

Community Development Committee

Meeting date: September 18, 2017

For the Metropolitan Council meeting of September 27, 2017

Subject: City of Eden Prairie Transit Oriented Development Comprehensive Plan Amendment, Review File No. 20401-17

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 Eden Prairie to place the Transit Oriented Development 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 proposed amendment creates a new guiding land use of Transit Oriented Development, and reguides 2.93 acres from Regional Commercial to Transit Oriented Development. The proposed amendment site is located at 12900 & 12950 Technology Drive. The amendment facilitates the proposed Elevate development, which includes 222 residential units and approximately 13,000 square feet of retail.

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 Eden Prairie Transit Oriented Development Comprehensive Plan Amendment

Review File No. 20401-17, Council Business Item No. 2017-209

BACKGROUND

The City of Eden Prairie (City) is located in southwestern Hennepin County, bounded by the cities of Minnetonka, Edina, and Bloomington in Hennepin County; Chanhassen in Carver County; and Shakopee in Scott County.

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 Eden Prairie with a “Suburban” community designation. Figure 1 shows the general location of Eden Prairie and nearby communities, and the Council’s Thrive MSP 2040 Community Designation. The Council forecasts from 2016 to 2040 that the City will grow from 63,163 to 82,400 population and 24,856 to 33,300 households. The Council also forecasts that, between 2016 and 2040, the City’s employment will increase from 59,562 to 66,600 jobs.

The Council reviewed the City’s Update ([Business Item 2009-299](#), Review File No. 20401-1) on October 14, 2009. This amendment is the City’s sixteenth since the review of the Update.

REQUEST SUMMARY

The proposed amendment creates a new guiding land use of Transit Oriented Development, and reguides 2.93 acres from Regional Commercial to Transit Oriented Development. The proposed amendment site is located at 12900 & 12950 Technology Drive. The amendment facilitates the proposed Elevate development, which includes 222 residential units and approximately 13,000 square feet of retail.

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 14, 2009 ([Business Item 2009-299](#), Review File No. 20401-1).
- The Prairie Physicians Building CPA was administratively approved by the Council on October 14, 2009 (Review File No. 20401-2). The CPA reguided 1.24 acres from Office to Community Commercial.
- The Nine Mile Creek Water Resources Center CPA was administratively approved by the Council on October 11, 2010 (Review File No. 20401-3). The CPA reguided 4.24 acres from Low Density Residential to Park/Open Space, and 1.1 acres from Low Density Residential to Public/Quasi-Public, to accommodate the Nine Mile Creek Water Resource Center.
- The United Health Group CPA was administratively approved by the Council on August 25, 2011 (Review File No. 20401-4). The CPA reguided a total of 27.7 acres to Office to accommodate a development with nearly 1.5 million square feet of office space.
- The Grand Haven at Marsh Cove CPA was administratively approved by the Council on September 12, 2011 (Review File No. 20401-5). The CPA reguided 11.62 acres from Church to 5.12 acres of Parks/Open Space and 6.5 acres of Low Density Residential to accommodate a single-family development with 15 lots.
- The Mitchell Crossing CPA was approved by the Council on October 31, 2012 ([Business Item 2012-321](#), Review File No. 20401-6). The CPA reguided 3.1 acres from Community Commercial to High Density Residential to accommodate a 192-unit residential development.
- The MAC Development Parcels CPA was administratively approved by the Council on November 28, 2012 (Review File No. 20401-7). The CPA amended text in the Land Use and Transportation Chapters related to uses on parcels guided as Airport.
- The Hooverson Addition CPA was administratively approved by the Council on March 13, 2013 (Review File No. 20401-8). The CPA reguided 0.21 acre from Park/Open Space to Low Density Residential to accommodate the subdivision of two single-family lots on 0.92 acre.
- The Bryant Lake CPA was administratively approved by the Council on September 12, 2013 (Review File No. 20401-9). The CPA reguided 0.89 acre from Park/Open Space to Low Density Residential to accommodate a single-family home.
- The City of Eden Prairie submitted the Notermann CPA on November 21, 2013 (Review File No. 20401-10), which was subsequently withdrawn by the City on August 4, 2014. Due to inconsistencies with regional policies and the City's own comprehensive plan, Council staff recommended an alternative approach to the proposed amendment. The City withdrew this amendment, and resubmitted a new one, which became Review File 20401-12.
- The Eden Gardens CPA was administratively approved by the Council on July 8, 2014 (Review File No. 20401-11). The CPA reguided 8.39 acres from Low Density Residential to Medium Density Residential to accommodate 36 single-family homes.
- The Lion's Tap CPA was administratively approved by the Council on November 3, 2014 (Review File No. 20401-12). This CPA addressed the same area as a prior submittal (Review File No. 20401-10), which had been withdrawn due to policy inconsistencies identified by Council staff. The CPA reguided 0.94 acre from Rural Residential to Neighborhood Commercial, and amended the local sewer plan to provide service to the Lion's Tap.
- The Kal Point CPA was administratively approved by the Council on February 10, 2013 (Review File No. 20401-13). The CPA reguided 2.98 acres from Neighborhood Commercial to Community Commercial to allow construction of a new commercial uses.

- The Starbucks and BP CPA was administratively approved by the Council on April 6, 2016 (Review File No. 20401-14). The CPA reguided 0.44 acres from Low Density Residential to Regional Commercial to accommodate new commercial uses.
- The Residential Densities CPA was administratively approved by the Council on September 7, 2016 (Review File No. 20401-15). The CPA increased the allowable density range for the land use categories of Medium Density Residential and High Density Residential.
- The Prairie Bluffs Senior Living CPA was approved by the Council on December 14, 2016. ([Business Item 2016-238](#), Review File No. 20401-16). The CPA reguided 4.68 acres from Office and Low Density Residential to High Density Residential to accommodate a 138-unit senior living facility.

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

Transportation

Reviewer: Russ Owen (651-602-1724)

The amendment conforms to the *2040 Transportation Policy Plan* (TPP). The proposed development is adjacent to the existing SouthWest Transit park-and-ride facility, which will be integrated with the future SouthWest Station on the METRO Green Line Extension. The proposed density and mix of uses near the station conforms to land use policies in the TPP for regional transitways. This is addressed in more detail in the Land Use section below.

Wastewater

Reviewer: Roger Janzig (651-602-1119)

The amendment conforms to the *2040 Water Resources Policy Plan*. The existing Metropolitan Disposal System has adequate capacity for the proposed change in guided land use.

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)

The proposed amendment is consistent with the land use policies in *Thrive*, which designates the City as a Suburban community. Thrive expectations for the overall density of new development and redevelopment in Suburban communities is a minimum average residential density of 5 dwelling units per acre (du/acre) for new development and redevelopment.

The amendment creates a new guiding land use category of Transit Oriented Development (TOD) and applies that guiding land use to approximately 2.93 acres at 12900 & 12950 Technology Drive. The new guiding land use describes TOD as “intended to support transit systems investments by creating attractive, compact, pedestrian-oriented, high density, mixed-use, and environmentally and economically sustainable communities centered around transit facilities.”

As a result of the amendment, the City’s overall planned density increases slightly from 5.80 to 5.84 du/acre, as shown in Table 1 with changes underlined.

Table 1. City of Eden Prairie Planned Residential Density

Category	2010-2030 Change				
	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	1	2.5	674.93	675	1687
Medium Density Residential	2.5	10	46.39	116	464
High Density Residential	6.7	40	34.68	232	1387
Town Center	40	75	114	4560	8550
<u>Transit Oriented Development</u>	<u>25</u>	<u>80</u>	<u>2.93</u>	<u>73</u>	<u>234</u>
Plat Monitoring 2000-2013			554.53	2683	
TOTALS			1427.46	8340	12,323
Overall Density				5.84	8.63

The proposed amendment also conforms to the land use policies in the TPP for station areas along transitways with fixed or dedicated rights-of-way. For Suburban communities, the expectation is a minimum average density of 20 du/acre for new development and redevelopment. The density range for residential uses guided as TOD in the City will be 25 to 80 dwelling units/acre (du/acre), exceeding the density requirement outlined in the TPP. The proposed project density of Elevate is 76 du/acre, which is consistent with the new guiding land use.

Advisory Comments

The City should consider the TPP’s density requirements for station areas during the update of its comprehensive plan, so that areas identified for new development and redevelopment in station areas are in conformance with the TPP.

Housing

Reviewer: Tara Beard (651-602-1051)

The proposed amendment is consistent with the Council’s 2040 Housing Policy Plan. The City currently provides sufficient land to address its share of the region’s 2011-2020 need for affordable housing, which is 1,843 units. The proposed amendment further increases the City’s inventory of land guided at higher densities. With this amendment, the City will be guiding approximately 125 acres of medium and high density, such that at least 2,303 units could be built between 2011 and 2020.

The City participates in Livable Communities Act programs and has requested and received grant funds in the recent past. In 2012, the City received a TOD Pre-Development grant to conduct stormwater analysis for areas identified for future transit oriented development. The most recent affordable housing built in Eden Prairie was 15 units of owner-occupied housing in 2009.

Advisory Comments

The City should be aware that its share of the region's 2021-2030 need for affordable housing is 1,408 units. In preparing the 2040 comprehensive plan update, the City should note that the minimum density of land guided to address this need is 8 units per acre. Neither the Medium Density Residential land use as currently defined (minimum of 2.5 units per acre) nor their current High Density Residential (minimum of 6.7 units per acre) would be counted toward the City's share of the region's need for affordable housing. The City is encouraged to contact their Sector Representative or Council housing staff with any questions regarding the Council's housing policy for the 2040 comprehensive plan update.

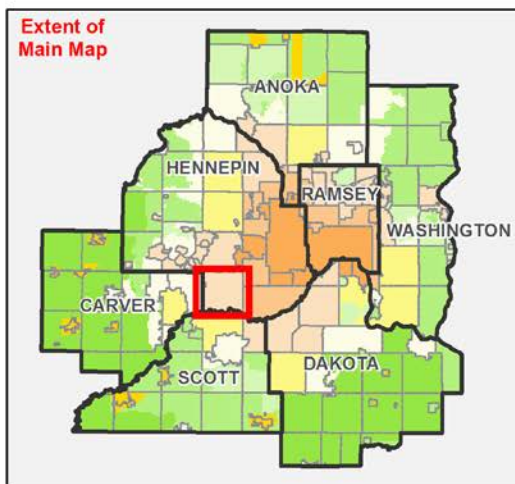
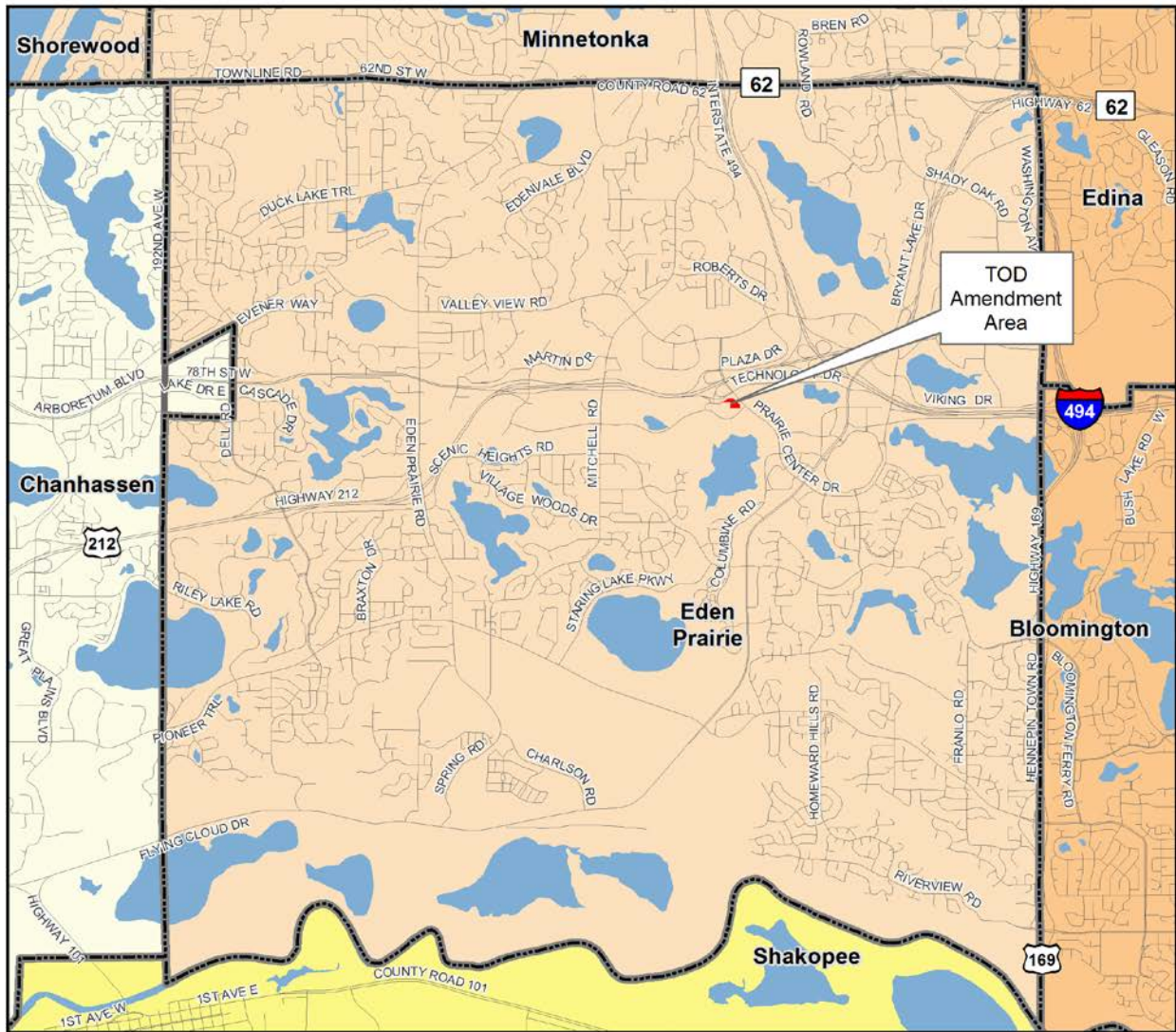
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

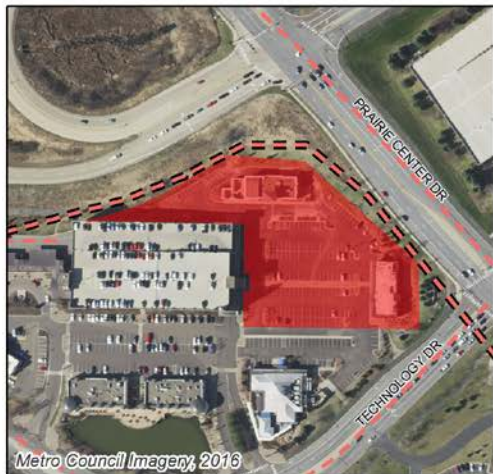
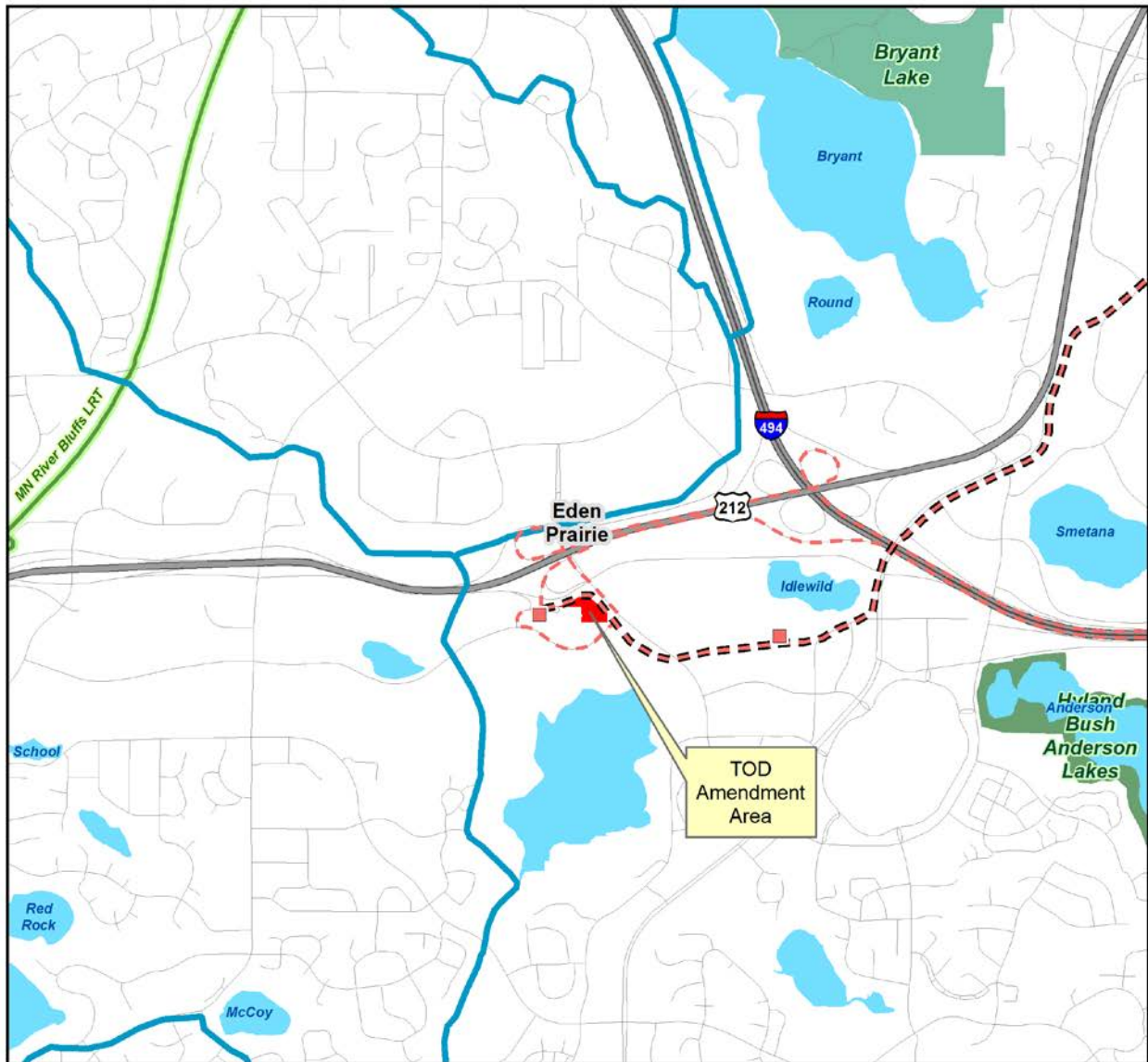


ThriveMSP 2040 Community Designations

- 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

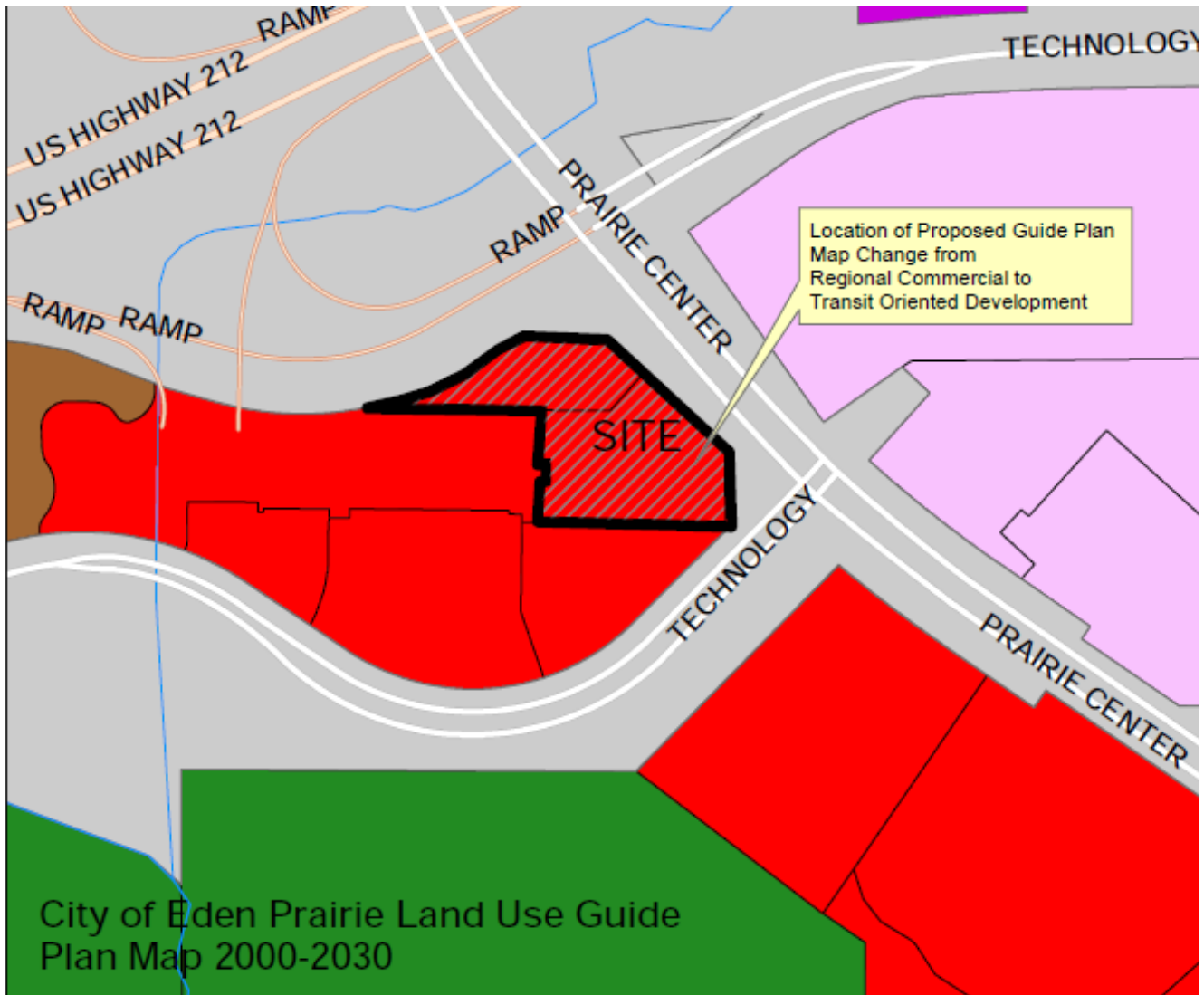
- Park Reserves
- Regional Parks
- Special Recreation Features
- Existing Regional Trails
- - - Planned Regional Trails

Wastewater Treatment

- Ⓜ Meters
- Ⓛ Lift Stations
- MCES Interceptors
- WTP MCES Treatment Plants

— Ncompass Street Centerlines

Figure 3: Current and Proposed Land Use Guiding



Legend

- Regional Commercial
- Office
- High Density Residential 10-40 Units/Acre
- Park/Open Space