

**PLANNING COMMISSION WORK SESSION**

- 1. CALL TO ORDER**
- 2. COMPREHENSIVE PLAN DISCUSSION**
  - a. Chapter 1 – Executive Summary and Guiding Principles**
  - b. Chapter 2 – Community Context**
  - c. Housing Discussion**
  - d. General Project Update**
  - e. Community Meeting Discussion**
- 3. ADJOURNMENT**

Planning Commission Meeting: September 13, 2016

<b>AGENDA ITEM:</b> Comprehensive Plan 2040 Discussion	<b>AGENDA SECTION:</b> Work Session
<b>PREPARED BY:</b> Kyle Klatt, Senior Planner	<b>AGENDA NO.</b> 2a/b/c
<b>ATTACHMENTS:</b> Draft Comprehensive Plan Chapters 1 and 2	<b>APPROVED BY:</b>
<b>RECOMMENDED ACTION:</b> No action required	

**COMP PLAN UPDATE DISCUSSION**

The Planning Commission is being asked to review some initial drafts of the first two chapters of the 2040 Comprehensive Plan with Staff at its next workshop session. These two chapters include an updated list of the City’s 10 overarching goals (guiding principles) for the Plan, along with some general community background information and data that will be used to help guide the other various elements of the plan. This information represents an update to the information included in the 2030 planning document. Staff will continue to refine these sections while drafting other aspects of the plan, and the included information should be viewed as an early draft that will be subject to changes and refinements in the future.

Staff is also starting to work on the housing element within the Plan, and will bring some information concerning housing projections and the City’s requirements for affordable housing to the meeting.

**RECOMMENDATION**

Staff is looking for input from the Commissioners concerning the draft sections. Because the meeting is a work session, no action is required.

# CHAPTER 1: EXECUTIVE SUMMARY

## PLANNING PROCESS

## GUIDING PRINCIPLES

The City Council charged the Planning Commission (with important help from the other City committees, commissions, and the public) to create the Comprehensive Plan. To guide the creation of the Comprehensive Plan, the City Council determined nine guiding principles.

### TEN GUIDING PRINCIPLES

- 1) Maintain a manageable and reasonable growth rate that does not adversely impact the delivery of services but allows the community to grow and become more diverse from now until 2040. Provide multiple development opportunity areas to ensure that reasonable development goals can be achieved and are not dependent upon any one landholder.
- 2) Preserve existing rural residential areas designated in the Comprehensive Plan and increase housing opportunities in the community to attain a balance of life cycle housing options, with special attention to changing community demographics and the demands of the increasing senior and millennium population.
- 3) Promote commercial renewal and rehabilitation in the Downtown and along Highway 42 while attracting new commercial development along County Highway 42 at key intersections: Hwy 3, Akron Avenue, and US Hwy 52.
- 4) Encourage additional high quality, job creating and tax base generating general industrial and business park development in the northeast portion of the community and within the Rosemount Business Park.
- 5) Preserve natural resources and open space within the community and ensure development does not adversely impact on-going agricultural uses until urban services are available.
- 6) Incorporate sustainability precepts into development decision to move toward a more resilient community.
- 7) Collaborate and provide connections between the City and surrounding cities, townships, Dakota County and public and private schools in the area.

- 8) Work with the University of Minnesota to create a development that can successfully integrate into the community while achieving goals of job creation, healthy living, energy conservation, and public education.
- 9) Collaborate with partners and provide services and community amenities that benefit all residents.
- 10) Collaborate with appropriate agencies to identify transit corridors and bring additional transit opportunities into the community.

**PUBLIC REVIEW SUMMARY**

# CHAPTER 2: COMMUNITY CONTEXT

## ROSEMOUNT HISTORY

### EARLY HISTORY

The first settler of European ancestry was William Strathen who arrived in the Rich Valley of Rosemount in 1853 and claimed land within the northeast quarter of Section 13, which is located by the present day Flint Hills Refinery. Other settlers followed. The first religious service being conducted in 1854 by Reverend Kidder. Andrew Keegan, a surveyor, was the first postmaster 1855. In 1857, the Rich Valley post office was established, with C.H. Carr serving as postmaster.

In 1858, the Board of County Commissioners official designated Township 115 North, Range 19 West (the portion of the present City located west of US Highway 52) by the name Rosemount. The portion of the present City east of US Highway 52 was annexed by an act of legislation in 1871. The name Rosemount was chosen to honor a village in Ireland. A small school was also constructed in 1858.

In the 1860's, 52 men served in the Civil War. The Village of Rosemount was formally platted in 1866 by James A. Case and in 1867 the first grain elevator was constructed by the railroad.

The Village of Rosemount was incorporated in 1875 and the first town hall was constructed a year later.

The 1880's saw the Village of Rosemount became a viable business area. Many businesses opened and 2 story brick buildings were built. In 1881, Rosemount erected the first gas street lamps in the Downtown area.

The first school district building was built in 1896 and taught grades 1 through 8. In 1918, the first high school was built and taught grades 1 through 12. In 1922, the school had 50 high school students and began a football program. The high school building still exists today and is a part of the Rosemount Middle School complex on the northwest corner of 143<sup>rd</sup> Street West and South Robert Trail. Dakota County Technical College opened 1970 with the first graduating class in 1971.



### 20TH CENTURY

With WWII in full swing, the War Department of the federal government, in 1942, acquired 11,500 acres of farmland within Rosemount and Empire Township for the construction of the Gopher Ordnance Works. The plant was built to produce white smokeless gunpowder.

At the end of the war, the government found the ordnance work unnecessary and sold some of the property to farmers, but the majority of the property was sold to the University of Minnesota for research. The property is currently called UMore Park, and is still owned and managed by the University. More recently, the University completed planning work for the property that culminated in the preparation of an environmental review of various development options for the site. There is no established time frame for development of the property, and the City recently approved a long term interim use on the land to allow mineral and gravel extraction over a large portion of the site.

As a municipality at the edge of the Twin Cities metropolitan area, Rosemount has continued to see strong interest in residential construction as development has spread out from the central cities of Minneapolis and St. Paul. Its close proximity to goods and services within the region, excellent school system, and plentiful job opportunities has driven demand for housing that has been relatively constant over the last several decades. This growth has occurred while large areas within Rosemount have remained rural in character.

### **ROSEMOUNT BUSINESSES**

Rosemount has a long and successful business history. The First State Bank of Rosemount was granted a charter in 1909. Rosemount Engineering was established in 1955 as a result of the aeronautical research conducted at the University research facilities. Rosemount Engineering first made total temperature sensors and eventually additional aeronautical components. Rosemount Engineering first relocated to Bloomington, then was renamed to Rosemount Inc. and it now operates worldwide. Brockway Glass, which was located east of South Robert Trail between Connemara Trail and Bonaire Path, began operation in 1961, but closed in 1984. The Harmony subdivision now exists at the former Brockway Glass site.

Great Northern Oil Refinery began construction in 1954 and began operation in September of 1955 at an operating capacity of 25,000 barrels per day. The refinery was purchased by Koch Industries in 1969 and renamed Flint Hills Resources in 2002. The crude oil processing capacity of the refinery in 2007 was about 320,000 barrels per day. The facility primarily refines Canadian crude into petroleum products such as gasoline, diesel, propane and butane.

### **MUNICIPAL GOVERNANCE**

The Township and Village of Rosemount merged in 1971 and the City Hall was moved to the 1300 block of 145<sup>th</sup> Street East, directly north of the Dakota County Technical College. In 1972, the first Comprehensive Plan and Zoning Ordinance were adopted. In 1975, Rosemount became a statutory city with a mayor-council form of government. In 1987, the current City Hall at 2875 145<sup>th</sup> Street West was constructed and in 1992, the Rosemount Community Center/National Guard Armory was built.

## **ROSEMOUNT POPULATION AND RESIDENT DEMOGRAPHICS**

### **POPULATION AND HOUSEHOLDS**

The City of Rosemount has experienced continual growth throughout its history as urban development has expanded outward from the downtown area and eastern edge of the City. The City nearly doubled its population from 1990 to 2000, and added a similar number of households between the years of 2000 to 2010.

The expected population for 2040 is 38,000, or roughly 15,000 more persons than the City’s estimated number of 23,044 in 2016.

TABLE 2.1: POPULATION

Year	Population	Households	Growth Rate
1900	807 <sup>a</sup>		
1950	1,375 <sup>a</sup>		
1960	2,012 <sup>a</sup>		31.7%
1970	4,034 <sup>a</sup>	1,025	50.1%
1980	5,083	1,456	20.6%
1990	8,622	2,779	41.0%
2000	14,619	4,742	41.0%
2010	21,874	7,587	33.2%
2020	25,900 <sup>b</sup>	9,300	15.5%
2030	31,700 <sup>b</sup>	11,600	18.3%
2040	38,000 <sup>b</sup>	14,000	16.6%

<sup>a</sup> Combined Rosemount Village and Rosemount Township populations

<sup>b</sup> City of Rosemount forecast

Rosemount has experienced several periods of rapid growth throughout its history, most notably in the 1980’s and late 1990’s. More recently, the City, like most within the Twin Cities metropolitan area, saw a decrease in housing and construction activity with the economic downturn of the late 2000’s. As a result of these changes, the growth that was expected to occur between 2020 and 2030 under the City’s previous plan has been pushed back to 2040 and slightly lowered. These updated projections are the basis for the City’s updated MUSA boundary and the other projections used throughout this plan.

### POPULATION CHARACTERISTICS

The population of Rosemount is predominately young families. Table 2.2 shows that slightly less than one third of the population is between 25 and 44, with an additional one quarter of the population being school aged children. The population of retirement age is a small proportion of the City at approximately 7.7%, but their percentage of the overall population has been increasing over the past three decades and is expected to increase over time as the existing population ages. This trend is shown by their share of the population increasing by 2.3% during the 2000’s.

One age group that is consistently lower than the others is the number of college age adults within the community. One factor that causes this characteristic is the lack of four-year colleges in the area. High school students who graduate from Rosemount often leave the area to attend college. This is a concern to Rosemount if these young adults do not return to Rosemount after attending college. This trend is commonly referred to as a “brain drain” because the bright students taught at Rosemount High School end up living in other communities without returning the benefit of their quality education to the community.

These population trends are common of a growing suburban community.

TABLE 2.2: AGE GROUPS

Age Group	1990		2000		2010	
	Count	Percentage	Count	Percentage	Count	Percentage
<b>Under 5 Years Old</b>	939	10.9%	1,380	9.4%	1,711	7.8%
<b>School Age (5-17)</b>	2,026	23.5%	3,751	25.6%	5,010	22.9%
<b>College Age (18-24)</b>	808	9.4%	914	6.3%	1,460	6.7%
<b>Young Workers (25-44)</b>	3,266	37.9%	5,332	36.5%	6,492	29.7%
<b>Mature Workers (45-64)</b>	1,230	14.3%	2,458	16.8%	5,514	25.2%
<b>Retired and Semi-retired (65 and Older)</b>	353	4.1%	784	5.4%	1,687	7.7%
<b>Total Population</b>	8,622	100%	14,619	100%	21,874	100%

Source: U.S. Census Bureau

**Insert: Age/Sex Chart**

Rosemount is a community of young families, as shown in Table 2.3 by its high average persons per household. In 2010, Rosemount's households averaged 3.08 persons per household, while in comparison Dakota County averaged 2.60 and Minnesota averaged 2.48 persons per household. As Rosemount's population ages, the average person per household is expected to decline, but the number is expected to remain higher than average as long as Rosemount remains a growing community.

TABLE 2.3: PERSONS PER HOUSEHOLD

	1990	2000	2010
<b>Population in Households</b>	8,613	14,609	21,852
<b>Total Households</b>	2,779	4,742	7,587
<b>Average Persons per Household</b>	3.10	3.08	2.88

Source: U.S. Census Bureau

Table 2.4 shows that a large number of Rosemount's households have children with over 46% of households having children residing in the homes. This number is lower than the amount in 2000 when 52% of households that had children residing in the homes. This figure is expected to continue to decline over time as the population ages and children grow up and move out to start their own families, but households with children will likely remain a significant portion of the population.

TABLE 2.4: HOUSEHOLD TYPE

Household Type	Total Number of Households		Households with Children		Households without Children	
	2000	2010	2000	2010	2000	2010
<b>Families – Married</b>	3,326	4,934	2,045	2,715	1,281	2,219
<b>Families – Mother Only</b>	430	679	329	465	101	214
<b>Families – Husband Only</b>	176	305	113	210	63	95
<b>Total Families</b>	3,932	5,918	2,487	3,390	1,445	2,528

<b>Non-Family Households</b>	810	1,669	76	138	734	1,531
<b>Total Households</b>	4,742	7,587	2,563	3,528	2,179	4,059

Source: U.S. Census Bureau

Insert: Pie Chart with Household Type (ACS 2014)

Add section on Race, building permit, housing age

## EDUCATION AND EMPLOYMENT

### EDUCATION LEVEL

Rosemount has a highly educated population with 19 of 20 adults having high school diplomas in 2014. This represents an increase from 1990 when 94% of adults had high school diplomas. The number of college graduates has also increased significantly with over 4 of 10 adults having at least a bachelor's degree in 2014, while less than one third of adults had degrees in 1990.

TABLE 2.5: HIGHEST LEVEL OF EDUCATION<sup>1</sup>

	2000		2014	
<b>No High School Diploma</b>	508	5.9%	653	4.6%
<b>High School Diploma</b>	5,573	64.8%	7,494	52.8%
<b>Bachelor's Degree</b>	2,000	23.3%	4,286	30.2%
<b>Graduate or Professional Degree</b>	518	6.0%	1,760	12.4%

<sup>1</sup> Persons 25 years or older

Source: 2014 American Community Survey

### INCOME

Rosemount residents have relatively high incomes. The median household income in 2014 was \$86,800 compared to the median Minneapolis-St. Paul 13 County MSA household income of \$68,000. The median Dakota County household income was also slightly lower than Rosemount's at \$75,000. The amount of Rosemount residents with incomes below the poverty line dropped from 5.0% in 1990 to 3.3% in 2000, but then increased to 5.6% by 2014.

TABLE 2.6: INCOME

	1990	2000	2014
<b>Per Capita Income</b>	\$14,931	\$23,116	\$34,300
<b>Median Household Income</b>	\$41,992	\$65,916	\$86,800
<b>Median Family Income</b>	\$43,726	\$68,929	N/A
<b>Percent of Individual below the Poverty Line</b>	5.0%	3.3%	5.6%

Source: U.S. Census Bureau and 2010-2014 American Community Survey

### EMPLOYMENT (NEED TO UPDATE)

The amount of time that people spend in their cars traveling to work has increased. In 1990, nearly 70% of residents spent more than 15 minutes in travel time to work, with almost 30% of residents traveling more than 30 minutes. In 2000, over 74% of residents spent more than 15 minutes in travel time to work, with over 35% of residents traveling more than 30 minutes. Due to the

increased congestion on roadways over the last two decades, this may not mean that Rosemount residents are working farther from home than in the past, but may mean that it is just taking residents longer to get to the same destination due to the increased congestion. This trend may continue in the future as congestion is expected to increase.

The number of Rosemount residents working from home in 2000 decreased both in number and percentage from 1990. This may partially have to do with the number of farms that have been developed during that period because farmers typically make up a large portion of the population who work from home. It is anticipated that the number and percentage of the population who work from home will increase in the future due to the advances in technology that may allow people to telecommute to work.

TABLE 2.7: TRAVEL TIME TO WORK<sup>1</sup>

	1990		2000		2010	
<b>Work from Home</b>	239	5.2%	176	2.3%		
<b>Less than 15 Minutes</b>	1,171	25.5%	1,785	23.4%		
<b>15 to 29 Minutes</b>	1,838	40.0%	2,949	38.6%		
<b>30 to 44 Minutes</b>	967	21.0%	1,861	24.4%		
<b>45 Minutes or More</b>	380	8.3%	863	11.3%		

<sup>1</sup> Persons 16 years or older  
Source: U.S. Census Bureau

Add: Residence in labor force, place of employment data, and occupation

