

C Community Development Committee

For the Metropolitan Council meeting of August 25, 2010

ADVISORY INFORMATION

Subject: City of Inver Grove Heights, Comprehensive Plan Amendment: *Iverson Amendment*. Review File No. 20614-2

Proposed Action:

That the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

1. Adopt the attached review record and allow the City of Inver Grove Heights to put *Iverson Amendment* comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.

Summary of Committee Discussion / Questions:

Community Development Committee

Senior Planner Patrick Boylan presented the report to the Committee. Councilmember Sanda asked about the overall "look" of the development and if it would be sprawl. Boylan explained that from a systems perspective, the amendment meets the regional standard for minimum for residential density.

Inver Grove Heights City Planner Allan Hunting explained that the development would be a 3 or 4 story development with remaining land used for open space.

Motion to recommend approval to the Council was made and seconded. Motion passed unanimously.



Community Development Committee

Meeting date: August 16, 2010

ADVISORY INFORMATION

Subject: City of Inver Grove Heights, Comprehensive Plan Amendment: *Iverson Amendment*. Review File No. 20614-2

District(s), Member(s): District 15, Dan Wolter

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175)

Staff Prepared/Presented: Patrick Boylan, Principal Reviewer (651-602-1438)
Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)

Division/Department: Community Development/Planning & Growth Management

Proposed Action

That the Metropolitan Council:

- 3. Adopt the attached review record and allow the City of Inver Grove Heights to put *Iverson Amendment* comprehensive plan amendment (CPA) into effect.
- 4. Find that the CPA does not change the City's forecasts.

Background

The Metropolitan Council reviewed the City's 2030 Comprehensive Plan (Update), Review No. 20614-1, on February 24, 2010. This is the City's first CPA since this review.

The *2030 Regional Development Framework* identifies the City as a Developing Community. The CPA proposes to re-guide land by to re-designating 24 acres of medium density residential (MDR) to high density residential (HDR). The purpose is to develop 480 multi-family homes.

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

None.

Known Support / Opposition

None known.

REVIEW RECORD

City of Inver Grove Heights, Comprehensive Plan Amendment *Iverson Amendment*

Review File No. 20614-2, Council Business Item No. 2010-288

BACKGROUND

- The City of Inver Grove Heights (City) is a suburban community of approximately 30 square miles, located in northeast Dakota County. It bordered by the cities of Mendota Heights, Sunfish Lake, West St. Paul, South St. Paul, Newport, St. Paul Park, Grey Cloud Island Township, Rosemount, and Eagan.
- The *2030 Regional Development Framework (RDF)* identifies Inver Grove Heights as a Developing Community. The Metropolitan Council (Council) forecasts that between 2010 and 2030 the city will grow from 33,900 to 47,300 people, from 14,000 to 19,250 households, and that employment will grow from 12,000 to 17,900 jobs.
- The Metropolitan Council reviewed the City's Update, Review No. 20584-1, on February 24, 2010. This is the City's first CPA since this review.

REQUEST SUMMARY

The CPA proposes to re-guide 24 acres of Medium-Density Residential (MDR) land to High-Density Residential (HDR) land use designation.

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 *2030 RDF*, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Communities

The CPA is compatible with plans of adjacent communities, school districts, and watersheds.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's 2030 Update on February 21, 2010.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the *2030 RDF* 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

CONFORMANCE WITH REGIONAL SYSTEMS

REGIONAL PARKS

Reviewer: Jan Youngquist, CD – Regional Parks System Planning, (651-602-1029)

The amendment is in conformance with the *2030 Regional Parks Policy Plan*. The plan amendment is not anticipated to impact future trail planning.

TRANSPORTATION

Roads and Transit

Reviewer: Ann Braden (651-602-1705)

The CPA is in conformance with the *2030 Transportation Policy Plan (TPP)* and supports the regional transportation system.

Aviation

Reviewers: Chauncey Case (651-602-1724),

The CPA is in conformance with the TPP and consistent with Council aviation policy.

WATER RESOURCES MANAGEMENT

Wastewater Service

Reviewer: Roger Janzig, ES – Engineering Services, (651-602-1119)

The CPA is in conformance with the *2030 Water Resources Management Policy Plan (WRMPP)* for Wastewater. The Metropolitan Disposal System that provides service to this project location has adequate capacity.

Surface Water Management

Reviewer: James Larsen, CD, (651-602-1159)

The CPA is in conformance with the *WRMPP* for local surface water management.

CONSISTENCY WITH COUNCIL POLICY

FORECASTS

Reviewer: Todd Graham, CD – Research, (651-602-1322)

The CPA is consistent with the *2030 Regional Development Framework (RDF)* for forecasts.

Advisory: The City may work with Metropolitan Council/MTS to revise forecast allocations to the TAZ affected by the Plan Amendment.

2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

Reviewer: Patrick Boylan, CD – Local Planning Assistance, (651-602-1438)

The CPA is consistent with the RDF policies for developed communities.

LAND USE & RESIDENTIAL DENSITY

The City is proposing to re-guide 24 acres of medium-density to high-density residential land to accommodate a project that will develop a 480 unit residential development yielding a density of 19.8 units per net acre.

The Council reviewed the City’s Update on February 24, 2010 with an expected minimum residential density of 3.53 units per acre. The City participates in the Council’s Plat Monitoring Program (PMP). Since 2000, the City has averaged 6.1 units per acre in the PMP.

Analysis of the proposed amendment, within the context of the City’s approved 2030 Update and PMP data indicates an overall expected minimum density of 4.24 units per acre. See Table 1 below.

TABLE 1

Iverson Proposed Amendment Changes	Density Range			Residential Units	
	Min.	Max.	acres	Min.	Max.
Low Density Residential	1	3	472	472	1416
Low-Medium Density Residential	3	6	403	1209	2418
Medium Density Residential (remove 24.3 acres)	6	12	174.7	1048	2096.4
High Density Residential (add 24.3 acres)	12	24	39.3	471.6	943.2
Mixed Business, Primarily Residential	20	30	48	960	1440
Totals			<u>1137</u>	<u>4161</u>	<u>8313.6</u>
Planned Density				3.66	7.31
Plat Monitoring Program (PMP)*			354.58	2166	6.1
Total Planned and PMP			1491.6	6327	
Expected Density - Post Iverson Amendment				4.24	

* through 2009

HOUSING

Reviewer: Linda Milashius, CD – Livable Communities, (651-602-1541)

The CPA is consistent with regional housing policy. Re-guiding from medium to high density residential may provide an opportunity for the city to address both its affordable and life-cycle housing goals.

MISSISSIPPI RIVER CRITICAL AREA

Reviewer: Victoria Dupre, CD – Long Range Regional Growth, (651-602-1721)

The proposed CPA is not within Mississippi National River & Recreation Area (MNRRA) boundaries and therefore does not impact the Critical Area.

WATER SUPPLY

Reviewer: Chris Elvrum, ES – Water Supply Planning, (651-602-1066)

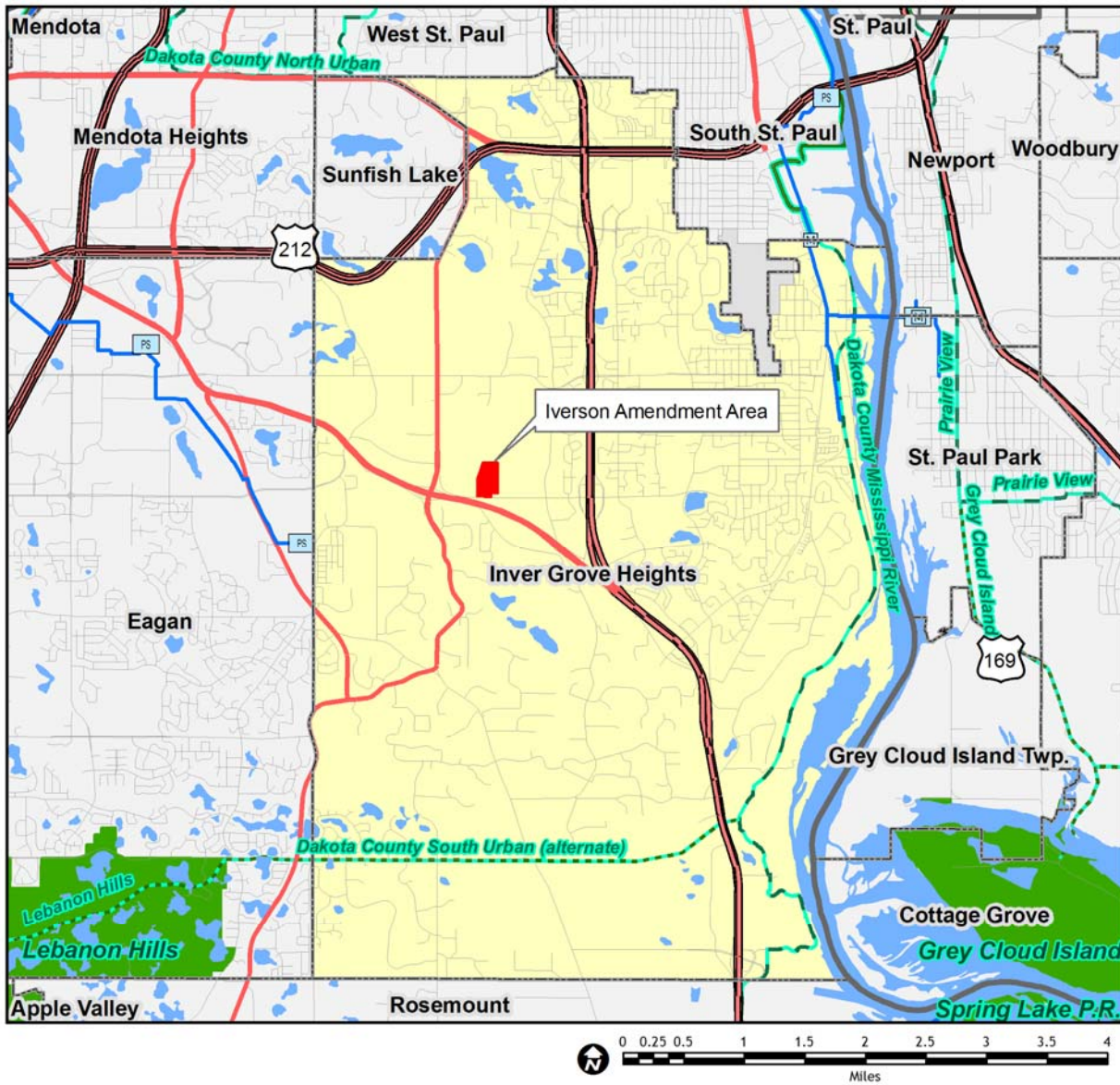
The CPA is consistent with the *WRMPP* for water supply.

COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

The CPA is compatible with plans of adjacent jurisdictions. The City sent the proposed amendment to adjacent local governments, school districts, and other jurisdictions on March 24, 2010. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS	
Figure 1:	Location Map Showing Regional Systems
Figure 2:	Future Land Use Map: Current and Proposed Guiding

**Figure 1: Location Map Showing Regional Systems
City of Inver Grove Heights CPA: Iverson Amendment**



Regional Systems

Wastewater Services

- Meters
- Lift Stations
- Existing Interceptors
- Interceptor Under Construction
- Treatment Plants

Transportation

- Interstates
- US Highways
- State Highways
- Ncompass Street Centerlines, 2010

Regional and State Trails

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

Recreation Open Space

- Existing
- In Master Plan

Federal and State Parkland

- Federal
- State

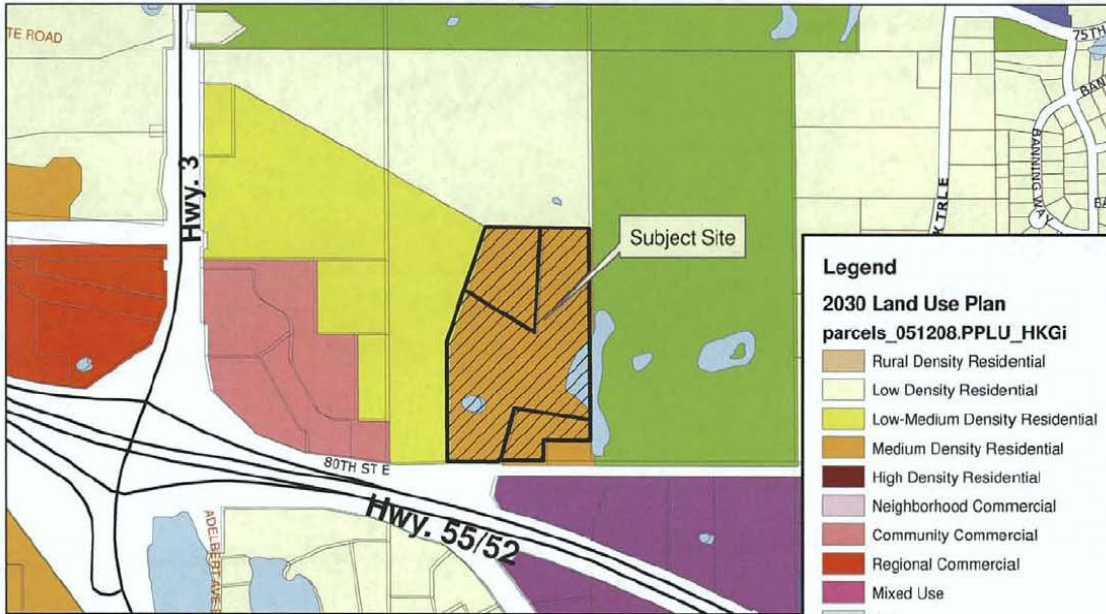
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Figure 2: Location Map Showing Current and Proposed Guiding City of Inver Grove Heights CPA: Iverson Amendment



**Iverson Comp Plan Amendment
Case No. 10-10PA**

Existing Comp Plan



Legend

2030 Land Use Plan
parcels_051208.PPLU_HKGi

- Rural Density Residential
- Low Density Residential
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Regional Commercial
- Mixed Use
- Office
- Industrial Office Park
- Light Industrial
- General Industrial
- Industrial Open Space
- Public / Institutional
- Public Park / Open Space
- Private Open Space
- Rail Road
- Open Water / Wetlands

Proposed Comp Plan

