

2030 COMPREHENSIVE LAND USE PLAN



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CHAPTER 1: EXECUTIVE SUMMARY

The City of Rosemount adopted the *Rosemount 2020 Comprehensive Plan (2020 Plan)* on February 15, 2000. Realizing that the 2020 Plan was not addressing the level of residential development that the City was experiencing, the City began a major amendment to the Comprehensive Plan that was titled the *County Road 42-US Highway 52 Corridor Plan (42-52 Plan)*. The *42-52 Plan* resulted in four major changes to the *2020 Plan*:

1. Residential development west of Akron Avenue;
2. A medium density residential land use category;
3. A commercial district at the County Road 42 and US Highway 52 interchange; and
4. Increased population and household forecasts by the Metropolitan Council.

The *42-52 Plan* was adopted by the City Council on July 19, 2005 by Resolution Number 2005-84. Since its adoption, the City has created an alternative urban areawide review (AUAR) for the residential areas north of Bonaire Path and east of Akron Avenue. In 2007, the City approved the first preliminary plat within the AUAR that included 50 acres of commercial property and 583 residential units. The City has used the planning work done during the *42-52 Plan* as the basis for the Land Use Plan of the 2030 Comprehensive Plan.

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 over-arching goals.

Nine Over-arching Goals

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 2030.
2. Preserve the 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.
3. Promote commercial renewal and rehabilitation in the Downtown and along Highway 42 while accommodating new commercial development along appropriate transportation corridors such as Akron Avenue and County Highway 42; County Highway 46 and MN Highway 3; and County Highway 42 and US Highway 52.
4. Encourage additional high quality and tax base generating industrial 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. Promote use of renewable resources by creating sustainable development and building green.
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 neighborhood that can successfully integrate into the community while achieving goals of health, energy, and education.
9. Collaborate and provide services (such as libraries, community center, senior center, etc.) to all groups of residents.

The Planning Commission conducted numerous public meetings throughout 2007 and 2008 to review the various issues addressed within the Plan. The Utility Commission created the Comprehensive Sewer and Water Plan. The Parks and Recreation Commission created the Parks and Open Space Plan. The Port Authority created the Economic Development chapter. To gather public input throughout the creation of the Comprehensive Plan, the City conducted six public open houses. At these open houses, specific issues were presented to the public and the public provided comments to guide the policies of the Comprehensive Plan. The dates of the six open houses and the topic discussed are listed below.

Public Open Houses

<u>Date</u>	<u>Topic</u>
April 10, 2007	Comprehensive Plan Kick-off Meeting
June 18, 2007	Rural Residential Northwest Rosemount
July 23, 2007	Parks and the Environment
October 9, 2007	Industrial East Side
January 10, 2008	Housing and Economic Development
April 3, 2008	Draft Comprehensive Plan

The 2030 Comprehensive Plan provides detailed descriptions of the goals of the City and its expectation of future development. The majority of these goals and expectations are similar to those as those expressed in the *2020 Comprehensive Plan* and the *42-52 Plan*. The 2030 Comprehensive Plan expands other previous plans in three major areas:

- No significant changes are proposed to the existing developed areas.
- Residential development is expected east of US Highway 52 after 2020.
- Additional detail is provided for the types of commercial development expected.

CHAPTER 2: COMMUNITY BACKGROUND

Rosemount 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.



Rosemount Middle School

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.

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.

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.

Rosemount Population and Resident Demographics

The City of Rosemount has experienced continual growth throughout its history. The City nearly doubled its population from 1990 to 2000, and is anticipated to double its population again from 2000 to 2010. The expected population for 2030 is 42,000, more than double the 2006 population estimate of 20,207.

i. Table 2.1: Population

Year	Population
1900	807 ^a
1950	1,375 ^a
1960	2,012 ^a
1970	4,034 ^a
1980	5,083
1990	8,622
2000	14,619
2010	23,750 ^b
2020	33,050 ^b
2030	42,000 ^b

^a Combined Rosemount Village and Rosemount Township populations

^b City of Rosemount forecast

The population of Rosemount is predominately young families. Table 2.2 shows that more than one third of the population is between 25 and 44, with an additional one quarter of the population being their school aged children. The population of retirement age is a small proportion of the City at approximately 5%, but their percentage of the total population is expected to increase over time as the existing population ages. This trend is shown by their share of the population increasing by 1.3% during the 1990s.

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.

ii. Table 2.2: Age Groups

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

Source: U.S. Census Bureau

Rosemount is a community of young families, as shown in Table 2.3 by its high average persons per household. In 2000, Rosemount’s households averaged 3.08 persons per household, while in comparison Dakota County averaged 2.70 and Minnesota averaged 2.52 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.

iii. Table 2.3: Persons per Household

	1990	2000
Population in Households	8,613	14,609
Total Households	2,779	4,742
Average Persons per Household	3.10	3.08

Source: U.S. Census Bureau

Table 2.4 shows that Rosemount’s households predominately have children with over 52% of households having children residing in the homes. This number is similar to the amount in 1990 when 54% of households that had children residing in the homes. This figure is expected 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.

iv. Table 2.4: Household Type

Household Type	Total Number of Households		Households with Children		Households without Children	
	1990	2000	1990	2000	1990	2000
Families – Married	1,990	3,326	1,226	2,045	764	1,281
Families – Mother Only	283	430	234	329	49	101
Families – Husband Only	75	176	50	113	25	63
Total Families	2,348	3,932	1,510	2,487	838	1,445
Non-Family Households	428	810	N/A	76	N/A	734
Total Households	2,779	4,742		2,563		2,179

Source: U.S. Census Bureau

Rosemount has a highly educated population with almost 19 of 20 adults having high school diplomas in 2000. This is a significant increase from 1990 when less than 9 of 10 adults had high school diplomas. The number of college graduates has also increased significantly with almost 3 of 10 adults having a bachelor’s degree in 2000, while less than 1 in 5 adults had degrees in 1990.

v. Table 2.5: Highest Level of Education¹

	1990		2000	
	Count	Percentage	Count	Percentage
No High School Diploma	495	10.2%	508	5.9%
High School Diploma	3,393	70.0%	5,573	64.8%
Bachelor’s Degree	750	15.5%	2,000	23.3%
Graduate or Professional Degree	214	4.4%	518	6.0%

¹ Persons 25 years or older

Source: U.S. Census Bureau

Rosemount residents have relatively high incomes. The median family income in 2000 was \$68,929 compared to median Minnesota family income of \$56,874. The median Dakota County family income was slightly larger than Rosemount’s at \$71,062. The amount of Rosemount residents with incomes below the poverty line dropped from 5.0% in 1990 to 3.3% in 2000.

vi. Table 2.6: Income

	1990	2000
Per Capita Income	\$14,931	\$23,116
Median Household Income	\$41,992	\$65,916
Median Family Income	\$43,726	\$68,929
Percent of Individual below the Poverty Line	5.0%	3.3%

Source: U.S. Census Bureau

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.

vii. Table 2.7: Travel Time to Work¹

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

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

CHAPTER 3: HOUSING

Rosemount Housing Characteristics

Rosemount has grown by 43% from 2000 to 2006. Rosemount has been stable in its housing growth with a vacancy rate of only 2.1% in 2000. Many of the residents of the new housing are young families, as depicted by the average household size of 3.08 persons per household, higher than the average household size of the entire Dakota County at 2.59 persons per household.

Rosemount has experienced significant levels of growth during the early 2000s, as shown by the continued increase in the number of building permits issued, from 285 residential building permits in 2000 to a high of 551 residential building permits in 2004. Growth in residential permits was also setting record numbers both regionally and nationally. Residential construction stayed steady in 2005 with 454 building permits, but building permits have significantly declined since 2006 due to the national decline in housing sales. Housing experts expect building permits to stay low while builders are selling excess inventory homes. Inventory homes are homes that were built without a homeowner by the developer on speculation that the housing market would continue to stay strong. It is anticipated the number of building permits will rise after the excess inventory homes are sold, but probably not returning to the record national levels of 2004. Rosemount expects an average of between 350 and 400 residential building permits between the period of 2007 to 2020.

viii. Table 3.1: Population and Households

Year	Population	Households
2000 ^a	14,619	4,742
2001 ^b	15,270	4,997
2002 ^b	16,110	5,289
2003 ^b	16,794	5,571
2004 ^b	17,740	6,004
2005 ^b	19,418	6,508
2006 ^c	20,207	6,805
2007 ^c	20,917	7,104

^a U.S. Census Bureau as of April 1

^b Metropolitan Council estimate as of July 1

^c Metropolitan Council estimate as of April 1

ix. Table 3.2: Residential Building Permits

Year	Single Family Units	Multiple Family Units	Total Units
2000	130	155	285
2001	201	103	304
2002	181	149	330
2003	261	179	440
2004	300	251	551
2005	189	265	454
2006	100	124	224
2000-2006	1,362	1,226	2,588

Type of Housing

In 2000, Rosemount was predominately a community of single family houses. Multiple family housing primarily consisted of townhouses along 151st Street W; townhouses on the northeast corner of Biscayne Avenue and County Road 42; townhouses and apartments in the triangle formed by Dodd Boulevard, 145th Street W and Shannon Parkway; and the senior apartment building Downtown.

From 2000 to 2006, Rosemount has experienced near equal construction of single family and multiple family housing. In the last seven years, multiple family housing has consisted of townhouses within the Bloomfield neighborhood, along Chippendale Avenue south of County Road 42, or within a ½ mile of the intersection of Connemara Trail and South Robert Trail. High density housing consisted of the two 55-unit four story buildings of Bard's Crossing. Apartments have received preliminary approval within the Harmony neighborhood but have yet to be constructed.

x. Table 3.3: Type of Housing

Year	Single Family Units		Multiple Family Units		Total Units	
	Number	Percent	Number	Percent	Number	Percent
2000	3,757	77.6%	1,086	22.4%	4,843	100%
2007	5,119	68.9%	2,312	31.1%	7,431	100%

Tenure

Tenure is a term to describe the difference between a house that the owner resides in and a house that the owner rents to another family. Rosemount's tenure by housing type is projected to be single family homes consisting of 96% ownership and 4% rental, and multiple family homes consisting of 42% ownership and 58% rental.

xi. Table 3.4: Tenure per Type of Community

	Rental		Homeownership	
	Dakota County	Growth Communities ¹	Dakota County	Growth Communities ¹
Single Family	4.5%	3.7%	95.5%	96.3%
Multiple Family	51.8%	63.4%	48.2%	36.6%

¹ Growth Communities in Dakota County are Apple Valley, Farmington, Hastings, Lakeville and Rosemount

Census 2000 Tenure: 88.3% Homeownership and 11.7% Rental

Tenure of the 2000-2006 growth: 70.4% Homeownership and 29.6% Rental

2007 Tenure: 82.1 % Homeownership and 17.9% Rental

Tenure of the 2007-2030 growth: 65.0% Homeownership and 35.0% Rental

2030 Tenure: 72.8% Homeownership and 27.2% Rental

Condition of the Existing Housing Stock

Due to the significant growth that has occurred over the last three decades, the majority of the housing stock within Rosemount is relatively new. Only about 12% (898 units) of Rosemount’s housing stock is over 35 years old, the age at which major maintenance efforts need to take place such as furnace or roof replacements. Over the next twenty years, the amount of houses over 35 years old will increase by about 1,800 homes. The City will need to monitor carefully the condition of the aging housing stock to ensure that it is maintained.

xii. Table 3.5: Age of Housing Unit

	Number	Percent
2000 – 2006	2,588	34.8%
1990 – 1999	2,139	28.8%
1980 – 1989	1,265	17.0%
1970 – 1979	541	7.3%
1960 – 1969	473	6.4%
Before 1960	425	5.7%

Housing on Individual Septic Systems

There are approximately 600 homes in Rosemount that are on their own individual septic system. Predominantly, these homes are located in the rural residential area in northwest Rosemount. Most of the rural residential area has lots that are 2.5 acres or larger, but there are a number of lots that are less than one acre in size. The 2.5 acre plus lots are large enough to provide multiple drain fields should any one system fail, but the lots less than one acre would have difficulty locating a secondary drain field should their existing septic system fail. The City would assist the neighborhoods with less than one acre lots to hook onto a municipal system should the neighborhood request the assistance.

Rosemount Senior Housing

In 2006, Rosemount had 410 senior focused units, ranging from the two 55-unit four story buildings of Bard’s Crossing to the 150 detached townhouses units of Evermoor Crosscroft. 44 of the 410 units are owned by the Dakota County Community Development Agency as affordable senior housing. In addition, a 60-unit senior apartment building is planned within the Harmony neighborhood and 136 (67 detached townhomes and 69 tri-plex units) senior focused units are proposed within the Prestwick Place neighborhood.



Bards Crossing

Rosemount expects additional senior units to be constructed in the future as the baby boomers retire and current Rosemount residents age.

xiii. Table 3.6: Location of Senior Housing

Name	Location	Number of Units
Bard's Crossing	SW Corner of Connemara Trail and S. Robert Trail	110
Evermoor Crosscroft	Connemara Trail and Evermoor Parkway	150
Harmony Senior Housing ¹	NE Corner of Connemara Trail and S. Robert Trail	60
Rosemount Plaza	145 th Street and Burma Avenue	21
Rosemount Plaza 2 nd Add.	146 th Street and Burma Avenue	39
Cameo Place	Cameo between 146 th and 147 th	44
Wachter Lake	Chippendale Avenue south of 150 th (County Road. 42)	46

¹ Harmony Senior Housing has received Planned Unit Development approval but has not been constructed to date.

Affordable Housing

The Metropolitan (Met) Council estimated that there were 1,010 affordable housing units (14% of all units) within Rosemount in 2005. The Dakota County Community Development Agency (CDA) estimated that there were 298 affordable rental units within Rosemount in 2006, 44 of which are CDA owned senior units and 32 CDA owned family units. The Met Council determined Rosemount's share of the regional affordable housing need at 1,000 new affordable units between 2011 and 2020. Rosemount should be able to meet this need in cooperation with the CDA and the continued development of multiple family housing and small single family homes within planned unit developments (PUDs).

Projected Housing Growth

The Metropolitan (Met) Council projects that Rosemount will construct 3,500 additional housing units between 2010 and 2020. In 2005, the Dakota County Community Development Agency (CDA) hired Maxfield Research to create a Comprehensive Housing Needs Assessment for all of Dakota County. The Maxfield Research findings for Rosemount are provided on Table 3.7. These projections show an increasing percentage of multiple family homes over the next 25 years. This trend is consistent with the observation that communities develop with more density as they grow and land becomes more valuable. These Maxfield projections are used to construct the projected housing demand within Rosemount through 2030.

xiv. Table 3.7: Housing Growth Projections

	Dakota County Community Development Agency ¹				Met Council ²	
	Single Family		Multiple Family		Total	Total
	Number	Percent	Number	Percent	Number	
2000-2010	1,850-1,950	54%	1,515-1,680	46%	3,365-3,630	5,458
2010-2020	1,350-1,450	43%	1,765-1,945	57%	3,115-3,395	3,500
2020-2030	650-725	30%	1,545-1,670	70%	2,195-2,395	0
2000-2030	3,850-4,125	44%	4,825-5,295	56%	8,675-9,420	8,958

¹ Comprehensive Housing Needs Assessment for Dakota County, Minnesota (Nov. 2005) for the Dakota County Community Development Agency prepared by Maxfield Research

² Metropolitan Council 2030 Regional Development Framework – Revised Forecasts, January 3, 2007

Rosemount expects to construct 8,070 new housing units between 2008 and 2030. The breakout of the expected housing types constructed is 3,068 single family units; 3,774 townhomes; and 1,228 apartments units. The term “apartment” is used generally to apply to all multiple story residential buildings regardless of rental apartment units or ownership condominiums. The information on Table 3.8 will be used within the Land Use Element to determine the proper location of these additional housing units.

xv. Table 3.8: Additional Housing Units

	Single Family	Townhouses	Apartments	Total
2008-2010	318	194	108	620
2010-2020	1,640	1,760	350	3,750
2020-2030	1,110	1,820	770	3,700
2008-2030	3,068	3,774	1,228	8,070

Housing Element Goals and Policies

- 1. Design subdivisions to create independent neighborhoods.**
 - A. Facilitate neighborhood planning for improvements which reinforce neighborhood unity, safety, and identity.
 - B. Natural corridors or buffer yards shall be utilized along boundaries of dissimilar housing types and densities by maximizing the use of existing landforms, open space, and vegetation to enhance neighborhood identity and integrity.
 - C. All transitional residential areas shall provide a unique urban/rural character with a mixture of housing types, but with a relatively low average net density of 2.0 dwelling units per acre, with a lower density along areas guided for rural residential use.
 - D. Encourage the use of planned unit developments to protect and enhance natural features, open space, and to provide appropriate neighborhood transitions.

- 2. Provide recreational opportunities within and between neighborhoods.**
 - A. Implement the Parks System Plan when locating parks and recreational facilities within neighborhoods.
 - B. Incorporate pedestrian-friendly neighborhoods with sidewalks and trails as important design elements.
 - C. Provide pedestrian and recreational trail connections with the adjacent land uses.
 - D. Trails shall be planned to connect public areas and create pedestrian pathways within natural corridors.
 - E. Design medium density housing with private amenities and open space for the residents of the medium density housing.

- 3. Design neighborhoods to incorporate the existing environment and natural resources.**
 - A. Streets shall be designed to follow the natural contour of the property and shall provide necessary vehicle connections throughout the geographic area.
 - B. Steep slopes shall be protected from development.
 - C. Development near wetlands and woodlands shall follow the Wetland Management Plan and Tree Preservation Ordinance to ensure their preservation/protection and incorporation into the natural landscape design of each development.
 - D. Clustering of housing units shall be designed into planned unit developments and the transitional residential area to conserve the land's natural resources.

- 4. Provide a mixture of rental and home ownership opportunities to provide life cycle housing.**
 - A. Encourage the construction of a variety of single family home sizes and styles to increase home ownership opportunities.
 - B. Encourage the development of owner occupied medium density housing.
 - C. Provide ownership opportunities for seniors with access to transit and public/institutional facilities.
 - D. Provide rental opportunities for young adults and recent college graduates returning to Rosemount.
 - E. Provide an opportunity for student housing near Dakota County Technical College.
 - F. Implement a rental inspection program to ensure that properties are maintained.

- 5. Locate the different housing styles within the appropriate areas.**
 - A. Disperse medium density residential throughout the community to avoid entire neighborhoods of medium density residential.
 - B. Disperse high density residential in appropriate areas throughout the community to avoid entire neighborhoods of high density residential.
 - C. Locate high density residential with access to the collector and arterial street network.
 - D. Locate high density residential in conjunction with Downtown and the commercial areas along County Road 42 to create mixed use neighborhoods and transit oriented districts.
 - E. Provide opportunities for seniors to live near their children and families.

- 6. Provide workforce and affordable housing opportunities through cooperative effort with other agencies.**
 - A. Work with the Dakota County Community Development Agency (CDA) and other state and federal agencies to provide workforce and affordable housing opportunities.
 - B. Work with Habitat for Humanity and similar organizations, along with Dakota County Community Development Agency (CDA) and other state and federal agencies, to provide affordable housing opportunities and to redevelop and rehabilitate older homes in the City.

- 7. Maintain the rural character of northwest Rosemount.**
 - A. Discourage the placement of structures on top of exposed ridge lines.
 - B. Allow clustering where natural areas and active agriculture can be retained.
 - C. Maximize the retention of vegetation, maintain natural landforms, and minimize lawn areas.
 - D. Define, during the platting process, building envelopes that avoid the location of structures in areas needing to be preserved.
 - E. Protect open space or conservation areas with conservation easements. These tools are intended to be used for environmental and scenic resource protection, not public access.

CHAPTER 4: ECONOMIC DEVELOPMENT

Rosemount Employment Base and Resident Employment

Rosemount is uniquely situated in the Twin Cities with the four lane, north to south running, US Highway 52 connecting Rosemount with the Minneapolis St. Paul Airport and downtown St. Paul; the four lane, east to west running, County Road 42 connecting Rosemount to Hastings and Burnsville and connecting to the major routes leading into downtown Minneapolis; and the Mississippi River on Rosemount’s northeast boundary, including three barge terminals. The location of Rosemount’s economic base is also uniquely situated compared to its population base. The majority of Rosemount’s households are located in the western third of the City, while Rosemount businesses, industry, and institutions are spread through the community. Taking advantage of these economic development opportunities during the next 20 years will be the purpose of the Economic Development Element of the Comprehensive Plan.

Table 4.1 shows the ten businesses and institutions that employ the most workers within Rosemount. Two of the top three employers are the educational institutions of Independent School District #196 and Dakota County Technical College. It will be important for Rosemount to maintain cooperative relationships with these institutions, not only because of their importance as employers within the City, but also to ensure that their education programs prepare trained workers for current and future Rosemount businesses. Table 4.1 also shows that seven of the remaining eight employers are manufacturing or industrial in nature. This illustrates the importance of industrial business for employment within the community, but also should caution the City that Rosemount is currently dependent on one sector of the economy. Rosemount should encourage additional retail commercial and professional office commercial into the community to provide balance to the economic landscape.

xvi. Table 4.1: Rosemount Top Ten Employers in 2007

	Product or Service	Employees
Flint Hills Resources	Oil Refining	850
Independent School District #196	Education	767
Dakota County Technical College	Education	300
Cannon Equipment	Metal Manufacturing	150
Wayne Transports	Trucking	140
Webb Properties, LLC	Advertising	131
Spectro Alloys	Aluminum Smelting	109
Endres Processing	Recycled Food Products	90
Greif Brothers Paper	Multiwall Bags	85
City of Rosemount	Municipal Government	80

Source: City of Rosemount

Table 4.2 shows that 7,929 Rosemount residents were employed in 2004 while there were only 6,144 jobs offered by the businesses within Rosemount, which results in almost 1,800 people required to leave Rosemount to find employment. In looking at the various industries in which residents are employed, the disparity between where residents work and what employment opportunities are available in Rosemount is most prevalent in four industries: Wholesale Trade; Transportation, Warehousing and Utilities; Finance, Insurance and Real Estate; and Professional, Scientific, Management and Administration.

Within the wholesale trade industry, there are 1,639 Rosemount residents employed while there are only 221 jobs available within the City, creating an employment pool of 1,418 workers. Table 4.3 shows the average yearly wage in Rosemount for a worker in wholesale trade is \$45,335, while the metro area average yearly wage is \$62,299. Wholesale trade businesses would typically be located within the business park and industrial/mixed use land use designations of the Comprehensive Plan.

Within the transportation, warehousing and utility (transportation) industry, there are 555 Rosemount residents employed while there are only 236 jobs available within the City, creating an employment pool of 319 workers. Table 4.3 shows the average yearly wage in Rosemount for a worker in transportation is \$48,675, while the metro area average yearly wage is \$51,490. Transportation businesses would typically be located with the general industrial land use designations of the Comprehensive Plan. It should be noted that Rosemount currently has a significant amount of transportation businesses in town that have some less desirable land use characteristics, such a low employee to land area ratio and high demand for outdoor storage.

Within the finance, insurance and real estate (FIRE) industry, there are 1,034 Rosemount residents employed while there are only 110 jobs available within the City, creating an employment pool of 924 workers. Table 4.3 shows the average yearly wage in Rosemount for a worker in FIRE is \$32,261, while the metro area average yearly wage is \$74,294. FIRE businesses would typically be located with the commercial or corporate campus land use designations of the Comprehensive Plan.

Within the professional, scientific, management and administration (professional) industry, there are 517 Rosemount residents employed while there are only 231 jobs available within the City, creating an employment pool of 286 workers. Table 4.3 shows the average yearly wage in Rosemount for a worker in a professional field is \$30,894, while the metro area average yearly wage is \$58,288. Professional businesses would typically be located with the commercial, corporate campus or business park land use designations of the Comprehensive Plan.

The City should recruit businesses in the wholesale trade, FIRE and professional industries to locate within Rosemount, while providing land for additional warehousing and utility businesses. There is a significant amount of Rosemount residents employed in these fields from which new businesses could draw their employees. The establishment of these businesses would create jobs that can support households and provide a market for other local businesses.

xvii. Table 4.2: Comparison of Employees to Employers within Rosemount in 2004

	Rosemount Residents Employed by each Industry	Number of Employees in Rosemount Businesses by Industry	Deficiency of Jobs within Rosemount to match Resident's Place of Employment
Agriculture, Forestry, Fishing, Hunting and Mining	26	32	-6
Construction	715	811	-96
Manufacturing	1,246	1,264	-18
Wholesale Trade	1,639	221	1,418
Retail Trade	191	325	-134
Transportation, Warehousing and Utilities	555	236	319
Information	107	75	32
Finance, Insurance and Real Estate	1,034	110	924
Professional, Scientific, Management and Administrative	517	231	286
Educational, Health and Social Services	1,103	2,240	-1,137
Arts, Entertainment, Recreation and Food Service	427	439	-12
Other Services (Except Public Administration)	141	117	24
Public Administration	228	43	185
	7,929	6,144	1,785

Source: Minnesota Department of Employment and Economic Development and US Census Bureau

xviii. Table 4.3: Rosemount Industries in 2004

	Establishments	Employees	Total Wages	Average Weekly Wage	Average Yearly Wage
Agriculture, Forestry, Fishing, Hunting and Mining	4	32	\$1,846,751	\$1,127	\$57,711
Construction	59	811	\$46,605,926	\$1,105	\$57,467
Manufacturing	23	1,264	\$89,294,259	\$1,359	\$70,644
Wholesale Trade	23	221	\$10,019,071	\$871	\$45,335
Retail Trade	34	325	\$7,118,038	\$422	\$21,902
Transportation, Warehousing and Utilities	14	236	\$11,487,253	\$936	\$48,675
Information	6	75	\$2,210,703	\$564	\$29,476
Finance, Insurance and Real Estate	30	110	\$3,548,670	\$620	\$32,261
Professional, Scientific, Management and Administrative	68	231	\$7,136,551	\$594	\$30,894
Educational, Health and Social Services	39	2,240	\$74,420,020	\$639	\$33,223
Arts, Entertainment, Recreation and Food Service	32	439	\$4,450,177	\$195	\$10,137
Other Services (Except Public Administration)	28	117	\$2,340,009	\$384	\$20,000
Public Administration	3	43	\$2,279,736	\$1,020	\$53,017
	363	6,144	\$262,757,164	\$822	\$42,766

Source: Minnesota Department of Employment and Economic Development

Rosemount Port Authority

In 1979, the City of Rosemount established the Rosemount Housing and Redevelopment Authority (HRA) which conducted a number of projects, most notably the Rosemount Plaza block located southeast of the intersection of 145th Street West and South Robert Trail. In 1991, the City converted the HRA into the Rosemount Port Authority for the purpose of undertaking housing, economic development and redevelopment activities within the City. The Port Authority has seven members consisting of the Mayor, three City Council members, and three appointed residents.

The Port Authority sets the economic development policy for the City, acquires and demolishes buildings on blighted and underutilized land for redevelopment, and recruits new businesses to locate within Rosemount, among many other responsibilities. Many of the programs described within the Economic Development Element, such as Downtown Redevelopment and the establishment of the Rosemount Business Park, have been or are being accomplished through the work of the Port Authority. The Port Authority is responsible for implementing the Goals and Objectives of the Economic Development Element, as well as continuing to monitor the economic health of the City while recruiting new businesses and encouraging the growth of existing businesses.

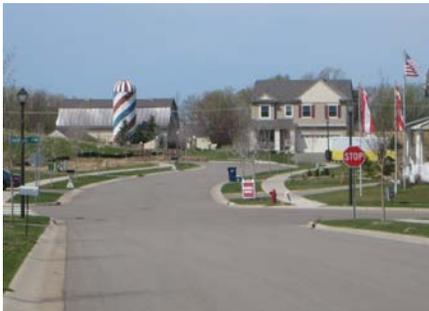
Downtown Redevelopment

The City of Rosemount adopted a redevelopment plan for downtown Rosemount in 2004 entitled the *Development Framework for Downtown Rosemount*. The *Framework* covers the properties in the historic Downtown, roughly described as the blocks on both sides of South Robert Trail from 143rd Street West on the north to approximately 148th Street on the south. The *Framework* addresses eight focus areas within Downtown: St. Joseph's Church, Crossroads North; Crossroads South; Core Block West; Core Block East; Legion Block; Genz-Ryan; and Fluegel's.

To help accomplish the Downtown redevelopment, the City has established the Downtown-Brockway Redevelopment Tax Increment Financing (TIF) district. The TIF district uses the increased tax income (also known as tax increment) from the former Brockway Glass factory redevelopment into the Harmony residential neighborhood to pay for the land acquisition, land clearing, and infrastructure costs associated with Downtown redevelopment.



Brockway Glass Factory



Harmony Neighborhood

TIF funds have been instrumental in land assembly in Core Block East and will be used for infrastructure and parking space construction for the proposed redevelopment.

The City has received almost \$1.6 million from the Metropolitan Council's Livable Community Demonstration Account (LCDA) grant for land acquisition costs and infrastructure improvements for the Core Block East project. The Core Block East project



Core Block East, May 2008

is a three story mixed use building with 106 apartment units and 12,000 square feet of commercial space on the South Robert Trail frontage and is being developed by Stonebridge Development and Acquisition. The Dakota County Community Development Agency (CDA) is providing bonding for the project with the requirement that 20% (21 units) of the 106 units will be affordable from persons making less than

50% of the metro area median income. Additional LCDA and CDA grant opportunities will be explored as future downtown redevelopment projects are proposed.

The City owns the former Genz-Ryan property located on the west side of the 14700 block of South Robert Trail. The property is currently used as short term office and storage space for numerous businesses within Rosemount. The *Framework* development concept for this block is for new office commercial space. The City has, and will continue to, solicit requests for proposals (RFPs) for the redevelopment Genz-Ryan block.



Rosemount Mixed-Use Development
Northwest Perspective

BKV



St. Joseph's Church

The City has been active in the redevelopment of other focus areas to improve the lifestyle and work setting of downtown Rosemount. The City has purchased the former St. Joseph's Church and School. The church has since moved to the southeast corner of Biscayne Avenue and Connemara Trail, and the school moved to the campus in 2009. The City gave the south half of the old St. Joseph's campus to Dakota County for the construction of the Robert Trail Library. The existing church and school building are planned to be converted into a multiple use community space, such as a senior, teen, and

cultural center. In addition, the City has applied for federal SAFETYLU funds for the construction of a park and ride or transit station in the location of the Legion focus area.



Robert Trail Library

The City has established the Downtown Code Improvement Program that provides grant funding for improvements to bring the existing downtown buildings into compliance with the building code. The program is available to any business or property owner whose building is listed within the *Framework* and is making exterior and façade improvements to the building in accordance with the *Downtown Rosemount Design Guidelines*. To encourage the reinvestment in the façade improvements, business and property owners who pay with their own funds for the façade improvement can request grant funds to pay for code improvements to their building.

Business Recruitment, Assistance, and Retention

The City participates in the Twin Cities Community Capital Fund (TCCCF), which is a cooperative venture by numerous metropolitan cities and development financing organizations. Through the TCCCF, revolving loan funds and other economic development funds are pooled together to have the ability to issue larger loans and funding than what would be available independently. Loans, with participation from a financial institution, generally range from \$50,000 to \$1,000,000 for fixed assets, including land and building purchase, building construction, leasehold improvements and renovations, acquisition, renovation or moving machinery and equipment.

The City advertises the economic development opportunities available through a number of mechanisms including direct mailings to business and commercial brokers; advertisements in trade journals; CD and paper newsletters containing recent growth statistics and available commercial space; and video presentations of the City's economic development programs. In addition, the City has solicited for a number of RFPs for projects such as Core Block East and Genz-Ryan.

The City's relationships with the educational institutions within Rosemount, such as Rosemount School District #196 and Dakota County Technical College, and the greater region, such as Inver Hills Community College and the University of Minnesota, are important for business recruitment and the health of the local economy. Businesses that are looking to locate within Rosemount have concerns that there is an existing base of well educated employees to recruit from, as well as local educational institutions that have training programs to create new worker and provide continuing training and education to existing employees. It is important for Rosemount to work with the local educational institutions to ensure that their training programs will support needs of the existing businesses within Rosemount and provided a well educated employee pool for future businesses to draw from.

Rosemount Business Park

The City has established the Rosemount Business Park, which contains about 280 acres of contiguous land roughly bounded by County Road 42 to the north, a line one quarter of a mile north of County Road 46 to the south, Biscayne Avenue to the east, and the Union Pacific rail line and South Robert Trail to the west. The Rosemount Business



Park was initiated with the City purchasing the northern 80 acres of the business park and establishing a TIF district to provide the initial infrastructure to the park. The original 80 acres have since been developed with seven new buildings housing businesses such as Webb Advertising, Cannon Equipment, and Associated Wood Products. In 2005, the TIF district was retired and the remaining 195 acres of the business park will be developed with private financing.

Retail Commercial

The City currently has about 100 acres of land developed with retail commercial uses. The retail businesses are predominately located either in downtown Rosemount or in a district west of South Robert Trail and south of County Road 42. The retail businesses are predominately small service retail businesses, several restaurants, and two grocery stores. The vacant retail commercial space in town is located within several Downtown buildings, small portions of newly constructed multiple tenant commercial strips, and the former Knowlan's grocery store.

There are no general merchandise, home improvement, or other types of big box stores in Rosemount. For this reason, most Rosemount residents are required to leave the City to fulfill their daily or weekly shopping needs, typically to the communities to the west and north, such as Eagan, Apple Valley, Burnsville, and Lakeville. Recent efforts to solicit big box businesses to Rosemount have been unsuccessful for a number of reasons, but businesses most commonly cited the lack of direct controlled access to major roads and the lack of residential households. Nearly 9,000 additional households are expected to be constructed by 2030, which is an increase of 120% over the nearly 7,500 households within Rosemount today. The Land Use Element of the Comprehensive Plan should consider locating future retail commercial land uses near these new households and adjacent to controlled accesses to major roads.

Office Commercial

Rosemount has minimal office space, with the current office supply normally occupied with either professional office, such as dentists or insurance agents, or associated with existing manufacturing or industrial businesses. In 2007, a 25,000 square foot multiple tenant office building was constructed on the southeast corner of Chippendale Avenue and Carrousel Way. The only other significant office construction in Rosemount during 2007 occurred in conjunction with the maintenance shop expansion at Flint Hills Resources.

As shown in Table 4.3, there are over 1,000 Rosemount residents who are working in the finance, insurance, and real estate (FIRE) field, while Rosemount FIRE businesses employ only 110 people. This deficiency of about 900 residents who need to leave Rosemount to work in the FIRE field would indicate that there is a need for additional office space within Rosemount. Table 4.3 also shows a deficiency of almost 300 residents who need to leave Rosemount to work in the professional, scientific, management, and administrative field. The Comprehensive Plan should designate commercial and corporate campus land not only to support independent stand-alone office buildings, but also to ensure the ability to provide office space needed in conjunction with manufacturing and industrial businesses as well.

Industrial

Rosemount has a long history of industrial development, from manufacturing facilities near the Downtown, such as Greif Paper and the former Brockway Glass factory, to heavier industrial on the east near US Highway 52, such as Flint Hills Refinery (formerly known as the Great Northern Oil Refinery and the Koch Refinery), Continental Nitrogen, and CF Industries. More recently, junk car parts and propane storage industrial development has occurred near the intersection of South Robert Trail and County Road 46; office/warehouse and manufacturing industrial within the Rosemount Business Park; trucking terminals near the interchange with US Highway 52 and County Road 42; and smelting and food recycling businesses along Minnesota Highway 55.



Flint Hills Resources

Rosemount has become increasingly concerned about its image within the region due to the heavy industrial uses on the east side of Rosemount and the proliferation of low tax base industrial sites requiring large amounts of outdoor storage, such as truck terminals and junk car parts providers. Within the last five years, the City has changed its general industrial zoning to limit the amount of outdoor storage and require a minimum building size and has implemented a heavy industrial zone that will allow the existing heavy industrial uses to invest in their businesses but discourage a proliferation of new heavy industrial uses.

While Rosemount is discouraging new heavy industrial or other industrial businesses that require significant amounts of outdoor storage, Rosemount does encourage new manufacturing, warehousing, and trade industrial businesses to locate within Rosemount. These businesses bring jobs that can support an entire family while providing a significant industrial property tax base. In addition, Table 4.3 shows that more than 1,400 Rosemount residents in the wholesale trade field need to leave Rosemount to work everyday, as well as over 300 people in the transportation, warehousing, and utility fields. Providing sufficient business park and industrial/mixed use land within the Comprehensive Plan would allow these businesses to locate within Rosemount.

UMore Park

The University of Minnesota owns about 5,000 contiguous acres of land, 3,000 acres of which is located in southern Rosemount and 2,000 acres of which are located in northern Empire Township. The University currently uses the land as a research farm named the University of Minnesota Outreach, Research and Education (UMore) Park. Within this Comprehensive Plan, UMore Park will continue to be designated as Agricultural Research, but the University has begun planning efforts to evaluate the possible development of a mixed use, full service community.

For the first step of the planning process, the University hired Sasaki and Associates to develop the *UMore Park Strategic Plan*. The plan that Sasaki generated proposes a community of 16,000 households mixed in with retail commercial, employment centers, and institutional uses. The Sasaki plan calls for approximately 2,500,000 square feet of commercial and industrial (500,000 square feet of retail, 1,000,000 square feet of office, and 1,000,000 square feet of industrial) development, mostly located on the eastern third of UMore Park.

The University has initiated the second phase of the planning by hiring Design Workshop, based in Denver, Colorado, to construct a design guidebook to facilitate the development of the mixed use community. The City is working in cooperation with the University and the other interested parties to ensure that the plans for the development of UMore Park are compatible with the goals of the Comprehensive Plan. This work will not be completed in time to be submitted with this Comprehensive Plan. Before the University chooses to proceed with development, the City will submit a Comprehensive Plan amendment and required environmental review documents covering the proposed development for approval by the Metropolitan Council and other applicable agencies. The City shall determine the appropriate environmental review process based on the magnitude of the development, the potential impacts, and State agency guidance on the appropriate level of review.

Fiscal Disparity

In the seven county Twin Cities metropolitan (metro) area, the tax base gained from new commercial or industrial growth is shared by the entire metro area, not solely by the community in which the economic development occurs. This commercial and industrial (C/I) tax base sharing program is called fiscal disparity. Since 1971, 40% of the tax base of any new C/I development is taken from the local community and given to a common metro area pool. This common pool is then redistributed to all the communities based on their total tax base (commercial, industrial, residential, and agricultural). Essentially, fiscal disparity takes tax base from communities that have seen significant economic development since 1971 and gives it to communities in which post-1971 commercial/industrial development is a small percentage of their total tax base. Various justifications are given for this program, most notably to discourage individual communities from competing for the same new businesses.

Fiscal disparity generally takes C/I tax base from the first and second ring suburbs along the I-494 and I-694 strip that have seen significant growth since 1971 (Bloomington, Minnetonka, Eagan) and gives it to the inner cities that had significant C/I tax base before 1971 (Minneapolis and Saint Paul) or to suburban communities that have lower levels of C/I tax base compared to their total tax base (Cottage Grove, Apple Valley, Prior Lake). Table 4, attached to this executive summary, shows that Minnetonka lost \$6.8 million in tax base while Saint Paul gained \$19 million and Cottage Grove gained \$2.1 million in tax base due to fiscal disparity. Rosemount is affected fairly neutrally by fiscal disparity, receiving only about \$100,000 in tax base.

xix. Table 4.4: Fiscal Disparity of Select Cities Payable in 2006

	Pre-1971 C/I Tax Base	Post-1971 C/I Tax Base	Total 2006 Tax Base	2004 Population	Fiscal Disparity Tax Base Adjustment	Post-1971 C/I Tax Base as a percentage of Total 2006 Tax Base
Prior Lake	\$278,935	\$1,328,800	\$22,294,144	21,156	\$1,360,601	5.96%
Cottage Grove	\$537,275	\$3,721,645	\$28,043,619	31,774	\$2,118,313	13.27%
Lakeville	\$1,215,214	\$8,574,915	\$55,545,397	49,097	\$1,277,635	15.44%
Apple Valley	\$1,113,396	\$8,269,598	\$52,279,631	48,875	\$1,434,275	15.81%
Rosemount	\$702,215	\$3,929,398	\$21,645,806	17,740	\$101,288	18.15%
Saint Paul	\$25,299,251	\$42,687,458	\$224,854,823	287,410	\$19,039,665	18.98%
Minneapolis	\$56,441,944	\$81,946,785	\$387,469,064	382,400	\$6,799,501	21.15%
Minnetonka	\$3,361,788	\$25,599,440	\$90,431,553	51,480	-\$6,851,418	28.30%
Eagan	\$2,654,377	\$25,160,598	\$85,077,507	65,764	-\$4,186,797	29.57%

Source: Minnesota House of Representatives Research Department

Economic Development Element Goals and Policies

1. Provide local shopping opportunities for residents to purchase their daily and weekly needs within Rosemount.

- a. Work with the Dakota County Regional Chamber of Commerce to recruit more retail commercial businesses to locate within Rosemount.
- b. Provide retail commercial land adjacent to planned controlled accesses onto major roads.
- c. Provide retail commercial land near existing and planned households.
- d. Continue to use the Downtown Code Improvement Plan, Twin Cities Community Capital Fund, and similar programs to assist businesses to improve existing retail commercial buildings.
- e. Continue to actively market Rosemount to commercial brokers and retail businesses through the Rosemount marketing strategy to expand the retail opportunities within the City.

2. Expand Rosemount's employment base to provide jobs that can support an entire household.

- a. Provide office commercial land to support businesses with the financial and professional fields.
- b. Provide additional light industrial land to support wholesale trade, warehousing, and utility businesses.
- c. Work cooperatively with the Dakota County Technical College, Rosemount School District #196 and other educational institutions within Dakota County to train workers with the skills needed for existing and future Rosemount businesses.
- d. Pursue outside funding sources to develop or redevelop land for commercial and industrial uses, such as Metropolitan Council Livable Communities Demonstration Account and Tax Base Revitalization Account, Dakota County Community Development Agency, Minnesota Department of Employment and Economic Development, and other applicable grants.

- e. Continue to actively market Rosemount to commercial brokers and appropriate businesses through the Rosemount marketing strategy to recruit businesses that provide wages to support an entire household.

3. Expand Rosemount’s employment base to provide employment opportunities for all residents.

- a. Provide land that would support a variety of commercial and industrial businesses to ensure a sufficient mix of employment opportunities for all skilled Rosemount residents.
- b. Work cooperatively with the Dakota County Technical College, Rosemount School District #196 and other educational institutions within Dakota County to train workers with the skills needed for existing and future Rosemount businesses.
- c. Pursue outside funding sources to develop or redevelop land for commercial and industrial uses, such as Metropolitan Council Livable Communities Demonstration Account and Tax Base Revitalization Account, Dakota County Community Development Agency, Minnesota Department of Employment and Economic Development, and other applicable grants.
- d. Continue to actively market Rosemount to commercial brokers and appropriate businesses through the Rosemount marketing strategy to recruit additional businesses.

4. Balance economic growth within the overall tax base of Rosemount.

- a. Provide land available for a balance of commercial and industrial businesses, including expanding the retail and office commercial sectors while continuing to support industrial businesses.
- b. Work cooperatively with the Dakota County Technical College, Independent School District #196 and other educational institutions within Dakota County to train workers with the skills needed for existing and future Rosemount businesses.
- c. Continue to provide for additional residential growth to serve as an expanding employee pool for Rosemount business, a growing market to attract additional retail establishments, and balanced tax base when considering the regional Fiscal Disparity program.

5. Provide for economic development opportunities that create a vibrant Downtown that maintains a home town feel.

- a. Continue Port Authority involvement in redevelopment projects that implement the *Development Framework for Downtown Rosemount*.
- b. Pursue outside funding sources to redevelop downtown properties, such as Metropolitan Council Livable Communities Demonstration Account and Tax Base Revitalization Account, Dakota County Community Development Agency, Minnesota Department of Employment and Economic Development, and other applicable grants
- c. Continue to use the Downtown Code Improvement Plan, Twin Cities Community Capital Fund, and similar programs to assist businesses to improve existing retail commercial buildings and implement the *Development Framework for Downtown Rosemount* and *Downtown Design Guidelines*.

CHAPTER 5: COMMUNITY FACILITIES ELEMENT

City of Rosemount Facilities

Community Center and National Guard Armory

The mission of the Rosemount Community Center is to provide a central gathering place, a focal point for the citizens of Rosemount and the surrounding communities to experience social, cultural, educational and recreational opportunities which enhance community wellness and promote growth. The Community Center has a multi-purpose arena, banquet room, auditorium, gymnasium, and classrooms that can accommodate groups and gather from 25 to 1,000 people. Common activities at the community center include hockey and broomball games, wedding, anniversaries, reunions, trade and craft shows.



The Minnesota National Guard Armory shares the same building as the Rosemount Community Center. The Armory is the headquarters and Main Command Post for the 34th Infantry Division of the Army National Guard, also known as the “Red Bulls”. The Red Bulls has brigades in eight states and its 1st Brigade has distinction of the longest continuous deployment of 16 months during Operation Iraqi Freedom.

Family Resource Center

In 1998, the City of Rosemount constructed the Family Resource Center and leased the facility to the Community Action Council (CAC). The CAC is a nonprofit dedicated to helping families in crisis get back on their feet, through the work of over 2,000 volunteers working out of more than 50 locations in Dakota and Scott Counties. The CAC lease to the Family Resource Center states that the facility will be used for serving children and families in the community through services such as crisis intervention, providing food, clothing, housing assistance, parenting support, and academic support through mentorship, child care assistance, violence prevention, outreach and recreation.

City Hall/Police Station



City Hall and the Police Station are currently housed jointly in a two-story building located at 2875 145th Street W. The City Hall is located on the upper level and the Police Station in the lower level. City Hall houses all the City Departments other than the Police Department, Public Works, Fire Department, and Parks and Recreation. The Police Department is housed in the lower level of the same building and Public Works is housed in the adjacent Public Works Garages. The Fire Department is

housed at the Fire Stations and the Parks and Recreation Department is housed in the Community Center.

As the City grows, it is expected that all City Departments will need additional facilities to serve the needs of the growing population. Short term growth may be accomplished by expansions of current facilities. Long term growth may require the relocation of at least one of three facilities (City Hall, Police Station, or Public Works Garage) to accommodate the growth of the other two facilities.

Fire Stations

The City currently has two fire stations. Fire Station #1 is located at the northeast corner of Dodd Boulevard and Shannon Parkway and is situated to serve the developed western portion of the City. Fire Station #2 was constructed in 2006 and is located at Connemara Trail and Azalea Avenue. It is situated near the Connemara Trail bridge over the Union Pacific rail line to allow fire protection to the east side of the City without needing to wait at a railroad crossing if a train is running through town. Future fire stations will be sited as needed to serve the growing population.



Fire Station No. 2

Former St. Joseph's Complex

The City purchased the former St. Joseph's complex on South Robert Trail in 2004. The southern third of the site has been subdivided for the construction of the Robert Trail Library. The City formed the St. Joseph's Task Force to study the future of the former school and church buildings.

Public Works Facilities

The Public Works Department has two facilities, the Public Works Garage located northwest of City Hall on Brazil Avenue and the Public Works Storage Yard located at the former Village of Rosemount Dump west of South Robert Trail and north of Canada Circle. The Public Works Garage houses all the public works employees and equipment, while Public Works Storage Yard houses the large quantity of supplies needed by the City, such as sand, gravel, and mulch.

The City is considering the development of the former dump along with the adjacent land into light industrial uses. Should this development occur, a new location will need to be found for the storage yard. Consideration should be given to find a central location to house a common Public Works Garage and Storage Yard that will support needs of the City through its ultimate development.

Public Schools

The City of Rosemount is a part of four school districts, Independent School District (ISD) #196, ISD #199, ISD #200, and ISD #917.

ISD #196

Rosemount-Apple Valley-Eagan ISD #196 serves the majority of the City of Rosemount. ISD #196 has two elementary schools (Rosemount and Shannon Park), one middle school (Rosemount) and one high school (Rosemount) within the City of Rosemount. All Rosemount middle and high school students attend Rosemount Middle School and Rosemount High School. According to 2006-2007 attendance boundaries, Rosemount elementary students are split among four elementary schools. Generally, students north of 145th Street W. and east of Biscayne Avenue attend Red Pine Elementary in Eagan, while students south of County Road 42 and around Downtown attend Rosemount Elementary. Generally, the remaining students attend Shannon Park Elementary, while a small neighborhood west of Shannon Parkway and between County Road 42 and 145th Street W. attends Diamond Path Elementary in Apple Valley.

ISD #196 officials believe that they do not need to construct a new middle school nor high school within the timeframe of the Comprehensive Plan. Eagan's student population is declining and Apple Valley's student population is stagnant which leads school officials to anticipate changing middle and high school attendance boundaries rather than constructing new facilities. New elementary school construction will be dependant on the rate of growth and increases in student population within the new neighborhoods.

ISD #199

Inver Grove Heights ISD #199 covers parts of the Flint Hills refinery and the industrial area directly east of the refinery. Any students within this area attend Pine Bend Elementary, Inver Grove Middle School or Simley High School. Rosemount is not expected to add any significant number of housing units within the ISD #199 area during the 2030 Comprehensive Plan.

ISD #200

Hastings ISD #200 covers about 320 acres in the extreme southeast corner of Rosemount. Any students within this area attend Pinecrest Elementary, Hastings Middle School or Hastings High School. Rosemount is not expected to add any significant number of housing units within the ISD #200 area during the 2030 Comprehensive Plan.

ISD#917

ISD #917 is an educational partnership to provide vocation and special education to students of need from the Burnsville, Farmington, Hastings, Inver Grove Heights, Lakeville, Randolph, Rosemount, South St. Paul, and West St. Paul school districts. ISD #917 has constructed a school at the location of the former Dakota County Public Works Garage on the east side of Biscayne Avenue and south of the railroad tracks. The school was constructed for approximately 100 students and house offices for itinerate teachers. The itinerate teachers specialize in Braille,



ISD #917, May, 2008

sign language, or other skills needed by students with special needs. These itinerate teachers spend most of their time at the different schools of the member school districts, but will have their offices within the ISD #917 school in Rosemount.

Dakota County Technical College

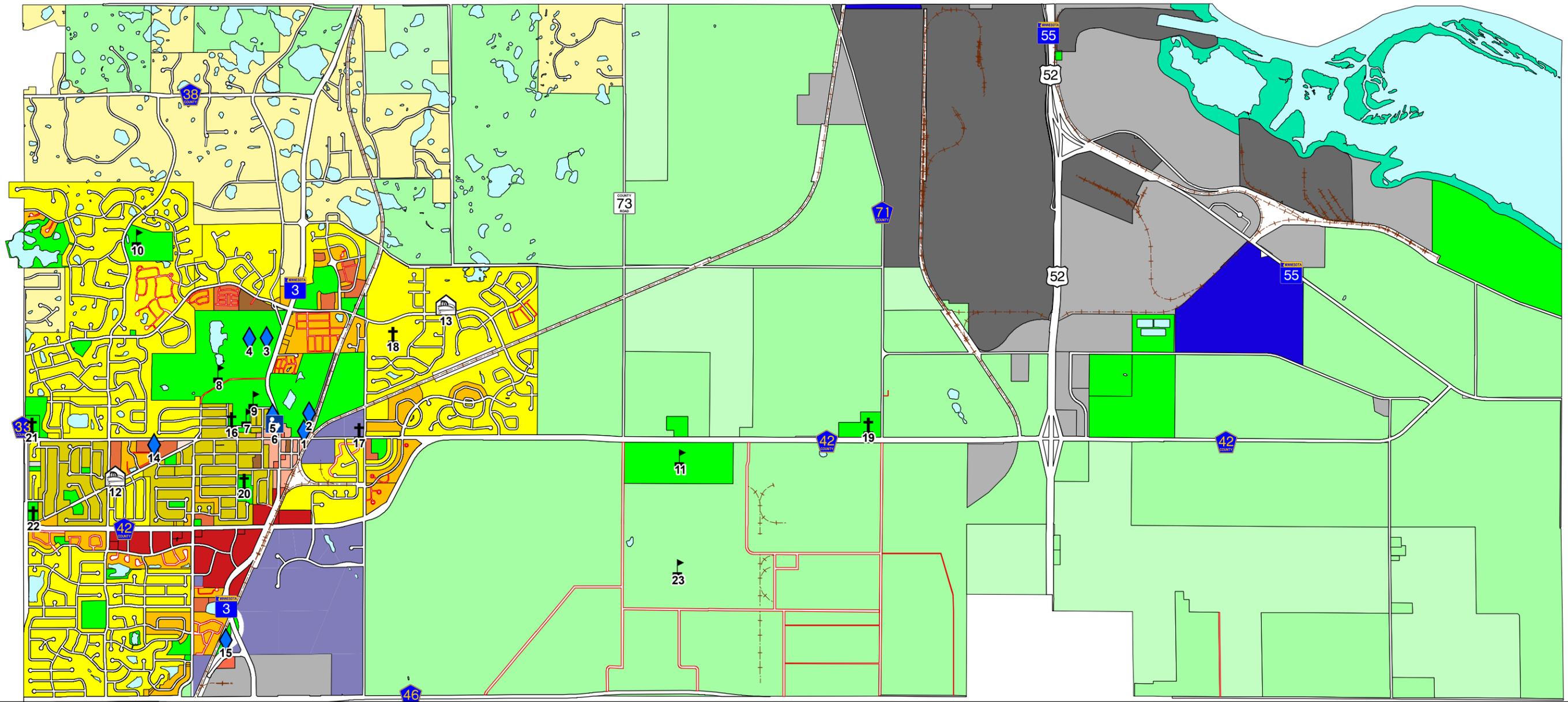
The Dakota County Technical College (DCTC) is currently a two-year community college and technical school and is a part of the Minnesota State Colleges and University System. DCTC is located at the southeast corner of Akron Avenue and County Road 42. Currently, DCTC has a full time equivalent enrollment of 2,245 students and offers student athletics including baseball, soccer, softball, and wrestling, but no student housing. DCTC has only one softball field located on the north side of County Road 42 and plays most of its games at other facilities. DCTC has a long term expansion plan that includes the possibility of additional athletic fields, student housing, and development of four-year college programs.

University of Minnesota

The University of Minnesota has one facility within Rosemount, the University of Minnesota Outreach, Research, and Education (UMore) Park. UMore is 7,686 acres, approximately 3,300 of which are located within Rosemount and the remaining acres are located south of the City in Empire Township. UMore is the research and outreach component of the College of Food, Agriculture, and Natural Resource Sciences. UMore also houses the Rosemount Research Center which is a self-supporting department that leases land to local farmers, police departments, other University departments and private entities.

The University is currently performing strategic planning for the future use of the land within UMore. In 2006, Sasaki and Associates created the UMore Park Strategic Plan that plans for a mixed use community on approximately 5,000 acres within Rosemount and northern Empire Township. The Sasaki study contains development scenarios of approximately 16,500 dwelling units and 41,000 residents at full development. The University Board of Regents has approved a concept plan that will be the basis for future development discussions and plans. If the University chooses to go forward with the development of a community, Rosemount will submit a Comprehensive Plan Amendment to the Metropolitan Council.

Figure 5.1 Community Facilities



◆ 1- City Hall/Police Station	📖 6- Robert Trail Library	🎓 11- Dakota County Technical College	⛪ 16- Lighthouse Community Church	⛪ 21- First Baptist Church/School
◆ 2- Public Works Garage	🎓 7- Rosemount Elementary	🏠 12- Firestation #1	⛪ 17- Community of Hope Church	⛪ 22- Lutheran Church of Our Savior
◆ 3- Community Center/Armory	🎓 8- Rosemount High School	🏠 13- Firestation #2	⛪ 18- St. Joseph's Catholic Church/Future School Site	🎓 23- UMore Park
◆ 4- Irish Sports Dome	🎓 9- Rosemount Middle School	◆ 14- Family Resouce Center	⛪ 19- St. John's of Rich Valley Lutheran Church	
◆ 5- Former St. Joseph's Complex	🎓 10- Shannon Park Elementary	◆ 15- Public Works Storage Yard	⛪ 20- Rosemount United Methodist Church	

Private Schools

Currently, there are two private schools within the City of Rosemount. The First Baptist Church, located at the northeast corner of 145th Street West and Diamond Path, operates a kindergarten through 12th grade school. St. Joseph's Catholic Church operates a kindergarten through 8th grade school. The St. Joseph's school moved to the current church location at the southeast corner of Biscayne Avenue and Connemara Trail in 2009 school year.

Churches

Community of Hope Church

The Community of Hope Church is a mission congregation of the Evangelical Lutheran Church of America. In 2001, congregations from Burnsville, Lakeville, Eagan, and Apple Valley committed to combine resources to create a church in Rosemount. Community of Hope Church began worshipping at the Rosemount Middle School in 2002 and moved to the current location at the northwest corner of 145th Street W. and Biscayne Avenue in 2005.

First Baptist Church

First Baptist Church began in 1959 with services in the old St. John's Lutheran Church. In 1970, First Baptist constructed its current church at the northeast corner of 145th Street W. and Diamond Path. In 1971, the First Baptist School began, initially as a kindergarten through 4th grade. Currently, the school serves students from kindergarten through 12th grade.

Lighthouse Community Church

Over 100 years old, the church was founded as St. John's Lutheran Church. In the 1990's, the church became St. John's Lighthouse, then the Lighthouse Community Church. Lighthouse Community Church is an inter-denominational Christian church under the apostolic covering of the International Ministerial Fellowship.

Lutheran Church of Our Savior

Our Savior held its first worship services in 1964, and constructed its first church on the corner of Diamond Path and County Road 42 in 1967. The church has had two building additions since 1967, including the most recent in 2006 to add a gymnasium and remodeling the education wing. The church offers a Christian preschool that presently serves 140 students ages three through five.

Rosemount United Methodist Church

Formal incorporation took place in 1868 under the name German Methodist Episcopal Church with services in private homes. In 1874, a church was constructed at the corner of 146th Street W. and Burma Avenue. In 1962, an adjacent 2.5 acres were purchased and the current church was constructed in 1963. The official name of the church was changed to the Rosemount United Methodist Church (RUMC) in 1968. RUMC is currently planning for a \$3.5 million expansion to double the size of the church.

St. John's Lutheran of the Unaltered Augsburg Confession

St. John's Lutheran Church was founded in 1911 at the corner of Blaine Avenue and 145th Street East (County Road 42) as a member congregation of the Lutheran Church – Missouri Synod. The current church was constructed in 1977 and the 1911 church was moved ½ mile east to property owned by a member of the congregation.

St. Joseph's Catholic Church

Founded in 1856 with services in private homes, the first church building was constructed in 1868 about three miles southwest of Rosemount. After the first church was destroyed by a cyclone, the second church was constructed in 1881 on the east side South Robert Trail south of 143rd Street W. in downtown Rosemount. In 1924, the brick church was constructed at the same site. St. Joseph's Parish School was constructed in 1953. St. Joseph's moved to its current location at the southeast corner of Connemara Trail and Biscayne Avenue in 2003. The school moved to the site of the new church in 2009.

Private Recreation Providers

The Irish Sport Dome is a private recreation provider that is located on the grounds of the Rosemount High School, directly west of the Rosemount Community Center/National Guard Armory. The Irish Sports Dome is enclosed within an inflatable fabric roof that allows for multiple configurations that includes softball, baseball, soccer, and football. The Rosemount High School uses the facility for practices during the school year, while youth recreation leagues use the facility during the remaining times. The Irish Sports Dome has a long term lease for the school property and the Rosemount High School will receive the dome at the completion of the lease.

The City will encourage additional private recreational providers to locate within Rosemount, particularly for indoor recreation. The City will also evaluate partnerships with other entities, such as ISD #196, the Boys and Girls Club, and the YMCA, to provide additional community facilities when it benefits all parties.

Community Facilities Goals and Objectives

1. Provide community facilities for all age groups.

- A. Encourage indoor recreation by private providers or public/private partnerships.
- B. Work with ISD #196, the Boys and Girls Club, the YMCA and other interested agencies to evaluate the feasibility of a teen center.
- C. Annually review the services provided for seniors and explore partnerships opportunities with other agencies.
- D. Periodically review the community interest of an aquatic center.
- E. Periodically review the community interest of a multi-purpose arena with the capability for additional sheet(s) of ice.
- F. Work with Dakota County to construct the Robert Trail Library and License Center.
- G. Explore possible developers of or partnerships for a conference center.
- H. Work with Dakota County, churches, and civic organizations to provide services for residents in need.
- I. Locate community facilities near their target population.

2. Encourage the reuse or redevelopment of historic or culturally significant buildings.

- A. Evaluate the reuse or redevelopment of the St. Joseph's Complex on South Robert Trail for public benefit.
- B. Work with the Rosemount Historical Society to record and document historic and culturally significant buildings and artifacts.

3. Provide municipal services that meet the needs of our growing population.

- A. Evaluate expanding or relocating City Hall when service demands warrant.
- B. Locate fire and emergency services to provide responsive service to urban residents.
- C. Evaluate the police facilities needed to meet the demands of the community.
- D. Determine the appropriate location for a centralized public works garage and storage yard.

4. Encourage the establishment of citywide coverage of private utilities.

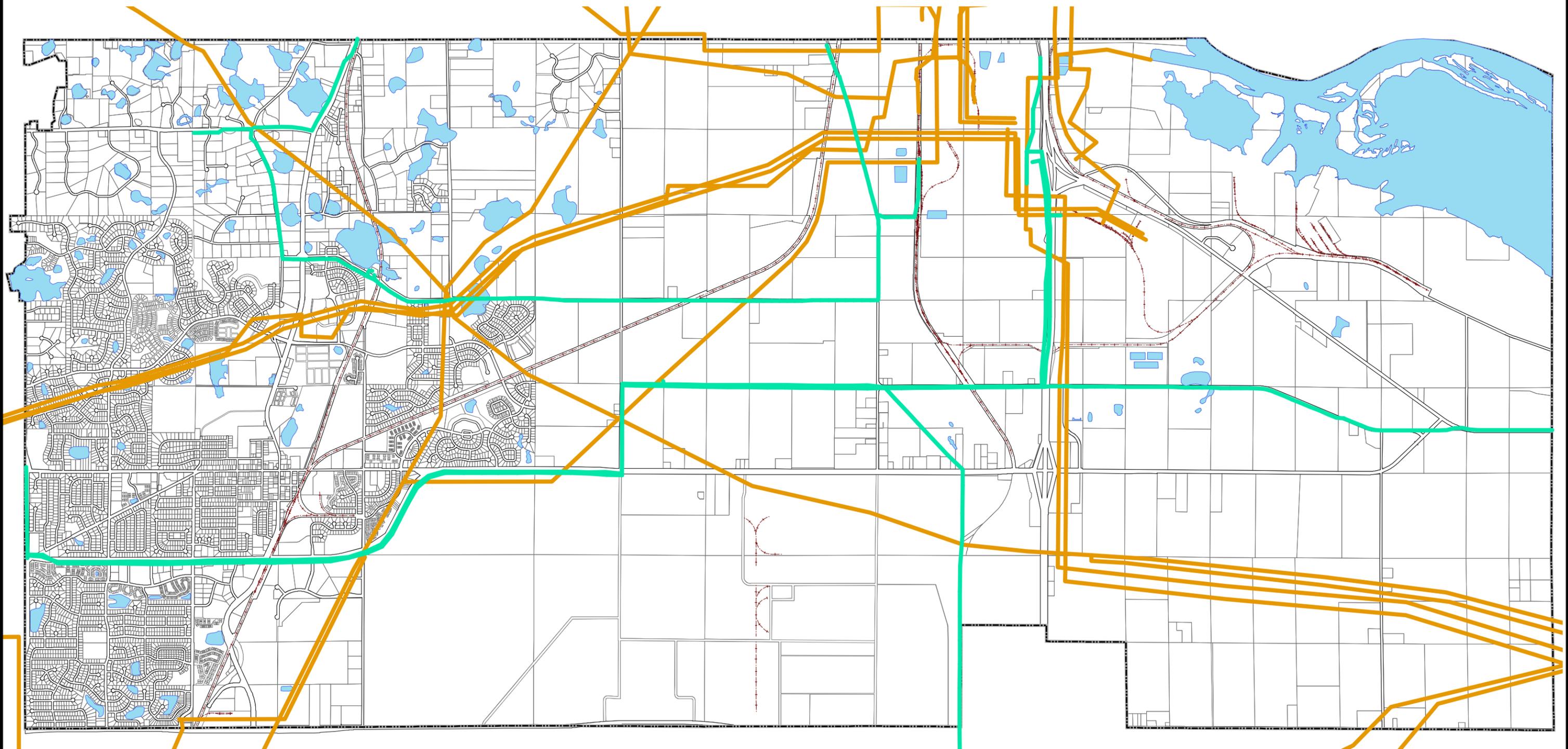
- A. Encourage the installation of state of the art telecommunication infrastructure into business parks and commercial areas to facilitate high technology businesses to locate within Rosemount.
- B. Encourage the establishment of private utilities that allow residents to work from home, telecommute, or otherwise reduce the need to commute to work.

5. Locate private utilities where they have the least impacts. (See Major Private Utility Corridors, Figure 5.2)

- A. Install new utilities underground and bury existing utilities where possible when land is developed.
- B. Encourage future utility transmission facilities or expansions to co-locate within existing utility corridors to limit encumbrances on property owners and future development.
- C. Encourage private utilities to co-locate or joint trench to limit the need for utility easements and maximize the use of private property.

Figure 5.2 Major Utility Corridors

-  Pipelines
-  Overhead Transmission Lines



0 0.25 0.5 1 1.5 2 Miles 

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CHAPTER 6: ENVIRONMENT AND NATURAL RESOURCES

INTRODUCTION

This chapter of the Comprehensive Plan addresses the management of the community's environment and natural resources. This plan makes the case for protecting environment and natural resources, develops a context for establishing Rosemount's environment and natural resource vision, provides a generalized Natural Areas Assessment, recommends goals and objectives and concludes by identifying tools and strategies to implement the community's environment and natural resources vision.

Importance of Environment and Natural Resource Protection

Minnesota in general, and Rosemount specifically, has an abundance of natural resources. Lakes, rivers, wetlands, woodlands, prairies and bluffs define the area's landscape and are the basis for why we live, work and play in this community. These natural areas and their associated benefits contribute to the community's popularity and are a key factor its growth. However, this same popularity and growth if not managed wisely could threaten many of these same natural features and negatively impact the community's overall quality of life. Managing the community's growth in such a way as to preserve, protect, and restore its environment and natural resources offers numerous benefits including: increasing property values, supporting overall economic growth while reducing our depends on foreign energy sources, providing low-cost storm water management and flood control, supplying a purification system for drinking and surface water, providing habitat and biological diversity, contributing to air purity, and creating a sense of place and identity for the community.

Rosemount's Environment and Natural Resource Vision

Rosemount's vision describes the community's environment and natural resource values and how the community wants to utilize these resources as it grows. To assist local communities in the developing their own unique vision, the Metropolitan Council established the overall goal of "working with local and regional partners to conserve, protect and enhance the region's vital natural resources." More commonly, residents may define their goals as clean air and water, parks and open space, and the preservation of wildlife habitats and other natural features. Rosemount's environment and natural resource vision is mostly clearly identified in two of the community's nine over-arching goals, which are:

- 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.
- Promote use of renewable resources by creating sustainable development and building green.

With these two over-arching goals as a guide, this plan identifies five (5) specific environment and natural resources goals to further define Rosemount's natural resource vision. Two key challenges to realizing this vision include balancing it with the community's

continued growth and development and protecting natural systems that cross municipal, state and even national boundaries. Rosemount's Environment and Natural Resources Plan strives to use the community's resources in a sustainable way to promote economic development.

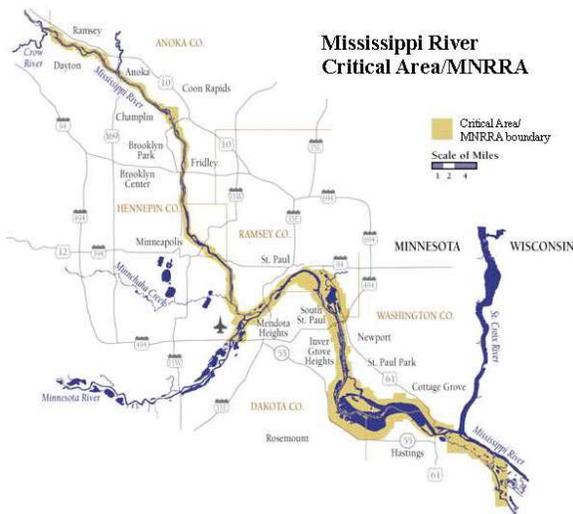
ENVIRONMENT AND NATURAL RESOURCES ASSESSMENT

The natural resource assessment establishes the foundation for creating the environment and natural resources plan. This assessment is broken into three sections: the community's special natural resource areas, key environmental resources, and a generalized inventory of existing natural areas.

Special Natural Resource Areas

The Environment and Natural Resources chapter identifies two (2) special natural resource areas within the City of Rosemount. These resources are the Mississippi National River Critical Area and the Vermillion River Watershed. Each resource is described below.

Mississippi River Critical Area. The Mississippi River Critical Area was created in 1973 by the Minnesota State Legislature and encompasses 72 miles of the Mississippi River, four miles of the Minnesota River and 54,000 acres of adjacent lands. The Area extends from the communities of Dayton and Ramsey on the north to the southern boundary of Dakota County on the west/south side of the river and the boundary with the Lower St. Croix National Scenic Riverway on the east/north side of the river. The portion of the Critical Area within Rosemount is located east of Highway 52 and north of Highway 55.



This special natural resource is governed by the Mississippi River Critical Area Program, a joint local and state program that provides coordinated planning and management of this area of recreational and statewide public interest. The Mississippi River Critical Area Program works in partnership with the Mississippi National River and Recreation Area (MNRAA), part of the National Park System.

In response to these programs, the City of Rosemount adopted a Critical Area Plan and Ordinance in 1980. During the City's 1998 Comprehensive Plan Update, the City replaced the Critical Area Plan with its own MNRAA Plan. The MNRAA Plan is incorporated into Rosemount's Comprehensive Plan as Appendix B. The MNRAA Plan together with the Critical Area Ordinance and the underlying zoning districts serve as the development standards for the area. All three documents should be consulted when reviewing any development proposal in the Mississippi River Critical Area.

The Vermillion River Watershed. Watersheds are areas of land that drain to a body of water such as a lake, river or wetland. The Vermillion River Joint Powers Organization (JPO) encompasses the Minnesota, Mississippi and Vermillion River hydrological watersheds and includes 335 square miles. It is the dominant watershed in the county containing 21 communities in Dakota and Scott Counties; 90% of the area is agricultural but rapid urban development is occurring in the upstream reaches.

The Vermillion River has 45.5 miles of designated trout stream. The major environmental issues associated with this feature include storm water runoff quality and quantity and trout habitat protection. According to Trout Unlimited, the Vermilion River is the only world class trout stream within a major metropolitan area in the United States. In the spring 2006, the Minnesota Department of Natural Resources and the Twin Cities chapter of Trout Unlimited completed a survey of the trout population in the Vermillion River and found the number of trout hatched was higher than in previous years. It is the intent of this plan that the City should work with the JPO and other interested stakeholders to protect this unique natural resources area.

Key Environmental Resources

This plan identifies two (2) key environmental resources within the community including surface water and open space. These resources are major environmental systems that extend throughout the community. As such, these resources are both effected by and have an effect upon environmental resources within and beyond the City limits. Additional resources worthy of consideration in this section include woodlands, prairies, soils and bluff areas.

Surface Water (Lakes, Streams and Wetlands) Management. Rosemount's surface water management plan includes both the Comprehensive Stormwater Management Plan and the Comprehensive Wetland Management Plan.

The Comprehensive Stormwater Management Plan includes the layout of the trunk storm sewer system and ponding areas for the entire City. The ponding areas have been designed with a regional approach in order to control run-off and minimize flooding. The general objectives of the plan are to reduce the extent of public capital expenditures necessary to control excessive volumes and rates of run-off, to prevent flooding, and to improve water quality.

The Comprehensive Wetland Management Plan was originally adopted in 1998 and subsequently amended in both 1999 and 2005. This plan includes an ordinance that outlines the use of lawn and garden chemicals and buffer zones around wetlands and their effect on groundwater recharge. Use of the plan's provisions will maximize the benefit that surface waters can provide to Rosemount residents. The plan also includes an inventory and assessment of wetlands in Rosemount.

Open Space. Residents often cite open space as one of Rosemount's most important and desirable characteristics. Open space consists of undeveloped sites that do not qualify as natural areas (see Natural Areas Inventory below), but still provide habitat, scenery and other community benefits. Examples of open spaces include farm fields, golf courses, utility

corridors, woodlots and simple view sheds with no developments or parkland. The community's open spaces are significant resources worthy of preservation. Several potential methods for protecting the community's open spaces are outlined in the Implementation Tools and Strategies section below.

Natural Areas Inventory

In 2006, the City retained the consulting firm of Hoisington Koegler Group, Inc. (HKGi) to inventory the community's natural areas. This inventory consolidated natural areas into three categories: Highest Priority, Lower Priority, and Other Natural and Greenway Planning Efforts. These three categories are characterized below and illustrated on the attached Natural Areas map. This map and its associated data are intended to serve as a resource for the City to identify natural areas to be preserved, protected or restored during the development process. Additional information about this map, including landownership data and the criteria used to classify an area as either highest or lower priority, may be obtained from the City's GIS Department.

Highest Priority. The Highest Priority classification are areas that are the most important water quality and habitat resources in the City. This classification includes six (6) items: open water; wetlands; seventy-five (75) foot buffer around open water and wetlands; land within the 100 and 500 year floodplains; Natural Community Land (as identified by the Minnesota County Biological Survey); and Natural/Semi-Natural land cover (including at least one of the following: land with native vegetation; presence or habitat for a state endangered or threaten animal or plant; or land within 300 feet of a lake, stream, or water body).

Lower Priority. The Lower Priority classification areas are natural areas that have habitat and water quality value but have experienced some disturbance or are dominated by non-native species. Lower Priority areas includes three (3) items: Natural/Semi-Natural land that does not meet the criteria outlined in the High Priority category; land having man-made impervious surface of less than twenty-five (25) percent and at least fifty (50) acres in size; and areas of significant tree cover (as identified by the City's Parks and Recreation staff).

Other Natural Area and Greenway Planning Efforts. This category includes three proposed greenway or trail locations: the Mississippi River Greenway, the Northern Dakota County Greenway and the Rosemount Interpretive Corridor. The City should work with landowners, adjacent cities and Dakota County to implement these greenways.

According to the American Planning Association's *Planning and Urban Design Standards*, Greenways are lands set aside for preservation of natural resources, open space and visual aesthetic/buffering. Greenways also provide passive-use opportunities, most often in the form of trails and occasionally nature centers. The key focus is on protecting ecological resources and providing wildlife corridors. In the broadest application, greenways form a network of interconnected natural areas throughout a community. They function as part of a borderless system that links together parks, natural open space and trail corridors.

Future/Expanded Natural Areas Inventory. The 2006 Natural Areas Assessment and associated map represent a good generalized inventory of the community’s environment and natural resources. However, a goal of this plan should be to expand on this inventory to include additional resources both within and outside Rosemount. An expanded assessment should work to identify additional important resources, classify criteria for ranking important resources, and categorize criteria to create a priority map. Additional important resource could include any of the following nine items: open space/recreation opportunities, bluff areas and slopes, soils (including aggregate), ground water, wildlife/endangered species, woodland/forested areas, non-woody upland vegetation, solar, and wind.

ENVIRONMENT AND NATURAL RESOURCES PLAN

The plan section outlines five (5) environment and natural resources goals and their associated objectives. It also identifies tools and strategies to help implement the community’s vision, goals and objectives.

Goals and Objectives

1. Preserve, protect and restore the natural environment with emphasis on the conservation of needed and useful natural resources for the present and future benefit of the community.
 - A. Protect wetlands the natural resources identified in the Natural Resource Assessment from environmentally insensitive development.
 - B. Establish an Environmental Advisory Committee (EAC) to advise the City Council on environment and natural resource issues.
 - C. Encourage and support tree planting and restoration efforts especially plantings of native, non-invasive species.
 - D. Work with development and redevelopment to reduce the use of non-renewable resources and to reduce pollution.
 - E. Identify methods to quantify and reduce the community’s Carbon Footprint.
2. Utilize natural resource areas to provide an overall open space system that satisfies the physiological and psychological needs of both individuals and the community.
 - A. Expand the Natural Resources Assessment to identify additional important resources, classify criteria for ranking important resources, and categorize criteria to update the priority map.
 - B. Connect and coordinate existing natural resources areas through a continuous greenway network creating a more ecological system of open space.
 - C. Encourage through development incentives, the preservation and management of all natural resource amenities.

- D. Develop partnerships with non-profit or private organizations, neighborhood groups or other interested parties for the purpose of acquiring targeted open spaces.
 - E. Support the construction of soft, permeable, low impact trail in natural areas when feasible.
3. Create a livable community where future development respects and integrates the natural, cultural, and historic resources of the community while maintaining or enhancing economic opportunity and community well-being.
- A. Study the development of “Clean Industry” such as biofuel/biomass, solar, and wind energy production.
 - B. Use natural resource open space to physically separate uses which are incompatible by scale or function.
 - C. Conduct a sustainability audit to identify and develop how the City can enhance livability through sustainable practices.
 - D. Promote environmentally friendly design standards such as Active Living, Smart Growth, Leadership in Energy and Environmental Design (LEED) and the like.
 - E. Study the feasibility and economic viability of creating a Green Fleet of City vehicles.
4. Encourage activities that reduce the consumption of finite resources and ensure there are opportunities to re-use or recycle natural resources.
- A. Encourage activities that conserve energy and result in less/no pollution output such as waste reduction, alternative transportation modes, alternative energy sources and composting.
 - B. Encourage and support sustainable farming practices including Integrated Pest Management (IPM) and the Minnesota Department of Agriculture’s “Best Management Practices” for specific crops.
 - C. Encourage limited and responsible use of herbicides, pesticides and fertilizers on residential and public lands.
 - D. Reduce the waste stream and create a sustainable environment by continuing to provide and encourage curbside recycling of reusable waste materials through educational events, promotional materials and volunteer efforts.
 - E. Reduce City government’s use of scarce and non-renewable resources and actively support similar efforts throughout the community.
5. Work with federal, state, regional, and local governments as well as with resident groups and nonprofit organizations to protect natural resources both within and around the City of Rosemount.

- A. Continue implementation of the Mississippi River Recreation Area (MNRRA) plan.
- B. Support and encourage community efforts in environmental awareness, education and stewardship.
- C. Establish and maintain conservation areas for wildlife management and education and scientific purposes.
- D. Work with Dakota County Technical College and the University of Minnesota at UMore Park to promote environmental education.
- E. Promote the extension of natural resource corridors into adjacent jurisdiction.

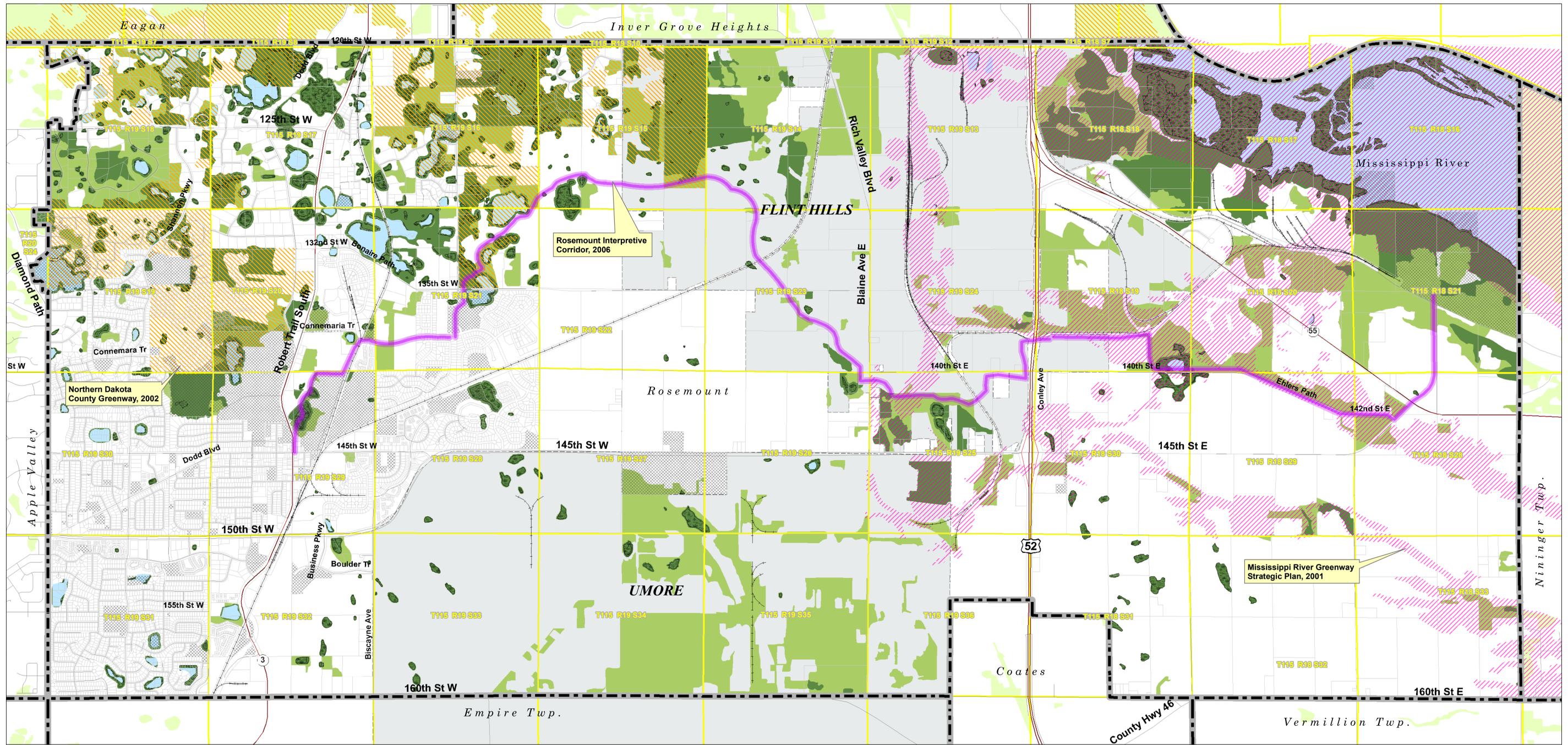
Implementation Tools and Strategies

The environment and natural resources implementation tools and strategies are divided into eight (8) categories, each of which is detailed below. These are intended to provide examples of tactics to realize this plan. Each category should be reviewed and implemented in compliance with this plan.

1. **Advisory Committee Establishment.** The Environmental Advisory Committee (EAC) would serve as an advisory board to the City Council on environment and natural resource issues. The EAC could review land use and development proposals and recommend policies, ordinances, and procedures to enhance the City’s environment and natural resources. The EAC could also provide direction regarding creation of greenways, protection of cultural and ecological assets within the community and guidance concerning community-wide education programs. The City Council could appoint the members of the EAC from residents, members of existing advisory boards or the City Council.
2. **Future/Expanded Natural Areas Assessment.** An expanded assessment should work to identify additional important resources, classify criteria for ranking important resources, and categorize criteria to update the priority map. Additional important resources could include any of the following nine items: open space/recreation opportunities, bluff areas and slopes, soils (including aggregate), ground water, wildlife/endangered species, woodland/forested areas, non-woody upland vegetation, solar and wind.
3. **Economic Development.** Natural Resources are a vital component of economic activity. Uses for natural resources range from raw materials for industrial activity to environments for active and passive recreational opportunities for both residents and tourists. Balancing environmental needs with economic growth is a vital component of environment and natural resource planning. One strategy to attempt this would be to promote the development of “Clean Industry” or “Green Collar” jobs including biomass/biofuel, solar, and wind production. Development of these industries could serve to compliment and diversify Rosemount’s existing agriculture and fuel refining industries.

4. **Design Guidelines.** Design guidelines are supplementary documents that further define the community's vision by identifying desired elements for a given development topic or special planning area. For example, Rosemount has already developed design guidelines to help direct the redevelopment of Downtown. Other development topics or special planning areas to consider include: Energy-Efficient Development, Green Infrastructure, LEED - ND (Leadership in Energy and Environmental Design for Neighborhood Design), State of Minnesota Sustainable Building Guidelines, Growth Management, Smart Growth and Active Living. Once guidelines are developed they could be used to create specific zoning standards (see Ordinance Development below). While Active Living policies are further defined in Appendix A, the City should study development of these other tools as part of comprehensive plan implementation.
5. **Ordinance Development.** To date, the City of Rosemount has created several ordinances to implement the community's environment and natural resources vision. These ordinances include: Agriculture Preserve, Shoreland Management, Floodplain, Tree Protection, Wetland Protection and Individual Sewage Treatment ordinances. Additional items for the City to research and consider include: Open-Space Preservation or Clustering, Wellhead Protection, Aggregate Resources Protection and Natural Resource Overlay Ordinances (see Minnesota Environmental Quality Board Model Ordinance).
6. **Open Space Preservation.** The rationale for creating open space or cluster standards is to guide development to preserve contiguous open space and protect natural resources that would otherwise be lost through the typical development process. Examples of these zoning techniques include: Conservation Easements, Transfer of Development Rights, Purchase of Development Rights, Preferential Taxation, Property Acquisition and Land Banking. The intent of these methods is not to alter the overall density of a project but rather to transfer density from desired preservation areas to other developable areas. The result being that private property owners are granted reasonable economic use of their property without adversely impacting the natural or open space resources desired by the community as a whole.
7. **Education Outreach.** Education outreach is an essential yet often underutilized component of environment and natural resource planning. While environmental issues have become more mainstream, many people do not realize how their daily personal habits impact the environment. To this end, the City should develop educational materials and resources for residents in the areas of composting, recycling, landscaping, energy use, personal consumption and other conservation issues. In addition, the City should develop partnerships with organizations whose mission is to educate the public about environmental protection and natural resource management. Potential partners and resources for these two strategies include the Department of Natural Resources, Friends of the Mississippi River, the Metropolitan Council, the Minnesota Sustainable Communities Network, the University of Minnesota (U More Park), Dakota County Technical College, Home Owners' Associations and District 196 schools as well as the Environmental (Zoo) School.

8. **Intergovernmental Cooperation.** Environmental resources span across local, state and international boundaries. Examples of this include the Mississippi River which runs through Rosemount to several other states and into the Gulf of Mexico or the air pollution produce by Rosemount residents and industry which flows into the surrounding region. While Rosemount’s impact on the world’s water and air resources is relatively small, these examples serve to illustrate the interconnection between local decisions and global environmental resources. As a result, the City of Rosemount should develop partnerships with others (local, regional, state, national and international) groups and agencies committed to environmental and natural resource preservation, protection and restoration.



<p>HIGHEST PRIORITY Natural areas that are the most important water quality and habitat resources in the City</p> <ul style="list-style-type: none"> 1. Open water <i>Data Source: City of Rosemount</i> 2. Wetlands <i>Data Source: City of Rosemount</i> 3. A buffer up to 75' around open water and wetlands <i>Data Source: City of Rosemount Wetland Management and Protection Requirements</i> 4. Land within the 100 and 500 year floodplains. <i>Data Source: FEMA</i> 5. The area has been identified by the Minnesota County Biological Survey as a Natural Community. <i>Data Source: Dakota County Soil and Water Conservation District, Dakota County Priority Natural Areas</i> 6. Natural/semi-natural land cover* with at least one of the following characteristics: <ul style="list-style-type: none"> a. Land with native vegetation. b. Presence or habitat for a state endangered, threatened special concern plant or animal. c. Land is within 300' of a lake, stream or water body. <i>Data Source: Dakota County Soil and Water Conservation District, Dakota County Priority Natural Areas.</i> <p><small>*Natural/semi-natural land cover as classified in the Minnesota Land Cover Classification for Dakota County developed by the MNDNR.</small></p>	<p>LOWER PRIORITY Lower priority areas are natural areas that have habitat and water quality value but have experienced some disturbance or are dominated by non-native species.</p> <ul style="list-style-type: none"> 1. The land has natural/semi-natural land cover but does not meet any of the criteria outlined under Highest Priority. <i>Data Source: Dakota County Soil and Water Conservation District, Dakota County Priority Natural Areas</i> 2. Lands identified by the Minnesota Land Cover Classification System as having the presence of man-made impervious surfaces but with those surfaces covering less than 25% of the land. The minimum size for these areas to be included is 50 acres. <i>Data Source: MN Department of Natural Resources, Minnesota Land Cover Classification System</i> 3. Other areas with significant tree cover. <i>Data Source: City of Rosemount Staff</i> 	<p>OTHER NATURAL AREA AND GREENWAY PLANNING EFFORTS</p> <ul style="list-style-type: none"> Mississippi River Greenway, 2001 <i>Data Source: Hosington Koegler Group</i> Northern Dakota County Greenway, 2002 <i>Data Source: Dakota County Soil and Water Conservation District</i> Rosemount Interpretive Corridor, 2006 <i>Data Source: Hosington Koegler Group</i> 	<p>INFORMATIONAL ITEMS</p> <ul style="list-style-type: none"> City Boundary Publicly Held Land Railroad Major Land Holders, UMORE & Flint Hills Resources Natural / Seminatural Land Cover in Adjacent Communities Open Water Section Lines 	<p>1,500 750 0 Feet</p> <p>0 0.5 1 Miles</p> <p></p>
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Natural Areas Map - Figure 6.1

CHAPTER 7: LAND USE

Recent Land Use Planning

The City of Rosemount adopted the *Rosemount 2020 Comprehensive Plan (2020 Plan)* on February 15, 2000 by Resolution Number 2000-08. The *2020 Plan* is shown in Figure 7.3. The *2020 Plan* expected 7,345 housing units by 2010 (a number that Rosemount has reached in 2007) and 10,200 housing units by 2020 (the number of units in the current Metropolitan Council forecast for 2010). The *2020 Plan* predicted that urban residential growth through 2020 would not occur east of Akron Avenue nor north of Bonaire Path (Old County Road 38). The residential land uses that receive City sewer and water service were limited to two designations, Urban Residential (typically single family housing) and High Density Residential (typically multiple story apartment or condominiums).

Realizing that the *2020 Plan* was not addressing the level of residential development that the City was experiencing, the City began a major amendment to the Comprehensive Plan that was titled the *County Road 42-US Highway 52 Corridor Plan (42-52 Plan)*. The *42-52 Plan* is shown in Figure 7.4. The *42-52 Plan* resulted in four major changes to the *2020 Plan*. First, residential development was expected to occur north of Bonaire Path and east of Akron Avenue. Second, a Medium Density Residential designation was created that would typically be attached townhomes. Third, additional commercial and industrial land was expected east of US Highway 52 in anticipation of an improved County Road 42 and US Highway 52 interchange. Fourth, the Metropolitan Council forecast was revised to expect 10,200 housing units by 2010 and 13,700 housing units by 2020.

The *42-52 Plan* was adopted by the City Council on July 19, 2005 by Resolution Number 2005-84. Since its adoption, the City has created an alternative urban areawide review (AUAR) for the residential areas north of Bonaire Path and east of Akron Avenue. In 2007, the City approved the first preliminary plat within the AUAR that included 50 acres of commercial property and 583 residential units. The City has used the planning work done during the *42-52 Plan* as the basis for the Land Use Plan of the 2030 Comprehensive Plan.

Metropolitan Council Regional Development Framework

The Metropolitan Council 2030 Regional Development Framework Areas is shown on Figure 7.1. Rosemount has about half of the community within the Developing Area category and about half within the Agricultural Area category. The Developing Areas are located in the urban area west of Akron Avenue and the industrial area of east Rosemount located along US Highway 52. Rosemount anticipates generally developing within the Developing Area before 2020, but development between 2020 and 2030 will occur in the Agricultural Area north of County Road 42 and southeast of the intersection of US Highway 52 and County Road 42. The City requests that the Metropolitan Council change the designation of these two post 2020 development areas to the Developing Area in the Regional Development Framework.

Existing Land Uses

Generally, Rosemount can be summarized into three land uses areas: the urban area of western Rosemount; the industrial area of eastern Rosemount; and the agricultural area of southern Rosemount. The 2005 generalized land uses are shown on Figure 7.2. The urban area includes a range of different residential densities, retail commercial and businesses, and the public and institutional uses that form the fabric of the community. The industrial east side is concentrated north of County Road 42 and on both sides of US Highway 52. The agricultural area is predominately located south of County Road 42 and east of Biscayne Avenue or north of County Road 42 between Akron Avenue and Rich Valley Boulevard.

xx. Table 7.1: 2005 Existing Land Uses

Land Use	Area	Percentage
Single Family Residential	2,555	11.3%
Multi-Family Residential	320	1.4%
Farmsteads	160	0.7%
Commercial	140	0.6%
Mixed Use	35	0.2%
Industrial	1,700	7.5%
Extractive	180	0.8%
Institutional	375	1.7%
Parks, Recreation, and Preserves	910	4.0%
Major Vehicular Right of Way	335	1.5%
Railways	50	0.2%
Airports	0	0.0%
Open Water	1,155	5.1%
Agriculture	9,270	41.1%
Undeveloped	5,365	23.8%
Total	22,550	100.0%

Source: Metropolitan Council

Population, Housing, and Employment Forecasts

According to the 2000 Census, the City of Rosemount had a population of 14,619 people within 4,742 households. Using data from the City of Rosemount Building Division, the City created an additional 2,688 housing units between 2000 and 2006, resulting in a January 1, 2007 household count of 7,430 and an estimated population of 21,950.

xxi. Table 7.2: Metropolitan Council Population, Household, and Employment Forecasts

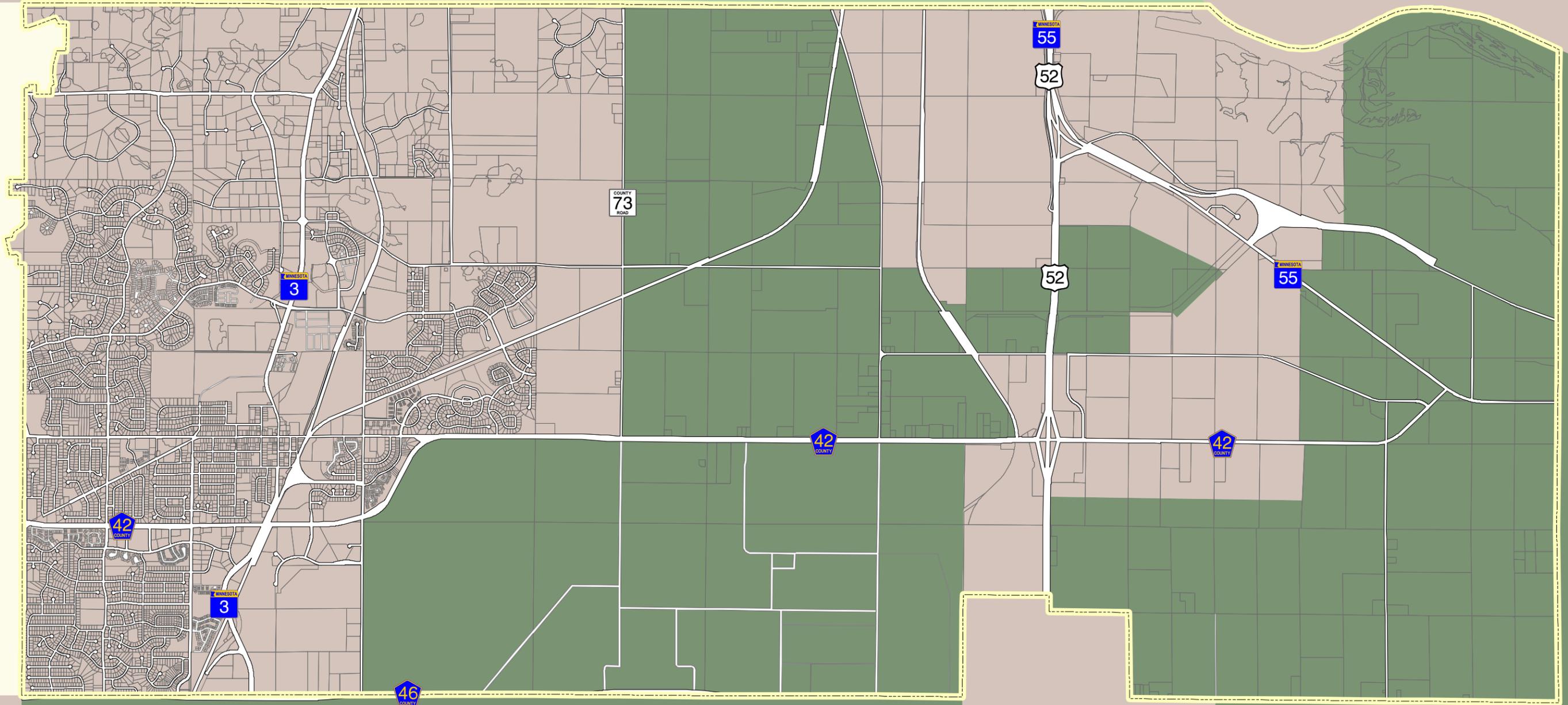
	2000 ^a	2007 ^b	2010 ^c	2020 ^c	2030 ^c
Population	14,619	21,950	29,600	38,400	38,400
Households	4,742	7,430	10,200	13,700	13,700
Employment	6,356	7,780	8,400	10,100	12,200

^a US Census Bureau

^b City of Rosemount, as of December 31, 2007

^c Metropolitan Council

Figure 7.1 Metropolitan Council Regional Development Framework Planning Areas



2030 Regional Development Framework Planning Areas

 Developed Area	 Diversified Rural
 Developing Area	 Rural Residential
 Rural Center	 Agricultural Area
	 Non-Council Area

Source: Metropolitan Council & MetroGIS

March 2009

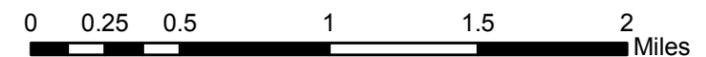
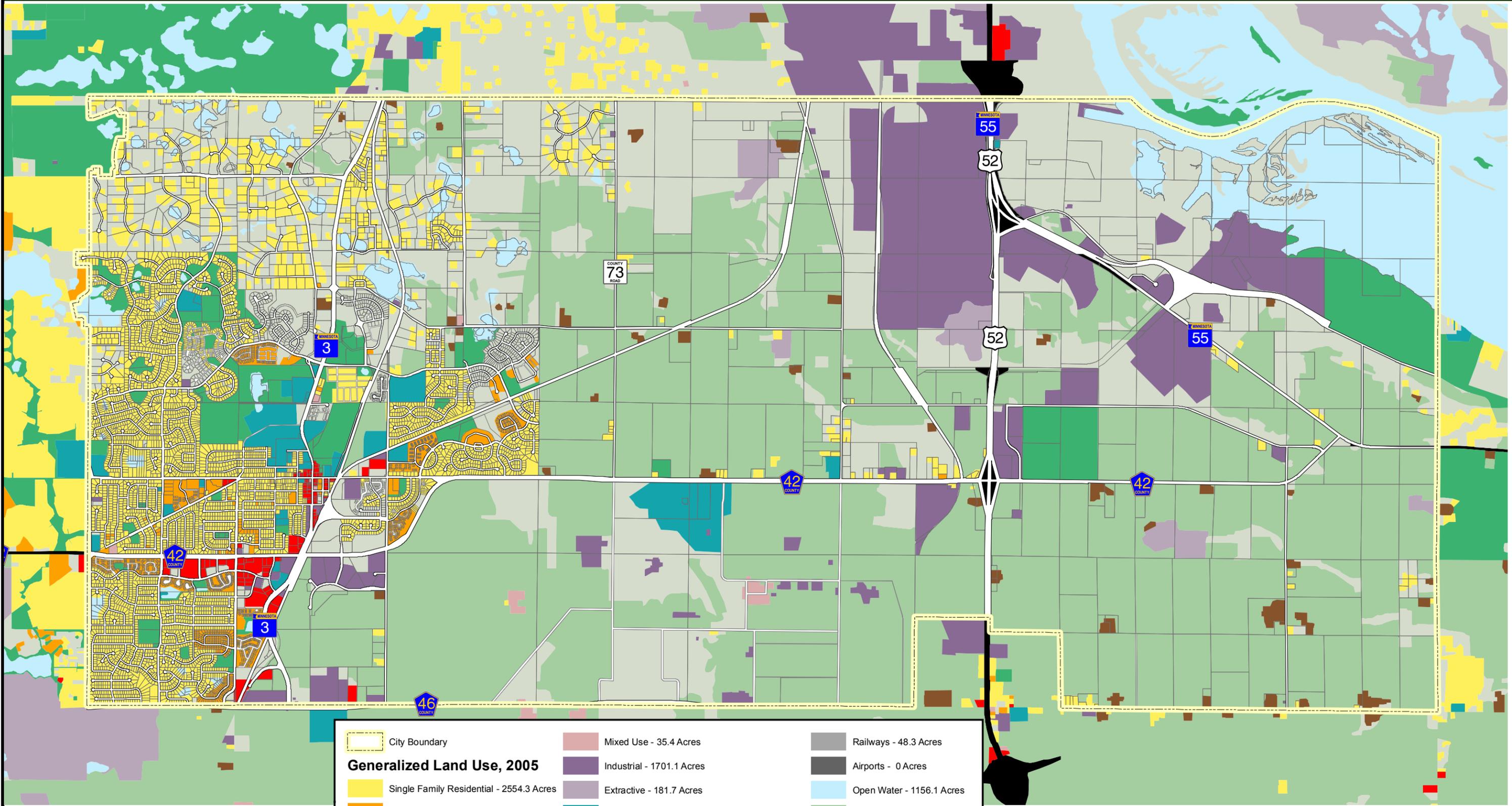


Figure 7.2 Metropolitan Council Land Use 2005



Generalized Land Use, 2005					
	Single Family Residential - 2554.3 Acres		Industrial - 1701.1 Acres		Railways - 48.3 Acres
	Multi-Family Residential - 322.6 Acres		Extractive - 181.7 Acres		Airports - 0 Acres
	Farmsteads - 159.2 Acres		Institutional - 376.8 Acres		Open Water - 1156.1 Acres
	Commercial - 139.2 Acres		Parks, Recreation, and Preserves - 907.4 Acres		Agriculture - 9267.9 Acres
	City Boundary		Major Vehicular Rights of Way - 334.3 Acres		Undeveloped - 5367.7 Acres

Source: Metropolitan Council & MetroGIS

March 2009

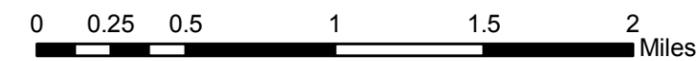
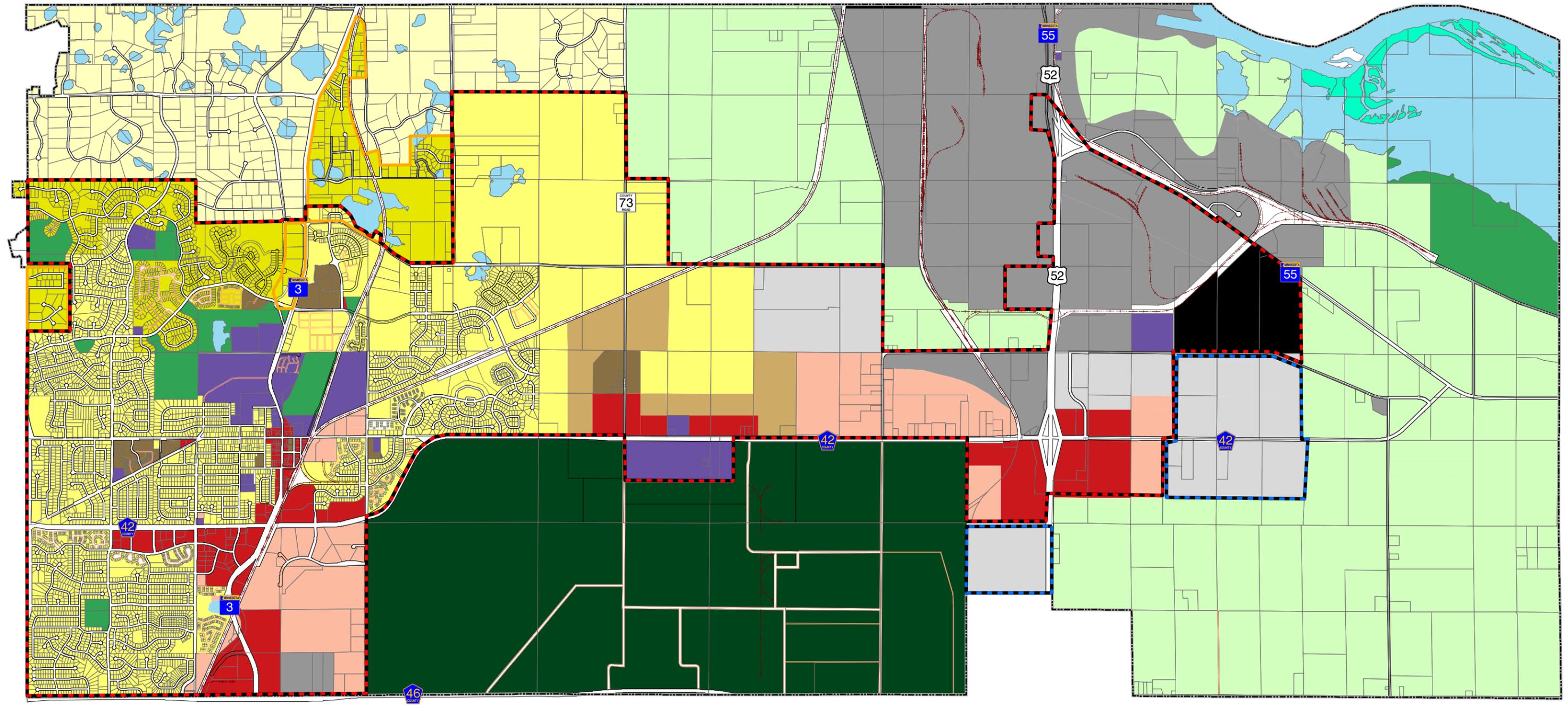


Figure 7.3 Land Use Comp Plan

- | | | | | |
|----------------|-----------------------------|--------------------------------|-------------------------|----------------|
| 2010 MUSA Line | AG Agriculture | MDR Medium Density Residential | CC Corporate Campus | FP Flood Plain |
| 2020 MUSA Line | AGR Agricultural Research | HR High Density Residential | C Commercial | W Water |
| Sewer Needs | RR Rural Residential | PI Public/Institutional | IM Industrial/Mixed Use | |
| Public ROW | UR Urban Residential | PO Existing Parks/Open Space | GI General Industrial | |
| Private ROW | TR Transitional Residential | BP Business Park | WM Waste Management | |

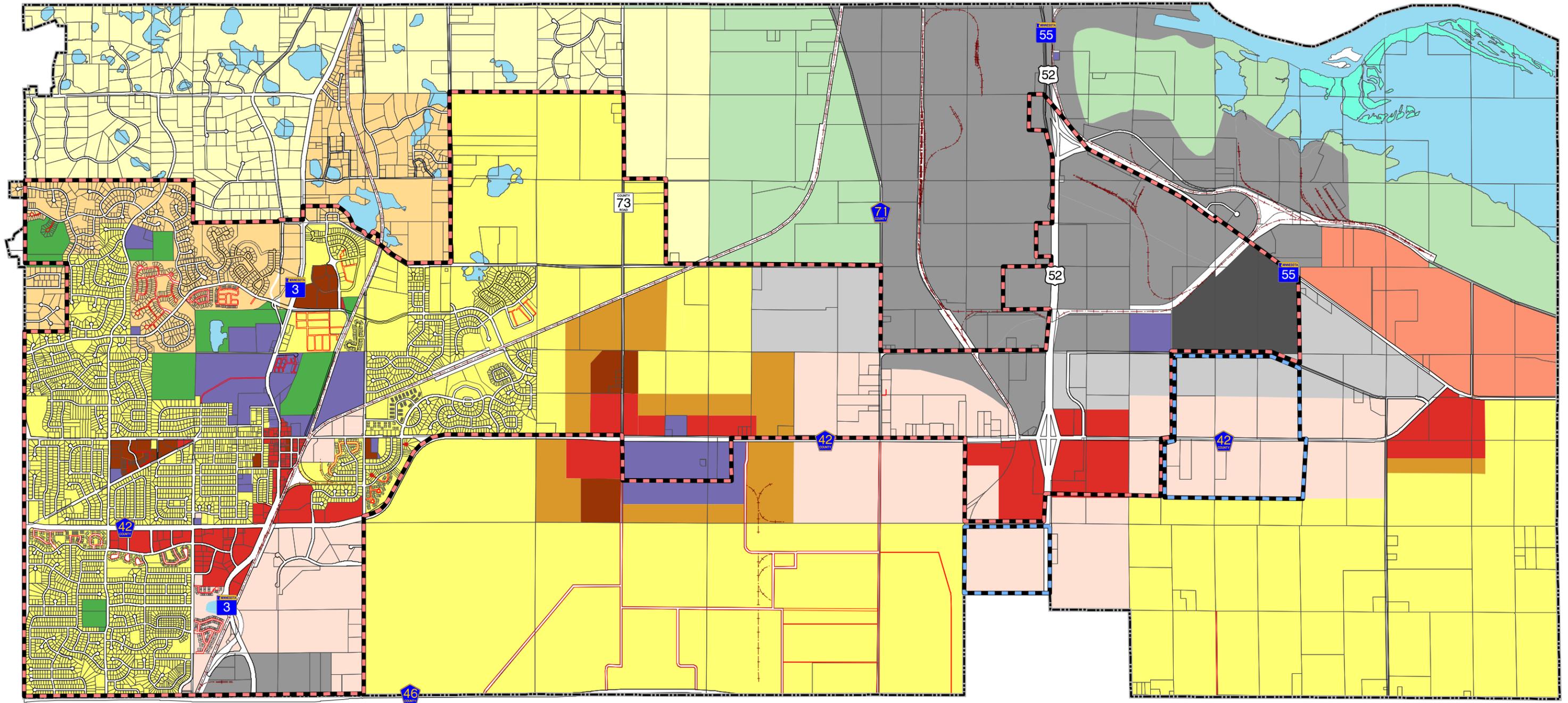


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Figure 7.4 Comp Plan with 42-52 Land Use



2010 MUSA Line	Agricultural	Public/Infrastructure	General Industrial
2020 MUSA Line	Rural Residential	Parks/Open Space	Waste Management
Public ROW	Urban Residential	Business Park	Flood Plain
Private ROW	Transitional Residential	Corporate Campus	Water
	Medium Density Residential	Commercial	ROW
	High Density Residential	Industrial/Mixed Use	



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In 2005, the Metropolitan Council provided forecasts for each community within the seven county metropolitan area to be used during the creation of each community's Comprehensive Plan. The forecasts for Rosemount included 10,200 households by 2010 and 13,700 households by 2020, both of which were forecasts determined during the 42-52 Plan approval. The Metropolitan Council did not determine a 2030 household estimate in its original forecast.

The City of Rosemount is proposing 15,550 households in 2030, 1,800 households more than the Metropolitan Council had forecast in 2020. To achieve this increased household growth, Rosemount has added an additional 605 acres of residential land, which is shown on Figure 7.5 and Table 7.3. Rosemount has reviewed the Metropolitan Council forecasts and determined that the City will not meet the 2010 forecast of 10,200 households. In reviewing the local and regional housing markets, the Council believes that a reasonable 2010 housing forecast would be 8,050 households generating a population of 23,750 people.

Rosemount has produced a 2030 Land Use Map (Figure 7.5) that can accommodate at least 7,450 additional household beyond the 8,050 households anticipated in 2010. The City forecasts a 2020 household count of 11,800 and population of 33,050, as well as a 2030 household count of 15,500 and population of 42,000. The City believes these forecast are comparable to the overall growth anticipated in the Metropolitan Council forecast and will not have an impact on the regional systems. The population forecast of 42,000 people and 15,500 households in the year 2030 has been used within the Comprehensive Land Use Plan, the Parks and Open Space Plan, the Comprehensive Sanitary Sewer Plan, and the Comprehensive Municipal Water Plan of this 2030 Comprehensive Plan.

xxii. Table 7.3: Additional Housing Units Added to the 2030 Land Use Map

Land Use Designation	Acres	Density (Units/Acre) ¹	Units
Transitional Residential	155	2.00	310
Low Density Residential	270	2.35	635
Medium Density Residential	150	7.00	1,050
High Density Residential	30	20.00	600

Total Residential Development 2,595

¹ Based on historical City of Rosemount development densities per the Plat Monitoring data.

xxiii. Table 7.4: City of Rosemount Population, Household, and Employment Forecasts

	2000 ^a	2007 ^b	2010 ^c	2020 ^c	2030 ^c
Population	14,619	21,950	23,750	33,050	42,000
Households	4,742	7,430	8,050	11,800	15,500
Employment	6,356	7,780	8,400	10,100	12,200

^a US Census Bureau

^b City of Rosemount, as of December 31, 2007; ^c City of Rosemount

Existing Land Uses

The City of Rosemount currently has 4,860 acres of developed residential land, 295 acres of developed commercial or business park land, 1,950 acres of developed industrial land, and 935 acres developed as institutional or recreational. The developed areas of Rosemount are predominately located in the western third of the City. The development located within the eastern two thirds of the City is generally limited to the Dakota County Technical College, the Flint Hills refinery, and the industrial uses along Minnesota Highway 55.

The *2020 Plan*, as amended by the *42-52 Plan*, has 1,460 acres of undeveloped residential land within the existing metropolitan urban service area (MUSA) boundary. Additionally, there are 1,250 undeveloped acres of commercial and business park land and about 1,400 undeveloped acres of industrial land within the MUSA.

The Land Use Plan generally supports the land uses that currently exist within the developed portions of the City, with the exception of the Downtown area and the commercial properties along South Robert Trail. Some of the land use designations within this plan have been changed from the *2020 Plan*, but most often they reflect the actual development that has occurred during the last ten years.

Downtown Rosemount will be encouraged to redevelop as depicted in the *Development Framework for Downtown Rosemount*. The existing commercial uses along South Robert Trail between County Road 42 and County Road 46 are typical auto oriented or light industrial in nature. The City will encourage redevelopment of these properties into a retail commercial or professional office when appropriate.

xxiv. Table 7.5: 2020 Comprehensive Plan Land Use Designations

Land Use Designation	Land Use Abbreviation	Developed Land Area ¹ (Acres)	Undeveloped Land Area ¹ (Acres)	Total Land Area (Acres)
Agriculture	AG	5,340	0	5,340
Agricultural Research	AGR	3,200	0	3,200
Rural Residential	RR	1,540	290	1,830
Transitional Residential	TR	740	190	930
Low Density Residential	LDR	2,510	1,130	3,640
Medium Density Residential	MDR	0	290	290
High Density Residential	HDR	70	40	110
Commercial	C	175	525	700
Business Park	BP	120	725	845
Light Industrial	LI	35	900	935
General Industrial	GI	1,675	905	2,580
Waste Management	WM	240	0	240
Public/Institutional	PI	410	0	410
Parks and Open Space	PO	525	0	525
Floodplain (and Mississippi River)	FP	975	0	975
Total Land Uses		17,555	4,995	22,550

¹ As of 12/31/2007

2030 Planned Land Uses

To accommodate the additional growth that is expected by 2030, the Land Use Plan proposes an additional 1,270 acres of land for development. Of the 1,270 acres, 605 acres are designated for additional residential development, while the remaining 665 acres are designated for various levels of commercial and industrial uses. The distribution of land uses within the Land Use Plan is shown in the Figure 7.5 and Table 7.6.

The land uses of 1,270 additional acres of developable land are generally consistent with the land uses of the *42-52 Plan*, with the boundaries between the land uses generally located along the major roadways depicted within the *Transportation Plan* as shown in Figure 7.6. The east side of Rosemount is the area of biggest change between the *2020 Plan* and the 2030 Land Use Plan. The 2030 Land Use Plan maintains the commercial node at the intersection US Highway 52 and County Road 42, but the majority of the County Road 42 frontage between US Highway 52 and Emery Avenue is expected to develop as professional offices and office showrooms of the Business Park designation. Surrounding the intersection of Emery Avenue and County Road 42 is a commercial node expected to develop as retail commercial, personal services and professional offices.

450 acres of residential land uses are planned east of US Highway 52 and south of County Road 42. The residential development is focused around two mixed residential neighborhoods, one located along Emery Avenue and the other located along a future major collector roadway which will have a full access onto County Road 42. This pattern of residential development supports the Housing Goals of designing subdivisions to create independent neighborhoods, providing a mixture of rental and ownership opportunities to provide life cycle housing, and locating different housing styles within appropriate areas.

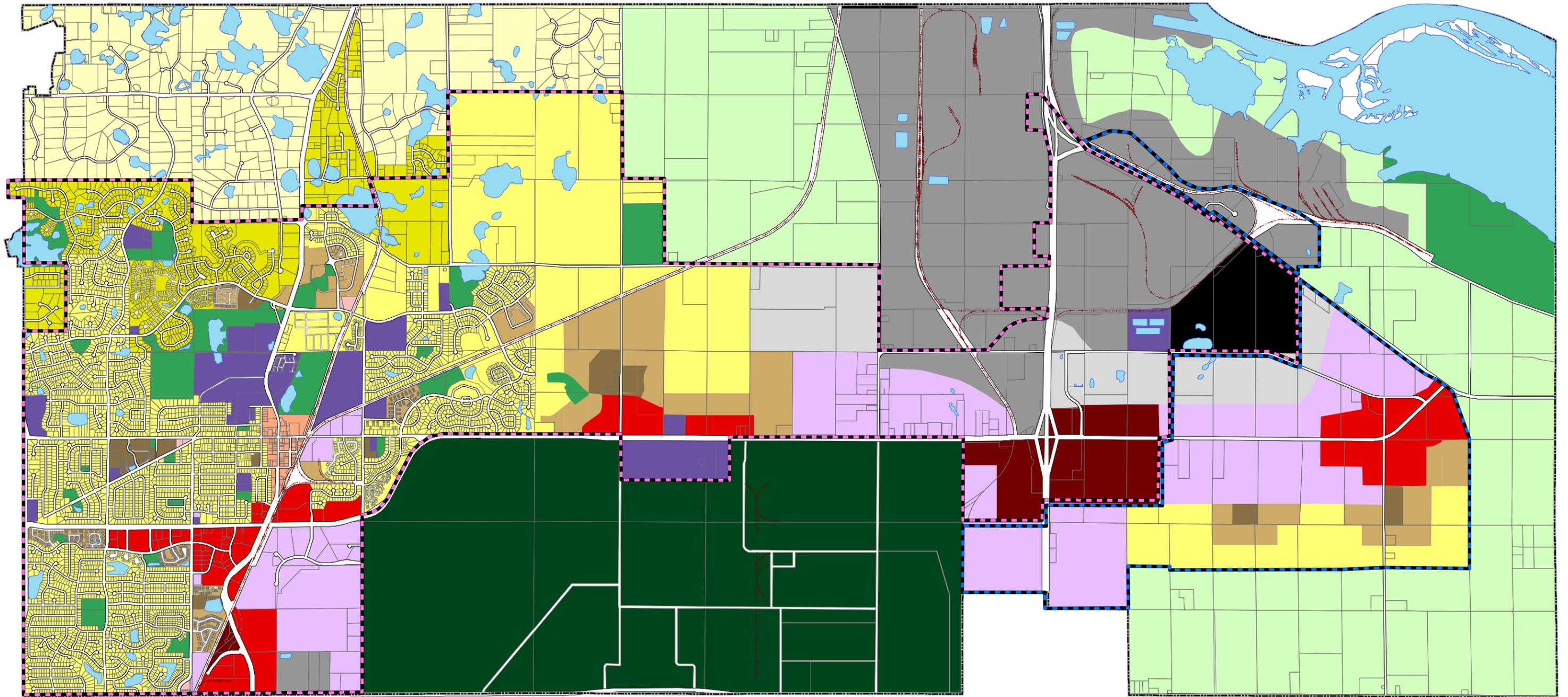
xxv. Table 7.6: 2030 Comprehensive Plan Land Use Designations

Land Use Designation	Land Use Abbreviation	Developed Land Area ¹ (Acres)	Undeveloped Land Area ¹ (Acres)	Total Land Area (Acres)
Agriculture	AG	3,790	0	3,790
Agricultural Research	AGR	3,200	0	3,200
Rural Residential	RR	1,540	290	1,830
Transitional Residential	TR	740	170	910
Low Density Residential	LDR	2,105	1,485	3,590
Medium Density Residential	MDR	210	505	715
High Density Residential	HDR	55	70	125
Downtown	DT	65	0	65
Neighborhood Commercial	NC	5	10	15
Community Commercial	CC	125	475	600
Regional Commercial	RC	0	370	370
Business Park	BP	120	1,485	1,605
Light Industrial	LI	35	580	615
General Industrial	GI	1,675	1,085	2,760
Waste Management	WM	240	0	240
Public/Institutional	PI	470	0	470
Parks and Open Space	PO	675	0	675
Floodplain (and Mississippi River)	FP	975	0	975
Total Land Uses		16,025	6,525	22,550

¹ As of 12/31/2007

Figure 7.5 2030 Comprehensive Land Use Plan

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

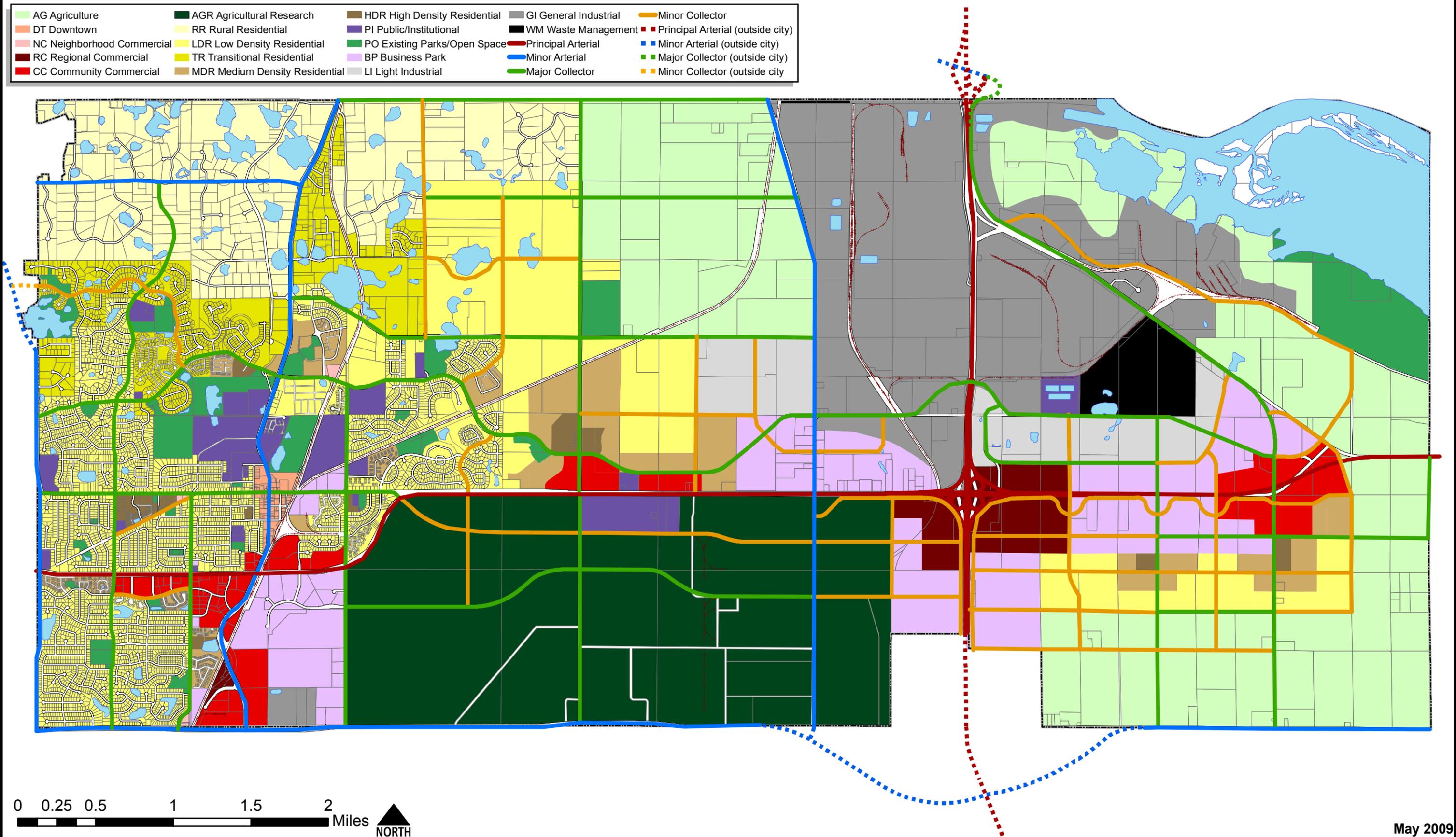


0 0.25 0.5 1 1.5 2 Miles 

May 2009

File: T:\GIS\City\Maps\Base Maps\Land Use Map\comp_plan_2005.mxd, Sep 07, 2006 10:15:55 AM, City of Rosemount

Figure 7.6 2030 Land Use Plan With Roadway Network



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Metropolitan Council MUSA Implementation Guidelines

The Metropolitan Council is determined to enforce its minimum urban density standard of three (3) to five (5) units per acre within the areas planned for sanitary sewer service during the approval of the 2030 Comprehensive Plan. To enforce this level of development, the Metropolitan Council approved on September 12, 2007 a set of guidelines to determine minimum urban density. The Metropolitan Council guidelines that affect Rosemount are:

- The lowest allowable density shall be used for each residential land use designation.
- The City may be credited on a one for one basis for the number of housing units that have been platted in excess of three units per acre.
- Only residential land that has been re-guided from the 2020 Land Use Plan or new residential land to be developed from 2020 to 2030 needs to be calculated.

Table 7.7 shows that the minimum urban density of the 2030 Land Use Plan, per the Metropolitan Council guidelines, shall develop at a 3.8 units per acre, well above the minimum of three (3) units per acre. The acreages shown in Table 7.7 are the gross acreages of the sewer residential land that is new to the 2030 Comprehensive Plan and were not included in the 2020 Comprehensive Plan or any amendments, per the Metropolitan Guidelines. These residential areas are the Low, Medium, and High Density Residential land located south of County Road 42 and east of US Highway 52 and the Transitional Residential land located northeast of Keegan Lake.

xxvi. Table 7.7: New Residential Land Uses in the 2030 Land Use Map

Land Use Designation	Acres ¹	Density (Units/Acre) ²	Units
Transitional Residential	155	1.00	155
Low Density Residential	270	1.00	270
Medium Density Residential	150	5.00	750
High Density Residential	30	10.00	300
Units over 3 un/ac since 2000	n/a	n/a	822
Total Residential Development	605	3.80	2,297

¹Gross acreage as used in the Metropolitan Council Plat Monitoring program.

²The lowest allowed density per the Metropolitan Council guidelines.

Growth and Development between 2007 and 2030

The Land Use Plan shows two MUSA boundaries: a 2020 MUSA that is expected before 2020 and a 2030 MUSA which is expected to develop between 2021 and 2030. The 2020 MUSA includes the currently developed areas of Rosemount; the developable land north of County Road 42 and west of US Highway 52; the general industrial land south of Minnesota Highway 55; and the land surrounding the intersection of County Road 42 and US Highway 52. The 2030 MUSA includes the general industrial land between Minnesota Highway 55 and Pine Bend Trail; the industrial and commercial land south along US Highway 52 and east along County Road 42; and residential property located approximately one mile east of US Highway 52 and three quarters of a mile south of County Road 42.

Residential development between 2008 and 2010 is expected to occur generally south of Bonaire Path and west of Akron Avenue. The majority of the development will likely occur in subsequent phases of previously developed subdivisions, such as Evermoor, Harmony, and Prestwick Place.

xxvii. Table 7.8: 2007 – 2010 Residential Development

Land Use Designation	Acres Developed	Units per Acre	Number of Units
Transitional Residential	0	2 ^a	0
Low Density Residential	145	2.35 ^a	341
Medium Density Residential	24	7 ^a	168
Downtown ^b	4	20 ^a	108 ^c
Total Residential	176	3.50	617

^a Based on historical City of Rosemount development densities per the Plat Monitoring data.

^b The Downtown land use designation allows High Density Residential development.

^c Waterford Commons was approved on 03/18/2008 for 108 apartment units.

Residential development between 2011 and 2020 is expected to occur north of Bonaire Path (between Bacardi Avenue and Akron Avenue) and west of Akron Avenue (between Bonaire Path and County Road 42). The area north of Bonaire Path is a mixture of farm fields, wetlands, and trees. This area is designated Low Density Residential and will most likely be single family homes.

The area west of Akron Avenue is predominately farm fields with some trees, mostly in windrows along the property lines. This area is designated a mixture of Low Density, Medium Density, and High Density Residential. These neighborhoods are intended to provide a wide variety of housing types for residents of all age groups. This area provides the densities to meet the Metropolitan Council density and affordable housing guidelines.

xxviii. Table 7.9: 2011 – 2015 Residential Development

Land Use Designation	Acres Developed	Units per Acre	Number of Units
Transitional Residential	70	2 ^a	140
Low Density Residential	290 ^b	2.35 ^a	680
Medium Density Residential	120 ^c	7 ^a	840
High Density Residential	15	20 ^a	300
Total Residential	495	3.96	1,960 ^d

^a Based on historical City of Rosemount development densities per the Plat Monitoring data.

^b Includes 100 acres of land currently enrolled in the Agriculture Preserve program which is set to expire an August 29, 2010.

^c Includes 60 acres of land currently enrolled in the Agriculture Preserve program which is set to expire an August 29, 2010.

^d Includes a 5% vacancy rate to generate 1,850 households.

xxix. Table 7.10: 2016 – 2020 Residential Development

Land Use Designation	Acres Developed	Units per Acre	Number of Units
Transitional Residential	70	2 ^a	140
Low Density Residential	290	2.35 ^a	680
Medium Density Residential	120	7 ^a	840
High Density Residential	15	20 ^a	300
Total Residential	495	3.96	1,960 ^b

^a Based on historical City of Rosemount development densities per the Plat Monitoring data.

^b Includes a 5% vacancy rate to generate 1,850 households.

Residential development between 2021 and 2030 is expected to occur predominately east of US Highway 52 and south of County Road 42. This large area is divided into two mixed residential neighborhoods, one centered on Emery Avenue, and the other centered along a

future major collector street between US Highway 52 and Emery Avenue. The future major collector will likely be the only street with a full access intersection of County Road 42 between US Highway 52 and Emery Avenue.

These neighborhoods are intended to provide a wide variety of housing types for residents of all age groups. There is an opportunity for a mixed use development along Emery Avenue similar to a transit orientated district, but no transit service is anticipated east of US Highway 52 within the timeframe of the 2030 Land Use Plan. This area provides the densities to meet the Metropolitan Council density and affordable housing guidelines.

xxx. Table 7.11: 2021 – 2025 Residential Development

Land Use Designation	Acres Developed	Units per Acre	Number of Units
Transitional Residential	0	2 ^a	0
Low Density Residential	340	2.35 ^a	800
Medium Density Residential	120	7 ^a	840
High Density Residential	15	20 ^a	300
Total Residential	475	4.08	1,940 ^b

^a Based on historical City of Rosemount development densities per the Plat Monitoring data.

^b Includes a 5% vacancy rate to generate 1,850 households.

xxxi. Table 7.12: 2026 – 2030 Residential Development

Land Use Designation	Acres Developed	Units per Acre	Number of Units
Transitional Residential	0	2 ^a	0
Low Density Residential	340 ^b	2.35 ^a	800
Medium Density Residential	120 ^c	7 ^a	840
High Density Residential	15	20 ^a	300
Total Residential	475	4.08	1,940 ^d

^a Based on historical City of Rosemount development densities per the Plat Monitoring data.

^b Includes 160 acres of land that is currently enrolled in the Agriculture Preserve program.

^c Includes 40 acres of land that is currently enrolled in the Agriculture Preserve program.

^d Includes a 5% vacancy rate to generate 1,850 households.

Affordable Housing Needs from 2011-2020

The Metropolitan Council has determined that 51,030 new affordable housing units are needed for the seven county metropolitan area between the years 2011 and 2020, which is equivalent to 30.6% of the 166,547 total housing units expected during the same period. The Metropolitan Council has determined that Rosemount’s share of the region’s affordable housing need is 1,000 units. The Metropolitan Council has defined an affordable unit as a housing unit that is priced at or below 30% of the gross income of a household earning 60% of the Twin Cities median family income.



Land Use Plans determine residential designations based on density and housing type, not housing unit costs or pricing. Low Density Residential housing units are typically single family homes, Medium Density Residential units are typically townhomes, and High Density Residential units are typically multiple story apartment or condominium units. Generally, single family homes are the most

expensive housing units and apartments are the least expensive, but some small lot single family homes can be affordable and some multiple story condominium buildings can have units in excess of \$500,000. While increased density does not equal affordability, the Metropolitan Council has chosen density to serve as a proxy for affordability.

The Metropolitan Council has stated that residential land designated for densities in excess of six (6) units per acre will be determined as affordable units. Tables 7.9 and 7.10 demonstrate that the Land Use Plan will develop 240 acres of Medium Density Residential land and 30 acres of High Density Residential land between 2011 and 2020. The Medium Density Residential land is anticipated to develop at an average of seven (7) units per acre for a total of 1,680 units, while the High Density Residential land is anticipated to develop at twenty (20) units per acre for a total of 600 units. From 2011 to 2020, the Land Use Plan anticipates developing a total of 2,280 units in excess of six (6) units per acre, well exceeding the 1,000 affordable units that the Metropolitan Council has determined for the City of Rosemount.

Land Use Designations

Agricultural (AG)

Purpose: This land use designation is intended for the majority of the land that is located outside the MUSA. Rosemount has a long history of agriculture but the community is rapidly urbanizing. The City must balance the needs of the continued farming operations with the expansion of the urban landscape.

Location Criteria: Outside the MUSA.

Minimum Requirements for Development: Development is discouraged in the agricultural land use designations. Construction activities should be limited to expansions of farming operations and housing for farm families.

Utilities: Private wells and septic systems are required.

Typical Uses: Crop and livestock farming; farmstead housing; churches; recreational open spaces; parks; and public buildings.

Density: One (1) unit per forty (40) acres

Appropriate Zoning: AG – Agricultural

Limited Secondary Zoning: AGP – Agricultural Preserve for property enrolled in the agricultural preserve program; P – Public and Institutional for churches, parks, or open space.

There are a number of agricultural properties within the City that are enrolled in the Agricultural Preserve, Green Acres, or other property tax relief programs. The City will continue to support enrollment of active agricultural properties within these programs provided that it does not inhibit the orderly development of the City. The City discourages the use of these programs by land owners to reduce the holding costs of land before the property develops or the use of these programs to defer assessments of public infrastructure on properties that are to be developed in the near future.

Agricultural Research (AGR)

Purpose: This land use designation is used solely for the UMore Park property that is owned and operated by the University of Minnesota. It is anticipated that, after the UMore Park Master Plan is created and adopted, a major Comprehensive Plan amendment will be conducted to re-designate the land to its appropriate land use category.

Location Criteria: Within the UMore Park property owned and operated by the University of Minnesota.

Minimum Requirements for Development: Land uses that support the educational and research missions of the University of Minnesota are exempt from local land use regulations.

Utilities: Private wells and septic systems are required.

Typical Uses: Agricultural production; research laboratories; classrooms; offices; and conference rooms

Density: One (1) unit per (40) acres

Appropriate Zoning: AG - Agricultural

Limited Secondary Zoning: None.

The University of Minnesota is currently preparing a Master Plan for the development of the UMore Park property into a mixed use urban neighborhood(s). The City of Rosemount, Empire Township, Dakota County, and other relevant parties are working with the University of Minnesota in the creation of the Master Plan. The Master Plan will not be completed in time for inclusion in the 2030 Land Use Plan, which is required to be submitted to the Metropolitan Council by May 29, 2009. The City will maintain the Agricultural Research designation on the UMore Park property for the submittal of the 2030 Land Use Plan.

The City anticipates that a major Comprehensive Plan amendment will be submitted to the Metropolitan Council following the completion of the Master Plan. The City expects that the UMore Park Master Plan will be a unique development that will have its own resources and marketing that is beyond that available to the typical urban developer. For that reason, the City anticipates that the potential future development of UMore Park will be in addition to the growth depicted within the 2030 Land Use Plan. The City expects that the population, households, and employment forecasts will need to be increased due to the magnitude of this development.

The City and the University of Minnesota are partnering (along with other agencies) in the creation of a Master Plan for the development of the UMore property into a mixed use neighborhood(s). Before the University chooses to proceed with development, the City will submit a Comprehensive Plan amendment and required environmental review documents covering the proposed development for approval by the Metropolitan Council and other applicable agencies. The City shall determine the appropriate environmental review process based on the magnitude of the development, the potential impacts, and State agency guidance on the appropriate level of review. The development of the UMore property within Rosemount into a mixed use neighborhood is expected to comply with the City Code and adopted policies.

Rural Residential (RR)

Purpose: Northwestern Rosemount is characterized by a rolling, wooded landscape that includes numerous lakes and wetlands. To preserve this natural landscape, the City has designated this land as rural residential to provide residential housing while preserving significant areas of wetlands and woodlands. The keeping of horses is anticipated within the rural residential area, but the farming of other livestock is discouraged.

Location Criteria: Located in northwest Rosemount, generally described as north of 132nd Street West and west of Akron Avenue.

Minimum Requirements for Development: Street frontage and a buildable area outside of wetlands and wetland buffers. Being rural in nature, it is not expected that urban features such as sidewalks, neighborhood parks, or a grid pattern of streets will be installed when the land is developed. Trail corridors (for pedestrian, bicyclists, and/or horses) shall be encouraged to provide the connection of the rural residents with each other, as well as to the City as a whole.

Utilities: Private wells and septic systems are required.

Typical Uses: Single family homes; hobby farm; churches; recreational open spaces; parks; and public buildings.

Density: One (1) unit per five (5) acres

Appropriate Zoning: RR – Rural Residential

Limited Secondary Zoning: AG - Agricultural for lots that are greater twenty (20) acres in size.

The City conducted an open house with the rural residential land owners on June 18, 2007 and asked them if they were supportive of the one (1) unit per five (5) acre standard in the Rural Residential designation. The City received 55 responses to this question and 87% of them were supportive of the one (1) unit per five (5) acre standard. Residents overwhelmingly want the rural residential character of northwest Rosemount to be maintained.

The majority of the parcels that is designated Rural Residential is five (5) acres or less in size meaning that no further subdivision would be allowed. There are a small number of parcels that are twenty (20) acres or larger in size that are suitable for further subdivision. The development of these parcels will need to be sensitive to the wetlands, trees, and other natural resources unique to this area.

Transitional Residential (TR)

Purpose: This land use designation is intended to transition between the rural residential area of northwest Rosemount and the urban development of greater Rosemount.

Transitional residential areas are intended to receive urban services sometime in the future, while it may not be within the timeframe of the 2030 Comprehensive Plan. Development that occurs within the transitional residential designation is intended to have urban densities, but generally at a lesser density than the other residential land use designation.



Location Criteria: Areas within the MUSA that have a rolling, wooded landscape similar to the rural residential northwest; developed residential neighborhoods with lots less than one (1) acre in size outside of the MUSA.

Minimum Requirements for Development: The extension of urban service is needed for the further development of the Transitional Residential area. Transitional Residential land within the MUSA is currently suitable for development. The subdivision of property is expected to provide the full range of urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.

Utilities: Private wells and septic systems are required for rural residential land. Municipal water and sanitary sewer are required for land to be developed at urban densities.

Typical Uses: Single family homes; churches; parks; and public buildings. Duplexes or townhomes with four (4) or less units per building may be considered as a part of a planned unit development provided that the overall density does not exceed three (3) units per acre.

Density: One (1) unit per five (5) acres without municipal water and sanitary sewer. One (1) to three (3) units per acre with municipal water and sanitary sewer. The Transitional Residential area along Dodd Boulevard between 132nd Street West and Connemara Trail may be considered to exceed three (3) per acre to transition between the multiple family housing to the south and east and the single family housing to the west.

Appropriate Zoning: RR – Rural Residential for parcels without municipal water and sanitary sewer; R1 – Low Density Residential for parcels with municipal water and sanitary sewer.

Limited Secondary Zoning: RL – Very Low Density Residential for neighborhoods of existing non-conforming rural residential lots if municipal water and sanitary sewer is provided; AG - Agricultural for lots that are greater twenty (20) acres in size.

There are two major areas of undeveloped or underdeveloped Transitional Residential designated land within the 2030 Land Use Plan that are within the 2020 MUSA. The first is the area bounded generally bounded by Dodd Boulevard, South Robert Trail, Connemara Trail and 132nd Street West (Dodd Boulevard Area). The second area is generally bounded by the Progress Rail rail line, Bonaire Path, Bacardi Avenue, and 130th Street West (Bacardi Area).

The Dodd Boulevard Area is bounded by townhouses and multiple family housing to the south and the east, single family housing to the west, and rural residential homes to the north. The property is expected to transition from townhouses along the South Robert Trail frontage to single family housing towards the Dodd Boulevard frontage. It is expected that the development of this area would require the reconstruction and reconnection of Dodd Boulevard to Connemara Trail and 132nd Street West to provide direct access to the development without requiring the long term use of the single family neighborhood to the east for access. It is anticipated that this level of development may create a density of greater than three (3) units per acre for the Dodd Boulevard Area.

The Bacardi Area is bounded by single family homes to the south, a mixed residential neighborhood to the southwest, an existing rural neighborhood of single family homes with lots about one (1) acre in size to the north, and anticipated Low Density Residential development to the east. The area is within the shoreland district for Keegan Lake and

therefore has an ordinance requiring open space and additional setbacks from the lake. It is anticipated that the area will develop predominately with single family homes to transition from the urban levels of development to the south and east to the rural neighborhoods to the north. Small lot single family homes or multiple family units less than four (4) units per building may be considered if that form of development provides for increased open space preservation and wetland/shoreland protection while not exceeding a gross density of three (3) units per acre.

The Transitional Residential land outside of the MUSA is not anticipated to be developed within the 2030 Land Use Plan provided the individual septic systems continue to function without causing health concerns for the wells and wetlands. The City has a plan for providing municipal sanitary sewer service to the Transitional Residential land outside the

MUSA if health concerns from failing septic systems arise. It is anticipated that the underdeveloped properties within the Transitional Residential areas would develop to urban densities if municipal sanitary sewer service is installed to supplement the costs of providing services to the existing Transitional Residential residents.

Low Density Residential (LDR)

Purpose: Low Density Residential housing is the predominant land use by area within the MUSA boundary. Low Density Residential housing is typically single family housing or



Single Family Housing In Harmony Addition

townhouses with few units per building. The houses usually contain multiple bedrooms, bathrooms, and garage stalls per unit. Low Density Residential land provides housing suitable for families with children, and as such, should be located close to schools, churches, public parks, and neighborhood commercial.

Location Criteria: Street frontage and within the MUSA.

Minimum Requirements for Development: Low

Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity. Attention should be paid to pedestrian and bicycle transportation to provide access for children to schools, churches, and public parks.

Utilities: Municipal water and sanitary sewer are required.

Typical Uses: Single family homes; duplexes; townhomes with four (4) or less units per building; churches; elementary and secondary schools; private recreation spaces maintained by homeowner associations; and public parks.

Density: One (1) to five (5) units per acre

Appropriate Zoning: R1 – Low Density Residential

Limited Secondary Zoning: R2 – Moderate Density Residential; R1A – Low Density Residential within subdivisions that were developed prior to 1980.

Medium Density Residential (MDR)

Purpose: Medium Density Residential land uses provide almost half of the total housing units that will be developed between 2008 and 2030, while providing only a quarter of the currently undeveloped residential area. To provide the level of density within Medium Density Residential neighborhoods, individual yards outside of the units are typically not included. As opposed to Low Density Residential, these developments incorporate many common features outside the units, such as yards, driveways, maintenance, and recreational space.

Location Criteria: Frontage onto collector and local streets and within the MUSA. Medium Density Housing works well in mixed uses development and adjacent to all land uses except industrial.



Carbury Hills, May 2008

Minimum Requirements for Development: Common private recreational opportunities should be provided within each residential development to compensate for the lack of private yard space per housing unit. Due to the density, individual garages should have access to private streets or driveways to limit the number of curb cuts onto public local street. Limiting the number of curb cuts will provide the maximum amount of public parking spaces on the public street frontages. Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity. Attention should be paid to pedestrian and bicycle transportation to provide access for children to schools, churches, and public parks.

Utilities: Municipal water and sanitary sewer are required.

Typical Uses: Single family homes or detached townhomes on smaller lots; duplexes; townhomes with three (3) or more units per building; churches; elementary and secondary schools; private recreation spaces maintained by homeowner associations; and public parks.

Density: Five (5) to ten (10) units per acre

Appropriate Zoning: R3 – Medium Density Residential

Limited Secondary Zoning: R2 – Moderate Density Residential

High Density Residential (HDR)

Purpose: The intent of the High Density Residential district is to accommodate many of the life cycle housing options not addressed within the Low Density or Medium Density Residential land uses. Senior and assisted living development for the increasing aging population, along with affordable rental or ownership units for new graduates or young families, often require greater densities than are allowed within the low or medium density neighborhoods. High density residential housing shall be constructed of the same or better building materials and have access to the same recreational, institutional, and commercial amenities as the other residential uses.

Location Criteria: Frontage onto collector and local streets and within the MUSA. High Density Housing works well in mixed uses development and adjacent to most land uses except industrial.

Minimum Requirements for Development: Common private recreational opportunities should be provided within each residential development to compensate for the lack of private yard space per housing unit. Care will need to be taken to buffer between high density and low density residential due to the difference in scale of the uses. Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity. Attention should be paid to pedestrian and bicycle transportation to provide access for children to schools, churches, and public parks.

Utilities: Municipal water and sanitary sewer are required.

Typical Uses: Townhomes with six (6) to twelve (12) units per building; multiple story apartment or condominium buildings; churches; elementary and secondary schools; private recreation spaces maintained by homeowner associations; and public parks.

Density: Ten (10) to twenty-four (24) units per acre

Appropriate Zoning: R4 – High Density Residential

Limited Secondary Zoning: R3 – Medium Density Residential

Downtown (DT)

Purpose: This land use designation is intended to provide for the variety of land uses that make a successful downtown. These uses include the civic functions of government, education, and gathering spaces, as well as the variety of uses that would allow residents to live, work, shop and recreate all within Downtown. The focus of this land use designation will be to regulate the performance standards of properties and buildings (such as building materials and appearance; shared parking; and pedestrian focused streets and building frontages) over the segregation of land uses that typically occur in the other land use designations within the Comprehensive Plan.



Location Criteria: The downtown area is roughly bounded from one block west of South Robert Street, to the railroad tracks on the east, and from 143rd Street East on the north to just short of County Road 42 on the south.

Minimum Requirements for Development: This land use designation is more concerned about the appearance and performance of buildings and properties within Downtown rather than the uses that actually occupy the buildings. Land uses that can meet the

performance standards described by the *Development Framework for Downtown Rosemount*, the *Downtown Design Guidelines*, and the *Zoning Ordinance* should be allowed to develop downtown. The *Development Framework for Downtown Rosemount* plans approximately 25% of the land area Downtown for residential land uses.

Utilities: Municipal water and sanitary sewer are required.

Typical Uses: Public buildings; elementary and secondary schools; libraries; churches; gathering places; parks; townhouses; apartments; condominiums; retail; restaurants; bars; and offices.

Density: Zero (0) to forty (40) units per acre

Appropriate Zoning: A newly created DT – Downtown or MU – Mixed Use zoning district; C2 – Downtown Commercial; P – Public and Institutional;

Limited Secondary Zoning: R3 – Medium Density Residential; R4 – High Density Residential; C4 – General Commercial

Neighborhood Commercial (NC)

Purpose: This land use designation is intended to provide areas for commercial businesses that focus their services to the surrounding residential neighborhoods.

Location Criteria: The size of each Neighborhood Commercial district is intended to be less than five (5) acres in size. The district should be located adjacent to collector or arterial streets, but the access to the commercial area should be equally focused on pedestrians and bicyclists as the automobile.

Minimum Requirements for Development: The development of these commercial areas is dependant on an existing or developing residential neighborhood, a developed street network, and a system of sidewalks and trails.

Utilities: Municipal water and sanitary sewer are required.

Typical Uses: Restaurants; retail; gas stations; convenience stores; and personal services.

Appropriate Zoning: C1 – Convenience Commercial

Limited Secondary Zoning: C4 – General Commercial

Community Commercial (CC)

Purpose: This land use designation is intended to provide retail, professional offices, and personal services that serve the daily and weekly needs of the residents of Rosemount.

Location Criteria: The size of each Community Commercial district is intended to be at least 50 acres or greater in size. Close proximity to arterial streets is needed for visibility while individual business accesses shall be provided predominantly from collector, local, or private streets.

Minimum Requirements for Development: Traffic patterns within the Community Commercial district are intended to be served through frontage roads, backage roads, and cross-access easements that supplement the collector and local street network. Traffic patterns should also be designed to adequately serve automobiles, delivery vehicles, pedestrians and bicyclists throughout the district.

Utilities: Municipal water and sanitary sewer are required.

Typical Uses: Retail; offices; personal services; restaurants; gas stations; and auto oriented businesses not requiring outdoor storage.

Appropriate Zoning: C4 – Community Commercial

Limited Secondary Zoning: C3 - Highway Commercial

Regional Commercial (RC)

Purpose: This land use designation is intended to provide commercial opportunities for businesses that have a regional draw; businesses that have a product that residents need to purchase, rent, or lease annually or less often; or auto oriented businesses that require outdoor storage.

Location Criteria: The size of districts intended for auto orientated businesses may be as small as 10 acres, while the size of districts intended for businesses with a regional draw should be a minimum of 50 acres. Auto orientated business district should be located along arterial roads, while regional draw districts should be located at the intersections or interchanges of principal arterial roads.

Minimum Requirements for Development: Frontage and backage road systems.

Utilities: Municipal water and sanitary sewer are required.

Typical Uses: Hotels; theaters; big box retail; post-secondary education; vehicle sales and rentals; auto repair garages; tool repair; machinery sales; contractor yards; and retail.

Appropriate Zoning: C3 – Highway Commercial

Limited Secondary Zoning: C4 – General Commercial

Two Regional Commercial districts are provided within the Land Use Plan: an approximately 20 acre district bounded by South Robert Trail, Canada Circle, and the Union Pacific rail line; and an approximately 350 acre district surrounding the intersection of County Road 42 and US Highway 52.

The 20 acre Regional Commercial district is intended for auto oriented businesses. This district provides an area for the auto orientated businesses currently located Downtown, or the contractor businesses located southwest of County Road 42 and South Robert Trail, can be relocated.

The 350 acre Regional Commercial district is intended for businesses with a regional draw or with products that are sold annually or less often. Big box retail, theaters, or hotels are appropriate uses in this area, as well as an area for existing vehicle sales businesses in other parts of the City to relocate.

Business Park (BP)

Purpose: The intent of the Business Park district is to develop businesses with a large number of employees, wages that support an entire family, and constructed of high quality buildings that provide both beauty and tax base to the community. Establishments within the business park are intended to have little or no outdoor storage, with the majority of the business activities occurring completely indoors.

Location Criteria: The size of each Business Park district is intended to be greater than 150 acres in size. The district should be located adjacent to heavily traveled arterial roads to provide both visibility and access to these major employment centers.

Minimum Requirements for Development: Within the MUSA and with an improved access to a collector and/or arterial road to serve the district. The street network within the business park should be designed to accommodate truck and freight traffic while also providing sidewalks and pedestrian improvements for employees to use during breaks and lunch periods.



Webb Company, Rosemount Business Park

Utilities: Municipal water and sanitary sewer are encouraged. Private well and septic systems may be permitted as an interim system before municipal water and sanitary sewer are available provided an appropriate septic area is located and infrastructure is installed to connect to when utilities are at the development's boundary.

Typical Uses: Office; retail and office warehouses; research laboratories; post-secondary education; distributors; and manufacturing.

Appropriate Zoning: BP – Business Park

Limited Secondary Zoning: C4 – General Commercial near intersections of major roads; LI – Light Industrial adjacent to industrial planned areas.

Light Industrial (LI)

Purpose: The intent of the Light Industrial district is to provide an opportunity for high paying manufacturing, assembly, or wholesaling jobs that require less intense land development along with some outdoor storage. Light industrial businesses are expected to be constructed of quality building materials and for uses that do not generate the external noises, smells, vibrations, or similar nuisances normally associated with medium or heavy industrial uses.

Location Criteria: Light Industrial land uses are intended to buffer general industrial lands uses from commercial or residential. The size of each Light Industrial district is intended to be a minimum of 60 acres in size and located with access to arterial and major collector roads.

Minimum Requirements for Development: Within the MUSA and with an access to an arterial or major collector road. The street network should be designed to accommodate truck and freight traffic. Pedestrian access shall be accommodated through the city, county or regional trail corridors.

Utilities: Municipal water and sanitary sewer are encouraged. Private well and septic systems may be permitted as an interim system before municipal water and sanitary sewer are available provided an appropriate septic area is located and infrastructure is installed to connect to when utilities are at the development's boundary.

Typical Uses: Manufacturing; assembly; professional services; laboratories; general repair services; contractor offices; post secondary trade or vocational schools; public buildings; and warehousing.

Appropriate Zoning: LI – Light Industrial

Limited Secondary Zoning: BP – Business Park adjacent business park, commercial, or residential planned areas; GI – General Industrial adjacent to general industrial planned areas.

General Industrial (GI)

Purpose: The intent of the General Industrial designation is to provide an opportunity for employment with wages that can support an entire family while the businesses typically have a lower tax base per acre than other commercial and industrial uses. General industrial businesses normally generate noises, smells, vibrations, and truck traffic that can be disturbing to non-industrial land uses. General industrial land should not be located next to residential developments. Topography, landscaping, less intense land uses, or other forms of buffering shall be used to transition between general industrial property and residential, recreational, or institutional land uses.

Location Criteria: The size of each General Industrial district is intended to be greater than 400 acres in size. Access to the district should occur along arterial or major collector roads. To provide the greatest buffer to the residents traveling the arterial or major collector roadways from the nuisance generated by the industries, the least intense and highest quality buildings and structures should be located adjacent to the roadways.

Minimum Requirements for Development: Development is encouraged to occur within the MUSA, but is not required. Due to the large size of each industrial facility, it is anticipated that the majority of the traffic circulation shall occur on private roads within the industrial sites. Any public streets constructed within the general industrial district should be designed to accommodate truck and freight traffic. Any rail service to general industrial businesses shall be designed with switching and storage yards interior to the site to minimize the number of rail crossings of public streets and the frequency of train schedules. Pedestrian access shall be limited to the city, county or regional trail corridors with appropriate safety and security measures.

Utilities: Municipal water and sanitary sewer are encouraged. Private well and septic systems may be permitted as an interim system before municipal water and sanitary sewer are available provided an appropriate septic area is located and infrastructure is installed to connect to when utilities are at the development's boundary.

Typical Uses: Manufacturing; assembly; laboratories; contractor offices; trucking and freight terminals; warehousing; and wholesaling.

Appropriate Zoning: GI – General Industrial

Limited Secondary Zoning: LI – Light Industrial adjacent to other land uses; HI – Heavy Industrial shall be provided sparingly and only to allow the development or improvement of the four heavy industrial businesses.

Heavy Industrial zoning is limited to developed areas of the four heavy industrial businesses. The City does not desire to expand the number of heavy industrial business beyond four, but it does desire the four businesses to redevelop and expand as needed to stay economically viable. If any of the four heavy industrial businesses desire to expand its Heavy Industrial zoning district, a Planned Unit Development master plan for the business expansion must first be approved. The Planned Unit Development master plan shall concentrate the heaviest uses to the center of the site; provide a transition of the lesser intensity uses to the perimeter of the site; and ensure the efficient use of the existing heavy industrial property to prevent premature expansion of the zoning district. The rezoning of additional property to Heavy Industrial shall only occur immediately prior to an expansion of the business per its approved Planned Unit Development master plan.

Waste Management (WM)

Purpose: The intent of the Waste Management district is to accommodate the need for the management of waste generated by society while regulating the inherent environmental problems associated with waste management. It is in the public interest to explore all available options of waste management before expanding the waste management district for additional landfilling.

Location Criteria: In an appropriate location to address the problems and nuisances associated with waste management.

Minimum Requirements for Development: Waste management practices that meet or exceed all county, state, and federal waste management regulations.

Utilities: Private wells and septic systems are required.

Typical Uses: Landfills; recycling centers; and waste-to-energy production.

Appropriate Zoning: WM – Waste Management

Limited Secondary Zoning: None

Public/Institutional (PI)

Purpose: The intent of the Public/Institutional district is to accommodate the civic, religious, governmental, and educational needs of the community. Often, institutional uses are constructed at a much larger scale than the surrounding residential uses. Care is needed to buffer the conflicts between the uses while maintaining accessibility from the neighborhood. Performance measures such as setbacks, landscaping, site grading, and quality building materials may need to be increased compared to the surrounding uses to provide the needed buffering.

Location Criteria: There is no size requirement for a Public/Institutional district and the districts are anticipated to be dispersed throughout the community, particularly adjacent to residential uses. Institutional uses should be located adjacent to collector or arterial roads.



Central Park Bandshell

Minimum Requirements for Development:

Development is encouraged to occur within the MUSA. The main access to the institutional use should occur directly from a collector or minor arterial roadway. Pedestrian access to and throughout the site should be emphasized to allow the surrounding neighborhood access to the site.

Utilities: Municipal water and sanitary sewer are encouraged. Private well and septic systems may be permitted for institutions that have an appropriate area for septic management.

Typical Uses: Schools (elementary, secondary, or post-secondary); churches; cemeteries; public buildings; civic uses; recreational open spaces; and public parks.

Appropriate Zoning: P – Public and Institutional

Limited Secondary Zoning: R1 – Low Density Residential in areas adjacent residential planned uses

Parks and Open Space (POS)



Connemara Park

Purpose: As Rosemount becomes more urbanized, it is particularly important to ensure that residents have an opportunity to recreate outdoors and in open spaces to connect with nature. The Parks and Open Space designation is intended to provide a wide variety of recreational and open space opportunities from ball fields to nature preserves.

Location Criteria: Dispersed throughout the residential neighborhoods. Land that contains significant or unique natural resources should be considered for open space preservation.

Minimum Requirements for Development: Varies per type of recreational opportunity. Community parks and outdoor recreational complexes are encouraged to be located along collector streets and served with municipal sewer and water, while neighborhood parks or mini-parks may only require local street connections. Non-recreational open space may only require an unimproved driveway to the site.

Utilities: Municipal water and sanitary sewer are encouraged. Private well and septic systems may be permitted for large parks or recreational centers that have the appropriate land area.

Typical Uses: Recreational open space; non-recreational open spaces such as nature preserves or wildlife management areas; and public parks.

Appropriate Zoning: P – Public and Institutional

Limited Secondary Zoning: The zoning district of the adjacent residential neighborhood.

Floodplain (FP)

Purpose: The intent of the Floodplain district is to regulate the land that is inundated during the 100 year flood event of the Mississippi River. It is in the public interest to limit the uses within the floodplain to minimize property damage and public safety concerns during flood events.

Location Criteria: Within the 100 year flood elevation of the Mississippi River.

Minimum Requirements for Development: Development within the floodplain is limited to river dependent commercial operations or the recreational use of the river.

Utilities: Utilities are discouraged with the floodplain except for major transmission crossings.

Typical Uses: Barge facilities, recreation facilities, accessory uses for businesses and residences (such as parking lots, lawns, porches, and docks)

Density: No residences are allowed within the floodplain

Appropriate Zoning: FP – Floodplain

Limited Secondary Zoning: None

Redevelopment

The City of Rosemount has over 150 years of history and, as a result, there are many properties within the City that have been impacted by previous development. Downtown Rosemount, the South Robert Trail corridor, UMore Park (the former Gopher Ordnance Works), and the industrial east side are all areas that have fifty or more years of development history. Abandoned and demolished buildings, former dump sites, and other environmental concerns exist in these areas. It is in the public interest to address, clean up, and redevelop these areas instead of ignoring them and developing only farm fields and vacant sites.

The City, in cooperation with other government agencies, has an interest in seeing that the sites with environmental concerns are addressed and redeveloped into their full potential. The redevelopment of these properties not only eliminates the environmental concerns from worsening in the future, but also adds tax base, employment opportunities, and housing to the community. The City will work with the other governmental agencies to assist land owners in redeveloping their properties that have environmental issues.

Interim Uses

There are a number of uses that are beneficial to a growing community, such as aggregate mining or asphalt plants, that may create nuisances that are incompatible with residential neighborhoods. These uses can often occur on property that is years away from developing, but the City has the interest to ensure that the incompatible uses cease or relocate as development approaches. In other cases, land owners are looking for a use that can make a profit other than agriculture before development occurs, such as paint ball courses, golf courses, or other outdoor recreation operations.

These uses can often be approved through an interim use permit which allows the uses to occur on a temporary basis, which can be in excess of ten years. The City shall discourage incompatible interim uses from locating within the 2020 MUSA and shall require that all interim use permits for incompatible uses can expire when development approaches. A reclamation plan shall be required of all applicable interim uses to ensure that orderly development can occur after the interim use has ceased to operate.

Agricultural Preserve Program

State Statute 473H allows land owners to enroll land that is guided and zoned for long term agriculture into the Agricultural Reserve program in exchange for reduced property tax rates. Approximately 880 acres of land within Rosemount is currently enrolled in the Agriculture Reserve program, as shown on Figure 7.7. Approximately 150 acres of enrolled land is located on the southeast corner of Bonaire Path and Akron Avenue within the 2020 MUSA boundary and is set to expire on August 29, 2010. Approximately 120 acres of enrolled land is located north of the City of Coates and west of US Highway 52 within the 2030 MUSA boundary. The land owner of the 120 acres has not applied to withdrawal the land from the Agricultural Reserve program.

The remaining 610 acre of land enrolled in the Agricultural Reserve program is located in the southeast corner of the City along Emery Avenue. None of these land owners have applied to withdraw their land from the program. Approximately 200 acres of this land is located within the 2030 MUSA boundary and the remaining 410 acres is not anticipated to develop within the before 2030.

Minnesota Statute 473H.08 Subd. 3 provides the City the ability to initiate the withdrawal of land from the Agriculture Preserve by changing the land use designation to some use other than agriculture. The City has designate the 120 acres north of Coates as Business Park and has designated the 200 acres within the 2030 MUSA in the southeast as either Low Density Residential and Medium Density Residential. This 320 acres of land is expected to develop after 2025 and the City does not need to initiate the eight year waiting to withdraw from the Agriculture Preserve program at this time. The City monitor the Agriculture Preserve status of this land and act as needed to ensure that this land is available for development post-2025.

Aggregate Resources

The Metropolitan Council has studied the location of the aggregate resources within the metro area and the location of the aggregate resources within Rosemount is shown on Figure 7.8. The predominate areas of aggregate resources in Rosemount are located in central and southeastern Rosemount. There are a number of gravel mines currently

excavating aggregate from these areas. As stated with the Interim Use section above, the City of Rosemount has prepared regulations that permit the extraction of these resources provided it does not prohibit the orderly development of the land within the 2020 MUSA boundary.

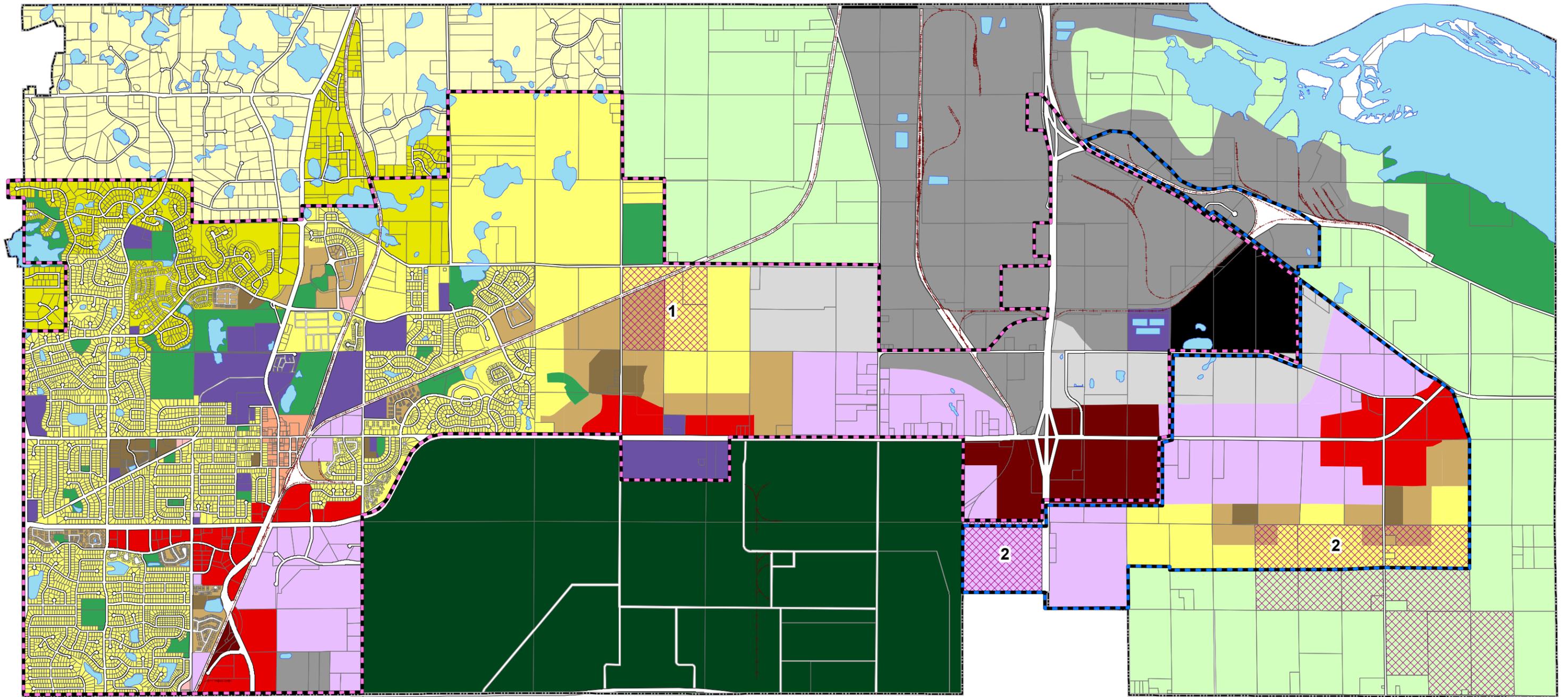
Solar Access

Minnesota Statutes Section 473.859, Subdivision 2, requires that local governments in the Metropolitan Area include an element for protection and development of access to direct sunlight for solar energy systems in the Comprehensive Plan. The rationale for including a solar access protection element in the Comprehensive Plan is to assure the availability of direct sunlight to solar energy systems. According to the Metropolitan Council, “a major share of energy consumed in Minnesota is used for purposes that solar energy could well serve such as space heating and cooling, domestic hot water heating and low-temperature industrial processes. Collection of solar energy requires protection of a solar collector’s skyspace. Solar skyspace is the portion of the sky that must be free of intervening trees or structures for a collector to receive unobstructed sunlight.” According to the Minnesota Energy Agency, “simple flatplate collectors have the potential to supply one half of Minnesota’s space heating, cooling, water heating and low-temperature industrial process heat requirements.” The City will take the following measures to ensure protection of solar access where appropriate:

- Within Planned Unit Developments, the City will consider varying setback requirements in residential zoning districts, as a means of protecting solar access.
- The City will encourage the use of solar energy and other systems using renewable energy in new public buildings.

Figure 7.7 Agricultural Preserves

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



1. AG-Preserve Expiration 9/29/2010
 2. No Expiration Date. The City will monitor this land to ensure it is available for development post 2025.

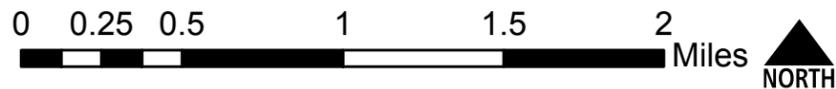
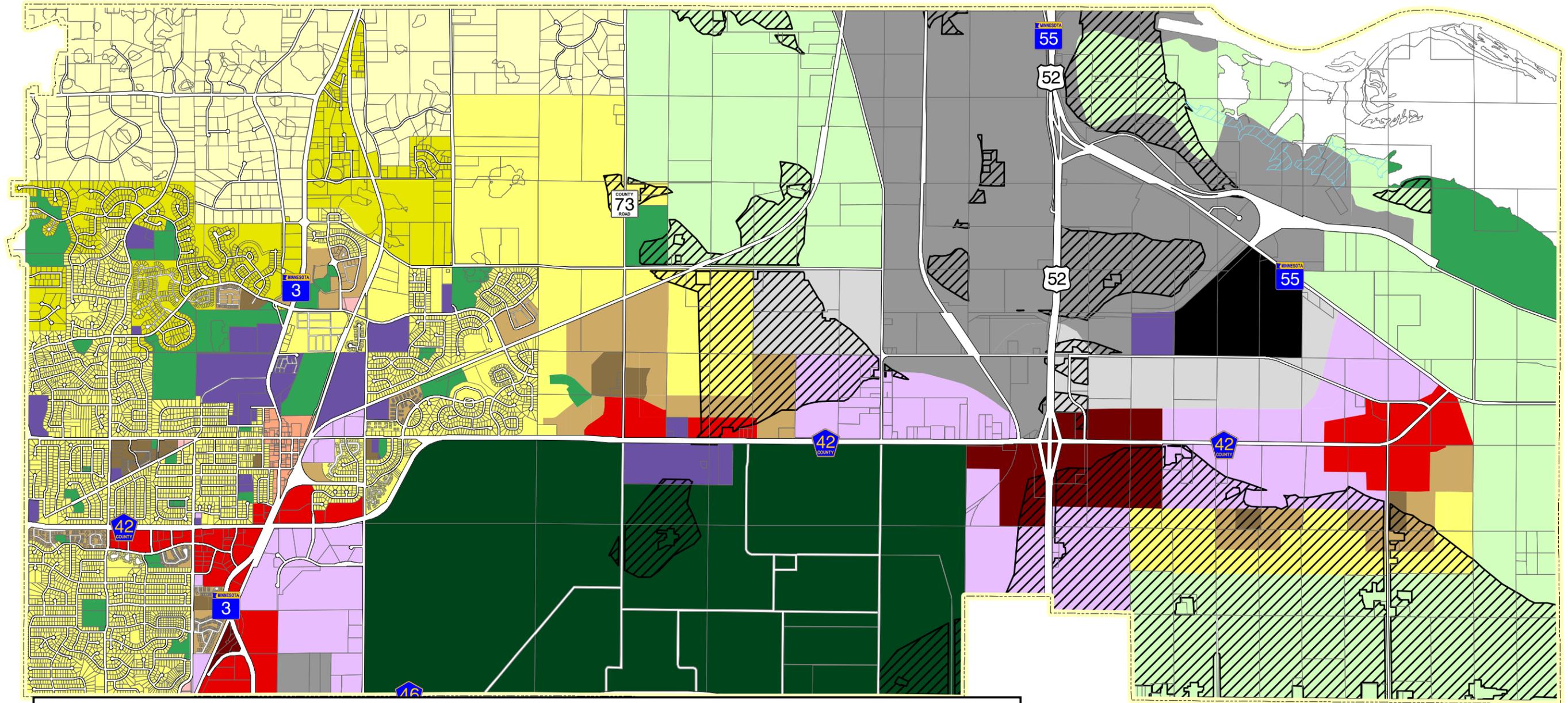


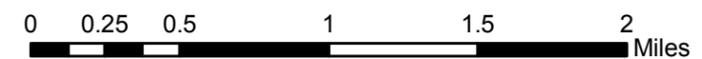
Figure 7.8 Metropolitan Council Aggregate Resources



Aggregate Resources 2020 Classifications

	Superior Lobe Sand and Gravel 10-40 ft thick, good to excellent quality		NC Neighborhood Commercial		TR Transitional Residential		LI Light Industrial
	Prairie du Chien Dolostone > 30 ft thick		RC Regional Commercial		MDR Medium Density Residential		GI General Industrial
Landuse			CC Community Commercial		HDR High Density Residential		WM Waste Management
	AG Agriculture		AGR Agricultural Research		PI Public/Institutional		
	DT Downtown		RR Rural Residential		PO Existing Parks/Open Space		
			LDR Low Density Residential		BP Business Park		

Source: Metropolitan Council & MetroGIS



Land Use Element Goals and Policies

1. Manage the rate of development that occurs within the City.
 - a. Discourage the development of property that would require the extension of urban service through undeveloped properties.
 - b. Deny the subdivision or rezoning of land that lacks adequate infrastructures, such as collector streets, public utilities, parks, or public safety services.
2. Ensure that Interim Uses allow for productive use of land before development occurs but does not prevent or inhibit the orderly development of land.
 - a. Gravel mining operations shall be required to have an approved reclamation plan that allows development to occur per the Land Use, Transportation, Utilities, and Parks and Open Space Elements.
 - b. Asphalt plants and similar potentially incompatible interim uses shall be adequately screened, buffered, and/or located as far from residential property as possible and may be required to relocate when residential property is developed per the Land Use Plan.
 - c. Discourage Interim Uses from locating within the 2020 MUSA.
3. Create specific neighborhood plans to guide the development expected in unique areas of the City.
 - a. Implement the *Development Framework for Downtown Rosemount*.
 - b. Work with the University of Minnesota and its consultants and/or development partners to create a plan for the potential mixed used redevelopment of the UMore Park property.
 - c. Create a specific area plan for the development and redevelopment of the commercial properties along South Robert Trail from County Road 42 to County Road 46.
 - d. Create a specific area plan for the development of the area surrounding the intersection of US Highway 52 and County Road 42.
 - e. Consider the development of additional specific area plans as opportunities with large land owners become available or if residential development is imminent east of US Highway 52.
 - f. Encourage the preparation of environmental review documents to evaluate large land areas for environment and infrastructural impacts and find a solution before development occurs.
4. Provide appropriate land uses to create a diversified economy.
 - a. Encourage the development of office buildings within the Business Park and Community Commercial designations to provide a high intensity of employees and tax base per acre.
 - b. The four Heavy Industrial businesses within the City shall submit Planned Unit Developments to the City that illustrate the development plans of their businesses.
 - c. The Heavy Industrial zoning district shall only be expanded when a Heavy Industrial business expands in conformance with adopted Planned Unit Development.

5. Provide appropriate transitions between land uses.
 - a. General Industrial land uses should not be located next to residential development. Topography, landscaping, less intense land uses, or other forms buffering shall be used to transition between General Industrial land and residential, recreational, or institutional land uses.
 - b. The area of transitional residential between Dodd Boulevard, South Robert Trail, and 132nd Street West will transition between the medium density residential to the south and east; the low density residential to the west; and the rural residential to the north. It is anticipated that this area may exceed three (3) units per acre in density.
 - c. The transitional residential area may receive a Municipal Urban Service Area expansion if the residents request the expansion or if there are septic system failures that create health concerns.
 - d. Landscaping, topography, additional setbacks, or other forms of buffering shall be used between conflicted land uses and along major collector or arterial street frontages.

6. Encourage the redevelopment of blighted, nuisance, contaminated, or underdeveloped property.
 - a. Work with Dakota County Environmental Management, Minnesota Pollution Control Agency, Metropolitan Council, Department of Employment and Economic Development, or other applicable agencies to leverage funds, resources, and expertise to redevelop property with environmental concerns.
 - b. Work with the University of Minnesota, the Department of the Army, Dakota County Environmental Management, and other applicable agencies to ensure that UMore Park and the former Gopher Ordnance Works have their environmental issues addressed during any potential UMore Park development.
 - c. Use the resources available to the City through its City Council and Port Authority to redevelop blighted, nuisance, contaminated, or underdeveloped property.
 - d. Encourage the creation of Development Response Action Plans (DRAP) per the Minnesota Pollution Control Agency guidelines for former dumps and other properties with environmental concerns.

7. Encourage and promote sustainable development, green building, and resource conservation.
 - a. Consider requiring green building standards or energy conservation practices for developments that receive public funding and/or assistance.
 - b. Provide education and resources to residents and businesses about available energy conservation and resource management measures.
 - c. Encourage the use of Leadership in Energy and Environmental Design (LEED), Minnesota GreenStar, Minnesota Sustainable Building Guidelines, EnergyStar, or other sustainable building practices during development.

CHAPTER 8: IMPLEMENTATION

Pursuant to Metropolitan Land Use Act, Minnesota Statutes Chapter 473, this chapter addresses the Implementation Program requirement of the Comprehensive Plan. Minnesota Statute 473.858 Subd. 4 requires that the Implementation Program consist of three elements:

- (1) a description of official controls, addressing at least the matters of zoning, subdivision, water supply, and private sewer systems, and a schedule for the preparation, adoption, and administration of such controls;
- (2) a capital improvement program for transportation, sewers, parks, water supply, and open space facilities; and
- (3) a housing implementation program, including official controls to implement the housing element of the land use plan, which will provide sufficient existing and new housing to meet the local unit's share of the metropolitan area need for low and moderate income housing.

OFFICIAL CONTROLS

The City of Rosemount has numerous official controls to ensure that the Goals and Policies within the Comprehensive Plan are implemented. These controls include Rosemount's Zoning Map, Zoning Ordinance, Subdivision Ordinance, and Planned Unit Development Ordinance. Additionally, there are a number of ordinances and plan that protect the City's natural resources, such as the Shoreland Ordinance, Stormwater Management Plan, Wetland Management Plan, Wetland Management Ordinance and Overlay District, and the Mississippi River Corridor Critical Area Plan and Overlay District. The City will review these plans and ordinances to ensure to they implement the Comprehensive Plan and will make amendment to the official controls as necessary.

The Comprehensive Plan, particularly the Housing and Land Use chapters, identify a number of areas in which the official controls should be reviewed. The characteristics of each land use designation are described in great detail, including their appropriate zoning districts, within the Land Use chapter. The City will review its official controls to ensure they implement the Comprehensive Plan and will make amendment to the official controls as necessary.

CAPITAL IMPROVEMENT PLAN (CIP)

Background

Historically, the City of Rosemount has usually had some form of 5-year Capital Improvement Plan (CIP) in place to utilize for its capital improvements. There have been times where just a single year's capital improvements have been addressed and funded. As the City continues to grow, we believe that the careful development and continuous utilization of a realistic CIP is essential to the proper management of the City. As we looked at developing a new 5-year CIP, it became apparent that the dilemma that the City of Rosemount faces is one of continued growth combined with restoration/reconstruction of the older portions of our City. This being the case, it was almost impossible to develop a plan for a 5-year period that was very realistic. As work continued on the plan, we decided to explore the possibility of looking out farther and developing a longer plan that would more realistically allow us to plan for the City's future. What has evolved is the following 10-year CIP. We believe that great strides have been made to more accurately plan for the future of the City of Rosemount. This document is only a working guide that is utilized by the City Council and its staff to prepare for the future. The first year of the plan will be included as part of the formal budget that is prepared yearly as part of our Truth-in-Taxation process with the following years developed as a working tool for future years' discussions.

General/Administrative Description

The CIP provides for specific funding of items, the nature of which is not considered "current" in their use or life expectancy. These items are generally of a higher estimated cost than \$5,000 and will have a life expectancy of 3 years or greater. The source of funding for these expenditures is typically the general tax levy. In some instances, other funding is utilized. For example, beginning in 1996, revenues received from user fees are being designated in various CIP funds for capital improvement/equipment purchases. If these revenues are realized, the equipment or project will be completed and if the revenue is not realized the equipment will not be purchased. Individual departments are designated for each item proposed for purchase in this plan.

Types of Capital Improvement Funds

Another area of change for the CIP is the implementation of three separate funds to isolate and better track the types of capital improvements being planned for. The following briefly describes each of the three:

Building CIP Fund - This fund is used to account for the on-going capital improvements and possible additions to government buildings.

Street CIP Fund - This fund is used to account for the on-going street construction and reconstruction projects within the City and all other major maintenance items related to both paved and unpaved streets including, but not limited to, street lights, signal lights, sidewalks and gravel road resurfacing.

Equipment CIP Fund - This fund is used to account for the on-going replacement of and additions to City equipment.

Year	Priority Level	Item - Description	Department	Building CIP Levy	Street CIP Levy	Equipmnt CIP Levy	Assess	Park Imp Fund	MSA Funds From State	Water Core	Sewer Core	Storm Core	Water Utility	Sewer Utility	Storm Utility	Debt Serv Levy	Other	Total Cost	
2008	2	Ice Edger	Arena														9,000	(1)	9,000
2008	2	Paint Ceiling and Duct Work	Arena														90,000	(1)	90,000
2008	2	"Welcome to Rosemount" Signs	Comm Dev			60,000													60,000
2008	2	2005 Equipment Certificates (5-Years)	Council													345,394			345,394
2008	2	2006 Equipment Certificates (5-Years)	Council													85,236			85,236
2008	2	2007 Equipment Certificates (5-Years)	Council													105,431			105,431
2008	2	Library Project Costs	Council	100,000															100,000
2008	1	Security Cameras for City Hall Entrances & Parking Lots	Gen'l. Govt.			25,000													25,000
2008	2	City-Wide Software	Gen'l. Govt.			50,000													50,000
2008	1	Replace Carpet in Park & Rec Office Area	Park & Rec			12,000													12,000
2008	1	Miscellaneous Park Improvements	Park & Rec					15,000											15,000
2008	1	Parking Lot for Disc Golf Course	Park & Rec					50,000											50,000
2008	1	Trail Improvements	Park & Rec					50,000											50,000
2008	1	Improvements to Erickson Park	Park & Rec					100,000											100,000
2008	1	Interpretive Trail Project	Park & Rec					160,000											160,000
2008	1	8 Tennis Courts	Park & Rec					440,000											440,000
2008	1	Participation in DCTC Outdoor Soccer Complex	Park & Rec					450,000											450,000
2008	1	New Neighborhood Park Built (Brockway Park)	Park & Rec					500,000											500,000
2008	3	Construct Outdoor Recreation Complex	Park & Rec														6,000,000	(2)	6,000,000
2008	1	3 New Radar Units	Police														6,800	(3)	6,800
2008	1	Emergency Equipment for Squads & Installation	Police			10,000													10,000
2008	1	Replace Video/Audio Recording Equipment	Police			10,000													10,000
2008	1	Radar Speed Trailer	Police			12,000													12,000
2008	1	2 Squads (Sell Back 1 - #9860)	Police			42,000											3,000	(3)	45,000
2008	1	DCC Capital Costs (Year 2 of 7)	Police													61,609			61,609
2008	2	PW Building Addition Lease/Purchase (Year 10 of 20)	Pub Works	24,000									10,000	10,000					44,000
2008	2	Pavement Management Program	Pub Works		700,000								100,000	100,000	100,000		200,000	(4)	1,200,000
2008	1	County Road 42 / US Highway 52 (Design & ROW Costs)	Pub Works		65,000												628,198	(5)	693,198
2008	2	Bobcat (Replace #418)	Pub Works			*****											35,000	(#)	35,000
2008	2	Emergency Generator for PW Mechanics Building	Pub Works			*****											60,000	(#)	60,000
2008	2	Mower (Replace #8068)	Pub Works			*****											70,000	(#)	70,000
2008	2	Backhoe w/Jackhammer (Replace #8407, 0179)	Pub Works			*****											90,000	(#)	90,000
2008	2	Single Axle Dump Truck(Replace #8431, Rotate Current to #8430)	Pub Works			*****											120,000	(#)	120,000
																			0
																			0
		Totals		124,000	765,000	221,000	0	1,765,000	0	0	0	0	110,000	110,000	100,000	597,670	7,311,998		11,104,668

Total Levy - Year 2008

\$1,110,000

\$597,670

- (#) These items will be funded with the issuance of Equipment Certificates. \$375,000
- (1) Ice Edger and Paint Ceiling/Duct Work funding comes from Arena Fund operations/reserves.
- (2) Funding for construction of an Outdoor Recreation Complex unknown at this time.
- (3) Other funding for Radar Units comes from the DWI Forfeiture Fund and other funding for Squad Cars comes from auction sales of old vehicles.
- (4) Other funding for Pavement Management Projects comes from regular SKB User Fees (\$100,000) and excess SKB Trust Funds (\$100,000). Quiet Zones for Railroad Crossings will be evaluated as part of the Pavement Management Program.
- (5) Other funding for County Road 42 / US Highway 52 project from Federal share of project, State share of project and County share of project.

Year	Priority Level	Item - Description	Department	Building CIP Levy	Street CIP Levy	Equipmnt CIP Levy	Assess	Park Imp Fund	MSA Funds From State	Water Core	Sewer Core	Storm Core	Water Utility	Sewer Utility	Storm Utility	Debt Serv Levy	Other	Total Cost	
2009	2	Replace Compressor	Arena														10,000	(1)	10,000
2009	2	Skate Sharpener	Arena														12,000	(1)	12,000
2009	2	2005 Equipment Certificates (5-Years)	Council													346,290			346,290
2009	2	2006 Equipment Certificates (5-Years)	Council													87,766			87,766
2009	2	2007 Equipment Certificates (5-Years)	Council													102,908			102,908
2009	2	2008 Equipment Certificates (5-Years)	Council													90,000			90,000
2009	2	St. Joseph Renovation	Council														500,000	(2)	500,000
2009	2	Library Enhancement - Art Features	Council	100,000															100,000
2009	2	Public Works/City Hall Building Expansion	Council														4,000,000	(3)	4,000,000
2009	2	PC Printer Replacements	Finance			10,000													10,000
2009	2	PC File Server Replacements (From 2006)	Finance			60,000													60,000
2009	2	PC Workstation Upgrades (Balance to Upgrade to 2007 Office)	Finance			70,000													70,000
2009	2	1/2 Ton 4x4 Pickup (Replace 1999 Vehicle)	Fire			*****											30,000	(#)	30,000
2009	2	4x4 Grass Rig Replacement ('91 Vehicle)	Fire			*****											55,000	(#)	55,000
2009	2	City-Wide Software	Gen'l. Govt.			50,000													50,000
2009	2	Replace Community Center Ice-Maker in Kitchen	Park & Rec			9,000													9,000
2009	1	Miscellaneous Park Improvements	Park & Rec					20,000											20,000
2009	1	New Emergency Equipment for Squad #50	Police			12,000													12,000
2009	1	Equipment Set Up and Installation for Squads	Police			15,000													15,000
2009	2	Emergency Siren Replacement (2)	Police			40,000													40,000
2009	1	DCC Capital Costs (Year 3 of 7)	Police													64,733			64,733
2009	1	4 Squads (Sell Back 4 - #6110, 450, 630 & 670)	Police			90,000											12,000	(4)	102,000
2009	2	PW Building Addition Lease/Purchase (Year 11 of 20)	Pub Works	24,000							10,000		10,000						44,000
2009	2	Pavement Management Program	Pub Works		700,000						100,000		100,000		100,000		200,000	(5)	1,200,000
2009	1	County Road 42 / US Highway 52 (ROW Costs & Construction)	Pub Works		65,000												628,198	(6)	693,198
2009	1	Street Reconstruction - County Road 73 (135th Street to IGH)	Pub Works		168,800												206,250	(7)	375,050
2009	2	Pickup (Replace Building Department's)	Pub Works			*****											25,000	(#)	25,000
2009	2	3/4-Ton Pickup (Replace #8343)	Pub Works			*****											25,000	(#)	25,000
2009	1	Brush Chipper (Addition)	Pub Works			*****											30,000	(#)	30,000
2009	2	Tree Spade (Replace #0162)	Pub Works			*****											30,000	(#)	30,000
2009	1	Replace Air Compressor (Replace #0032)	Pub Works			*****											30,000	(#)	30,000
2009	2	1-Ton Pickup w/Top (Replace #8307)	Pub Works			*****											33,000	(#)	33,000
2009	2	1-Ton Pickup w/Dump (Replace #8344, Rotate Current to 8306)	Pub Works			*****											40,000	(#)	40,000
2009	2	Bucket Truck (Addition)	Pub Works			*****											80,000	(#)	80,000
2009	1	Water Truck (Addition)	Pub Works			*****											100,000	(#)	100,000
2009	1	Well #16 Land Acquisition	Pub Works							250,000									250,000
2009	1	Twin Puddles Outlet (Storm CIP 11)	Pub Works								120,000								120,000
2009	3	Striper for New Athletic Complex	Pub Works			*****											20,000	(#)	
2009	3	Gator Multi-Use Cart for New Athletic Complex	Pub Works			*****											20,000	(#)	
2009	3	1-Ton Dump Truck for New Athletic Complex	Pub Works			*****											38,000	(#)	
2009	3	Tractor for New Athletic Complex	Pub Works			*****											50,000	(#)	
2009	3	Miscellaneous Equipment for New Athletic Complex	Pub Works			*****											120,000	(#)	
		Totals		124,000	933,800	356,000	0	20,000	0	250,000	0	120,000	110,000	110,000	100,000	691,697	6,294,448		9,109,945

Total Levy - Year 2009

\$1,413,800

\$691,697

- (#) These items will be funded with the issuance of Equipment Certificates. Compressor and Skate Sharpener funding comes from Arena Fund operations/reserves.
- (1) Other funding for St. Joseph renovation unknown at this time.
- (2) Funding for the City Hall Expansion (\$1,000,000) & PW Building Expansion (\$3,000,000) will come from a general bond issue.
- (4) Other funding for Squad Cars comes from auction sales of old Other funding for Pavement Management Projects comes from regular SKB User Fees (\$100,000) and excess SKB Trust Funds (\$100,000). (\$314,600 Programmed for 2009 - Surplus of \$285,400)
- (5) Other funding for County Road 42 / US Highway 52 project from Federal share of project, State share of project and County share of
- (6) Other funding for County Road 73 project from County share of project.
- (7)

Year	Priority Level	Item - Description	Department	Building CIP Levy	Street CIP Levy	Equipmnt CIP Levy	Assess	Park Imp Fund	MSA Funds From State	Water Core	Sewer Core	Storm Core	Water Utility	Sewer Utility	Storm Utility	Debt Serv Levy	Other	Total Cost	
2011	2	Replace Compressor	Arena														10,000	(1)	10,000
2011	2	Replace Skate Tile	Arena														55,000	(1)	55,000
2011	2	2006 Equipment Certificates (5-Years)	Council													87,150			87,150
2011	2	2007 Equipment Certificates (5-Years)	Council													107,021			107,021
2011	2	2008 Equipment Certificates (5-Years)	Council													90,000			90,000
2011	2	2009 Equipment Certificates (5-Years)	Council													170,000			170,000
2011	2	2010 Equipment Certificates (5-Years)	Council													85,000			85,000
2011	2	PC Printer Replacements	Finance			10,000													10,000
2011	2	PC Workstation Upgrades (From 2007)	Finance			80,000													80,000
2011	1	Technology Updates	Fire			50,000													50,000
2011	1	Tanker Replacement	Fire			*****											250,000	(#)	250,000
2011	1	Pumper (Addition)	Fire			*****											360,000	(#)	360,000
2011	2	City-Wide Software	Genl. Govt.			50,000													50,000
2011	2	Replace Skate Park Equipment	Park & Rec			75,000													75,000
2011	1	Miscellaneous Park Improvements	Park & Rec					20,000											20,000
2011	1	New Neighborhood Park Built (N-5)	Park & Rec					600,000											600,000
2011	1	Set Up and Installation of Squad Equipment	Police			10,000													10,000
2011	2	Add 5 Portable Radios	Police			10,000													10,000
2011	2	Voice Recognition Dictation Software	Police			15,000													15,000
2011	1	Replace Squad Laptops (4)	Police			18,000													18,000
2011	1	Equipment for New Squad	Police			20,000													20,000
2011	2	Emergency Siren Replacement (2)	Police			40,000													40,000
2011	1	3 Squads (Sell Back 2 - #9810 & 0740 and New Marked)	Police			46,000											6,000	(2)	52,000
2011	1	DCC Capital Costs (Year 5 of 7)	Police													65,258			65,258
2011	1	Police Records & CAD Upgrade	Police			120,000													120,000
2011	2	PW Building Addition Lease/Purchase (Year 13 of 20)	Pub Works	24,000									10,000	10,000					44,000
2011	2	Pavement Management Program	Pub Works		700,000							100,000	100,000	100,000		200,000	(3)	1,200,000	
2011	1	County Road 42 / US Highway 52 (ROW Costs & Construction)	Pub Works		500,000			2,250,000								30,068,669	(4)	32,818,669	
2011	2	1-Ton Pickup (Replace #8311)	Pub Works			*****										33,000	(#)	33,000	
2011	2	1-Ton Pickup (Replace #8312, Rotate Current to #8341)	Pub Works			*****										33,000	(#)	33,000	
2011	2	1-Ton Pickup (Replace #8344, Rotate Current to #8330)	Pub Works			*****										33,000	(#)	33,000	
2011	2	1-Ton Pickup (Replace #8331)	Pub Works			*****										33,000	(#)	33,000	
2011	1	Dump Truck (Addition)	Pub Works			*****										120,000	(#)	120,000	
2011	2	Single-Axle Dump Truck (Replace #8433)	Pub Works			*****										130,000	(#)	130,000	
2011	2	Vac Truck (Replace #8446)	Pub Works								300,000								300,000
Totals					24,000	1,200,000	544,000	0	620,000	2,250,000	0	300,000	0	110,000	110,000	100,000	604,429	31,331,669	37,194,098

Total Levy - Year 2011

\$1,768,000

\$604,429

- (#) These items will be funded with the issuance of Equipment Certificates. Compressor and Skate Tile funding comes from Arena Fund operations/reserves. \$992,000
- (1) Other funding for Squad Cars comes from auction sales of old vehicles.
- (2) Other funding for Pavement Management Projects comes from regular SKB User Fees (\$100,000) and excess SKB Trust Funds (\$100,000). (\$528,940 Programmed for 2011 - Cumulative Surplus of \$798,630)
- (3) Other funding for County Road 42 / US Highway 52 project from Federal share of project, State share of project and County share of project.
- (4)

Year	Priority Level	Item - Description	Department	Building CIP Levy	Street CIP Levy	Equipmnt CIP Levy	Assess	Park Imp Fund	MSA Funds From State	Water Core	Sewer Core	Storm Core	Water Utility	Sewer Utility	Storm Utility	Debt Serv Levy	Other	Total Cost	
2013	2	Replace Scoreboard	Arena													12,000	(1)	12,000	
2013	2	2008 Equipment Certificates (5-Years)	Council													90,000		90,000	
2013	2	2009 Equipment Certificates (5-Years)	Council													170,000		170,000	
2013	2	2010 Equipment Certificates (5-Years)	Council													85,000		85,000	
2013	2	2011 Equipment Certificates (5-Years)	Council													235,000		235,000	
2013	2	2012 Equipment Certificates (5-Years)	Council													100,000		100,000	
2013	2	PC Printer Replacements	Finance			10,000												10,000	
2013	2	PC Workstation Upgrades (From 2009)	Finance			80,000												80,000	
2013	2	1/2 Ton 4x4 Pickup (Replace 2003 Vehicle)	Fire			*****											30,000	(#)	30,000
2013	2	City-Wide Software	Genl. Govt.			50,000												50,000	
2013	1	New Neighborhood Park Built (N-6)	Park & Rec					350,000										350,000	
2013	1	Replace 2 Tactical Body Armor Vests	Police			7,500												7,500	
2013	2	Surveillance Cameras and Miscellaneous Equipment	Police			20,000												20,000	
2013	1	Replace Video Equipment in Squads (4)	Police			20,000												20,000	
2013	1	Squad Set Up and Equipment Installation	Police			24,000												24,000	
2013	1	DCC Capital Costs (Year 7 of 7)	Police													60,638		60,638	
2013	1	4 Squads (Sell Back 4 - #1020, 1031, 190 & 1080)	Police			90,000											12,000	(2)	102,000
2013	2	PW Building Addition Lease/Purchase (Year 15 of 20)	Pub Works	24,000									10,000	10,000				44,000	
2013	2	Pavement Management Program	Pub Works		700,000								100,000	100,000	100,000		200,000	(3)	1,200,000
2013	2	Minivan (Replace #8621)	Pub Works			*****											25,000	(#)	25,000
2013	2	Park & Rec Van (Replace #8601)	Pub Works			*****											30,000	(#)	30,000
2013	2	Roller (Replace #8129)	Pub Works			*****											35,000	(#)	35,000
2013	2	Tractor w/Blower, Mower & Plow(Replace #8409,0122,0177&0209)	Pub Works			*****											130,000	(#)	130,000
2013	2	Tandem-Axle Dump Truck (Replace #8434)	Pub Works			*****											160,000	(#)	160,000
2013	1	Well #17 Construction	Pub Works							1,500,000								(4)	1,500,000
Totals				24,000	700,000	301,500	0	350,000	0	1,500,000	0	0	110,000	110,000	100,000	740,638	634,000	4,570,138	

Total Levy - Year 2013

\$1,025,500

\$740,638

These items will be funded with the issuance of Equipment Certificates.

(#) Scoreboard funding comes from Arena Fund operations/reserves. \$410,000

(1) Scoreboard funding comes from Arena Fund operations/reserves.

(1) Other funding for Squad Cars comes from auction sales of old vehicles.

(2) Other funding for Pavement Management Projects comes from regular SKB User Fees (\$100,000) and excess SKB Trust Funds (\$100,000). (\$2,045,430 Programmed for 2013 - Cumulative Deficit of \$1,604,350)

(3) Funding for Well #17 will come from a Water Revenue bond issue.

(4)

Year	Priority Level	Item - Description	Department	Building CIP Levy	Street CIP Levy	Equipmnt CIP Levy	Assess	Park Imp Fund	MSA Funds From State	Water Core	Sewer Core	Storm Core	Water Utility	Sewer Utility	Storm Utility	Debt Serv Levy	Other	Total Cost	
2017	2	2012 Equipment Certificates (5-Years)	Council													100,000		100,000	
2017	2	2013 Equipment Certificates (5-Years)	Council													95,000		95,000	
2017	2	2014 Equipment Certificates (5-Years)	Council													40,000		40,000	
2017	2	2015 Equipment Certificates (5-Years)	Council													100,000		100,000	
2017	2	2016 Equipment Certificates (5-Years)	Council													115,000		115,000	
2017	2	CIP Reserves - Future Street Projects	Council		700,000													700,000	
2017	2	PC Printer Replacements	Finance			10,000												10,000	
2017	2	PC Workstation Upgrades (From 2013)	Finance			80,000												80,000	
2017	1	Refurbish Ladder Truck	Fire			****											200,000	(#)	200,000
2017	2	City-Wide Software	Gen'l. Govt.			50,000												50,000	
2017	1	Squad Set Up and Equipment Installation	Police			18,000												18,000	
2017	1	Portable Alarm Replacements	Police			20,000												20,000	
2017	3	Public Areas Surveillance Camera System	Police			75,000												75,000	
2017	1	3 Squads (Sell Back 3 - #05-120, 860 & 1440)	Police			75,000											9,000	(1)	84,000
2017	2	PW Building Addition Lease/Purchase (Year 19 of 20)	Pub Works	24,000									10,000	10,000				44,000	
2017	2	Pavement Management Program	Pub Works		700,000								100,000	100,000	100,000		200,000	(2)	1,200,000
2017	2	Sweeper (Replace #8443)	Pub Works			****											140,000	(#)	140,000
2017	2	Tandem-Axle Dump Truck (Replace #8435)	Pub Works			****											175,000	(#)	175,000
	1	North Central Sanitary Sewer Extension	Pub Works															(2)	
	1	Street Const - Boulder Avenue Extension	Pub Works														3,000,000	(3)	3,000,000
				24,000	1,400,000	328,000	0	0	0	0	0	0	110,000	110,000	100,000	450,000	3,724,000		6,246,000
		Total Levy - Year ????			1,752,000											450,000			

- (#) These items will be funded with the issuance of Equipment Certificates. 515000
 Other funding for Squad Cars comes from auction sales of old vehicles.
- (1) Future costs associated with the sanitary sewer will include extensive street reconstruction on the following streets:
- (2) 124th St, 125th St, Blanca Ave W, 128th St, Bolivia Ave, 130th St W, Biscayne Ave, Bengal Ave, 129th St W, CR 38, 132nd Court and Bonnaire Path. Costs and funding are not available at this time.
- (3) Other funding for Boulder Avenue extension will come from a Port Authority bond issue.

HOUSING IMPLEMENTATION PROGRAM

The Housing Implementation Program is described within the over-arching goals in the Executive Summary, the Housing Chapter, the residential land uses in the Land Uses Chapter, and the Land Use Map. Over-arching Goal 2 states to provide increased housing opportunities and a balance of life style housing. The Housing Chapter describes the existing and needed housing types, including senior housing and housing at all densities. The Housing Goals and Policies, particularly Goals 4, 5, and 6, describe the programs and policies that the City will implement to achieve the increased housing opportunities and life style housing. The residential land use designation descriptions describe which type of housing are appropriate in which designation and how they are expected to be developed. The Land Use Map shows the areas in which the various residential land uses are allowed.

The 2030 Land Use Map shows a mix of low density, medium density, and high density residential land use throughout the City. Within the Land Use Element, it is demonstrated that the amount and mixture of residential land uses show on the map with met, and often exceed, the Metropolitan Council residential density requirements and Livable Community Act requirements. The City looks forward to working with the Metropolitan Council to achieve the housing needs within Rosemount, particularly through the use of the Livable Communities Demonstration Account grants and other programs. The City hopes that the Metropolitan Council continues to support local housing effort through their programs and encourages the Metropolitan Council to expand the fiscal resources available through these programs.

ZONING DISTRICTS

The City is divided into the zoning districts shown on the zoning map (Figure 8.1). Rosemount has chosen to use five residential land use designation as shown in Table 8.1: Rural Residential (RR); Transitional Residential (TR); Low Density Residential (LDR); Medium Density Residential (MDR); and High Density Residential (HDR). Rosemount will make any revision necessary to the Zoning Code within nine months of the approval of the 2030 Comprehensive Plan Update by the Metropolitan Council.

xxxii. Table 8.1: Land Use Densities

Land Use Categories	Density
Rural Residential ¹	0.2 units per acre or less
Transitional Residential	1 to 3 units per acre
Low Density Residential	1 to 5 units per acre
Medium Density Residential	5 to 10 units per acre
High Density Residential	10 to 24 units per acre

¹ Rural Residential does not receive municipal sewer or water service.

The definitions of the residential zoning districts and their 2008 densities are described below:

RR: Rural Residential District

Purpose and Intent: It is the purpose of this district to provide for a large lot rural residential lifestyle which is separate from and not in conflict with commercial agricultural activities. Within these districts, public sewer and water systems are not available and on site systems shall meet the City's minimum requirements.

Minimum Lot Area: 2.5 acres
Maximum Gross Density: one (1) unit per five (5) acres

VL: Very Low Density Single Family Residential District

Purpose and Intent: The purpose of this district is to allow low density residential development within the metropolitan urban service area while minimizing negative environmental impacts on areas with greatest physical amenities (rolling topography, forest, wildlife habitat, water bodies). Single-family detached dwelling cluster development will be encouraged as a tool to protect unique physical features and restrict development to the most suitable locations. The twenty thousand (20,000) square foot minimum lot size will accommodate larger homes than the R-1 (10,000 square foot minimum lot size) district, will mandate increased structure separation and will allow for more selective siting of homes. The lower maximum density of one dwelling unit per acre will result in preservation of natural amenities within the context of providing urban services.

Minimum Lot Area: 20,000 square feet
Maximum Gross Density: one (1) unit per one (1) acre

R-1: Low Density Residential District

Purpose and Intent: This is a low density residential district that is intended to accommodate newer single-family detached housing development within the metropolitan urban service area. Dwelling units within this district are intended to be connected to the public sewer and water systems.

Minimum Lot Area: 10,000 square feet (interior lots); 12,000 square feet (corner lots)
Maximum Gross Density: 2.5 units per acre

R-1A: Low Density Residential District

Purpose and Intent: This is a low density residential district that is intended to preserve the character of existing single-family neighborhoods platted on or before 1979 within the metropolitan urban service area. Dwelling units within this district are intended to be connected to the public sewer and water systems.

Minimum Lot Area: 10,000 square feet (interior lots); 12,000 square feet (corner lots)
Maximum Gross Density: 2.5 units per acre

R-2: Moderate Density Residential District

Purpose and Intent: This is a low to medium density residential district which is located within the metropolitan urban service area and is primarily, but not exclusively, intended to accommodate attached single-family dwellings. Dwelling units within this district are intended to be connected to the public sewer and water systems.

Minimum Lot Area: 12,000 square feet (single and two family); 18,000 square feet (multiple family)
Maximum Gross Density: six (6) units per acre

R-3: Medium Density Residential District

Purpose and Intent: This is a medium to high density residential district which is intended to be located within or near the Rosemount central business district (CBD) where streets and utilities are sufficient in capacity to accommodate higher density development and where shopping and recreational facilities are available within close walking or driving distance. Housing types include apartments, condominiums and townhouses. It is intended that this district provide a blend of housing, recreation and open space opportunities.

Minimum Lot Area: 22,500 square feet
Maximum Gross Density: twelve (12) units per acre

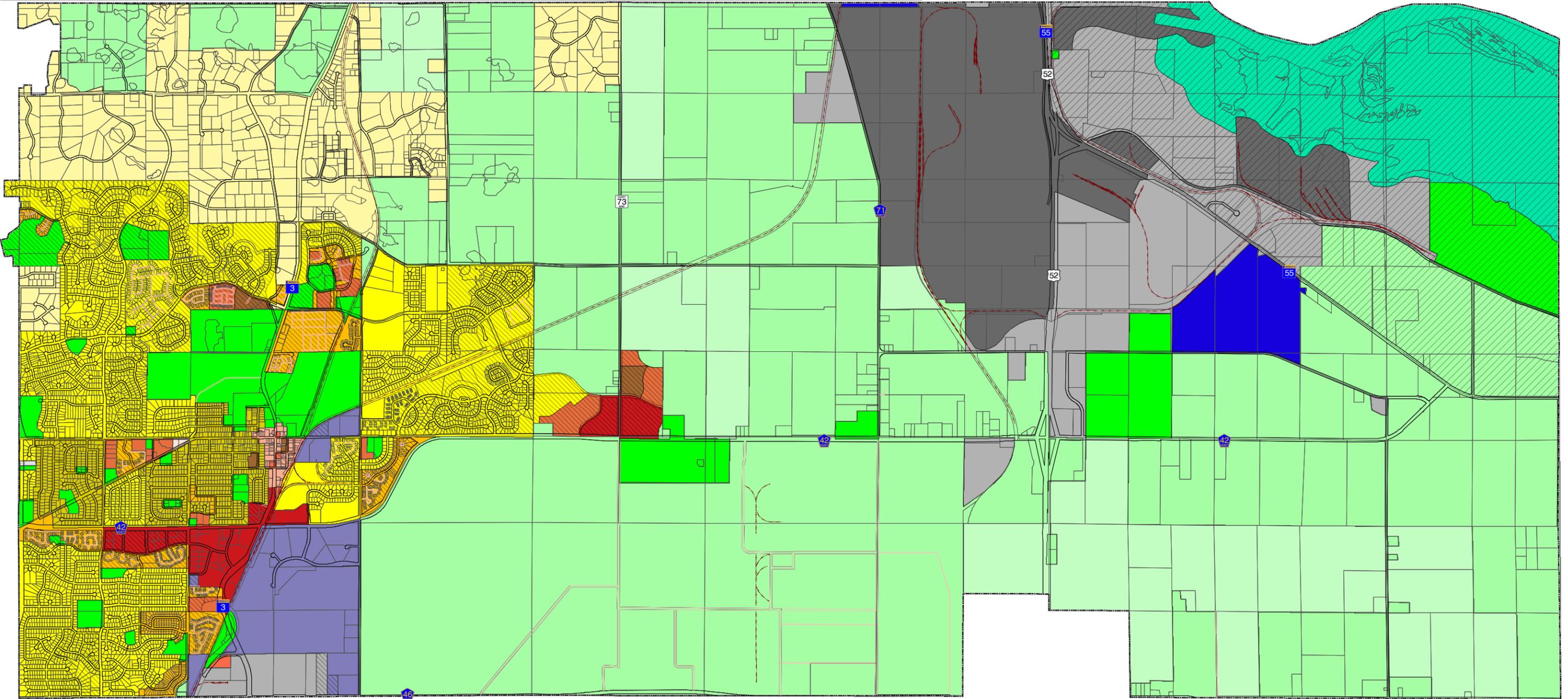
R-4: High Density Residential District

Purpose and Intent: This is an exclusively high density residential district which is primarily intended to accommodate high rise apartments and condos and senior citizen housing. It is the intent of this title that this district be within or adjacent to the Rosemount CBD to provide for the maximum convenience and accessibility for residents.

Minimum Lot Area: 22,500 square feet
Maximum Gross Density: forty (40) units per acre

Figure 8.1 2008 Zoning Map

Residential:	Commercial:	Industrial:	Other:	PUD
RR - Rural Residential	C1 - Convenience Commercial	BP - Business Park	AGP - Agricultural Preserve	Mississippi River Critical Area & MNRRA Corridor
R1 - Low Density Residential	C2 - Community Commercial	IP - Industrial Park	AG - Agricultural	Railroad
R1A - Low Density Residential	C3 - Highway Service Commercial	GI - General Industrial	PI - Public/Institutional	
R2 - Moderate Density Residential	C4 - General Commercial	HI - Heavy Industrial	FP - Flood Plain	
R3 - Medium Density Residential			WM - Waste Management	
R4 - High Density Residential			W - Water	
			ROW - Right-of-Way	



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