

Planning Commission Meeting: August 23, 2016

AGENDA ITEM: Comprehensive Plan 2040 Update	AGENDA SECTION: Work Session
PREPARED BY: Kyle Klatt, Senior Planner	AGENDA NO. II.1.a
ATTACHMENTS: None	APPROVED BY:
RECOMMENDED ACTION: No action required	

ISSUE

The Planning Commission is being asked to review and discuss some preliminary information concerning the 2040 Comprehensive Plan Update project at a workshop session on August 23rd. Staff would like to take time at the workshop to provide the Commission with an update on the work of the smaller area planning groups and to bring forward some early work on the first two sections of the Comprehensive Plan. These efforts are leading to a community-wide meeting that has been scheduled for September 22nd, which will provide an additional opportunity for residents, business owners, and others to learn more about the City’s comprehensive planning process.

SMALL AREA GROUP UPDATE

As one of the early steps in preparing a new comprehensive plan for the City, Staff has been conducting a series of smaller planning area meetings focusing on three key areas of the community: the north central rural development area, land south of County Road 42 and east of Highway 52, and downtown. Each group is following a somewhat different trajectory in terms of the number of meetings, the number of participants, and the type of issues being addressed by the group, but the ultimate objective is to focus on areas within Rosemount that are expected to undergo more significant land use pressures or changes over the next several years. The smaller area group discussions will help inform the overall planning effort, and so far have proven effective at engaging the public on specific issues. Because each group has met at least once, Staff would like to present a brief summary of the feedback and discussions that have taken place to date for each group:

Study Area NORTH CENTRAL RURAL AREA

Area Description The rural development area between South Robert Trail and Akron Avenue near the northern limits of the City.

Meeting Summary 5/25/16 – The first meeting devoted to the NC Rural Planning Area. Staff presented an overview of the comprehensive planning process and shared information concerning the current and planned uses in the study area. Approximately 75-100 persons attended the meeting and the City received 24 written comments after the meeting along with a letter from the Friends of the

Mississippi River. Most of the discussion that took place at the meeting focused on whether or not public sewer and water should be extended into the area, with many people expressing a desire to keep the area rural and to not change the future land use plan to allow additional urban development. Many individuals were against any extension of services or development, while others thought that planning for urban services in the area should be a part of future plans, even if it meant limited development would occur.

Some of the specific comments received included the following:

- The north/south roads through the area should be improved to help handle the traffic through the area.
- More sidewalks and improved bike and pedestrian access are needed.
- The plan should be addressing the needs of younger families who can help grow the community.
- Protect the rural character of the area by not allowing more development.
- Extending urban services is necessary to help protect the environment.
- Homeowners in the area like being close to the metro area while living in a rural environment.
- It will be important to have a good understanding of the cost to property owners in order to extend sewer and water into the area. Many residents would support such extensions if the costs were reasonable.
- Several homes along 130th Street West have recently installed new wells and septic tanks and would not benefit from public services.
- Residents were generally very happy with their neighborhoods and did not want to see them change.
- Encourage growth in existing sewer areas.
- If sewer and water are installed, the City should avoid damaging existing vegetation and natural areas to install these lines.
- Highway 3 would benefit from larger shoulders.
- If the MUSA line is extended north, there should be buffering and transitional areas in place to help protect existing homes from higher density developments.
- Sewer and water should be kept out of transitional zones.
- Reliable cable and internet services are needed in the area.
- More passive recreation and public open areas would be welcome in this area.
- Most of the commenters were very interested in having additional opportunities to review and comment on future plans for the area, and were concerned that the City would not adequately consider their input.

The Friends of the Mississippi River cited its work with the City of Rosemount to protect land along Bacardi Avenue (the Rosemount Wildlife Preserve), and encouraged the City to identify additional land around the preserve for protection. The conservation director for the Friends describes this area as being ecologically significant and notes that it will play an important part in regional greenway plans for the area.

- Major Planning Issues**
- Extension of public sewer and water into area
 - Costs for public services
 - Timing of service extensions and need for MUSA boundary amendments (this could extend beyond 2040 plan timeframe).
 - Future land use changes that would allow urban residential development in the area
 - Identifying areas for preservation or public open space
 - Road improvements necessary to handle future traffic forecasts (with or without additional development in the planning area)
 - Bike and pedestrian system – improving connectivity to other parts of City

Study Area SOUTHEAST PLANNING AREA

Area Description The area that is planned for urban development generally located south of County Road 42 and East of State Highway 52.

Meeting Summary 6/2/16 – The first meeting devoted to the SE Planning Area. Staff presented an overview of the Comprehensive Planning process and shared information concerning the current and planned uses in the study area. Approximately 20 people attended the meeting and offered general comments about the City’s planning efforts. This area, unlike the other study areas, is comprised of predominately larger agricultural parcels located within the City’s planned urban service area, with zoning that currently prohibits densities any greater than one home per 40 acres. Most the people in attendance understood that the area would accommodate a large portion of the City’s future growth and development, but many noted that they would like to continue farming or using their property for rural activities until they were ready to sell their land or move out of the area.

Other general comments from the meeting include the following:

- There are several larger parcels in the planning area that are currently zoned AG – Agricultural Preserves and enrolled in the State Agricultural Preserves program. Any future development of these parcels will need to account for the delisting time frame for such land (up to eight years).
- Future extensions of services should be planned and constructed in a way that avoids leap frog development.
- The extension of services east of Highway 52 could be a trigger for development in this area.
- Transition areas between larger industrial and commercial development and residential development should be considered.
- Many property owners did not have any immediate plans for sell their land and felt that the 2030 to 2040 time frame for urban services may or may not be consistent with their desire to remain in the area for as long as possible.
- Increasing amounts of traffic on Highways 42, 52, and 55 were a concern.

As staff discussed the area with individuals at the meeting, it also became obvious that the interim use of property until the area becomes more urban in nature is

something that will need be addressed, especially if large portions of the area will not receive services until well into the future. There are currently several parcels being used for mineral extraction, storage, and truck parking, and there will certainly be a demand for these types of uses in the short term. These uses could create compatibility issues with urban residential and business park development, and existing rural uses.

At the conclusion of the meeting, Staff suggested forming a smaller work group to begin working on some of the larger planning issues impacting this area. Three individuals representing the area have agreed to serve on a work group, and the first meeting of this group is scheduled for August 22nd. Staff will present a quick summary of the first work group meeting at the Commission's work session.

Major Planning Issues

- Extension of urban services east of Highway 52
- Timing and extent of 2030 and 2040 MUSA expansions in the project area
- Retention of existing uses until land owners are ready to develop
- Delisting of Agricultural Preserve properties to avoid delays in urban service extensions
- Determining the appropriate amount and configuration of low, medium, and high density residential within the area
- Identifying the need for additional business park and commercial land
- Transitioning from the heavy industrial uses to the north and northwest
- Access to collector roads and to the major highways within the project area; maintaining access for the planned commercial uses

Study Area

DOWNTOWN

Area Description

The area in and around downtown Rosemount that was identified in the 2004 Downtown Framework.

Meeting Summary

Due to the issues unique to downtown Rosemount, the planning for this area will be following a more formalized approach. Staff has established a task force that will be meeting on a regular basis to create an update to the 2004 Framework. This work will also help guide any recommended updates to the City's land use plan.

6/27/16 – Kickoff meeting to discuss the planning process, previous planning work, and work to be accomplished.

7/25/16 – Second meeting during which task force members conducted a tour of downtown. The discussion at the meeting focused on opportunities continued improvements within the planning area.

8/22/16 – This meeting will focus on potential revisions to the narrative for specific areas within the plan.

Some of the general comments from task force members from the above meetings include the following:

- There has been a lot accomplished over the past 12 years, but there are

several properties that need attention and that would benefit from additional investment.

- The City should look into potential tools for providing additional funding for improvements, including the possibility of a new tax increment financing district.
- The group agreed to continue to break the project area up into blocks and to establish goals for each block.
- During the downtown tour, building façades, landscaping, connectivity and walkability improvements were some of the most discussed issues.

COMPREHENSIVE PLAN SECTIONS

Staff has been working on drafting portions of the initial sections to the Comprehensive Plan, including the executive summary with an updated set of overarching goals for the project and the community background/context section. Staff is still assembling information for these sections and is planning on distributing a draft of this work at the meeting.

RECOMMENDATION

No action is required at this time. Staff will be asking the Commission for general feedback or observations on the information presented at the work session.