



Community Development Committee

Executive Summary

Item: 2007-309

Consent

Meeting date: October 1, 2007

For Metropolitan Council Meeting date: October 10, 2007

ADVISORY INFORMATION

Date: September 18, 2007

Subject: City of Apple Valley
Industrial **Area B** Comprehensive Plan Amendment
Review File No. 16963-22

District(s), Member(s): Metropolitan Council District 16, Brian McDaniel

Policy/Legal Reference:

Staff Prepared/Presented: Tori Dupre, Principal Reviewer (651-602-1621)
Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)
Mark Vander Schaaf, Director, Planning & Growth Management (x1441)

Division/Department: Local Planning Assistance / Planning and Growth Management

Proposed Action/Motion

That the Metropolitan Council:

Allow the City to put the comprehensive plan amendment into effect with no plan modifications.

Issue(s)

- Does the proposed CPA change the Council's forecasts?
- Does the proposed CPA conform to regional systems? Is it consistent with Council policy? Is it compatible with adjacent community plans?

Overview and Funding

Conformity with Regional Systems - The CPA conforms to the Regional System Plans for *Parks, Transportation* and *Water Resources Management*, with no substantial impact on, or departure from these plans.

Consistency with Council Policy - The CPA is consistent with the Council's *2030 Regional Development Framework* policies and Council forecasts, with water resources management policies, and housing policies. The CPA does not change the City's 2010, 2020 or 2030 forecasts.

Compatibility with Adjacent Community Plans - The amendment will have no impact on adjacent communities.

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Districts, Members	Metropolitan Council District 16, Brian McDaniel
Prepared by	Tori Dupre, Principal Reviewer (651-602-1621) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566) Mark Vander Schaaf, Director, Planning & Growth Management (x1441)
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BACKGROUND

The City of Apple Valley is located in Dakota County, surrounded by Eagan (north), Rosemount (east), Lakeville (south), and Burnsville (west).

The Metropolitan Council reviewed Apple Valley’s 2020 Comprehensive Plan Update (Review No. 16963-1) on September 29, 1999. In 2000, the City had 45,527 people, 16,344 households and 1,250 jobs. By 2030, the City is expected to have 71,200 people, 27,500 households and 22,000 jobs.

The Council’s *2030 Regional Development Framework* identifies Apple Valley as a “Developed” community, which accommodates growth forecasts through reinvestment, at appropriate densities (5 units plus in developed areas), and targets higher density in locations with convenient transportation corridor access, and adequate sewer capacity.

The Metropolitan Disposal System serves Apple Valley through two regional wastewater treatment plants (WWTP). The Seneca WWTP serves the small, northwest part of the City, and the Empire WWTP serves the remaining part of the City.

REQUEST SUMMARY

On July 26, 2007, the Metropolitan Council received the City’s comprehensive plan amendment (CPA) proposing to reguide 154 acres from Mixed use to industrial. The site is located north of County Road 42 and east of Galaxie Avenue.

PROPOSED ACTION

That the Metropolitan Council:
Allow the City to put the comprehensive plan amendment into effect with no plan modifications.

ISSUES	
<ol style="list-style-type: none"> 1. Does the proposed CPA change the Council’s forecasts? 2. Does the proposed CPA conform to regional systems? Is it consistent with Council policy? Is it compatible with adjacent community plans? 	
OVERVIEW	
Conformity with Regional Systems	The CPA conforms to the Regional System Plans for <i>Parks, Transportation</i> and <i>Water Resources Management</i> , 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> policies and Council forecasts, with water resources management policies, and housing policies. The CPA does not change the City’s 2010, 2020 or 2030 forecasts.
Compatibility with Adjacent Community Plans	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.

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

The proposed CPA is in conformance with the regional transportation (including aviation) 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 Metropolitan Disposal System serving this area has adequate capacity for the proposed use.

Apple Valley is not a community having excessive peak hourly flow during wet weather events. However, the City should include a description of activities that identify and reduce excessive stormwater inflow and infiltration into the wastewater system in the City’s 2008 comprehensive plan.

REGIONAL POLICIES

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

The Vermillion River Watershed Joint Powers Organization and the Black Dog Watershed Management Organization oversee storm water management in the City of Apple Valley. In late 2006, the City submitted a draft local surface water management plan (LSWMP) to the Council and watersheds for review and comment. The City anticipated approving the final LSWMP in the summer of 2007. The Council requests that the City provide the Council a copy of the approved LSWMP in conjunction with the 2008 comprehensive plan update submittal.

Housing (Linda Milashius, 651-602-1541)

Although this amendment does not make any changes to specific Residential land use designations, the city is reminded that its' 1996-2010 housing goals if to be achieved, call for the addition of over 3,000 affordable ownership units and more than 500 affordable rental units before 2011.

ATTACHMENTS

Figure 1 – 2020 Planned Land Use and CPA Location Map

Figure 1. Location Map, Showing 2020 Planned Land Use and the "Industrial Area B" CPA Site, City of Apple Valley

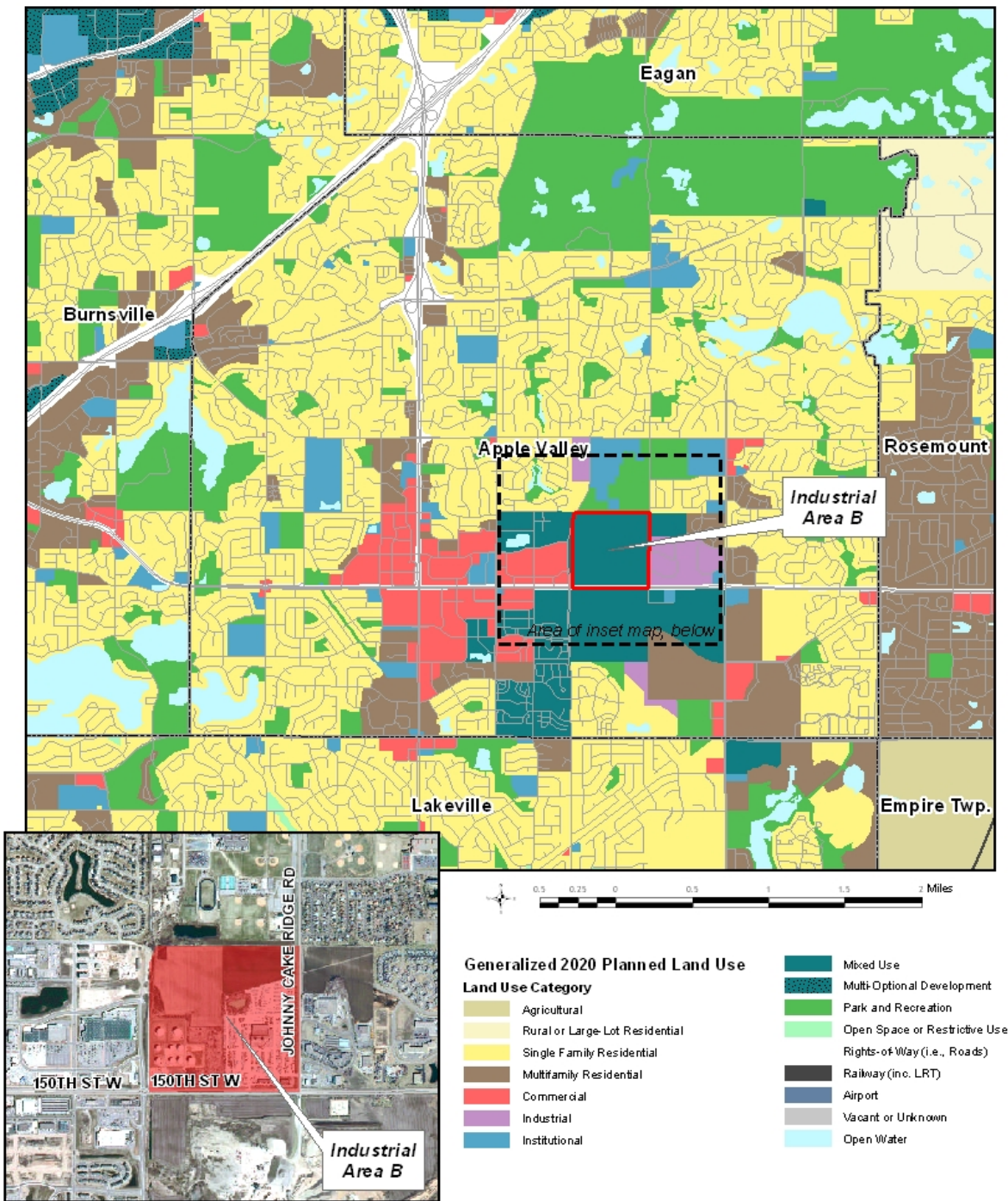


Photo Source: Markhurd (2005)