

Community Development Committee

Meeting date: December 6, 2021

For the Metropolitan Council meeting of December 22, 2021

Subject: City of Maple Grove Gravel Mining Area Mixed Use Text Change and Evanswood Land Use Comprehensive Plan Amendment, Review File 21999-3

District(s), Member(s): District 1, Judy Johnson

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

Staff Prepared/Presented: Freya Thamman, Planning Analyst, 651-602-1750
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 Maple Grove 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 of Maple Grove submitted the Gravel Mining Area (GMA) Mixed Use Text Change and Evanswood Land Use Comprehensive Plan Amendment on October 14, 2021, with supplemental materials provided on November 3, 2021. The amendment includes two unrelated actions. The first action is a text amendment proposes that adds a residential density range of 30-60 units/acre in areas of the Gravel Mining Area (GMA) Special Area Plan guided as GMA-Regional Mixed Use. The Plan indicates that approximately 19.5 acres of areas with this guiding land use are anticipated to develop with residential uses. The second action reguideo 14.3 acres from High Density Residential to Medium Density Residential in the northwest part of the City and is related to the Evanswood residential development.

In a letter dated September 30, 2021, the Council provided comments on the Evanswood Environmental Assessment Worksheet (EAW). Council comments noted that a comprehensive plan amendment would be needed, which is addressed by the request to reguide 14.3 acres from High Density Residential to Medium Density Residential.

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 MAPLE GROVE

Gravel Mining Area Mixed Use Text Change and Evanswood Land Comprehensive Plan Amendment

Review File No. 21993-3, Business Item No. 2021-338

BACKGROUND

The City of Maple Grove is in north-central Hennepin County. It is surrounded by the communities of Dayton, Champlin, Brooklyn Park, Osseo, New Hope, Plymouth, Medina, Corcoran, and Rogers.

Thrive MSP 2040 (Thrive) designates Maple Grove with an “Suburban” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 70,900 to 89,700 population and 26,600 to 33,100 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 38,400 to 47,000 jobs.

The Metropolitan Council reviewed the City of Maple Grove’s 2040 Comprehensive Plan ([Business Item 2020-17](#), Review File No. 21999-1) on February 12, 2020. This is the second comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment includes two unrelated actions. The first action is a text amendment proposes that adds a residential density range of 30-60 units/acre in areas of the Gravel Mining Area (GMA) Special Area Plan guided as GMA-Regional Mixed Use. The Plan indicates that approximately 19.5 acres of areas with this guiding land use are anticipated to develop with residential uses. The second action reguides 14.3 acres from High Density Residential to Medium Density Residential in the northwest part of the City and is related to the Evanswood residential development.

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 City of Maple Grove 2040 Plan on February 12, 2020 ([Business Item 2020-17](#), Review File No. 21999-1-1).
- Avery Park amendment was administratively approved by the Council on March 23, 2021 (Review File No. 21999-2). The amendment reguided 10.7 acres from Low-Medium Density

Residential to Medium Density Residential. The amendment was part of a 23.9-acre development consisting of 42 single family detached homes and 77 townhomes.

- Evanswood Residential EAW (Review File No. 22647-1) on September 30, 2021. The EAW described the 178-acre proposed development with 277 single-family homes and 154 townhomes, totaling 381 units.

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 proposed amendment conforms to the *2040 Regional Parks Policy Plan*. There is one planned unit of the Regional Parks System in the vicinity of the proposed land use change associated with the Evanswood residential development. The Rush Creek Regional Trail is less than 0.1 mile north of the proposed residential development project and is proposed to be integrated into the development (Figure 1). As indicated in the submittal, the Evanswood amendment area is adjacent to the proposed Rush Creek Regional Trail. The plan reserves land for this trail and makes local connections to the trail. The amendment will not have an adverse impact on the regional park system. To the contrary, by integrating the regional trail into the proposed residential development, Evanswood will improve connectivity and increase access to other components of the Regional Parks System like Elm Creek Park Reserve and Coon Rapids Dam Regional Park, as well as other regional and local destinations.

Wastewater Service

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

The amendment conforms to the *2040 Water Resources Policy Plan*. The amendment proposes to add a residential density range of 30-60 units/acre in areas of the Gravel Mining Area (GMA) Special Area Plan guided as GMA-Regional Mixed Use. The Plan indicates that approximately 19.5 acres of areas with this guiding land use are anticipated to develop with residential uses. It also regulates 14.3 acres from High Density Residential to Medium Density Residential in the northwest part of the City and is related to the Evanswood residential development. The regional system has adequate capacity to serve the proposed maximum residential densities for the project locations associated with this amendment.

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 states no forecast adjustments are required and Council staff concur. The land use and density range modifications for Gravel Mining Area increase the potential housing capacity of Maple Grove by 540 (minimum) to 1,160 units (maximum) (Table 7 of the Plan). However, this may not impact the already large growth expectation of the citywide forecast. Maple Grove is expected to gain +6,400 households during 2020-2040; half in this decade, half in the next decade.

Advisory Comments

With this amendment, revised tables from the Plan were provided, including Table 9 from the Housing Chapter. The revised table included a City-provided “estimate” of 35,289 dwelling units in 2040. This number is increased from 2040 Comprehensive Plan and is larger than the Council’s 2040 forecast of 33,100 households. If Maple Grove wishes for the forecast to be increased, please contact Metropolitan Council staff. The Council can consider a forecast adjustment through a future amendment or in the next planning cycle as the Council prepares a 2050 forecast.

Thrive MSP 2040 and Land Use

Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)

The amendment is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. Thrive designates the City as a Suburban Edge community (Figure 2). Suburban Edge communities need to plan and stage development for forecasted growth at overall average net residential densities of at least 3-5 units per acre.

The text amendment proposes to add a density range of 30-60 units/acre for residential development in the Regional Mixed-Use areas of the Gravel Mining Area (GMA) Special Area Plan. It indicates approximately 19.5 acres are anticipated to have residential development, associated with the GMA Regional Mixed Use, GMA-Mixed Use Non-Retail Focus, and GMA Mixed Use East-Interstate Frontage areas. The proposed amendment addresses one of the advisory comments from the City’s 2040 Plan review, which indicated a comprehensive plan amendment will be needed to define the residential share and allowed density range of the GMA Mixed Use category, if residential development was anticipated. The advisory comment regarding an amendment to clarify objectives related to instances when higher densities may be permitted remains unchanged.

The second part of the amendment reguides 14.3 acres from High Density Residential to Medium Density Residential. This land use change is area located northwest part of the City and is related to the Evanswood residential development proposal (Figure 3), which was also the subject of an environmental assessment worksheet (EAW). The proposed development is consistent with the development planned for in the EAW (277 single-family homes and 154 townhomes, totaling 381 units). The Council did not note any issues of regional significance or concern in its review of the EAW, but did note the need for a comprehensive plan amendment in order to support the proposed development. The proposed amendment satisfies that requirement and the current proposed development is consistent with the City’s comprehensive plan.

As shown in Table 1 below (change underlined), with this land use change, the City has a planned minimum residential density of 4.2 to 7.9 units per acre, which is consistent with Council land use and density policy for a Suburban Edge community. The amendment increases the City’s overall minimum net residential density to 4.2 units per acre.

Table 1. Planned Residential Density, City of Maple Grove

Category	2020-2040 Change				
	Density		Net Acres	Min Units	Max Units
	Min	Max			
Low-Medium Density Residential	1	4	849	860	3,397

Medium Density Residential	4	10	<u>194</u>	<u>776</u>	<u>1,940</u>
High Density Residential	10	18	<u>40</u>	<u>397</u>	<u>715</u>
Mixed Use*	10	22	80	800	1,760
GMA – Low Density	3	5	15	45	75
GMA – Medium Density	7	9	16	112	144
GMA – High Density	24	33	15	360	495
<u>GMA – Mixed Use**</u>	<u>30</u>	<u>60</u>	<u>19.5</u>	<u>585</u>	<u>1,170</u>
Planned Land Use Totals			1,229	3,924	9,696
Plat Monitoring Data (2000-2020)			<u>2,161.2</u>	<u>10,331</u>	
			TOTALS	3,389.7	14,225.3
			Overall Density	4.2	7.9

* *Reflects actual acreage in sub-areas. All mixed-use projects to be reviewed as a planned-unit development.

**This amendment included residential density range for GMA-Mixed Use category and indicated 9.5 acres is anticipated in the 2021-2030 staging; and additional 10-20 acres of Regional Mixed use in the 2030-2040 staging.

Housing

Reviewer: Hilary Lovelace, CD - Housing (651-602-1555)

The amendment is consistent with the Council's *Housing Policy Plan*. The City's share of the region's affordable housing need from 2021-2030 is 1,188 units. With this amendment, the City has over 121 acres available guided at densities high enough to support this need. This amendment removes acres from the original 135 acres that were guided to support their affordable housing allocation; however, it also introduces a new high density land use that increases the capacity of land guided at higher densities that could support affordable housing development (see Figure 4, changes underlined).

Maple Grove is a participant in Livable Communities programs, and most recently received \$600,000 in Local Housing Incentive Account funds in 2020 for the construction of a 4-story, 50-unit affordable housing development. These units are part of a third phase of housing at Bottineau Ridge, and are affordable below 50% of Area Median Income, including some 3- and 4-bedroom units.

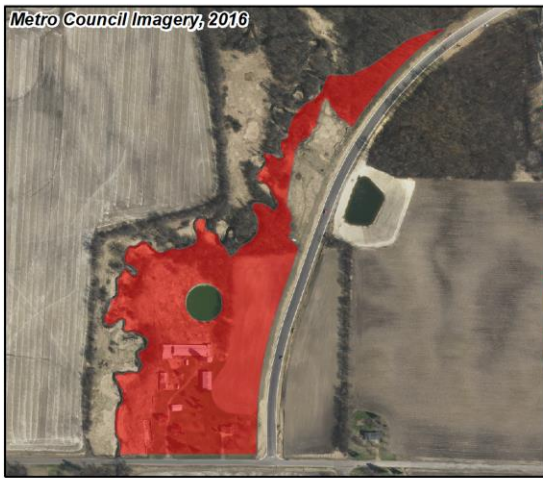
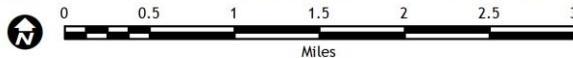
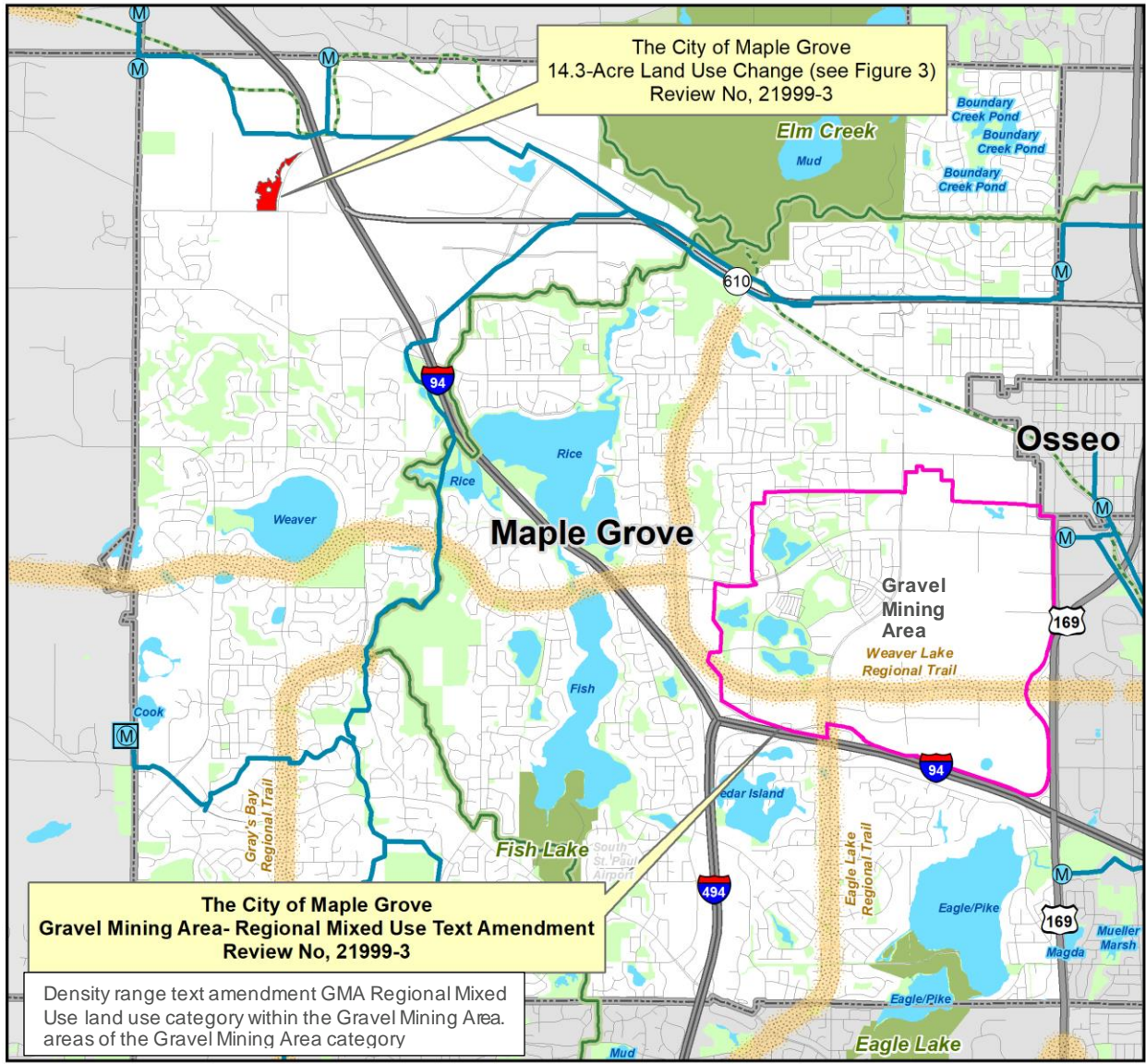
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The amendment will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

ATTACHMENTS

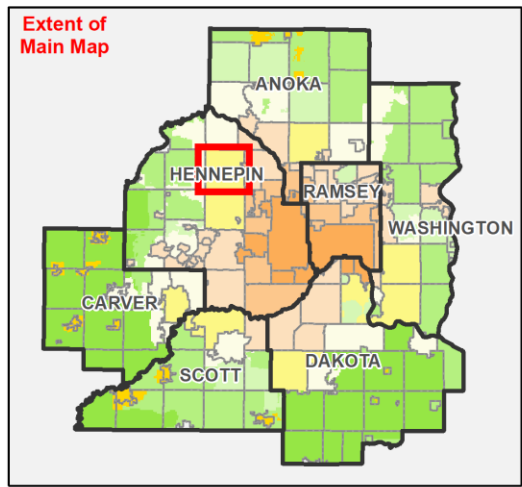
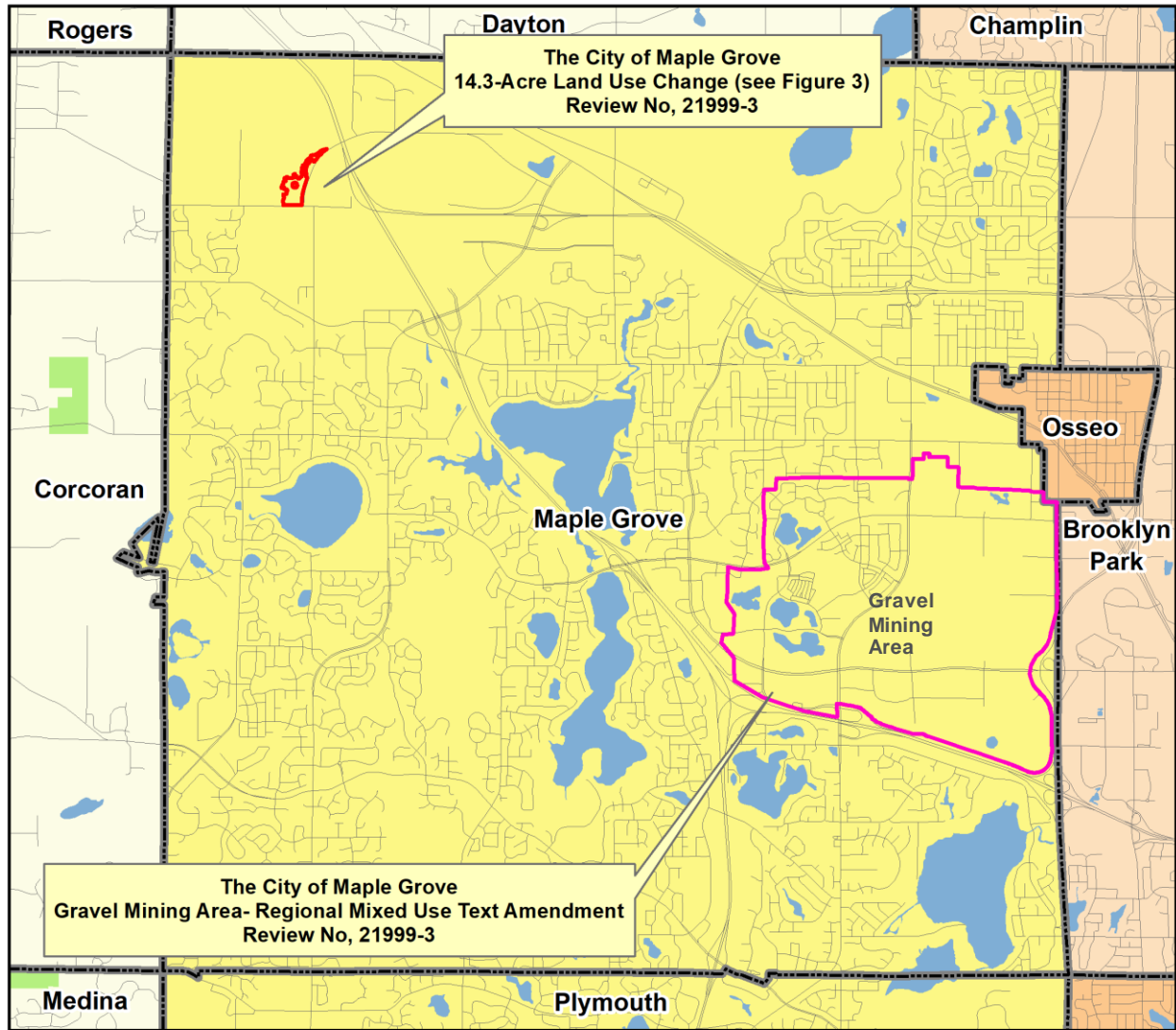
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current and Proposed Land Use Guiding - Evanswood
- Figure 4: Land Guided for Affordable Housing

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
- Wastewater Treatment**
- Meters
 - MCES Interceptors
 - 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
 - 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 – Evanswood

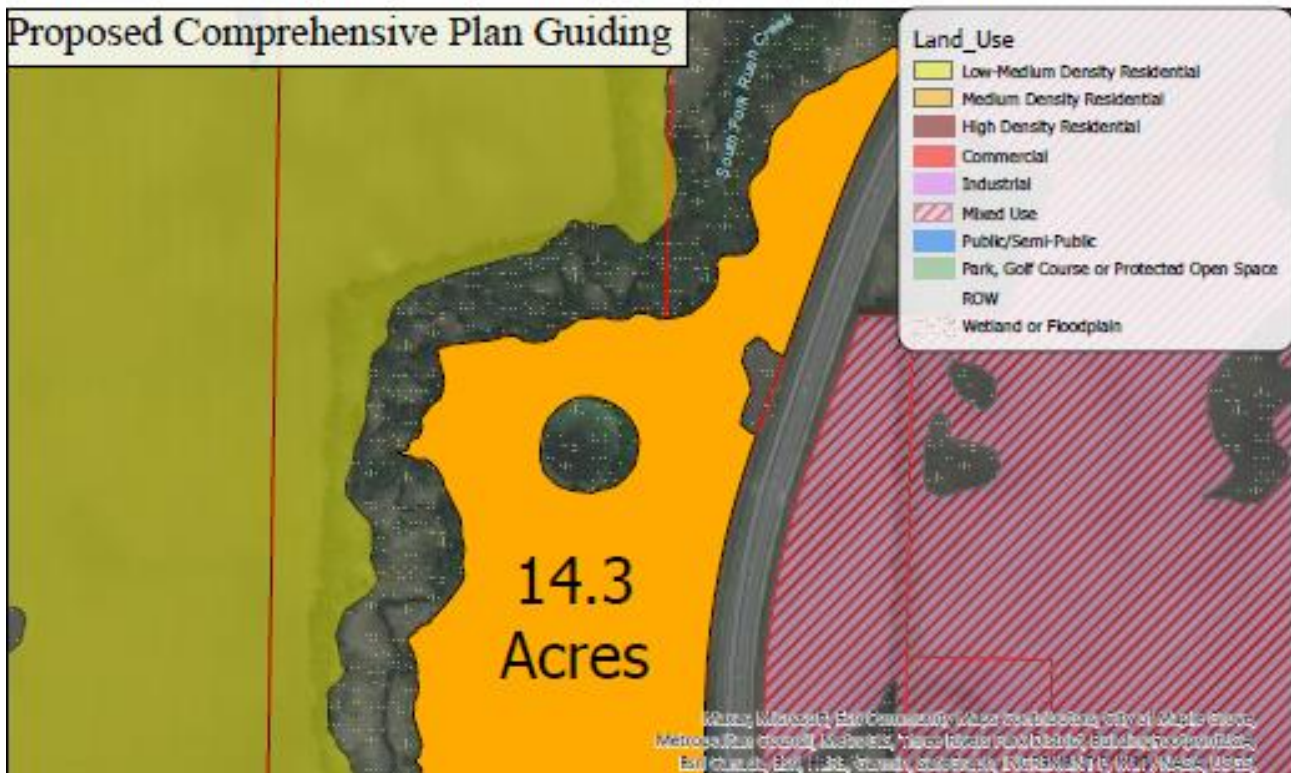
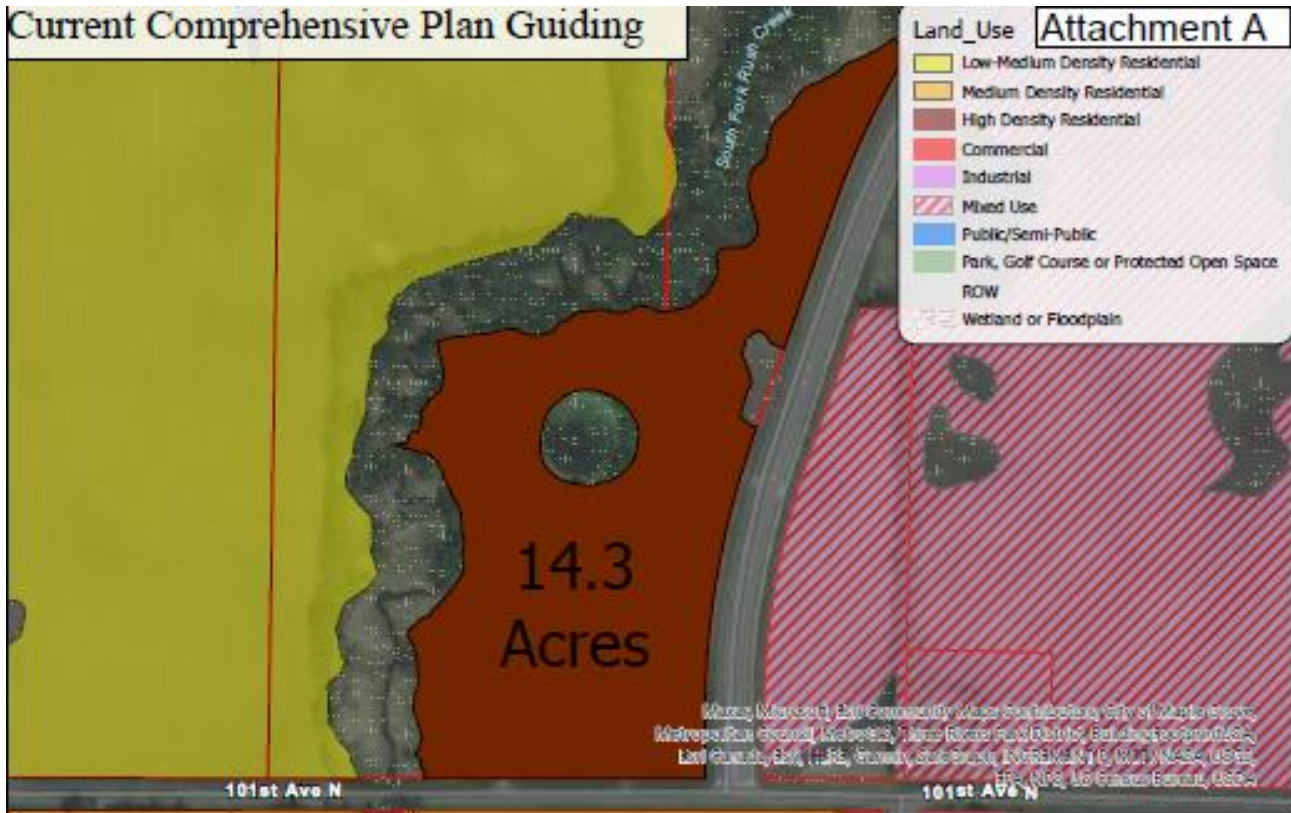


Figure 4. Land Guided for Affordable Housing

Land Guided for Affordable Housing

2021-2030

Maple Grove

Hennepin County

Council Member Judy Johnson, District 1

2021-2030 share of regional need for Affordable Housing: **1188 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	×	Minimum Density <i>(units per acre)</i>	×	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
High Density Residential	<u>26.60</u>		10		100%		<u>266</u>
Mixed Use high Density	79.80		10		100%		798
GMA-High Density Residential	14.70		24		100%		353
GMA- Regional Mixed Use Residential	<u>9.50</u>		30		100%		<u>285</u>
Total	121						1,417

Sufficient/~~insufficient~~ units possible against share of regional need: **229**
 Affordable units built since 2021: **0**
 Sufficient/~~insufficient~~ units possible adjusted for affordable units built: **229**

