

Community Development Committee

Meeting date: May 15, 2017

For the Metropolitan Council meeting of May 24, 2017

Subject: City of Carver Trinity Comprehensive Plan Amendment, Review File No. 20325-9

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

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

Staff Prepared/Presented: Raya Esmaeili, 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 Carver to place the Trinity comprehensive plan amendment (CPA) into effect.
2. Find that the amendment does not change the City's forecasts.

Background

The proposed amendment reguides the land use of approximately 50 acres from Medium Density Residential to Low Density Residential. The proposed residential land use of Low Density Residential allows for densities of two to 3.5 dwelling units per acre. The purpose of the amendment is to allow a 147-unit single family housing development on the property.

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 support or opposition.

Review Record

City of Carver Trinity Comprehensive Plan Amendment

Review File No. 20325-9, Council Business Item No. 106

BACKGROUND

The City of Carver is approximately 4.1 square miles, located in eastern Carver County. It is bordered by the city of Chaska, and the townships of Jackson, Louisville, San Francisco, and Dahlgren.

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 an Emerging Suburban Edge community. The Metropolitan Council forecasts that between its estimate for 2015 and 2040, the City will grow from 4,330 to 15,500 people; and from 1,341 to 5,600 households. The Metropolitan Council also forecasts that between 2010 and 2040, the City's employment will increase from 187 to 1,700 jobs.

The Council reviewed the City's Update ([Business Item 2008-271](#), Review File No. 20325-1) on December 10, 2008. This is the 8th amendment since the review of the Update.

REQUEST SUMMARY

The proposed amendment reguides the land use of approximately 50 acres from Medium Density Residential to Low Density Residential. The proposed residential land use of Low Density Residential allows for densities of two to 3.5 dwelling units per acre. The purpose of the amendment is to allow a 147-unit single family housing development on the property.

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 Comprehensive Plan Update on December 10, 2008 (Review File No. 20325-1, [Business Item 2008-271](#)).
- The Council acted on the *Recognition of Orderly Annexation Agreement and Change to Developing Community CPA* on May 26, 2010 (Review File No. 20325-2, [Business Item 2010-182](#)).

- The Council administratively approved the *MN/DOT Municipal Services Expansion* CPA on August 16, 2011 (Review File No. 20325-3).
- The Council acted on the System Statement Update CPA on October 31, 2012 (Review File No. 20325-4, [Business Item 2012-317](#))
- The Council administratively approved the *Partial Replat of Glen at Spring Creek* CPA on October 4, 2012 (Review File No. 20325-5).
- The Council administratively approved the *Replat of River Bluff Estates* CPA on July 10, 2013 (Review File No. 20325-6).
- The Council administratively approved the *Parks Element* CPA on November 13, 2014 (Review File No. 20325-7).
- The Council administratively approved the *Carver Elementary School* CPA on April 12, 2016 (Review File No. 20325-8).

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)*. There are no anticipated impacts to the Regional Parks System.

Transportation

Reviewer: Russ Owen (651-602-1724)

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

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. Council staff find that this amendment reduces the housing capacity of the subject site. The concept plan describes 147 lots for single-family homes. This is instead of 200-400 housing units allowable with the previous Medium Density Residential guidance. The City does have considerable future land supply in the Dahlgren Township annexation area. Community-level forecasts can be accommodated with this future land supply. No forecast adjustment is needed at this time.

Land Use

Reviewer: Raya Esmaeili (651-602-1616)

The amendment is consistent with *Thrive MSP 2040* policies for Emerging 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 50 gross acres from Medium Density Residential (4-8 units/acre) to Low Density Residential (2-3.5 units/acre) for a 147-unit single family housing development. While the gross density of the development is slightly below three units per acre (2.95 units/acre) for available land between 2010 and 2030, the change does not substantially affect the overall planned density in the City, which is 3.13 du/ac as shown in Table 1 below. Plat Monitoring Program tracks subdivision approvals, and is included in the calculation consistent with the Council's *MUSA Implementation Guidelines*, adopted April 26, 2017.

Table 1: City of Carver Residential Density Calculations, 2010-2030

Category	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	2	3.5	1760.35	3521	6161
Medium Density Residential	4	8	904.60	3618	7237
High Density Residential	7.5	15	169.66	1272	2545
Mixed Use Primarily Residential*	4	8	490.00	1960	3920
Downtown Mixed	4	8	10.00	40	80
<i>Plat Monitoring 2000-2015</i>			72.14	256	
TOTALS			3406.74	10668	19943
Overall Density				3.13	5.98

* The acreage reflected in the table represents the 90% residential to non-residential mix of uses planned for this district.

Housing

Reviewer: Tara Beard (651-602-1051)

The proposed amendment is consistent with the Council's policy for housing. The City's plan currently provides sufficient land to address the City's share of the region's 2011-2020 need for affordable housing. While the amendment decreases some of this available land, the City continues to have over 651 acres guided for Medium, High, and Mixed Use residential, for a potential of 2,826 high density housing units, well above their share of the 2011-2020 regional need of 894 units.

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

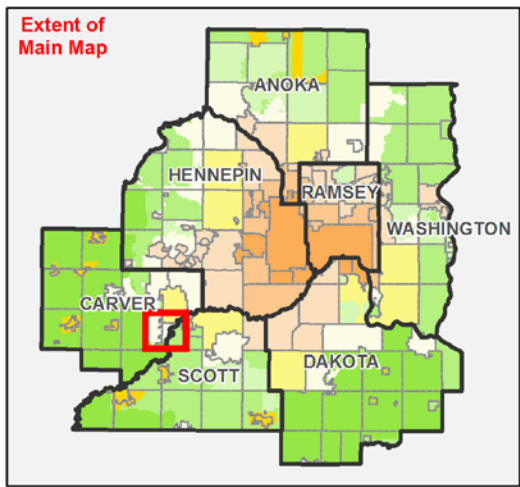
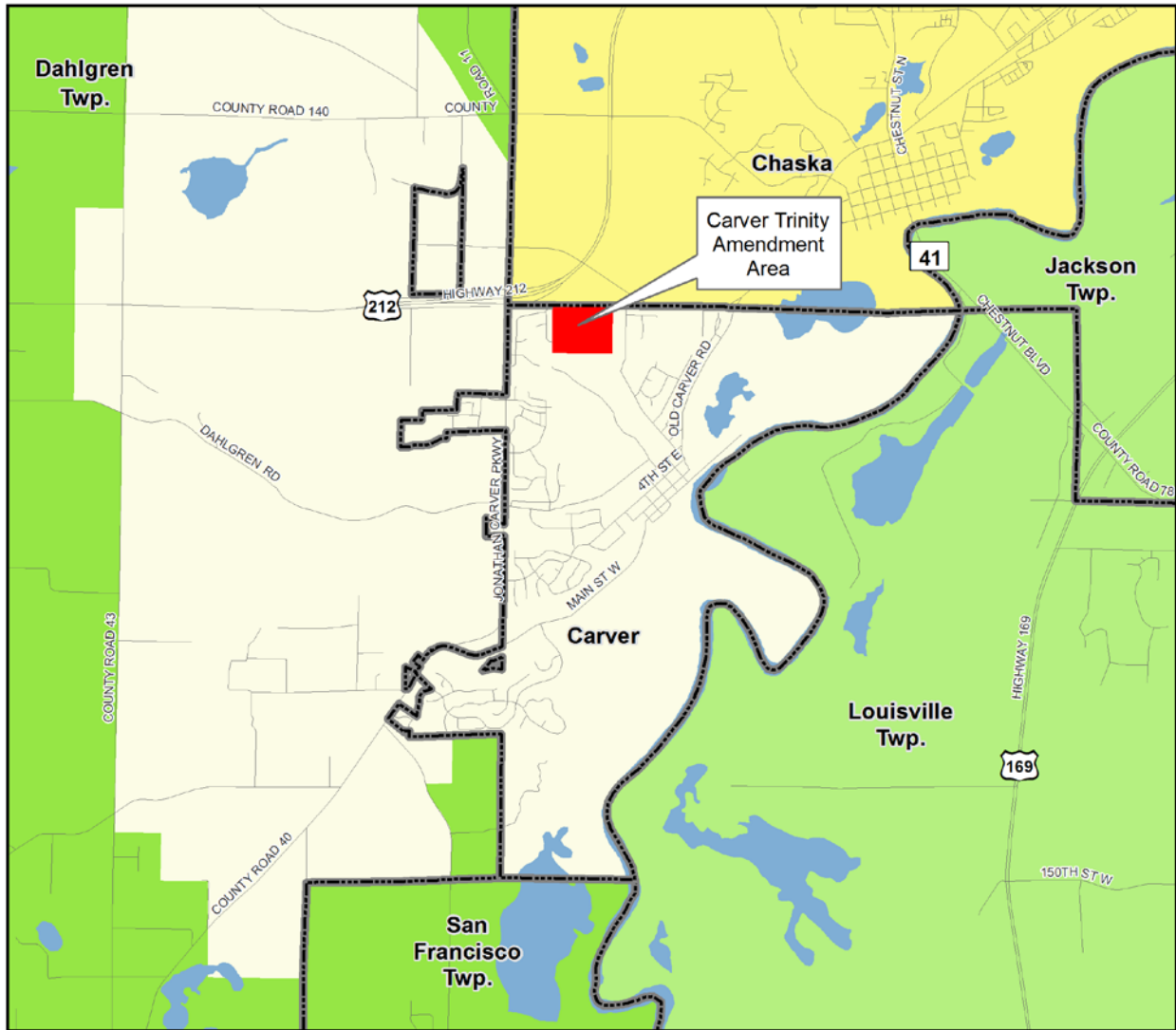
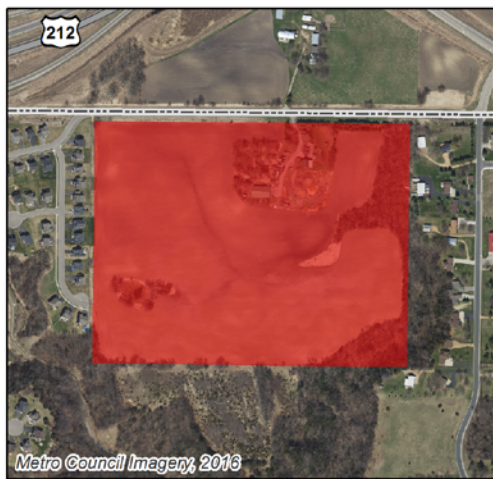
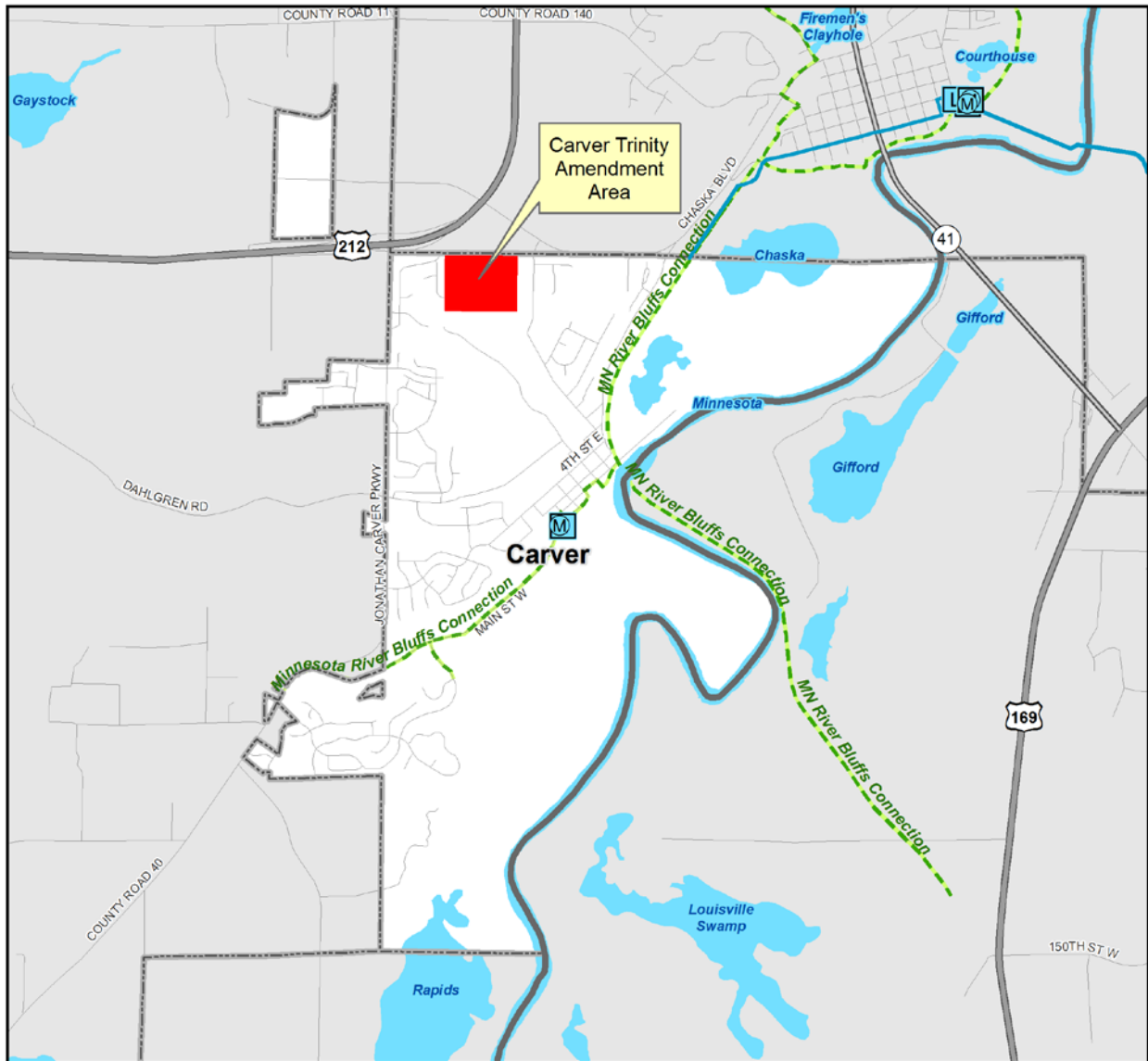


Figure 2: Location Map Showing Regional Systems



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

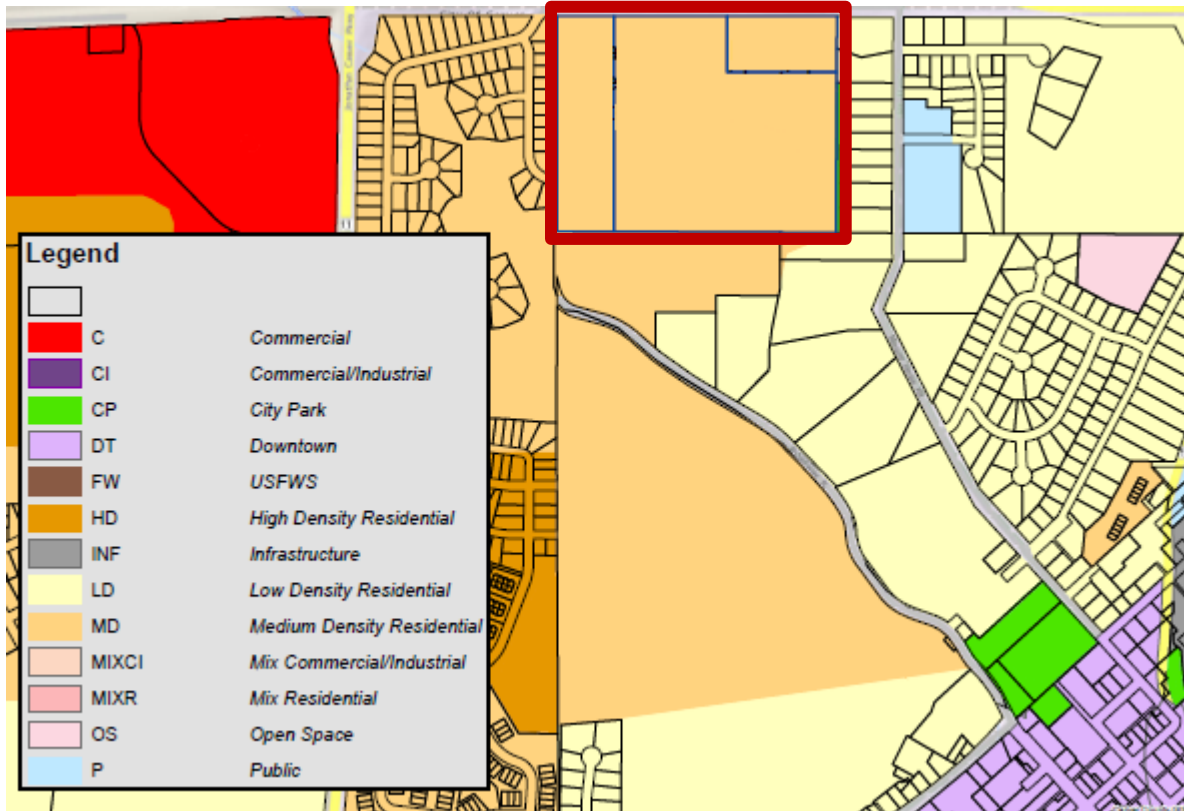
Wastewater Treatment

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

Ncompass Street Centerlines

Figure 3: Current and Proposed Land Use

Current Land Use



Proposed Land Use

