

## Community Development Committee

Meeting date: July 20, 2015

For the Metropolitan Council meeting of August 12, 2015

**Subject:** City of Eagan Gates of Eagan Apartments Comprehensive Plan Amendment, Review File No. 20606-17

**District(s), Member(s):** District 15, Steven Chávez

**Policy/Legal Reference:** Metropolitan Land Planning Act (Minn. Stat. § 473.175)

**Staff Prepared/Presented:** Patrick Boylan, AICP, Planning Analyst, Local Planning Assistance (651-602-1438)

**Division/Department:** Community Development / Regional Planning

### Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Eagan to place the Gates of Eagan Apartments comprehensive plan amendment (CPA) into effect.
2. Find that the CPA revises the City's forecasts by -200 for jobs in each of 2020, 2030, and 2040.
3. Advise the City to consider the technical comments for Aviation, Forecasts, and Transit as described in the Review Record.

### Background

The Council reviewed the City Comprehensive Plan Update (Business Item: 2010-91, Review File No. 20606-1) on February 12, 2010. This is the City's 16th amendment since the review of the Update. The Comprehensive Plan Amendment (CPA) proposes to add 8 acres to the "High Density" residential category, and remove 8 acres from the "Retail Commercial" category. The proposed amendment is to support a multi-family residential project (148 units) on currently vacant land.

### Rationale

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

### Funding

Not applicable

### Known Support / Opposition

There is no known opposition.

# Review Record

City of Eagan

Gates of Eagan Comprehensive Plan Amendment

Review File No. 20606-17, Council Business Item 2015-XXX

## BACKGROUND

The City of Eagan (City) is approximately 34 square miles and is located south of the Mississippi River in Dakota County. It is bordered by Mendota Heights and Sunfish Lake on the north, Inver Grove Heights on the east, Rosemount and Apple Valley on the south and Bloomington and Burnsville on the west (Figure 1). Consistent with the policies adopted by the Council in June 2014 (Business Item 2014-143) regarding review of local comprehensive plans, this amendment is being reviewed under the *2030 Regional Development Framework* (RDF) and its policy plans.

The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 67,600 to 70,800 people, from 26,000 to 29,500 households, and that employment will grow from 52,000 to 65,800 jobs.

The Council reviewed the City's Comprehensive Plan Update (CPU), Review File No. 20606-1, on March 24, 2010. The Council acted on four amendments and administratively reviewed eleven amendments since then. This is the sixteenth amendment to the Plan.

## REQUEST SUMMARY

The CPA proposes to add 8 acres to the "High Density" residential category, and remove 8 acres from the "Retail Commercial" category. The proposed amendment is to support a multi-family residential project (148 units) on currently vacant land.

## OVERVIEW

### 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

## PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's Update on February 12, 2010 (Review File No. 20606-1, Business Item 2010-91)
- January 18, 2011: 0.69 acre site re-guiding for the Lone Oak Fire Station (Review File No. 20606-2). Reviewed administratively.
- May 31, 2011: 1.5 acre residential change from Medium Density to Low Density residential (Review File No. 20606-3). Reviewed administratively.

- December 22, 2011: 41.2 acre land use change from Major Office to Regional Commercial (Review File No. 20606-4). Reviewed administratively.
- February 1, 2012: 1.7 acre land use change from Quasi-Public to Office/Service (Review File No. 20606-5). Reviewed administratively.
- April 18, 2012: 6.2 acre land use change from Major Office to Regional Commercial (Review File No. 20606-6). Reviewed administratively.
- The Council acted on October 10, 2012, on an amendment to reguide 80 acres from Private Recreational to Low Density Residential (Review File No. 20606-7, Business Item 2012-306).
- March 1, 2013: 2 acre land use change from High Density Residential to Medium Density Residential (Review File No. 20606-8). Reviewed administratively.
- The Council acted on June 26, 2013, on an amendment to reguide 10 acres from Medium Density Residential to High Density Residential for 148 senior multi-family units (Review File No. 20606-9, Business Item 2013-179).
- August 14, 2013: 0.48 acre land use change from LD-Low Density Residential to QP-Quasi-Public to allow an existing monopole (Review File No. 20606-10). Reviewed administratively.
- August 8, 2013: reguide 3.5 acres from SA/MD-Special Area/Medium Density to SA/P-Special Area/Parks, Open Space and Recreation for development of a new public park (Review File No. 20606-11). Reviewed administratively.
- The Council acted on December 11, 2013, on an amendment to reguide 24 acres from Special Area – Major Office to Mixed Use to allow up to 250 multi-family units (Review File No. 20606-12, Business Item 2013-391).
- May 5, 2014: 3 acre site re-guiding from Business Park to Medium Density Residential to allow the development of a senior apartment building (Review File No. 20606-13). Reviewed administratively.
- The Council acted on June 11, 2014, on an amendment to reguide 10 acres from Special Area/Office to Special Area/Mixed Use to allow redevelopment of an existing 10-story building into 112 apartments and the remainder of the site to be redeveloped into commercial development lots and a second 90-unit apartment building (Review File No. 20606-14, Business Item 2014-126).
- March 18, 2015: 33 acre site re-guiding from Office to Limited Industrial to allow the development of office/warehouse facility. (Review File No. 20606-15). Reviewed administratively.
- June 1, 2015: 33 acre site re-guiding 6.5 acres of land from Mixed Use to Public/Quasi Public in support of the development of a private educational use (school building, athletic field, and parking). (Review File No. 20606-16). Reviewed administratively.

## ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the RDF and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

## ISSUES ANALYSIS AND FINDINGS

### *Conformance with Regional Systems*

The CPA conforms to the regional system plans for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. The following are additional advisory comments.

## Aviation

*Reviewer: Russ Owen (651-602-1724)*

The proposed project is within the noise zone 4, one mile buffer zone, and construction of the building should at minimum follow the noise mitigation guidelines. Noise mitigation guidelines can be found in Appendix L of the Transportation Policy Plan.

## Transit

*Reviewer: John Dillery (612-602-1438)*

The site is ½ mile south from Cedar Grove Station and bus stops exist today at the corner of Nichols and Diffley served by MVTA routes 440, 444, 475, 484. Submitted plans show no sidewalks outside the Gates of Eagan project site to the north of the property on the east side of Nichols Road. Council staff encourages the City and the Developer to work on safe, convenient pedestrian connections to existing bus stops at Nichols and Diffley. The Council encourages the access to Cedar Grove Station whenever possible.

## Consistency with Council Policy

The CPA is consistent with Council policies for, land use, housing, sub-surface sewage treatment systems, and water supply. The CPA proposes to change official forecasts for the City. Additional review comments regarding land use is detailed below.

## Forecasts

*Reviewer: Todd Graham (651-602-1322)*

Based on the submitted analysis of proposed and future land uses in the CPA application, the City requests that employment figures be reduced. The reduction of guided office and commercial land reduces long-term employment potential. Council staff agrees with the request.

The Council will revise the employment forecast by -200 jobs in each of 2020, 2030, and 2040.

## Land Use

*Reviewer: Patrick Boylan (651-602-1438)*

The CPA is consistent with 2030 *Regional Development Framework* (RDF) policies for Developing communities, which directs communities to accommodate forecasted growth at an overall residential density of three to five units per acre and to target higher densities in locations with convenient access to transportation corridors and with adequate sewer capacity.

As shown in Figure 3, the CPA proposes to reguide 8 acres of “Retail Commercial” to “High Density” residential category with a density range of 12-30 units per acre. The total project size is 8 acres for a 148 unit apartment building (18.5 units per acre project density). The overall residential density for the City rises to 3.38 units per acre for expected development; see Table 1 below.

**Table 1: Planned Residential Density**

Residential Land Uses Within Urban Service Area	Allowed Density Range Housing Units/Acre		2008-2030 Change acres	Housing Units	
	Min	Max		Min	Max
Low Density Residential	2	4	6,281	12,561	25,122
Medium Density Residential	4	12	994	3,974	11,922
High Density Residential	12	30	460	5,520	13,800
Mixed Use (that allows Residential)	21	28	209.5	4,400	5,866
			7,944	26,455	56,710
<b>Overall Density</b>				<b>3.33</b>	<b>7.14</b>
2000-2014 Plat Monitoring			182.3	973	5.34
<b>Expected Density</b>			8,126	27,428	<b>3.38</b>

## Housing

*Reviewer: Patrick Boylan (651-602-1438)*

The CPA is consistent with the Council’s policy for housing. The City’s share of the region’s affordable housing need is 884 units. The amendment proposes to add 8 acres to High Density Residential (148 units). While this project does not include affordable units, the proposed project provides the City opportunities to address its lifecycle housing goal of 880 to 2,085 units. With this amendment, the City is adding to the 102 acres available guided at densities high enough (at least 6 units per acre) to support their share of the region’s affordable housing need.

## *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.

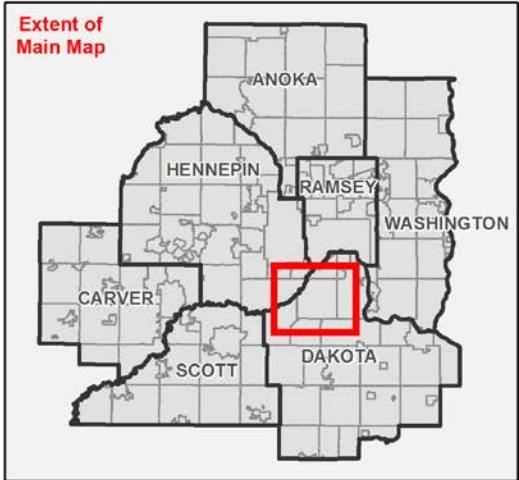
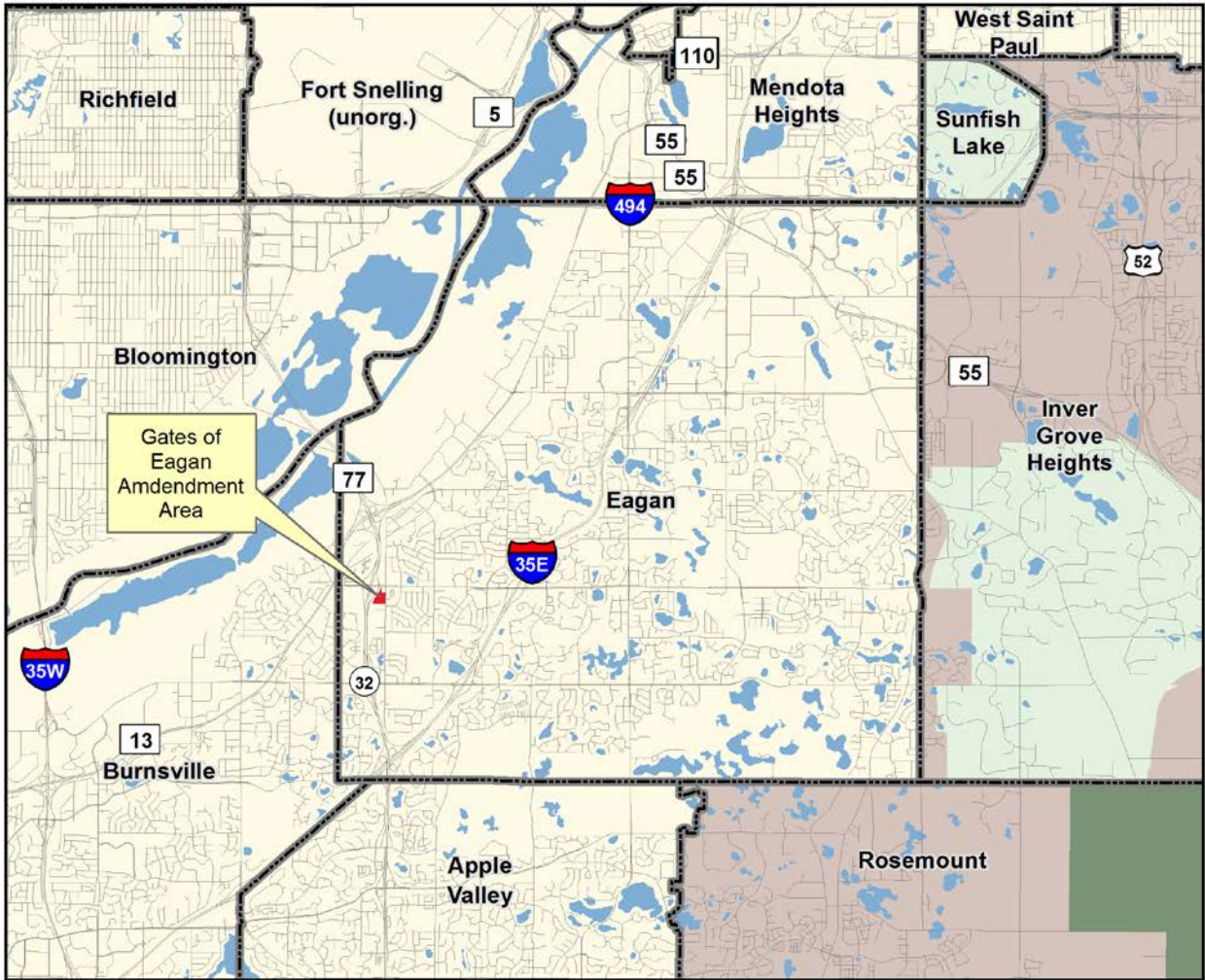
## ATTACHMENTS

Figure 1: Location Map Showing Regional Planning Areas

Figure 2: Location Map showing Regional Systems

Figure 3: Current and Proposed Land Use Guiding

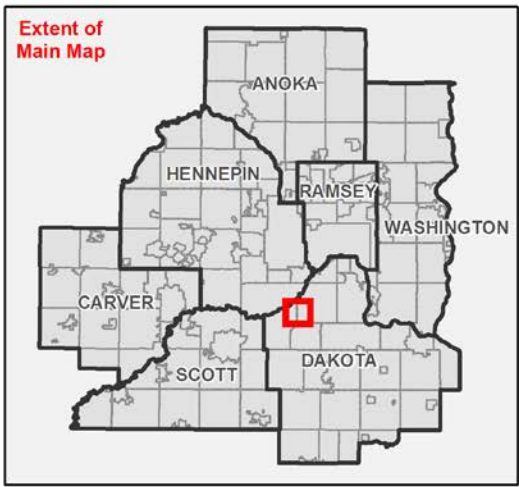
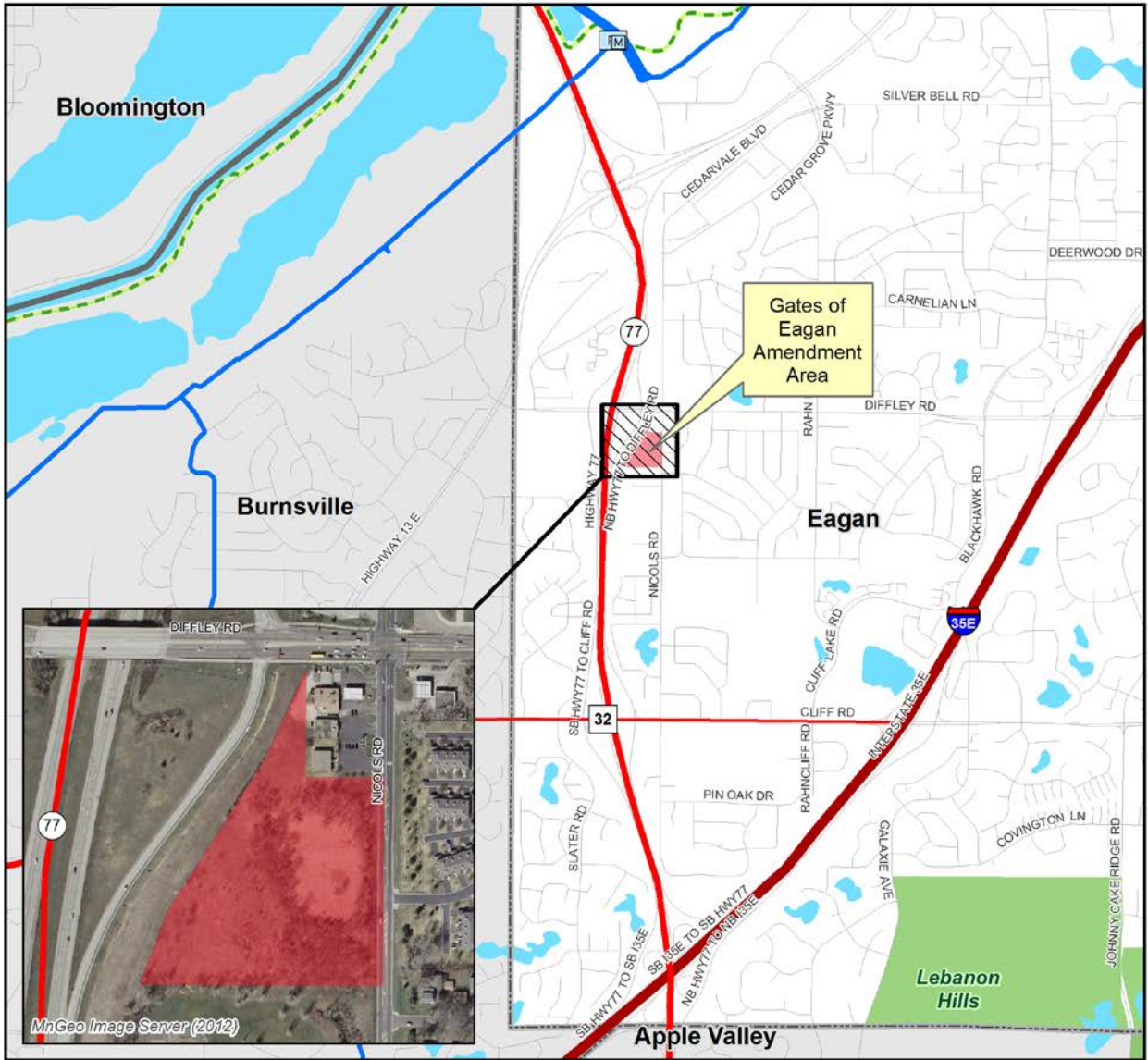
*Figure 1: Location Map Showing Regional Planning Areas*



- 2030 Framework Planning Areas**
- Developed
  - Developing
  - Rural Center
  - Rural Growth Center
  - Diversified Rural
  - Rural Residential
  - Agricultural
  - Non Region
  - Ncompass Street Centerlines

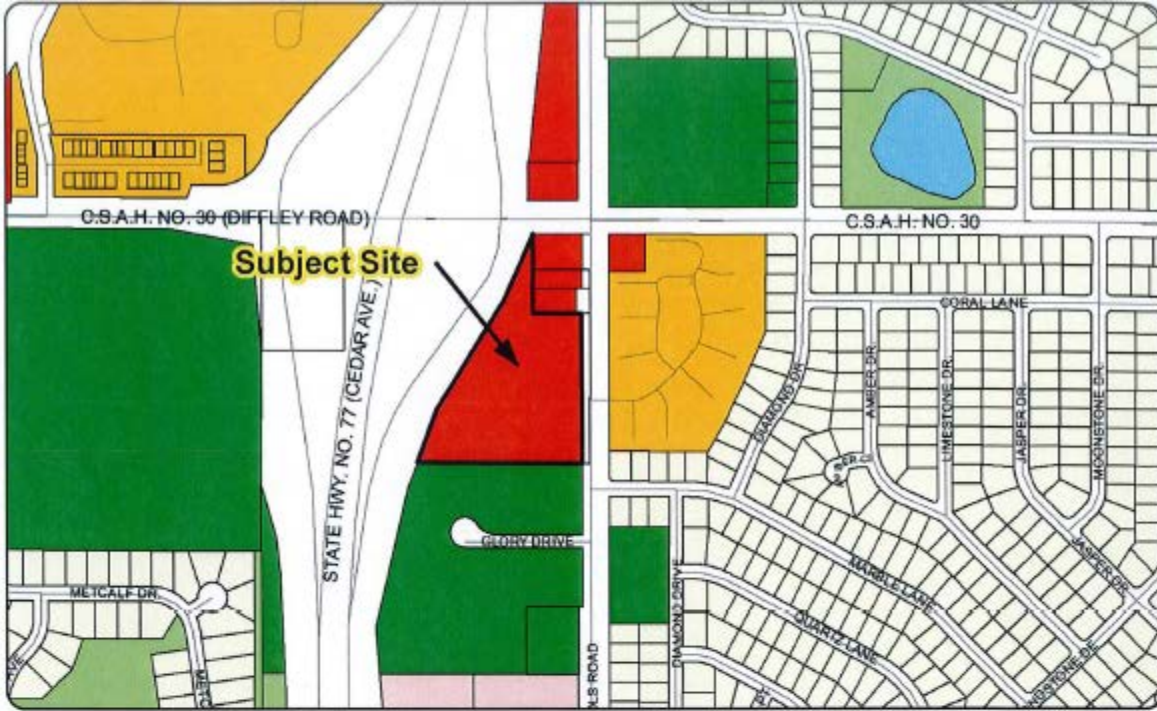
*Figure 2: Location Map Showing Regional Systems*





- Regional Systems**
- Wastewater Services**
    - M Meters
    - PS Lift Stations
    - MCES Interceptors
    - WTP 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
  - Ncompass Street Centerlines

*Figure 3: Current and Proposed Land Use Guiding*



Current Land Use Map



Proposed Land Use Map



Land Use Designations-2030

- LD-Low Density
- MD-Medium Density
- HD-High Density

- O/S-Office/Service
- RC-Retail Commercial
- MO-Major Office
- BP-Business Park
- IND-Limited Industrial

- MU-Mixed Use
- P-Parks, Open Space & Recreation
- QP-Public/Quasi-Public
- Private Recreation

- Municipal Boundary
- Parcels
- Water

LAND USE MAP

Comprehensive Guide Plan Amendment  
The Gates of Eagan Apartments

