



AGENDA
Planning Commission Work Session
Tuesday, October 11, 2016
6:30 p.m.
Conference Room, City Hall

1. **ADDITIONS TO AGENDA**
2. **Dan Schultz, Parks and Recreation Director, Update**
3. **Community Context Update**
4. **Land Use Plan Update**
5. **Staff Updates**
6. **ADJOURNMENT**

Planning Commission Meeting: October 11, 2016

AGENDA ITEM: Comprehensive Plan 2040 Discussion	AGENDA SECTION: Work Session
PREPARED BY: Kyle Klatt, Senior Planner	AGENDA NO. 2,3,4
ATTACHMENTS: Park Service Area Map; Revised Draft Comprehensive Plan Chapter 2 – Community Context; Draft Future Land Use Map and Land Use Table	APPROVED BY:
RECOMMENDED ACTION: No action required	

COMP PLAN UPDATE DISCUSSION

The Planning Commission is being asked to discuss updates concerning the 2040 Comprehensive Plan at its next work session, which will consist of the following:

- 1) An update from the Parks and Recreation Director Dan Schultz regarding the City’s park system and park plans. The City will be updating the 2030 Park Plan as part of the 2040 Comprehensive Plan project.
- 2) A revised draft of Chapter 2: Community Context of the Comprehensive Plan. Staff has updated the document based on comments from the Planning Commission at its last work session and to further update some of the charts and tables in this section.
- 3) A draft future land use map along with a table documenting the updated areas for all land uses in the City in addition to those land uses east of Highway 52. This map was prepared based on the feedback received during the recent public meetings and work group discussions. Most of the land use changes apply to land east of Highway 52, but Staff is also proposing to update the plan for a small portion of the UMore Park area. The MUSA boundaries depicted on the draft plan still need to be updated.
- 4) Staff will give a brief verbal update concerning the September 22nd community meeting.

As noted above, the Community Context section has been revised by Staff. The following is a summary of the changes that have been made to the document:

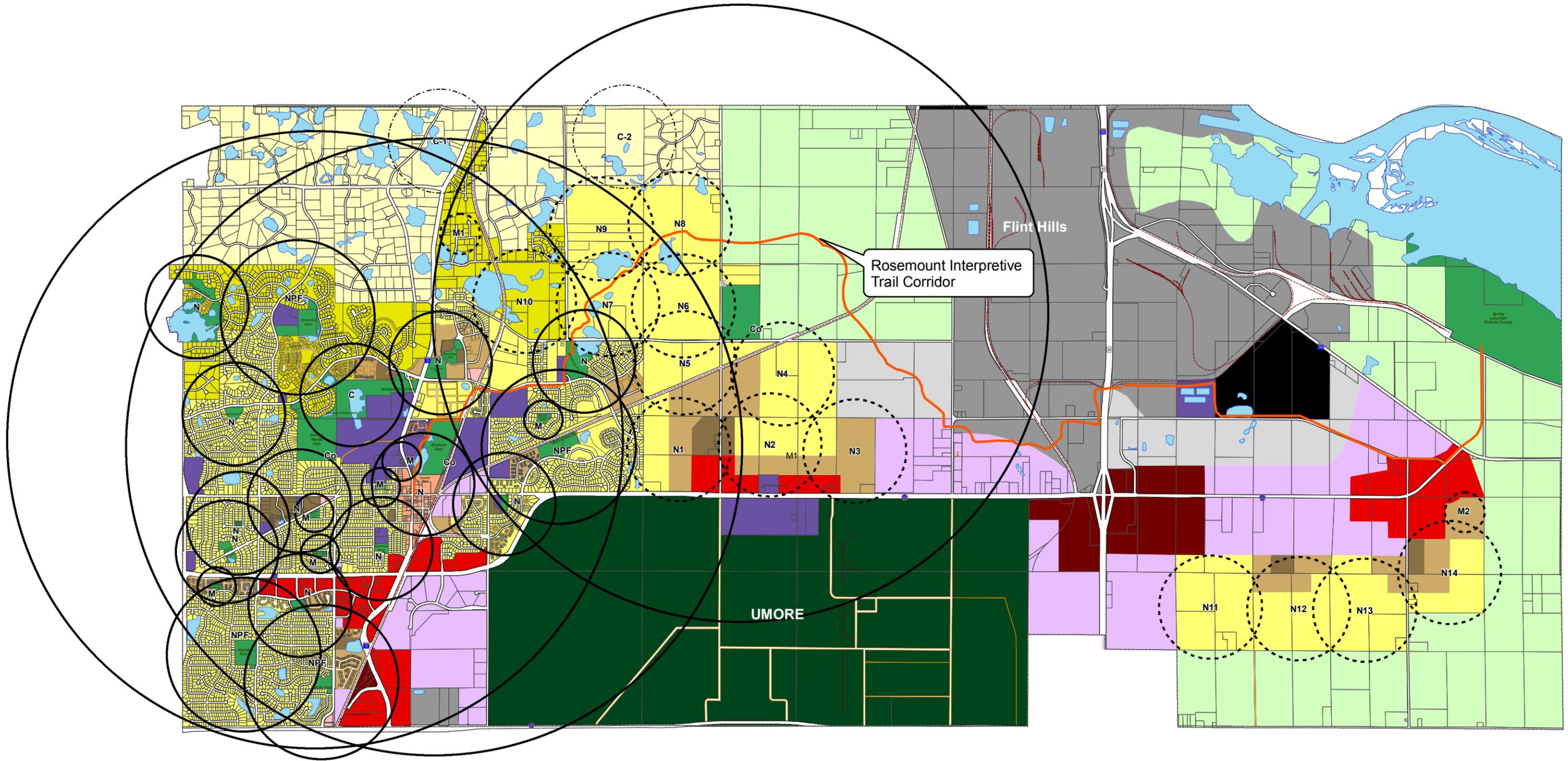
- Additional information was added to the UMore Park concerning the mineral extraction uses and future land use updates.
- A new section was added focusing on the history of downtown and accomplishments from the past 20 years.

- The persons per household reference in the upper portion of page 2-5 was updated to be consistent with Table 2.3.
- A chart was added describing the total population by age and gender.
- A pie chart was added for household type.
- The language in Table 2.4 was updated to be gender neutral.
- A new section was added for race and other characteristics.
- The employment section was revised to reflect updated information in Table 2.7.
- Staff intends to include additional work force information as part of future updates.

RECOMMENDATION

Staff is looking for input from the Commissioners the updates listed above. Because the meeting is a work session, no action is required.

Rosemount Park Service Areas



Park Service Areas
 Community Park 2 mile
 Neighborhood Play Field 1/2 mile
 Neighborhood Park 1/3 mile
 Mini Park 1/8 mile

- Conservation Area
- Proposed Park
- Existing Park

- AG Agriculture
- RR Rural Residential
- PO Existing Parks/Open Space
- DT Downtown
- LDR Low Density Residential
- BP Business Park
- NC Neighborhood Commercial
- TR Transitional Residential
- LI Light Industrial
- RC Regional Commercial
- MDR Medium Density Residential
- GI General Industrial
- CC Community Commercial
- HDR High Density Residential
- WM Waste Management
- AGR Agricultural Research
- PI Public/Institutional
- Public ROW
- Private ROW

Data Sources:
 Dakota County Land Surveyors and Office of Geographic Information Systems
 City of Rosemount Community Development and Engineering/Public Works Departments

March 2008

File: T:\GIS\City\Map\Departmental\Map\CommunityDevelopment\Uw4252_2005_2234.mxd, Mar 21, 2008 12:54:28 PM, City of Rosemount

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 143rd 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. In 2013, the University completed planning work for the property that culminated in the preparation of an environmental review of various development options for the site. To date there has been no development approved for the property; however, the City's future land use map has been updated to guide some of the northern portions of the site in a manner consistent with the environmental review. The future land uses within UMore will be tracked separately for purposes of determining consistency with the City's 2040 System Statement.

Starting in 2012, the City recently approved several long-term interim uses on the land to allow mineral and gravel extraction and ancillary uses over a large portion of the site. These uses will be staged so that the northern portions of the property can be developed while the extraction uses continue on the southern 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.

DOWNTOWN

The heart of downtown Rosemount has historically been located around the intersection of 145th Street West and South Robert Trail (State Highway 3). The use of this area as a downtown business district extends as far back as 1864, when a former railroad was relocated a half-mile east of Dodd Road and businesses dependent on the rail line were constructed in the area that is now downtown Rosemount. The railroad built a 40,000 bushel capacity grain elevator in 1867 and the new business district developed around it (the elevator is still being used today). The village was laid out in its present location by J.A. Case in 1866 and incorporated in 1875. In 1876 the first town hall was built and by 1880 the population of Rosemount was 964.

Like other railroad communities, Rosemount’s downtown grew rapidly in the late 1800’s and early part of the 20th Century, but changing retail preferences led to a large portion of the City’s commercial activity moving along major highway corridors and neighboring communities outside of downtown. The City has retained many of its historic buildings; however, and undertook planning efforts in the early 2000’s to help revitalize the downtown area.

The City of Rosemount has place a priority on downtown redevelopment since 2004 when it adopted the Development Framework for Downtown Rosemount. As a result of this investment several projects have been completed, including the opening of the Robert Trail Library and the opening of the award winning Waterford Commons, a mixed use building with 13,000 square feet of commercial space and 108 rental units. Additional redevelopment has occurred on the City owned former St. Joseph Church site and the former Genz-Ryan property. The first phase of redevelopment on the Genz-Ryan property includes a 60-unit CDA senior housing project with construction of a restaurant. Redevelopment of the St. Joseph site included a new community center and 92-unit private senior living project, The Rosemount.

MUNICIPAL GOVERNANCE

The Township and Village of Rosemount merged in 1971 and the City Hall was moved to the 1300 block of 145th 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 145th Street West was constructed and in 1992, the Rosemount Community Center/National Guard Armory was built.

Throughout its history, Rosemount has undergone dramatic changes including significant population increases, major industrial and government projects, the implementation of new transportation technologies, and a shift from an agricultural economy to a service-oriented economy. This section of the Comprehensive Plan will examine the trends that will help shape the City in the future.

ROSEMOUNT POPULATION AND RESIDENT DEMOGRAPHICS

POPULATION AND HOUSEHOLDS PROJECTIONS

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 ^a		
1950	1,375 ^a		
1960	2,012 ^a		31.7%

1970	4,034 ^a	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 ^b	9,300	15.5%
2030	31,700 ^b	11,600	18.3%
2040	38,000 ^b	14,000	16.6%

^a Combined Rosemount Village and Rosemount Township populations

^b 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 as the basis for the City's updated MUSA boundary and the other projections used throughout this plan.

POPULATION AND HOUSEHOLD 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.

TABLE 2.2: AGE GROUPS

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

Source: U.S. Census Bureau

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

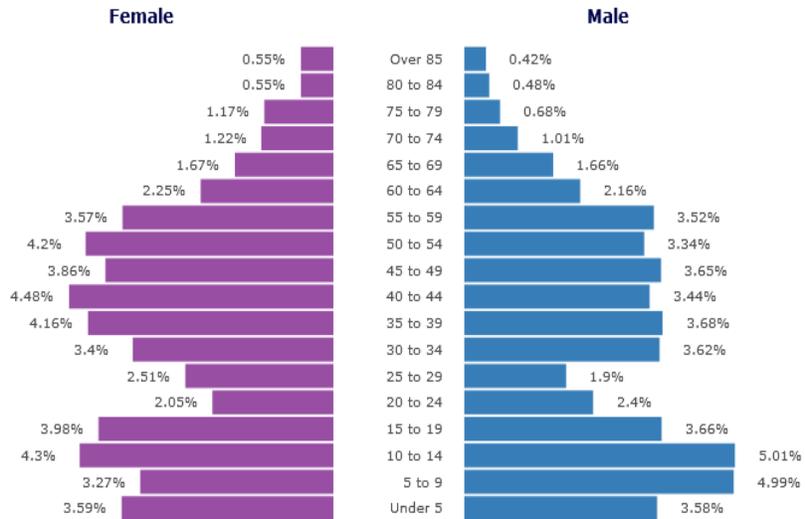
Rosemount High School end up living in other communities without returning the benefit of their quality education to the community.

These population trends are common of a growing suburban community.

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 2.88 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.

CHART 2.1: POPULATION BY AGE AND GENDER



Source: ACS 2010-2014

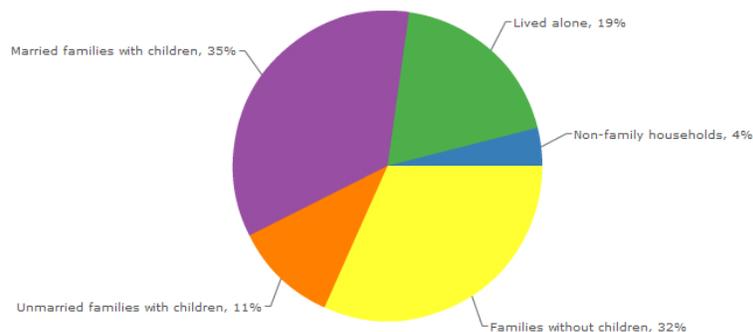
TABLE 2.3: PERSONS PER HOUSEHOLD

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

Source: U.S. Census Bureau

Table 2.4 and Chart 2.2 indicate 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

CHART 2.2: HOUSEHOLD TYPE IN ROSEMOUNT



Source: ACS 2010-2014

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
Families – Married	3,326	4,934	2,045	2,715	1,281	2,219
Families – Female Only	430	679	329	465	101	214
Families – Male Only	176	305	113	210	63	95
Total Families	3,932	5,918	2,487	3,390	1,445	2,528
Non-Family Households	810	1,669	76	138	734	1,531
Total Households	4,742	7,587	2,563	3,528	2,179	4,059

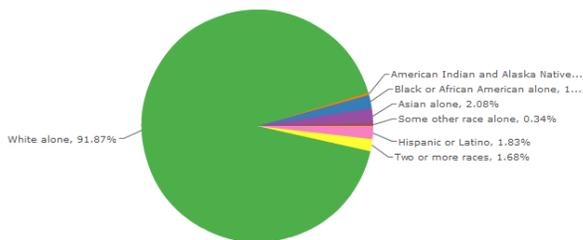
Source: U.S. Census Bureau

RACE AND OTHER CHARACTERISTICS

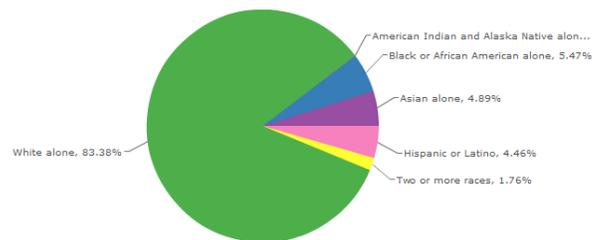
The racial diversity of Rosemount’s residents has been increasing at a steady rate since the 1980’s, and more recently, as highlighted in Chart 2.3, the percentage of the population that is white only decreased from around 92% in 2000 to roughly 83% in 2014. The City’s African America, Hispanic or Latino, and Asian population each compromise around 5% of the overall population, and are expected to continue increasing at a faster rate than other racial groups in the City.

CHART 2.3

Population by Race and Ethnicity 2000



Population by Race and Ethnicity 2014



Source: US Census 2000 and ACS 2010-2014

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 EDUCATION¹

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

¹ 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
Per Capita Income	\$14,931	\$23,116	\$34,300
Median Household Income	\$41,992	\$65,916	\$86,800
Median Family Income	\$43,726	\$68,929	N/A
Percent of Individual below the Poverty Line	5.0%	3.3%	5.6%

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

EMPLOYMENT

Add: Residence in labor force, place of employment and occupation data to describe work force.

Overall, the amount of time that people spend in their cars traveling to work continues to increase for Rosemount workers. In 1990, nearly 75% of residents spent more than 15 minutes in travel time to work, with almost 30% of residents traveling more than 30 minutes. By 2014 the overall travels times increased to that over 82% 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, but went back up again by 2014. While farmers typically make up a large portion of this category, 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.

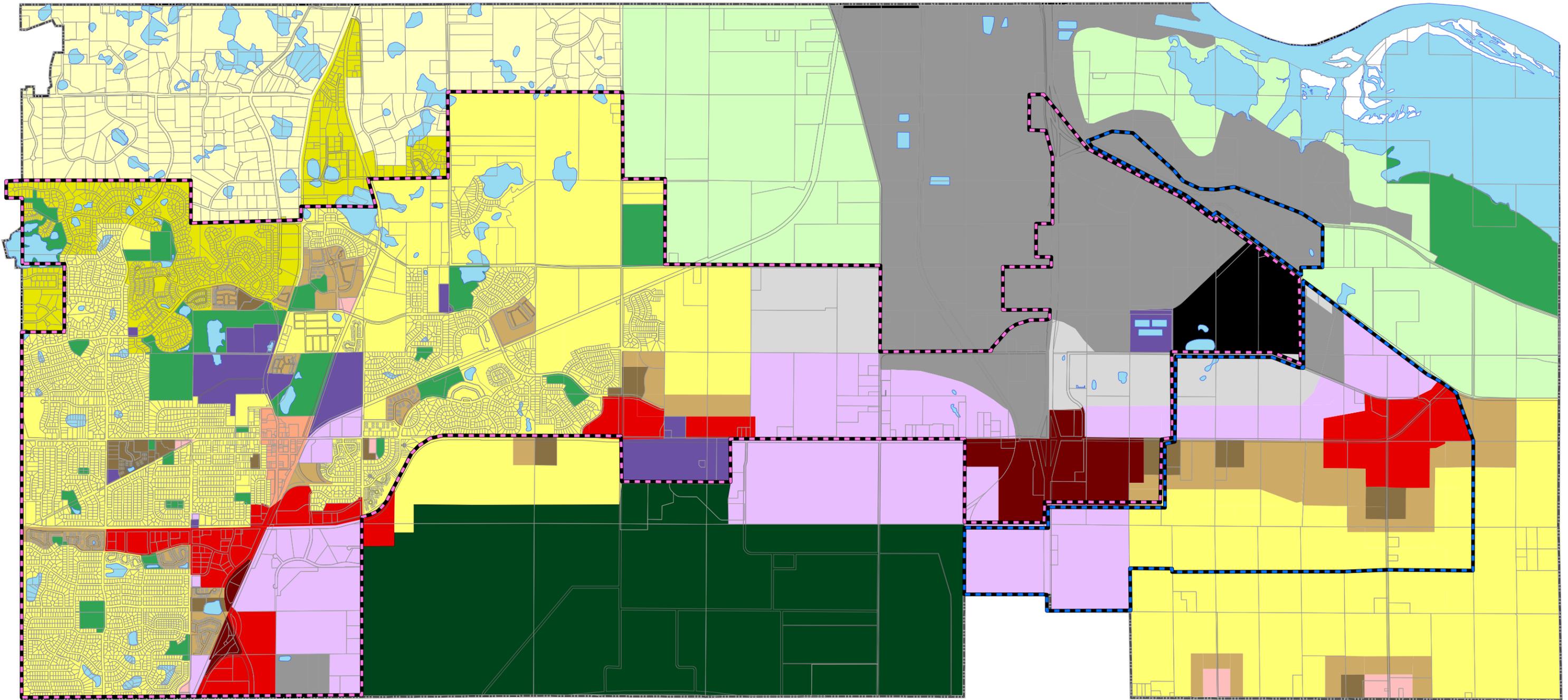
TABLE 2.7: TRAVEL TIME TO WORK¹

	1990		2000		2014	
Work from Home	239	5.2%	176	2.3%	522	4.4%
Less than 15 Minutes	1,171	25.5%	1,785	23.4%	2,043	17.9%
15 to 29 Minutes	1,838	40.0%	2,949	38.6%	4,603	40.3%
30 to 44 Minutes	967	21.0%	1,861	24.4%	2,938	25.7%
45 Minutes or More	380	8.3%	863	11.3%	1,844	16.1%

¹ Persons 16 years or older
 Source: U.S. Census Bureau

Proposed Land Use Plan

AG Agriculture	CC Community Commercial	TR Transitional Residential	PO Existing Parks/Open Space	2020 MUSA Line
DT Downtown	AGR Agricultural Research	MDR Medium Density Residential	BP Business Park	2030 MUSA Line
NC Neighborhood Commercial	RR Rural Residential	HDR High Density Residential	LI Light Industrial	
RC Regional Commercial	LDR Low Density Residential	PI Public/Institutional	GI General Industrial	
			WM Waste Management	



Proposed Land Use - Whole City

	Land Use Designation	Acreage
AG	Agriculture	2,281.00
AGR	Agricultural Reserve	2,415.49
BP	Business Park	1,877.25
CC	Community Commercial	612.98
DT	Downtown	64.32
GI	General Industrial	2,854.88
HR	High Density Residential	181.22
IM	Light Industrial	569.79
MDR	Medium Density Residential	779.82
NC	Neighborhood Commercial	57.76
PI	Public/Institutional	341.80
PO	Existing Parks/ Open Space	693.67
RC	Regional Commercial	296.94
RR	Rural Residential	1,827.28
TR	Transitional Residential	771.59
UR	Low Density Residential	5,712.00
WM	Waste Management	241.21
	TOTAL	21,579.00

Proposed Land Use - East of 52 & Developable area in Umore

	Land Use Designation	Acreage
AG	Agriculture	985.93
AGR	Agricultural Reserve	
BP	Business Park	933.43
CC	Community Commercial	242.99
DT	Downtown	
GI	General Industrial	
HR	High Density Residential	99.74
IM	Light Industrial	328.68
MDR	Medium Density Residential	465.06
NC	Neighborhood Commercial	43.28
PI	Public/Institutional	40.01
PO	Existing Parks/ Open Space	258.12
RC	Regional Commercial	154.23
RR	Rural Residential	
TR	Transitional Residential	
UR	Low Density Residential	2,112.11
WM	Waste Management	234.06
	TOTAL	5,897.64