

## Community Development Committee

Meeting date: January 22, 2019

For the Metropolitan Council meeting of February 13, 2019

**Subject:** City of Minnetonka 11650 and 11706 Wayzata Boulevard Comprehensive Plan Amendment, Review File No. 20543-7

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

**Policy/Legal Reference:** Metropolitan Land Planning Act (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 Minnetonka to place the 11650 and 11706 Wayzata Boulevard 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 Housing.

### Background

The Metropolitan Council reviewed the City of Minnetonka 2030 Comprehensive Plan Update (Update), ([Business Item 2009-372](#), Review File No. 20543-1) on October 28, 2009. This is the sixth comprehensive plan amendment since the Update was reviewed. The amendment proposes a land use change on 2.5 acres from Service Commercial to Mixed Use for a proposed 175-unit apartment building. The amendment site is located at 11650 and 11706 Wayzata Boulevard (see Figure 1).

This change reflects the direction and land guiding developed as part of the 2040 comprehensive plan, which is not yet complete. The City is proposing an amendment to support the development proposal for the site.

### 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* (Thrive). 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

None known.

# Review Record

*City of Minnetonka*  
*11650 and 11706 Wayzata Boulevard Comprehensive Plan Amendment*

Review File No. 20543-7, Council Business Item No. 2019-20

## BACKGROUND

The City of Minnetonka (City) is located in central Hennepin County, bounded by the cities of Chanhassen, Deephaven, Eden Prairie, Edina, Hopkins, Plymouth, Saint Louis Park, Shorewood, Wayzata and Woodland.

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 Minnetonka as a “Suburban” community. Figure 1 shows the general location of Minnetonka and nearby communities, and the Council’s Thrive Community Designation. The proposed amendment was found complete for review in a letter sent to the City on January 10, 2019.

The Council reviewed the City’s Update ([Business Item 2009-372](#), Review File No. 20543-1) on October 28, 2009. This amendment is the City’s sixth since the review of the Update.

## REQUEST SUMMARY

The amendment proposes to change 2.5 acres from Service Commercial to Mixed Use residential. The Mixed Use residential category allows for up to 25% residential developments, at a minimum density of 12 units per acre. The proposed amendment will facilitate the development of a 175-unit apartment building. This change reflects the direction and land guiding developed as part of the 2040 comprehensive plan, which is not yet complete. The City is proposing an amendment to support the development proposal for the site.

## 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 *Thrive MSP 2040*, the *2040 Housing Policy Plan*, water resources management, and the Council’s 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 28, 2009 ([Business Item 2009-372](#), Review File No. 20543-1).
- The Sunset Hill Apartments amendment was administratively approved on April 26, 2012 (Review File No. 20543-2).

- The Minnetonka Medical Center amendment was administratively approved on August 21, 2013 (Review File No. 20543-3).
- The Minor Text Amendment amendment, related to the Ridgedale Village Center, was administratively approved on July 17, 2015 (Review File No. 20543-4).
- The Crest Ridge Senior Housing amendment (Review File No. 20543-5, [Business Item No. 2017-53](#)) was approved by the Council on March 8, 2017.
- The 14317 Excelsior Boulevard amendment was administratively approved on January 3, 2019 (Review File No. 20543-6).

## ISSUES

- I. Do the amendments conform to the regional system plans?
- II. Are the amendments consistent with *Thrive MSP 2040* and other Council policies?
- III. Do the amendments change the City's forecasts?
- IV. Are the amendments 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 are included below.

#### **Regional Parks**

*Reviewer: Colin Kelly (651-602-1361)*

The proposed amendment conforms to the *2040 Regional Parks Policy Plan*. The proposed change in guiding land use from Commercial to Mixed Use will not have an adverse impact on the Regional Parks System. There are no existing or planned regional parks, trails, or regional trail search corridors within 0.5 miles of the amendment location. The existing Lake Minnetonka LRT Regional Trail is approximately 2 miles to the south.

#### **Transportation**

*Reviewer: Russ Owen (651-602-1724), Steve Mahowald (612-349-7775)*

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. This proposed amendment will not have an impact on the existing transportation network.

#### **Wastewater**

*Reviewer: Kyle Colvin (651-602-1151)*

The proposed amendment conforms to the *2040 Water Resources Policy Plan*. The amendment proposes to reguide two properties totaling 2.5 acres in the City from Service Commercial to Mixed Use. The current proposed project for the two parcels is for the construction of 175 apartment units. The existing parcels are provided direct wastewater service through the City's wastewater collection system where the flow generated from these two properties is conveyed to, and treated at, the Council's Blue Lake Wastewater Treatment facility located in Shakopee.

Both the regional interceptor system and the Council's Blue Lake wastewater treatment facility have adequate capacity to accommodate the flow that the proposed project could potentially generate.

## Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, and water supply. Additional review comments regarding consistency with land use, housing, and environmental policies are detailed below.

### Forecasts

Reviewer: Todd Graham (651-602-1322)

The City offers that the plan amendment does not affect the community-wide forecast. Council staff find that the density described increases the housing capacity on the specified sites. Still, the development fits within the current community-wide forecast. A forecast adjustment is not needed with this amendment.

### Land Use

Reviewer: Raya Esmaili, AICP (651-602-1616)

The proposed amendment is consistent with the land use policies in *Thrive MSP 2040* (Thrive), which designates the City as Suburban. *Thrive* directs Suburban communities to support forecasted housing growth at an average minimum density of 5 units per acre.

The amendment proposes to change 2.5 acres from Service Commercial to Mixed Use residential. The Mixed Use residential category allows for up to 25% residential developments, at a minimum density of 12 units per acre. This change reflects the direction and land guiding developed as part of the 2040 comprehensive plan, which is not yet complete. The City is proposing an amendment to support the development proposal for the site.

The current proposal for this site includes 175 units, which results in a density of 70 units/acre for the site (see Figure 4). The change is consistent with the City's Plan and Council's land use policies. The overall density of development in the City remains 5.47 units/acre (changes are underlined in Table 1).

Table 1. City of Minnetonka Planned Residential Density

Category	2010-2030 Change				
	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	2	4	431.14	862	1725
Medium Density Residential	4.1	12	242	992	2904
High Density Residential	12	12+	9	108	108+
<u>Mixed Use Primarily Residential*</u>	12	12+	<u>18.63</u>	<u>224</u>	<u>224+</u>
Major Change Sites (20 dwelling units / acre)	20	20+	68.6	1372	1372+
Major Change Sites (30 dwelling units / acre)	30	30+	26.6	798	798+
<b>TOTALS</b>			<b>795.97</b>	<b>4356</b>	<b>7130+</b>
<b>Overall Density</b>				<b>5.47</b>	<b>8.96+</b>

\*25% residential

### Housing

Reviewer: Hilary Lovelace, AICP (651-602-1674)

The proposed amendment is complete and consistent with the Council's policies for housing. The Plan currently guides sufficient land to address its share of the region's 2011-2020 need for affordable housing, which is 378 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 City will be

guiding over 98 acres of higher density residential land such that at least 1,216 units could be built. The proposed project furthers the City's progress toward its 2011-2020 lifecycle housing goal of 375 to 800 units.

Minnetonka is a participant in Livable Communities Act programs, and most recently received \$2,000,000 in Livable Communities Demonstration Account-Transit Oriented Development funds in 2018 for the construction of a 482-unit affordable housing development, The Legends of Minnetonka.

### *Advisory Comments*

The City should be aware that its share of the region's 2021-2030 need for affordable housing is 1,064 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.

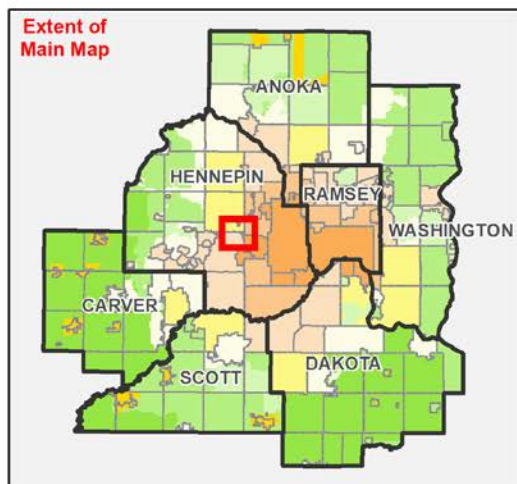
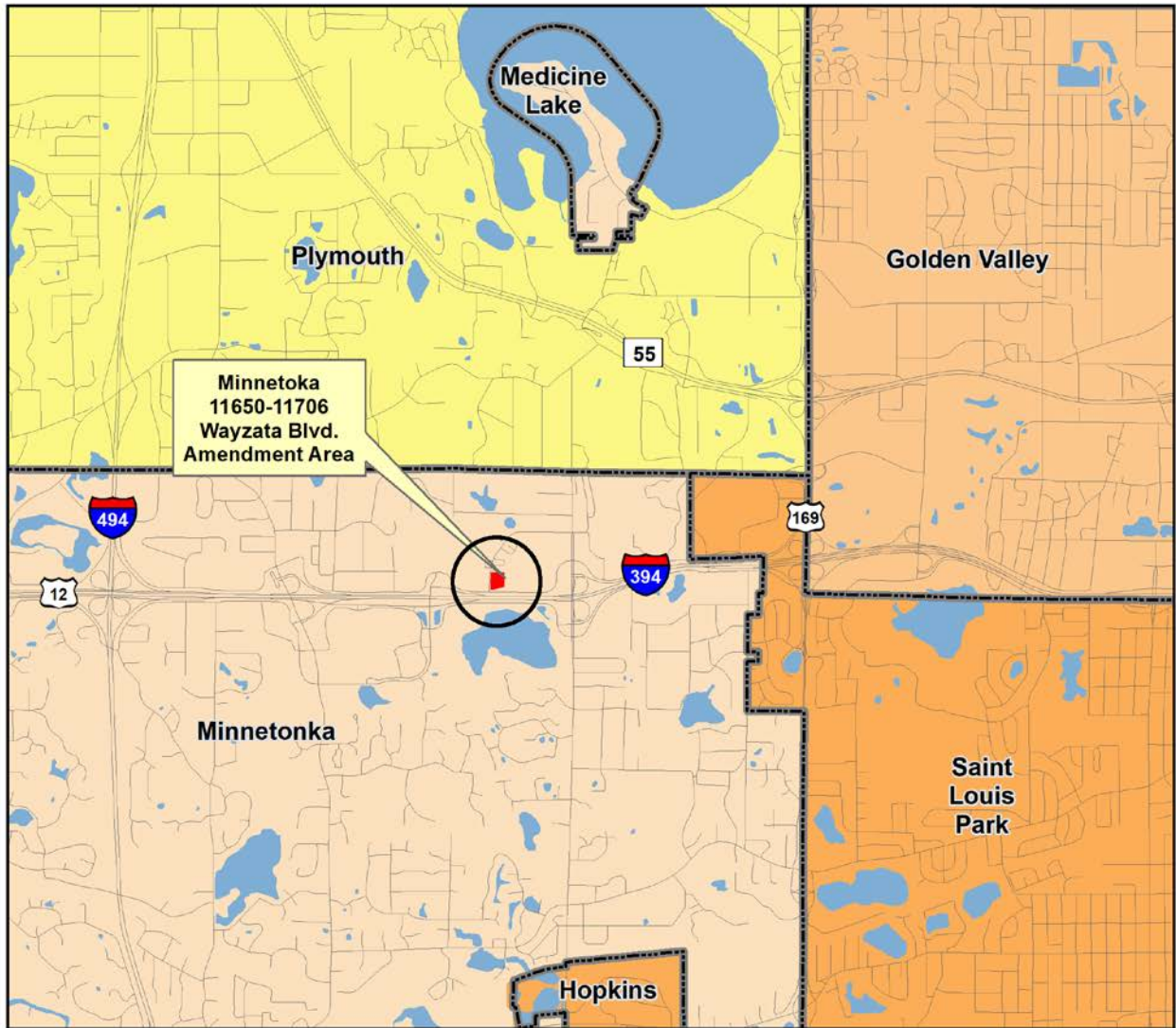
### *Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts*

The proposed amendments are 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: Existing and Proposed Land Use Guiding
- Figure 4: Site Plan

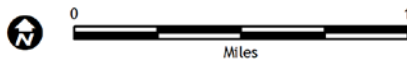
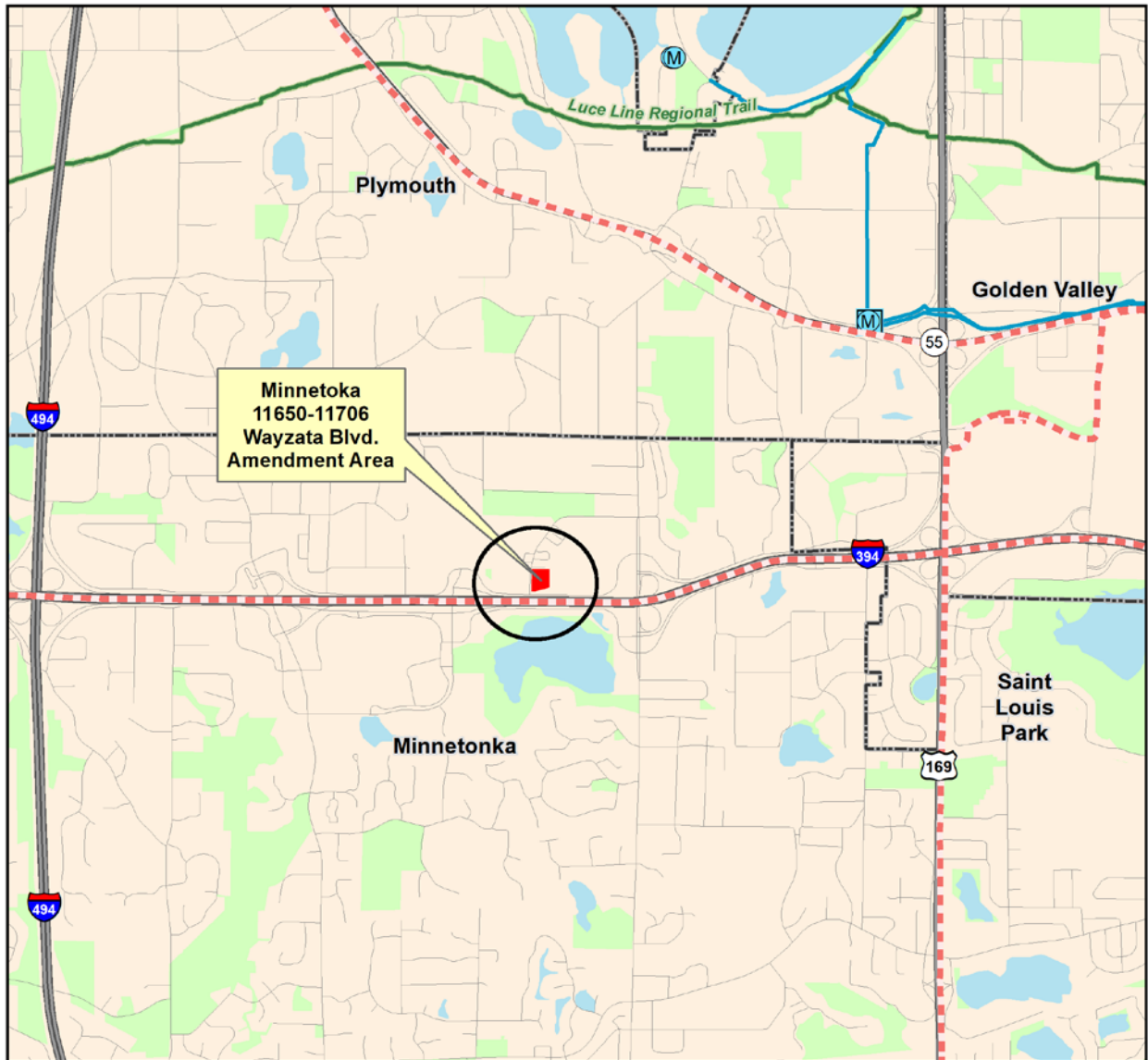
Figure 1: Location Map Showing Community Designations



**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**

**Transportation**

**Transitways**

- Existing Fixed Guideway Alignments
- Existing Bus Rapid Transitways
- Planned Fixed Guideway Transitways
- Planned Bus Rapid Transitways
- Existing Fixed Guideway Stations
- Planned Fixed Guideway Stations

**Regional Highway System**

- Interstates
- US Highways
- State Highways
- County Roads

**Recreation Open Space**

**Regional Parks**

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

**Regional Trails**

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned

- Other Parks, Preserves, Refuges and Natural Areas
- Existing State Trails

**Wastewater**

- M Meters
- L Lift Stations
- MCES Interceptors
- MTP MCES Treatment Plants
- Airports
- Ncompass Street Centerlines
- 2040 Metropolitan Urban Service Area

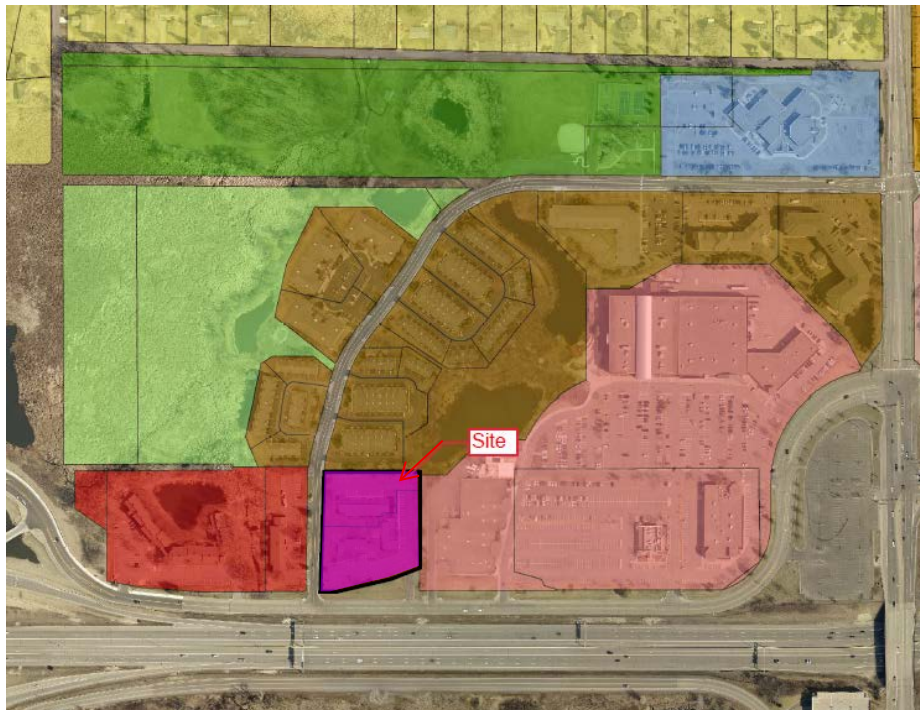
Figure 3: Existing and Proposed Land Use Guiding

Existing Planned Land Use



- 2030\_LU**
- Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Office
  - Commercial
  - Service Commercial
  - Mixed Use
  - Industrial
  - Institutional
  - Open Space
  - Parks
  - Right of Way
  - Lakes

Proposed Planned Land Use



- LandUse\_2040**
- Low Density Residential
  - Medium Density Residential
  - High Density Residential
  - Commercial
  - Service Commercial
  - Office
  - Mixed Use
  - Industrial
  - Institutional
  - Open Space
  - Parks
  - Water



Figure 4: Site Plan

