

Community Development Committee

Meeting date: June 20, 2016

For the Metropolitan Council meeting of July 13, 2016

Subject: City of Plymouth Begin Oaks Comprehensive Plan Amendment, Review File No. 20361-18

District(s), Member(s): District 1, Katie Rodriguez

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

Staff Prepared/Presented: Raya Esmaeili, Planner, Local Planning Assistance (651-602-1616)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

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

Background

The Council reviewed the City's Comprehensive Plan Update (Business Item 2009-64, Review File No. 20361-1) on April 8, 2009. This is the 17th amendment since the review of the Update.

The amendment proposes to amend the local comprehensive plan to reguide 70 gross acres from Public/Semi-Public to Living Area 2 with a density of 3-6 units/acre. The proposed change is to accommodate a 180-unit housing development with a density of approximately 3.4 units per acre. The subject area is located at 5635 Yucca Lane North.

Rationale

The proposed amendment 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

There is no known support or opposition.

Review Record

City of Plymouth Begin Oaks Comprehensive Plan Amendment

Review File No. 20361-18, Council Business Item No. 126

BACKGROUND

The City of Plymouth is approximately 35.3 square miles, located in Hennepin County. It is bordered by the cities of Maple Grove, Brooklyn Park, New Hope, Golden Valley, St. Louis Park, Minnetonka, Wayzata, Orono, Medina, and Corcoran. Medicine Lake is located entirely within Plymouth's boundary.

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 *Thrive MSP 2040* and its policy plans.

Thrive MSP 2040 identifies the City as a Suburban Edge community. The Metropolitan Council forecasts that between its estimate for 2014 and 2040, the City will grow from 73,633 to 83,600 people; and from 29,941 to 34,200 households. The Metropolitan Council also forecasts that between 2010 and 2040, the City's employment will increase from 46,227 to 61,500 jobs.

The Council reviewed the City's Update (Business Item 2009-64, Review File No. 20361-1) on April 8 2009. This is the 17th amendment since the review of the Update.

REQUEST SUMMARY

The amendment proposes to amend the local comprehensive plan by changing the land use of 70 gross acres (52.8 net acres) from Public/Semi-Public (P-I) to Living Area 2 (LA-2). The proposed residential land use category allows for densities of three to six dwelling units per acre. The purpose of the amendment is to allow the development of a 180-unit housing development including both single-family and multi-family units.

OVERVIEW

Conformance with Regional Systems

The amendment 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 amendment is consistent with the *Thrive MSP 2040*, with the *Housing Policy Plan*, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The amendment 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 April 8, 2009 (Review File No. 20348-1, Business Item 2009-64).
- The Council administratively approved the *Parkside Apartments Reconciliation CPA* on September 28, 2009 (Review File No. 20361-2).
- The Council administratively approved the *Water Distribution Plan Figure 8-2 CPA* on November 4, 2009 (Review File No. 20361-3).
- The Council administratively approved the *NW Greenway Land Use Change CPA* on November 5, 2009 (Review File No. 20361-4).
- The Council administratively approved the *Vicksburg CPA* on October 27, 2010 (Review File No. 20361-5).
- The Council administratively approved the *Elm Creek Highland East CPA* on March 30, 2011 (Review File No. 20361-6).
- The Council administratively approved the *Sanitary Sewer Plan CPA* on June 7, 2011 (Review File No. 20361-7).
- The Council administratively approved the *New LA-5 Land Use and 4.34 acre Change from LA-4 to LA-5 CPA* on June 10, 2011 (Review File No. 20361-8).
- The Council administratively approved the *Reguiding Former Plymouth Shopping Center Site from C to MXD CPA* on September 20, 2011 (Review File No. 20361-9).
- The Council administratively approved the *Reserve and Kindercare CPA* on December 27, 2011 (Review File No. 20361-10).
- The Council administratively approved the *Park Nicollet CPA* on July 24, 2013 (Review File No. 20361-11).
- The Council administratively approved the *Steeple Hill 2nd Addition CPA* on August 9, 2013 (Review File No. 20361-12).
- The Council administratively approved the *3.2 acres Living Area (LA) Rural Transition to LA Rural 2 CPA* on October 11, 2013 (Review File No. 20361-13).
- The Council administratively approved the *Aspen Hollow CPA* on July 22, 2014 (Review File No. 20361-14).
- The Council administratively approved the *Brockton East CPA* on July 22, 2014 (Review File No. 20361-15).
- The Council administratively approved the *Enclave on the Greenway CPA* on July 22, 2014 (Review File No. 20361-16).
- The Council administratively approved the *Brockton PUD CPA* on October 1, 2015 (Review File No. 20361-17).

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with *Thrive MSP 2040* 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 amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments for Regional Parks, Transportation, and Wastewater are included below.

Regional Parks

Reviewer: Michael Peterka (651-602-1361)

The amendment conforms to the *2040 Regional Parks Policy Plan (RPPP)*. The amendment site is adjacent to the Medicine Lake Regional Trail, which is operated by Three Rivers Park District and is governed by the RPPP.

Advisory Comments

Council staff recommends that the City and developer work with the Three Rivers Park District to ensure the regional trail/ new entrance road, as shown in the preliminary plat, is designed to safely accommodate trail users and ensure all storm water rules and regulations are met.

Transportation

Reviewer: Russ Owen (651-602-1724), Steve Mahowald (612-349-7775)

The proposed amendment conforms to the *2030 Transportation Policy Plan (TPP)*. The amendment has minimal impact on the transportation/aviation system.

Advisory Comments

Council staff recommends that the City ensure that a complete and direct pedestrian network is available to connect this new development with the transit service available at The Reserve transit station. Additionally, the bus serving this area, Route 777, only offers rush hour service to downtown Minneapolis. This type of service may not be sufficient to accommodate the needs of senior residents.

Wastewater

Reviewer: Roger Janzig (651-602-1119)

The amendment conforms to the Council's plans for regional wastewater services. The Metropolitan Disposal System has adequate capacity for this project location.

Consistency with Council Policy

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

Forecasts

Reviewer: Todd Graham (651-602-1322)

The forecast-related content is consistent with Council policy. The City offers that the plan amendment does not affect the communitywide forecast (question 6 of CPA submittal form). Council staff agree: This development accommodates the Council's forecast of growth; no forecast change is needed.

Land Use

Reviewer: *Raya Esmaeili (651-602-1616)*

The amendment is consistent with *Thrive MSP 2040* policies for Suburban Edge communities, which directs communities to accommodate forecasted growth at a minimum residential density of 3-5 units per acre.

The proposed amendment reguides 70 gross (52.8 net) acres from Public/Semi-Public to Living Area 2 (3-6 units/acre) for a 180 unit housing development. This site was previously a golf course and driving range which closed at the end of the 2013 season. The existing club house will be removed. The change does not affect the overall planned density in the City, which is 3.1 du/ac as shown in Table 1 below. Plat Monitoring and Redevelopment track development activities that otherwise will be not captured as part of the comprehensive plan and this approach is consistent with Council practices for density reviews.

Table 1: Density Calculation

Category	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
LA - R1	1	2	17.5	18	35
LA - R2	2	4	619.8	1240	2479
LA-R3	4	6	23.8	95	143
LA-1	2	3	46.1	92	138
LA-2	3	6	476.07	1428	2856
LA-3	6	12	66.7	400	800
LA-4	12	20	27.03	324	541
LA-5	20	60	3	60	180
Plat Monitoring 2000-2015			553.1	1886	
Redevelopment			24.3	246	
		TOTALS	1857.4	5789	7173
		Overall Density		3.12	3.86

Housing

Reviewer: *Tara Beard (651-602-1051)*

The proposed amendment is consistent with the Council's policy for housing. The proposed change does not impact Plymouth's ability to promote sufficient land to address their 2011-2020 Allocation of Affordable Housing need.

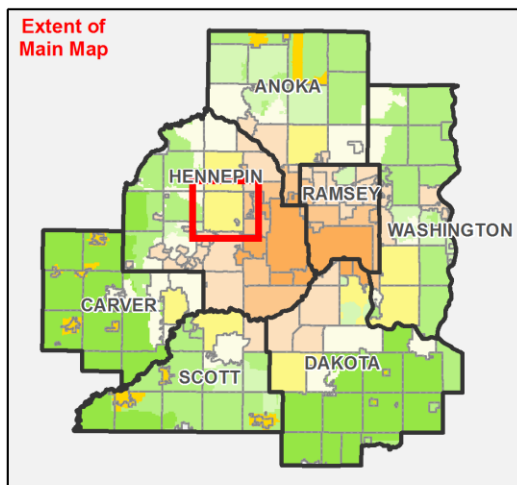
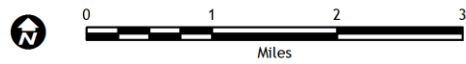
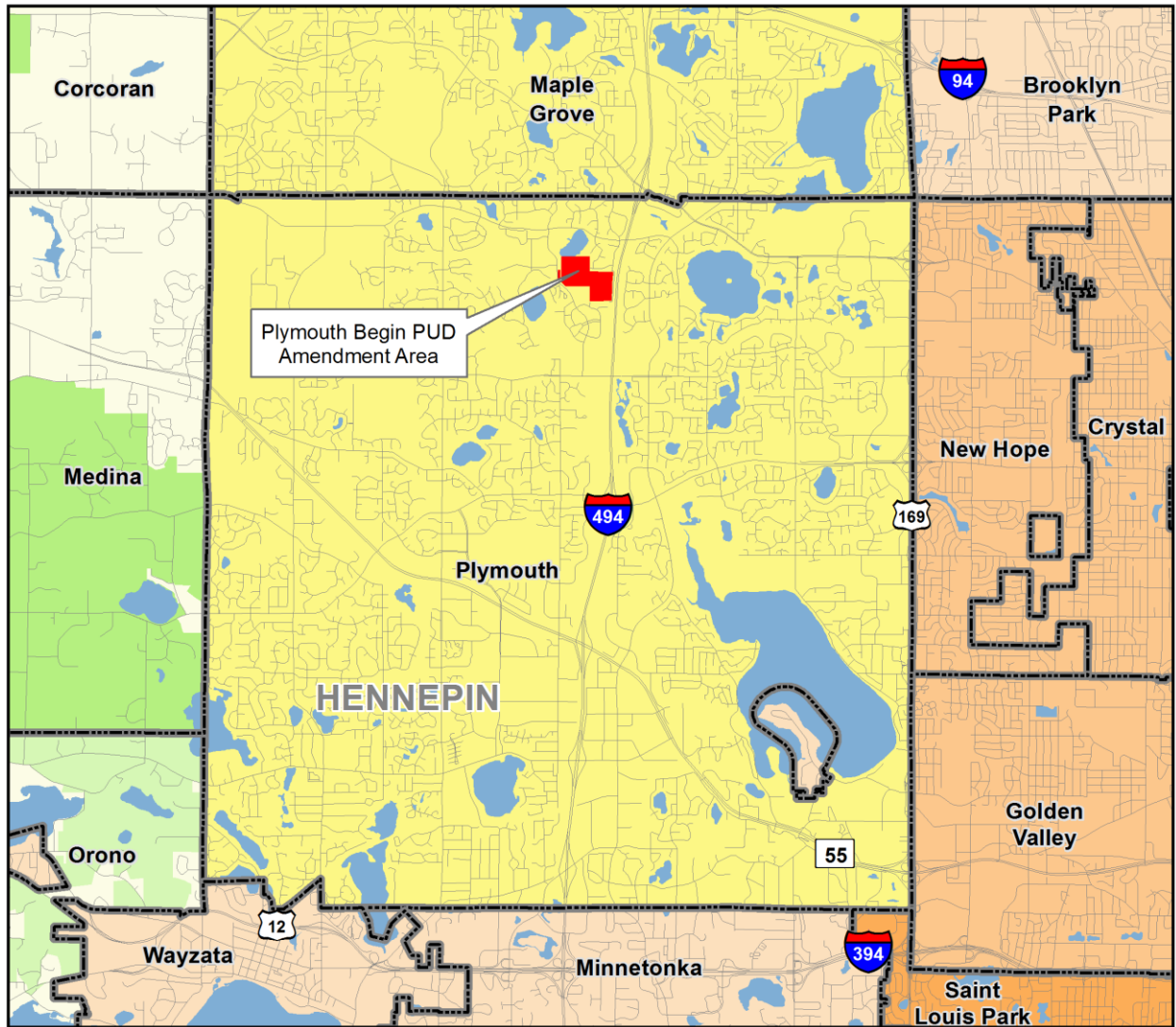
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed amendment 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 Community Designations
- Figure 2: Location Map Showing Regional Systems
- Figure 3: Current and Proposed Land Use

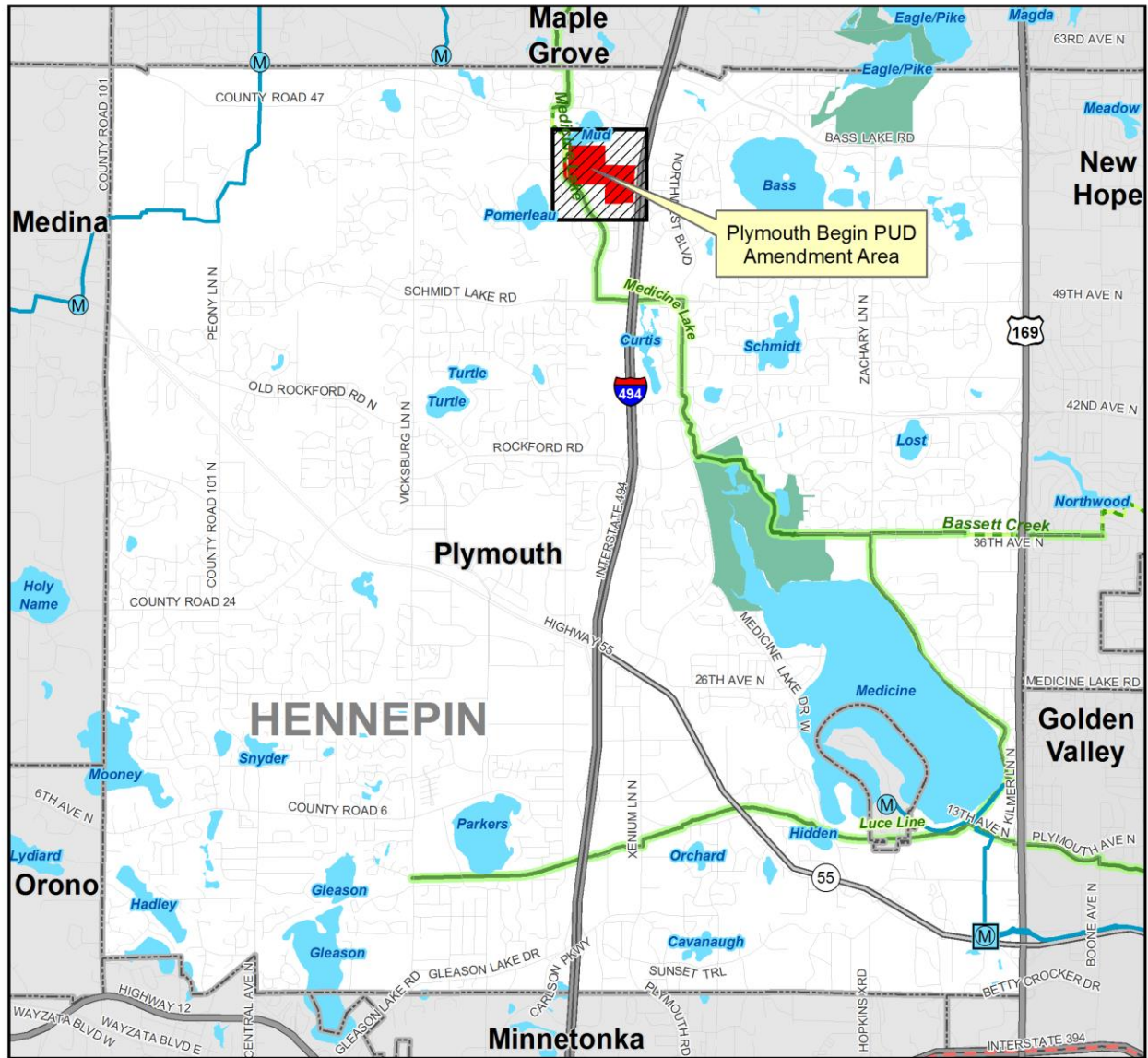
Figure 1: Location Map Showing Community Designations



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems



Regional Systems

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads

Regional Transitways

- Existing, Fixed Guideway
- Proposed, Fixed Guideway
- Existing, Bus Rapid Transit
- Proposed, Bus Rapid Transit
- Existing Fixed Guideway Stations
- Planned Fixed Guideway Stations

Recreation Open Space

- Park Reserves
- Regional Parks
- Special Recreation Features
- Existing Regional Trails
- Planned Regional Trails

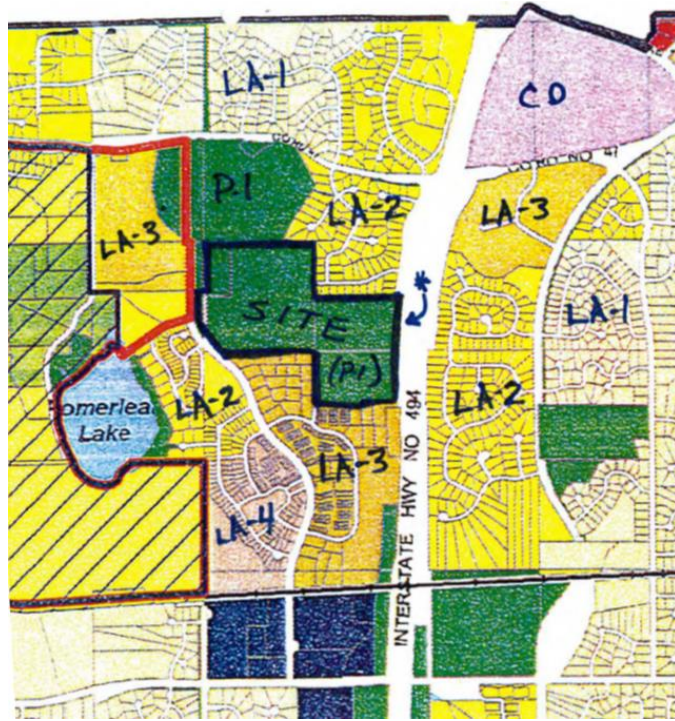
Wastewater Treatment

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

— Ncompass Street Centerlines

Figure 3: Current and Proposed Land Use

Current Land Use



Proposed Land Use

