

Community Development Committee

Meeting date: August 21, 2017

For the Metropolitan Council meeting of August 23, 2017

Subject: City of Mendota Heights Larson Garden Center – Mendota Hotel Redevelopment Comprehensive Plan Amendment, Review File No. 20720-4

District(s), Member(s): District 13, Richard Kramer

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

Staff Prepared/Presented: Patrick Boylan, AICP, 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 Mendota Heights to place the Larson Garden Center – Mendota Hotel Redevelopment Comprehensive Plan Amendment (CPA) into effect.
2. Revise the City's forecasts for population and households as shown in Table 1 of the Review Record.
3. Advise the City to implement the advisory comments in the Review Record for transportation, forecasts, and housing.

Background

The Council reviewed the City's Comprehensive Plan Update (Business Item: 2010-322, Review File No. 20720-1) on October 13, 2010. This is the City's third amendment since the review of the Update.

The proposed amendment reguides 5.5 acres from B-Business to HR-PUD High Density Residential - Planned Unit Development for the development of two 69-unit apartment buildings at 2180 and 2160 Highway 13. The amendment site is located in the southwestern portion of the City near Highway 13 and Highway 55.

Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of adjacent local governments, school districts, and affected special districts.

Thrive Lens Analysis

The proposed amendment is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in *Thrive*, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in *Thrive*.

Funding

None.

Known Support / Opposition

There is no known opposition.

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Review Record

City of Mendota Heights

Larson Garden Center – Mendota Hotel Redevelopment Comprehensive Plan Amendment

Review File No. 20720-4, Council Business Item No. 2017-178-SW

BACKGROUND

The City of Mendota Heights (City) is a suburban community of approximately 10 square miles. The City is located in northern Dakota County, and is bordered on the north by the cities of Saint Paul, Lilydale and Mendota. It is bordered on the west by the Minnesota and Mississippi rivers and Minneapolis-St. Paul International Airport, on the south by Eagan and Inver Grove Heights, and by West Saint Paul and Sunfish Lake on the east, (Figure 1).

Larson Garden Center – Mendota Hotel Redevelopment is located at the south of Acacia Drive, east State Highway 13 and north of Victory Avenue.

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 (Thrive) designates Mendota Heights with a “Suburban” community designation. Thrive forecasts, as amended in July 2015, for 2040 are 11,400 population, 4,800 households, and 13,700 jobs. The Council reviewed the City’s Comprehensive Plan Update (Business Item: 2010-322, Review File No. 20720-1) on October 13, 2010. This is the City’s third amendment since the review of the Update.

REQUEST SUMMARY

The proposed amendment reguides 5.5 acres from B-Business to HR-PUD High Density Residential - Planned Unit Development for the development of two 69-unit apartment buildings at 2180 and 2160 Highway 13. The amendment site is located in the southwestern portion of the City near Highway 13 and Highway 55.

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 *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 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 Comprehensive Plan Update ([Business Item: 2010-322](#), Review File No. 20720-1) on October 13, 2010.

- On February 9, 2015, the Council administratively reviewed the Condon Court Comprehensive Plan Amendment, which reguited a 1.26-acre site from Limited Business PUD to Medium Density residential (Review File No. 20720-2).
- On September 27, 2016, the Council administratively reviewed the City of Mendota Heights Comprehensive Plan Amendment, which reguited a 1.55-acre business to industrial (Review File No. 20720-3).

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 proposed amendment conforms to the regional system plans for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments for Transportation are included below.

Transportation

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

The amendment conforms to the *2040 Transportation Policy Plan* (TPP). This proposed amendment site is approximately 1.5 miles from Runway 30R at the Minneapolis St. Paul International Airport (MSP) and within its 60-64 DnL noise levels from MSP.

Advisory Comments

Due to the proximity to MSP, Council staff recommends that the developer have a fair property disclosure on the housing units. The City will need to ensure that the site developer submits a 7460-1 airspace obstruction survey for the development to ensure that MSP airspace is unobstructed by this development.

Future residents at the site could be affected with noise from MSP. Future residents should understand the impacts to their lives with airplanes on final approach or departure, while the MAC should not be held liable for any future mitigation, with a development proposed so close to the airport.

Consistency with Council Policy

The proposed 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 land use and housing policies are detailed below.

Forecasts

Reviewer: Todd Graham (651-602-1322)

Through the amendment application process, the City requests a forecast change reflecting the additional expected housing.

Council staff find that the amendment addresses planning of 138 apartments at the subject site. Developments underway at Mendota Plaza and Lamay Shores will add an additional 200 housing units;

and these combined additions of housing will boost households and population in the City beyond the 2020, 2030, and 2040 forecasts.

City and Council staff have agreed to a revision of the community-wide forecast, detailed here. This forecast change is effective with Council action on the plan amendment

Table 1. Council Forecasts for Mendota Heights

	Census	Previous Council Forecasts			Revised Council Forecasts		
	2010	2020	2030	2040	2020	2030	2040
Population	11,071	11,300	11,300	11,400	<u>12,000</u>	<u>12,000</u>	<u>12,000</u>
Households	4,378	4,600	4,710	4,800	<u>4,900</u>	<u>4,950</u>	<u>5,000</u>
Employment	11,550	12,600	13,400	13,700	12,600	13,400	13,700

NOTE: Changes to forecasts are shown underlined in the table above.

Advisory Comments

The City should use the revised forecast in its upcoming 2040 Comprehensive Plan Update.

Land Use

Reviewer: Patrick Boylan (651-602-1438)

The proposed amendment is consistent with the Council’s policies for land use. *Thrive MSP 2040* designates Mendota Heights as a Suburban community, and as such directs it to support forecasted growth at densities of at least 5 units per acre.

The proposed amendment reguides 5.5 acres from B-Business to proposed HR-PUD High Density Residential-Planned Unit Development (5.3 to 8.5 units per acre). The amendment supports the development of two 69-unit apartment buildings at 2180 and 2160 Highway 13. The project proposes to unify two current sites which house the former Mendota Motel and now-closed Larson Garden Center into one multi-family development. The proposed project results in a density of 25 units per acre, which exceeds the density expectations for Suburban communities. With this amendment, the City’s overall expected residential density rises from 3.32 to 3.37 units per acre, as shown in Table 2 below.

Table 2. Planned Residential Density for Mendota Heights

Category	2010-2030 Change				
	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Rural Residential (RR)	1.1	1.1	6.3	7	7
Medium Density Residential (MR)	2.9	4.4	0	0	0
Low Density Residential (LR-II)	2.9	2.9	120.3	349	349
Medium Density Residential PUD (MR-PUD)	2.9	4.3	69.4	201	298
High Density Residential PUD (HR-PUD)	5.3	8.5	51.7	274	439
Mixed Use PUD (MU-PUD)	6	10	1	6	10
	TOTALS		248.7	837	1,104
	Overall Density			3.37	4.44

Advisory Comments

While the proposed amendment exceeds the Council's density policy for Suburban communities, the City's overall comprehensive plan does not meet that policy. As part of the 2040 comprehensive plan update, the City should seek opportunities to provide for increased densities in the community, similar to the proposed amendment site.

Housing

Reviewer: Tara Beard (651-602-1051)

The proposed is consistent with the Council's policies for housing. The Plan plans for sufficient land to address the City's share of the region's 2011-2020 need for affordable housing. The proposed amendment increases the available high density residential land. With this amendment, the City will be guiding more than 24 acres of Mixed Use and High Density residential land such that at least 130 units could be built at minimum guided densities to support affordable housing between 2011 and 2020. The City's share of the 2011-2020 regional need is 43 housing units.

The City participates in Livable Communities Act programs, but has not applied for funds since 1999. The most recent affordable housing built in the City was 60 units in 2003.

Advisory Comments

The City's share of the region's 2021-2030 need for affordable housing has changed in response to the forecast change spurred by this amendment. The City's share has decreased from 43 to 23 units because the revised forecasts anticipate less household growth between 2020 and 2030. The City should note that the minimum density of land guided to address this need in its 2040 Comprehensive Plan update is at least 8 units per acre. None of the Plan's current land use categories meet that minimum density. The City is encouraged to contact its Sector Representative or Council housing staff with any questions regarding its comprehensive plan update or Council housing policy.

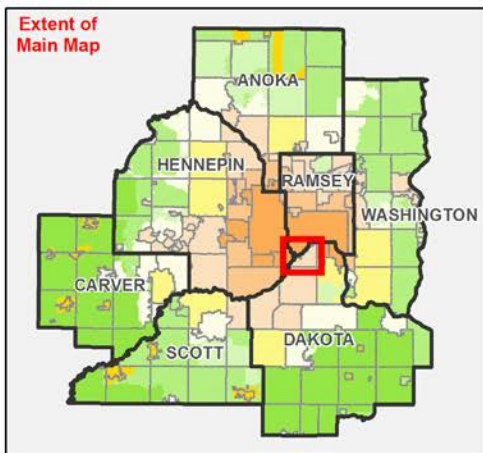
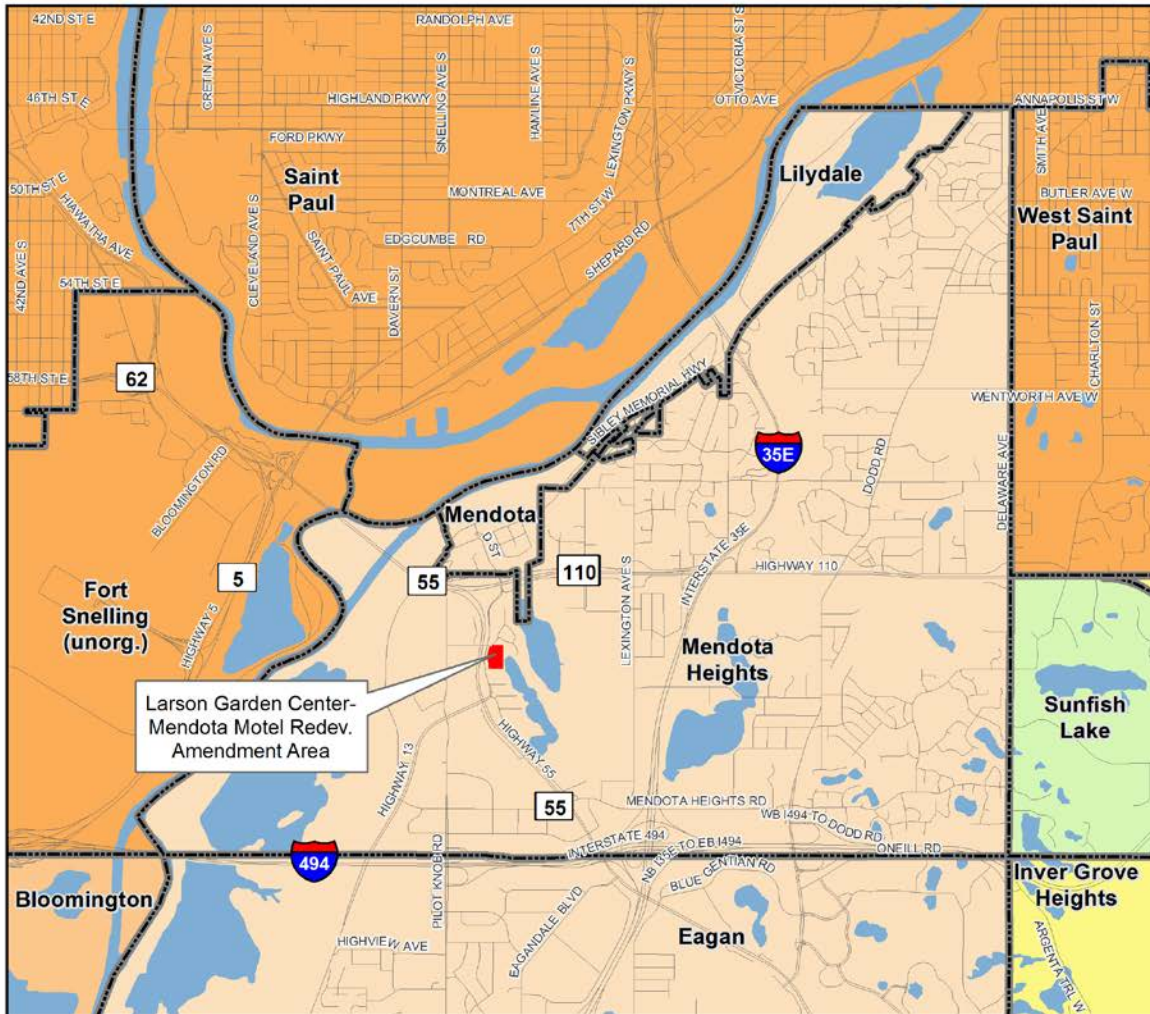
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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 Guiding

Figure 1: Location Map Showing Community Designations

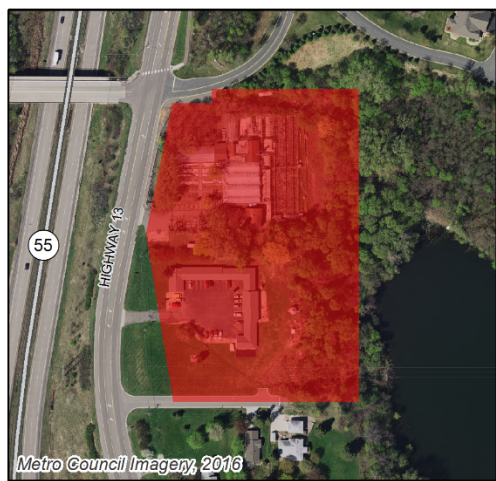
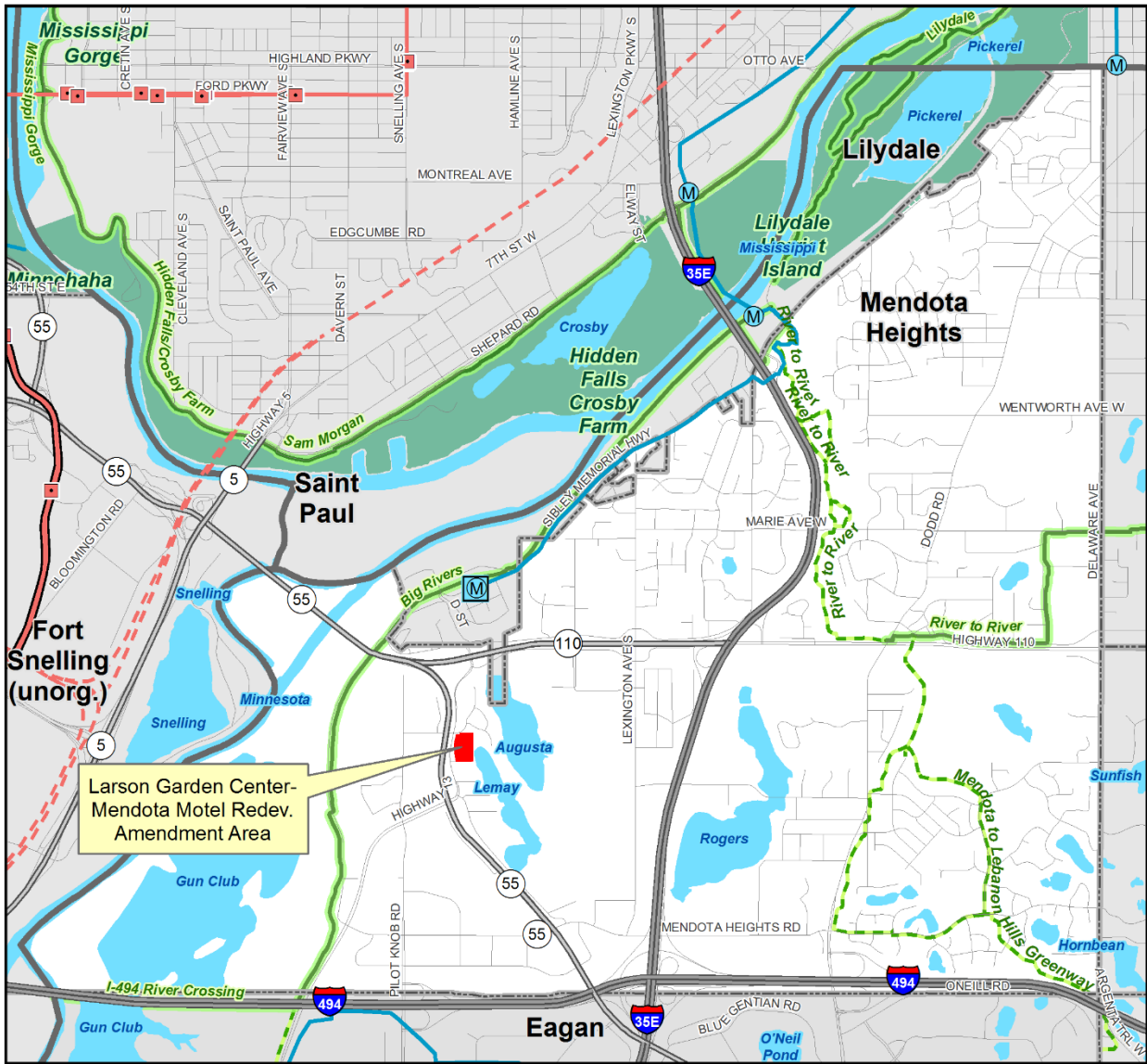


ThriveMSP 2040 Community Designations

- 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 Guiding

