

Community Development Committee

Meeting date: July 16, 2018

For the Metropolitan Council meeting of July 25, 2018

Subject: City of Corcoran Pulte Encore Comprehensive Plan Amendment, Review File No. 20601-7

District(s), Member(s): District 1, Katie Rodriguez

Policy/Legal Reference: Minn. Stat. § 473.175

Staff Prepared/Presented: Raya Esmaeili, AICP, Senior Planner, 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 Corcoran to place the Pulte Encore Comprehensive Plan Amendment (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 and Housing.

Background

The amendment proposes to amend the local comprehensive plan to reguide a total of 139 acres to Low Density Residential. Land uses proposed to change include: 75 acres of Mixed Residential, 20 acres of Commercial, and 40 acres of High Density Residential. The amendment facilitates a single family residential development of 387 to 420 detached homes (concept plan includes 393 lots), generally located at 9975 County Road 101 (Figure 2).

The Council reviewed the City's Comprehensive Plan Update ([Business Item 2010-90](#), Review File No. 20601-1) on March 24, 2010. This is the sixth amendment since the Update was reviewed.

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.

Review Record

City of Corcoran Pulte Encore Comprehensive Plan Amendment

Review File No. 20601-7, Council Business Item No. 2018-189

BACKGROUND

The City of Corcoran (City) is located in the central Hennepin County bordered by Rogers, Dayton, Maple Grove, Plymouth, Medina, Independence, and Greenfield (Figure 1).

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 June 13, 2018.

Thrive MSP 2040 (Thrive) designates Corcoran with “Diversified Rural” and “Emerging Suburban Edge” community designations. The Council forecasts from 2016 to 2040 that the City will grow from 5,498 to 11,300 population and 1,921 to 4,700 households. The Council also forecasts that between 2017 and 2040, the City’s employment will increase from 1,416 to 2,300 jobs

The Metropolitan Council reviewed the City of Corcoran 2030 Comprehensive Plan Update ([Business Item 2010-90](#), Review File No. 20601-1) on March 24, 2010. This is the sixth comprehensive plan amendment since the Update was reviewed.

REQUEST SUMMARY

The amendment proposes to amend the local comprehensive plan to reguide a total of 139 acres to Low Density Residential. Land uses proposed to change include: 75 acres of Mixed Residential, 20 acres of Commercial, and 40 acres of High Density Residential. The amendment facilitates a single family residential development of 387 to 420 detached homes (concept plan includes 393 lots), generally located at 9975 County Road 101 (Figure 2).

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 Update on March 24, 2010 (Review File No. 20601-1, [Business Item 2010-90](#)).

- The Kopperhead Ranch Agricultural Preserve amendment was reviewed administratively on April 25, 2014 (Review File No. 20601-2). The CPA reguided 118 acres from Low Density Residential to Agricultural Preserve.
- The Council acted on the Peachtree Partners, LLC amendment on August 27, 2014 (Review File No. 20601-3, [Business Item 2014-203](#)). The CPA reguided 103 acres of High Density Residential and Mixed Residential to Low Density Residential.
- The Lennar amendment was reviewed administratively on October 13, 2016 (Review File No. 20601-4). The amendment reguided 6 acres from Existing Residential to Low Density Residential.
- The Bass Lake Crossing amendment was reviewed administratively on August 31, 2017 (Review File No. 20601-5). The amendment reguided 51 acres from Mixed Use Residential to Low Density Residential.
- The Bass Lake Estates amendment was reviewed administratively on December 11, 2017 (Review File No. 20601-6). The amendment reguided 35 acres from Low Density Residential and Mixed Use Residential to Low Density Residential and Light Industrial.
- The Encore EAW was reviewed administratively on April 11, 2018 (Review File No. 21890-1).

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 Township'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 wastewater are included below.

Wastewater

Reviewer: Roger Janzig (651-602-1119)

The proposed amendment conforms to the *2040 Water Resources Policy Plan*. The Metropolitan Disposal System has adequate capacity for this project at this 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)

Forecast-related content is consistent with Council policy. The City offers that the amendment will reduce the community-wide forecast in the City’s 2030 plan but will not affect Metropolitan Council’s current 2040 forecasts. Council staff agree with this assessment. The land use re-guiding does reduce the housing capacity on the subject site itself. However, the community-wide land use guidance remains sufficient to accommodate the Council’s forecast. Adjustment to Metropolitan Council’s forecast is not needed at this time.

Land Use

Reviewer: Raya Esmaeili (651-602-1616)

The amendment is consistent with the land use policies in *Thrive MSP 2040*, which identifies the City as Diversified Rural and Emerging Suburban Edge. The amendment site is located within the Emerging Suburban Edge part of the community. Thrive directs Emerging Suburban Edge communities to plan for residential land uses at overall average net densities of at least 3-5 units per acre.

The proposed amendment re-guides a total of 139 acres to Low Density Residential (3-5 units/acre). The changes include 75 acres from Mixed Residential to Low Density Residential, 20 acres from Commercial to Low Density Residential, and 40 acres from High Density Residential to Low Density Residential. The purpose of the amendment is to facilitate a single family residential development of 387 to 420 detached homes (concept plan includes 393 lots). The site is generally located at 9975 County Road 101 (Figure 2).

Based on the concept plan (Figure 4) which only includes limited details regarding the net developable acres within the project site, Council staff estimate that the concept’s density ranges between 2.9 and 3.1 units per acre (2.9 units per acre with the current concept plan). The proposed development concept was the subject of the Encore Environmental Assessment Worksheet (Review File No. 21890-1), on which Council staff provided comments. Council staff did not identify policy conformance issues. Other issues identified have been addressed with this amendment, except the overall net density of the proposed project.

Based on previous amendments and the City’s Plat Monitoring information, the impact of the current amendment on the overall planned residential density in Corcoran is minimal. As shown in Table 1, the

Table 1. Corcoran Planned Residential Density

Land Use Category	2010-2030 Change				
	Density Range Min	Density Range Max	Net Acres	Min Units	Max Units
Existing Residential	0.52	0.52	1,234.06	642	642
Low Density Residential	3	5	<u>2,924.46</u>	<u>8,773</u>	<u>14,622</u>
Medium Density Residential	6	8	147.66	886	1181
High Density Residential	10	10	<u>181.49</u>	<u>1,815</u>	<u>1,815</u>
Mixed Residential	8	10	<u>423.45</u>	<u>3,388</u>	<u>4,235</u>
Mixed Use (25% Residential)	10	10	82.33	823	823
Plat Monitoring 2000-2016			66.26	220	
TOTALS			5,059.7	16,547	23,318
Overall Density				3.3	4.7

City's planned residential density will be 3.3 units per acre with the proposed amendment (changes are underlined), consistent with Council policy.

Advisory Comments

Council staff understand that the proposed development for this site is still in concept stage, and that limited details regarding net developable acreage are limited at this point. The City is advised to ensure that the approved development for this site is consistent with the allowable density range for Low Density Residential. Based on the limited information, it appears that the net density could fall below 3 units per acre, the identified minimum density for the City's Low Density Residential category. Please see the Council's guidance on net residential density at:

<https://metrocouncil.org/Handbook/Files/Resources/Fact-Sheet/LAND-USE/Net-Residential-Density.aspx>.

Housing

Reviewer: Tara Beard (651-602-1051)

The proposed comprehensive plan amendment is consistent with the Council's policies for housing. The City currently provides sufficient land to address its share of the region's 2011-2020 need for affordable housing, which is 302 units. The proposed amendment decreases the City's inventory of land guided to support the development of low- and moderate-income housing. However, sufficient land remains. After this amendment, the City will still be guiding more than 605 acres of medium- and high-density residential, mixed residential, and mixed-use land such that at least 3,856 units could be built by 2020.

The City does not participate in Livable Communities Act programs. The most recent affordable housing development in Corcoran consisted of a single owner-occupied home in 2006.

Advisory Comments

The City should be aware that its share of the region's 2021-2030 need for affordable housing is 194 units. In preparing its 2040 comprehensive plan update, 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 update.

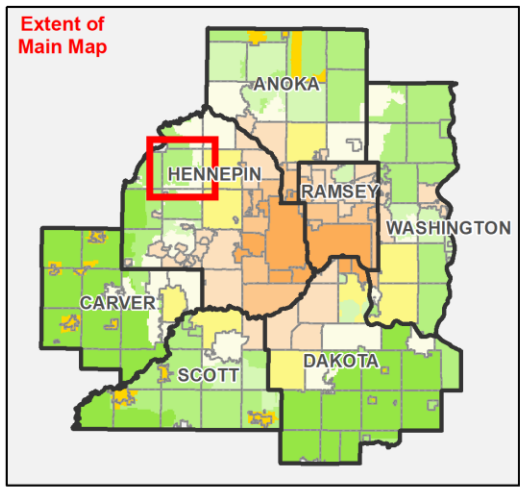
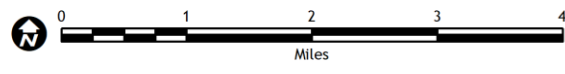
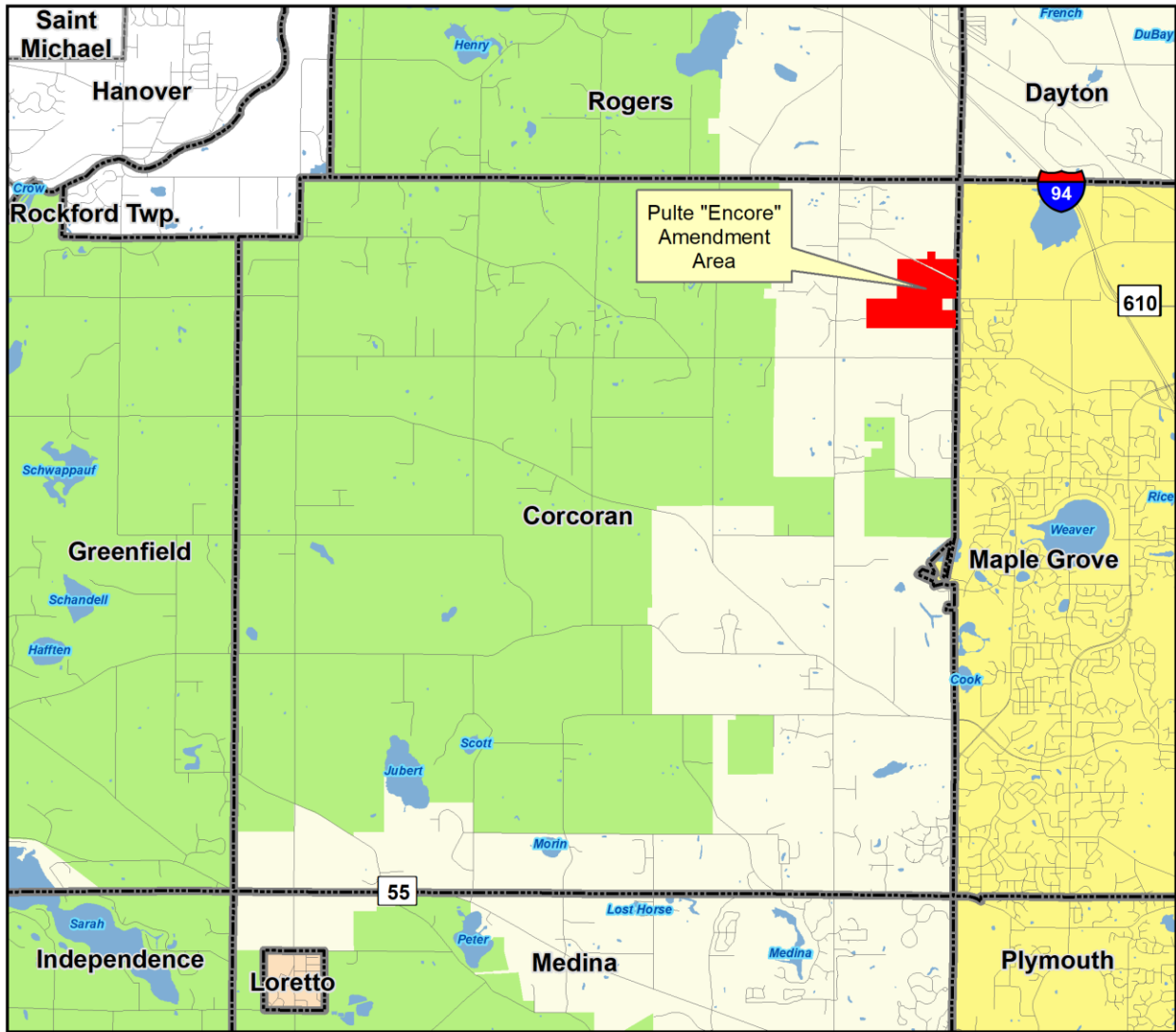
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

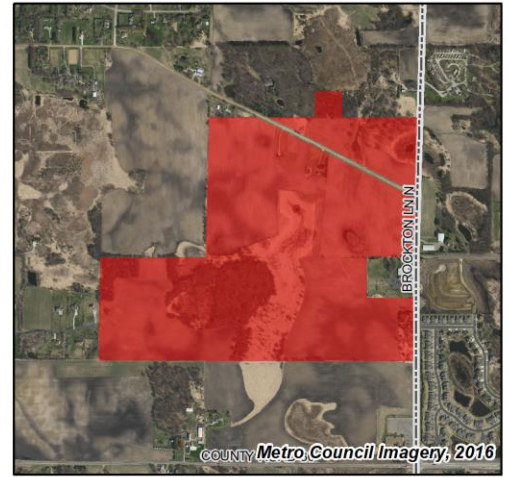
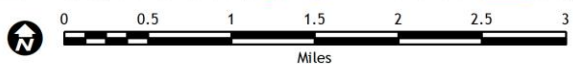
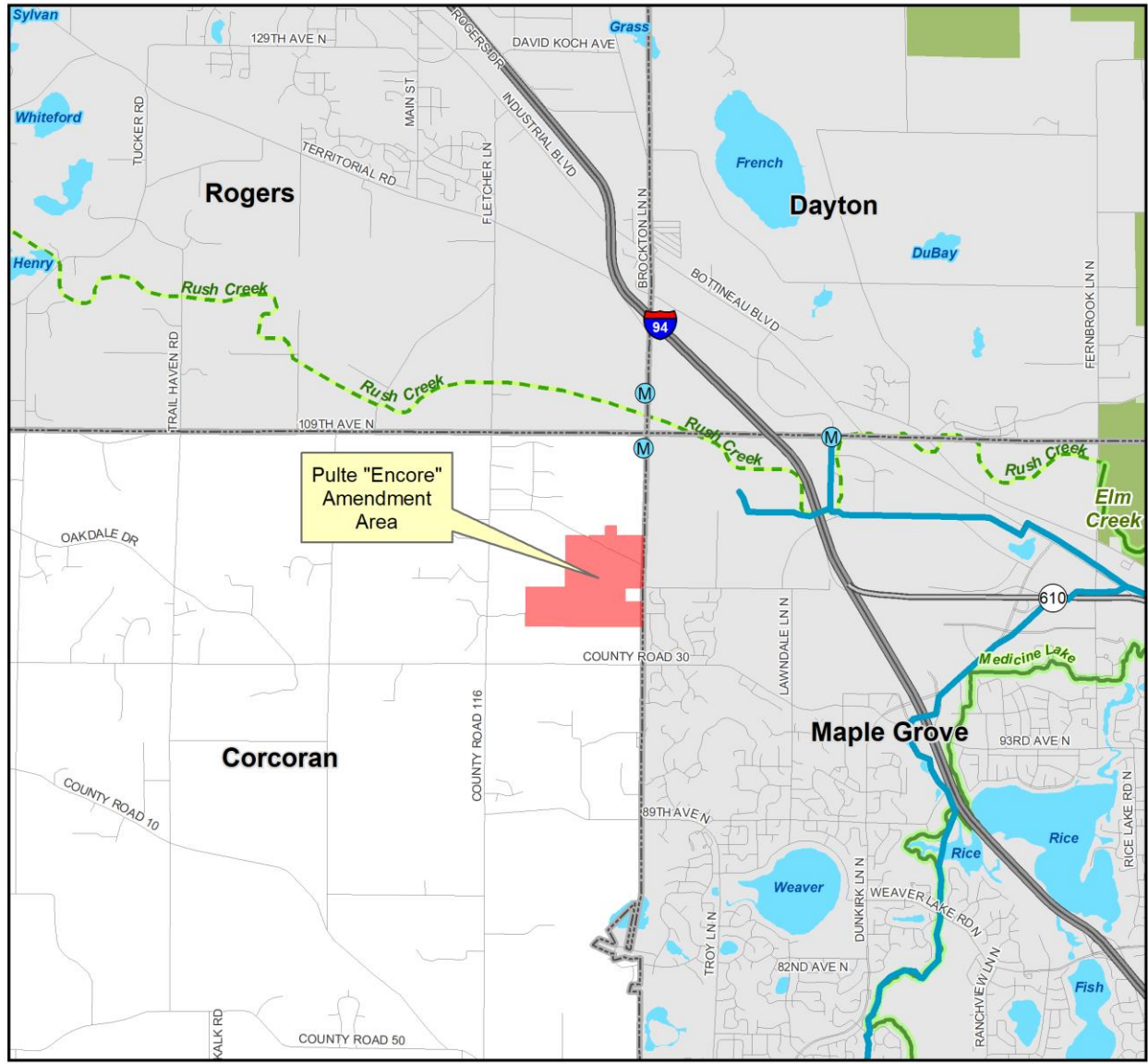
- Figure 1: Location Map Showing Community Designations
- Figure 2: Location Map showing Regional Systems
- Figure 3: Current and Proposed Land Use Guiding
- Figure 4: Pulte Encore Concept Plan

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

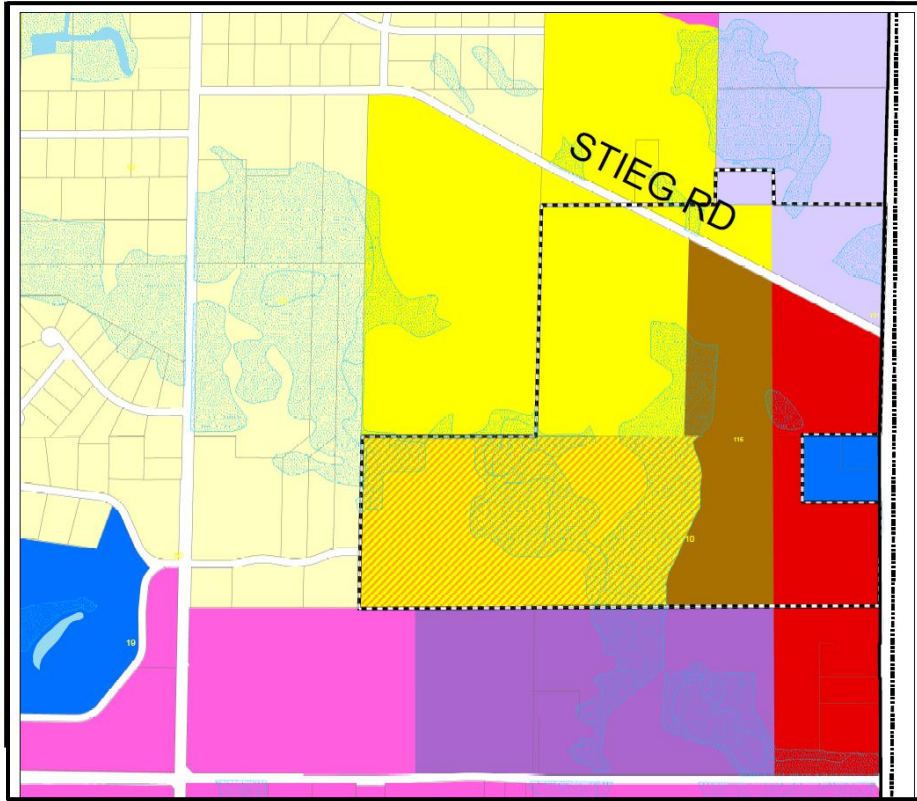


Regional Systems

- | | |
|---|--|
| <ul style="list-style-type: none"> ■ 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 | <ul style="list-style-type: none"> Regional Highway System Interstates US Highways State Highways County Roads Ncompass Street Centerlines Regional Parks STATUS 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

Current Land Use Guiding



- Rural/Ag Residential
- Existing Residential
- Low Density Residential
- Medium Density Residential
- Mixed Residential
- High Density Residential
- Rural Service/Commercial
- Commercial
- Mixed Use
- Business Park
- Light Industrial
- Public/Semi-Public
- Parks/Open Space
- Agricultural Preserve
- Open Water
- Municipal Boundary
- 2040 MUSA
- Parcel Boundaries
- Streams
- Lake/Open Water
- Wetlands

Proposed Land Use Guiding

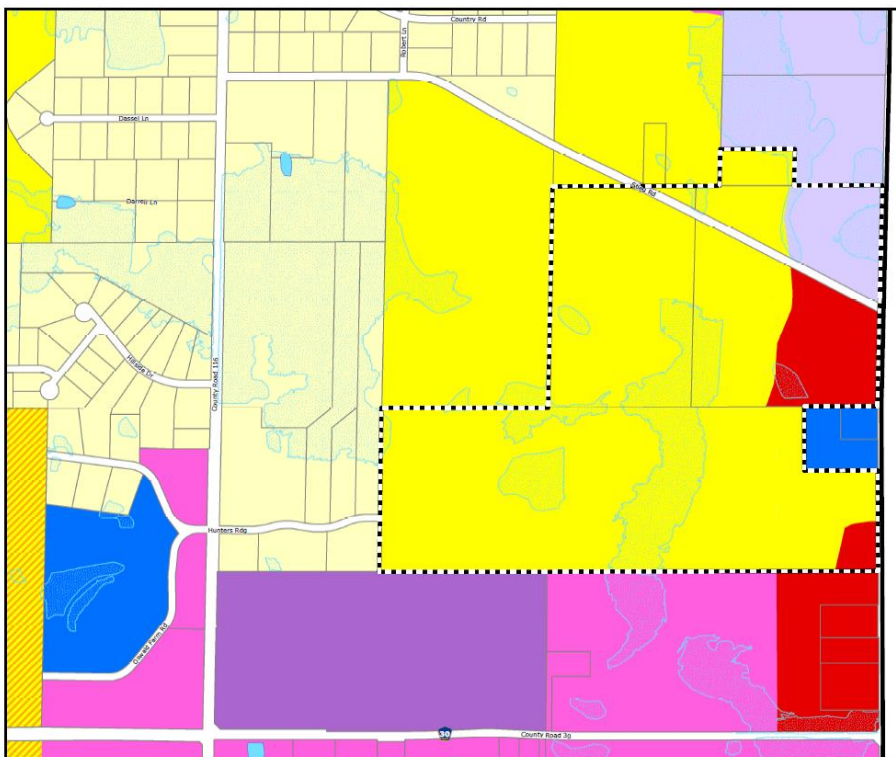


Figure 4: Pulte Encore Concept Plan



LEGEND

44' WIDE LOT 	TRAIL 
50' WIDE LOT 	POND 
60' WIDE LOT 	WETLAND 

SITE DATA

44' LOTS - 122
 50' LOTS - 169
 60' LOTS - 102
 TOTAL - 393 SINGLE FAMILY LOTS