>11,800</b>	<b>15,500</b>
Employment	Unsewered	500	500	0
	Sewered	7,900	9,600	12,200
	<b>Total</b>	<b>8,400</b>	<b>10,100</b>	<b>12,200</b>

The Metropolitan Council’s forecast will be officially revised, as shown above, effective upon Council approval of the Update. The revised forecasts in Table 1 replace the Council’s most current forecasts shown in Table 2 below.

<b>Table 2. City of Rosemount April 2006 Revised System Statement Forecasts</b>		<b>2010</b>	<b>2020</b>	<b>2030</b>
Population	<b>Total</b>	29,600	38,400	38,400
Households	<b>Total</b>	10,200	13,700	13,700
Employment	<b>Total</b>	8,400	10,100	12,200

Note: The City’s System Statement land use and forecasts were revised by Council action on April 12, 2006 on the City of Rosemount’s County Road 42 and US 52, Land Use Area & MUSA Expansion Comprehensive Plan Amendment approval.

*Advisory Comment*

Land use and forecasts used in the Update do not reflect the potential development of University of Minnesota Outreach, Research and Education (UMore) Park. The City expects the population, households, and employment forecasts will need to be increased due to the magnitude of potential development. The Update may be amended in the future and forecasts revisions will be considered accordingly as a comprehensive plan amendment.

**2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE**

*Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)*

The Council’s 2030 Regional Development Framework (RDF) shows Rosemount in two geographic planning areas: Developing and Agricultural (see Figure 2). The Update plans for the two geographic planning areas. Developing communities are also expected to accommodate sanitary sewer residential growth at a net density of 3 to 5 units per acre. Agricultural areas are directed to have a density of no more than 1 unit per 40 acres. Sanitary sewer development is anticipated within the portions of the RDF agricultural area generally north of CR 42 and generally southeast of the intersection of US 52 and CR 42 and requested the Council’s RDF map be updated to reflect the change.

The existing development in Rosemount is predominately located in the western third of the City (see Figure 3, Existing Land Use Figure/Table). The land use in this area is primarily urban, including a range of various residential densities, retail commercial and businesses and public institutional. The eastern part of the City includes the Flint Hills Refinery and industrial uses along Highway 55. The Rosemount’s remaining area are largely undeveloped/agricultural (65%).

The City’s future land uses are shown on Figure 4 and in Table 3. The City accommodates the forecasted growth through the year 2030 and has a 5-year staging plan (Figure 5). The City Update guides 605 acres of additional residential and approximately 665 are primarily designated for commercial and industrial uses.

The City’s future land uses are shown below in Table 3.

**Table 3. City of Rosemount’s Future Land Use**

Land Use Designation	Land Use Abbreviation	Developed Land Area <sup>1</sup> (Acres)	Undeveloped Land Area <sup>1</sup> (Acres)	Total Land Area (Acres)
Agriculture	AG	3,790	0	3,790
Agricultural Research	AGR	3,200	0	3,200
Rural Residential	RR	1,540	290	1,830
Transitional Residential	TR	740	170	910
Low Density Residential	LDR	2,105	1,485	3,590
Medium Density Residential	MDR	210	505	715
High Density Residential	HDR	55	70	125
Downtown	DT	65	0	65
Neighborhood Commercial	NC	5	10	15
Community Commercial	CC	125	475	600
Regional Commercial	RC	0	370	370
Business Park	BP	120	1,485	1,605
Light Industrial	LI	35	580	615
General Industrial	GI	1,675	1,085	2,760
Waste Management	WM	240	0	240
Public/Institutional	PI	470	0	470
Parks and Open Space	PO	675	0	675
Floodplain (and Mississippi River)	FP	975	0	975
<b>Total Land Uses</b>		<b>16,025</b>	<b>6,525</b>	<b>22,550</b>

<sup>1</sup> As of 12/31/07. Table 7.6 of City of Rosemount 2030 Comprehensive Plan Update

Approximately 31% of the City will remain agricultural through 2030, guided at 1 unit per 40 acres. Of the land guided “agriculture”, approximately 880 acres are enrolled in the Agricultural Preserve Program. The City’s planned land use map includes current agriculture preserve land anticipated to withdraw from the program before 2030. The planned land use shows the agriculture preserve land as well as the future guiding of the land after the land is removed from the Agricultural Preserve Program.

The City has indicated areas on the land use map that several area expected to develop with other land uses after 2025. Initiating withdrawal from the Agriculture Preserve Program must be done eight years in advance; therefore, the City has not initiated withdrawal at this time. If parcels in the Agricultural Preserve Program expire and/or are no longer guided at 1 unit per 40 acres, then a comprehensive plan amendment (CPA) will be required to revise the Update’s Agricultural Preserve figure.

The 3,200-acre UMore Park property is guided “Agricultural Research” at 1 unit per 40 acres. This area is the. The Update states that once the University chooses to proceed with development of this property, the City will submit a CPA.

The residential land uses within the City include: Rural Residential, Transitional Residential, Low, Medium, and High Density Residential. In addition, redevelopment within the Downtown area could include residential.

The City’s Rural Residential area is in the northwestern part of the City is outside the Municipal Urban Service Area (MUSA) and has a density of 1 unit per 5 acres. The City’s Transitional Residential land use is also in the northwest and has densities of 1 unit per 5 acres in areas without sewer. The Update indicates two areas of undeveloped/ underdeveloped Transitional Residential within the 2020 MUSA. The Update states that Transitional Residential within the MUSA is required to have densities of 1 to 3 units per acre. This area within the MUSA is included in the City’s density calculation (Table 3). The Update states that Transitional residential outside the MUSA is not anticipated to be developed by 2030 provided septic systems continue function. The Update states that the City has a plan for providing municipal sanitary sewer services to Transition Residential land outside the MUSA if failing septic systems arise. The Update states that underdeveloped properties would develop to urban densities if sanitary sewer were



provided. If sewer is provided to areas the Transitional Residential areas outside the MUSA, a CPA would be required to ensure the City is meeting the density requirements of 3 units per net residential acre.

Low density residential is the predominate land use within the MUSA, followed by medium and then high density residential (Table 3). The Downtown (65 acres) area has redevelopment plans that could include 25% residential with up to 40 units per acre.

The City has participated in the plat monitoring program since the year 2000. For the years 2000 through 2007, the City has averaged 4.1 residential units per acre. As shown in Table 4 below, the City’s projected residential density using the Council’s MUSA guidelines exceeds 3 units/acre.

**Table 4. Residential Density**

Category	Density Range		Gross Acres	Min Units	Max Units
	Min	Max			
Transitional Residential	1	3	155	155	465
Low Density Residential	1	5	270	270	1350
Medium Density Residential	5	10	150	750	1500
High Density Residential	10	24	30	300	720
<b>TOTALS</b>			<b>605</b>	<b>1475</b>	<b>4035</b>
<b>Density for Newly Planned Areas*</b>				<b>2.4</b>	<b>6.7</b>
Council’s Plat Monitoring Program (PMP) 2000-2007 Data			780	3188	
<b>Total Planned and PMP</b>			<b>1385</b>	4663	4.1
<b>MUSA Guideline Density</b>				<b>3.37</b>	

Notes:

- a) Table 4 is based on the City’s Update
- b) The density calculation follows the Council’s MUSA Guidelines. (Metropolitan Council, September 12, 2007, Business Item 2007-14). Table shows sanitary sewer residential not in the 2020 Comprehensive Plan.

**HOUSING**

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

The Update is consistent with the Council’s policies on housing. The housing element fulfills the affordable housing planning requirements of the MLPA. The Update acknowledges the City’s share of the region’s affordable housing need for 2011-2020 which was revised from 853 to 1,000 units based on the City-proposed forecasts (see Table 1 of the forecast section). To provide opportunities to meet this need the Update has designated enough medium density residential development, at 5-10 units per acre, high density residential development at 10-24 units per acre to meet the City’s needs number (See Figure 5 –Staging Table). In addition, the Update includes a Downtown land use category intended to provide for a variety of land uses that will include a mixed use zoning district with medium and high density residential with a density range of up to 40 units per acre.

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 Update indicates the City will continue to work with the Dakota County Community Development Agency

Development Agency (CDA) and other state and federal agencies to provide workforce and affordable housing opportunities. The CDA partners with local communities to offer a number of services to assist in the creation and preservation of affordable housing. Rosemount is an active participant in the Local Housing Incentives program of the Livable Communities Act (LCA), and has applied for and received over \$1.8 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 is consistent with the *WRMPP* for ISTS. It indicates that as of January 2009, there were 510 ISTS in operation in the City. Current City Code Title 9, Chapter 6, available on the City’s website addresses ISTS installation, operation, and maintenance management. The City’s program and ordinance are consistent with Minnesota Pollution Control Agency (MPCA) Rules and Council policy requirements.

The Update indicates that property owners served by ISTS are required to connect to the City collection system within ten years of City service becoming available or when the City has determined the ISTS has failed, whichever is earlier. This is inconsistent with current Metropolitan Council’s Waste Discharge Rules and Regulations. However, these Rules are currently being revised. The City will be expected to adopt these Rules and Regulations once they have been revised and adopted by the Council.

**WATER SUPPLY**

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

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

**RESOURCE PROTECTION**

***Historic Preservation***

*Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)*

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

***Solar Access Protection***

*Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)*

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 Update contains a section on aggregate resources protection as required by the MLPA. It indicates, consistent with *Minnesota Geological Survey Information Circular 46* data, the presence of viable aggregate resources within the City. Extraction standards are presented in City Code Title 11, Chapter 10-4, accessible on the City’s website. The City encourages mining (considered to be incompatible with residential neighborhood development) to occur prior to urbanization, utilizing an interim use permit process for lands outside the 2020 Municipal Urban Service Area (MUSA). A reclamation plan is

required of all applicable interim uses to ensure that orderly development can occur after the interim use has ceased to operate.

**Mississippi River Critical Area Plan**

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

The Update includes a “Mississippi River Critical Corridor Area Plan,” a component addressing the approximately 3,000 acres within the river corridor. The City proposes no land use or policy changes to the critical area plan, which the Metropolitan Council reviewed on January 26, 2000 (Business Item 2000-39).

The City is located within the Critical Area’s “Urban Diversified and Rural Open Space” districts. The City’s current critical area plan addresses both state Critical Area Act requirements, and federal “Mississippi National River and Recreation Area” standards. The Council will forward the final action and review record to the Minnesota Department of Natural Resources and National Park Service for their records.

**PLAN IMPLEMENTATION**

*Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)*

The Update includes a description of:

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

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

The City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment on August 29, 2008. Comments were received from Minnesota Department of Transportation, Lakeville, Inver Grove Heights, Eagan, Cottage Grove, and Dakota County. The City provided a summary of all comments and City responses to commenting communities and jurisdictions. No substantial 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 Rosemount 2030 Comprehensive Plan Update and Cover letter, May 28, 2009
- Adjacent Community Review Comments/City Responses, May 28, 2009
- Revised City of Rosemount 2030 Comprehensive Plan Update, Re-submittal Letter, CPU Transmittal Form, August 6, 2009
- Revised Table 7.6, August 26, 2009

## **ATTACHMENTS**

- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3A: City of Rosemount Existing Land Use Table Associated with Figure 3
- Figure 3: City of Rosemount Existing Land Use
- Figure 4: City of Rosemount Future Land Use
- Figure 5: Land Use in 5-Year Increments Table

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

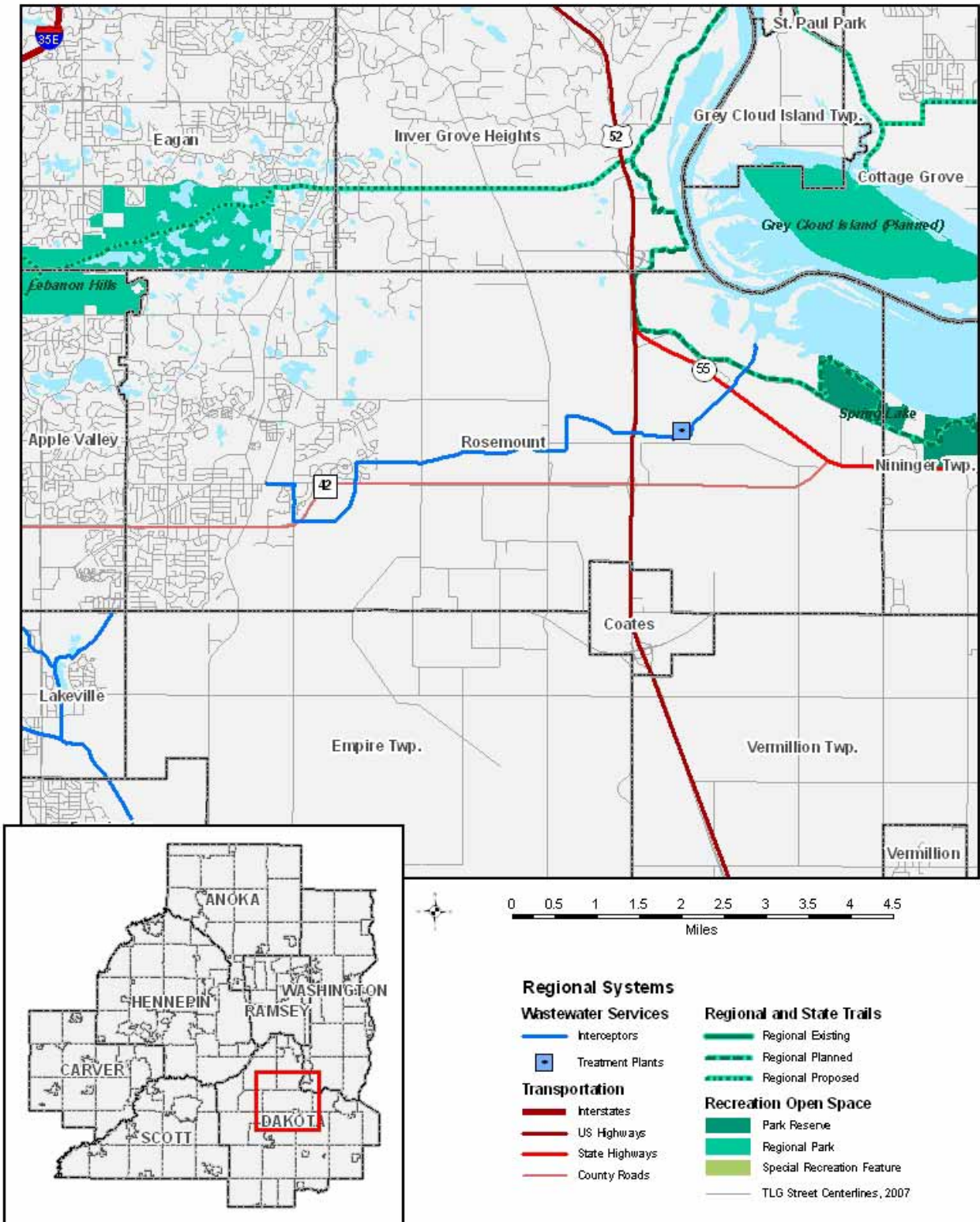
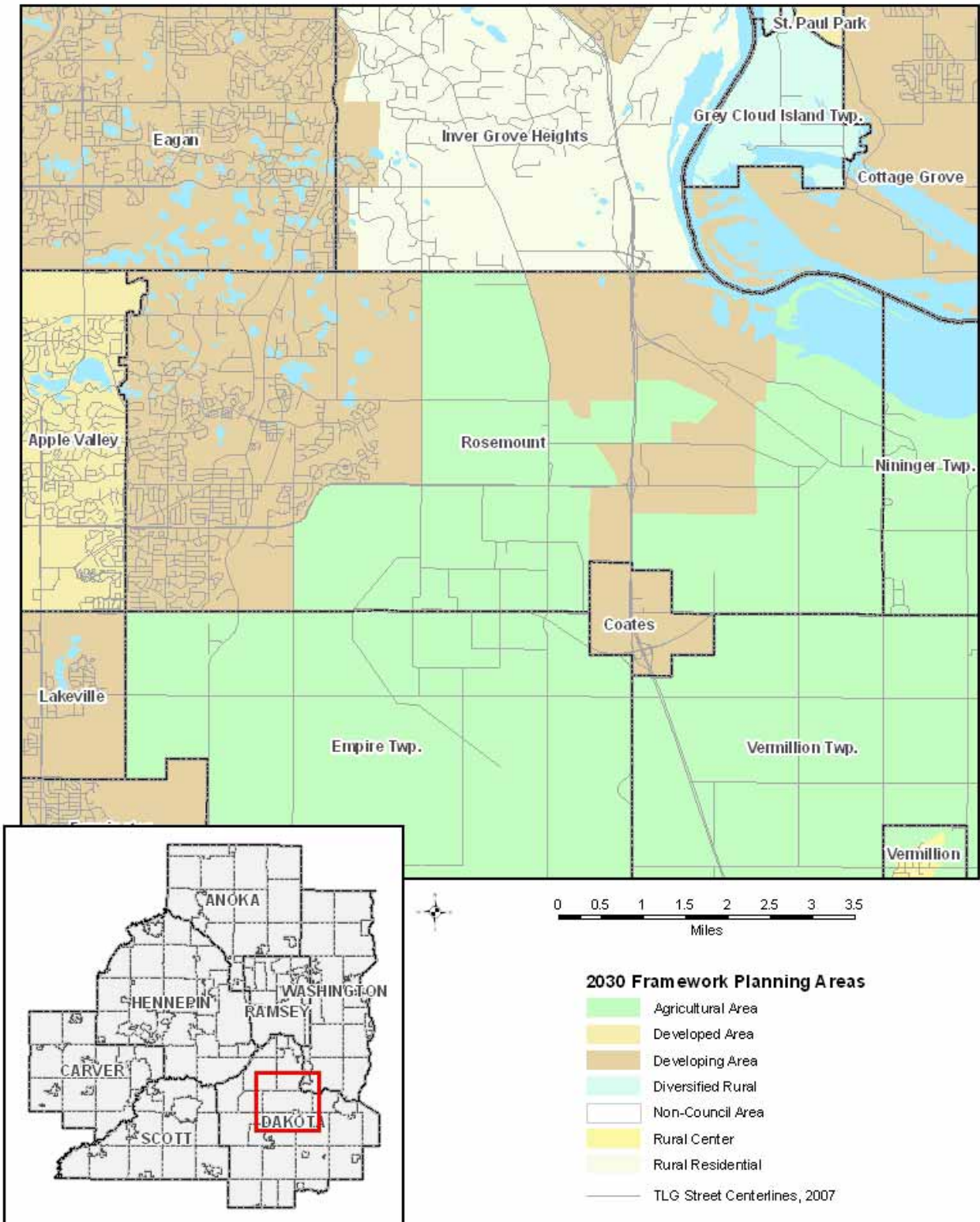


Figure 2. 2030 Regional Development Framework Planning Areas

### Rosemount



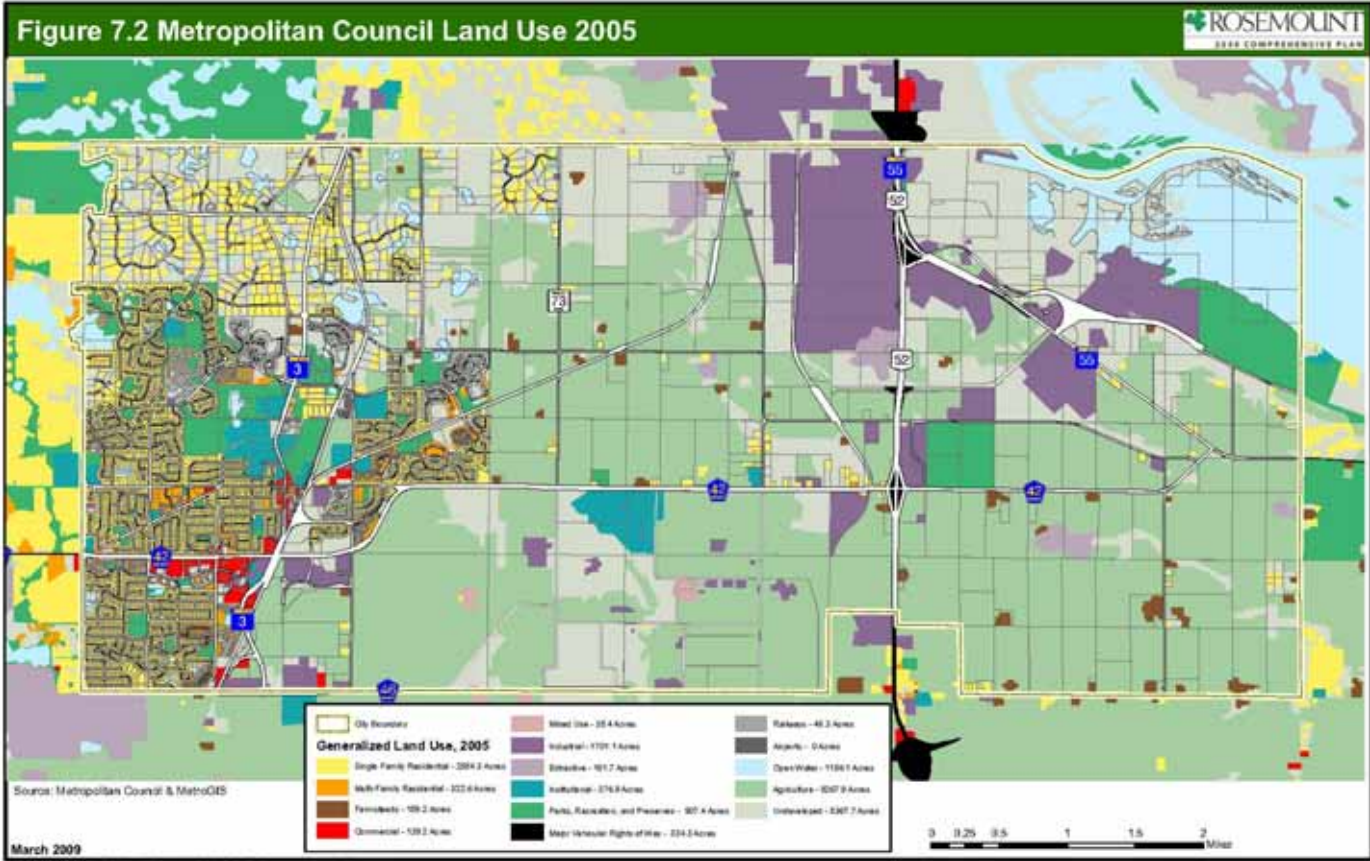
**Figure 3 A. Existing Land Use Table Associated with Figure 3, Existing Land Use**  
 City of Rosemount

Land Use	Area	Percentage
Single Family Residential	2,555	11.3%
Multi-Family Residential	320	1.4%
Farmsteads	160	0.7%
Commercial	140	0.6%
Mixed Use	35	0.2%
Industrial	1,700	7.5%
Extractive	180	0.8%
Institutional	375	1.7%
Parks, Recreation, and Preserves	910	4.0%
Major Vehicular Right of Way	335	1.5%
Railways	50	0.2%
Airports	0	0.0%
Open Water	1,155	5.1%
Agriculture	9,270	41.1%
Undeveloped	5,365	23.8%
<b>Total</b>	<b>22,550</b>	<b>100.0%</b>

Source: Metropolitan Council

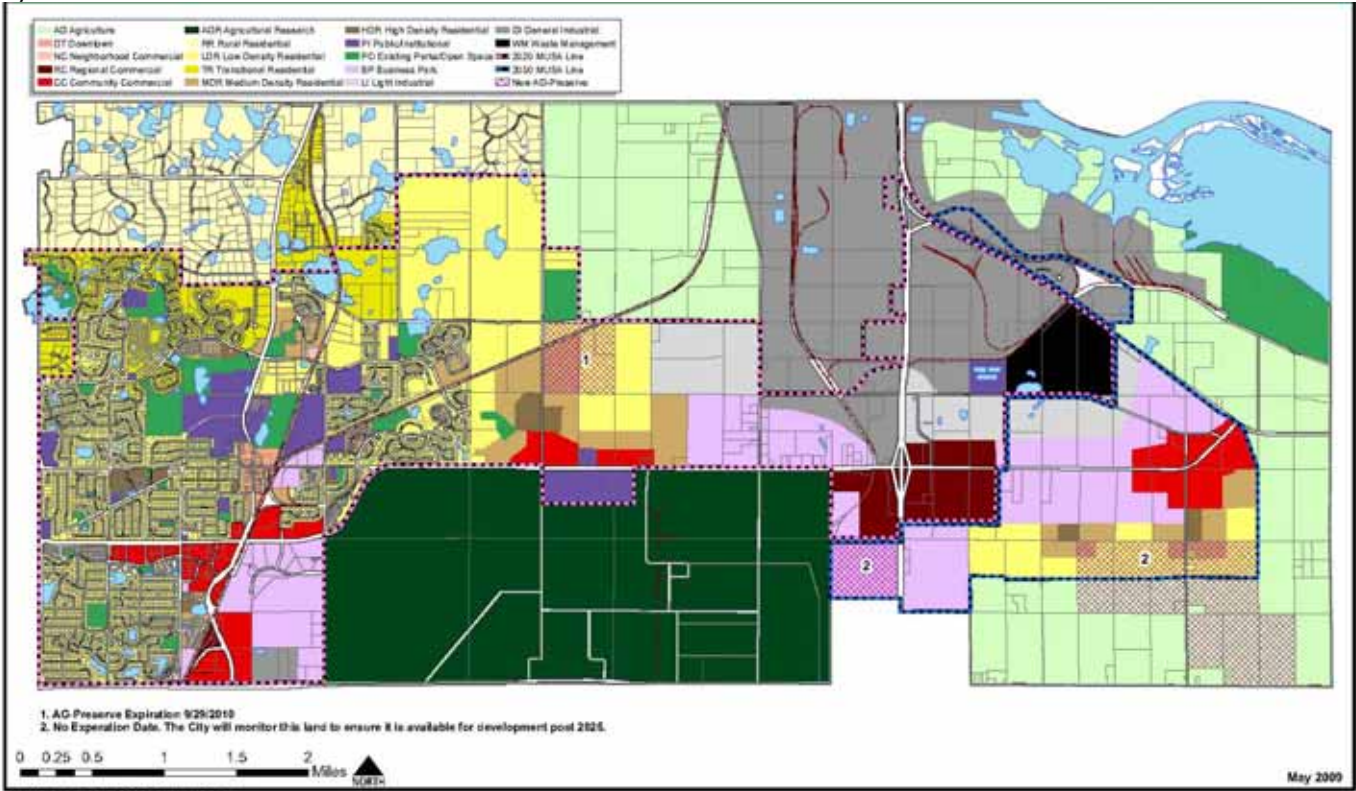


**Figure 3. Existing Land Use-City of Rosemount**





**Figure 4. 2030 Future Land Use, Including Agriculture Preserves**  
 City of Rosemount



**Figure 5. 5-Year Staging**  
City of Rosemount

xxvii. Table 7.8: 2007 – 2010 Residential Development

Land Use Designation	Acres Developed	Units per Acre	Number of Units
Transitional Residential	0	2 <sup>a</sup>	0
Low Density Residential	145	2.35 <sup>a</sup>	341
Medium Density Residential	24	7 <sup>a</sup>	168
Downtown <sup>b</sup>	4	20 <sup>a</sup>	108 <sup>c</sup>
Total Residential	176	3.50	617

<sup>a</sup> Based on historical City of Rosemount development densities per the Plat Monitoring data.

<sup>b</sup> The Downtown land use designation allows High Density Residential development.

<sup>c</sup> Waterford Commons was approved on 03/18/2008 for 108 apartment units.

xxviii. Table 7.9: 2011 – 2015 Residential Development

Land Use Designation	Acres Developed	Units per Acre	Number of Units
Transitional Residential	70	2 <sup>a</sup>	140
Low Density Residential	290 <sup>b</sup>	2.35 <sup>a</sup>	680
Medium Density Residential	120 <sup>c</sup>	7 <sup>a</sup>	840
High Density Residential	15	20 <sup>a</sup>	300
Total Residential	495	3.96	1,960 <sup>d</sup>

<sup>a</sup> Based on historical City of Rosemount development densities per the Plat Monitoring data.

<sup>b</sup> Includes 100 acres of land currently enrolled in the Agriculture Preserve program which is set to expire on August 29, 2010.

<sup>c</sup> Includes 60 acres of land currently enrolled in the Agriculture Preserve program which is set to expire on August 29, 2010.

<sup>d</sup> Includes a 5% vacancy rate to generate 1,850 households.

xxix. Table 7.10: 2016 – 2020 Residential Development

Land Use Designation	Acres Developed	Units per Acre	Number of Units
Transitional Residential	70	2 <sup>a</sup>	140
Low Density Residential	290	2.35 <sup>a</sup>	680
Medium Density Residential	120	7 <sup>a</sup>	840
High Density Residential	15	20 <sup>a</sup>	300
Total Residential	495	3.96	1,960 <sup>b</sup>

<sup>a</sup> Based on historical City of Rosemount development densities per the Plat Monitoring data.

<sup>b</sup> Includes a 5% vacancy rate to generate 1,850 households.

xxx. Table 7.11: 2021 – 2025 Residential Development

Land Use Designation	Acres Developed	Units per Acre	Number of Units
Transitional Residential	0	2 <sup>a</sup>	0
Low Density Residential	340	2.35 <sup>a</sup>	800
Medium Density Residential	120	7 <sup>a</sup>	840
High Density Residential	15	20 <sup>a</sup>	300
Total Residential	475	4.08	1,940 <sup>b</sup>

<sup>a</sup> Based on historical City of Rosemount development densities per the Plat Monitoring data.

<sup>b</sup> Includes a 5% vacancy rate to generate 1,850 households.

xxxi. Table 7.12: 2026 – 2030 Residential Development

Land Use Designation	Acres Developed	Units per Acre	Number of Units
Transitional Residential	0	2 <sup>a</sup>	0
Low Density Residential	340 <sup>b</sup>	2.35 <sup>a</sup>	800
Medium Density Residential	120 <sup>c</sup>	7 <sup>a</sup>	840
High Density Residential	15	20 <sup>a</sup>	300
Total Residential	475	4.08	1,940 <sup>d</sup>

<sup>a</sup> Based on historical City of Rosemount development densities per the Plat Monitoring data.

<sup>b</sup> Includes 160 acres of land that is currently enrolled in the Agriculture Preserve program.

<sup>c</sup> Includes 40 acres of land that is currently enrolled in the Agriculture Preserve program.

<sup>d</sup> Includes a 5% vacancy rate to generate 1,850 households.

**Note:** the City's 5-year staging assume that approximately 85+% of the available acres of undeveloped land in each land use category (see Table 3 of Review Record) will be developed by 2030.