

**City of Eagan – District 15**

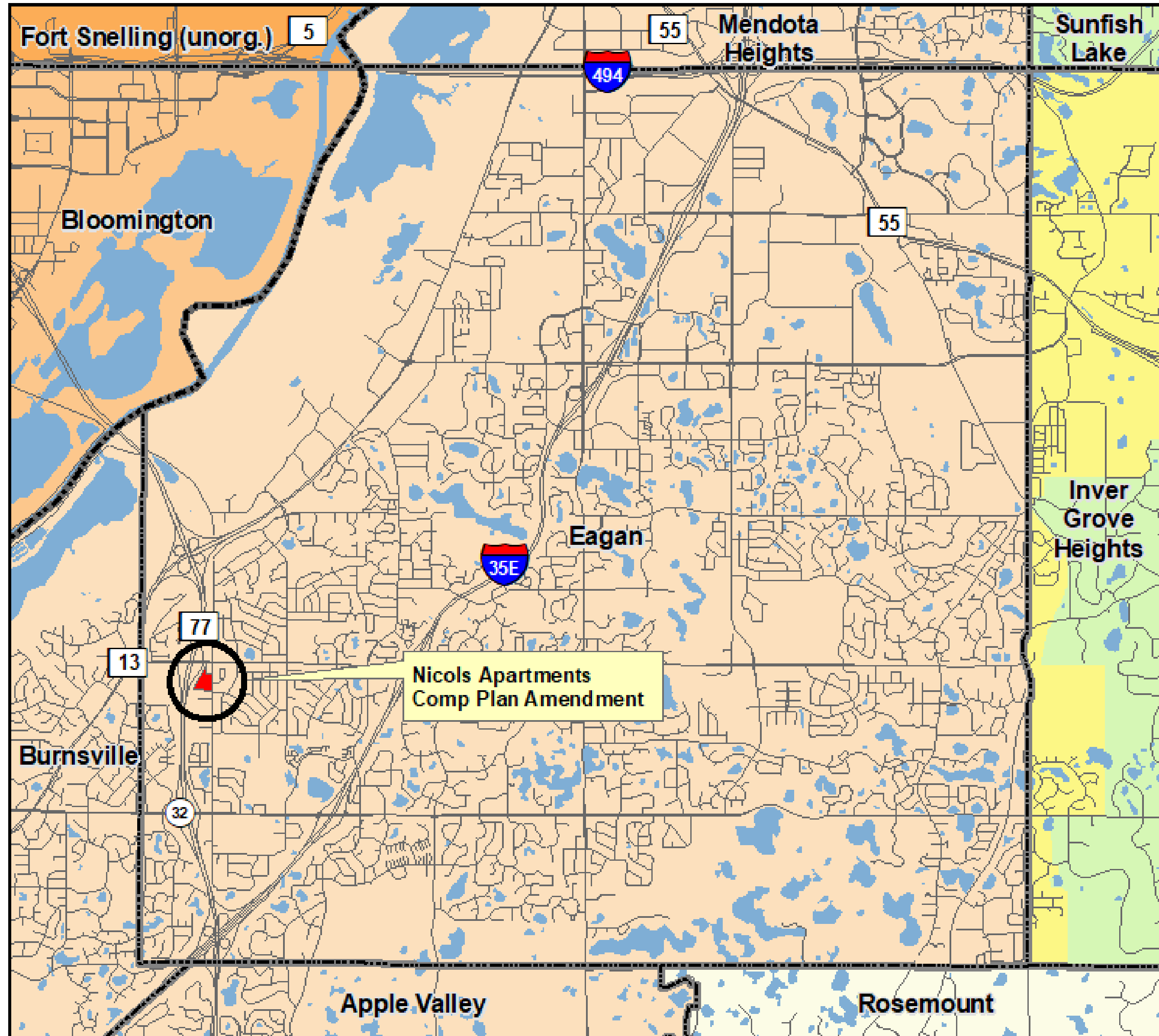
**Nicols Apartments  
Comprehensive Plan Amendment**

April 6, 2020

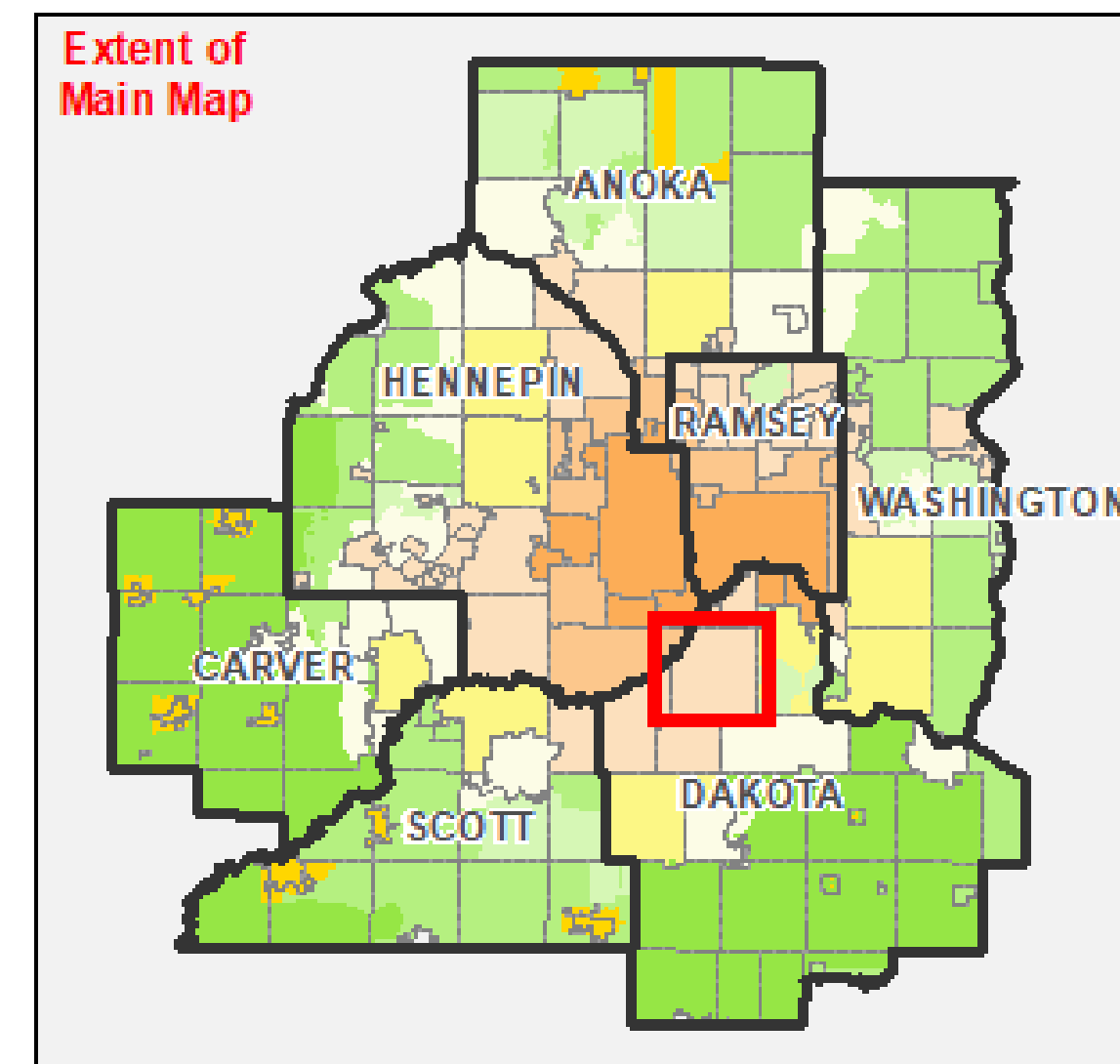
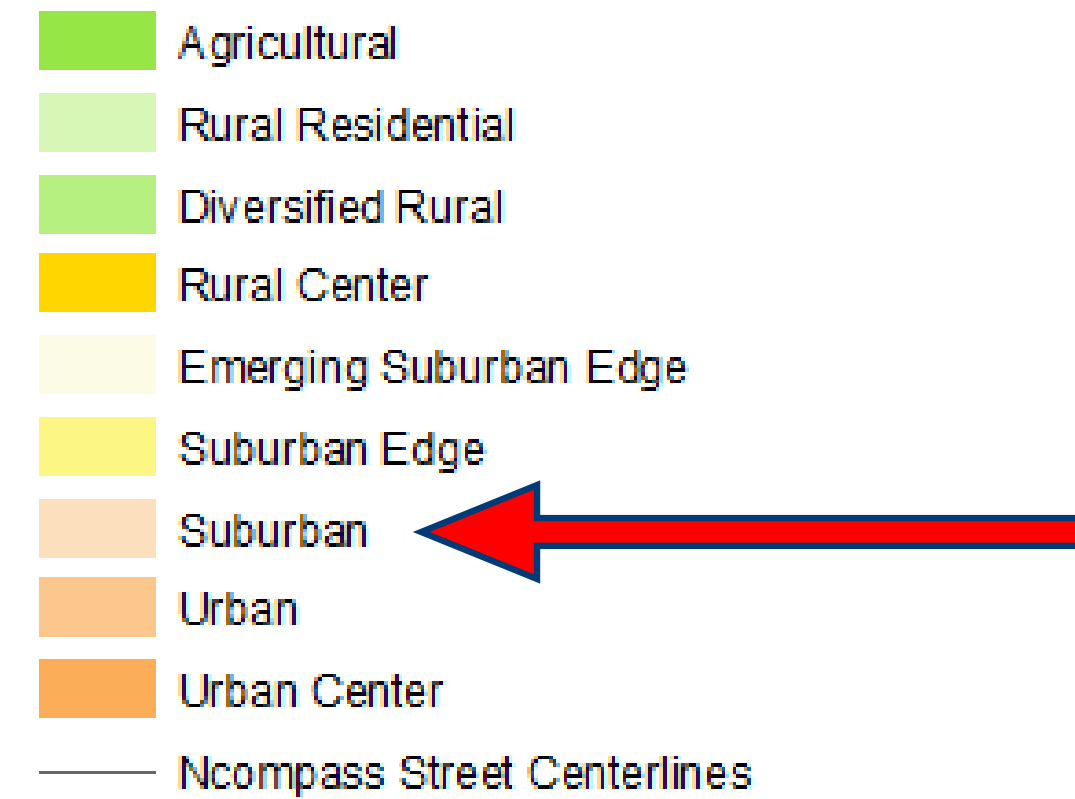
**Community Development Committee**



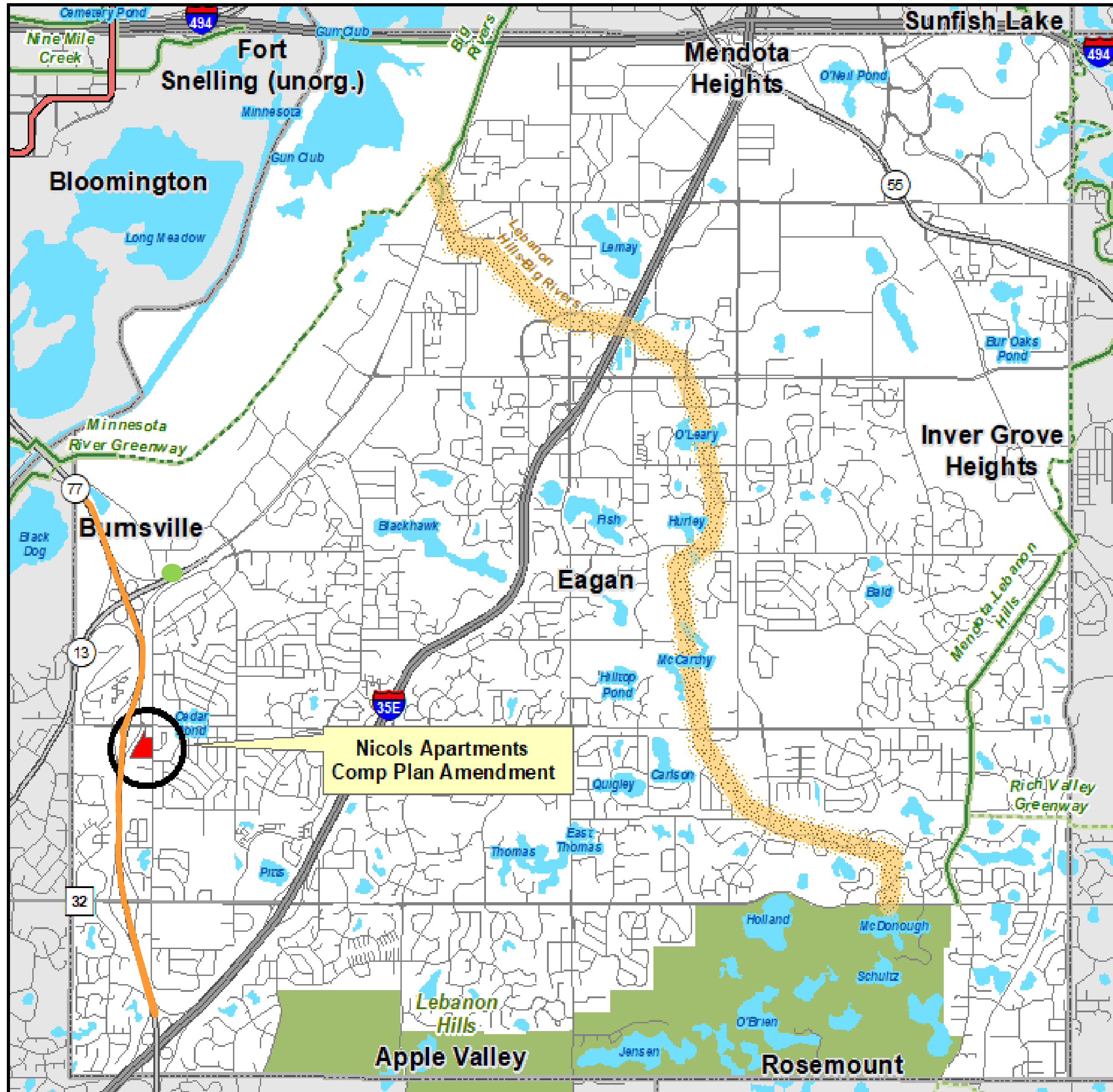
# Community Designation



ThriveMSP 2040 Community Designations



# 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**
  - M Meters
  - L Lift Stations
  - MCES Interceptors
  - WTP 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
- Regional Trail Search Corridors
- Regional Trails**
- STATUS**
  - Existing (Open to Public)
  - - - Existing (Not Open to Public)
  - - - Planned
- Minnesota Valley National Wildlife Refuge**
  - USFWS Approved Boundary





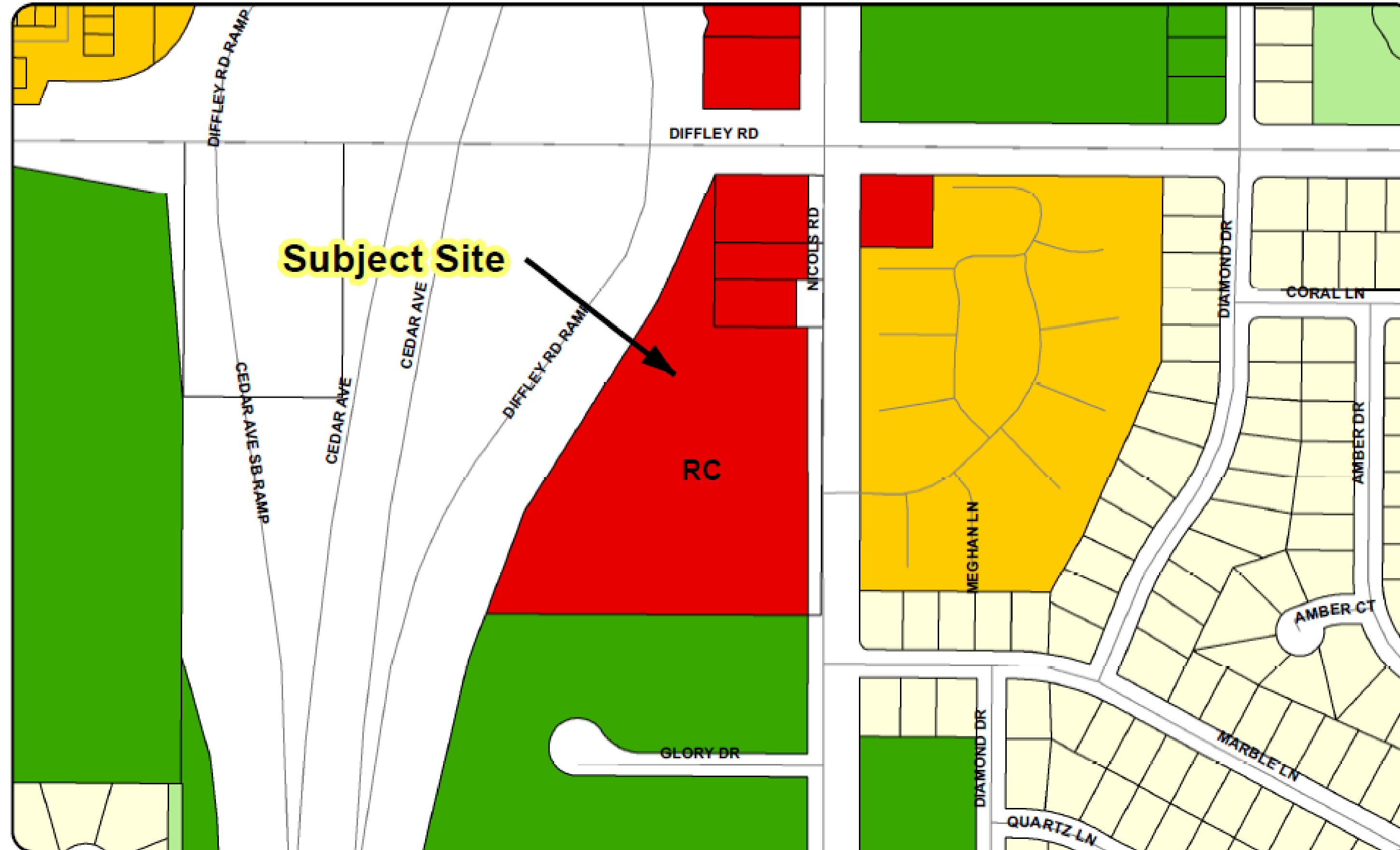
# Amendment Details

Proposes to reguide an 8-acre site from Regional Commercial to High Density Residential to allow development for a multi-family residential project.

# Current Context



# Current Planned Land Use



Current Land Use Map



## LAND USE MAP

Comprehensive Guide Plan Amendment  
Nichols Park, LLC

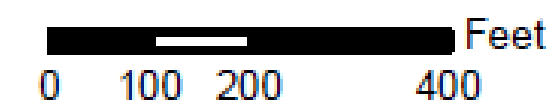
Land Use Designations-2030

- LD-Low Density
- MD-Medium Density
- HD-High Density

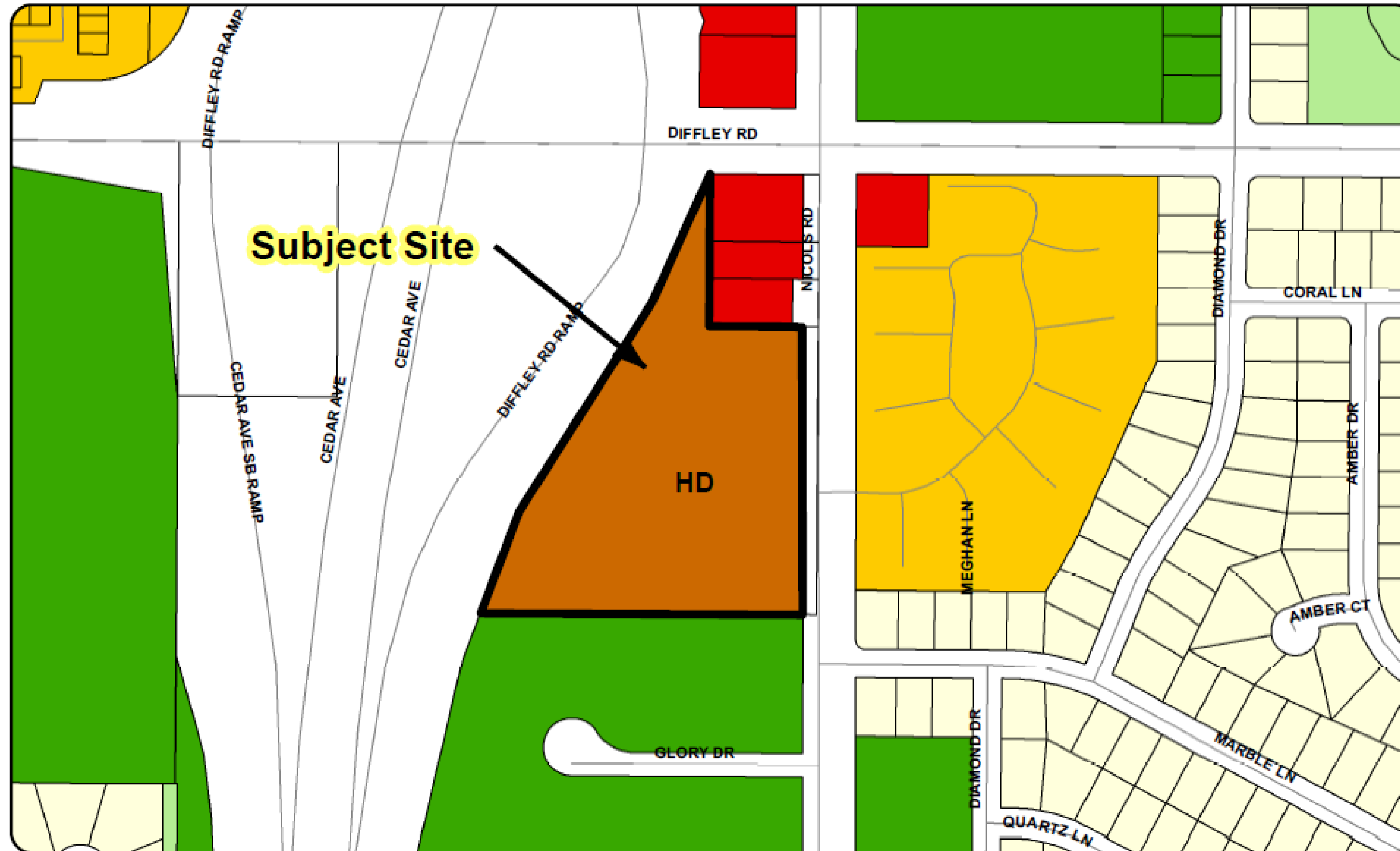
- O/S-Office/Service
- RC-Retail Commercial
- MO-Major Office
- BP-Business Park
- IND-Limited Industrial

- MU-Mixed Use
- P-Parks, Open Space & Recreation
- QP-Public/Quasi-Public
- Private Recreation

Municipal Boundary



# Proposed Planned Land Use



Proposed Land Use Map



## LAND USE MAP

Comprehensive Guide Plan Amendment  
Nichols Park, LLC

**Land Use Designations-2030**

- LD-Low Density
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Municipal Boundary



0 100 200 400 Feet



# Findings

That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies, except for Natural Resources
- Is compatible with the plans of adjacent and affected jurisdictions



# Proposed Action

That the Metropolitan Council:

- Authorize the City of Eagan to place its Nicols Apartments comprehensive plan amendment into effect.
- Find that the amendment does not change the City's forecasts.
- Find that the amendment is inconsistent with Natural Resource policies in Thrive MSP 2040.

# Proposed Action

Strongly encourage the City to:

- Protect regionally significant ecological areas and minimize development impacts.
- Work to conserve and protect the proposed development site's natural resources by implementing the City's regulatory tools.
- Guide the proposed development to meet the City's own requirement of an execution of a detailed tree inventory, a Tree Preservation Plan, and a Tree Mitigation Plan, at the time of development.

# Questions

