

# **City of Eagan** – District 15

## **Gallery of Eagan**

## **Comprehensive Plan Amendment**

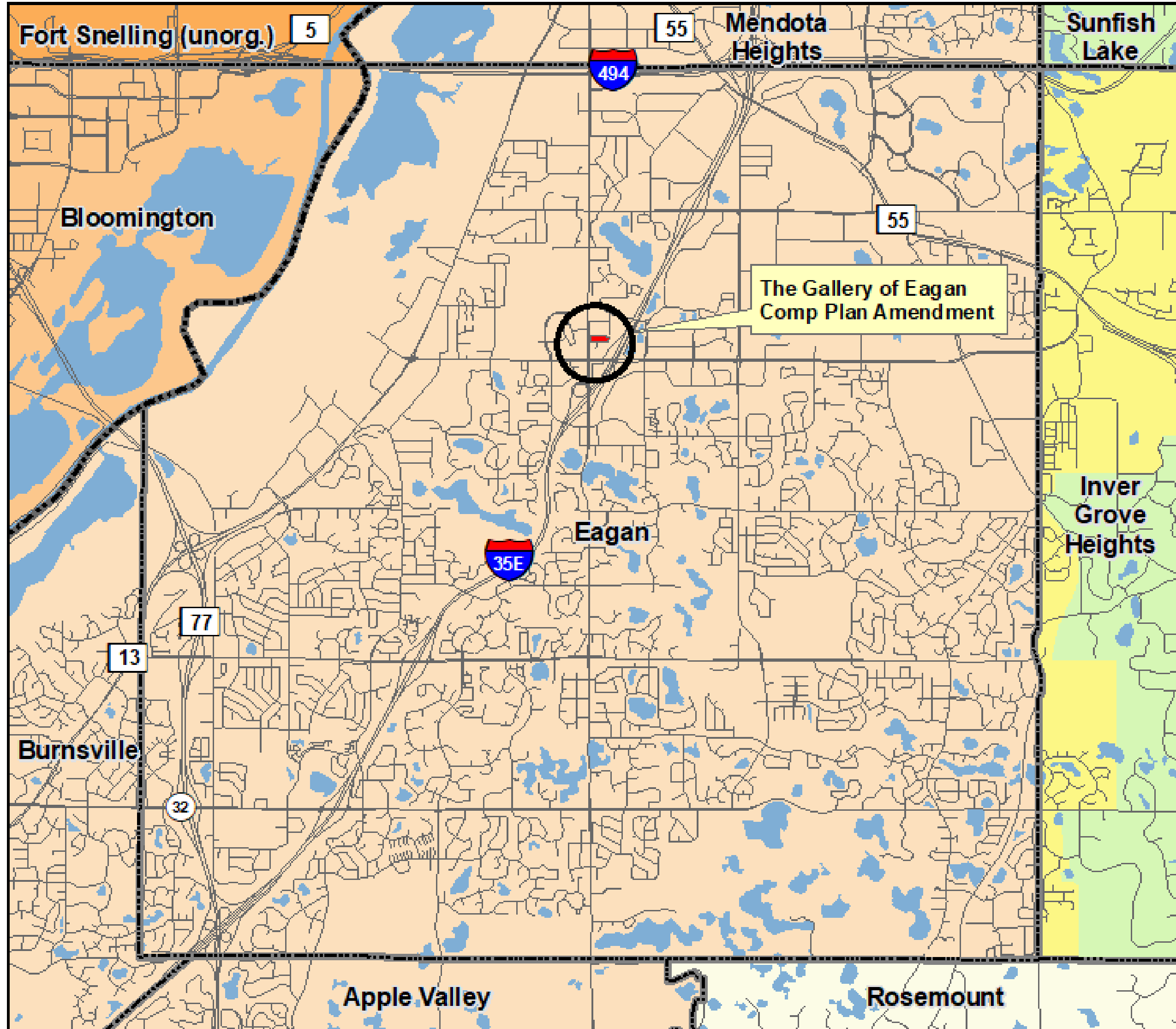
May 18, 2020

**Community Development Committee**

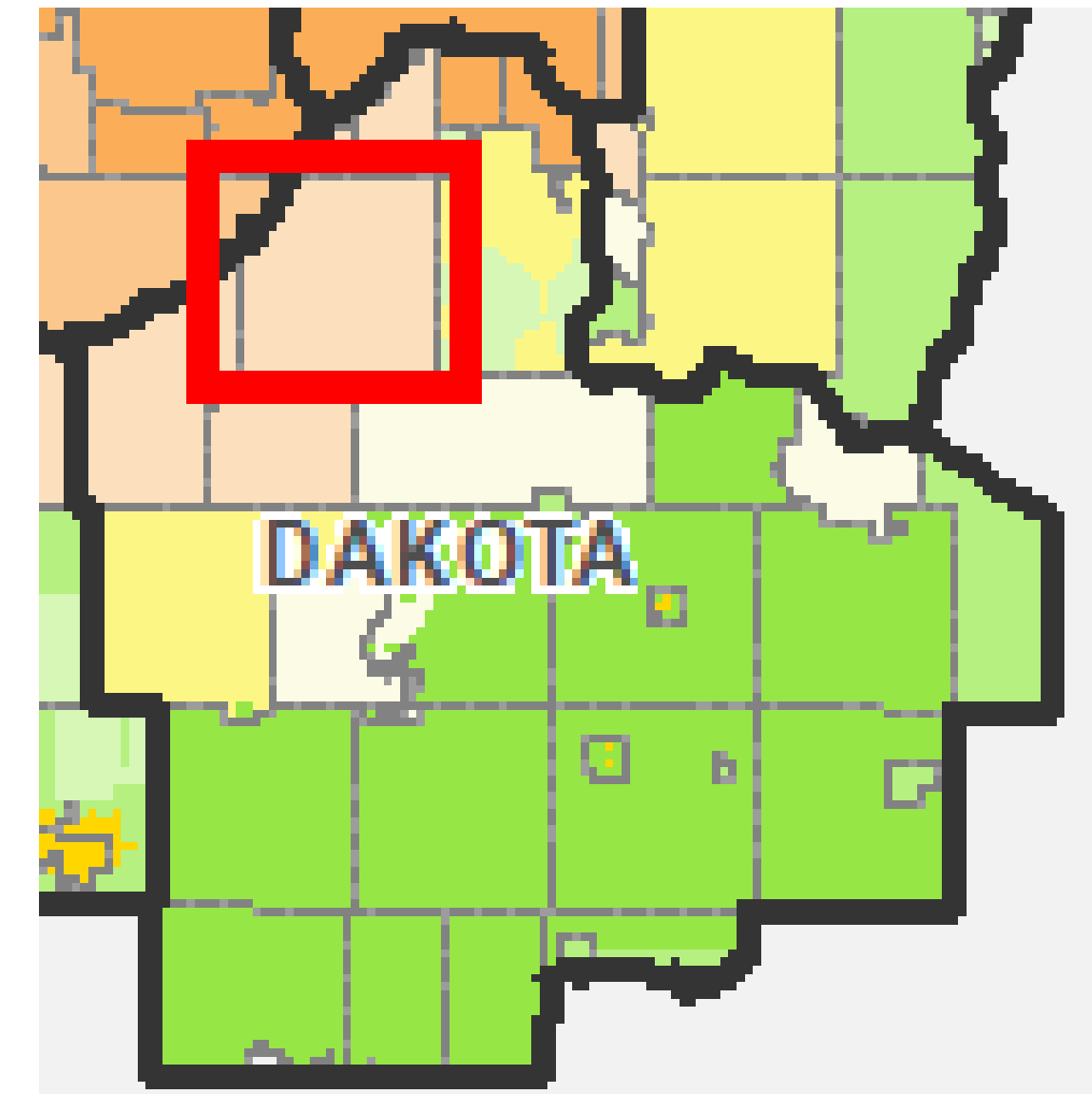


**METROPOLITAN  
C O U N C I L**

# Community Designation

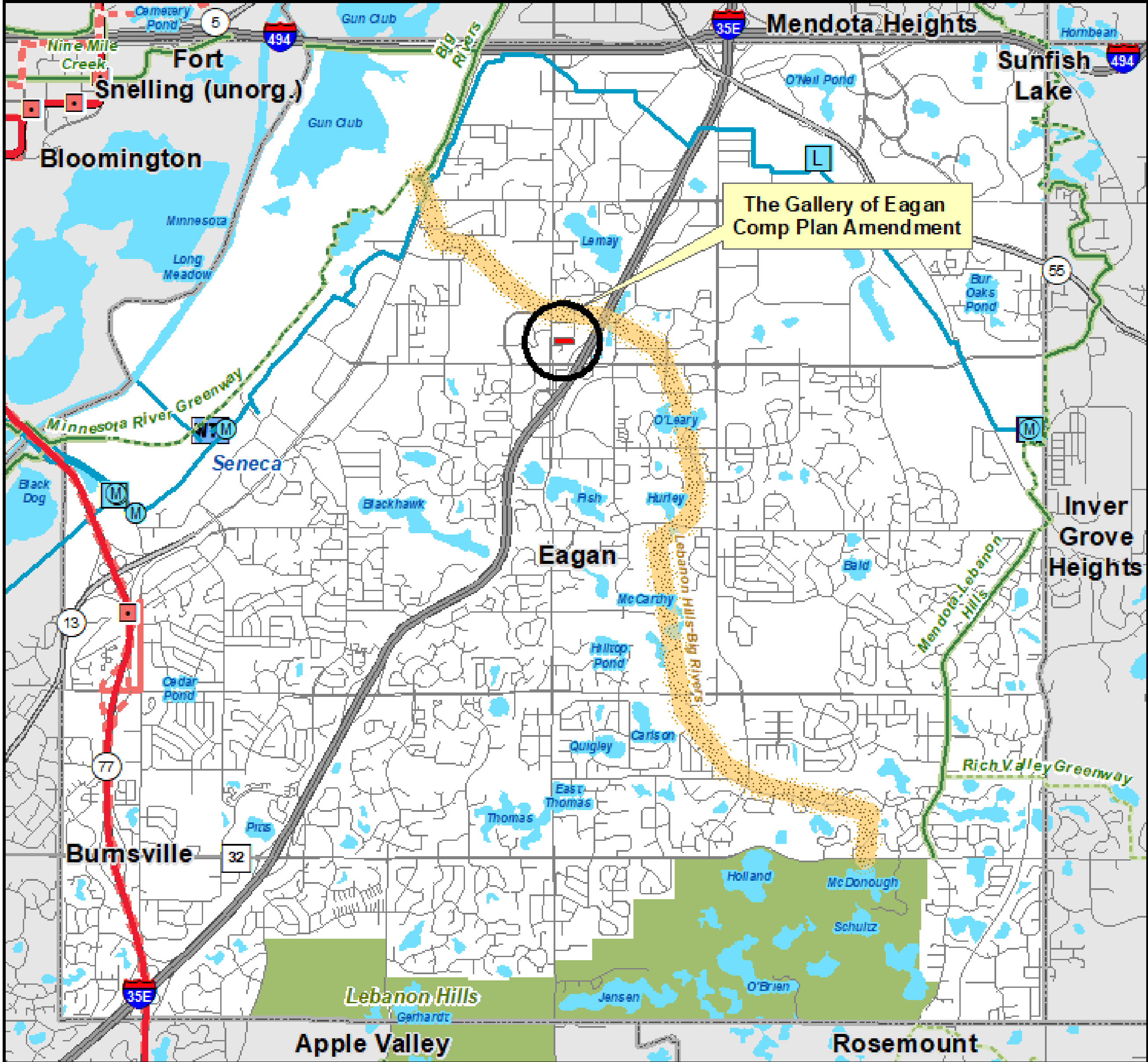


Suburban





# 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

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

### Minnesota Valley National Wildlife Refuge

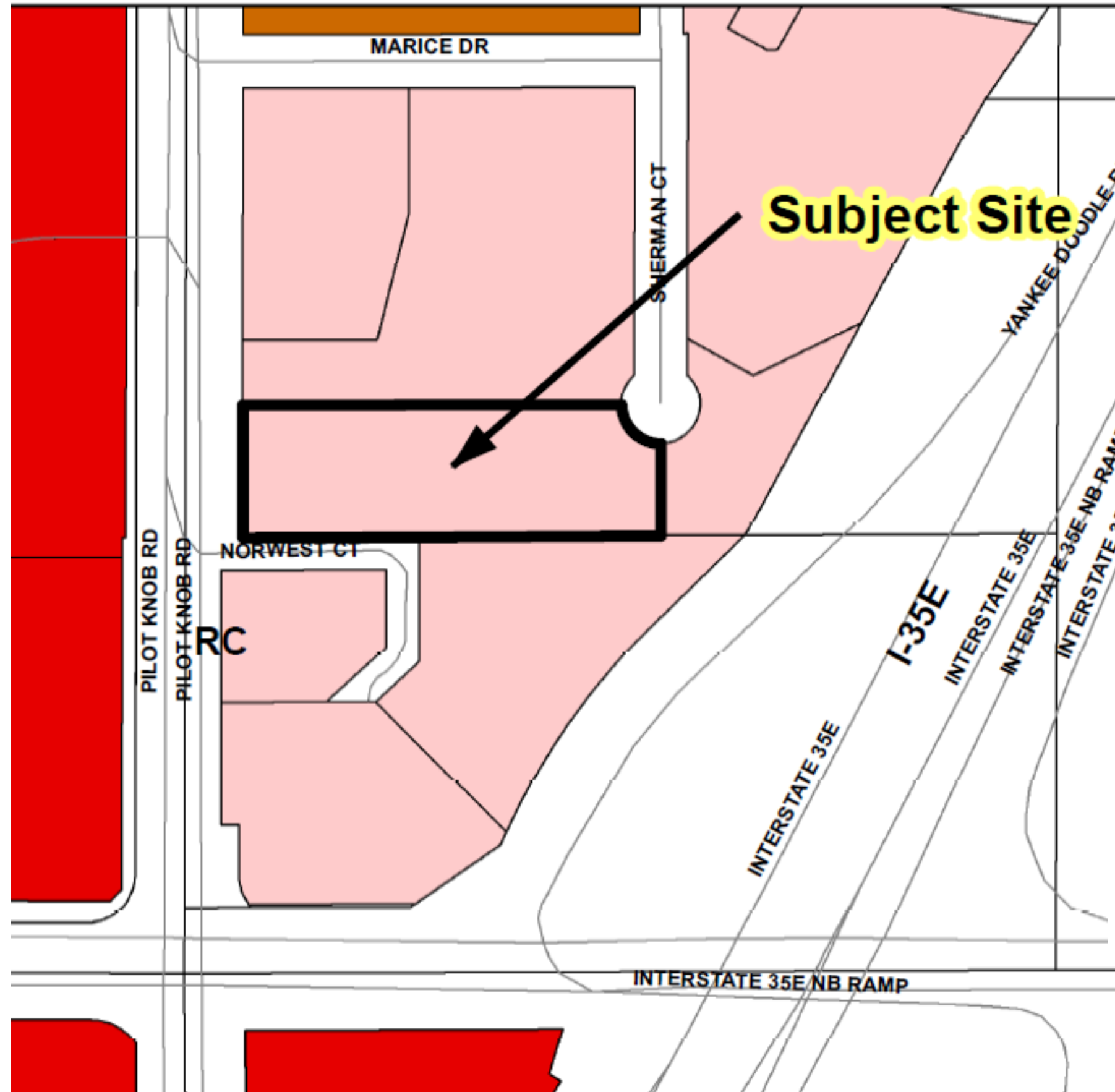
- USFWS Approved Boundary

# Amendment Details

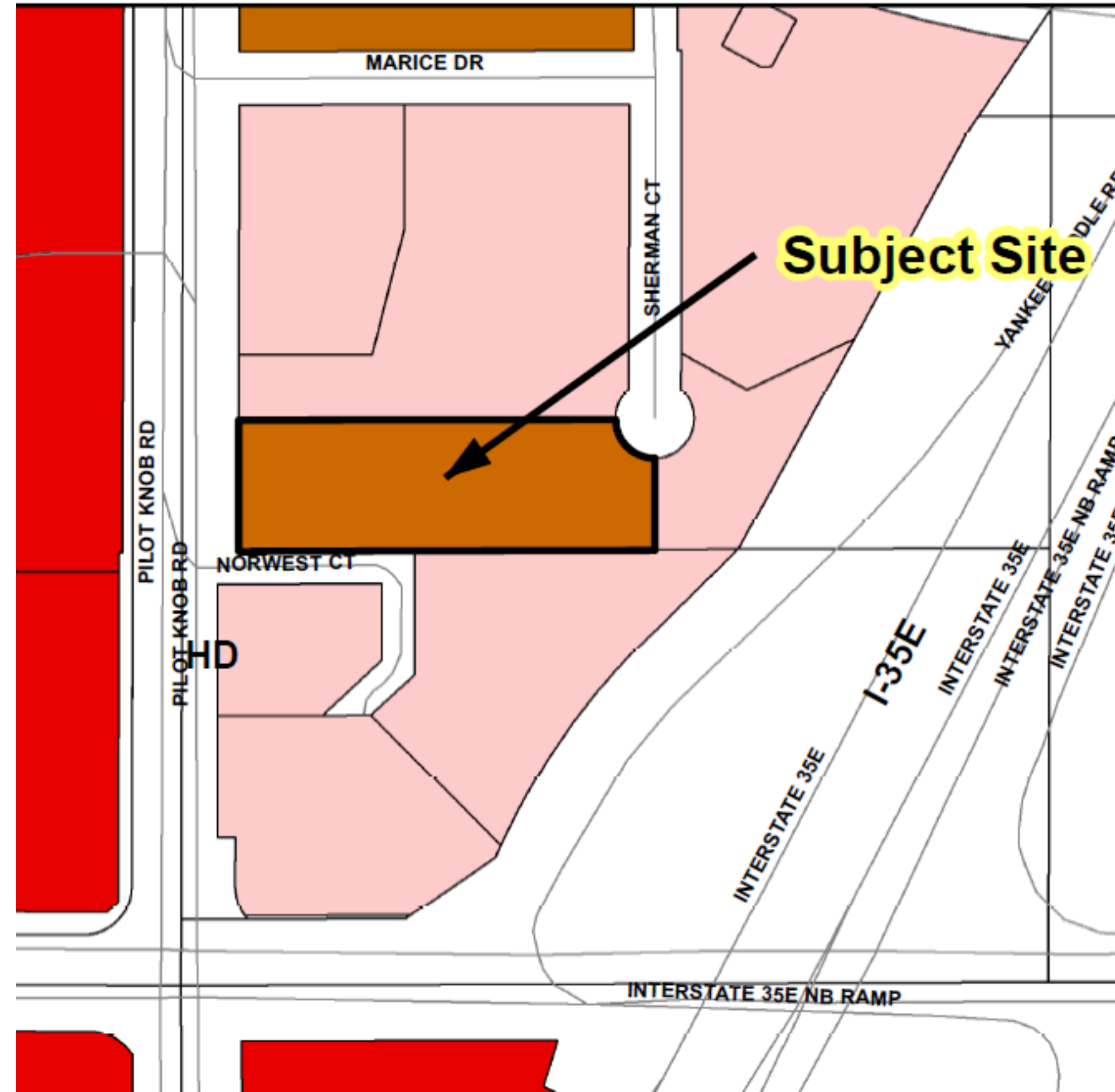
Proposes a change to the land use for a 2.8-acre site from Office/Service (O/S) to High Density (HD).

The purpose of the amendment is to allow a multi-family residential building with 162 units and increase the maximum density to 57 units per acre.

# Existing land use | Proposed planned land use



- O/S-Office/Service
- RC-Retail Commercial



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

# Forecasted Growth

Table 1. City of Eagan Forecasts

	Census 2010	Estimated 2018	Current Forecast			Revised Forecast		
			2020	2030	2040	2020	2030	2040
<b>Population</b>	64,206	68,347	70,200	72,500	73,900	70,200	<b><u>72,900</u></b>	<b><u>74,300</u></b>
<b>Households</b>	25,249	27,135	28,100	29,600	30,700	28,100	<b><u>29,750</u></b>	<b><u>30,850</u></b>
<b>Employment</b>	49,526	59,530	61,400	66,500	70,000	61,400	66,500	70,000



# Planned Residential Density

Category	2018-2040 Change				
	Density		Net Acres	Min Units	Max Units
	Min	Max			
LD-Low Density	1	4	180	180	720
HD-High Density	12	42	18.66	223.92	420
Special Areas Mixed Uses*					
Central Area MD	4	12	3	12	36
Central Area HD	12	42	19	228	798
Cliff Road MD	4	12	7	28	84
Cliff Road HD	12	42	30	360	1260
Cedar Grove HD	12	42	3	36	126
Viking Lakes HD	12	42	48	576	2,016
*Reflects actual acreage based on projects.	<b>TOTALS</b>		<b>308.66</b>	<b>1,644</b>	<b>5,460</b>
2040 Plan Density				5.3	17.7
<u>Gallery of Eagan</u>			2.8	162	
Plat Monitoring 2000-2018			273	2067	
<b>Total Units and Acres for 2040 Plan, Plat Monitoring, and Amendment</b>			<b>584.46</b>	<b>3,873</b>	
<b>Combined Expected Density</b>	<b>6.6 units per acre</b>				

# Findings

That the proposed amendment:

Conforms to Metropolitan system plans

Consistent with Council policies

Compatible with the plans of adjacent local governmental units and affected jurisdictions



# Proposed Action

## That the Metropolitan Council:

1. Authorize the City of Eagan to place its Gallery of Eagan comprehensive plan amendment into effect.
2. Revise the City's forecasts for population and households upward as shown in Table 1 of the Review Record.
3. Revise the City's affordable housing need to 527 units.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts and Natural Resources.

# Questions

