



MAYOR AND COUNCIL COMMUNICATION

DATE: 03/05/13

REGULAR

ITEM #: 11

AGENDA ITEM: Authorization to Distribute Comprehensive Plan Amendment for Adjacent Jurisdiction and Metropolitan Council Review

SUBMITTED BY: Kyle Klatt, Planning Director
Nick Johnson, City Planner

THROUGH: Dean A. Zuleger, City Administrator

REVIEWED BY: Planning Commission

SUMMARY AND ACTION REQUESTED:

Staff is seeking authorization from the City Council to distribute the City's proposed Comprehensive Plan Amendment to adjacent jurisdictions and the Metropolitan Council for review. Comprised of the Village Land Use Plan, the Comprehensive Plan Amendment is the result of a long planning process that involved significant public engagement and review. The Planning Commission reviewed the proposed Amendment at a meeting on February 25, 2013, and unanimously recommended the Amendment for approval. Submitting the Comprehensive Plan Amendment to adjacent community/jurisdiction and Metropolitan Council review is a mandatory step in the process of a major Comprehensive Plan Amendment. After the necessary reviews have been completed, the City Council may officially adopt the Village Land Use Plan into the Comprehensive Plan.

BACKGROUND INFORMATION:

The Village Land Use Plan is the result of a lengthy and significant planning process, spearheaded by the members of the Village Work Group. The Village Work Group was formed in May of 2011, and was charged with making land use recommendations pertaining to the Village to the Planning Commission and City Council. As part of the planning and community engagement efforts for the Village, the process included the following meetings:

- 20+ Village Work Group Meetings
- 2 Stakeholder Meetings
- 1 Technical Group Meeting
- 1 Public Open House Meeting
- 1 Town Hall Meeting

For more concerted public engagement efforts, all of the property owners in the Village were mailed notices of significant meetings.

In addition, the Village Land Use Plan was reviewed at a Public Hearing at the Planning Commission. The Public Hearing gave residents and land owners the opportunity to submit their comments on the plan into the public record. These comments are summarized in attachment #3. In response to many of the comments, the Planning Commission directed Staff to refine and amend several portions of the text of the document to better reflect the community's vision for the Village Planning Area. These comments by the Planning Commission, as well as responses by Staff, are organized in a matrix (attachment #2). With the additions to the Village Land Use Plan, the Planning Commission unanimously recommended approval of the Comprehensive Plan Amendment. These refinements have been included in the attached version of the Comprehensive Plan Amendment.

STAFF REPORT:

The Village Land Use Plan includes four sewerer land use categories that allow for residential development. The following categories allow for various ranges of residential density:

- V-LDR – Village Urban Low Density Residential: 1.5 to 2.5 units per acre
- V-MDR – Village Urban Medium Density Residential: 3.0 to 4.0 units per acre
- HDR – Urban High Density Residential: 8.0 to 15.0 units per acre
- VMX – Village Mixed Use: 6.0 to 10.0 units per acre

The Village Land Use Plan (Map 3-5) is designed to accommodate a range of 900 to 1,100 new sewerer housing units in the Village. In addition, there is some minimal amount of land located at Manning Ave. and State Highway 5 guided for commercial activity. The remaining areas of the Village are guided the same as their previous rural land use categories (Rural Area Development (RAD) or Rural Single Family (RS)). The plan also includes areas guided for three types of open space. The open space types and locations are described in the Village Open Space Plan (Map 3-6). Finally, the plan also guides land adjacent to the train tracks in the eastern portion of the Village for public/park land use. This area is to serve as a placeholder for a future community park facility that will serve the Village and community as a whole.

Regarding the other elements and amenities contained with the Comprehensive Plan Amendment, Staff has outlined how the proposed land uses interact with transportation, parks and trails, public utilities and other important features that will make development in the Village a success. In addition, Staff provides an overview into the mechanisms of implementation that will be included in the Village, including zoning, design standards, a form-based code and other tools. It is the goal of the Staff to include all of these amenities and elements of implementation in a comprehensive way so that the vision is effectively communicated to land owners and the development community.

PLANNING COMMISSION RECCOMENDATION:

The Planning Commission is recommending that the City Council authorize distribution of the Comprehensive Plan Amendment for adjacent community and Metropolitan Council review through the following motion:

“Move to authorize distribution of the Comprehensive Plan Amendment – Village Land Use Plan for adjacent community and Metropolitan Council review.”

ATTACHMENTS:

1. Comprehensive Plan Amendment – Village Land Use Plan
2. Planning Commission Comment & Response Matrix
3. Summary of Public Hearing 2-25-13

SUGGESTED ORDER OF BUSINESS:

- Introduction of Item City Administrator
- Report/Presentation.....Planning Director
- Questions from Council to Staff Mayor Facilitates
- Public Input, if Appropriate Mayor Facilitates
- Call for Motion Mayor & City Council
- Discussion Mayor & City Council
- Action on Motion..... Mayor Facilitates