

Community Development Committee

Meeting date: February 21, 2017

For the Metropolitan Council meeting of March 8, 2017

Subject: City of Minnetonka Crest Ridge Comprehensive Plan Amendment, Review File No. 20543-5

District(s), Member(s): District 3, Jennifer Munt

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

Staff Prepared/Presented: Michael Larson, AICP, Senior Planner, Local Planning Assistance (651-602-1407)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Minnetonka to place the Crest Ridge Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Land Use.

Background

The comprehensive plan amendment re-guides approximately 7.0 acres at 10955 Wayzata Boulevard from Office to High Density Residential. The purpose of the amendment is to accommodate the development of a 147-unit senior housing project with independent, assisted, and memory-care units.

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.

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 local resident or local government opposition to this proposal.

Review Record

City of Minnetonka Crest Ridge Comprehensive Plan Amendment

Review File No. 20453-5, Council Business Item No. 2017-53

BACKGROUND

The City of Minnetonka (City) is located in central Hennepin County, bounded by the cities of Chanhassen, Deephaven, Eden Prairie, Edina, Hopkins, Plymouth, Saint Louis Park, Shorewood, Wayzata and Woodland.

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 Minnetonka as a “Suburban” community. Figure 1 shows the general location of Minnetonka and nearby communities, and the Council’s Thrive Community Designation.

The Council reviewed the City’s Update (Business Item 2009-372, Review File No. 20543-1) on October 28, 2009. This amendment is the City’s fourth since the review of the Update.

REQUEST SUMMARY

The amendment re-guides approximately 7.0 acres at 10955 Wayzata Boulevard from Office to High Density Residential. The purpose of the comprehensive plan amendment is to accommodate the development of a 147-unit market-rate senior housing project with independent, assisted, and memory-care 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 2030 Comprehensive Plan Update on October 28, 2009 (Business Item 2009-372, Review File No. 20543-1).
- The Sunset Hill Apartments amendment was administratively approved on April 26, 2012 (Review File No. 20543-2).
- The Minnetonka Medical Center amendment was administratively approved on August 21, 2013 (Review File No. 20543-3).

- The Minor Text Amendment amendment, related to the Ridgedale Village Center, was administratively approved on July 17, 2015 (Review File No. 20543-4).

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.

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 policy consistency are detailed below.

Land Use

Reviewer: Michael Larson (651-602-1407)

Thrive designates Minnetonka as a Suburban community. The amendment is consistent with Thrive expectations for the density of new development and redevelopment of 5 dwelling units per acre (du/acre) in Suburban communities. The proposed amendment regulates land uses from Office to High Density Residential (at least 12 units per acre) within an area approximately 7.0 acres in size. Table 2 below shows the City’s updated overall minimum planned densities, which increases slightly from 5.4 to 5.47 du/acre.

Table 2. City of Minnetonka Planned Residential Density

| Category | 2010-2030 Change | | | | |
|---------------------------------|------------------|-----|---------------|-------------|--------------|
| | Density Range | | | Min Units | Max Units |
| | Min | Max | Net Acres | | |
| Low Density Residential | 2 | 4 | 431.14 | 862 | 1725 |
| Medium Density Residential | 4.1 | 12 | 242 | 992 | 2904 |
| High Density Residential | 12 | 12+ | 9 | 108 | 108+ |
| Mixed Use Primarily Residential | 12 | 12+ | 17.75 | 213 | 213+ |
| Major Change Sites (20 du/ac) | 20 | 20+ | 68.6 | 1372 | 1372+ |
| Major Change Sites (30 du/ac) | 30 | 30+ | 26.6 | 798 | 798+ |
| TOTALS | | | 795.09 | 4345 | 7120+ |
| Overall Density | | | | 5.47 | 8.95+ |

Advisory Comments

The City includes land use categories with no maximum density range, which are represented in Table 2 as the minimum density number accompanied by a plus symbol. A boundless density range does not

enable the Council to fully assess the amount of growth that communities may accommodate, nor the potential impact on various regional systems. In the City's update, the Council expects the City to guide land uses and designations with density ranges that have upper bounds, even if the upper end of that range is conditioned by local policy performance standards. The Council uses a number of factors to fully consider scenarios that would result in the greatest impact to regional systems. They include maximum residential density, allocation of growth forecasts to Transportation Analysis Zones (TAZs), and identification of redevelopment areas.

Housing

Reviewer: Tara Beard (651-602-1051)

The amendment is consistent with the Council's *Housing Policy Plan*. The City's share of the region's affordable housing need from 2011-2020 is 378 units; and its lifecycle housing goal is 375 to 800 units. The amendment supports the development of a market-rate life-cycle housing project. It adds approximately 7.0 acres of land guided for High Density Residential, a land use category that supports the development of life-cycle housing. The City now has 120.5 acres guided at densities of at least 12 units per acre (with some areas having higher minimum densities) through the year 2020, resulting in the capacity to support at least 2,206 new housing units at minimum guided densities.

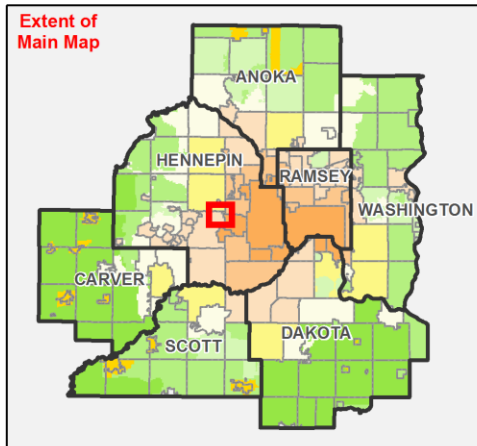
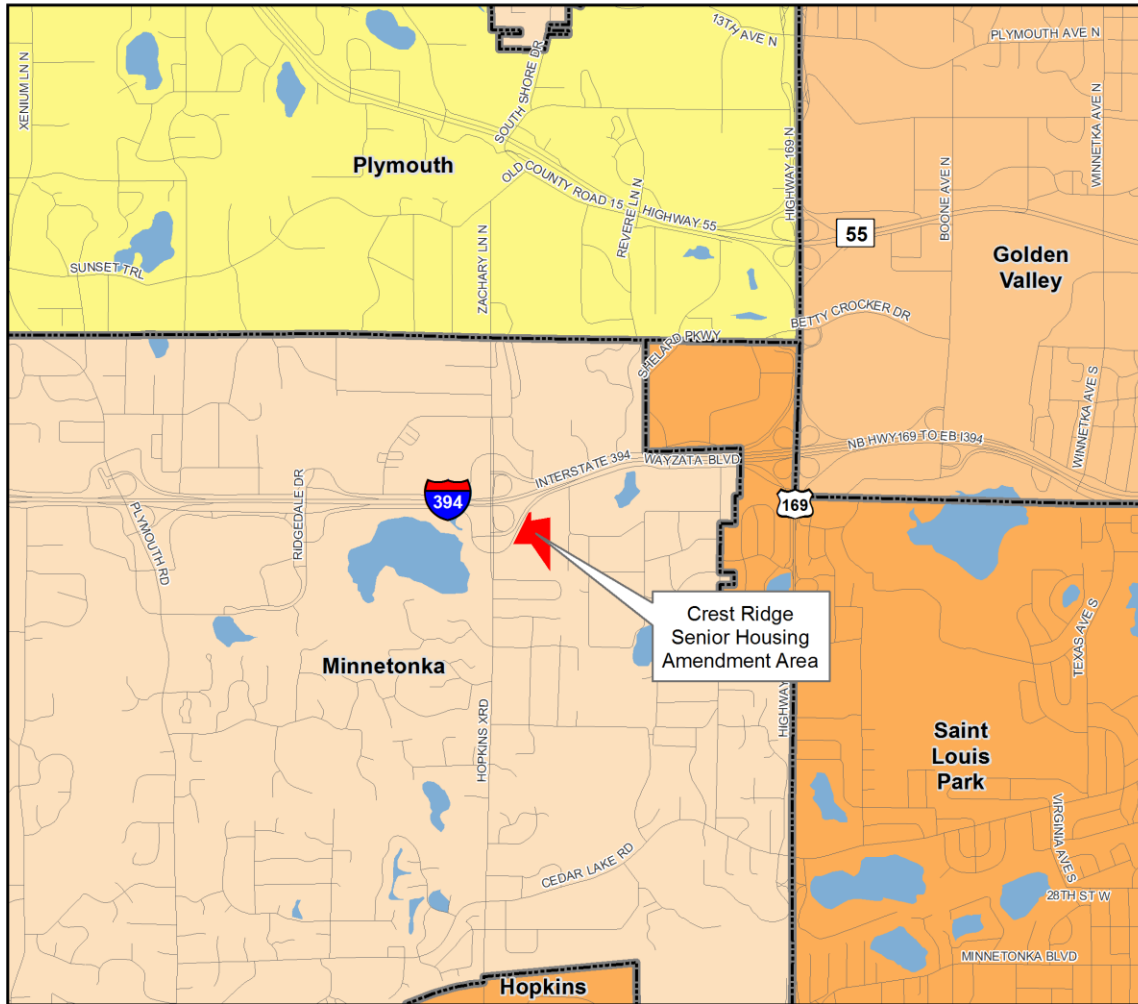
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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: Guiding Land Use, Pre-Amendment
- Figure 4: Guiding Land Use, Post-Amendment

Figure 1: Location Map Showing Community Designations

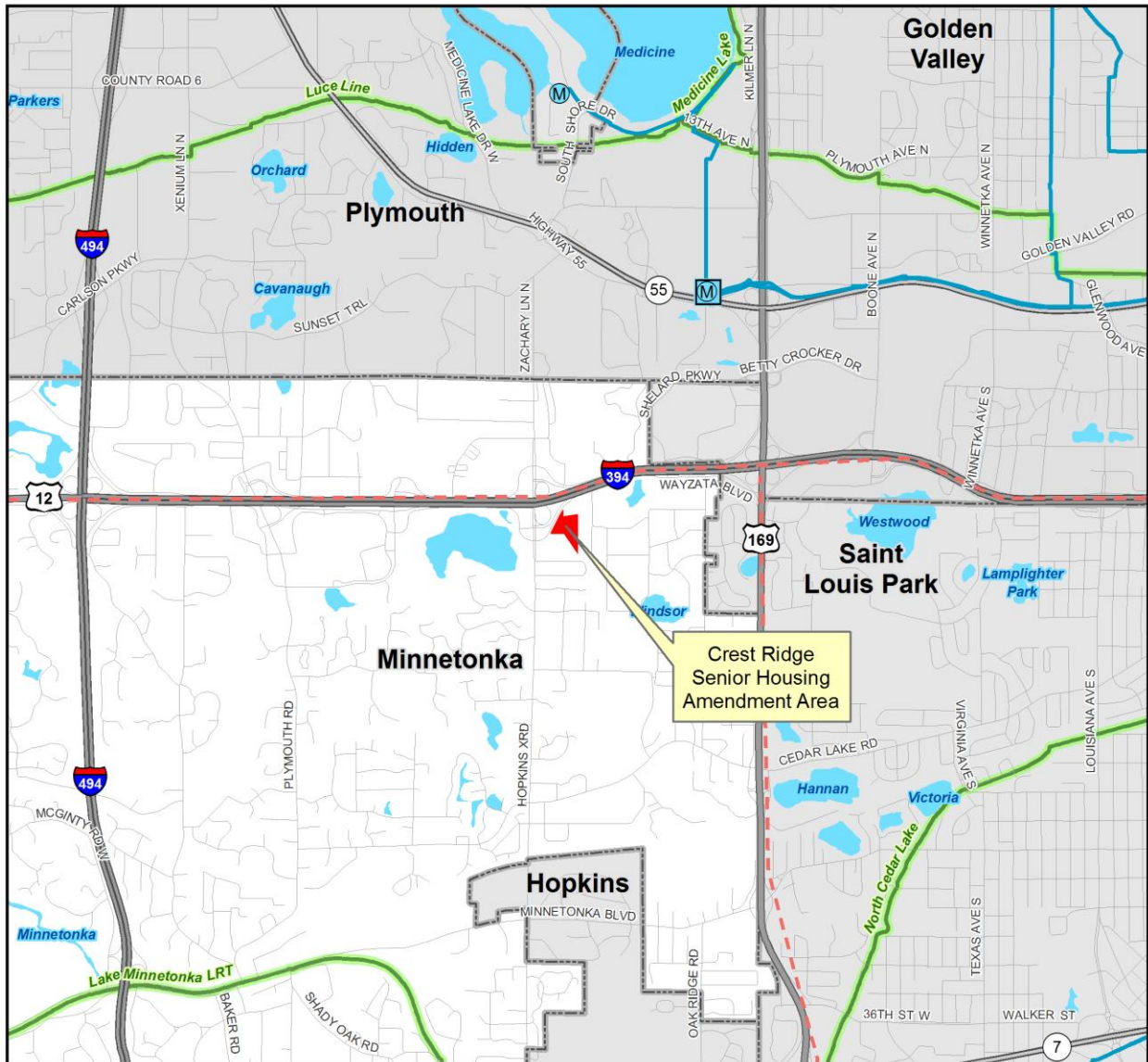


ThriveMSP 2040 Community Designations

- 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: Guiding Land Use, Pre-Amendment

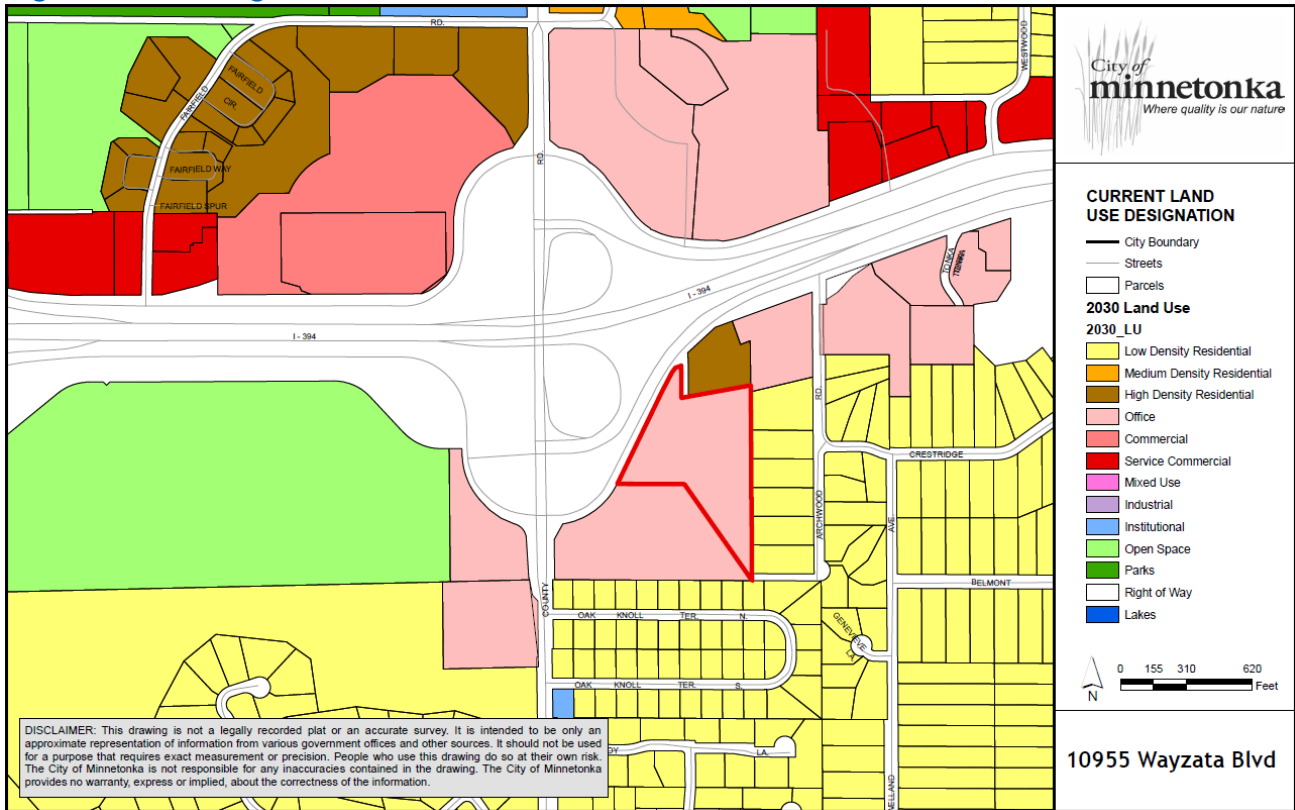


Figure 4: Guiding Land Use, Post-Amendment

