

Community Development Committee

Meeting date: August 2, 2021

For the Metropolitan Council meeting of August 11, 2021

Subject: City of Farmington River's Edge Townhomes Comprehensive Plan Amendment, Review File 22086-4

District(s), Member(s): District 16, Wendy Wulff

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

Staff Prepared/Presented: Patrick Boylan, Planning Analyst (651-602-1438)
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 Review Record and take the following actions:

1. Authorize the City of Farmington to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.

Background

The City submitted the River's Edge Townhomes comprehensive plan amendment on June 15, 2021 along with supplemental information on June 30, 2021. The amendment reguides 26 acres of a 68-acre parcel from High Density Residential to Medium Density Residential located northwest of the intersection of Denmark Avenue and 220th Street West. The amendment also adjusts the anticipated development staging in the City's 2040 Comprehensive Plan to include the entire 68-acre parcel in the 2021-2030 decade. The parcel was previously staged for development after 2040. This is the City's third amendment to its 2040 Comprehensive Plan.

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*. 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 Farmington

River's Edge Townhomes Comprehensive Plan Amendment

Review File No. 22086-4, Business Item No. 2021-198

BACKGROUND

The City of Farmington (City) is located in west-central Dakota County, bordered by Lakeville to the north and west, Eureka Township and Castle Rock Township to the south, and Empire Township to the east.

Thrive MSP 2040 (Thrive) designates Farmington with an “Emerging Suburban Edge” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 24,300 to 32,500 population and 8,500 to 11,800 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 5,600 to 6,800 jobs.

The Metropolitan Council reviewed the City of Farmington 2040 Comprehensive Plan ([Business Item 2019-322 JT](#), Review File No. 22086-1) on December 11, 2019. This is the third comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment reguides 26 acres of a 68-acre parcel from High Density Residential to Medium Density Residential located northwest of the intersection of Denmark Avenue and 220th Street West. The amendment also adjusts the anticipated development staging in the City’s 2040 Comprehensive Plan to include the entire 68-acre parcel in the 2021-2030 decade. The parcel was previously staged for development after 2040. The purpose of the amendment is to accommodate 276 townhome units.

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 *Thrive MSP 2040*, with the *Housing Policy Plan*, 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 2040 Plan on December 11, 2019 ([Business Item 2019-322 JT](#), Review File No. 22086-1).
- The Christensen amendment was administratively reviewed by the Council on August 11, 2020 (Review File No. 22086-2). The amendment revised the Metropolitan Urban Service Area (MUSA) and Development Staging Plans in the City’s 2040 Comprehensive Plan for a 40-acre parcel located at 20861 Flagstaff Avenue. The purpose of the amendment was to place the

subject property into the 2020 MUSA immediately to allow the development of 113 single family homes.

- The Dakota Meadows amendment was approved by the Council on July 28, 2021 ([Business Item 2021-182](#), Review File No. 22086-3). The amendment reguided 41 acres from Medium Density Residential and Park/Open Space to Low Medium Density Residential located at the southeast corner of Denmark Avenue and County Road 74. The purpose of the amendment was to accommodate 110 single-family homes and a 2-acre park.

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 Plan with the proposed amendment conforms to the *2040 Regional Parks Policy Plan*. The planned Lake Marion Greenway Regional Trail is approximately 0.1 mile north of the proposed amendment area (Figure 1). The submittal acknowledges the proximity of the regional trail to the project site, noting “the site is adjacent to the Lake Marion South Creek Greenway Regional Trail. Accommodations will be made with the proposed development to ensure the necessary corridor for the greenway trail. The greenway will be located within the northern portion of this site. This portion of site is largely floodplain and wetland and will not be developed.” The proposed amendment will not have an adverse impact on the Lake Marion Greenway Regional Trail or to the regional system.

Wastewater Service

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

The Plan with the proposed amendment conforms with the *2040 Water Resources Policy Plan*. The property was originally planned for development post-2040. The amendment proposes to change the staging related to the subject parcel to be within the 2020 – 2030 decade which allows connection to regional services to the property on a timeline requested by the developer. The Metropolitan Disposal System has adequate capacity for this project location.

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 Plan with the proposed amendment is consistent with Council policy for forecasts. The submission states that the plan amendment does not affect the communitywide forecast. Council staff agree. The amendment reduces housing capacity on the 26 acres that are proposed to be reguided. This

amendment advances urbanization staging for the site, to the current decade. Council staff do not find that a sewer-serviced forecast is needed, however, as our sewer-serviced forecast already expects 99% of Farmington is sewer-serviced in 2020. No forecast adjustment is needed.

Thrive MSP 2040 and Land Use

Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)

Thrive MSP 2040 designates the City as an Emerging Suburban Edge community. The amendment proposes to re-guide land designated as High Density Residential to Medium Density Residential. The land is 26 acres and is located generally at the northwest intersection of Denmark Avenue and 220th Street West (see Figure 2). The amendment also adjusts the anticipated development staging in the City’s 2040 Plan to include the entire 68-acre parcel in the 2020-2030 decade. The parcel was previously staged for development sometime after the 2040 planning period. The purpose of the amendment is to accommodate 276 townhome units.

Emerging Suburban Edge communities are expected to guide and develop at a minimum of 3 units per acre. The River’s Edge project proposes to construct 276 units over 41 acres for an expected amendment site net density of 6.7 units per acre. The proposed re-guiding from High Density Residential (HDR) to Medium Density Residential (MDR) drops the potential units in the City’s Plan by 676 units. The project is proposing 276 actual units for a net change of -400 units. However, even with this reduction, the City’s Plan continues to meet Council land use policy.

With this amendment, the overall planned, guided density in the City drops from 3.29 units per acre to 3.17 units per acre as shown in Table 1 below (changes underlined). This density remains consistent with regional land use policy.

Plat Monitoring data for 2020 shows that 3,360 units have been constructed on over 996.1 acres, reflecting a built density of 3.37 units per acre in the City.

Table 1. Planned Residential Density, City of Farmington

Category	2018-2040 Change				
	Density Min	Density Max	Net Acres	Min Units	Max Units
Low Density Residential	1	3.5	587.49	587	2,056
Low/Medium Density Residential	3.5	6	330.45	1,157	1,983
Medium Density Residential	6	12	<u>293.07</u>	<u>1,758</u>	<u>3,517</u>
High Density Residential	12	40	<u>25.03</u>	<u>300</u>	<u>1,001</u>
Mixed Use*	6	40	40.68	244	1,627
	TOTALS		1,276.72	4,047	10,184
			Overall Density	3.17	7.98

*50%residential – all acres shown are expected to be residential

Housing

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

The amendment is consistent with the Council’s *Housing Policy Plan*. The amendment proposes a land use change which results in a decrease of potential housing units for the City at densities which support opportunities for affordable housing. However, when the Plan was initially authorized by the Council, the City planned for substantially more possible affordable units than required to meet their need. So, the Plan continues to guide sufficient land to address its share of the region’s 2021-2030 need for affordable housing, which is 441 units (Figure 4). While there is a decrease in overall potential units as a result of the amendment, the City is still planning for 256 units more than their regional share of affordable housing.

The development proposal does not have an affordable housing component and is not expected to contribute to the City’s affordable housing need. Therefore the City’s inventory of land guided to support the development of low- and moderate-income housing for the 2021-2030 decade will remain the same.

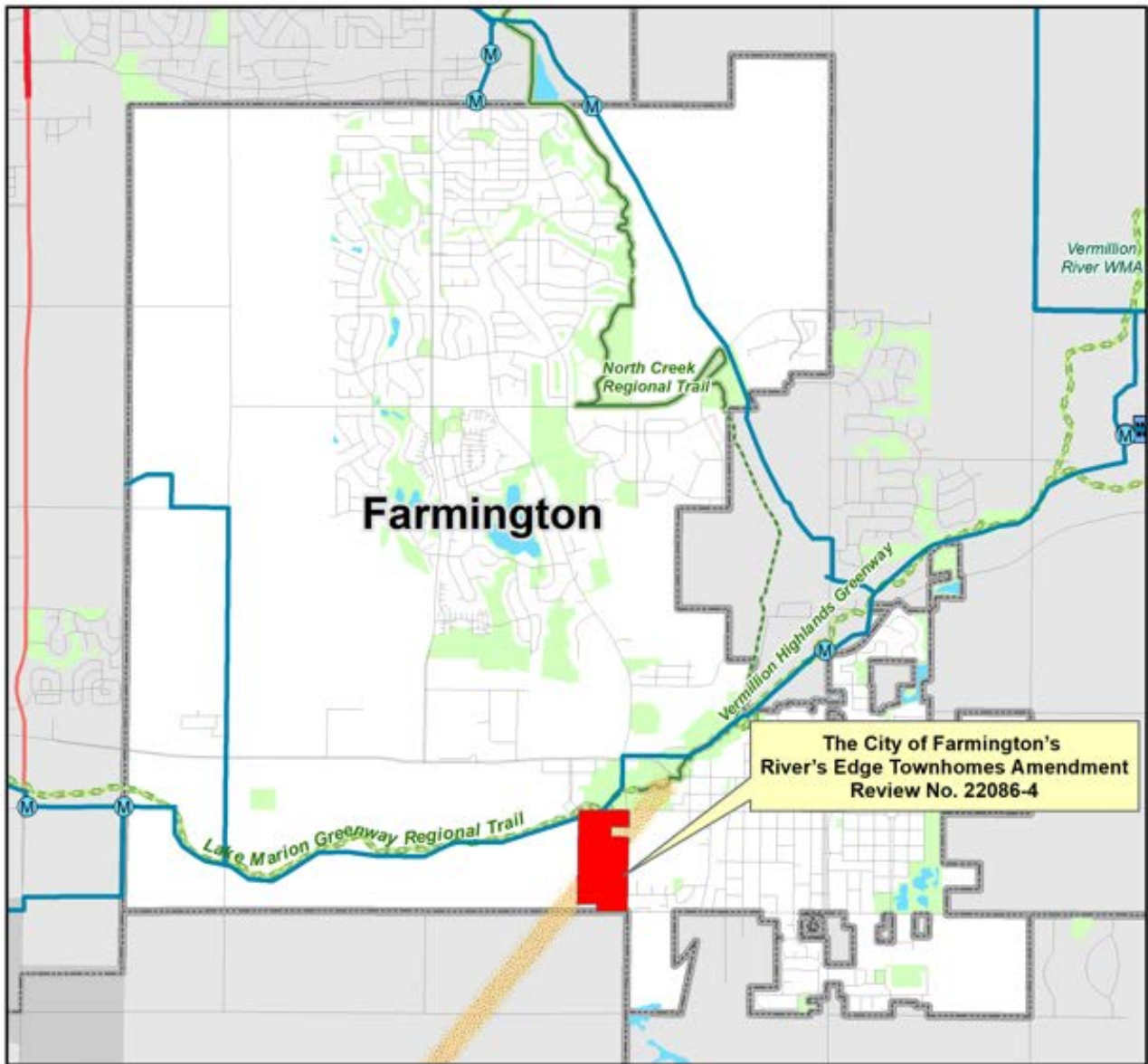
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

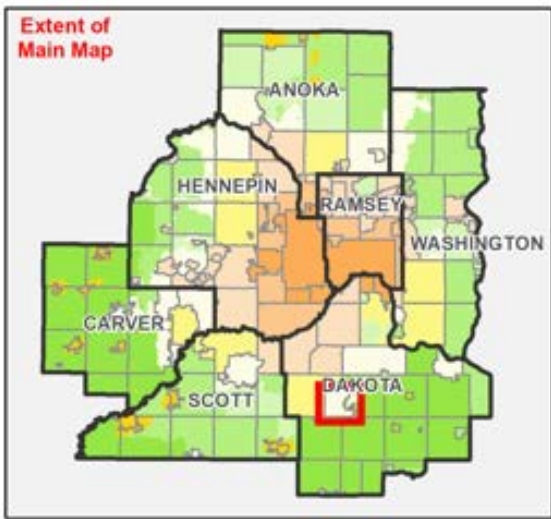
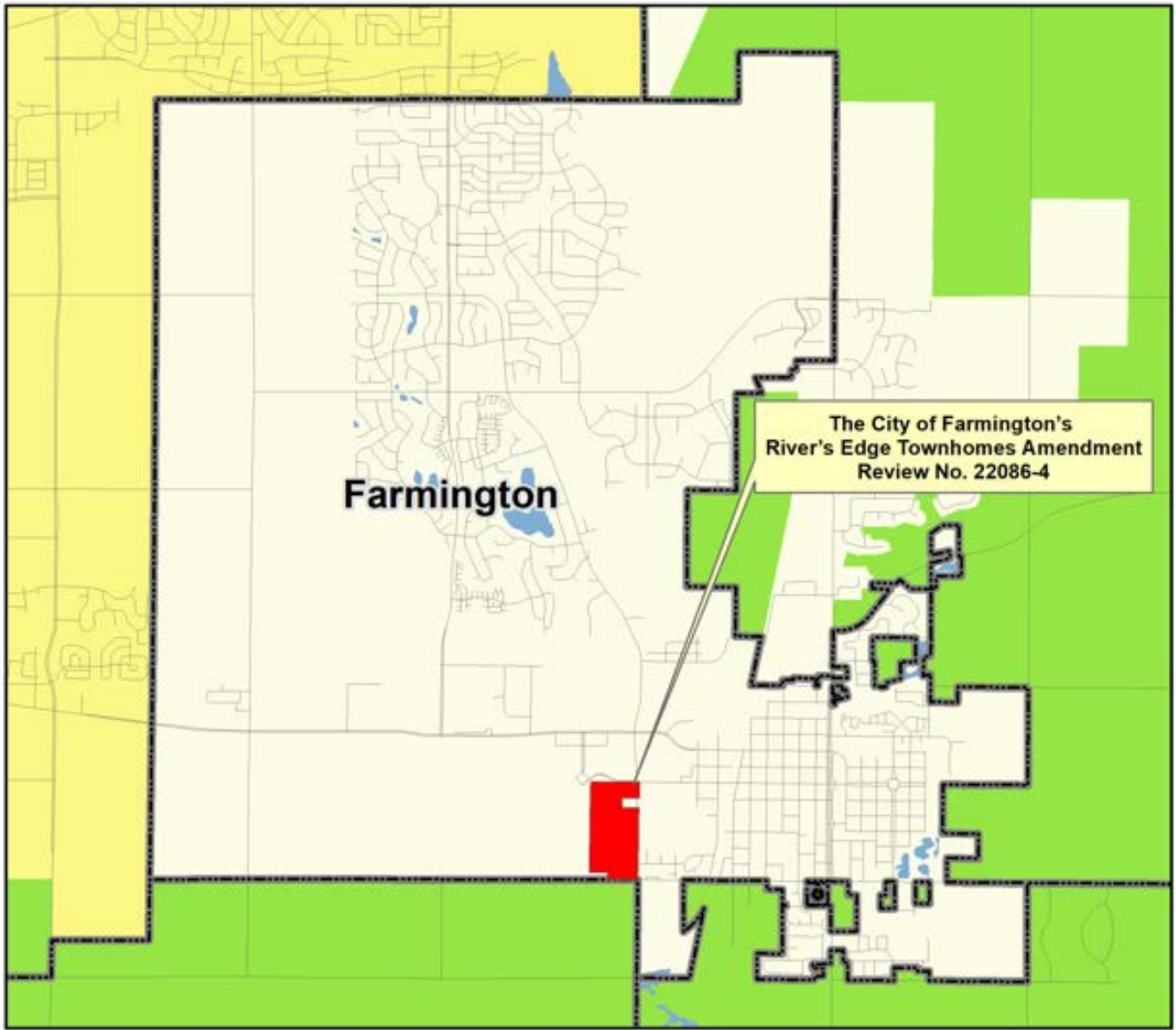
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current and Proposed Land Use Guiding
- Figure 4: Land Guided for Affordable Housing

Figure 1. Location Map Showing Regional Systems



- Regional Systems**
- Regional Transitways**
 - Existing
 - Planned Current Revenue Scenario
 - Planned Current Revenue Scenario - CTIB Phase 1 Projects
 - Potential Increased Revenue Scenario
 - Waterwater Treatment**
 - Meters
 - MCES Interceptors
 - Lift Stations
 - MCES Treatment Plants
- Regional Highway System**
- Interstates
 - US Highways
 - State Highways
 - County Roads
 - Nocompass Street Centerlines
- Regional Parks**
- Existing (Open to Public)
 - In Master Plan (Not Open to Public)
 - Planned Units
 - Other Parks, Preserves, Refuges and Natural Areas
- Regional Trails**
- Existing (Open to Public)
 - Existing (Not Open to Public)
 - Planned Regional Trails
 - Regional Trail Search Corridors

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

River's Edge: 2040 Comprehensive Land Use Plan

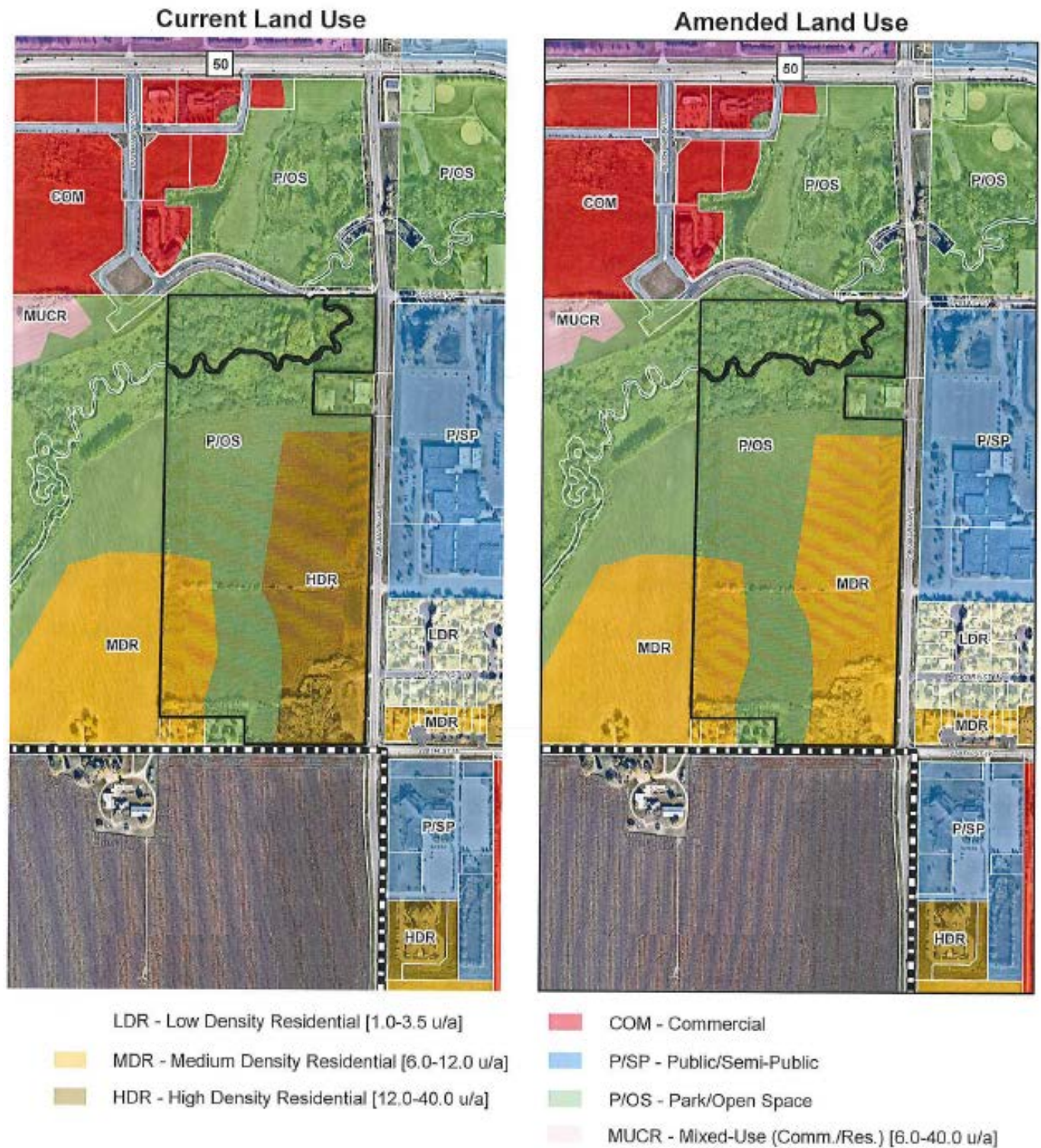


Figure 4. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing at 50% AMI and Below:	317 units
2021-2030 share of regional need for Affordable Housing between 51 to 80% AMI:	124 units
TOTAL 2021-2030 share of regional need for Affordable Housing:	441 units
2021-2030 total regional need for Affordable Housing:	37,900 units

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
Medium Density Residential	18.9		6		100%		114
High Density Residential	28.1		12		100%		338
Mixed Use Commercial Residential	81.4		6		50%		245
Total	128.4						697