

Community Development Committee

Meeting date: March 17, 2014

For the Metropolitan Council meeting of March 26, 2014

Subject: City of Prior Lake, County Road 42 Study Comprehensive Plan Amendment, Review File No. 19494-5

District(s), Member(s): District 4, Council Member Gary Van Eyll

Policy/Legal Reference: Minnesota Statutes Section 473.175

Staff Prepared/Presented: Angela R. Torres, Senior Planner, 651-602-1566/LisaBeth Barajas, Local Planning Assistance Manager, 651-602-1895

Division/Department: Community Development, Local Planning Assistance

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Prior Lake to put the County Road 42 Study Comprehensive Plan Amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts.

Background

The Council reviewed the City's update, Review File No. 19494-2 on October 25, 2006, and allowed the City to put the plan into effect. The City has submitted two amendments, both of which were administratively reviewed.

The proposed amendment reguides approximately 850 net acres along County Road 42 from approximately County Roads 18 to 83. No development is proposed. This amendment incorporates the findings and recommendations of the County Road 42 Study; changes land uses by adding mixed use districts; modifies the land use and transportation sections of the Comprehensive Plan; and appends the County Road 42 Study to the City's Comprehensive Plan.

Rationale

The proposed CPA conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities, school districts, and affected special districts.

Funding

None.

Known Support / Opposition

There is no known opposition.

Review Record

Prior Lake Comprehensive Plan Amendment County Road 42 Study

Review File No. 19494-5, Council Business Item No. 2014-63

BACKGROUND

The City of Prior Lake (City) is about 19 square miles and located in northern Scott County. It is bordered by the City of Savage to the north and east, the City of Shakopee to the north and west, Spring Lake Township to the south, and Credit River Township to the southeast.

The 2030 Regional Development Framework (RDF) identifies the City as a Developing community. The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 26,500 to 40,000 people, from 10,000 to 16,000 households, and that employment will grow from 9,500 to 12,500 jobs.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's Update on October 25, 2006 (Review File No. 19494-2). See Business Item 2006-318.
- The Council acted on an amendment to reguide 6 acres from Low Density Residential to Community Retail Shopping Commercial (Review File No. 19494-3). Reviewed administratively.
- The Council acted on an amendment to reguide 16 acres from Business Office to Low Density Residential and Commercial (Review File No. 19494-4). Reviewed administratively.

REQUEST SUMMARY

The CPA proposes to amend the City's Comprehensive Plan to reflect findings and recommendations from the County Road 42 Study. Changes include addition of mixed use districts and modifications to the land use and transportation sections of the Comprehensive Plan. The CPA proposes to append the County Road 42 Study to the City's Update.

REVIEW

Conformance with Regional Systems

The CPA conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

Consistency with Council Policies

The CPA is consistent with the Council's RDF, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The CPA will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

ANALYSIS AND FINDINGS

Conformance with Regional Systems

The proposed CPA is consistent with the Council's regional system plans for wastewater, parks, and transportation. The following are advisory comments:

Transportation

Reviewer: Russ Owen (651-602-1724)

Council staff agrees with Scott County comments in that roadway connections to County Highway 42 should only be collector functioning roadways. Staff agrees that there should not be direct access to CH 42, or CR 21, 83 and 18 in the study area.

Transit

Reviewer: Kyle Burrows (651-602-7749)

There is currently no local service in this corridor. Blue Xpress operates express service on Route 490 with Routes 491 and 492 providing a few reverse commute trips. While the CPA notes that the proposed mixed-use commercial and residential development will allow people to live near transit, it is unlikely to support local service in this area in the near term.

Consistency with Council Policy

The proposed CPA is consistent with the Council's policies for land use, housing, and water supply. The proposed CPA is consistent with policies for Developing communities. The CPA will not change the City's forecasts. The following are advisory comments:

Land Use and Housing

Reviewer: Angela Torres (651-602-1566)

The proposed CPA adds a Planned Use District and five subareas of mixed use land use categories (commercial/residential). Each category identifies the gross and net acres, the minimum percentage of residential and commercial uses in each subarea, and the minimum density per acre. The uses within each district are described and are intended to be flexible. The land uses proposed are consistent with the Study and compatible with surrounding land uses. The study refines the land uses and provides more specific guiding along the corridor. Developing communities are required to accommodate forecasted growth at an overall residential density of at least 3 units per acre. With an estimated 850 net acres along the corridor, the proposed CPA is consistent with the density policy.

The project does not affect the City's ability to produce affordable housing. This CPA adds three new Mixed Use Districts, including MU-Medium Density Residential with a density range of 4.1 to 7.0 units per acre and MU-High Density Residential with a density range of 7.1 to 20 units per acre. The City's Affordable Housing Range is 758 – 1,166. The Lifecycle Housing Range is 1,165 – 3,000. The amount of land designated for Medium and High Density Residential development remains adequate to meet affordable and lifecycle housing goals. This particular project does not include an affordable housing component because it is not a development driven amendment.

Water Supply

Reviewer: Lanya Ross (651-602-1803)

The western part of the project area is located within the City of Shakopee Drinking Water Supply Management Area, which has been designated as having low vulnerability to contamination by the city and the MN Department of Health. Consult the city's Wellhead Protection Plan to ensure development is consistent with the city's drinking water protection strategies.

The Council commends Prior Lake for its active approach to water conservation and reuse and encourages continued efforts to promote the efficient use of water to protect and enhance the region's water supply sources. New development and redevelopment always provide opportunities to implement new water conservation and stormwater management strategies as part of construction and site landscaping. The Council's Conservation Toolbox and Stormwater Reuse Guide may be useful tools to reduce per capita water demand. Both can be found on the Council's Water Supply Planning website at

<http://www.metrocouncil.org/Wastewater-Water/Planning/Water-Supply-Planning/Guidance-and-Planning-Tools.aspx>.

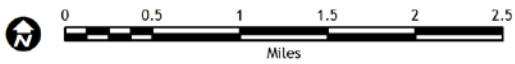
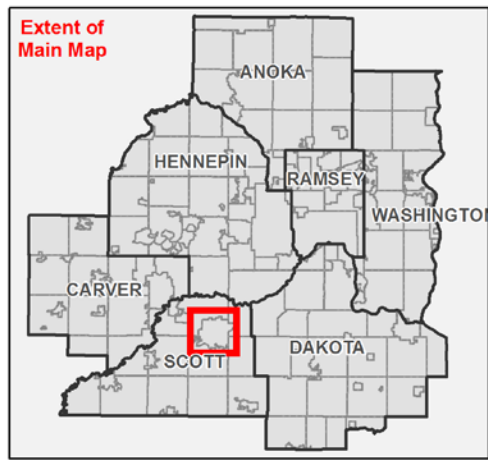
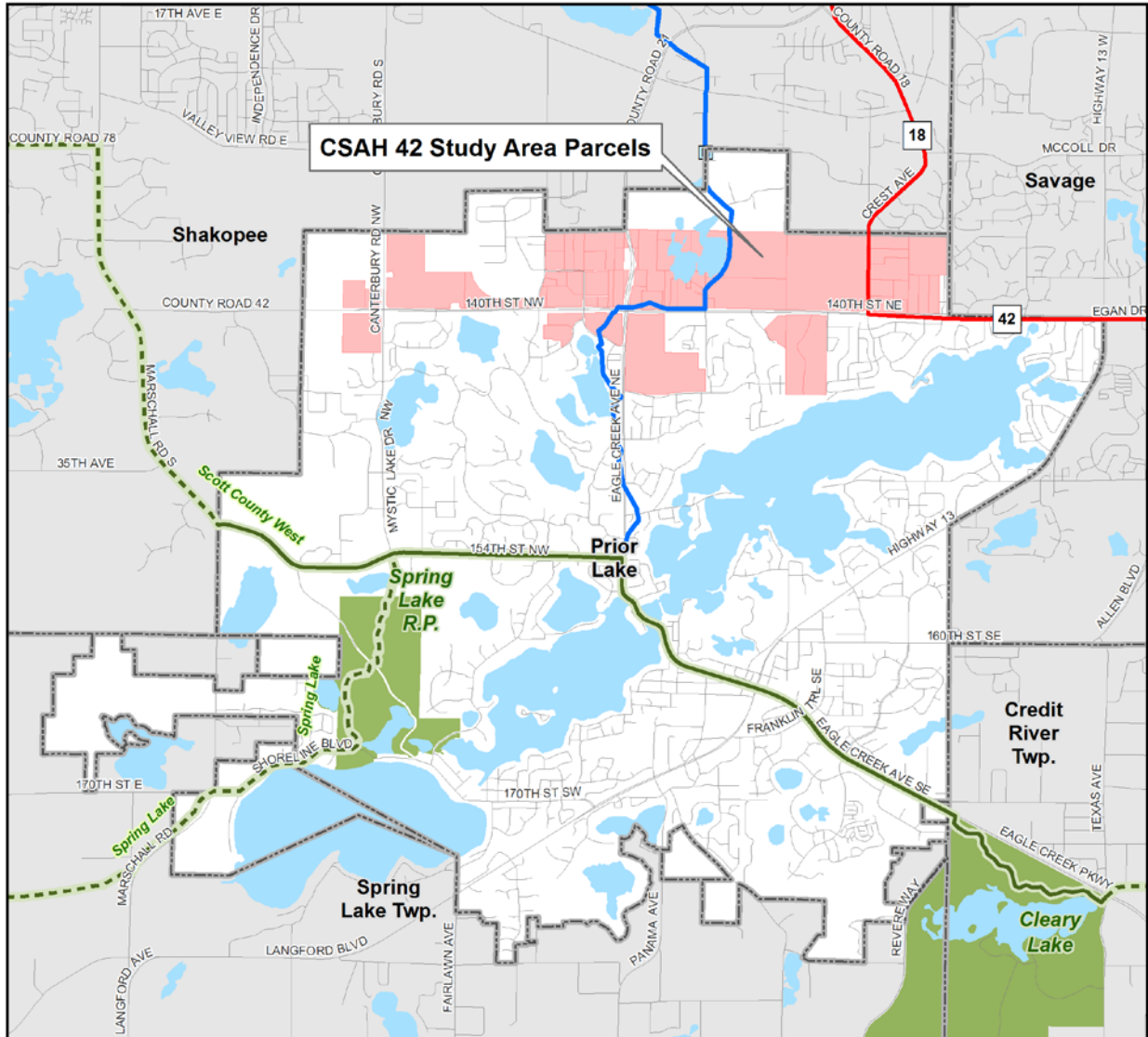
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed CPA 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.

ATTACHMENT

Figure 1: Regional Systems and Proposed CSAH 42 Amendment Corridor, City of Prior Lake

Figure 1.
Regional Systems and Proposed CSAH 42 Amendment Corridor, City of Prior Lake



- Regional Systems**
- Wastewater Services**
 - Meters
 - Lift Stations
 - MCES Interceptors
 - MCES Treatment Plants
 - Transportation**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - Recreation Open Space**
 - Park Reserve
 - Regional Park
 - Special Recreation Feature
 - Regional Trails**
 - Existing
 - Planned
 - Proposed Amendment Corridor Parcels**
 - Airports**
 - NCompass Roads - 2014**