

C Community Development Committee

Meeting date: January 20, 2009

ADVISORY INFORMATION

Subject:	City of Bloomington, Comprehensive Plan Amendment Covington at Norman Pointe - 5701 Green Valley Dr., Review File No. 18103-23
District(s), Member(s):	District 5, Polly Bowles
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Denise Engen, Principal Reviewer (651-602-1513) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)
Division/Department:	Community Development/Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Allows the City of Bloomington to put the *Covington at Norman Pointe-5701 Green Valley Dr.* comprehensive plan amendment (CPA) into effect.
2. Finds that the comprehensive plan amendment (CPA) does not change the City's forecasts.

Background

The City submitted its 2030 Comprehensive Plan Update to the Metropolitan Council for review on December 23, 2008. A determination on completeness will be sent to the City by January 15, 2009. The Council reviewed the City's 2020 Comprehensive Plan (Review No. 18103-2) on April 2001. Since then, the City has submitted 21 plan amendments to the Council for review.

The *2030 Regional Development Framework* identifies Bloomington as a Developed Community. The Metropolitan Council forecasts that between 2000 and 2030 the city will grow from 85,172 to 93,000 people and from 36,400 to 40,000 households. The Council forecasts the city's employment is to grow from 104,548 to 137,500 jobs over the same period.

The CPA proposes to change the land use designation of an 8.3-acre parcel from *Office* to *High Density Residential*. The CPA would allow construction of 250 units of high-density housing at a density of 31 units per acre.

Rationale

The proposed CPA conforms to regional system plans, is consistent with Council policies, and is 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.

C	Community Development Committee	2009-25
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District	District 5, Polly Bowles
Prepared by	Denise Engen, Principal Reviewer (651-602-1513) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Guy Peterson, Community Development Division Director, (651-602-1418)
Division/Department	Community Development/Local Planning Assistance

BACKGROUND
<ul style="list-style-type: none"> • The City of Bloomington is located in Hennepin County, bordered by the cities of Richfield, Edina and Ft. Snelling Unorganized Territory to the north, Shakopee to the southwest, Savage and Burnsville to the south and Eagan to the east. • The 2030 Regional Development Framework identifies Bloomington as a Developed Community. The Metropolitan Council January 2008 forecasts indicate that between 2000 and 2030 the City will grow from 85,172 to 93,000 people and from 36,400 to 40,000 households. The City's employment is forecasted to grow from 104,548 to 137,500 jobs over the same period. • The City submitted its 2030 Comprehensive Plan Update to the Metropolitan Council for review on December 23, 2008. A determination on completeness will be sent to the City by January 15, 2009. The Council reviewed the City's 2020 Comprehensive Plan (Review No. 18103-2) on April 2001. Since then, the City has submitted 21 plan amendments to the Council for review. • The Council reviewed the City's 2020 Comprehensive Plan (Review No. 18103-2) on April 2001. Since then, the City has submitted 21 plan amendments to the Council for review.

REQUEST SUMMARY
<p>The CPA proposes to change the land use designation of an 8.3-acre parcel from <i>Office</i> to <i>High Density Residential</i>. The CPA would allow construction of 250 units of high-density housing at a density of 31 units per acre.</p>

PROPOSED ACTION
<p>That the Metropolitan Council:</p> <ol style="list-style-type: none"> 1. Allows the City of Bloomington to put the <i>Covington at Norman Pointe-5701 Green Valley Dr.</i> comprehensive plan amendment (CPA) into effect. 2. Finds that the comprehensive plan amendment (CPA) does not change the city's forecasts.

OVERVIEW	
Conformity with Regional Systems	The CPA conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from these plans.
Consistency with Council Policy	The CPA is consistent with the Council's <i>2030 Regional Development Framework</i> , with water resources management, and consistent with Council forecasts.
Compatibility with Adjacent Community Plans	The CPA will not have an impact on adjacent communities, school districts, or watersheds.

PREVIOUS COUNCIL ACTIONS
<ul style="list-style-type: none"> • April 2001: The Council acted on Bloomington's 2020 Comprehensive Plan Update (CPU). • May 2001 through October 2008: The Council acted on 21 amendments to Bloomington's comprehensive plan.

ISSUES
<ol style="list-style-type: none"> I. Does the amendment conform to the regional system plans? II. Is the amendment consistent with the <i>Development Framework</i> and other Council policies? III. Does the amendment change the City's forecasts? IV. Is the amendment compatible with adjacent local governmental units?

ISSUE ANALYSIS AND FINDINGS

I. Conformance with Regional System Plans

A. TRANSPORTATION SYSTEM (includes Aviation): Ann Braden (651-602-1705)

The amendment conforms to the *Regional Transportation Policy Plan* and supports the regional transportation system.

B. WATER RESOURCES – Wastewater Services: Roger Janzig (651-602-1119)

The amendment conforms to the *Water Resources Management Policy Plan* for wastewater services. The Metropolitan Disposal System has adequate capacity for this project location.

C. REGIONAL PARKS SYSTEM: Jan Youngquist (651-602-1029)

The amendment conforms to the *Regional Parks Policy Plan*. The CPA site is within 0.5 mile of Hyland Bush Anderson Lakes Park Reserve. The CPA is not anticipated to have an impact on the park reserve.

II. Consistency with 2030 Regional Development Framework and Council policies

A. 2030 REGIONAL DEVELOPMENT FRAMEWORK: Denise Engen (651-602-1513)

The amendment is consistent with *2030 Development Framework* policies for Developed Area communities.

B. HOUSING: Linda Milashius (651-602-1541)

Review of the CPA concludes that the housing element of the City's comprehensive plan remains consistent with Council housing policy. Because there are no changes regarding forecasted household growth, the City's share of affordable housing through 2010 is unchanged. The land use change to high-density residential may assist the City in meeting its negotiated housing goals that call for the addition of approximately 700 affordable units through 2010. Depending on when the units become available, the change may also assist the City in providing opportunities to meet its share of the regional affordable housing need for 2011-2020.

C. SURFACE WATER MANAGEMENT: James Larsen (651-602-1159)

The CPA area is located within the Nine Mile Creek watershed. Bloomington updated its local Surface Water Management Plan (SWMP) in 2007. Council staff's review of the draft SWMP found it to be consistent with the Council's Water Resources Management Policy Plan.

The City indicates that storm water rate and volume control and water quality treatment will be provided to manage increased runoff resulting from an increase in impervious surface on the CPA area site. Runoff from new paved parking areas will be pretreated and routed through an underground rate control/irrigation pipe detention gallery, and a 'green roof' is proposed to detain and filter runoff from the 0.6-acre apartment building roof. Detained runoff will be used for site irrigation and overflow will be to Nine Mile Creek or the City's storm sewer system, consistent with MPCA and Watershed District requirements, and Council policies.

D. WATER SUPPLY: Sara Bertelsen (651-602-1035)

The amendment is consistent with Metropolitan Council Water Supply policies.

III. Consistency with System Statement Forecasts: Todd Graham (602-651-1322)

The amendment does not change the City's forecasts.

IV. Compatibility with Adjacent Governmental Units: Denise Engen (651-602-1513)

The amendment is compatible with plans of adjacent jurisdictions. On Sept 25, 2008, the City sent the proposed amendment to 20 adjacent local governments, school districts, and other jurisdictions. The City received 13 responses, all indicating that the "amendment is not anticipated to impact the jurisdiction/agency."

ATTACHMENTS

Figure 1 – General Location Map

Figure 2 – Existing Land Use and Proposed Land Uses

Figure 1: General Location Map
 City of Bloomington, Covington at Norman Pointe-5701 Green Valley Dr.

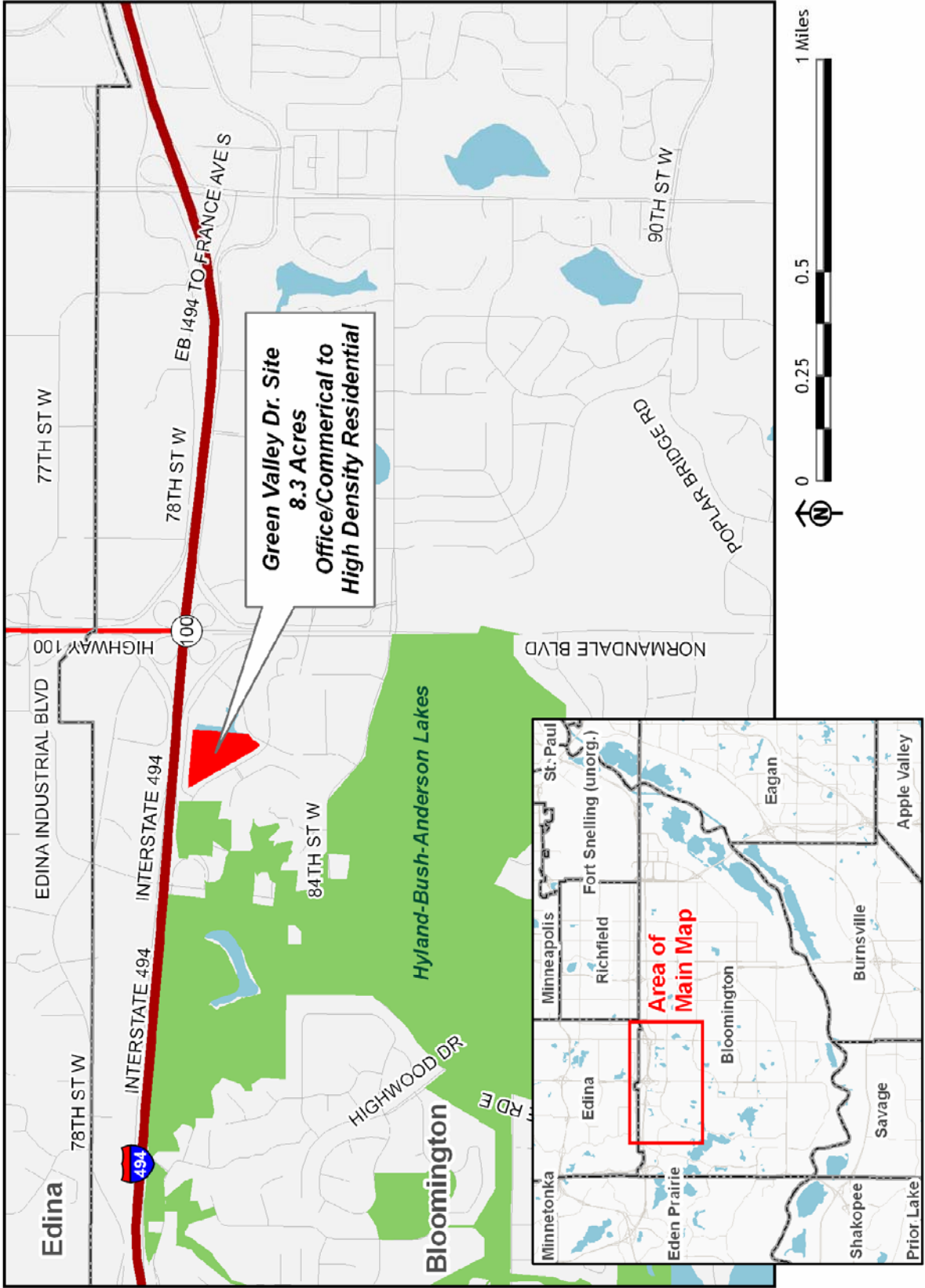


Figure 2: Existing and Proposed Land Uses
 City of Bloomington, Covington at Norman Pointe-5701 Green Valley Dr.

