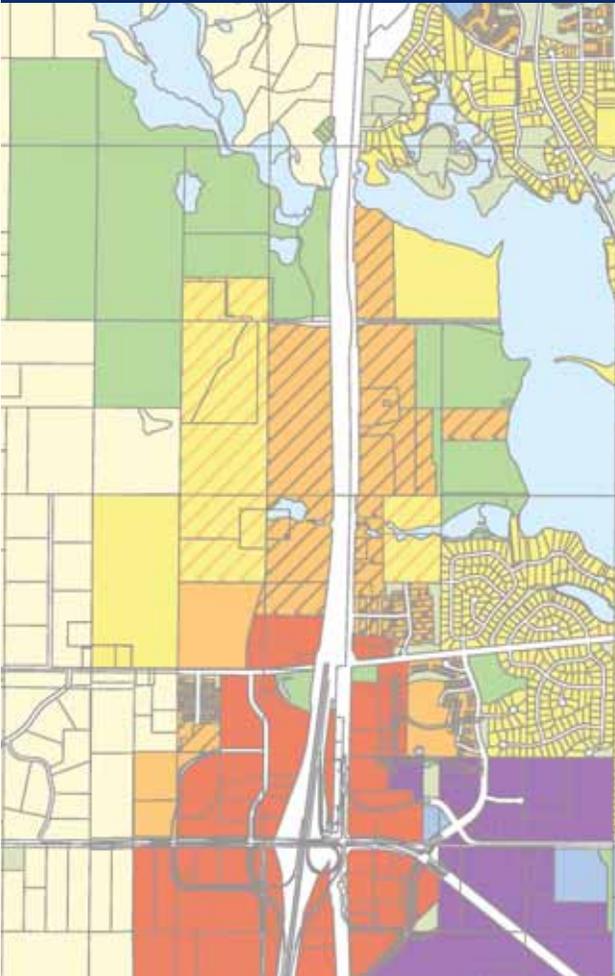


A citizen's
guide to the

Comprehensive Plan



2008

City of Lakeville, Minnesota



Introduction

The City of Lakeville completed an update of its Comprehensive Plan in 2008. A comprehensive plan is a tool that guides day-to-day and future land use and public infrastructure decisions to provide managed growth throughout the City. The Comprehensive Plan includes the following elements:

- Comprehensive Land Use Plan
- Comprehensive Water Plan
- Comprehensive Sanitary Sewer Plan
- Comprehensive Transportation Plan
- Lakeville Parks, Trails and Open Space Plan
- Lakeville Water Resources Management Plan

Lakeville's new Comprehensive Plan represents a collaborative effort by residents, property owners, the Planning Commission, and City Council to guide future growth and development throughout the City.

Lakeville's current estimated population is approximately 55,000, making it the third largest city in Dakota County and the 16th largest city in the Twin Cities metropolitan area. Over the next 20 years Lakeville is anticipated to add approximately 33,800 new residents and become the largest city in Dakota County. Lakeville's Comprehensive Plan will serve as a guide to ensure high quality residential, commercial, industrial, and office developments as the City continues to grow into the future.

If you have questions or comments, please contact the City of Lakeville Planning Department at (952) 985-4420 or send an e-mail to planninginfo@lakevillemn.gov. You may also review the full version of the documents listed above by visiting Lakeville's website at www.lakevillemn.gov.

A Regional Perspective

In 2004 the Metropolitan Council developed the Regional Development Framework to serve as a guide for development in the Twin Cities seven county area. The Framework estimates that the region, between 2010 and 2030, will need to accommodate an additional:

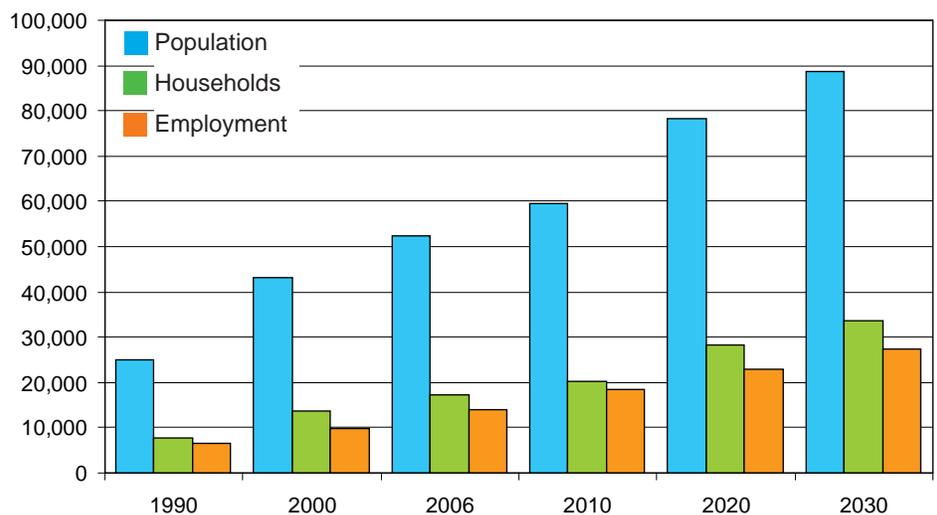
- 966,000 people
- 563,000 jobs
- 471,000 households

Lakeville is projected to accommodate approximately 33,800 or one in 16 of those new residents along with 16,360 or one in 19 new homes. The community is known as a desirable place to live and work because of the following factors:

- Accessibility to metro employment centers.
- Attractiveness and quality of residential, commercial, industrial, and office developments.
- Excellent public schools.
- Protection of natural resources.
- Well-planned parks, open space, and pedestrian trail systems.
- One of the lowest tax rates in the metro area due to fiscal stability through sound management practices.
- Availability of high-quality and well-managed public services.
- A positive and receptive attitude towards quality businesses and industries.

The Comprehensive Plan was updated to ensure ongoing high quality growth. During the comprehensive planning process, residents and property owners participated in more than 22 neighborhood meetings and open houses. Their input, along with that of the school districts, neighboring communities, Dakota and Scott Counties, and the Lakeville Planning Commission and City Council, shaped Lakeville's growth management strategy. This booklet offers a glimpse into the future as Lakeville moves forward through the 21st century. You will see the types of land uses that are planned, where they are expected to occur, and the anticipated timeline for development.

City of Lakeville growth projections



Land Use Planning

Lakeville is approximately 38 square miles in area, encompassing nearly 24,464 square acres. As part of the Comprehensive Plan update, the City reviewed land use throughout the community and developed the 2030 Land Use Map, shown on the next page. The table below illustrates anticipated future land uses in 2030 based on the map, which is a generalized guide for future development patterns that may be refined and amended over time as community priorities evolve and the numbers shown in the table are adjusted accordingly:

Land Use Category	Percentage	Acres
Rural agriculture/residential	6.6%	1,618.18
Low-density residential	32.6%	7,978.70
Medium-density residential	7.7%	1,891.34
High-density residential	0.8%	185.27
Manufactured housing	0.9%	197.29
Commercial/retail	4.7%	1,156.15
Office/industrial	7.5%	1,838.28
Airport	0.6%	135.92
Restricted areas	5.6%	1,361.40
Special plan area	5.4%	1,324.33
Public and quasi-public	3.8%	950.67
Public right-of-way	13.4%	3,277.58
Parks/open space	6.2%	1,522.39
Water	4.2%	1,026.72
Total	100%	24,463.55

Active farming operations and numerous hobby farms represent a valuable land use resource within the community. By the year 2030, over 6.6 percent of the community's more than 24,000 acres will remain agricultural or rural residential. A large portion of the agricultural area within the City falls within the Special Plan Area along Cedar Avenue. Specific land use designations within this area will be determined through a special study to be completed in the future, in order to be compatible with future bus rapid transit service.

A blend of single-family homes and townhomes will be the predominant land uses over the next 20 years. The 2030 Land Use Plan also provides for a variety of housing types to conform to the Livable Communities Act and meet the needs of a range of lifestyles, economic levels, and age groups. The Land Use Plan identifies areas to accommodate varying housing densities. These designations take into consideration the community's transportation, parks and utility system plans, and the natural environment.

The 2030 Land Use Plan also designates additional land for expansion of the community's commercial and industrial areas. Retail/commercial, office, and industrial development are more predominant, providing strong local economic benefits, employment centers, and services for the entire community.

By building on the success of Airlake Industrial Park, First Park Lakeville, and Fairfield Business Campus, Lakeville is poised for further prosperity in the business, light manufacturing, and office land uses that help provide a stable tax base for the City.

Commercial Development Broadens Tax Base

Retail/commercial, office, and industrial businesses contribute significantly to the economic vitality of a community. The property taxes that Lakeville businesses pay lessen the tax burden of residents. Several projects that have been completed to date broaden and strengthen the tax base for everyone in the community. In 2005, Argonne Village, a retail/commercial development located along Kenwood Trail, just east of Interstate 35, was approved. This project includes approximately 138,000 square feet of retail, restaurant, and office uses, including a 73,281-square-foot Rainbow Foods grocery store. The Argonne Village project also spurred needed transportation improvements along the Kenwood Trail transportation corridor.

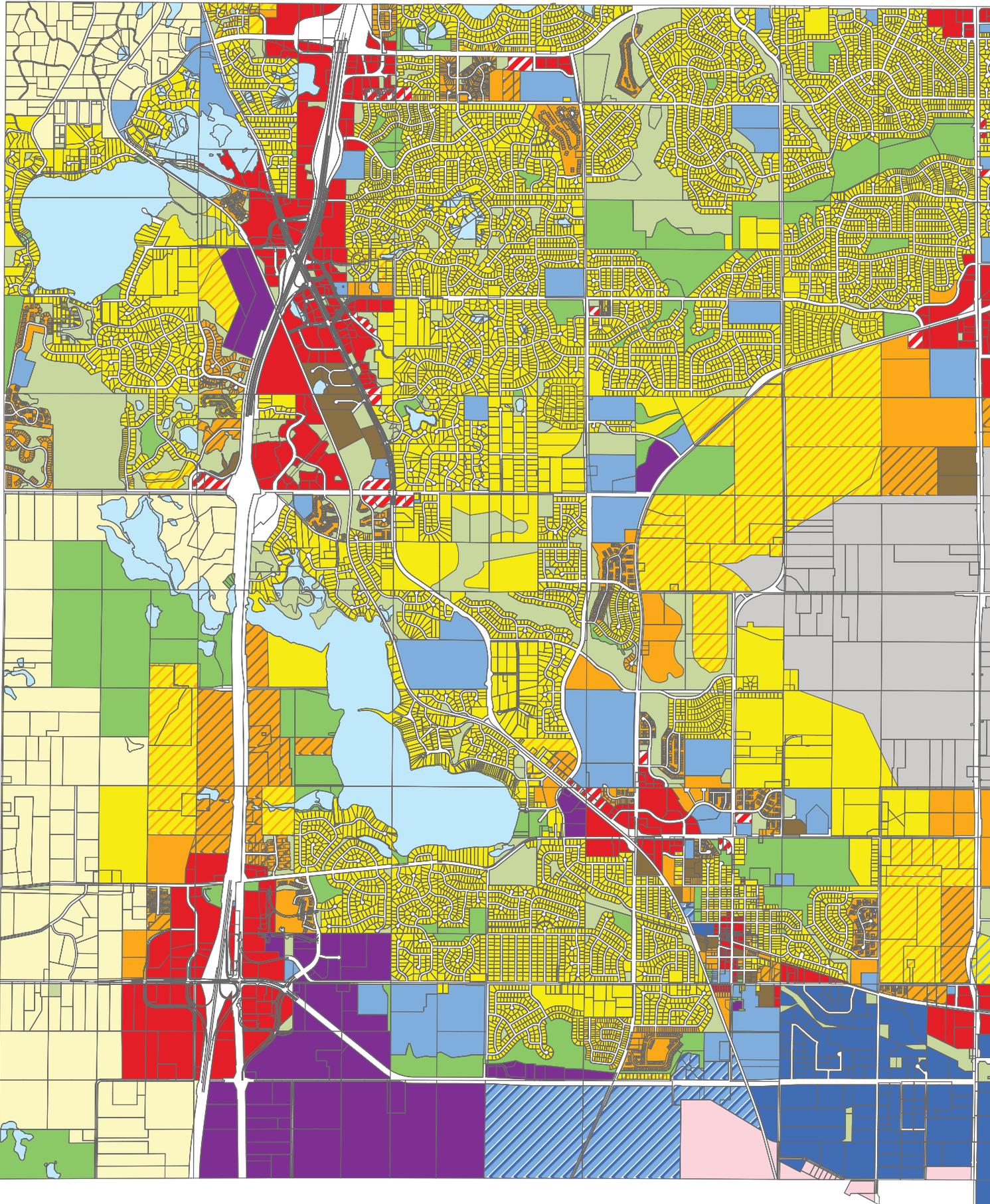
Commercial development continues in Heritage Commons, located in the northeast corner of Kenwood Trail and Dodd Boulevard. Heritage Commons includes approximately 130,000 square feet of retail, office, and restaurant uses including a 69,680-square-foot Cub Foods grocery store. The Crossroads development has also continued to develop

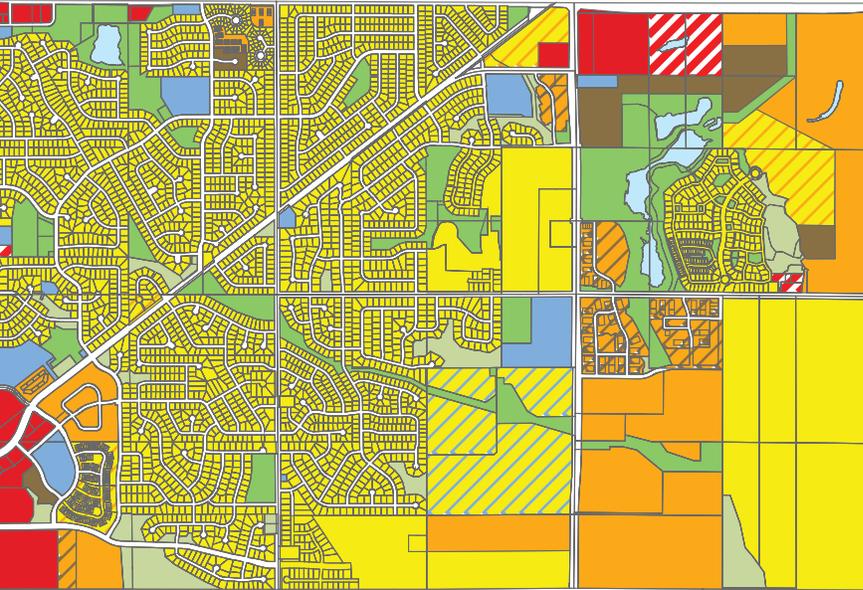
and now includes 149,171 square feet of retail, office, and restaurant uses.

Several industrial parks are also in the process of developing and expanding. Airlake Industrial Park grew by 100 acres after the land was annexed into the City in 2008. First Park Lakeville consists of 130 acres, including the 285,000-square-foot Uponsor facility and 282,000 square feet of office, warehouse, and manufacturing space.

In addition to these larger industrial, office, and manufacturing parks, several smaller office/industrial developments are being developed throughout the City, providing an expanded tax base and a dynamic business community that provides opportunities for Lakeville residents to work within the community they live.

The number of individuals to be employed by businesses within Lakeville by the year 2030 is projected to be approximately 27,400.





City of Lakeville

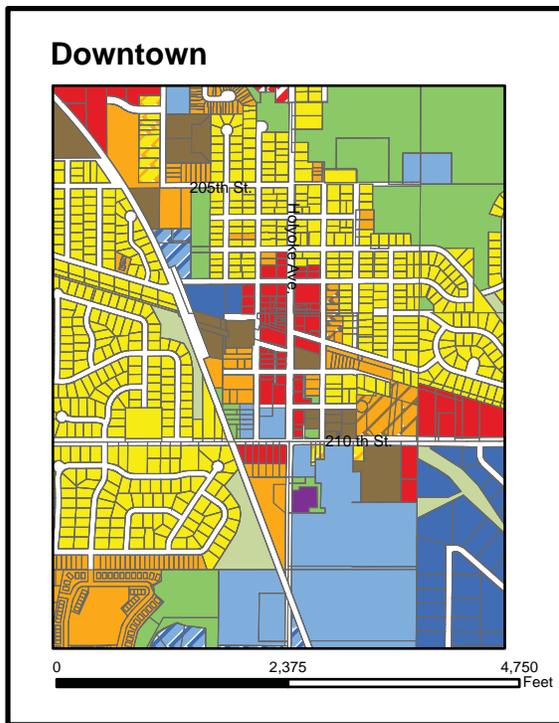


2008 Comprehensive Land Use Plan



2030 Land Use Plan

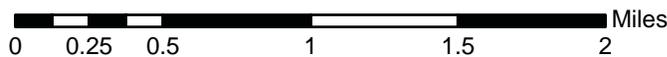
2008 Lakeville Comprehensive Land Use Plan
Planning for the future: Piecing it all together



Source: City of Lakeville, MN

- Rural Density Residential - 1 dwelling per 10 acres
- Low Density Residential - Less than 3 dwellings per acre
- Low/Medium Density Residential - 3 to 5 dwellings per acre
- Medium Density Residential - 4 to 7 units per acre
- Medium/High Density Residential - 5 to 9 units per acre
- High Density Residential - More than 9 units per acre
- Manufactured Housing
- Office/Residential Transition
- Commercial
- Office Park
- Warehouse/Light Industrial
- Industrial
- Airport
- Public and Quasi-Public
- Parks
- Restricted Development
- Special Plan Area
- Water

1 December 2008

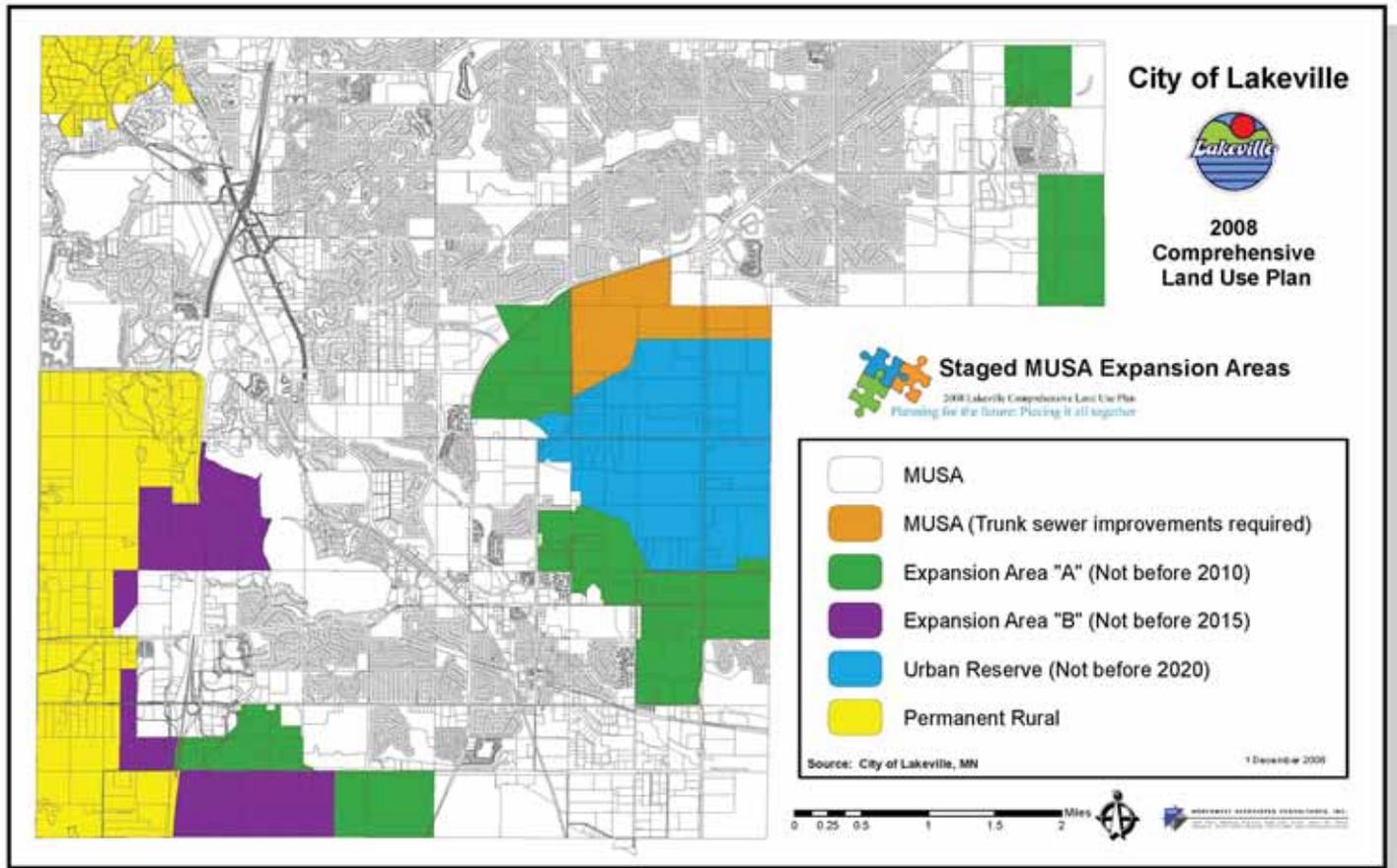


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A Growth Staging Plan

To accommodate the community's forecasted growth through the year 2030, the City is expected to expand its Metropolitan Urban Service Area (MUSA) in several stages, as illustrated below. This staging will encourage in-fill development that utilizes in-place sanitary sewer and

streets. By following this plan, the City will postpone costly investments in new infrastructure. Only land designated by the Metropolitan Council as being within the MUSA can receive sanitary sewer and water service.



The Natural Environment

To preserve Lakeville's small-town ambiance and natural amenities for future generations to enjoy, the City remains committed to protecting our valuable natural resources. Ongoing efforts include lake water quality protection, trout stream management, and household hazardous waste collection.

Environmentally sensitive areas and open spaces help define the community's character and enhance the quality

of life for all of us. Lakes, tributaries, bluffs, wooded areas, wetlands, and ponds are valuable for their role in storm water management, ground water recharge, nutrient assimilation, wildlife habitat, recreation, and aesthetic appeal. As Lakeville grows, maximum effort is being made to compatibly integrate land uses and new development with our natural environment.

Comprehensive Parks, Trails, and Open Space Plan

Open space is a vital component of Lakeville's environment, with opportunities for recreation and leisure time activities playing an integral role in Lakeville's overall quality of life. More than 1,400 acres in 62 parks and public properties are available, including athletic fields, playgrounds, greenways, trails, tennis courts, skating rinks, picnic areas, conservation

areas, nature areas, public fishing areas, and swimming beaches.

There are more than 100 miles of pedestrian and bike trails. Also available are cross-country ski trails, snowmobile trails, nature trails, and equestrian trails.

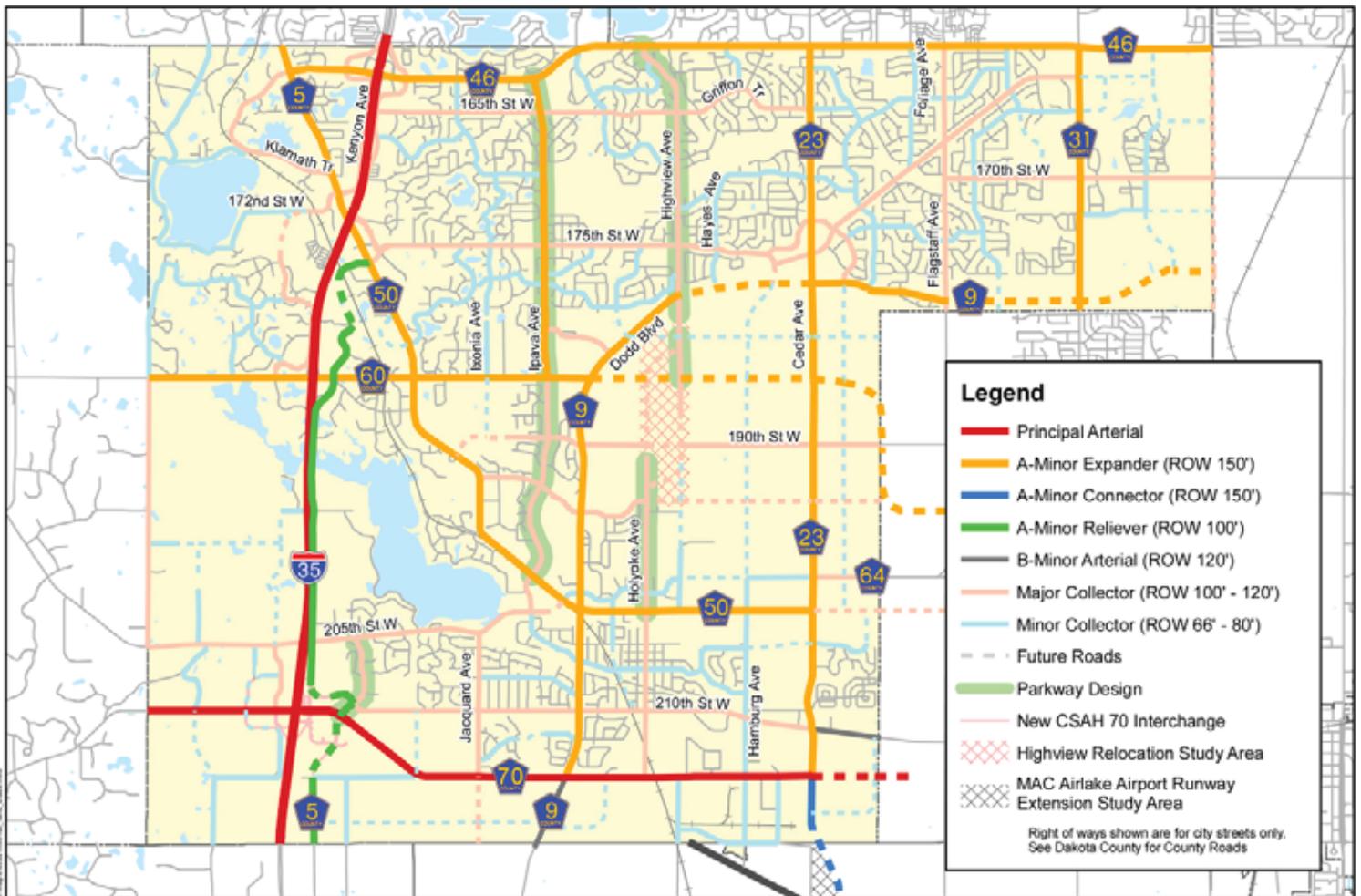
Transportation Plan

The Transportation Plan provides the policy and guidance needed to make appropriate transportation-related decisions to maintain and improve a comprehensive transportation system that is important to the ongoing economic health and quality of life within the City of Lakeville. The Transportation Plan is reviewed annually, in conjunction with the City's Capital Improvement Plan, to meet the transportation needs of Lakeville's growing community.

The Transportation Plan also demonstrates how the City will provide for an integrated transportation system that will serve the future needs of its residents and businesses, support the City's development plans, and complement the portion of the metropolitan transportation system that lies within the City's boundaries. The plan includes goals, policies, roadway classifications, and design standards, as well as identifying future roadway system improvements. Priorities include:

- Focusing the transportation system on activity centers within Lakeville and in neighboring communities.

- Creating and implementing a Comprehensive Pavement Management Program.
- Providing local street networks to encourage interconnected neighborhoods by incorporating transportation planning with land use strategies.
- Incorporating urban streetscape designs to enhance the aesthetics of corridors and gateways.
- Participating in the I-35W Solutions Alliance (a joint powers board) to improve mobility in the I-35W corridor.
- Expanding transit service and constructing transit facilities (i.e., designated park and carpool and park and ride lots).
- Expanding pedestrian and bicycle trailways in conjunction with roadway improvements as well as residential, commercial, industrial, and office developments.
- Supporting Airlake Airport as a Metropolitan Airports Commission (MAC) reliever airport.



Future Roadway Functional Class

Lakeville Transportation Plan Update
City of Lakeville

Zoning and Subdivision Ordinances Explained

To ensure that future development continues to achieve the high quality expected by our residents, the City of Lakeville updated its Zoning Ordinance and zoning map in early 2010. The primary objective was to create an ordinance and map that accurately reflect the Comprehensive Plan and 2030 Land Use Plan approved in 2008.

The Zoning Ordinance translates general guidelines contained in the Comprehensive Plan into specific performance and design standards within the zoning districts by controlling such things as:

- Type of use
- Building height
- Building materials
- Building setbacks
- Minimum lot area and lot width
- Off-street parking and loading
- Landscaping and screening
- Permanent and temporary signage
- Accessory buildings

- Fences and swimming pools
- Development of shoreland properties
- Grading and erosion control
- Home occupations

The City of Lakeville also updated its Subdivision Ordinance in 2010. This ordinance is necessary to control and record the manner in which land is subdivided into smaller parcels, lots, or building sites so that the parcels may eventually be sold or developed.

Developers are required to prove the proposed subdivision is not premature by demonstrating that adequate public facilities, such as storm water drainage, water, streets, and sanitary sewer exist to serve the proposed development. In addition, subdivisions must be consistent with the Comprehensive Plan and all minimum Zoning Ordinance lot area and width requirements. The Subdivision Ordinance also identifies standard design guidelines for all public infrastructure constructed within a development.



A Citizen's Guide to the Comprehensive Plan

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