

Community Development Committee

Meeting date: May 11, 2015

For the Metropolitan Council meeting of May 27, 2015

Subject: City of Prior Lake Gateway Redevelopment Comprehensive Plan Amendment, Review File No. 19494-9

District(s), Member(s): District 4, Deb Barber

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

Staff Prepared/Presented: Angela R. Torres, AICP, Senior Planner, Local Planning Assistance (651-602-1566)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Prior Lake to place the *Gateway Redevelopment* comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.

Background

The Council reviewed the City's Comprehensive Plan Update (Business Item 2006-318, Review File No. 19494-2) on October 25, 2006. This is the City's seventh CPA since the review of the Update.

The CPA proposes to amend the local comprehensive plan to reguide approximately 2.5 acres from Community Retail Shopping to Urban High Density located on property east of Trunk Highway 13 on Gateway Street and Jordan Avenue. The amendment would support a potential redevelopment for 165 units of senior apartments as part of a Planned Unit Development (PUD).

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

None.

Known Support / Opposition

None known.

Review Record

City of Prior Lake Gateway Redevelopment Comprehensive Plan Amendment

Review File No. 19494-9, Council Business Item No. 2015-102

BACKGROUND

The City of Prior Lake (City) is approximately 19 square miles, 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.

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 2030 Regional Development Framework (RDF) identifies the City as a Developing community with urban reserve areas. The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 15,917 to 40,000 people, from 5,645 to 16,000 households, and that employment will grow from 7,972 to 12,500 jobs.

The Council reviewed the City's Comprehensive Plan Update, Review File No. 19494-2, on October 25, 2006. The City has submitted six comprehensive plan amendments (CPAs). Three of those amendments made minor land use changes. One amendment updated transportation policies related to access plans for the City's downtown plan and one amendment made minor adjustments to the MUSA boundary and updated city boundaries as a result of planned annexations. These CPAs were administratively reviewed have been allowed to be placed into effect.

The City submitted a CPA to adopt the County Road 42 Study and incorporate the findings and recommendations of the study into the plan, which reduced land designated for solely residential uses and added five Mixed Use districts with varying percentages of residential and commercial uses (Review File No. 19494-5). The Council reviewed the amendment on March 26, 2014, and the amendment was allowed to be put into effect.

This is the City's seventh proposed amendment to their 2030 Comprehensive Plan Update.

REQUEST SUMMARY

The CPA proposes to amend the local comprehensive plan to reguide approximately 2.5 acres from Community Retail Shopping to Urban High Density located on property east of Trunk Highway 13 on Gateway Street and Jordan Avenue. The amendment would support a potential redevelopment for 165 units of senior apartments as part of a Planned Unit Development (PUD).

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 October 25, 2006 (Review File No. 19494-2).
- The Crossroads Project CPA was administratively approved by the Council on May 5, 2009 (Review File No. 19494-3).
- The Eagle Creek Estates CPA was administratively approved by the Council on June 9, 2011 (Review File No. 19494-4).
- The County Road 42 Study CPA was approved by the Council on March 26, 2014 (Review File No. 19494-5).
- The Transportation Plan - Downtown CPA was administratively approved by the Council on May 20, 2014 (Review File No. 19494-6).
- The MUSA and Annexation Area CPA was administratively approved by the Council on September 3, 2014 (Review File No. 19494-7).
- The Fountain Hills Business Park CPA was administratively approved by the Council on February 4, 2015 (Review File No. 19494-8).

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 plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans.

Consistency with Council Policy

The CPA is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments regarding consistency with land use and housing policies are detailed below.

Land Use

Reviewer: Angela R. Torres (651-602-1566)

The *2030 Regional Development Framework* identifies the City as a Developing community with urban reserve areas, and directs communities to plan for sewer residential densities of at least 3 units per acre. The CPA proposes to re-guide land designated as Community Retail Shopping (C-CC) to Urban High Density Residential (R-HD). The property is approximately 2.5 acres in size, and is located east of Trunk Highway 13 on Gateway Street and Jordan Avenue (see Figure 2). The purpose of the amendment is to reguide land previously designated as commercial to allow for a potential redevelopment project proposing 165 units of residential senior apartments as part of a Planned Unit

Development (PUD), which allows for potential higher density than permitted in the current land use guidance. The proposed density for this potential redevelopment is 66 units per acre, exceeding the Council’s density standard for sewerred residential development in Developing communities.

Housing

Reviewer: Angela R. Torres (651-602-1566)

The CPA is consistent with the Council’s policy for housing. The City’s share of the region’s affordable housing need is 2,138 units. With this amendment, the City has over 473 acres available guided at densities high enough to support this need. This amendment adds 2.5 new acres to land guided to support their affordable housing allocation, in addition to expanding the City’s capacity to support its lifecycle housing goals.

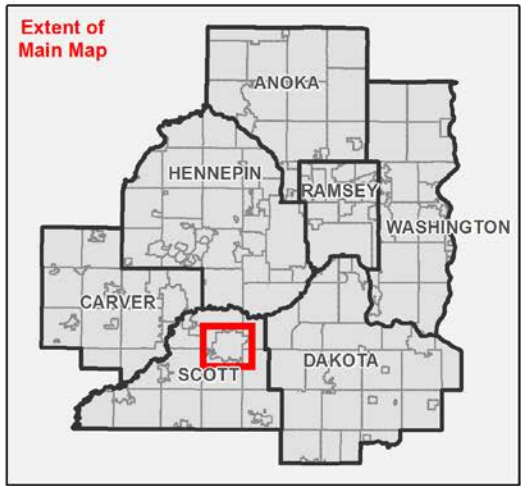
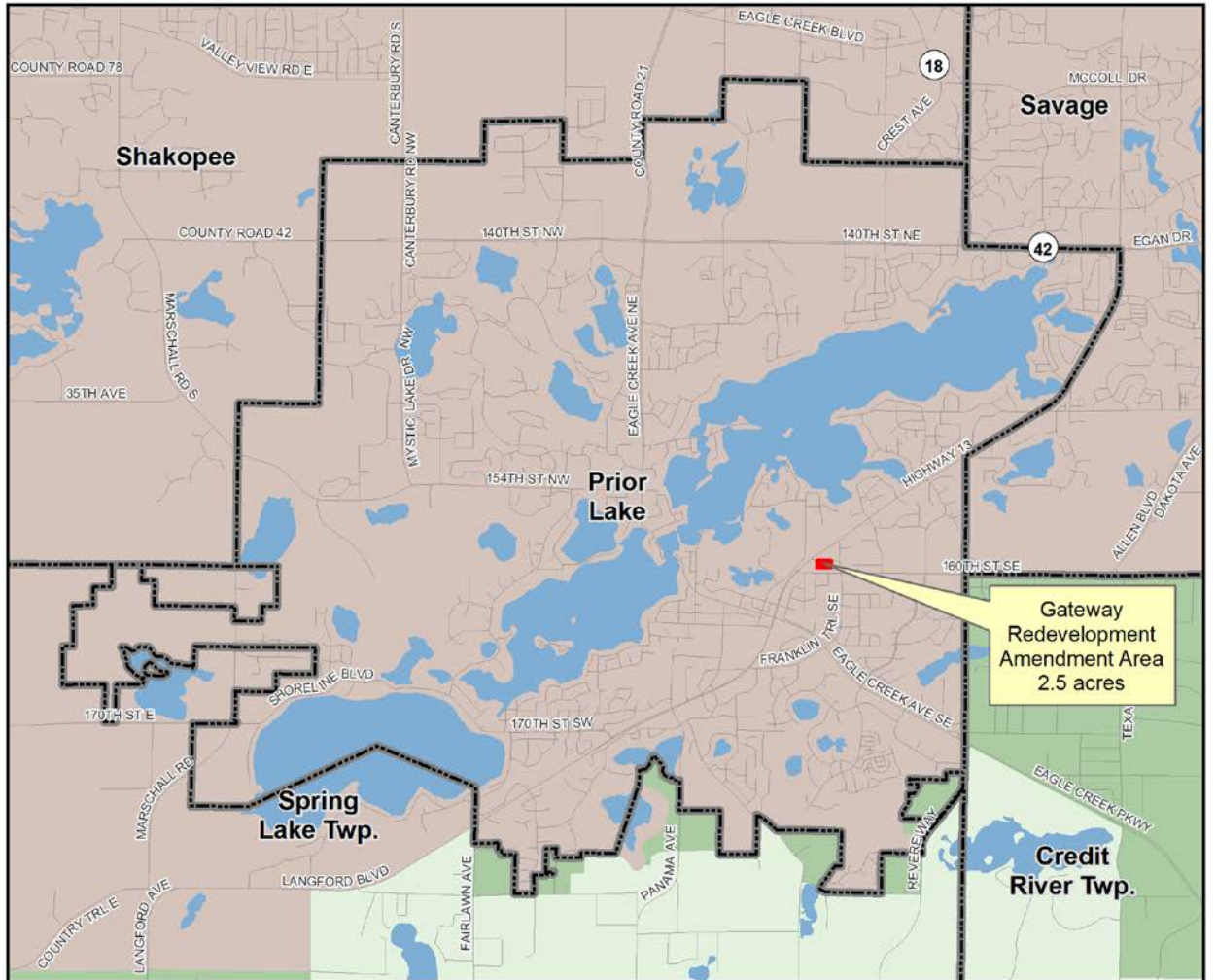
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

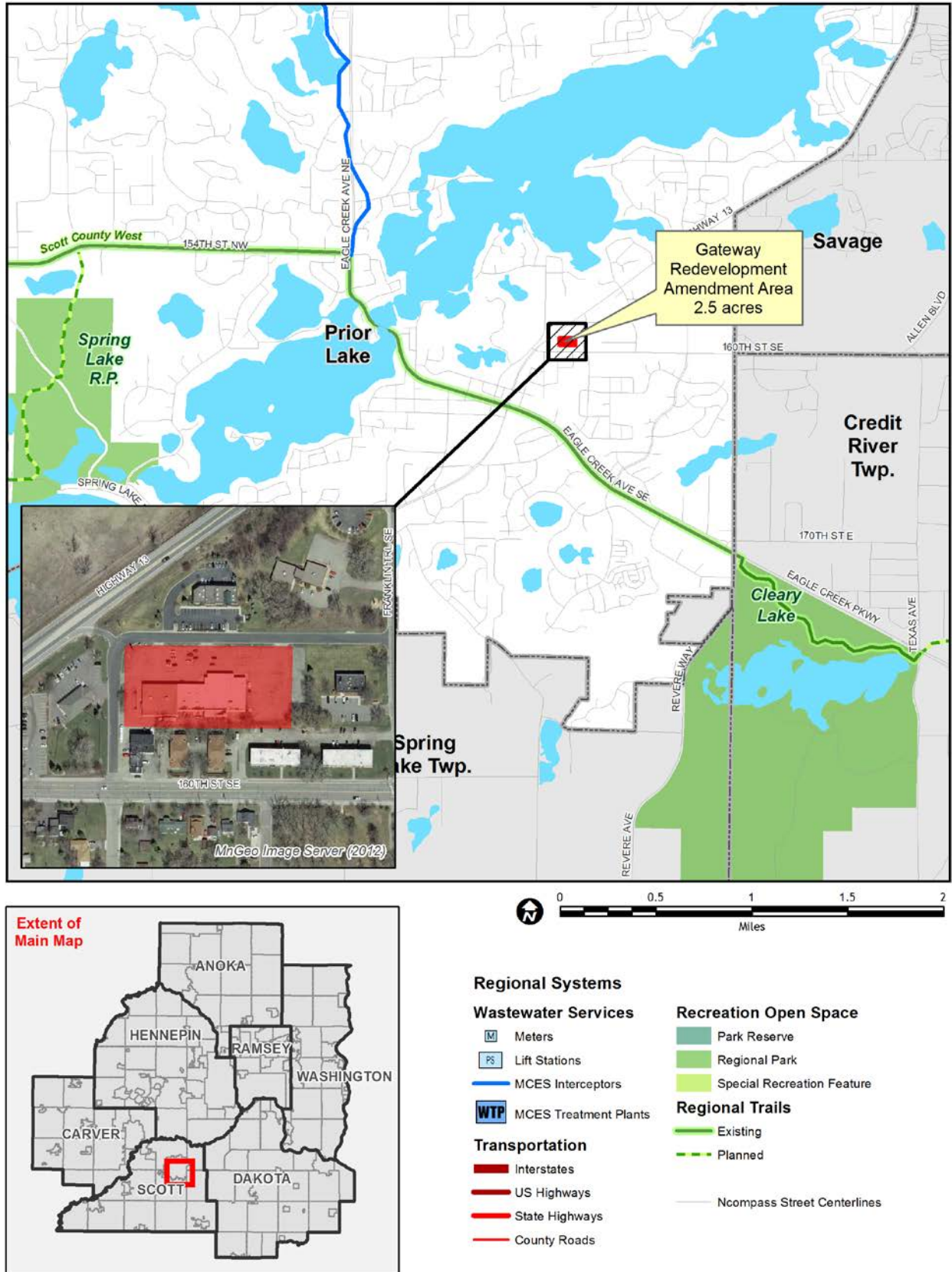


Figure 3: Current and Proposed Land Use Guiding

5119 Gateway Street SE
Existing / Proposed
2030 Comprehensive Plan Amendment

