

<b>C</b>	<b>Community Development Committee</b>	<b>2007- 219</b>
	Meeting date: July 16, 2007	<b>Consent</b>

<b>ADVISORY INFORMATION</b>	
<b>Date</b>	June 27, 2007
<b>Subject</b>	Plymouth – Trillum Woods Comprehensive Plan Amendment Review File No. 18208-30
<b>Districts, Members</b>	District 1, Roger Scherer (763-557-9749)
<b>Prepared by</b>	Freya Thamman, Principal Reviewer (651-602-1750) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Mark Vander Schaaf, Director Planning & Growth Management (651-602-1441)
<b>Division/Department</b>	Community Development/Local Planning Assistance

<b>BACKGROUND</b>
<p>The City of Plymouth is located in Hennepin County, surrounded by Orono and Medina to the west, Maple Grove to the north, New Hope and Golden Valley to the east, and Minnetonka and Wayzata to the south (Figure 1).</p> <p>Plymouth’s 2020 Comprehensive Plan Update (Review No. 18208-3) was reviewed by the Council on July 26, 2000. In 2000, the City had 65,894 residents in 24,820 households and 52,574 jobs. By 2030, the City is expected to have 78,500 residents in 33,500 households, and 64,500 jobs.</p> <p>The Council’s <i>2030 Regional Development Framework</i> identifies Plymouth as a “developing community.” As a developing community, Plymouth should plan and stage development that accommodates the forecasts for local growth through 2030 at net densities of at least 3-5 units per acre.</p> <p>The City is connected to the Metropolitan Disposal System with treatment occurring at the Metropolitan Wastewater Treatment Plant.</p>

<b>REQUEST SUMMARY</b>
<p>The City of Plymouth submitted a comprehensive plan amendment (CPA) to reguide 33.7 acres from Living Area 2 (LA-2) with 3-6 units per acre to Living Area 3 (LA-3) with 6-12 units per acres. The CPA is for a Leadership in Energy and Environmental Design (LEED) certified continuing care retirement campus with independent and assisted living apartments, townhomes, and beds in a skilled nursing facility. The City estimates 200 employees would be needed. The amendment site is located at the southwest corner of the intersection of County Road 47 and the extension of Cheshire Lane.</p>

<b>PROPOSED ACTION</b>
<p>Staff recommends that the Metropolitan Council:</p> <p>Allow the City to put the comprehensive plan amendment into effect with no plan modifications.</p>

<b>ISSUES</b>
<ol style="list-style-type: none"> <li>1. Does the proposed CPA change the Council’s forecasts?</li> <li>2. Does the City of Plymouth need to fulfill any requirements previously identified by the Council?</li> <li>3. Does the proposed CPA conform to regional systems? Is it consistent with Council policy? Is it compatible with adjacent community plans?</li> </ol>

<b>OVERVIEW</b>
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<b>Conformity with Regional Systems</b>	The CPA conforms to the Regional System Plans for <b>Parks, Transportation and Water Resources Management</b> with no substantial impact on or departure from these plans.
<b>Consistency with Council Policy</b>	The CPA is consistent with the Council's <b>2030 Regional Development Framework</b> , forecasts and water resources management. This CPA does not change the City's 2010, 2020 or 2030 forecasts.
<b>Compatibility with Adjacent Community Plans</b>	The amendment will have no impact on adjacent communities.

**ISSUE ANALYSIS AND FINDINGS**

**REGIONAL SYSTEMS**

**Parks** (*Jan Youngquist, 651-602-1029*)

The proposed CPA is in conformance with the regional parks system, and will not substantially impact regional parks and trails. There is a planned regional trail to the east of the site. The Medicine Lake Regional Trail will connect Elm Creek Park Reserve, Fish Lake Regional Park, Clifton French Regional Park and the Luce Line Regional Trail. The majority of the trail has been developed, with the exception of trail segments between Fish Lake Regional Park and Clifton French Regional Park, including the area adjacent to the plan amendment site. Council staff recommends that the access points be coordinated with Three Rivers Park District.

**Transportation** (*Ann Braden, 651-602-1705*)

The proposed CPA is in conformance with the regional transportation system and will not substantially impact the regional transportation system.

**Water Resources Management** (*Roger Janzig, 651-602-1119*)

The proposed CPA is in conformance with the regional water resources management system and will not substantially impact the regional wastewater system. The CPA is located in the City's 2020 Urban Expansion Area (Figure 2). The Metropolitan Disposal System that provides service to this project location has adequate capacity to serve the amendment site. Plymouth has been identified as a community with excessive peak hourly flow during wet weather occurrences. As such the community has an identified Inflow/Infiltration (I/I) reduction goal that applies to a specific part of the community or to the community as a whole. The City will need to include a description of its I/I program in its 2008 comprehensive plan update.

**REGIONAL POLICIES**

**Housing** (*Linda Milashius, 651-602-1541*)

This CPA reguides 33.7 acres from LA-2 with 3-6 units per acre to LA-3 with 6-12 units per acres; therefore, increasing residential density and positively affecting the City's ability to meet their 2011 housing goals.

**Surface Water Management** (*Jim Larsen, 651-602-1159*)

The CPA is consistent with the Council's surface water management policy. Surface water management within Plymouth is overseen by the Minnehaha Creek Watershed District and the Elm Creek, Bassett Creek and Shingle Creek Watershed Management Organizations (WMOs). All three WMO watershed plans were approved by the Board of Water and Soil Resources (BWSR) in 2004. The 'second-generation' Minnehaha Creek watershed plan was approved by BWSR in 1997. Minnesota Statute 103B and Minnesota 8410 Rules provide the City with a two-year window of time to complete its local surface water management plan, which would result in the plan being due by the end of 2006. The City has petitioned the watershed organizations for an extension to allow additional time to prepare their local plan so that it coincides with the City's preparation of the 2008 comprehensive plan update.

**Water Supply** (*Sara Bertelsen, 651-602-1035*)

The proposed CPA is consistent with the Council's water supply policy. Plymouth needs to update its local water supply plan to be consistent with the new guidelines and submit the water supply plan to the Council for review. For contents of local water supply plans, please refer to Appendix B2-c of the Council's *Water Resources Management Policy Plan*.

**Consistency with the Council's 2030 Forecasts** (*Todd Graham, 651-602-1322*)

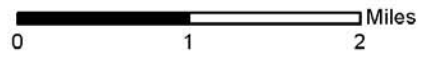
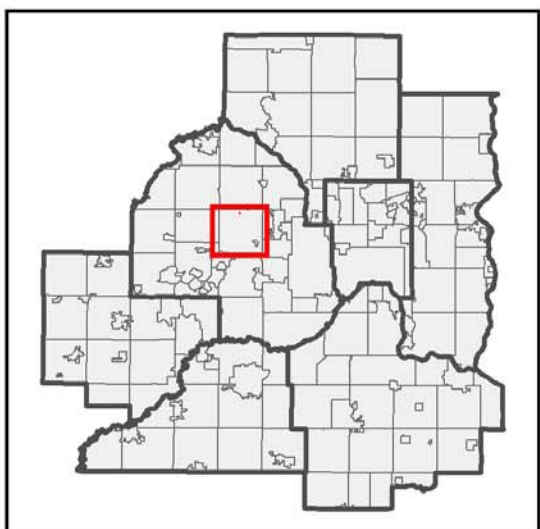
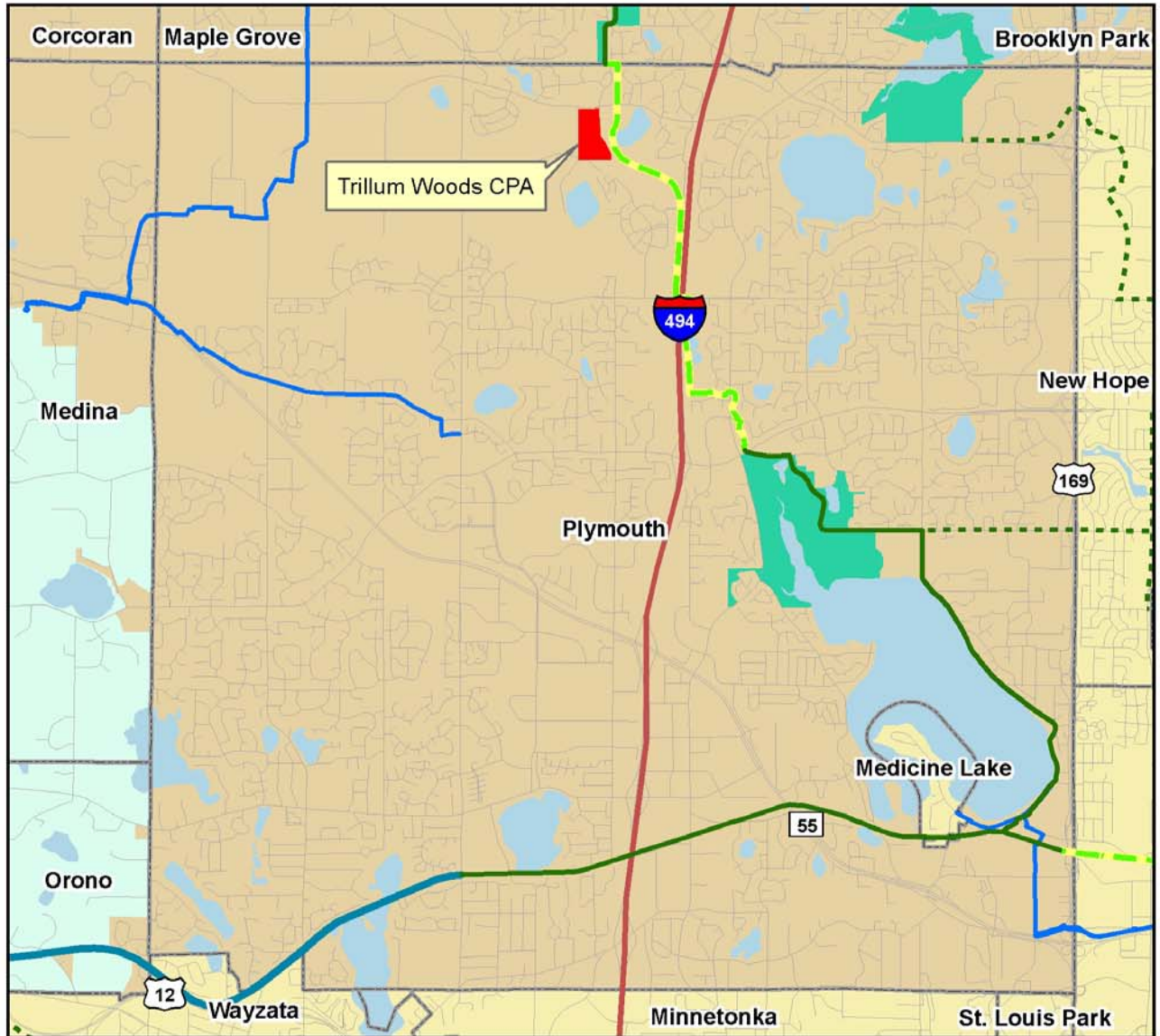
The City's forecasts are consistent with the Council's forecasts. The CPA will not change the City's forecasts. Employment and population gains in this area of Plymouth are already anticipated in System Statement forecasts.

**ATTACHMENTS**

Figure 1 – Location Map

Figure 2 – City of Plymouth's 2020 Land Use Plan, Existing and Planned Land Use  
City of Plymouth's 2020 Urban Expansion Area

**Figure 1. Location Map  
City of Plymouth**



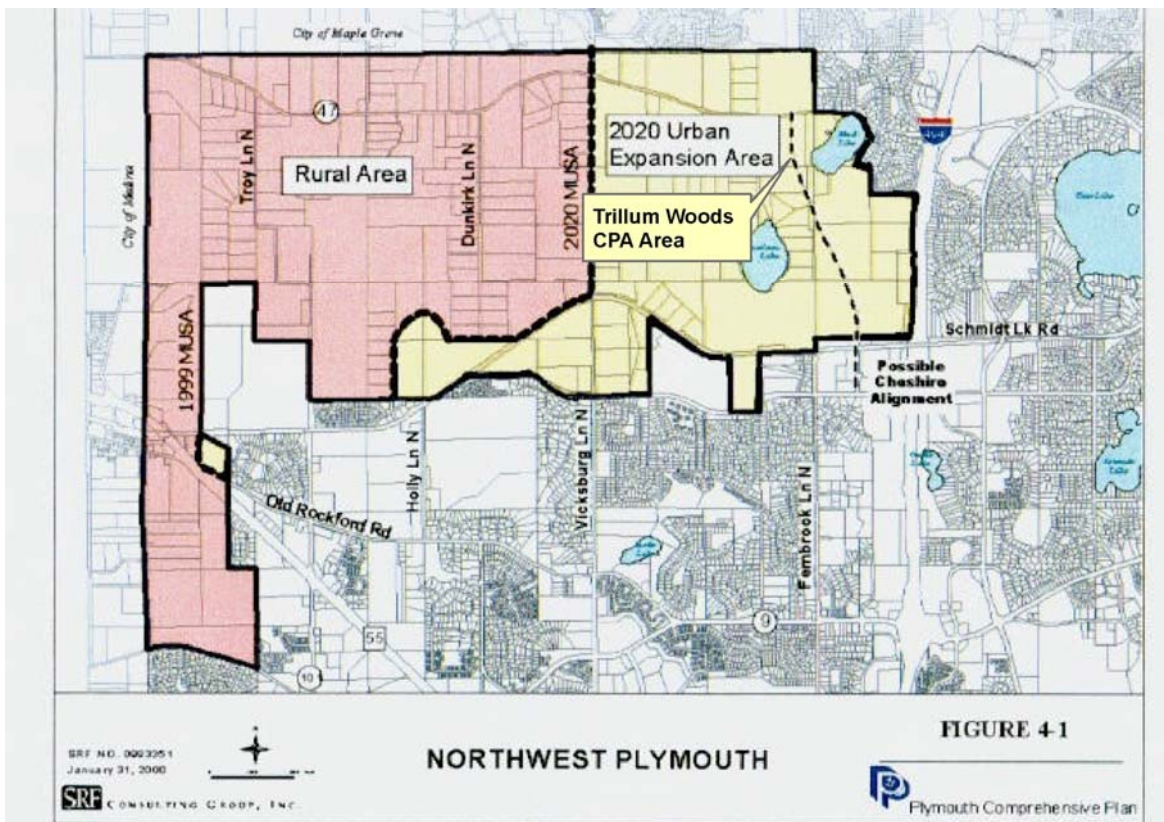
- Existing Regional Trail
- - - Planned Regional Trail
- · · Proposed Regional Trail
- Existing State Trail
- MCES Interceptor
- Regional Park
- Developed Area
- Developing Area
- Diversified Rural



**Figure 2.**



# City of Plymouth's 2020 Land Use Plan, Existing and Planned Land Use City of Plymouth 2020 Urban Expansion Area



Following a lengthy public process with many opportunities for landowner and developer input, the City decided that this plan would add only part of Northwest Plymouth to the 2020 urban service area (MUSA). The area outside the 2020 MUSA area will not receive the public sewer and water and other services needed for urban development. For the most part, the future land use map will designate this area as LAR (Living Area Rural). Existing public open space and a private golf course will continue to be designated P-I (Public Institutional).