

# C Community Development Committee

Meeting date: April 7, 2008

## ADVISORY INFORMATION

<b>Date:</b>	April 3, 2008
<b>Subject:</b>	City of Lakeville Comprehensive Plan Amendment; Senior Housing, Review File No.16958-20
<b>District(s), Member(s):</b>	District 16, Brian McDaniel
<b>Policy/Legal Reference:</b>	Metropolitan Land Planning Act
<b>Staff Prepared/Presented:</b>	Patrick Boylan, Principal Reviewer (651-602-1438)
<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 City's 2005 System Statement forecasts.

### 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 2000, the City had 43,128 residents, 13,609 households and 9,885 jobs. By 2030, the City is expected to have 88,800 residents, 33,500 households, and 14,400 jobs.

The proposed CPA changes the land use of 5.29 acres from Low Density Residential to High Density Residential for the development of a 155-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>2008-90</b>
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<b>ADVISORY INFORMATION</b>		
<b>Subject</b>	<b>City of Lakeville Comprehensive Plan Amendment; Senior Housing Review File No.16958-20</b>	
<b>Districts, Members</b>	District 16, Brian McDaniel Patrick Boylan, Principal Reviewer (651-602-1438)	
<b>Prepared by</b>	Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Guy Peterson, Community Development Division Director (651-602-1306)	
<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 2020 Comprehensive Plan Update in August, 1999. Since 2000, the Council has acted on 20 amendments to the City's plan.</p>

<b>REQUEST SUMMARY</b>
<p>The City of Lakeville submitted a comprehensive plan amendment for 5.29 acres located at the northeast quadrant of 202<sup>nd</sup> Street (CSAH 50) and Highview Avenue. The amendment proposes to re-guide the CPA area from low density residential to high density residential for the development of a 155-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 2005 System Statement forecasts.</li> </ol>

<b>OVERVIEW</b>		
<table> <tr> <td style="vertical-align: top;"><b>Conformity with Regional Systems</b></td> <td>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.</td> </tr> </table>	<b>Conformity with Regional Systems</b>	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.
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**Consistency with Council Policy**

The CPA is consistent with the Council's *2030 Regional Development Framework*, water resources management policies, Council forecasts, and Housing policy, as it facilitates the development of life-cycle housing options in the City.

**Compatibility with Adjacent Community Plans**

The CPA will have no impact on adjacent communities, school districts and watersheds; The City submitted the CPA to these on February 8, 2008.

**PREVIOUS COUNCIL ACTIONS**

- **August 1999:** The Council acted on the City's 2020 Comprehensive Plan Update (CPU)
- **2000 to Present:** The Council acted on 20 amendments to the comprehensive plan.

**ISSUES**

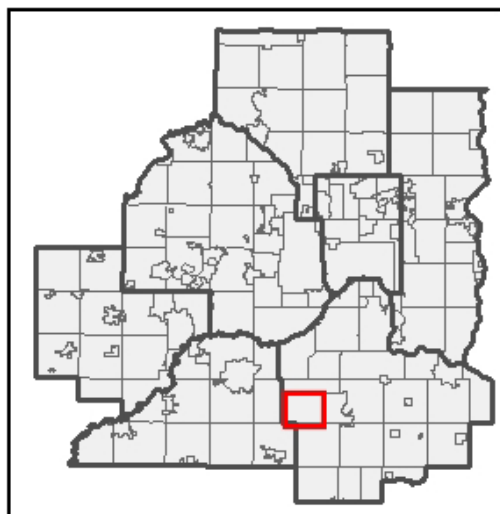
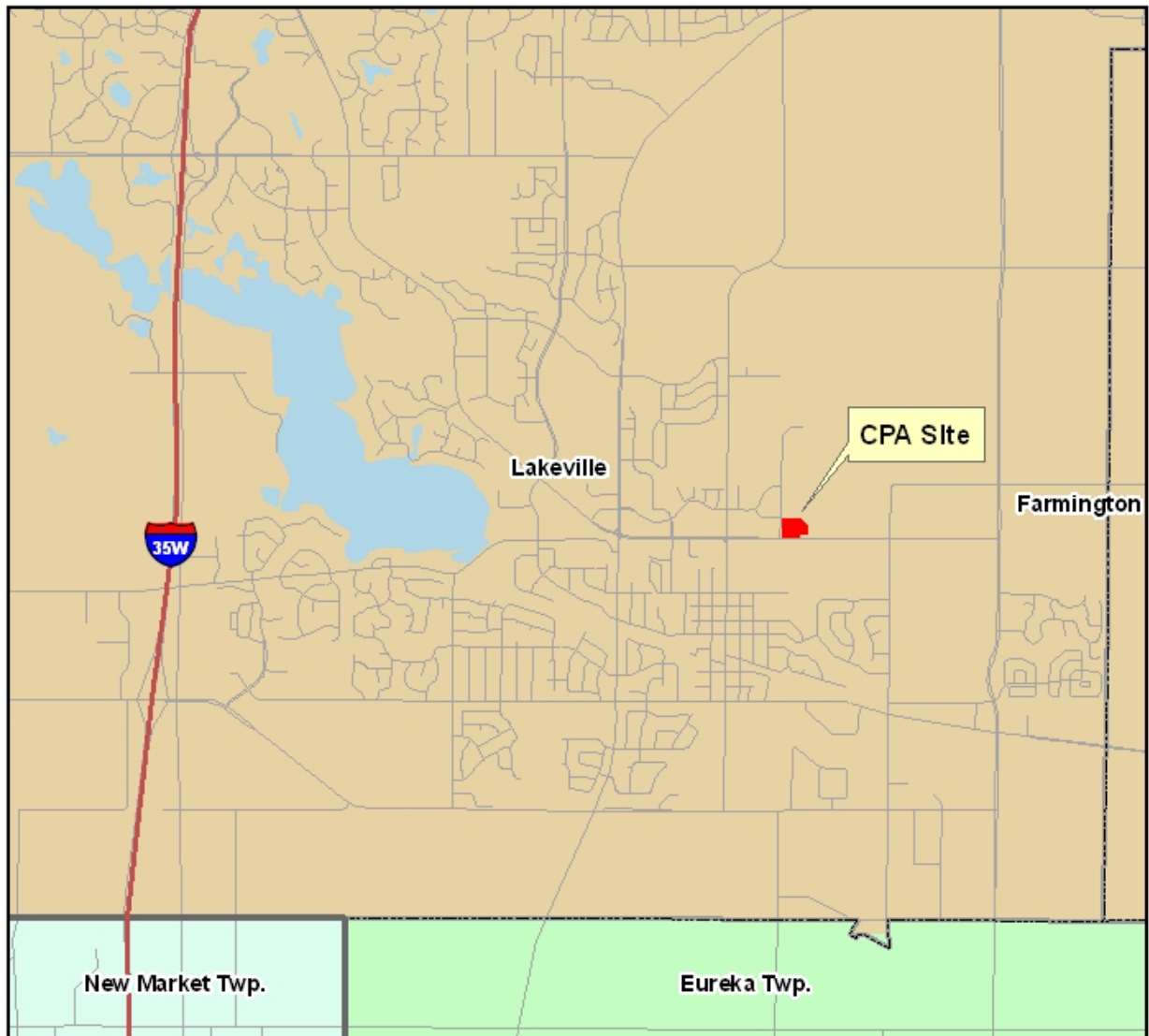
1. Does the amendment conform to the regional system plans? **Yes, the CPA is in conformance.**
2. Is the amendment consistent with the *Development Framework* and other Council policies? **Yes.**
3. Does the amendment change the City's forecasts? **No.**
4. Is the amendment compatible with adjacent local governmental units? **Yes.**

**ATTACHMENTS**

Figure 1 - Location Map

Figure 2- Existing and Proposed Land Use

**Figure 1. Location Map**  
**City of Lakeville, Highview Hills Senior Housing CPA**



**Legend**

**2030 Framework Planning Areas**



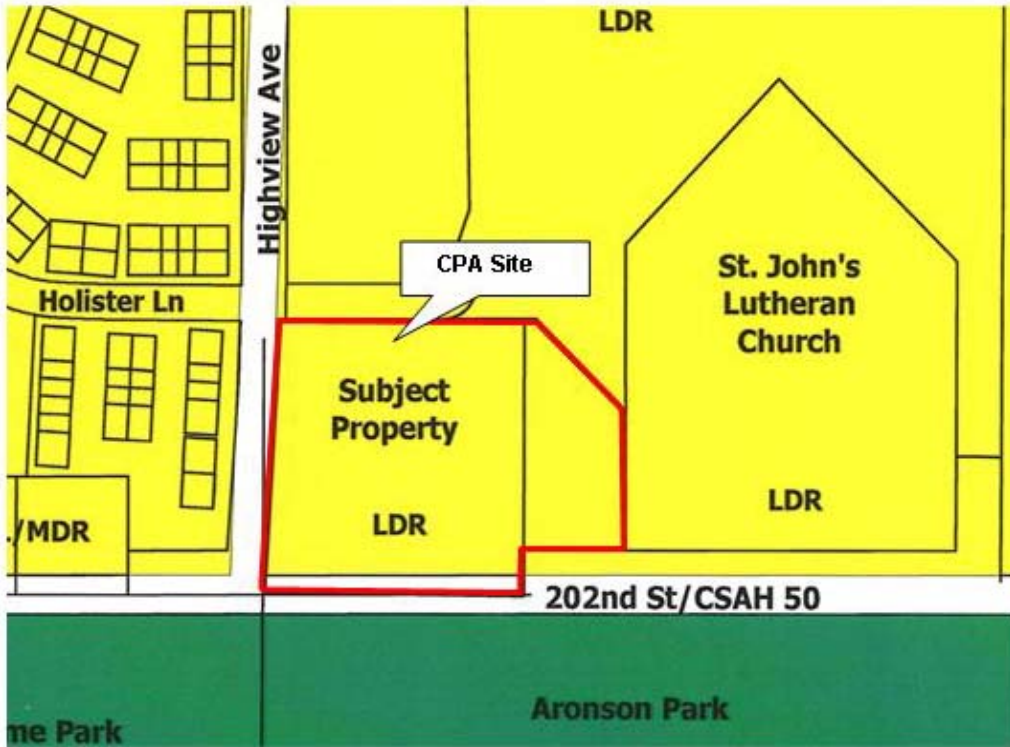
-  Agricultural Area
-  Developed Area
-  Developing Area
-  Diversified Rural

Figure 2. Existing and Proposed Land Use  
City of Lakeville, Highview Hills Senior Housing CPA

### EXISTING LAND USE



### PROPOSED LAND USE

