

July 2, 2019

Metropolitan Council
390 Robert Street North
St. Paul, MN, 55101

RE: **City of Shakopee 2040 Comprehensive Plan – Incomplete for Review** Response Letter to Metropolitan Council Incomplete Determination

The following cover letter will identify all comments from the Metropolitan Council regarding the Incomplete for Review letter for Shakopee's 2040 Comprehensive Plan Update and the City's responses and corrective actions. Responses will be listed in the same format as the comments received from the Met Council.

Required Information Responses

Wastewater

Comment: Provide an electronic map(s) showing the following information about the existing sanitary system; future connection points for new growth if needed; proposed changes in government boundaries based on orderly annexation agreements.

Response: Updated information has been uploaded to Met Council folder. Included will be updated future connection points and 2040 Shakopee Municipal Boundary.

Comment: Include table(s) that provide the following local system information: Capacity and design flows for existing trunk sewers and lift stations. For local sanitary sewer lines 12" and larger that connect to a Metropolitan Interceptor, provide the 2040 design flow and pipe capacity for each connecting trunk sewer and lift station. Additionally, assignment of 2040 household and employment growth forecasts by Metropolitan Interceptor facility.

Response: Requested information can be found in Appendix Item C.3 Sanitary Sewer Master Plan, additional items, page 672 Table 3-4. For assignments for 2040 household and employment forecasts by Interceptor facility see table 4-3 within same section.

Comment: For new trunk sewer systems that require connection to the Metropolitan Disposal System, provide a table that details the proposed time schedule for the construction of the new trunk sewer system.

Response: Requested information can be found in Appendix Item C.3 Sanitary Sewer Master Plan under the Additional Items section starting on page 672, specific information is in Table 9.3.

Transportation

Comment: The Plan needs to identify any local roadway issues or problems for goods movement. This can include weight-restricted roads or bridges, bridges with insufficient height or width clearances, unprotected road crossings of active rail lines, or intersections with inadequate turning radii. If such issues do not exist, the Plan needs to state that.

Response: The city has corrected this by addressing existing goods movement conditions and any future issues on page 232.

Advisory Comment: Consider replacing "B" arterial roadways with "other" arterial roadways throughout the Plan.

Response: The City notes the Council's comment and has made the change from "B" arterial to "other" arterial throughout the document. Specifically, on Page 217, Figure 3.20 "Existing Functional Classification and on page 218.

Advisory Comment: Consider Showing the Regional Bicycle Transportation Network (RBTN) alignment's and corridors on either Figure 3.25 or Figure 3.45.

Response: City has noted Met Council's comment and have added the regional alignment and search corridors to both figure 3.25 - page 226 and 3.45 - page 255. Additionally, these alignments and corridors are both described and mapped on pages 319 and 320 of the Plan.

Parks

Comment: Describe, Map and label the Minnesota River Extension Regional Trail Search Corridor.

Response: The Minnesota River Extension Search Corridor, AKA Big Rivers Extension, has been added to Figure 4.2 on page 320, Figure 3.45 on page 255 and described on page 254 and 319.

Comment: Describe the Raguet Wildlife Management Area.

Response: The City has added the suggested information into the Plan. This additional information can be found on page 323-325 alongside additional information of other publicly owned riverfront land.

Advisory Comment: Recommend including additional keys/legend items to Figure 3.15 on page 164 that define different shades of green, gray, and hatched areas for clarity.

Response: City has altered the map, Figure 3.15, to include legend items for parks. This is now found on page 169.

Advisory Comment: Recommend differentiating the “regional Destinations” included in Figure 4.1 on page 312. While the Landing is a recognized component of the Regional Parks System, Stonebrook Golf Course and SMSC Wascipi Grounds are not.

Response: The City notes the Council’s comment and has altered the map to better identify regional parks and regional assets. This is now found on page 316.

Forecasts

Comment: The Plan needs to include TAZ allocations the indicates the City’s jurisdiction in 2020 and 2040 (different); and ensure the 2020, 2030 and 2040 allocations for Shakopee’s own TAZs summarize to the correct column totals.

Response: The City has updated the TAZ tables to include the required information for review. This new table can be found on page 528 Appendix Item C.2.

Advisory Comment: Based on Jackson Township annexations areas, SMSC Land Holdings, and planned MUSA staging, Council staff recommend that the Plans replacement of table C.2 should allocate total forecasts, revised as requested, to an expanding set of TAZs. Council staff recommend defining the Shakopee’s geographic scope in a recommended way.

Response: The City notes the Council’s recommendation and has followed them as advised, see new TAZ table on page 528 Appendix Item C.2.

Advisory Comment: Shakopee’s TAZ table should not allocate activity into TAZs that remain with Jackson Township throughout the forecast period.

Response: City has followed Council’s advice on this matter, see new TAZ table on page 528.

Advisory Comment: Shakopee TAZ table should not allocate activity into TAZs that are controlled by SMSC.

Response: City has followed Council’s advice on this matter, see new TAZ table on page 528. One exception to this is Scott County TAZ 230, this TAZ includes a vast majority of the residents within Shakopee and the City believes should be calculated toward Shakopee’s total.

Land Use

Comment: The Plan needs to acknowledge the overall density expectations of 3-5 units per acre for the Suburban Edge Community Designation in the Land Use chapter.

Response: The City has added this information to the introduction of the Land Use Chapter, can be found in the last paragraph on page 118. Also added info on page 39 “Shakopee Today”.

Comment: Provide an existing land use map that shows the area within the current boundary of the City. Existing needs to omit any area in Jackson Township.

Response: City notes Council's comment and has made the required changes on Figure 3.2, page 119. Full size map on Appendix B.2 page 440 has been updated as well.

Comment: Existing Land Use Table includes acreage currently within Jackson Township. Since Township has not been formally annexed, this acreage needs to be omitted.

Response: Figure 3.1, page 115 has been updated with acreage for land only within Shakopee borders as requested.

Comment: The Plan identifies areas to be annexed from Jackson Township into the City on Figure 3.4. Plan needs to distinguish between areas eligible before and after the planning period. Current future acreage includes all of Jackson Township. Table needs to be corrected to exclude areas not planned to be eligible for annexation until 2050.

Response: An additional table has been provided to better identify development phasing based upon noted constraints as figure 3.10 on page 136.

Comment: Provide an expected share of individual land uses within each mixed-use category. Figure 3.8 effectively provides detailed information about types and locations of future infill developments, redevelopments, and greenfield developments. However, Downtown Transition and Old Shakopee Neighborhoods are reported together, and it is unclear what the share of residential uses within each of these categories is individually.

Response: Expected residential share of mixed use land uses has been included on figure 3.11 on page 137. This expected share of residential diverges from Figure 3.8 as it is for calculating the overall share of expected residential development for an entire land use designation whereas Figure 3.8 is more detailed to a specific area.

Comment: Figure 3.8 id's the redevelopment, infill, and greenfield developments through 2040. However, the Plan needs to include a table that includes all areas with changes to panned land use designations. The Plan needs to id where all development is expected to occur and needs to include associated acreages and timing as part of the Development Phasing figure or in a separate table. Net developable acreage for all areas that allow for residential development needs to be provided in a table for each 10-year planning period. Figure 3.8 does not meet this requirement. Council suggests including an additional table that includes all land uses in City with the information needed.



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Response: An additional table has been provided which includes all land uses which may support housing citywide. This table can be found as figure 3.11 on page 137. A short narrative description has been added for clarity on page 135.

Comment: In Planned Land Use section on page 131, Council suggests City should remove incorrect information regarding land use.

Response: City notes Council's comment and has removed identified language on page 131.

Comment: Figure 3.10 identifies a corresponding "Undeveloped" Planned Land use designation. This should be removed as there is not a Planned Land Use Category anywhere else.

Response: City notes Council's comment and has removed "Undeveloped" from the Planned Land Use categories in Figure 3.10. Undeveloped land becomes incorporated into various development categories.

Comment: Include Orderly Annexation Agreements with Jackson Township and Louisville Townships to confirm land use planning authority.

Response: Orderly Annexation Agreement with Jackson Township is provided as Appendix item B.6. Shakopee does not have a similar agreement with Louisville Township and as such Louisville Township is not included in the Planned Land Use Map found as Figure 3.11 on page 138 and Appendix Item B.3 on page 441.

Advisory Comment: The City should be aware that as areas within the OAA are annexed into the City, the Community Designation of these areas will need to change in order to reflect the Suburban Edge community designation of the entire City. The only exception is if the City intend to keep the Diversified Rural designation.

Response: City notes the Council's advisory comment and will make sure to petition for change when annexation does occur.

Advisory Comment: The Plan would be strengthened by including additional language in the "Understanding the Distinction between Density and Design" section, stating the role of zoning code and local ordinances in implementing the vision and goals of the Plan to achieve the most desirable outcomes.

Response: City notes Council's comment and has added discussion about the zoning code's role in design to the "Understanding the Distinction between Density and Design" section on page 126.



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Advisory Comment: The Plan acknowledges that regular updates may be needed. The City should be aware if there are any changes proposed to the Plan, a comprehensive plan amendment would be needed.

Response: The City is aware of this and would take the necessary steps when/if necessary.

Advisory Comment: The Plan includes the expected share of residential uses within each of the areas identified in Figure 3.8. Since the estimated share of the residential land uses within these areas represents a range, the low end of the range is considered in calculating the overall density of development within the City.

Response: The City notes the Met Council's comment.

Housing

Comment: Future land use is not sufficiently described for review. Figure 3.8 must specify where or not the acres available in the 2021-2030 decade have already factored in the percent of the area that is planned to be residential.

Response: Figure 3.8 has already included expected residential acreage out of the total acres presented in the figure. Total Net Acres are found in column 4 and expected residential development includes only developed acreage expected to be residential. For example, "Eagle Creek Self Storage" has a total net acreage of 20 acres with 80% expected to be devoted to residential, which equates to 16 acres for residential. An additional column has been added to make this clearer for Figure 3.8 on page 129. Additionally Figure 3.11 includes this information for every land use which could support residential development citywide. Finally a short narrative description of the two tables has been added to page 135 for additional clarity.

Comment: Land use information must be presented consistently.

Response: Comment noted and the land use guiding for Canterbury Entertainment on page 129, figure 3.8 has been fixed.

Comment: The housing implementation plan needs to be an independent appendix item and be referred to in the narrative of the plan. Council staff recommends the matrix be included directly in the Plan.

Response: An expanded housing matrix has been included directly in the housing section of the plan on pages 91 through 94.

Comment: The Plan must indicate whether or not the City would consider issuing bonds for future affordable housing needs within each band of affordability.

Response: The Plan now has added this discussion into the housing matrix found on page 91 through 94.



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Comment: The Plan must acknowledge all recognized tools that could be used to address future affordable housing needs and indicate whether the City is likely to use them to meet existing or future housing needs. The following tools are not considered: Housing Improvement Areas, Minnesota Housing's Consolidated Request for Proposals, Tax Abatement and CDBG and HOME funds whether directly or through Scott County.

Response: The Plan now acknowledges all items listed in the Met Council comment and can be found in the housing matrix on pages 91 through 94.

Water Supply

Comment: The City needs to provide the final Local Water Supply Plan in an appendix section to the 2040 Plan.

Response: Water Supply Plan provided by Shakopee Public Utilities has been included in the Appendix as Item C.5.

Surface Water Management

Comment: Council staff request that, when available, the City provide the dates the three watersheds approve the final Local Water Management Plan, the date the City adopts the final LWMP and a copy of the final adopted LWMP if it differs from the January 2019 draft submitted with the Plan.

Response: The City will provide dates of approval and copies of approval when the watersheds formally approve the Local Water Management Plan.

The City feels these responses to be sufficient for formal review by the Metropolitan Council, but if any of these prove to be insufficient, please do not hesitate to contact me, thank you.



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