

Community Development Committee

Meeting date: December 17, 2018

For the Metropolitan Council meeting of January 9, 2019

Subject: City of Eden Prairie Smith Village Comprehensive Plan Amendment, Review File No. 20401-20

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

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

Staff Prepared/Presented: Jake Reilly, Senior Planner, Local Planning Assistance (651-602-1822)

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 Smith Village 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 Regional Parks and Housing.

Background

The amendment proposes to reguide approximately 7.11 acres of property from Church/Cemetery and Industrial to Medium High Density Residential. The proposed amendment will facilitate the development of a three-component residential development known as Smith Village. The properties are located at 16389 and 16397 Glory Lane, east of Eden Prairie Road just north of Highway 212 and the Minnesota River Bluffs LRT Regional Trail.

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

The Council approved a Livable Communities Demonstration Account grant on November 28, 2018 ([Business Item 2018-313](#)). The \$903,635 grant is for Trail Point Ridge/Smith Village, a portion of the project supported by the proposed amendment and will include 52 affordable and six market rate units.

Known Support / Opposition

There is no known local resident or local government opposition to this proposal.

Review Record

City of Eden Prairie Smith Village Comprehensive Plan Amendment

Review File No. 20401-20, Council Business Item No. 2018-356

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. The proposed amendment was found complete for review in a letter dated December 7, 2018.

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 2017 to 2040 that the City will grow from 63,726 to 82,400 population and 24,893 to 33,300 households. The Council also forecasts that, between 2017 and 2040, the City’s employment will increase from 62,844 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 eighteenth since the review of the Update.

REQUEST SUMMARY

The amendment proposes to reguide approximately 7.11 acres of property from Church/Cemetery and Industrial to Medium High Density Residential. The proposed amendment will facilitate the development of a three-component residential development known as Smith Village. The properties are located at 16389 and 16397 Glory Lane, east of Eden Prairie Road just north of Highway 212 and the Minnesota River Bluffs LRT Regional Trail.

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 amendment was administratively approved by the Council on October 14, 2009 (Review File No. 20401-2). The amendment reguided 1.24 acres from Office to Community Commercial.
- The Nine Mile Creek Water Resources Center amendment was administratively approved by the Council on October 11, 2010 (Review File No. 20401-3). The amendment 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 amendment was administratively approved by the Council on August 25, 2011 (Review File No. 20401-4). The amendment 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 amendment was administratively approved by the Council on September 12, 2011 (Review File No. 20401-5). The amendment 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 amendment was approved by the Council on October 31, 2012 ([Business Item 2012-321](#), Review File No. 20401-6). The amendment reguided 3.1 acres from Community Commercial to High Density Residential to accommodate a 192-unit residential development.
- The MAC Development Parcels amendment was administratively approved by the Council on November 28, 2012 (Review File No. 20401-7). The amendment amended text in the Land Use and Transportation Chapters related to uses on parcels guided as Airport.
- The Hooverson Addition amendment was administratively approved by the Council on March 13, 2013 (Review File No. 20401-8). The amendment 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 amendment was administratively approved by the Council on September 12, 2013 (Review File No. 20401-9). The amendment 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 amendment 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 amendment was administratively approved by the Council on July 8, 2014 (Review File No. 20401-11). The amendment reguided 8.39 acres from Low Density Residential to Medium Density Residential to accommodate 36 single-family homes.
- The Lion's Tap amendment was administratively approved by the Council on November 3, 2014 (Review File No. 20401-12). This amendment 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 amendment 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 amendment was administratively approved by the Council on February 10, 2013 (Review File No. 20401-13). The amendment reguided 2.98 acres from Neighborhood Commercial to Community Commercial to allow construction of a new commercial uses.

- The Starbucks and BP amendment was administratively approved by the Council on April 6, 2016 (Review File No. 20401-14). The amendment reguided 0.44 acres from Low Density Residential to Regional Commercial to accommodate new commercial uses.
- The Residential Densities amendment was administratively approved by the Council on September 7, 2016 (Review File No. 20401-15). The amendment increased the allowable density range for the land use categories of Medium Density Residential and High Density Residential.
- The Prairie Bluffs Senior Living amendment was approved by the Council on December 14, 2016. ([Business Item 2016-238](#), Review File No. 20401-16). The amendment reguided 4.68 acres from Office and Low Density Residential to High Density Residential to accommodate a 138-unit senior living facility.
- The Transit Oriented Development amendment was approved by the Council on September 27, 2017. ([Business Item 2017-209](#), Review File No. 20401-17). The amendment created a new guiding land use of Transit Oriented Development and reguided 2.93 acres from Regional Commercial to Transit Oriented Development to accommodate a mixed use development including 222 residential units and 13,000 square feet of retail.
- The Southview amendment was approved by the Council on March 19, 2018 ([Business Item 2018-62](#), Review File No. 20401-18). The amendment created a new land use called High Density Residential with a density range of 40 to 75 units/acre; renamed the High Density Residential category to Medium High Density Residential and increased the lower end of the density for this category from 6.7 to 10 units/acre, creating a resulting density range of 10 to 40 units/acre. The amendment also reguided 2.5 acres at the southwest corner of Prairie Center Drive and Franlo Road to accommodate a 116-unit senior living campus.
- The ABRA Auto Body amendment was administratively approved by the Council on September 11, 2018 (Review File No. 20401-19). The amendment reguided 2.98 acres from Community Commercial to Industrial to support the development of an ABRA Auto Body business.

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 are included below.

Regional Parks

Reviewer: Jake Reilly (651-602-1822)

The proposed amendment conforms to the *2040 Regional Parks Policy Plan*. The amendment acknowledges the Minnesota River Bluffs LRT Regional Trail, which runs along the southeast side of the property. The proposal includes plans to connect with the trail from the property in two places and to mitigate visual impacts to the trail through vegetative screening.

Advisory Comments

Council staff encourage the City to work with the project developers and coordinate with Three Rivers Parks District staff when planning for access to the trail. Three Rivers Parks District Parks Principal Planner Ann Rexine can be reached at 763-694-1103 or ann.rexine@threeriversparks.org.

Transportation

Reviewer: Russ Owen (651-602-1029)

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. The amendment accurately responds to updates to the TPP.

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 changes 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 consistency with land use and housing policies are detailed below.

Land Use

Reviewer: Jake Reilly (651-602-1822)

The amendment is consistent with the land use policies in *Thrive MSP 2040 (Thrive)*. Thrive identifies the City as a Suburban Community and directs Suburban communities to support forecasted growth at densities of at least 5 units per acre. The amendment proposes to re-guide land designated as Church/Cemetery and Industrial to Medium High Density Residential with a density range of 10 to 40 units per acre.

The area to be reguided consists of two parcels totaling 7.11 acres, and is located generally at Glory Lane, east of Eden Prairie Road north Highway 212 (see Figure 2). A church is currently located on a portion of the site. The building would be demolished to accommodate the 58-unit workforce housing component of the development. The purpose of the amendment is to develop a mixed-income housing campus comprised of three product types for a total of 164 units and a density of 23 units per acre.

As a result of the amendment, the City's overall planned density increases slightly from 5.74 to 5.89 units/acre, as shown in Table 1 with changes underlined.

Table 1. City of Eden Prairie Planned Residential Density

Category	2005-2030 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
<u>Medium High Density Residential</u>	<u>10</u>	<u>40</u>	<u>41.74</u>	<u>417</u>	<u>1670</u>
High Density Residential	40	75	2.5	100	188
Town Center	40	75	114	4560	8550
TOD	25	80	2.93	73	234
Plat Monitoring 2000-2016			648.78	3079	
TOTALS		1531.27		9021	12793
Overall Density				5.89	8.35

Housing

Reviewer: Tara Beard (651-602-1051)

The proposed amendment is complete and consistent with the Council’s policies for housing. The City’s Plan 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 increases the City’s inventory of land guided to support the development of low- and moderate-income housing. After this amendment, the Plan will be guiding over 134 acres of higher density residential land such that at least 2,572 units could be built.

The City is a participant in Livable Communities Act programs and most recently received a \$903,635 Livable Communities Demonstration Account (LCDA) grant for Trail Point Ridge/Smith Village, a portion of this project. Trail Point Ridge is the affordable housing component (CommonBond is the developer) of the project this amendment affects. Trail Pointe Ridge has 52 affordable and six market rate units. The specific grant activities are: stormwater management, site acquisition, and site preparation. The Council approved the LCDA grant on November 28, 2018. The most recent affordable housing development in the City were 191 rental units in 2013.

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, the City should note that the minimum density of land guided to address this need is 8 units per acre. 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.

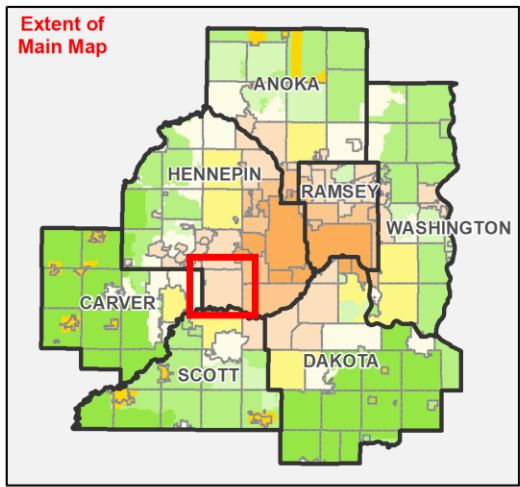
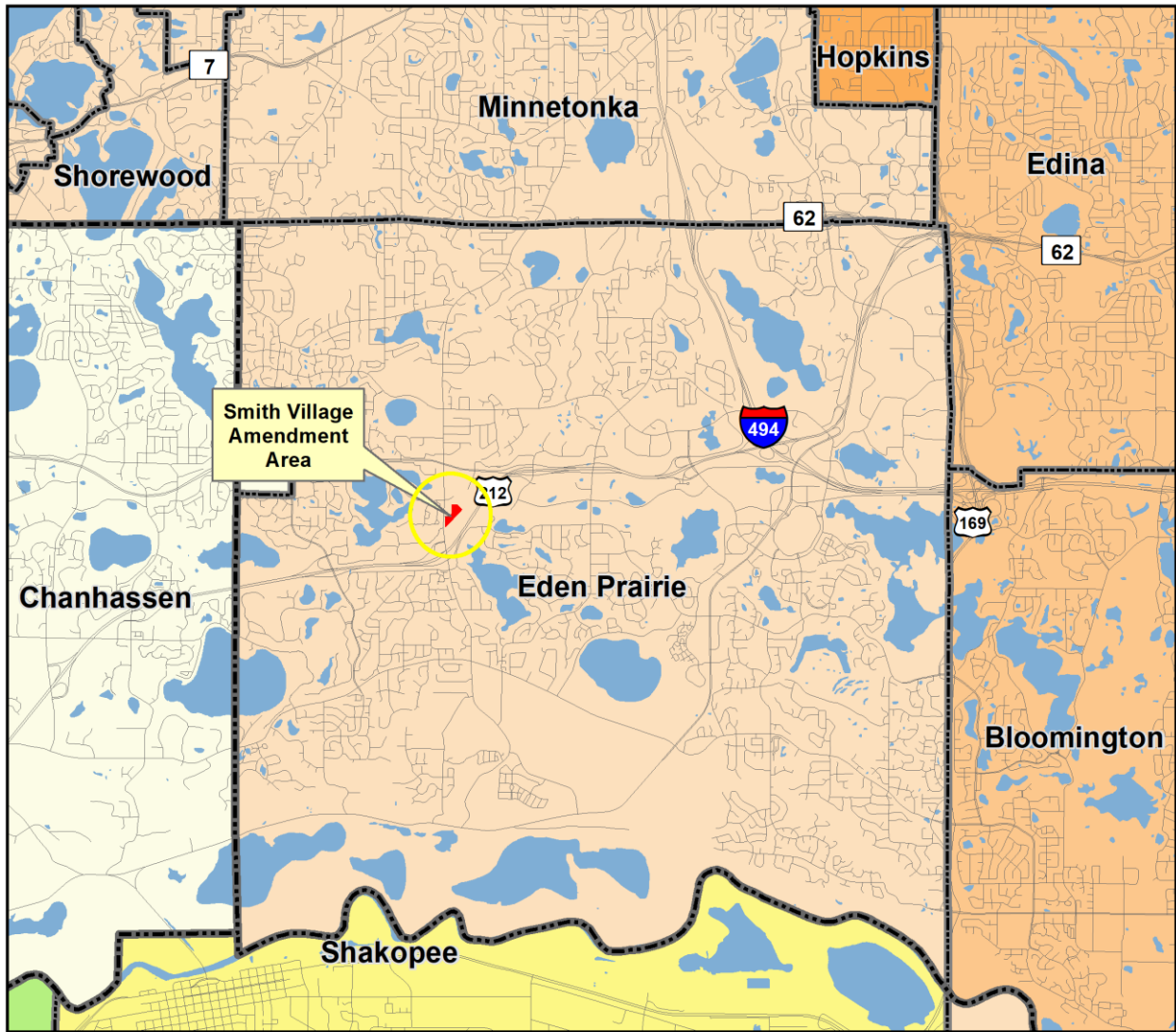
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

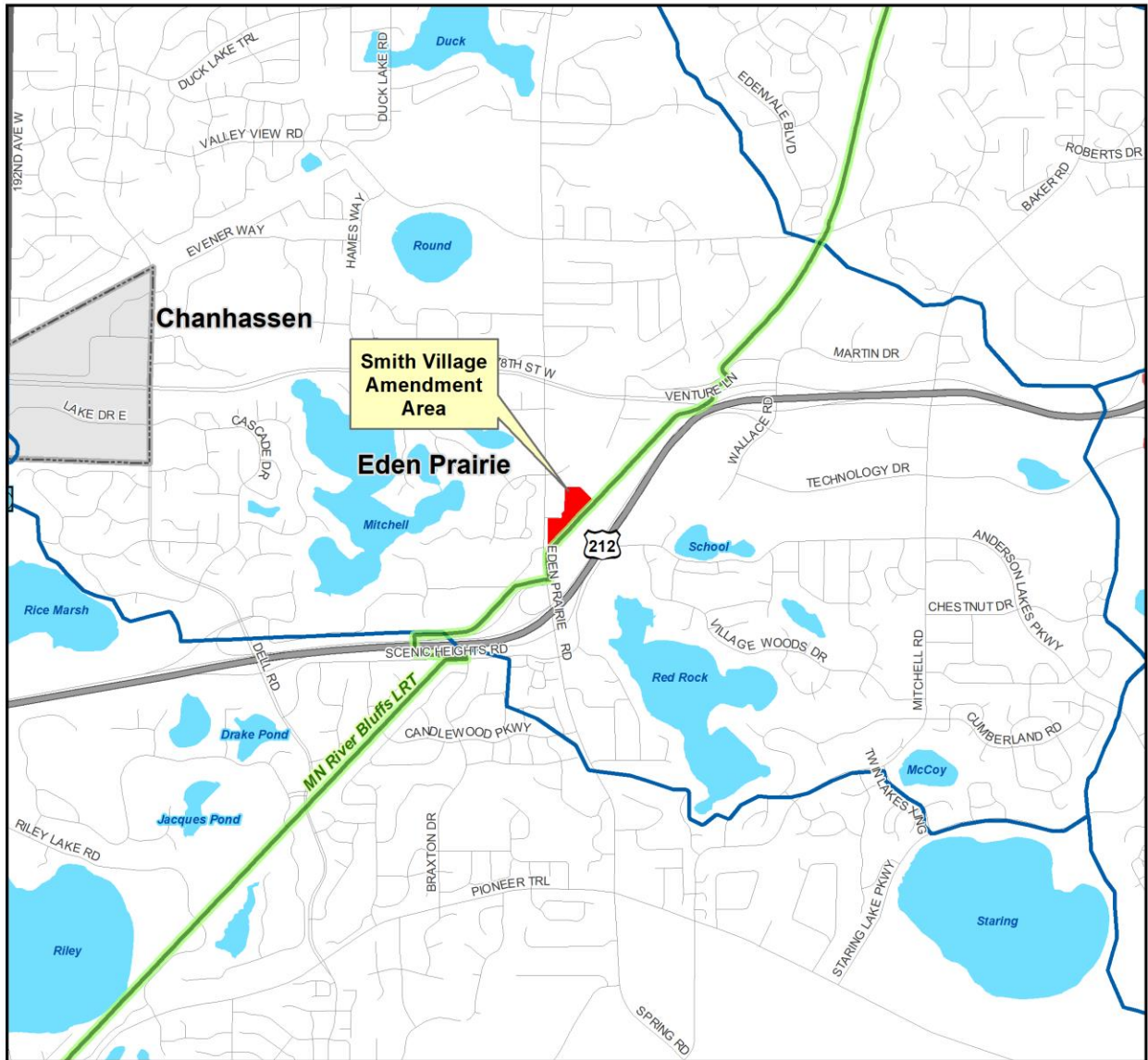
- Figure 1: Location Map Showing Community Designations
- Figure 2: Location Map Showing Regional Systems
- Figure 3: Current and Proposed Land Use Guiding

Figure 1: Location Map Showing Community Designations



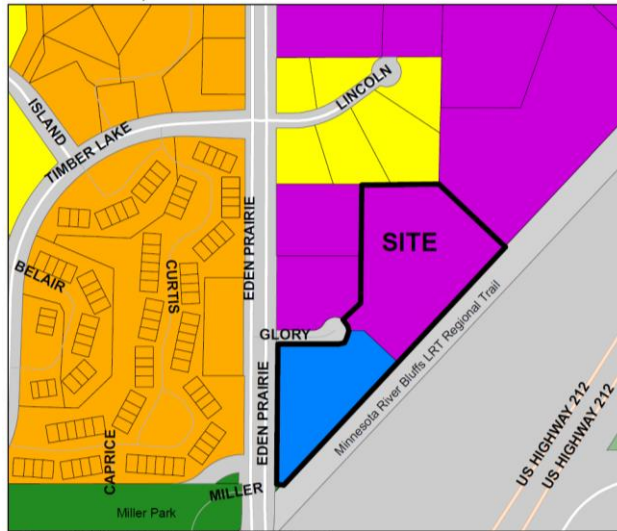
- ThriveMSP 2040 Community Designations**
- Agricultural
 - Rural Residential
 - Diversified Rural
 - Rural Center
 - Emerging Suburban Edge
 - Suburban Edge
 - Suburban
 - Urban
 - Urban Center
 - Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems

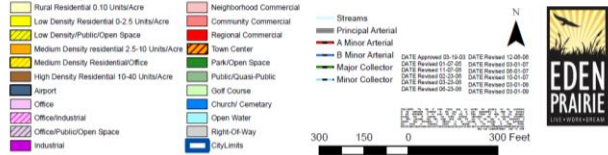


- Regional Systems**
- Planned Fixed Guideway Stations
 - Existing Fixed Guideway Stations
- Regional Transitways**
- Existing, Fixed Guideway
 - Proposed, Fixed Guideway
 - Existing, Bus Rapid Transit
 - Proposed, Bus Rapid Transit
- Wastewater Treatment**
- Meters
 - Lift Stations
 - MCES Interceptors
 - MCES Treatment Plants
- Regional Highway System**
- Interstates
 - US Highways
 - State Highways
 - County Roads
 - Ncompass Street Centerlines
- Regional Parks**
- Existing (Open to Public)
 - In Master Plan (Not Open to Public)
 - Planned Units
 - Existing Regional Trails
 - Planned Regional Trails

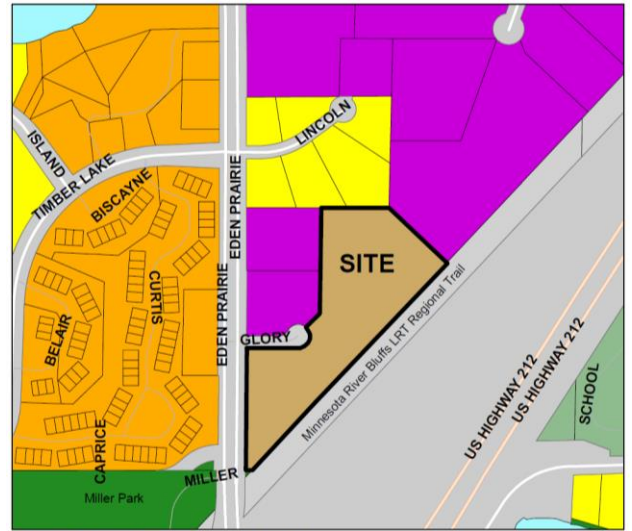
Figure 3: Current and Proposed Land Use Guiding



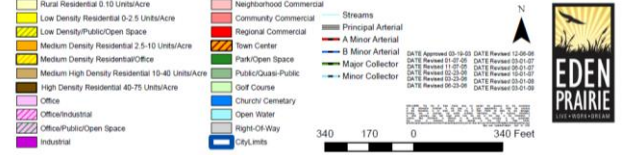
City of Eden Prairie Land Use Guide
Plan Map 2000-2030



Current Land Use Guiding



City of Eden Prairie Land Use Guide
Plan Map 2000-2030



Proposed Land Use Guiding