

1. Introduction



The Comprehensive Plan is a tool for guiding the growth, continued development and improvement of Apple Valley. The traditional view of the Comprehensive Plan focuses on land use. The Land Use Plan describes the use of property within Apple Valley. It reinforces desirable land use patterns, identifies places where change is needed and sets the form and location of land for future growth. The vision for Apple Valley is more, however, than a rational pattern of development.

The Comprehensive Plan has far broader implications for shaping the character of the community and the quality of life in Apple Valley.

- The Plan seeks to create and sustain the elements that define the character, heritage, and identity of Apple Valley
- The Plan influences the economic health of the community. The Plan seeks to attract new investment and guide it to proper locations in the community.
- The Plan protects the investment in existing properties by promoting strong residential neighborhoods and business districts.
- The Plan shapes the future of municipal government. Public improvements are needed to facilitate and sustain development. The form of development influences the character of the local population and the demand for public services.

The Comprehensive Plan consists of a series of interrelated chapters. These chapters work collectively to create a plan for the future. These chapters include:

1. Introduction - framework and guide for use of the Comprehensive Plan.
2. Vision for Apple Valley - description of the “keys” to the future for Apple Valley that serve as the framework for the creation and use of this Plan.
3. Community Context - physical, economic and social factors that influenced the process of updating the Comprehensive Plan.
4. Land Use - goals, policies and plans to guide the use of land in Apple Valley.
5. Housing and Neighborhoods - public plans and programs to meet the housing needs of Apple Valley residents.
6. Economic Development - public objectives and strategies to sustain a healthy local economy, including expansion of the tax base and the creation of jobs.
7. Parks and Recreation - plans and programs to maintain and enhance Apple Valley’s system of parks, trails, recreational facilities, and open space.
8. Transportation - summary of Transportation Plan for Apple Valley.
9. Water Resources - summary of Apple Valley’s plans for Sanitary Sewer, Water Supply, and

Surface Water Management Plan.

10. Implementation - tools and strategies that Apple Valley will use to implement the plans and achieve the vision contained in the Comprehensive Plan.

Apple Valley’s 2040 Comprehensive Plan was prepared in accordance with the Metropolitan Land Planning Act (Minnesota Statutes, sections 473.851 through 473.871) and the policies of the Metropolitan Council. The Comprehensive Plan conforms to the Metropolitan Council’s “system statement” for Apple Valley dated September 17, 2015.

Previous Planning

The 2040 Comprehensive Plan update is part of an ongoing process of community planning in Apple Valley. Land use management predates the incorporation of Apple Valley in 1974. The Lebanon Town Board adopted the first zoning ordinance in 1954 and formed the initial Planning Commission in 1962. The first comprehensive plan was prepared in 1972 and used a “new town” concept of seven residential neighborhoods supported by village centers and the downtown area.

The 1979 Plan responded to the requirements of the 1976 Metropolitan Land Planning Act. The 1979 land use plan was originally established as a flexible guide oriented towards a pattern of development that emphasized the downtown area. However, through the amendment process, numerous land use designations were created (especially in the business and institutional categories) that

tended to defeat the emphasis on flexibility. The 1979 Plan was quite specific in defining the types of business planned for each parcel. The specificity of the approach took on a regulatory approach rather than a planning approach.

The next major update of the Comprehensive Plan occurred twenty years later. The 2020 Comprehensive Plan update was adopted in January 2000. The 2020 Plan served as the development guide for Apple Valley since up until 2009, when the current 2030 Comprehensive Plan was adopted.

2040 Update

The 2040 update of Apple Valley’s Comprehensive Plan is driven by the statutory requirements of the Metropolitan Land Planning Act. The Act requires the City to update the Comprehensive Plan to bring it into conformance with regional plans within three years of receiving its system statement.

In March 2017, the City retained the SRF Consulting Group to assist with the comprehensive plan update. The kick-off to the planning process began in April 2017 at the City’s Home and Garden Expo. The draft of the 2040 Comprehensive Plan was distributed to adjacent cities, Dakota County, Independent School Districts 191 and 196; and state agencies, including the Metropolitan Council, for their six-month review on May 30, 2018. A public hearing was conducted by the Planning Commission on June 6, 2018.

The process of preparing the 2040 Comprehensive Plan update included the following elements:

- The Planning Commission served as the steering committee for the process of updating the Comprehensive Plan. The Planning Commission held workshops to review work of the consultants and to guide the preparation of the Plan.
- The City Council conducted a joint City Council and Planning Commission informal work session as well as additional informal work sessions to review and comment on key points in the update process.
- Two community open house meetings were held to inform the public about the comprehensive plan update and to receive feedback at key points in the process.
- A separate Comprehensive Plan Update page was established as part of the City's website to communicate news and information about the planning process.

2040 Comprehensive Plan Update

City Council

- Mary Hamann-Roland (Mayor)
- John Bergman
- Tom Goodwin
- Ruth Grendahl
- Clint Hooppaw

Planning Commission

- Thomas O. Melander (Chair)
- Ken Alwin
- Tim Burke
- Keith Diekmann
- Jodi Kurtz
- Paul Scanlan
- David Schindler

City Staff

- Thomas Lawell, City Administrator
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- Matt Saam, Public Works Director
- Barry Bernstein, Parks and Recreation Director
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- Carol Blommel-Johnson, Utilities Superintendent
- Susan Muelken, Recreation Manager
- Jessica Schaum, Natural Resources Coordinator
- Joan Murphy, Department Assistant
- Mari Salamanca, Department Assistant

Planning Consultants

- SRF Consulting Group, Inc.
- AE2S, Inc.
- Confluence
- Barr Engineering, Co.