

Community Development Committee

Meeting date: December 21, 2020

For the Metropolitan Council meeting of January 13, 2021

Subject: City of Inver Grove Heights 2040 Comprehensive Plan Amendment, Review File 21996-3

District(s), Member(s): District 15, Phillip Sterner

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

Staff Prepared/Presented: Jerome Benner II, Senior Planner (651-602-1494)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions.

1. Authorize the City of Inver Grove Heights to place its 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 forecasts.

Background

The City submitted the Titan Land comprehensive plan amendment on October 13, 2020. The amendment proposes to reguide 10 acres of Industrial Office Park to High Density Residential. The proposal is to develop 180 residential units comprising of 150-unit apartment building and 30 townhomes. The property is located on the south side of 80th Street between Highway 3 and Babcock Trail. This is the City's second amendment to their 2040 Comprehensive Plan.

Rationale

The 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 MSP2040*. 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 Inver Grove Heights

Titan Land Comprehensive Plan Amendment

Review File No. 21996-3, Business Item No. 2020-338

BACKGROUND

The City of Inver Grove Heights (City) is located in northern Dakota County, bordered by Mendota Heights to the northwest, Sunfish Lake, West St. Paul, and South St. Paul to the north, Newport, St. Paul Park, Grey Cloud Island Township, and Cottage Grove to the east, Rosemount to the south, and Eagan to the west.

Thrive MSP 2040 (Thrive) designates Inver Grove Heights with “Suburban Edge” and “Rural Residential” community designations. The Council forecasts from 2020 to 2040 that the City will grow from 37,300 to 46,700 population and 15,400 to 19,800 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 11,400 to 14,000 jobs.

The Metropolitan Council reviewed the City of Inver Grove Heights 2040 Comprehensive Plan ([Business Item No. 2019-255 JT](#), Review File No. 21996-1) on October 9, 2019. This is the second comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment reguides 10 acres from Industrial Office Park to High Density Residential located on the south side of 80th Street between Highway 3 and Babcock Trail. The purpose of the amendment is to allow a 180-unit residential development consisting of a 150-unit apartment building and 30 townhomes.

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 <i>Thrive MSP 2040</i> , with the <i>Housing Policy Plan</i> , 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 2040 Plan on October 9, 2019 ([Business Item No. 2019-255 JT](#), Review File No. 21996-1).
- The Solomonson amendment to reguide 1.6 acres from Community Commercial to Light Industrial was administratively approved by the Council on April 13, 2020 (Review File No. 21996-2).

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 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, Community Development (CD) – Regional Parks (651-602-1361)

The amendment conforms to the *2040 Regional Parks Policy Plan* and is consistent with Council policy. There are no existing or planned Regional Park System units within 0.5 mile of the proposed amendment site. The nearest unit of the Regional Park System is the planned Lebanon Hills Greenway Regional Trail which is approximately 1.1 miles to the northwest of the proposed change. It is unlikely the proposed change in land use will have any adverse impact on this planned regional trail.

Wastewater Service

Reviewer: Roger Janzig, Environmental Services (ES) – Engineering Programs
(roger.janzig@metc.state.mn.us)

The amendment conforms to the *2040 Water Resources Policy Plan (WRPP)*. The amendment is being driven by the re-guiding of 10 acres from Industrial Office Park to High Density Residential for a proposed multi-family residential development that will include approximately 180 residential units consisting of a 150-unit apartment building and 30 townhomes. The regional system has adequate capacity to serve the proposed development associated with this amendment.

Transportation

Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)

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

Transit

Reviewer: Steve Mahowald, Metro Transit (MT) (612-349-7775)

This amendment is consistent with transit policies of the TPP. This redevelopment site is currently not served by transit and it is unlikely to be served by transit in the near future. Dakota County has produced several reports in the past few years including the Dakota County East/West Study and Eastern Dakota County Transit Service Study that looked at improved east-west connections that included service to this area of Inver Grove Heights (Inver Hills Community College), but no plans have been finalized at this point.

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 are detailed below.

Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The City offers that the amendment does not affect the community-wide forecast. Council staff find the expected development will add residential capacity on the subject site. The site plan includes a 150-unit apartment building and 30 townhomes. A community-wide forecast change is not required. However, the Transportation Analysis Zone (TAZ) allocation of the City’s forecast must be adjusted.

The proposed development site is a small part of TAZ #465. The Plan prepared by the City shows TAZ #465 has no household growth and no population growth during the 2020-2040 planning period.

Advisory Comments

Separate from this Council action, Council staff will take responsibility for TAZ data maintenance. Council staff will increase the TAZ #465 allocation for years 2030 and 2040 by 180 households and 400 population. The same amounts will be balanced with reallocation from the remainder of the City, leaving the communitywide totals unaffected. City staff are welcome to contact Council Research staff if they wish to discuss.

Land Use

Reviewer: Jerome Benner II, CD – Local Planning Assistance (651-602-1494)

The amendment is consistent with land uses policies identified in *Thrive MSP 2040*. Thrive designates the City mostly as Suburban Edge and partly as Rural Residential. The proposed amendment site is located within the Suburban Edge portion of the community, located on the south side of 80th Street between Highway 3 and Babcock Trail. The amendment reguides 10 acres from Industrial Office Park to High Density Residential (see Figure 2). The purpose of the amendment is to allow a 180-unit residential development consisting of a 150-unit apartment building and 30 townhomes.

The High Density Residential land use category is intended to accommodate multi-family housing at densities exceeding 12 units per acre. Uses in this category will be principally limited to higher density apartment or condominium buildings for either general occupancy or for specific segments of the population such as senior housing. The proposed project is consistent with the guiding land use of this site. The site is expected to be developed at 18 units per acre which is consistent with the proposed land use density.

As shown in Table 1 below, the proposed guiding change (underlined) increases the overall community-wide average net density of residential development in the City from 4.4 to 4.5 units per acre. Suburban Edge communities are expected to plan for overall minimum densities of 3-5 units per acre and the Plan, with the proposed amendment, continues to be consistent with the Council’s land use policies.

Table 1. Planned Residential Density, City of Inver Grove Heights

Category	Density		Net Acres	2018-2040 Change	
	Min	Max		Min Units	Max Units
Low Density Residential	1	4	272	272	1,088
Low-Medium Density Residential	4	8	219	876	1,752
Medium Density Residential	8	12	108	864	1,296
High Density Residential	12	35	<u>44</u>	<u>408</u>	<u>1,190</u>
Mixed Use *	12	35	50.7	608	1,774
TOTALS			694	3,148	7,451
Overall Density				4.5	10.7

*Mixed Use allows 2/3 to be residential. Net acres above were multiplied by 0.667.

Housing

Reviewer: Ashleigh Johnson, CD - Housing (651-602-1106)

The amendment is consistent with the Council's *2040 Housing Policy Plan*. The Plan currently guides sufficient land to address its share of the region's 2021-2030 need for affordable housing, which is 591 units. With this increase of High Density Residential guided land, the minimum units of possible affordable housing increases by 120 units (see Figure 4).

The proposed amendment increases the City's inventory of land guided to support the development of low- and moderate-income housing for the 2021-2030 decade. This amendment will allow the City to implement its housing element and contribute to their efforts to address its share of the region's need for affordable housing in the 2021-2030 decade. Given this amendment's timeframe for review and authorization, the development is expected to be completed in the 2021-2030 decade.

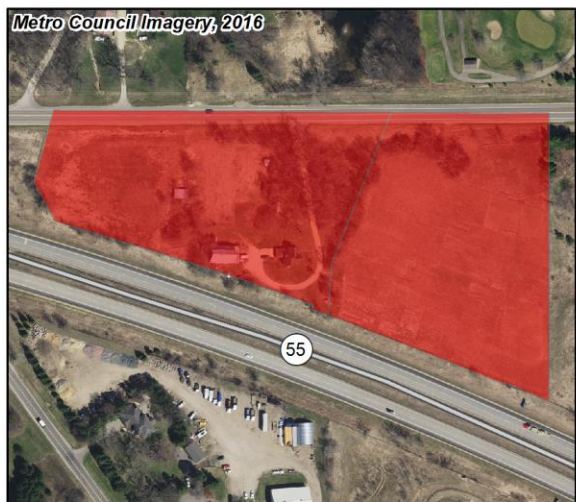
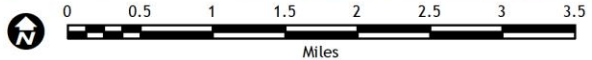
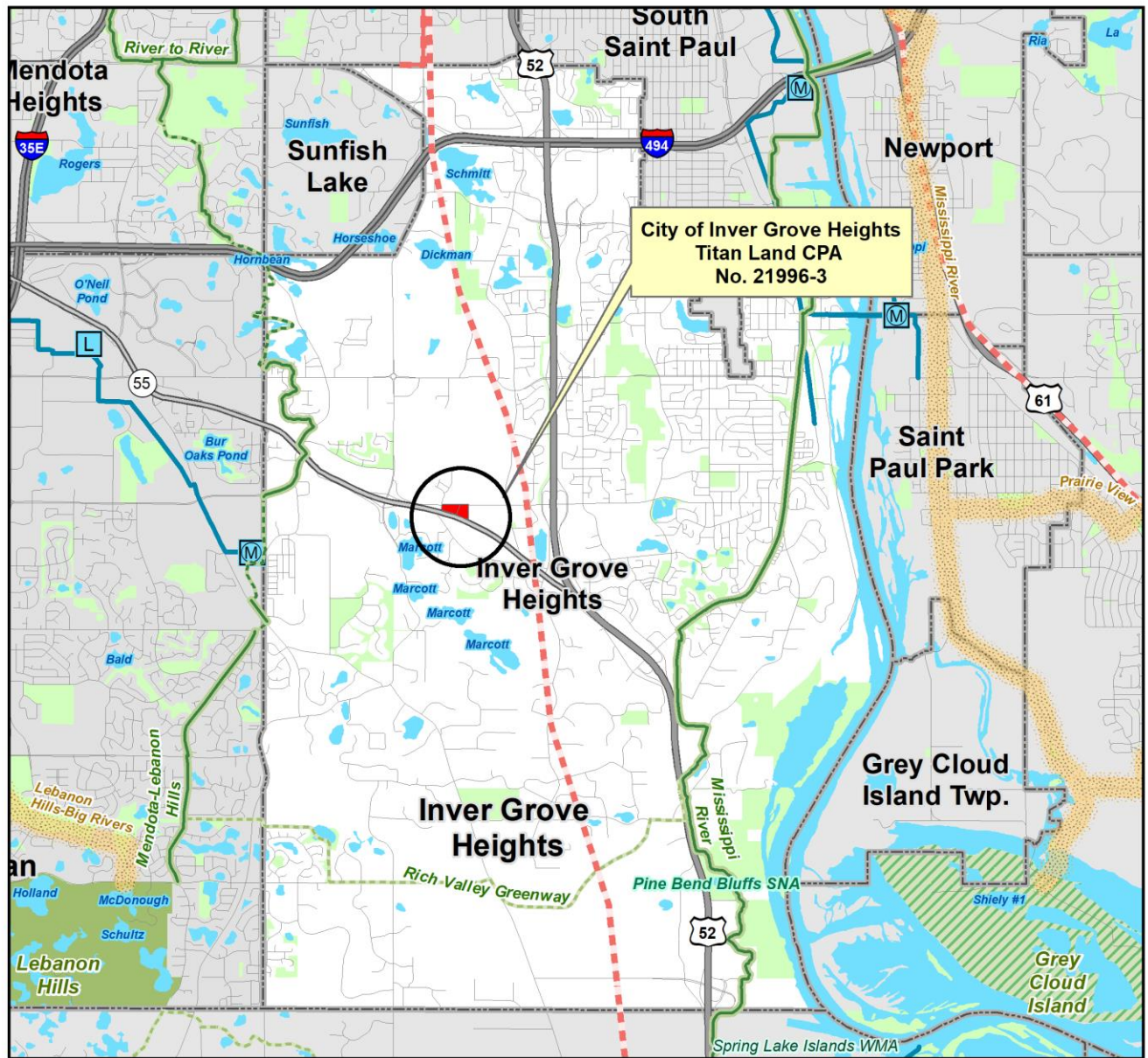
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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 Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current and Proposed Land Use Guiding
- Figure 4: Land Guided for Affordable Housing Table

Figure 1: 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 Treatment Plants

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Ncompass Street Centerlines

Regional Parks

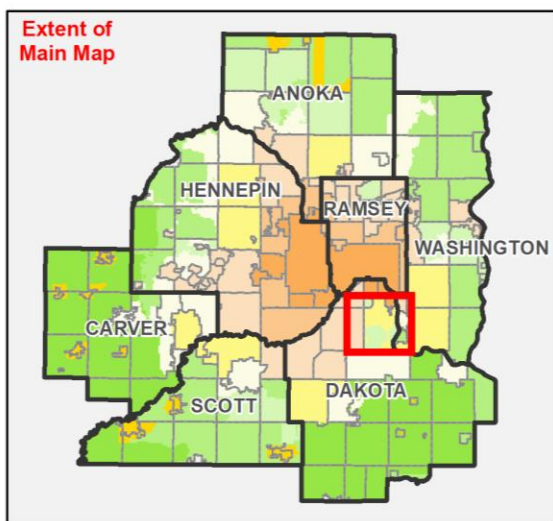
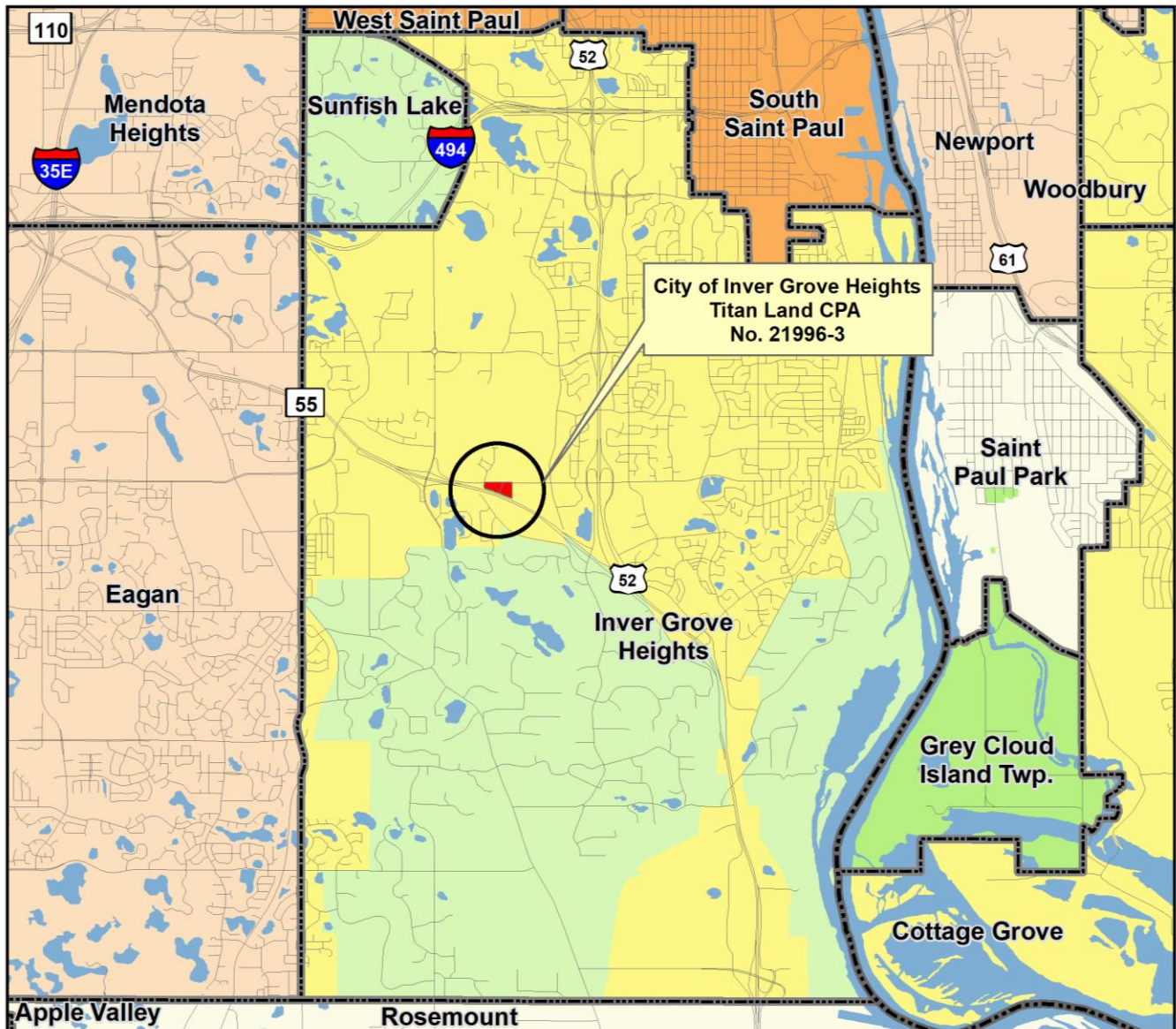
- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units

Regional Trail Search Corridors

Regional Trails STATUS

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned
- Other Parks, Preserves, Refuges and Natural Areas

Figure 2: 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

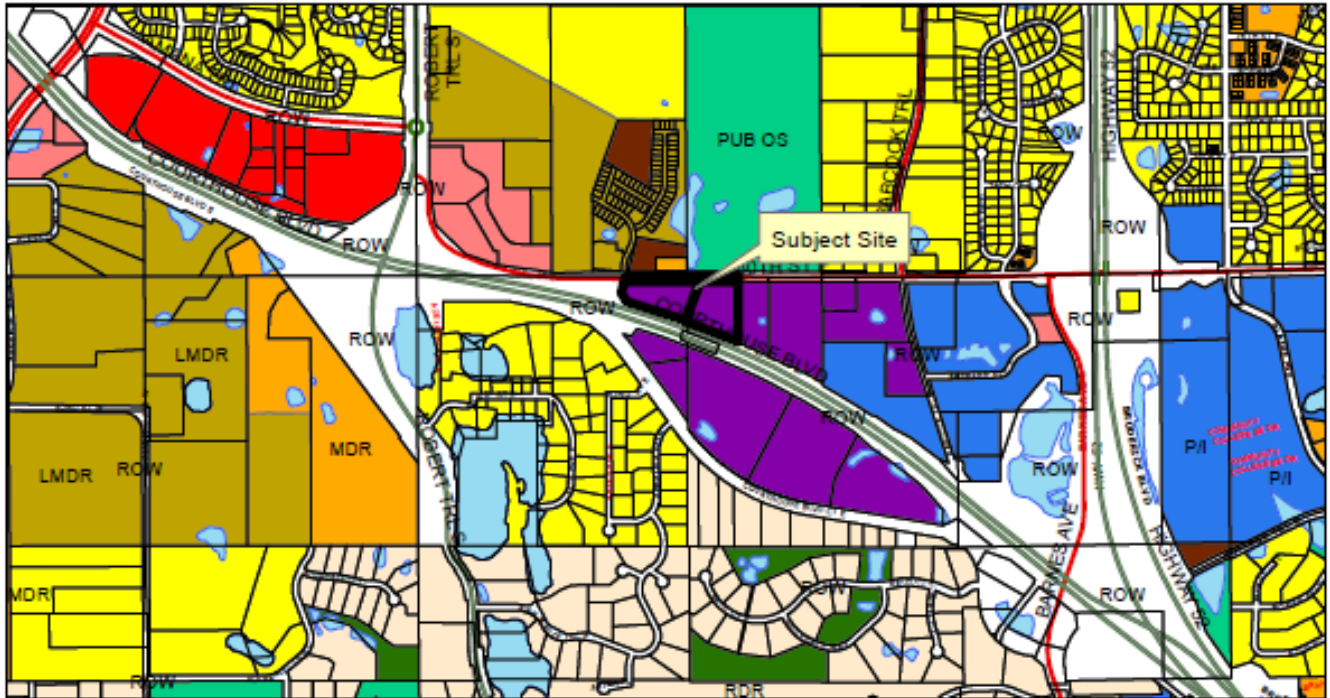
Figure 3: Current and Proposed Land Use Guiding



Comp Plan Map Titan Land CPA



Existing Comp Plan



Proposed Comp Plan

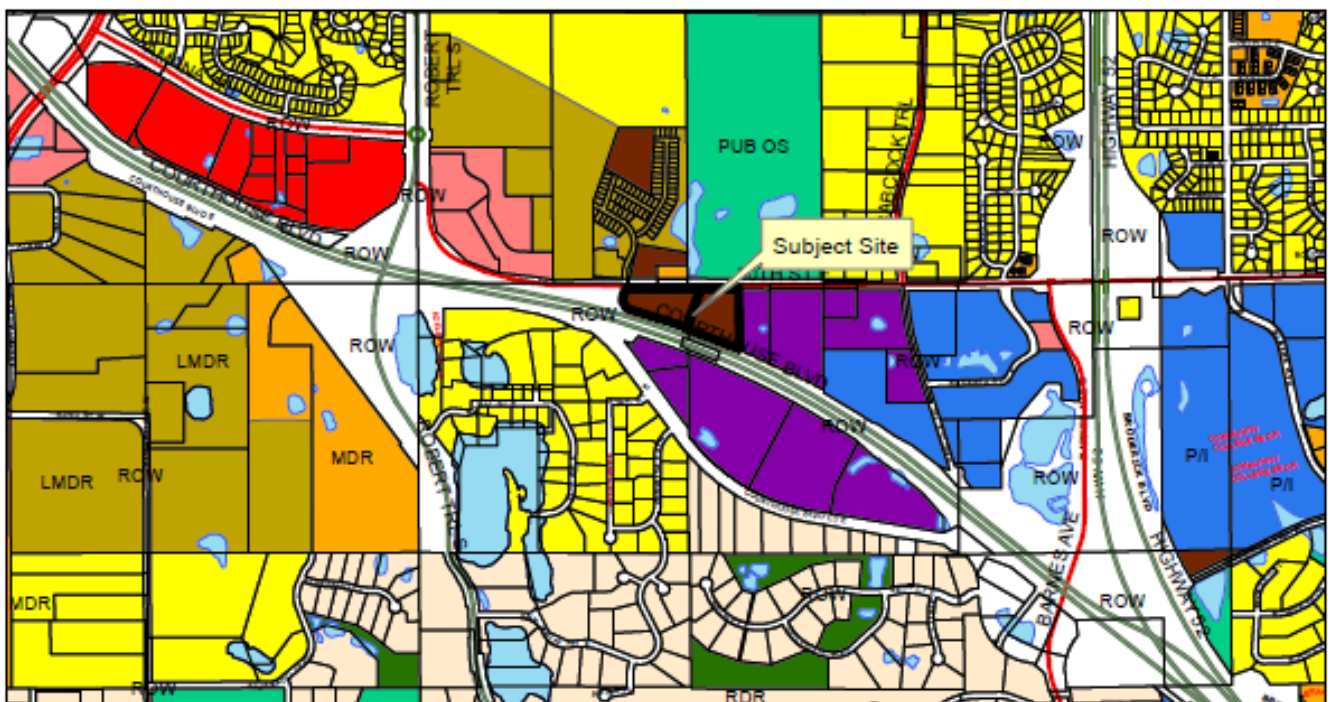


Figure 4: Land Guiding Affordable Housing Table

2021-2030 share of regional need for Affordable Housing: **591 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<i>Available Acres</i>	X	<i>Minimum Density</i> <i>(units per acre)</i>	X	<i>Expected % Residential</i> <i>(if mixed use)</i>	=	<i>Minimum Units Possible</i>
Medium Density Residential	26.00		8		100%		208
High Density Residential	31.00		12		100%		372
Mixed Use	59.00		12		67%		475
Total	116						1,055

Sufficient/(insufficient) units possible against share of regional need: **464**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **464**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

