

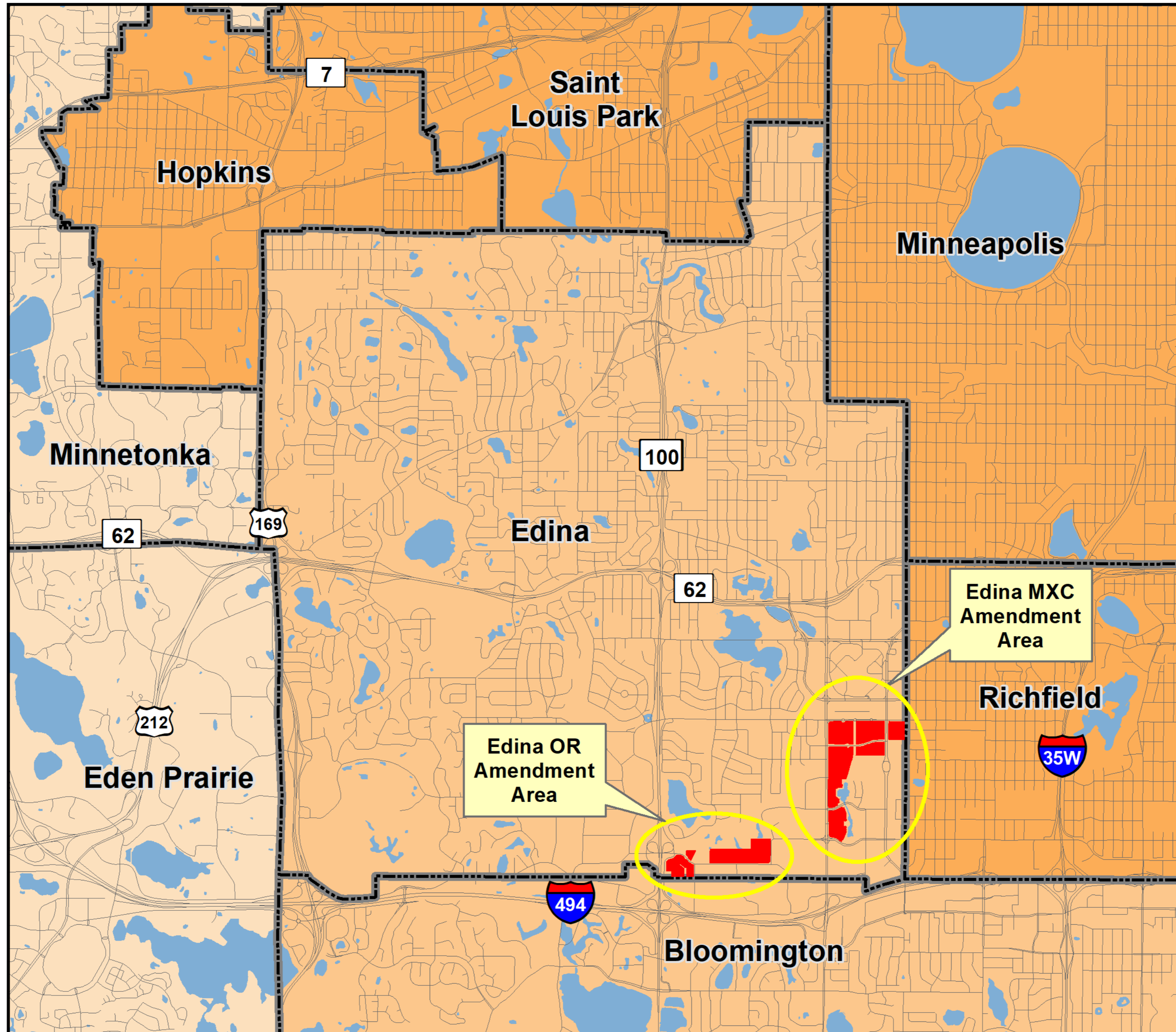
City of Edina – District 5

Mixed Use Center (MXC) & Office Residential (OR) District Density and Building Height Comprehensive Plan Amendment

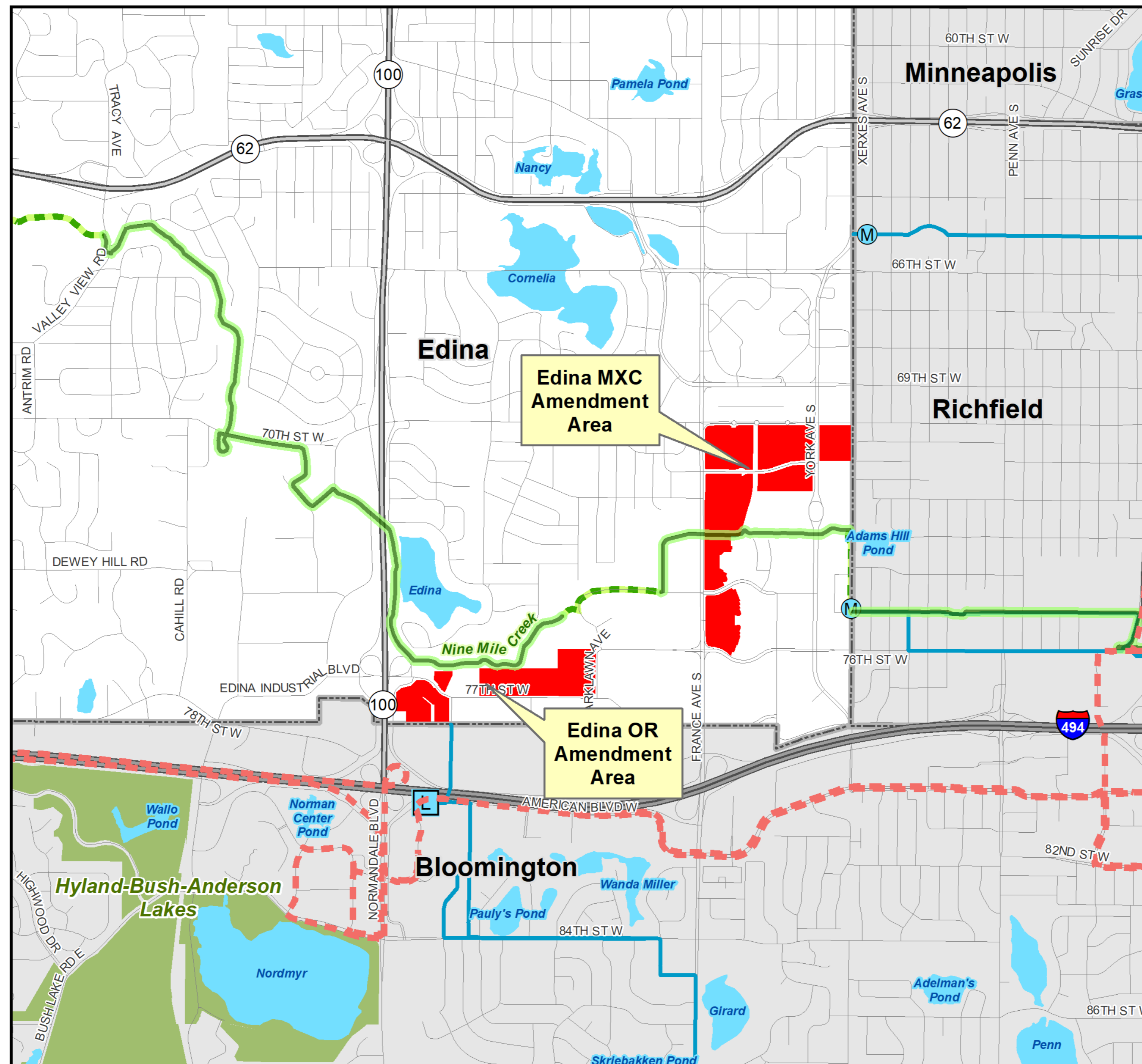
November 19, 2018

Community Development Committee





- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines



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
- Shakopee_Entertainment_Parcels

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

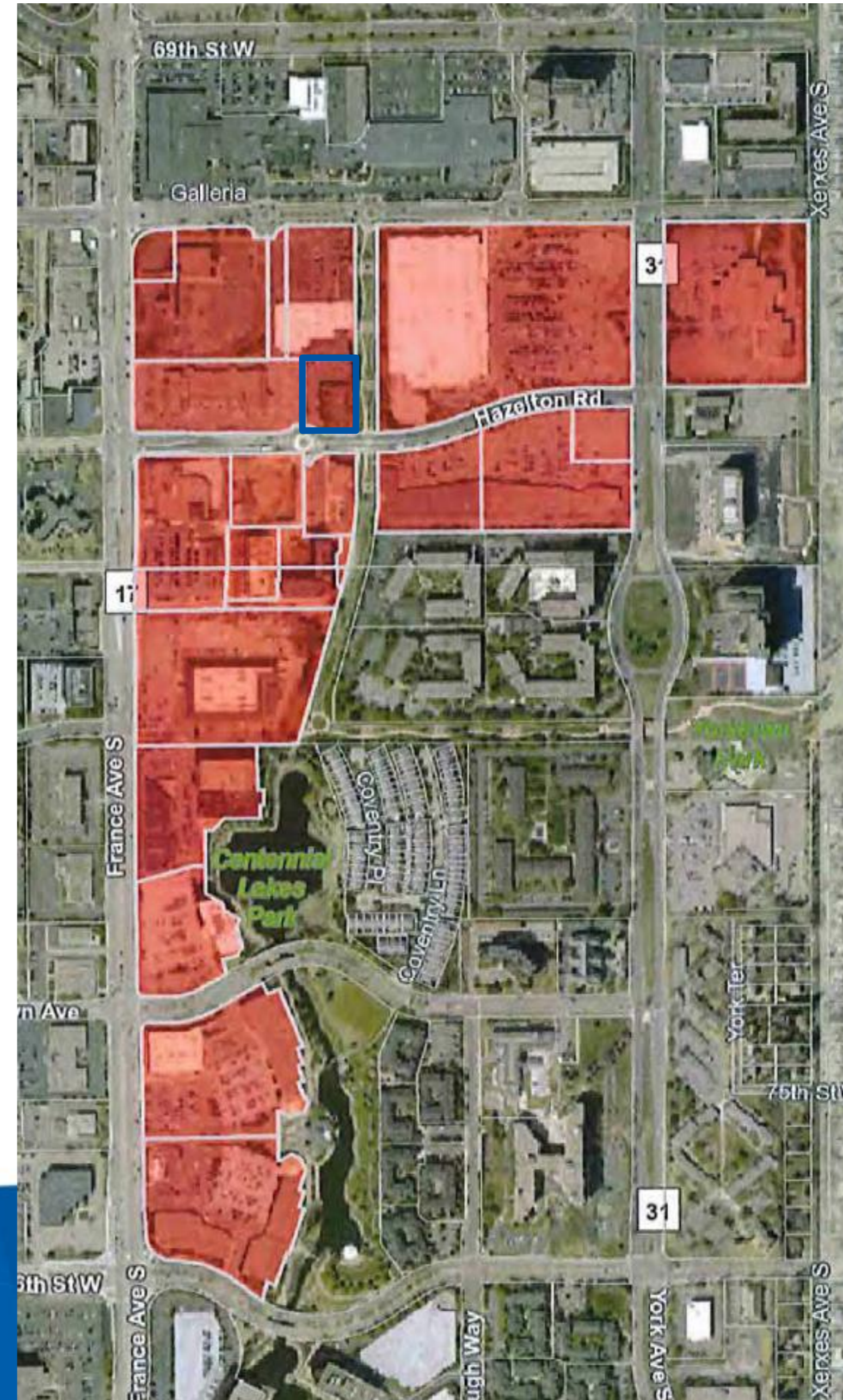
STATUS

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Existing Regional Trails
- Planned Regional Trails

Amendment Details

MXC – Greater Southdale

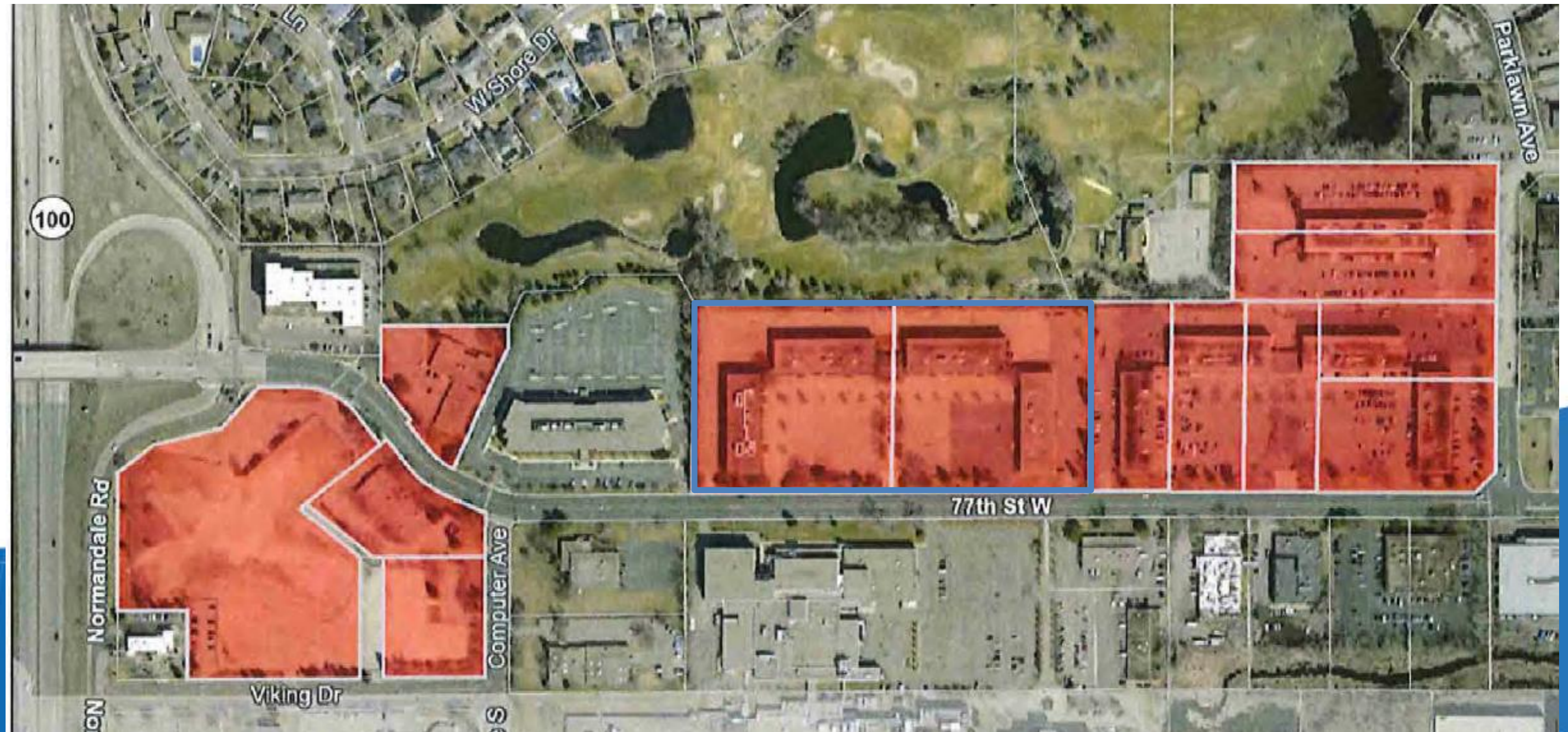
- Old range: 12 - 30 units / acre
- New range: 100-150 units / acre
- Height allowances
- 91 acre district
- 1.25 acre development
- 186 units



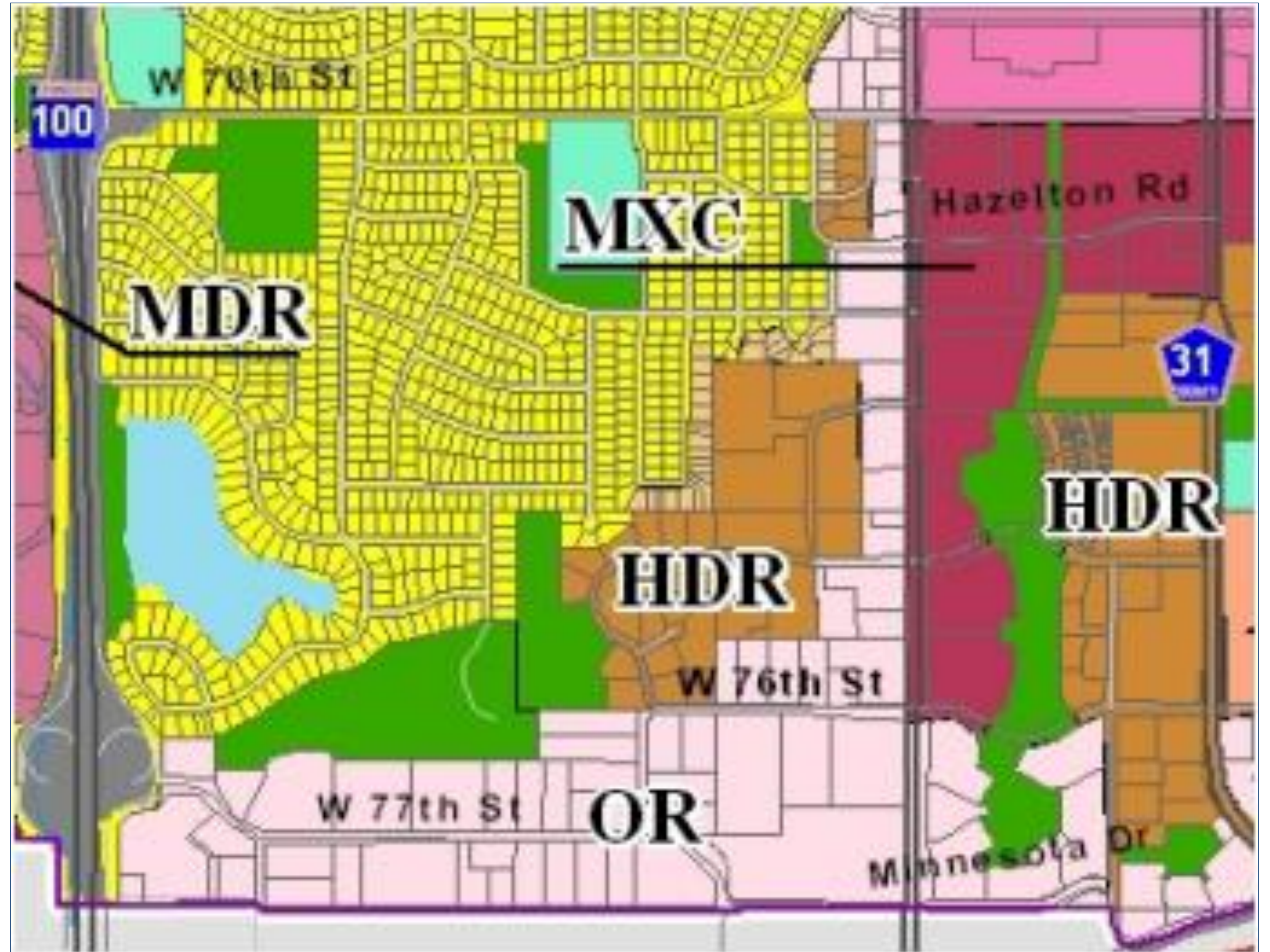
Amendment Details

OR – Pentagon Park / Gateway

- Old range: 12 - 30 units / acre
- New range: 30 - 55 units / acre
- 29 acres parcel subset
- Phase one:
 - 10.9 acres
 - 590 units
- Build out:
 - 1,500 units



Guiding Land Use



Analysis: Recommend Forecast Increase

	Census	Estimate	Previous Council Forecasts			Revised Council Forecasts		
	2010	2017	2020	2030	2040	2020	2030	2040
Population	47,941	52,497	51,900	54,600	55,100	<u>53,700</u>	<u>57,900</u>	<u>59,600</u>
Households	20,672	22,657	22,900	24,700	25,400	<u>23,500</u>	<u>26,000</u>	<u>27,200</u>
Employment	47,457	48,521	51,800	54,000	56,100	51,800	54,000	56,100

Analysis

- There is regional sewer capacity to serve increased density in both amendment locations.
- Additional development density in these districts supports transit service.

Findings

That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies
- Is compatible with the plans of adjacent and affected jurisdictions

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Edina to place the Mixed Use Center (MXC) & Office Residential (OR) District Density and Building Height Comprehensive Plan Amendment into effect.
2. Revise the City's forecasts for population and households for 2020, 2030, and 2040, as shown in Table 1 of the Review Record.
3. Revise the City's allocation of the region's affordable housing need for 2021 to 2030 to 1,220 units.
4. Advise the City to implement the advisory comments in the Review Record for Transit, Forecasts, Land Use, and Housing.