

March 25, 2016

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Thomas Lovelace, City Planner
City of Apple Valley
7100 W. 147th Street
Apple Valley, MN 55124

RE: City of Apple Valley Outlot B Cobblestone Lake Commercial 3rd Addition Comprehensive Plan Amendment – Administrative Review
Metropolitan Council Review No. 20591-15
Metropolitan Council District 16

Dear Mr. Lovelace:

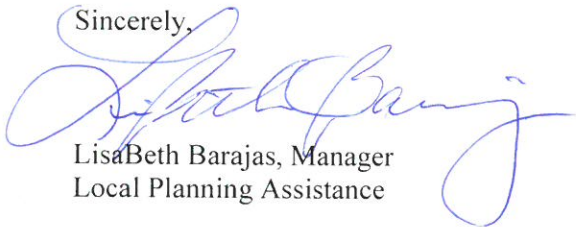
We received the City's Outlot B Cobblestone Lake Commercial 3rd Addition Comprehensive Plan Amendment (amendment) on January 12, 2016 and found the plan amendment submittal was incomplete on February 3, 2016. We received supplemental material on March 11, and March 23, 2016 found the amendment complete for review.

The amendment reguides 11.5 acres from Medium Density Residential to Low Density Residential located south of 155th Street W., east of Embry Path, and north of Cobblestone Lake Parkway. The purpose of the amendment is to allow the construction of 44 single family homes. Initial review found inconsistent information about the availability of land to address Apple Valley's share of the region's need for affordable housing for 2011-2020. Council staff appreciates Apple Valley's efforts to resolve this issue; it is now clear that there is sufficient land available for development in Apple Valley at minimum residential densities of 6 units per acre. Specifically, Apple Valley will have more than 154 acres available for residential development at density minimums ranging from 6 to 20 units per acre.

Council staff finds the amendment meets the *Comprehensive Plan Amendment Administrative Review Guidelines* revised by the Council on July 28, 2010. The proposed amendment does not affect official forecasts or the City's ability to accommodate its share of the region's affordable housing need. Therefore, the Council will waive further review and action; and the City may place this amendment into effect.

The amendment, explanatory materials, and the information submission form will be appended to the City's Plan in the Council's files. If you have any questions about this review, contact Patrick Boylan, Principal Reviewer, at 651-602-1438.

Sincerely,



LisaBeth Barajas, Manager
Local Planning Assistance



METROPOLITAN
C O U N C I L

CC: Steve O'Brien, Minnesota Housing
Tod Sherman, Development Reviews Coordinator, MnDOT Metro Division
Wendy Wulff, Metropolitan Council District 16
Tara Beard, Housing Analyst
Patrick Boylan, Sector Representative
Raya Esmaeili, Reviews Coordinator

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