

C	Community Development Committee	Item: 2007-238
	Meeting date: August 20, 2007	
	Metropolitan Council Meeting date: September 12, 2007	

ADVISORY INFORMATION

Date	August 6, 2007
Subject	City of Jordan 2020 Comprehensive Plan Update Review File No.19840-1
Districts, Members	District 4, Vacant
Prepared by	Tom Caswell, Principal Reviewer (651-602-1319) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566) Guy Peterson, Director, Community Development Division (651-602- 1418)
Division/Department	Community Development/Local Planning Assistance

BACKGROUND

The City of Jordan is located in Scott County, surrounded by the townships of Sand Creek, and St. Lawrence.

The *1996 Regional Blueprint* as well as the *2030 Regional Development Framework* identifies Jordan as a Rural Growth Center. Rural Growth Centers are located in rural areas, but have central sewer systems; provide jobs for local residents; and help focus urbanization in the otherwise rural and agricultural areas.

The City of Jordan submitted its 1998 Comprehensive Plan Update (the Plan) in December 2005 for an informal review against both the 1997 System Statements, and the 2005 System Statements. This Plan review is based on the *1996 Regional Blueprint* and regional system policy plans. Although the City is nearing completion of its 2008 Plan Update, the City still is required to comply with the 1998 Plan submittal requirements. The Plan was found complete for review on June 19, 2007.

REQUEST SUMMARY

The City of Jordan submitted its 1998 Comprehensive Plan Update to the Metropolitan Council for review to meet the requirements of the Metropolitan Land Planning Act within the context of the Council's *1996 Regional Blueprint* and 1997 System Statements requirements.

PROPOSED ACTION

- Staff recommends that the Metropolitan Council:
1. Allow the City of Jordan to put the 2020 Comprehensive Plan Update (the Plan) into effect with no required plan modifications within the current City boundary;
 2. Adopt the attached review record;
 3. Require the City:
 - a. After adoption of the Plan, to submit two copies of the final version of the Plan to the Council;
 - b. Submit comprehensive plan amendments each time land is annexed by the City; and
 - c. Submit MUSA annual reports to the Council. These reports include the type of

development, the acreage, number of units, net density, and a map identifying the specific parcel boundaries of all development approved in the past year.

ISSUES

1. Does the Plan conform to the regional system policy plans and 2005 System Statements?
2. Are the forecasts in the Plan consistent with Council forecasts?
3. Is the Plan consistent with Council policy and statutory requirements?
4. Is the Plan compatible with adjacent community plans?

OVERVIEW

Conformance with Regional Systems

Transportation, including Aviation

The Plan is in conformance with the *Transportation Policy Plan* with no substantial impact or departure.

Water Resources Management

The Plan is in conformance with the *Water Resources Management Policy Plan* with no substantial impact or departure.

Parks

The Plan is in conformance with the *Parks Policy Plan* with no substantial impact or departure.

1997 System Statement

The Plan is in conformance with the 1997 System Statements.

Consistency with Council Policy and Statutory Requirements

1996 Regional Blueprint

Forecasts

The Plan is consistent with the Council's forecasted growth. City and Council population and household forecasts are the same through the year 2020. The employment forecasts of the City are higher than the Council's but will not impact regional systems.

Housing

The Plan is consistent with the Council's housing policy and fulfills the housing planning requirement of the Metropolitan Land Planning Act.

Water Resources Management

The Plan is consistent with the Council's water resources policies for surface water management and water supply.

Protected Resources

The Plan addresses historic preservation, solar access protection, and mineral extraction.

Compatibility with Adjacent Community Plans

No comments were received from adjacent communities, Scott County, or affected school districts.

REVIEW RECORD

REVIEW OF THE CITY OF JORDAN COMPREHENSIVE PLAN

STATUTORY AUTHORITY

The Metropolitan Land Planning Act requires local units of government to submit comprehensive plans and plan amendments to the Council for review and comment (MN. 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 comprehensive 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 [MN Statute §473.175 Subd. 1].

CONFORMANCE WITH REGIONAL SYSTEMS

Transportation (Ann Braden, 651-602-1705)

The transportation element of the Plan is in conformance with the 2020 Transportation Policy Plan and addresses all the applicable transportation and transit requirements of a comprehensive plan.

Jordan is served by one metropolitan highway: Trunk Highway (TH) 169, which runs diagonally through the City, more or less parallel to the Minnesota River. The City was a participant in the MnDOT-led TH 169 corridor management plan and separate sub-area studies which addressed interchanges along TH 169. The TH 169 ICM recommends transitioning TH 169 to a freeway between I-494 and Belle Plaine with the conversion of intersections to interchanges at 173rd St., CR 9/ TH 282 and Delaware Av. /59. The Metropolitan Council's fiscally-constrained Transportation Policy Plan does not identify TH 169 as an expansion corridor before 2030. No regional funds have been identified for expanding TH 169 or constructing new interchanges in the near future. The City should continue to work with the county and MnDOT to manage traffic along the highway.

Transit (Ann Braden, 651-602-1705)

Jordan is outside of the Metropolitan Transit Taxing District. Therefore, there is no regular route transit service existing or planned in the City. Jordan is in Market Area IV. Service options for Market Area IV include dial-a-ride, volunteer driver programs, and ridesharing. As noted in its transportation plan, rural dial-a-ride service is provided to Jordan by Scott County Transit.

Aviation (Chauncey Case, 651-602-1724)

The Plan is consistent with Council policy and in conformance with the aviation element of the Transportation Policy Plan. The nearest metro system aviation facility to the City of Jordan is the Flying Cloud Airport located in Eden Prairie. A private airport is located in Sand Creek Twp. and is outside the current city limits of Jordan. No permitted seaplane use areas are in or near the City.

The Plan contains a short description of aviation facilities and services; essentially the same text is incorporated in the Transportation Appendix. The policies and implementation section of the Plan includes

general airspace protection notification to MnDOT and FAA. It is assumed that the implementation policy on notification will be reflected in adopted local zoning and ordinances.

Wastewater (Roger Janzig, 651-602-1119)

The Plan is in conformance with the Water Resources system plans for wastewater. The Plan represents its guide for future growth and developmental through the year 2020. The City owns and operates its own wastewater treatment plant. The Plan indicates that the Metropolitan Council has no current plans to extend sanitary sewer service to the City. According to the City Engineer, the wastewater treatment plant capacity will service a population of approximately 12,000. Based on the City’s population projections, the treatment plant will have adequate capacity beyond the year 2020. There is ample room for expansion on the plant site, if needed in the future.

The comprehensive plan includes the following projections:

	Metropolitan Council System Statement	City Projections
<u>Year</u>	<u>2020</u>	<u>2020</u>
Population	8,300	8,300

At the present time the City has eliminated 85-90% of the infiltration-inflow problems. Approximately 25% of all clay sewer lines are jetted or flushed each year. Sewer mains and manholes are repaired or replaced, as needed on an annual basis.

Parks (Jan Youngquist, 651-602-1029)

The Plan is in conformance with the regional parks system plan. *1996 Regional Blueprint* and regional system policy plans do not show current or planned regional park or trail facilities in Jordan.

CONSISTENCY WITH COUNCIL POLICY

Forecasts (Todd Graham, 651-602-1322)

In the narrative, the Plan acknowledges the Council's forecasts, but also includes a larger "2030 City's Projection." The Plan states that the City will plan using the larger "2030 City's Projection." This issue will be analyzed in review of the City’s 2008 Comprehensive Plan Update. However, the Plan for growth through the year 2020 is consistent with Council forecasts. The Plan shows slightly higher forecasts of employment for 2010 and 2020. Jordan is located along Trunk Highway 169, a principle arterial along Scott County’s western edge. The higher forecasts may be reasonable and will not have an impact on regional systems, including Trunk Highway 169.

Table 1: Revised System Statement Forecast Data

	1990	2000	Revised Development Framework	
			2010	2020
Population	2,909	3,833	7,200	8,300
Households	1,042	1,349	2,700	3,200
Employment	913	1,264	1,500	1,650

Table 2: City of Jordan Forecast Data

	2000 Census	2010 Forecast	2020 Forecast
Population	3,833	7,200	8,300
Households	1,349	2,700	3,200
Persons per household	2.82	2.65	2.56
Employment	1,264	1,757	2,442

1996 Regional Blueprint and Land Use (Tom Caswell, 651-602-1319)

The Plan’s land use and densities are consistent with the *1996 Regional Blueprint*, and the revised System Statement forecasts through the year 2020. The *1996 Regional Blueprint* identifies Jordan as a “Rural Growth Center”. Rural Growth Centers are incorporated areas that currently provide central sewer service and that have planned long-term expansions of their urban service area. These cities have the ability to finance and administer services using their own resources.

The City intends using an “undesignated MUSA” allowing it the flexibility to accommodate development in a flexible manner by identifying the acreages needed, rather than staging its growth in specific geographic areas. Because the City does not have Orderly Annexation agreements, but is negotiating with the adjacent townships to finalize them, it does have agreements to appoint a planning and coordination ad-hoc committee to review development proposals for the area.

The City currently has jurisdiction to plan and zone only within its current corporate limits. As land is annexed, or an Orderly Annexation Agreement executed with one or more of the surrounding townships, the City needs to submit amendments to its Plan for those areas.

The Plan provides projected development by type of land use and estimated land demand. This information has been provided in five-year increments, by land use type and acreage through 2020. The average residential density for each year time period is at least 3 units per acre, and through the year 2020. See Table 5.2 from the Plan.

Jordan Table 5.2 Projected Land Consumption and Net Acreage Available

	2004 State Demographer Estimate	2010	2015	2020	2025	2030 Met Council Projection	2030 City Projection	Cumulative Acres Needed Based on Met Council	Cumulative Acres Needed Based on City	Acres included in Future Land Use Map	Acres Over/ Under Based on City 2030 Projection
Population	4,544	7,200	7,750	8,300	9,900	11,500	14,300				
Households	1,641	2,700	2,950	3,200	3,900	4,600	5,500				
Low Density Res. Acres Required (2/acre)		304	71	71	200	200	458	848	1106	800	-306
Medium Density Res. Acres Required (8/ac)		37	9	9	25	25	56	105	136	552	416
High Density Res. Acres Required (12/acre)		12	3	3	8	8	18	34	44	141	97
Commercial Acres		18	21	21	29		29	118	118	408	290
Industrial Acres		38	42	42	59		59	240	240	224	-16
Other (20% for roads, parks, ponds) + constraints		82	29	29	64	47	124	269	329	626	297
Total		491	176	176	386	280	746	1613	1973	2751	778

**Assumed 86% of new residential units are single-family, 10.6% are medium density and 3.4% are high density residential developments.

Residential Density Calculations For Table 5.2 Jordan Comp Plan 1998							
Year	2004	2010	2015	2020	2025	2030 Met Council	2030 City
# Households	1,641	2,700	2,950	3,200	3,900	4,600	5,500
Increase in Households		1,059	250	250	700	700	1,600
New Res. Acres Required		353	83	83	233	233	533
Overall Density		3.00	3.01	3.01	3.00	3.00	3.00

Housing (Linda Milashius, 651-602-1541)

The Plan is consistent with the Council's Housing Policy and the requirements of the Metropolitan Land Planning Act. The Plan includes a housing needs assessment identifying areas of focus including rehabilitation and preservation, diversifying the housing stock, preserving and protecting natural feature amenities in residential design, and providing housing in areas designed and planned for accessible community and commercial services that encourage self-sufficient neighborhoods. The Plan indicates the City will partner with the Scott County HRA in rehabilitating substandard housing and carrying out other local housing programs.

Individual Sewage Treatment System (ISTS) Program (Jim Larsen, 651-602-1159)

The County's current ISTS program is consistent with Council policy and the Water Resources Management Policy Plan content requirements. The City indicates that there are 27 existing ISTS in operation in the City. The City has contracted with Scott County Environmental Services for ISTS program oversight in the City. The County's ISTS program is consistent with Minnesota Pollution Control Agency Chapter 7080 Rules and Council policies. A copy of the County's ISTS Ordinance is included in Appendix A of the Plan.

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

The City's 2005 local plan meets the surface water management planning requirements in the Council's 1996 Water Resources Management Policy Plan. Surface water management within the City of Jordan is overseen by the Scott County Watershed Management Organization (WMO). The current Scott County watershed plan was approved by the Board of Water and Soil Resources in 2003. Jordan updated its local surface water management plan in 2005. The WMO approved the City's plan in 2006.

The Council adopted an updated 2030 Water Resources Management Policy Plan (2030 Policy Plan) in 2005 and further revised its local surface water management plan content requirements in 2006.

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

The City's water supply plan is consistent with the policies of the Council's 1998 Water Resources Management Policy Plan. The City's water supply plan includes a 2020 projected average water demand of 1.092 million gallons per day to serve a forecasted population of 8,300. In its water supply plan, the city indicates that it will not need to drill any additional wells as existing wells will be capable of meeting future demand. As required in the plan, the City has implemented the following conservation efforts watering restrictions, a conservation neutral rate system, and several education programs.

Plan Implementation

The Plan includes a detailed outline of strategies for implementing the City's policies including:

- Capital Improvement Plan
- Zoning Code
- Subdivision Code
- Capital Improvement Program
- ISTS Codes
- Housing Implementations Program

COMPATIBILITY WITH ADJACENT JURISDICTIONS AND SCHOOL DISTRICTS

The City did not receive comments from adjacent communities, Scott County or affected school districts.

ATTACHMENTS

Attachment A

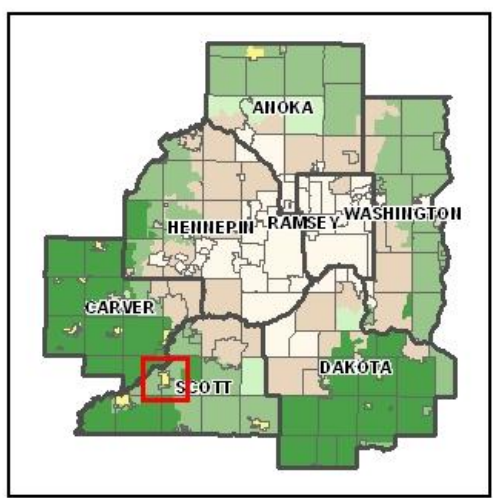
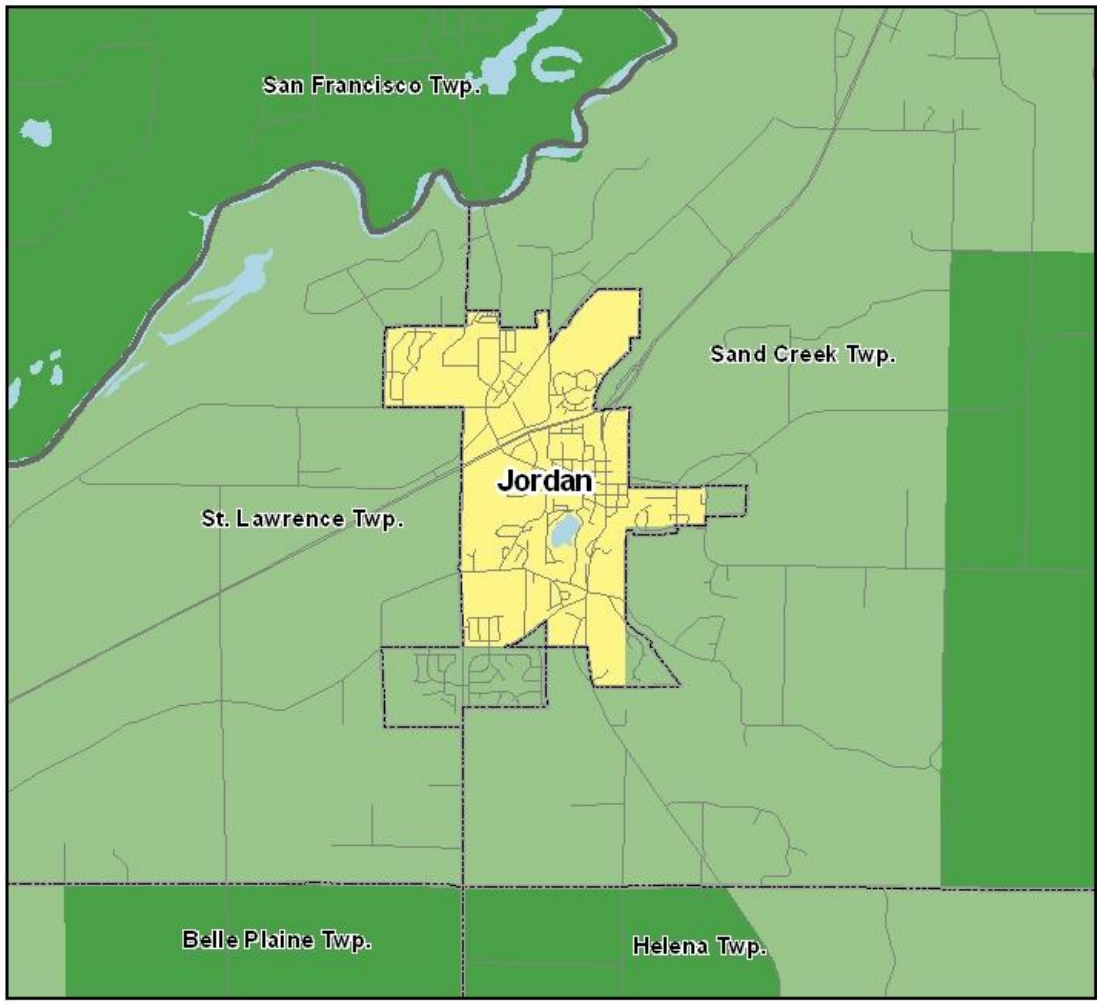
Review Record

Figure 1 – 2030 Regional Blueprint Growth Strategy Planning Areas Map

Figure 2 – Regional Systems Map

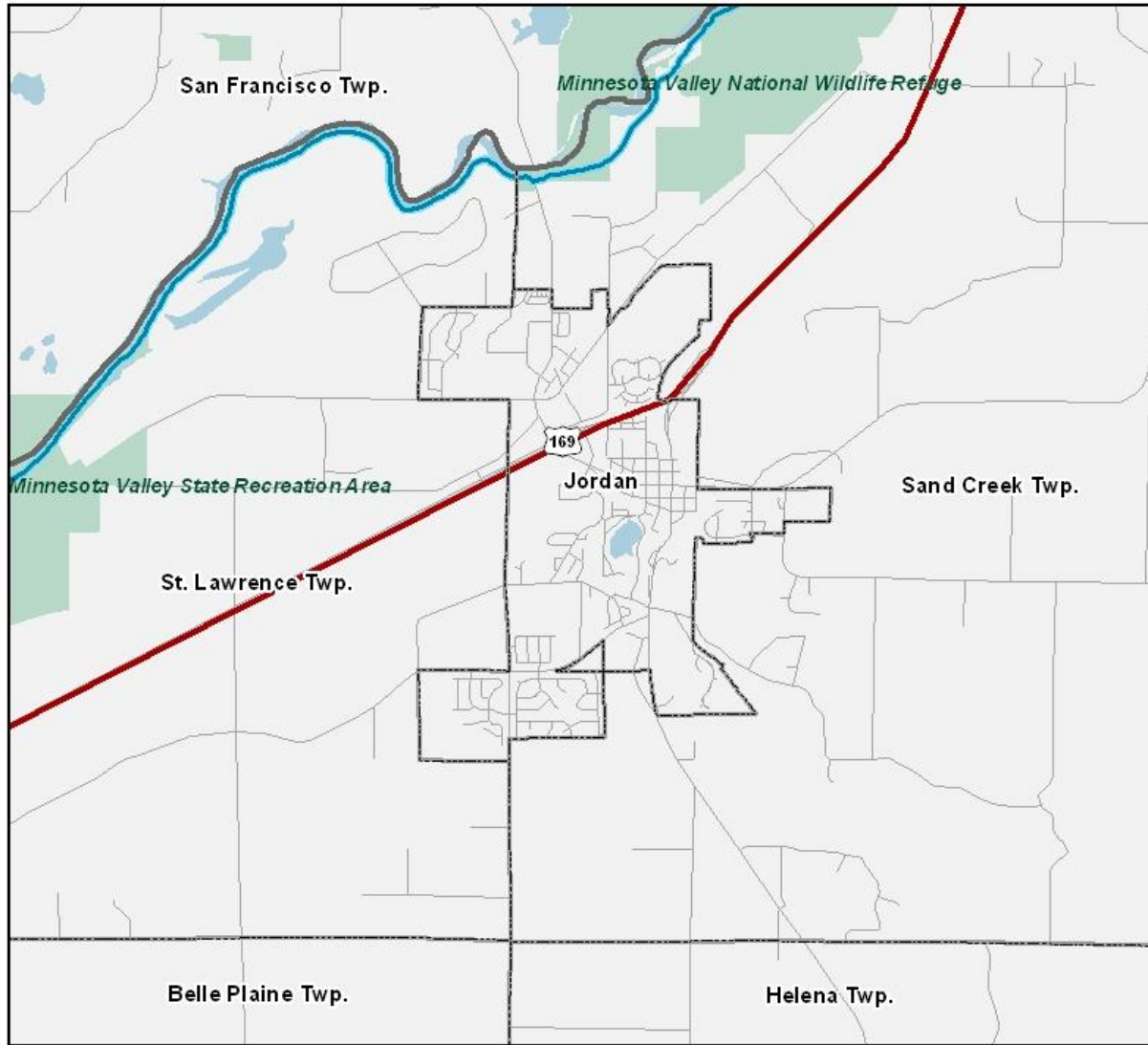
Figure 3 - Land Use Plan, City of Jordan

Figure 1. Location Map, City of Jordan,
Showing Blueprint 2030 Growth Strategy Planning Areas (1996)



- Blueprint 2030 Growth Strategy Planning Areas**
- Non-Council Area
 - Developed Area
 - Developing Area
 - Rural Center
 - Rural Residential
 - Diversified Rural
 - Agricultural Preservation Area
 - TLG Street Centerlines, 2007

Figure 2. Regional Systems, City of Jordan and Surrounding Area



Regional Systems

Wastewater Services

- Interceptors
- Meters
- Lift Stations
- CPA Parcels (Append SHP)
- Treatment Plants

Recreation Open Space

- Park Reserve
- Regional Park
- Special Recreation Feature
- State and Federal Land

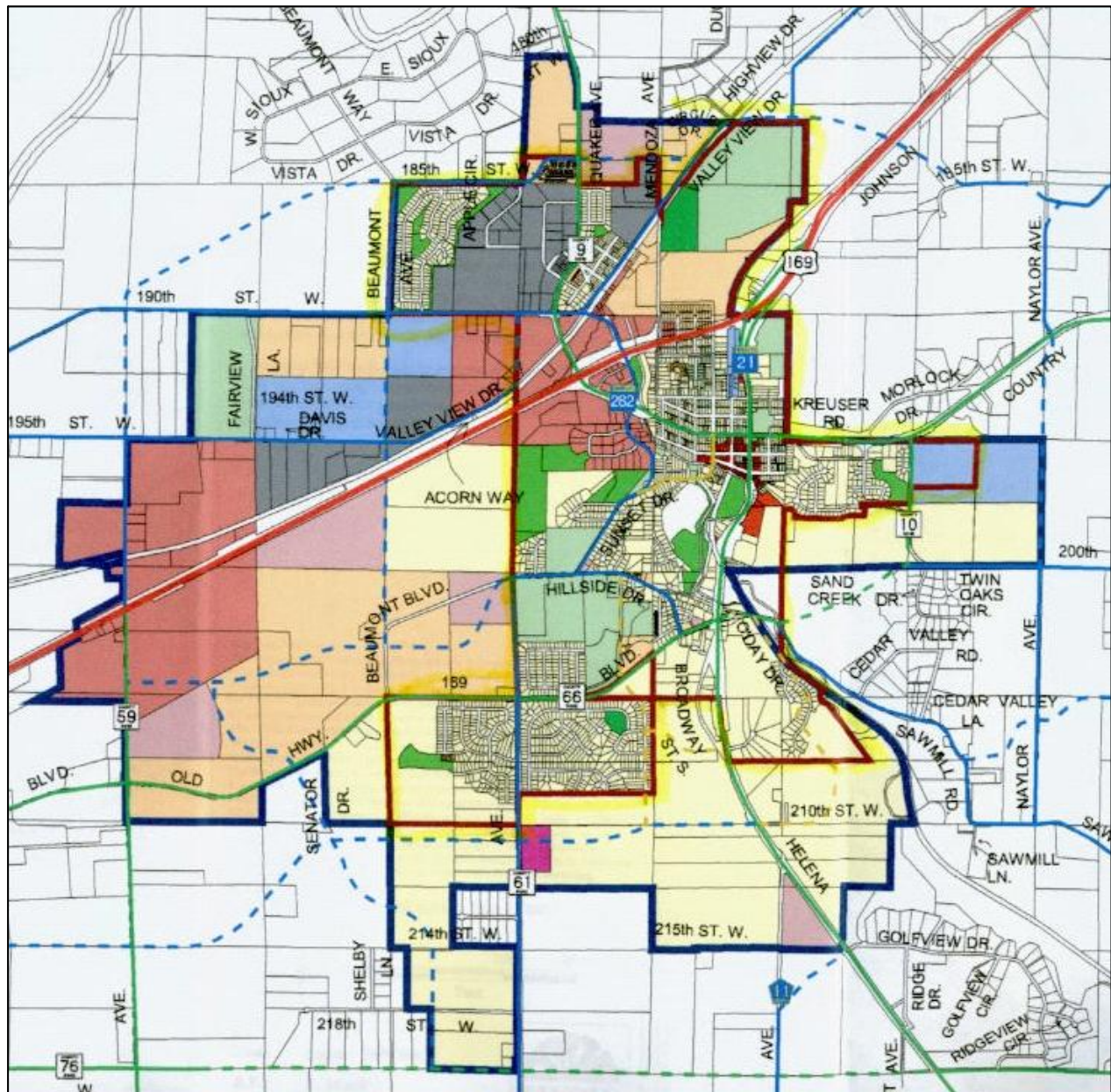
Regional and State Trails

- Regional Acquisition
- Regional Existing
- Regional Planned
- Regional Proposed
- State Existing

Transportation

- Interstates
- US Highways
- State Highways
- County Roads
- TLG Street Centerlines, 2007

Figure 3. Land Use Plan, City of Jordan



Land Use Option 2		Acres
	Single Family Residential	1937.84
	Medium Density Residential	730.68
	High Density Residential	219.09
	Commercial-Highway	578.31
	Commercial-Neighborhood	13.69
	Commercial-CBD	18.17
	I-1	206.62
	I-2	256.85
	Public Institutional	350.30
	Park	107.76
	Road	
	2030 City Limits	
	Current City Limits	

