October 24, 2019

Joe Widing
Long Range Planner
City of Shakopee
485 Gorman Street
Shakopee, Minnesota, 55379

RE: **City of Shakopee 2040 Comprehensive Plan - Notice of Council Action**
Metropolitan Council Review File No. 22004-1
Metropolitan Council District 4, Deb Barber

Dear Mr. Widing:

The Metropolitan Council reviewed the City of Shakopee Comprehensive Plan (Plan) at its meeting on October 23, 2019. The Council based its review on the staff's report and analysis (attached).

The Council found that the City's 2040 Plan meets all Metropolitan Land Planning Act requirements; conforms to the regional system plans including transportation, aviation, water resources management, and parks; is consistent with *Thrive MSP 2040*; and is compatible with the plans of adjacent jurisdictions.

In addition to the Advisory Comments and Review Record, the Council adopted the following recommendations.

1. Authorize the City of Shakopee to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the City's allocation of affordable housing need to 975 units.
4. Advise the City to implement the advisory comments in the Review Record for Surface Water Management and Land Use
5. Approve the City of Shakopee's Comprehensive Sewer Plan.

Please consult the attached staff report for important information about the City's next steps. Of particular importance are the Council's actions, listed on page 1, general Advisory Comments listed on page 3, and the specific comments for technical review areas, which are found in the body of the report. The final copy of the Plan needs to include all supplemental information/changes made during the review.

Congratulations on completing this important project. It was a pleasure to work with the City's staff and consultants throughout the review process.

Sincerely,

Angela R. Torres, AICP, Manager
Local Planning Assistance

Attachment

cc: Tod Sherman, Development Reviews Coordinator, MnDOT Metro Division
Deb Barber, Metropolitan Council District 4
Raya Esmaeili, Principal Reviewer/Sector Representative/Reviews Coordinator

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Committee Report

Business Item No. 2019-264 JT

Community Development Committee

Meeting date: October 7, 2019

Environment Committee

Meeting date: September 24, 2019

For the Metropolitan Council meeting of October 23, 2019

Subject: City of Shakopee 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22004-1

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Shakopee to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the City's allocation of affordable housing need to 975 units.
4. Advise the City to implement the advisory comments in the Review Record for Surface Water Management and Land Use.

Recommendation of the Environment Committee

1. Approve the City of Shakopee's Comprehensive Sewer Plan.

Summary of Community Development Committee Discussion/Questions

Senior Planner Raya Esmaeili presented the staff's report to the Committee. Joe Widing, Senior Planner with the City of Shakopee was in attendance. Councilmember Cummings inquired about considerations for orderly annexations. Senior Planner Esmaeili responded that these considerations include ensuring the validity of the agreement for the duration of the planning process and confirming that the annexation area is a viable land supply for growth accommodation. Community Development Director LisaBeth Barajas added that orderly annexations help the Council ensure appropriate wastewater capacity for future growth areas and its timing.

Councilmember Lee asked how often Cities and Townships annex each other and if there are other reasons for annexations. Esmaeili replied that in case of orderly annexation, both parties participate in creating a mutual agreement, such as the case between Shakopee and Jackson Township. In the case of annexation by ordinance, Township landowners can make the request to be annexed into the City and it will follow a local approval process. It should be noted that not all Townships have annexation agreements with neighboring Cities.

The Community Development Committee unanimously recommended approval of the proposed actions at its meeting on October 7, 2019.

Summary of Environment Committee Discussion/Questions

The proposed action was approved on the consent agenda at the Environment Committee's September 24, 2019 meeting.

METROPOLITAN COUNCIL

Community Development Committee
Meeting date: October 7, 2019

Environment Committee
Meeting date: September 24, 2019

For the Metropolitan Council meeting of October 23, 2019

Subject: City of Shakopee 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22004-1	
District(s), Member(s): District 4, Deb Barber	
Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513	
Staff Prepared/Presented:	Raya Esmaeili, Senior Planner (651-602-1616) Angela R. Torres, Local Planning Assistance Manager (651-602-1566) Kyle Colvin, Engineering Programs, Manager (651-602-1151)
Division/Department:	Community Development / Regional Planning Environmental Services / Technical Services

Proposed Action
That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee
1. Authorize the City of Shakopee to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the City's allocation of affordable housing need to 975 units.
4. Advise the City to implement the advisory comments in the Review Record for Surface Water Management and Land Use.

Recommendation of the Environment Committee
1. Approve the City of Shakopee's Comprehensive Sewer Plan.

METROPOLITAN COUNCIL

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Shakopee to implement its 2040 Comprehensive Plan (Plan).

Community Development Committee

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
    a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
    b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
    c. Submit to the Council a copy of the City Council resolution evidencing final adoption of the Plan.
2. The *Local Planning Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans. (Minn. Stat. § 473.865, subd. 3)

Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

Background

The City of Shakopee is located in northern Scott County. It is surrounded by the communities of Chanhassen, Eden Prairie, Bloomington, Savage, Prior Lake, Sand Creek Township, Louisville Township, and Jackson Township.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that "the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans" (Minn. Stat. § 473.175, subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment, and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	*Thrive MSP 2040* and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent, with proposed changes
Consistency with Council Policy	*2040 Housing Policy Plan*	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

Thrive Lens Analysis

The proposed 2040 comprehensive plan is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

Funding

The Metropolitan Council awarded the City a Planning Assistance Grant of $32,000 to complete its 2040 comprehensive plan. The first half of this grant was paid to initiate the local planning process. The second half of the grant will be paid after Council authorization of the City's plan, local adoption, and the City's submittal of final reporting requirements.

Known Support / Opposition

There is no known local opposition to the 2040 comprehensive plan.

REVIEW RECORD

City of Shakopee 2040 Comprehensive Plan

Review File No. 22004-1, Business Item No. 2019-264 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

Regional Parks and Trails

Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)
The Plan conforms to the *2040 Regional Parks Policy Plan* (RPPP) for the Regional Parks System element. Scott County is the Park implementing agency for the Regional Parks System components in the City of Shakopee, for which the Plan accurately describes the Regional Parks System components.

Regional Parks, Park Reserves, or Special Recreation Features located within the City include The Landing Special Recreation Feature. Regional Trails located within the City include the Scott County Regional Trail, and Minnesota River Extension, Louisville, and Prior Lake Outlet regional trail search corridors. The City also appropriately acknowledges State and Federal lands within the community, including the Raguet Wildlife Management Area, Minnesota Valley State Recreation Area, Minnesota Valley State Trail, and Minnesota Valley National Wildlife Refuge. (See Figure 1.)

Regional Transportation, Transit, and Aviation

Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)
The Plan conforms to the *2040 Transportation Policy Plan* (TPP) adopted in 2015. It accurately reflects transportation system components of the TPP as well as applicable land use policies for regional transitways. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight.

Roadways

The Plan conforms to the Highways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials, US 169, CSAH 42 and 78, including planned additions and improvements identified in the Current Revenue Scenario, and any right-of-way preservation needs. The Plan accurately reflects the regional functional classification map of A-minor arterials and has delineated major and minor collectors.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting is consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use. They include US Highway 169 Mobility Study, the TH 41 Minnesota River Crossing, and the Minnesota valley

Transit Authority Strategic Plan. The Plan accurately describes the status of such facilities, including needs for right-of-way and the likelihood and timing of funding.

Transit

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within four Transit Market Areas, which are the following: Emerging Market Area II, Transit Market Area III, IV, and V.

The Plan also incorporates transitways that are part of the Increased Revenue Scenario in the TPP. The Plan's maps and narrative acknowledge the uncertainty of these transitways. This includes the Highway 169 Bus Rapid Transitway.

The Plan is consistent with the policies of the Transit system element of the TPP. It addresses the City's roles related to its Community Designation, as well as the opportunities and challenges related to its Transit Market Areas. The Plan strengthens the existing transit system and lays the groundwork for improved transit services by pursuing integration with the regional transit network beyond commuter services.

Aviation

The Plan conforms to Aviation system element of the TPP. It includes policies that protect regional airspace from obstructions and addresses seaplane use.

The Plan identifies Flying Cloud Airport and addresses elements of its long-term comprehensive plan. The Plan addresses issues including land use compatibility, noise sensitivity, and the protection of airspace from obstructions. The City has an adopted airport zoning ordinance and participates in a Joint Airport Zoning Board (JAZB).

Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of, and connections to, the Regional Bicycle Transportation Network (RBTN) and regional trails. It accounts for the Tier 1 alignment for an RBTN corridor.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

Freight

The Plan is consistent with Freight policies of the TPP. It identifies the needs of freight movement in and through the City, including accessibility to freight terminals and facilities. These specific needs include Tier 1 and Tier 3 truck routes within the City.

Transportation Analysis Zones (TAZs)

The Plan conforms to the TPP regarding TAZ allocations. The City's TAZ allocations for employment, households, and population appropriately sum to the Council's citywide forecast totals for all forecast years.

The City's planned land uses and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan, and at densities consistent with the City's Thrive community designations of Suburban Edge. and applicable TPP policies for transit station areas.

Water Resources

Wastewater Service

Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs (651-602-1151)

The Plan conforms to the *2040 Water Resources Policy Plan* (WRPP). It represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by Metropolitan Council Environmental Services (MCES). All wastewater generated within the City is conveyed through Council Interceptors; 6904, 7120, and 9206. All flow is treated at the Council's Blue Lake Wastewater Treatment Plant in Shakopee.

When Interceptor (9206) was constructed in 1995, a cost sharing agreement was entered into between the Council and the City covering additional trunk sewer capacity costs for the City. In accordance with the agreement, the City must purchase additional capacity in the interceptor, after flows within the interceptor, at Townline Avenue, reach 3 cubic feet per second peak flow, or 571,000 gallons per day (gpd) averaged. The current number of connections at this point are not enough to generate this level of flow. However, the Council will continue to monitor growth within the area served through the Townline Avenue connection and perform future flow monitoring and notify the City when flow approaches the average day level of 571,000 gpd.

The Plan projects that the City will have 21,400 sewered households and 32,800 sewered employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth forecasts.

The Plan provides sanitary flow projections in 5-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Council is committing to provide the level of wastewater service based on the sewered forecasts as stated in the sewer element of the Plan.

The Land Use Plan reflects an overall minimum residential sewered density that is consistent with Council policy for future sewered residential growth for Suburban Edge communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) and private sanitary sewer systems; including a summary of activities and programs intended to mitigate I/I from both public and private property sources including an annual sewer pipe lining program as part of the City's street reconstruction program, maintenance hole and pipeline inspection and rehabilitation, and a public I/I education program. The Plan also states that the City is considering a sump pump inspection and a point of sale inspection program.

The Plan describes the requirements and standards for minimizing I/I and references City Code (Chapter 52) that prohibits the discharge of clear water from roofs and ground water to the sanitary sewer system. The Plan outlines future considerations by the City that include adoption of an ordinance that specifically prohibits the discharge from sump pumps foundation drains and rain leaders and requires the disconnection of such connections when discovered.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the municipal and private property sewer systems. The Plan indicates that most homes within the City were built after 1970 when private service laterals were constructed of PVC pipe which is less susceptible to I/I than vitrified clay tile pipe which was more prevalent prior to 1970. The City has never been assigned an I/I mitigation work plan by the Council. The Plan estimates

that only 8% of the City's average annual flow is from I/I, and that its peak day wet weather-related flow is less than 50% of that amount allowed by the Council under its Regional I/I Mitigation Program. The City has determined that the collection system is not significantly impacted by I/I.

The City has an orderly annexation agreement with Jackson Township for areas currently located in the Township that are programed to receive wastewater services by 2040. The Council understands that the City also has long-range plans to provide wastewater services to areas in Louisville Township. The Plan shows these areas to be served after 2040. If areas of Louisville Township are to be provided service prior to 2040, the City will need to amend its comprehensive plan indicating its annexation and the inclusion of services by the City.

Portions of Jackson and Louisville Townships are identified to be served in the future by interceptor 9206. These areas would be in addition to those land areas considered in the original designed service area for the interceptor. With these annexations the interceptor may need to be expanded to provide for additional long-term needs of the City. The Council has identified, and included in its System Plan, a future, post-2040, Wastewater Treatment Facility in Louisville Township. The treatment facility would provide wastewater treatment services for future areas of Shakopee and other communities in western Scott County.

Comprehensive Sewer Plan Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Suburban Edge communities. It was found to be complete and consistent with Council polices. Upon adoption of the Plan by the City, the action of the Council to approve the Sewer Plan becomes effective. At that time, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Council for its records.

Surface Water Management

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan is consistent with Council policy requirements and in conformance with the Council's *2040 Water Resources Policy Plan* (WRPP) for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. The City of Shakopee lies within the oversight boundaries of the Lower Minnesota and Prior Lake Spring Lake Watershed Districts, and the Scott (County) Watershed Management Organization. Shakopee submitted a draft Local Water Management Plan (LWMP) update for review on February 6, 2019. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated March 14, 2019. The Plan incorporates the City's January 2019 draft LWMP as Appendix C.4.

Advisory Comments

When available, staff request that the City provide the dates the three watersheds approved the final LWMP, the date the City adopted the final LWMP, and a copy of the final adopted LWMP if it differs from the January 2019 draft submitted in the draft Plan on April 29, 2019.

Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City's Plan and find that it is consistent with the Council's policies, as detailed below.

Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The Council and City staff have agreed on a forecast revision for the City of Shakopee. Council staff consider the revised forecast to be reasonable considering upcoming developments, 2040 land use

guidance changes, and areas to be annexed from Jackson Township. The revised forecast appears in the Plan in table 1.8, as shown in Table 1 below.

Table 1. City of Shakopee Forecasts

	Census	Previous Forecasts			Revised Forecasts		
	2010	2020	2030	2040	2020	2030	2040
Population	36,946	43,000	48,100	53,100	47,800	55,900	62,600
Households	12,722	15,000	16,900	18,800	16,300	19,400	22,100
Employment	18,831	25,500	28,500	31,900	25,700	29,100	32,800

The Council will revise the forecast as described above, simultaneous with action on the Plan.

It should be noted that the 2010-2040 forecast presented here excludes Shakopee Mdewakanton Sioux Community (SMSC) lands, per an approach agreed to in 2016 by the Council, the City, and the tribal government.

The Metro Urban Service Area (MUSA) section of the Plan includes sewer-serviced households, population, and employment forecasts (Plan table 3.59). The Council will revise its sewer-serviced forecast based on the information in table 3.59, simultaneous with action on the Plan as shown in Table 2 below.

Table 2. City of Shakopee Sewer-Serviced Forecasts

	Census	Revised Forecasts		
	2010	2020	2030	2040
Population	36,946	47,800	55,900	62,600
Metro Sewered	34,646	45,500	53,650	60,500
Unserviced	2,300	2,300	2,250	2,100
Households	12,722	16,300	19,400	22,100
Metro Sewered	11,942	15,530	18,650	21,400
Unserviced	780	770	750	700
Employment	18,831	25,700	29,100	32,800
Metro Sewered	18,331	25,700	29,100	32,800
Unserviced	500	0	0	0

With this forecast revision, the 2021-2030 Affordable Housing Need for the City of Shakopee is increased. The new 2021-2030 Affordable Housing Need numbers are: 548 units at <=30% Area Median Income (AMI), 145 units at 31-50% AMI; 282 units at 51-80% AMI; 975 units total. This is acknowledged in the Plan.

Section 3 of the Plan describes and inventories land supply for future development and redevelopment. If the identified land supply was developed at the minimum of allowed density, the City could accommodate 8,070 new housing units during 2018-2040 (City-provided analysis, table 3.8 of the Plan). This land supply accommodates the growth forecast.

Thrive MSP 2040 and Land Use

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Suburban Edge (Figure 2). Thrive describes Suburban Edge communities as having experienced significant residential growth beginning in the 1990s and continuing to the 2010s. At least 40% of the land in these cities is developed, but significant amounts of land remain for future development.

Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment and target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.

The existing land uses in the City are predominately residential (26%), with a significant amount of the land held in fee or trust by the SMSC. Most of the existing commercial/office/entertainment is in the northern part of the City along Highway 169. Approximately 20% of the City is parks/open space (Figure 3).

The Plan is consistent with Thrive for land use and residential density policies for a community with a Suburban Edge designation. Thrive calls for Suburban Edge communities to plan for forecasted population and household growth at overall average densities of at least 3-5 units per acre, and as shown in Table 3 below, the overall density of development in the City is 6.37 units per acre. Several land use categories where growth is not anticipated within this planning period, including Downtown Business, Downtown Transition, and Rural Transition, are not included in the table below

Table 3. Planned Residential Density, City of Shakopee

				2018-2040 Change		
	Density		Expected Residential		Min	Max
Category	Min	Max	Share	Net Acres	Units	Units
Downtown Riverfront	60	125	80%	8.8	528	1,100
Mixed Use Commercial Corridor	30	60	20%	25.8	774	1,548
Mixed Use Commercial Center	30	60	15%	119.0	3,570	7,140
Mixed Employment Center	16	30	5%	99.6	1,594	2,988
Entertainment District	25	100	10%	12.2	305	1,220
Mixed Residential	6	30	90%	272.7	1,636	8,181
Suburban Residential	3	6	95%	1,384.5	4,154	8,307
Suburban Edge Residential	0.25	3	95%	50.7	13	152
Old Shakopee Residential	3	12	95%	3.8	11	46
	TOTALS			1,977.1	12,584	30,682
				Overall Density	6.37	15.52

The Plan frames the land use goals and strategies around several planning districts within the City, and based on issues and opportunities, provides targeted recommendations for each district. These districts include: Downtown Shakopee, Old Shakopee and Transition Corridors; Minnesota River Greenway; Suburban Shakopee; East End Shakopee; Rural Transition; and Greater West End. For each district, the Plan outlines development characteristics describing the anticipated built form, minimum densities, and community/neighborhood design intention, as well as primary and secondary uses.

Orderly Annexation

The City has established an orderly annexation agreement (OAA) with Jackson Township in 2002 and updated that agreement in 2018. The Township encompasses about 4,000 acres on the western side of the City and will eventually be fully annexed into the City. The OAA provides a plan and procedure for annexation noting that the City will reimburse the Township for lost tax revenue. Areas within the Township are categorized generally into tracts with an annexation eligibility timeframe (see Figure 5 of this report). As shown in Figure 4, the Plan includes guided land uses for these areas within Jackson Township. Post-2040 guided land uses presently are not included in the Council's forecast or density analysis as it is outside of the current planning horizon.

Shakopee Mdewakanton Sioux Community (SMSC)

The SMSC owns a substantial amount of land in either fee or trust within the municipal boundaries of the City. Similar to the forecast analysis, these lands are not included in the land use or density analysis as these lands are part of the sovereign tribal nation (lands in trust) or are intended to become part of the the nation in the future (lands in fee). The City does not have land use authority over lands that are part of the SMSC.

Advisory Comments

Should the City decide to annex lands from Jackson Township within the area identified as post-2040, the City will need to amend its comprehensive plan and submit that amendment to the Council for review. At that time, the Council will review that amendment for consistency with the Council's density policies and for wastewater capacity availability, along with consistency with other Council policies.

Housing

Reviewer: Tara Beard, CD – Housing (651-602-1051)

The Plan is consistent with the 2040 *Housing Policy Plan*. The City is a transitioning suburb with a wide variety of housing types. The City's population has doubled in just over a decade and has also seen much recent economic growth. The Plan notes that as the population continues to grow, the City will need to provide a broader range of housing options, specifically multi-family and attached housing types.

The City had 14,174 housing units as of 2016. While 67% of those units are affordable to households earning 80% of the AMI or less (or $68,000 for a family of four), affordable options decrease to 3% for households earning 30% AMI or less (or $27,100). Roughly 23% of Shakopee households earning 80% AMI or less are currently housing cost burdened. The Plan notes that housing cost burden is an existing housing need as is the local mismatch of wages and housing costs.

The Plan acknowledges the City's share of the region's need for affordable housing in the 2021-2030 decade, which is 975 units as mentioned in the forecasts section. With over 164 acres of land guided for higher density residential development in that time period (Figure 6: Land Guided for Affordable Housing of this report), the Plan sufficiently promotes the availability of land to support that share.

The Plan addresses its existing and future housing needs in its implementation plan, which includes the policies, programs, and other tools that the City could consider using to meet those needs. Tools the City will consider include exploring a Community Land Trust with Scott County, a local 4d program, and Housing Improvement Areas to preserve existing affordable housing. The City would consider Tax Increment Financing, Livable Communities Act programs, and issuing Housing Bonds to support its future affordable housing needs. The Plan articulates specific support and tools to protect and preserve existing manufactured housing communities.

Water Supply

Reviewer: Brian Davis, ES – Water Supply Planning (651-602-1519)

The Plan is consistent with the WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

The Shakopee Public Utilities Commission prepared a Local Water Supply Plan in 2018 that was submitted to both the Minnesota Department of Natural Resources (DNR) and the Council and reviewed under separate cover. DNR approved the City's Water Supply Plan on February 21, 2019.

Community and Subsurface Sewage Treatment Systems (SSTS)

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates that there are 714 individual SSTS in operation in the City. The MCES Blue Lake Wastewater Treatment Facility, owned and operated by the Council, and the privately-owned Rahr Malting Company Wastewater Treatment Facility are also located in the City. Scott County is responsible for SSTS program oversight and administration in the City. The County's SSTS Ordinance Number 4 is consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council WRPP requirements.

Special Resource Protection

Solar Access Protection

Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)

The Plan is consistent with statutory requirements (Minn. Stat. 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required solar planning elements.

Aggregate Resource Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan identifies, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are significant natural aggregate deposits within the City and its adjacent orderly annexation agreement areas. Mining in areas currently within future annexation areas is administered by Scott County. Municipal mining policies in place to minimize potential land use conflicts include the Conditional Use Permit process and Mining Overlay Zoning.

Historic Preservation

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan contains policies to preserve historic resources. The City's efforts in protecting a sense of place and community includes identifying historic places and guidelines, partnering with Shakopee Heritage Society and Scott County Historical Society, collaborating with SMSC to celebrate the culture, and continuing the Main Street Program for revitalization of historic downtown.

Plan Implementation

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, the SSTS code, and the housing implementation program.

The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan. Specific implementation strategies are contained in individual chapters of the Plan, with capital improvements planning detailed in the appendix.

Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed Plan is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

Documents Submitted for Review

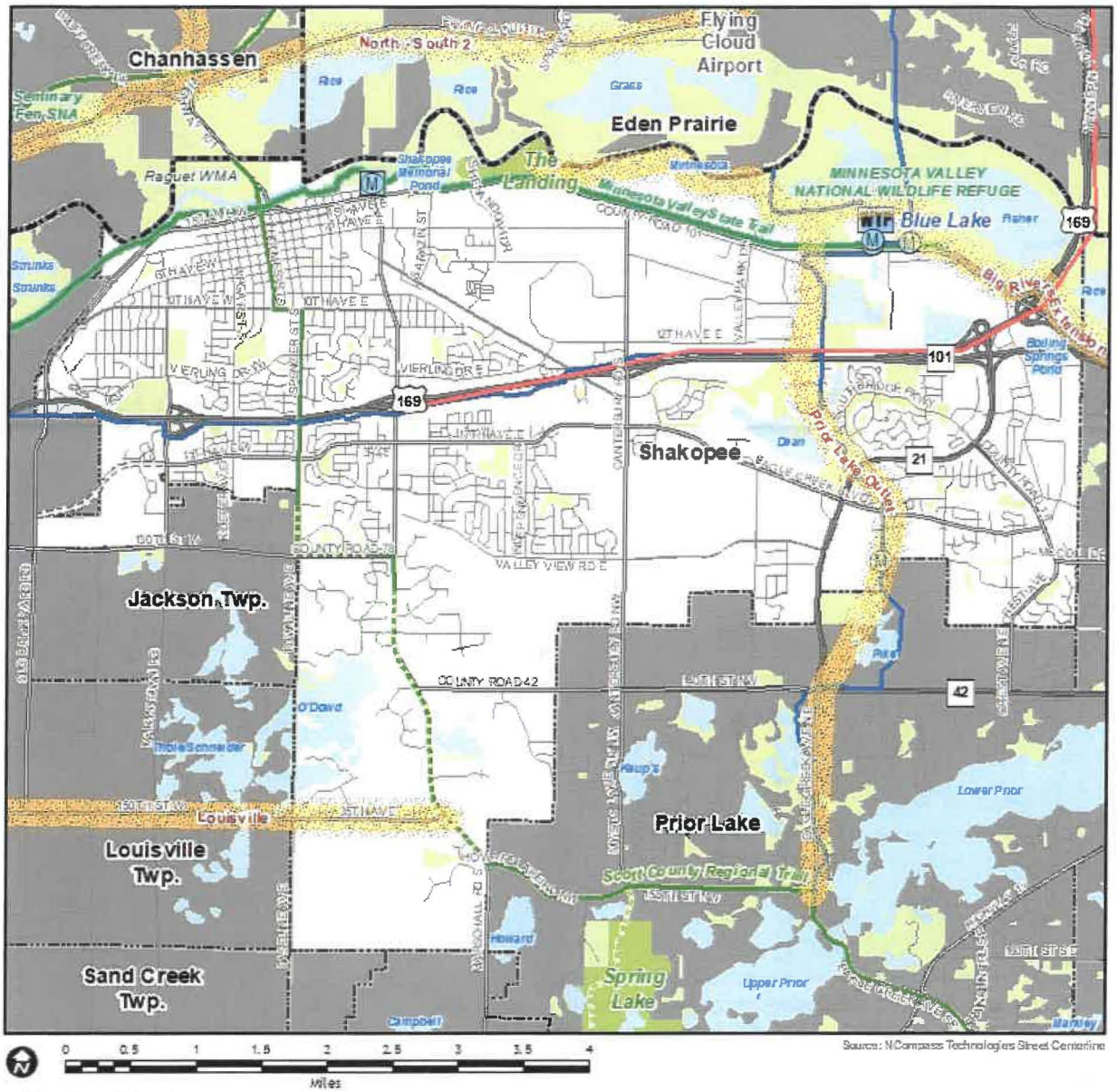
In response to the 2015 System Statement, the City submitted the following documents for review:

- July 6, 2018: Shakopee 2040 Preliminary Plan
- June 29, 2019: Shakopee 2040 Comprehensive Plan
- July 2, 2019: Revisions to wastewater, transportation, parks, forecasts, land use, housing, water supply, and surface water management
- July 17, 2019: Revisions to TAZ allocations
- August 1, 2019: Updated MUSA map and sanitary data
- August 6, 2019: 2040 Planned Land Use Map

Attachments

Figure 1: Location Map with Regional Systems
Figure 2: *Thrive MSP 2040* Community Designations
Figure 3: Existing Land Use
Figure 4: 2040 Planned Land Use
Figure 5: Jackson Township Orderly Annexation Staging
Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Regional Systems

Transportation

Transitways
2040 Transportation System Policy- adopted January 2015

- Existing
- Planned Current Revenue Scenario
- Planned Current Revenue Scenario - CTIB* Phase 1 Projects
- Potential Increased Revenue Scenario

Regional Highway System

- Existing Principal Arterials
- Planned Principal Arterials
- Existing Minor Arterials
- Planned Minor Arterials
- Existing Other Arterials
- Planned Other Arterials

Recreation Open Space

Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units

Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned

Wastewater

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

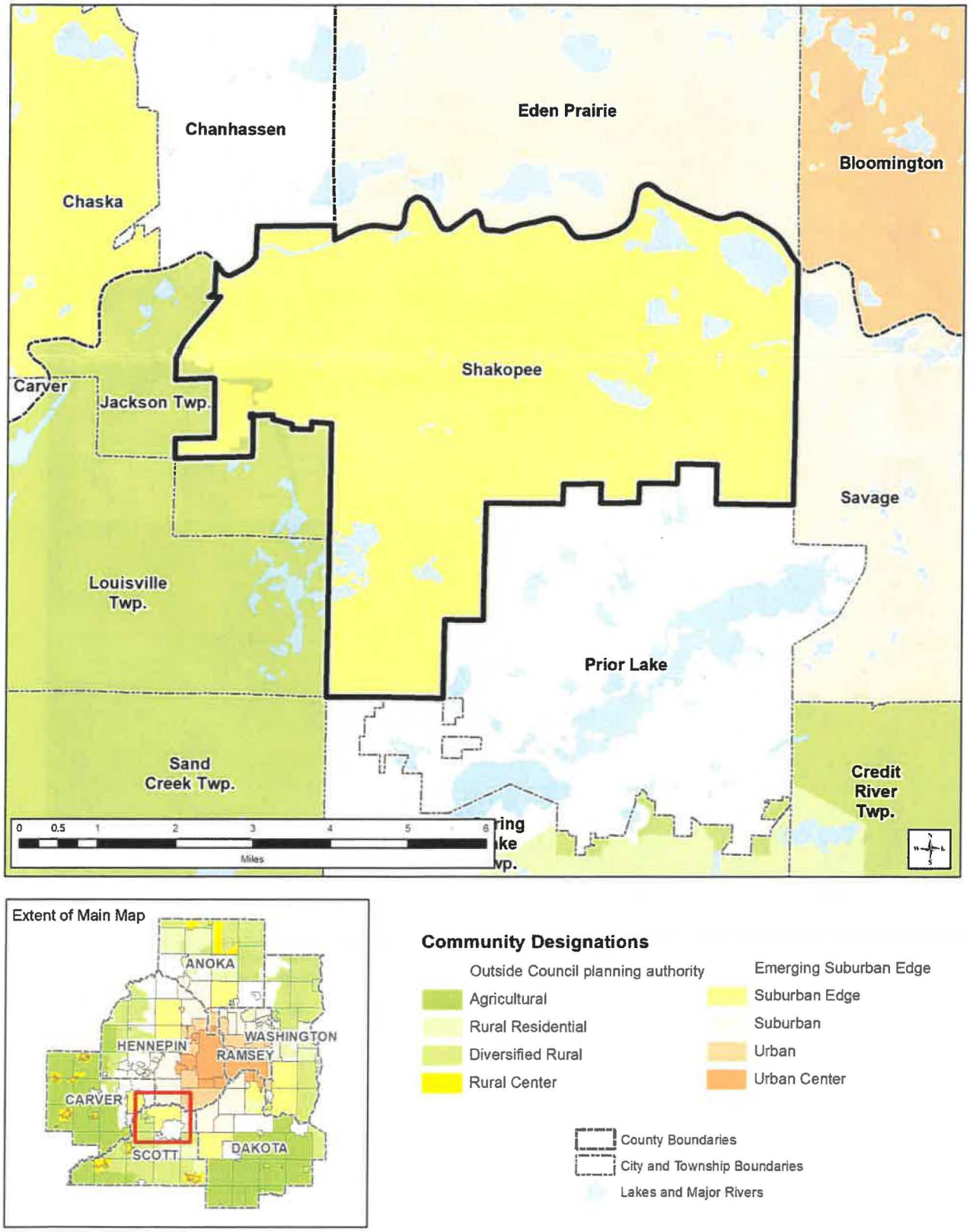
Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors

- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

Figure 2. Thrive MSP 2040 Community Designations



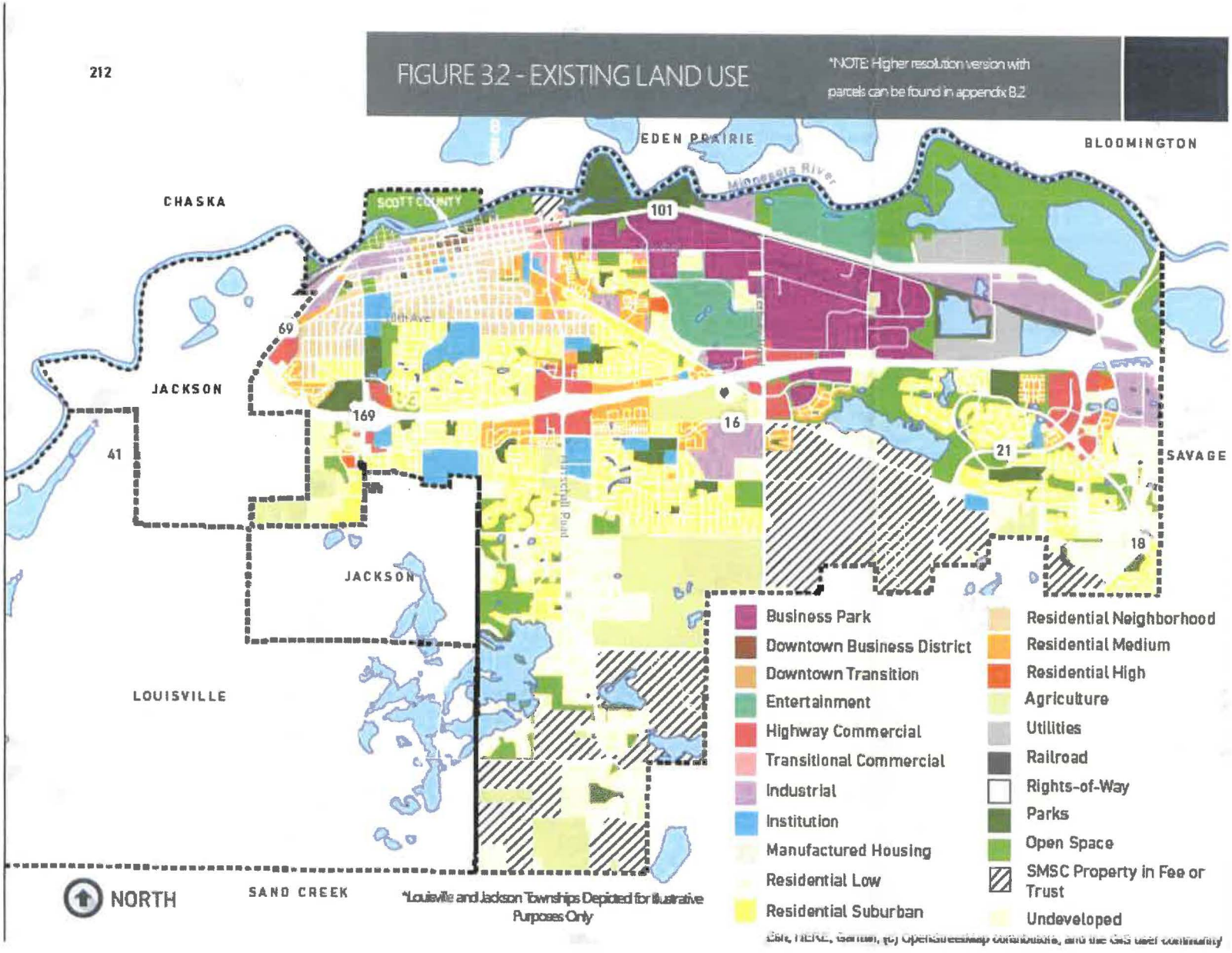


Figure 3. Existing Land Use

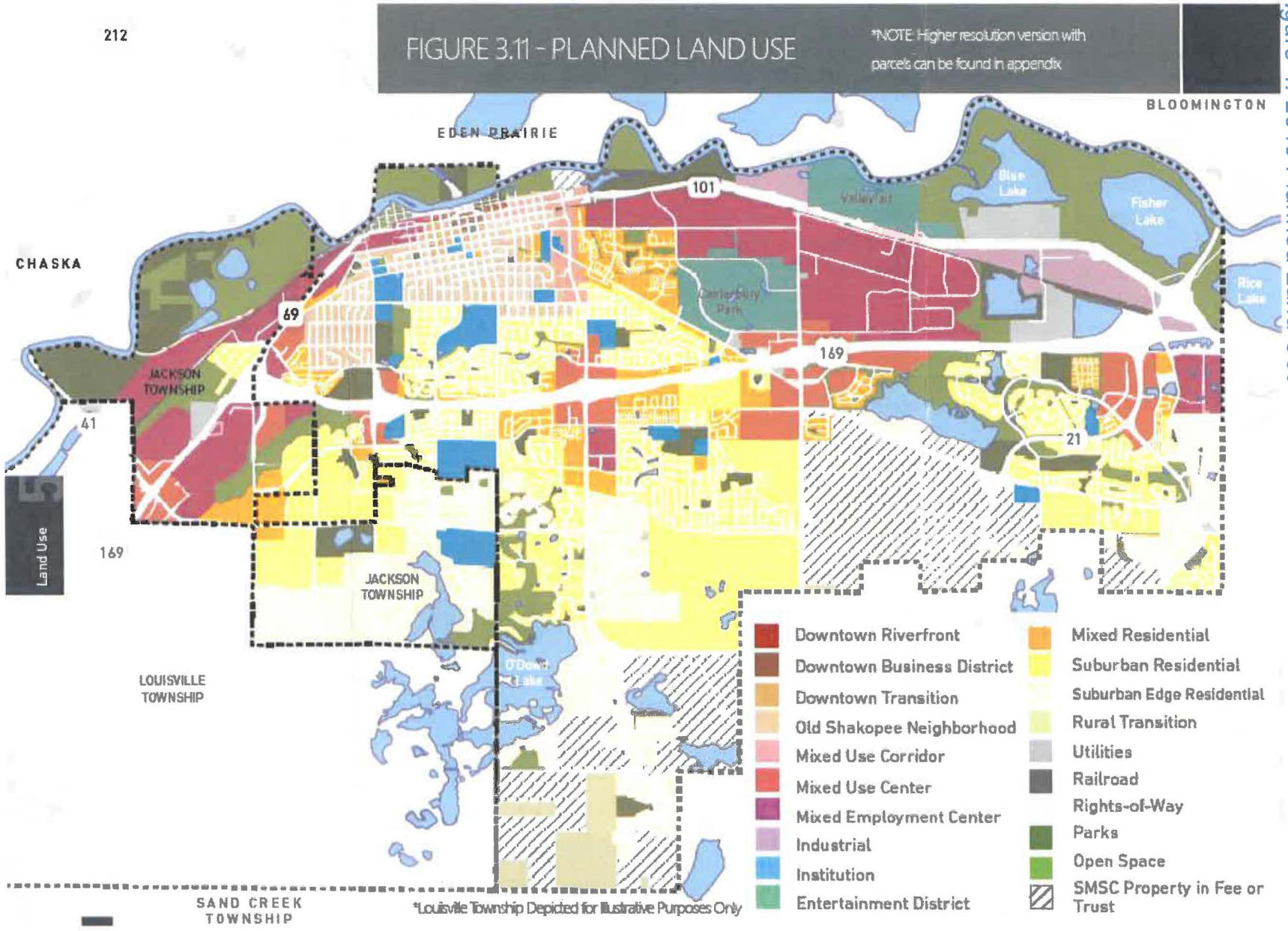


Figure 4. 2040 Planned Land Use

Figure 5. Jackson Township Orderly Annexation Staging

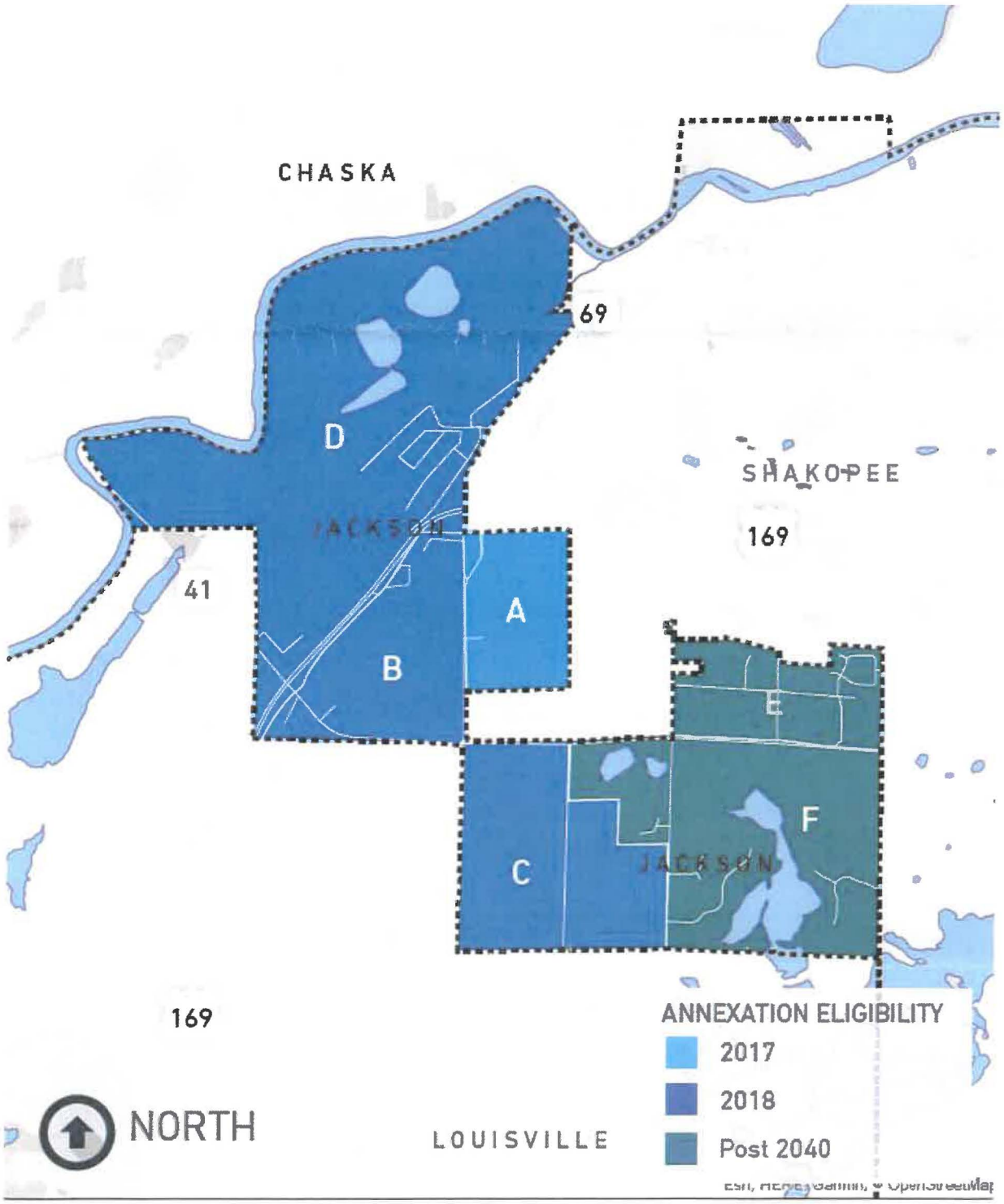


Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing at 50% AMI and Below:	***693 units***
2021-2030 share of regional need for Affordable Housing between 51 to 80% AMI:	***282 units***
TOTAL 2021-2030 share of regional need for Affordable Housing:	***975 units***
2021-2030 total regional need for Affordable Housing:	***37,900 units***

	Available Acres	x	*Minimum Density* (units per acre)	x	*Expected % Residential* (if mixed use)	=	*Minimum Units Possible*
Mixed Use Commercial Center: South Bridge	20.0		30		40%		240
Mixed Use Commercial Center: Canterbury/17th Ave	25.0		30		40%		300
Entertainment District: Canterbury Park/Commons	37.5		25		40%		375
Downtown & Riverfront	4.3		60		70%		181
Downtown Business District	8.8		10		80%		70
Mixed Residential: 17th Ave	35.6		6		90%		193
Mixed Residential: West End	33.3		6		75%		150
Total	**164.4**						**1,509**

Sufficient/(insufficient) units affordable at 50% AMI and below possible in areas with ≥12 units per acre minimum against share of regional need:	**473**
Sufficient/(insufficient) total units affordable between 51 to 80% AMI possible in areas with ≥6 units per acre minimum possible against share of regional need:	**61**
Sufficient/(insufficient) total units possible against share of regional need:	**534**
Affordable units built since 2021:	**0**
Sufficient/(insufficient) units possible adjusted for affordable units built:	**534**
Number of Comp Plan Amendments approved since Comp Plan Update:	**0**

METROPOLITAN COUNCIL