

Community Development Committee

Meeting date: July 19, 2021

For the Metropolitan Council meeting of July 28, 2021

Subject: City of Waconia 601 Industrial Boulevard West Comprehensive Plan Amendment, Review File 22018-6

District(s), Member(s): District 4, Deb Barber

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

Staff Prepared/Presented: Raya Esmaeili, Senior Planner (651-602-1616)
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 Waconia 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 601 Industrial Blvd West comprehensive plan amendment on May 28, 2021. The amendment proposes to reguide 11.68 acres from Industrial to High Density Residential. The amendment is not associated with a specific development proposal at this time. The land use change can accommodate 94-257 attached housing units. The amendment site is located at 601 Industrial Boulevard West. This is the City's fifth 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 Waconia

601 Industrial Boulevard West Comprehensive Plan Amendment

Review File No. 22018-6, Business Item No. 2021-181

BACKGROUND

The City of Waconia (City) is located in central Carver County bordered by Waconia Township to the west and Laketown Township to the east.

Thrive MSP 2040 (Thrive) designates Waconia with an “Emerging Suburban Edge” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 14,200 to 24,000 population and 5,400 to 9,500 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 7,600 to 10,200 jobs.

The Metropolitan Council reviewed the City of Waconia 2040 Comprehensive Plan ([Business Item 2020-2 JT](#), Review File No. 22018-1) on January 22, 2020. This is the fifth comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment proposes to reguide 11.68 acres from Industrial to High Density Residential. The site is located at 601 Industrial Boulevard West. The land use change can accommodate 94-257 attached housing 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 March 11, 2009 ([Business Item 2020-2 JT](#), Review File No. 22018-1).
- The Woodland Creek amendment incorporated a 28-acre annexed property from Waconia Township and guided the site as Low Density Residential and Medium Density Residential. The amendment was administratively reviewed by the Council on June 9, 2020 (Review File No. 22018-2).

- The Paradise Partners amendment re-guided 9 acres from Commercial to Medium Density Residential and was administratively reviewed by the Council on March 2, 2021 (Review File No. 22018-3).
- The Orchard Park amendment incorporated a 48.34-acre annexed property from Waconia Township and guided the site as Low Density Residential and Medium Density Residential. The amendment was administratively reviewed by the Council on March 18, 2021 (Review File No. 22018-4).
- The Field amendment incorporated a 43.4-acre annexed property from Waconia Township and guided the site as Low Density Residential. The amendment was administratively reviewed by the Council on May 27, 2021 (Review File No. 22018-5).

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with *Thrive MSP2040* 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 are no existing or planned units of the Regional Park System within a half mile of the site. The nearest unit of the Regional Parks System – the County Road 10 Regional Trail Search Corridor – is approximately 0.1 mile northeast of the site (see Figure 1). However, as a regional trail search corridor, the future regional trail does not have an official alignment specified in a Metropolitan Council-approved master plan. The proposed change in land use will not have an adverse impact on the Regional Parks System.

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 indicates that the amendment does not affect the communitywide forecast. The amendment increases housing capacity on the subject site by 94-257 housing units. Council staff concur that the development of this site alone will not increase the City's forecast beyond the current communitywide forecast.

Advisory Comments

The Transportation Analysis Zone (TAZ) allocation of the forecast must be adjusted. As of 2019, the City's 2040 Comprehensive Plan (Plan) included a TAZ allocation that expected 2020-40 growth of +25 households and +10 population. Separate from this Council action, Council staff will take responsibility for the TAZ data maintenance. This amendment adds new development expectations to Carver County TAZ #378 (Metropolitan Council TAZ #338). Council staff will increase the future allocation for Council

TAZ #338 by +150 households and +350 population. The same amounts will be deducted from the remainder of the City, leaving the communitywide totals unaffected. City staff are welcome to contact Council Research if they wish to discuss this.

While the City has not requested a communitywide employment forecast revision, revisions may be required if subsequent and larger developments further substitute residential uses for industrial land supply.

Thrive MSP 2040 and Land Use

Reviewer: Raya Esmaeili, CD – Local Planning Assistance (651-602-1616)

Thrive MSP 2040 identifies the City as an Emerging Suburban Edge Community (see Figure 2). The amendment proposes to re-guide land designated as Industrial to High Density Residential (8-22 units per acre). The site is 11.68 acres and is located generally at 601 Industrial Boulevard West (see Figure 3). There is no specific development proposal at this time, but the amendment creates the capacity for 94-257 attached housing units. The proposed change increases the overall average minimum density of development in the City of Waconia from 3.27 units per acre to 3.32 units per acre, as shown in Table 1 below with the change underlined. Emerging Suburban Edge communities are expected to plan for forecasted growth at average densities of at least 3-5 units per acre for new development and redevelopment. The Plan, with the proposed amendment, remains consistent with Thrive land use policies.

Table 1. Planned Residential Density, City of Waconia

Category	Density		Net Acres	2017-2040 Change	
	Min	Max		Min Units	Max Units
Low Density Residential	2	4	622.1	1,244	2,488
Medium Density Residential	4	10	305.2	1,221	3,052
High Density Residential	8	22	<u>132.1</u>	<u>1,057</u>	<u>2,906</u>
Mixed Use Residential*	10	30	58.0	580	1,740
TOTALS			1,059.4	3,522	8,447
			Overall Density	3.32	7.97

*30% residential

Housing

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

The Plan with the proposed amendment is consistent with the Council's *Housing Policy Plan*. The Plan identifies sufficient land to address its share of the region's 2021-2030 need for affordable housing, which is 863 units. This amendment increases the City's inventory of land guided to support the development of low- and moderate-income housing for the 2021-2030 decade and will help the City in implementing its housing element and efforts to address its share of the region's need for affordable housing. The proposal re-guides 11.68 acres of Industrial land to High Density Residential. Based on this change, the minimum units of possible affordable housing increases by 93 units, from 948 to 1,041 units, and the City will retain a surplus of 178 units above its share of the regional need (see Figure 4).

The City is not a frequent participant in Livable Communities Act (LCA) programs; however, it is enrolled as an LCA participating community. Their most recent LCA award amounted to \$15,000 of Tax Base Revitalization Account (TBRA) site investigation funds in 2012 for the Marathon Station project.

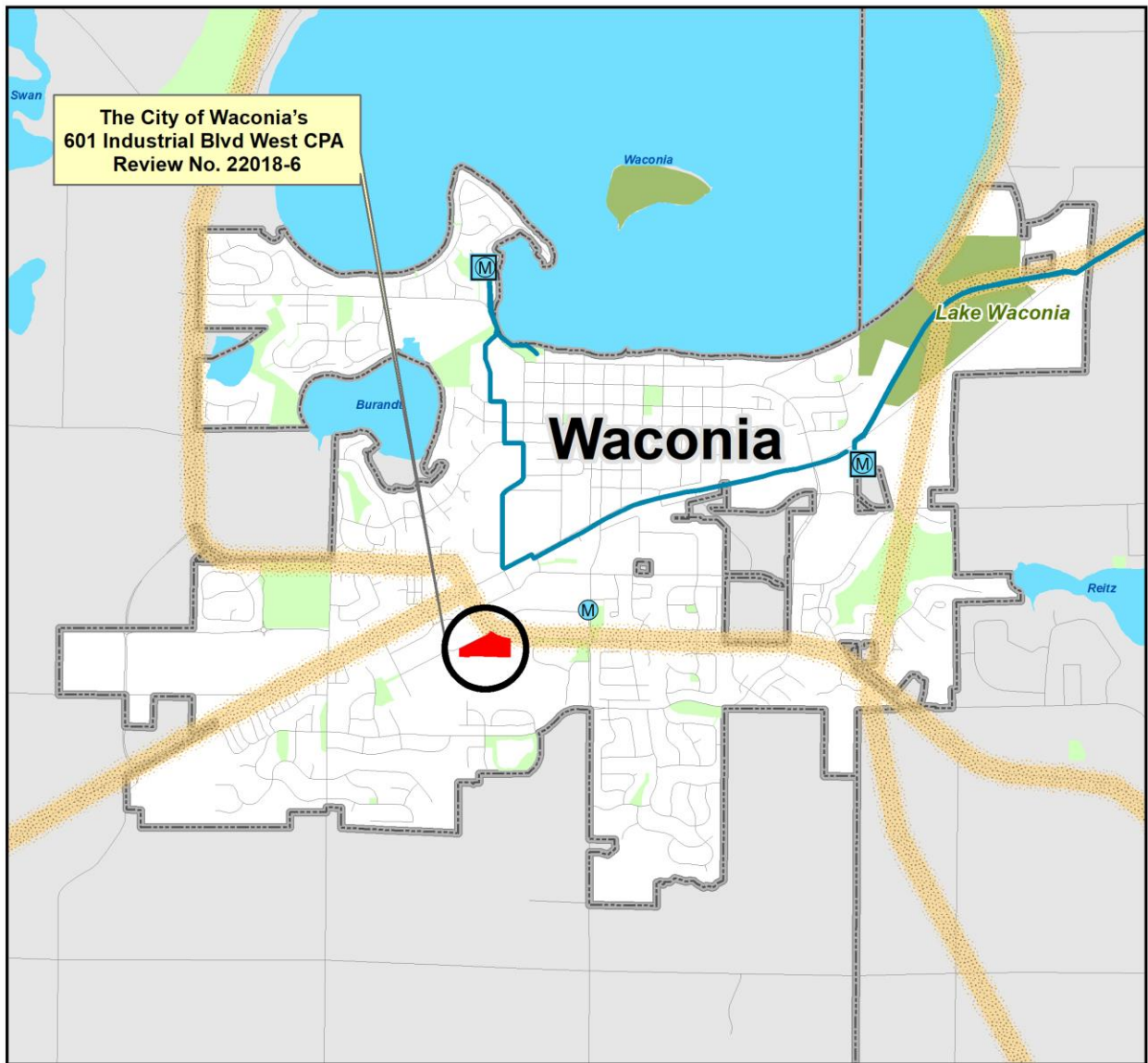
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

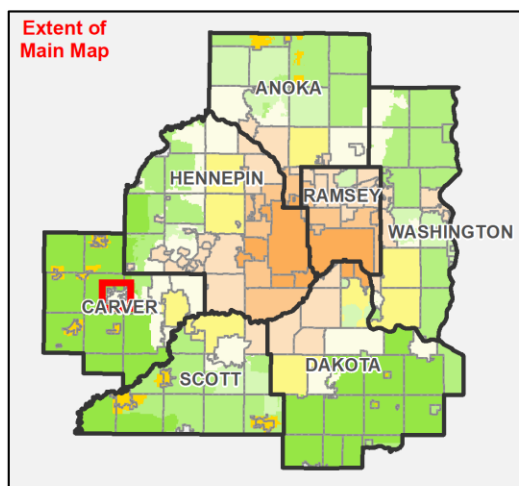
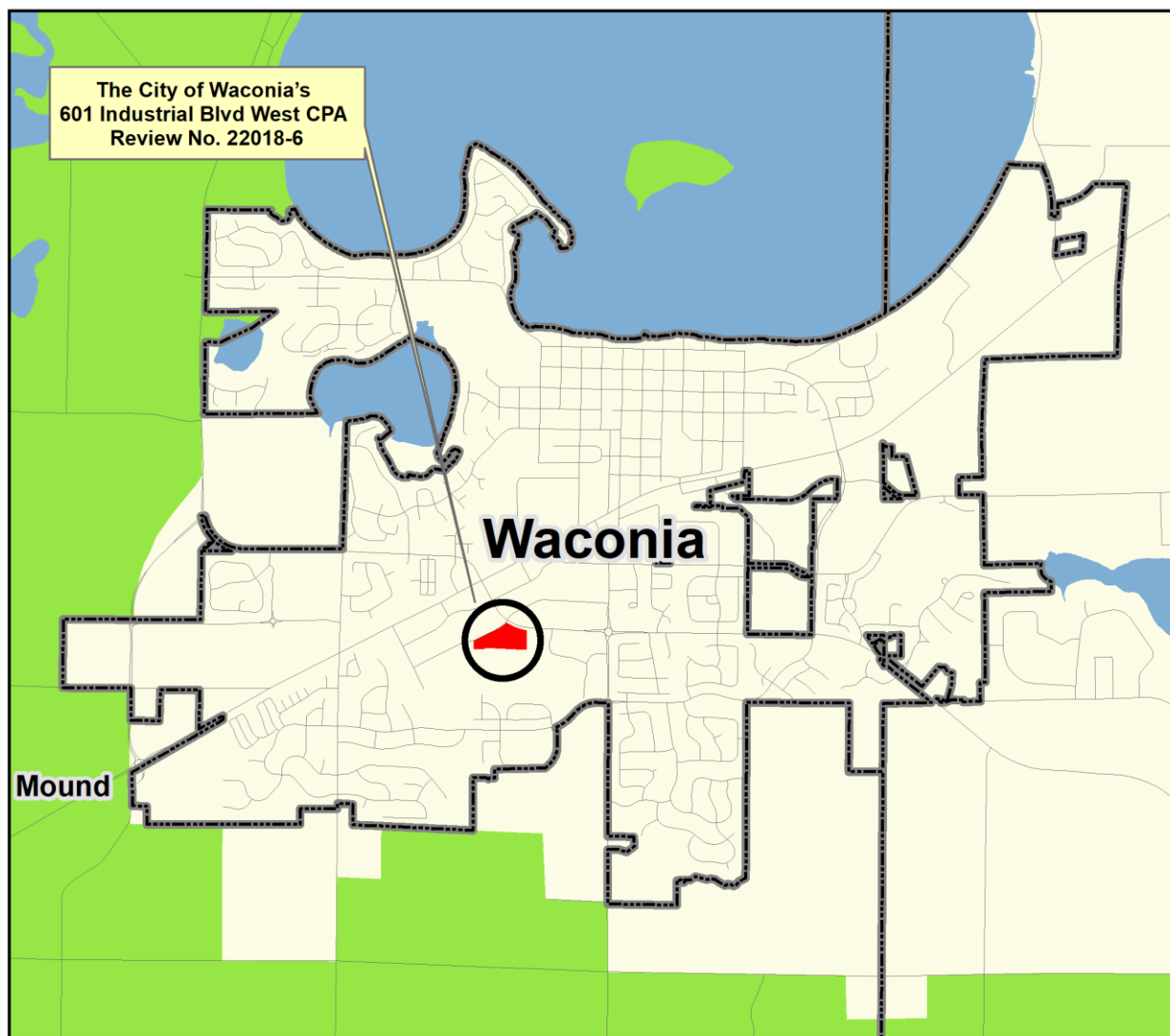
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current and Proposed Future Land Use Guiding
- Figure 4: Land Guided for Affordable Housing

Figure 1. Location Map Showing Regional Systems



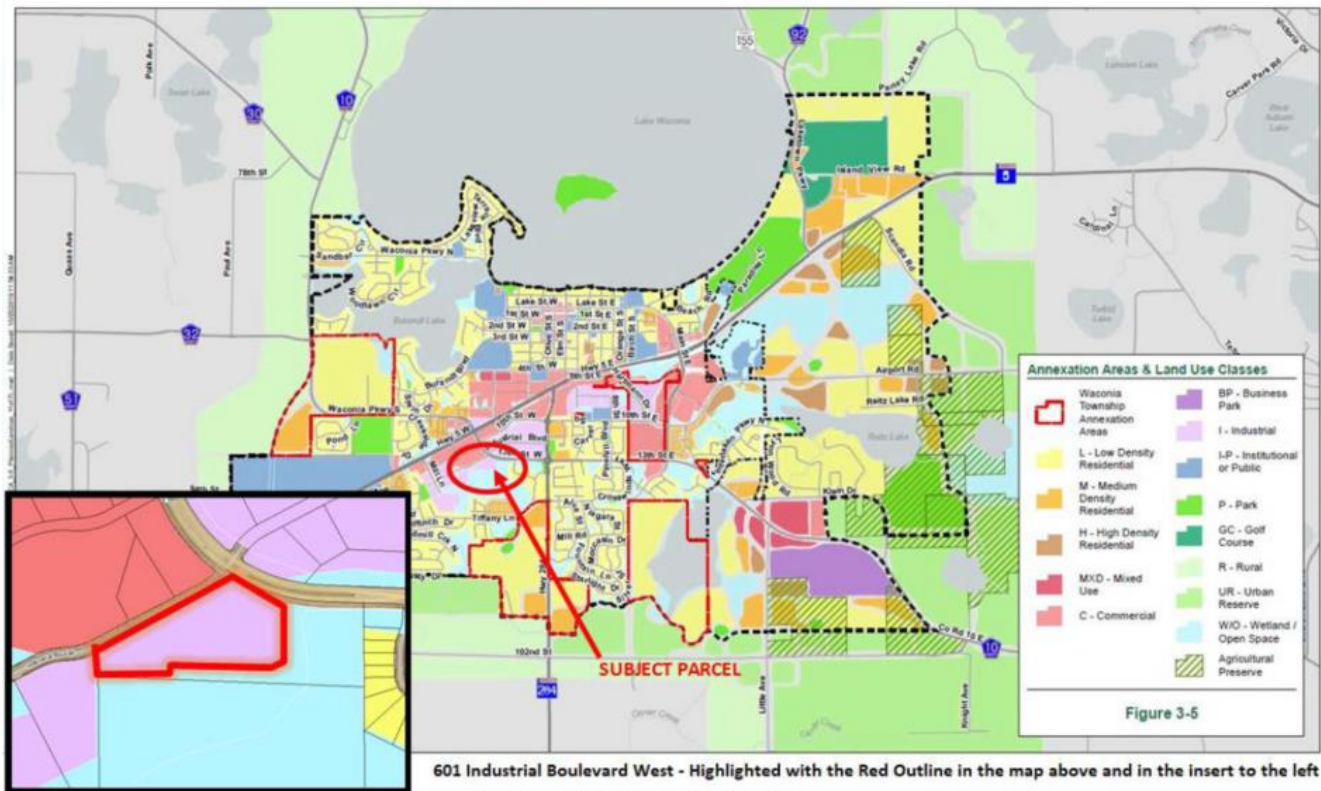
- Regional Systems**
- Regional Transitways**
 - Existing
 - Planned Current Revenue Scenario
 - Planned Current Revenue Scenario - CTIB Phase 1 Projects
 - Potential Increased Revenue Scenario
- Wastewater Treatment**
 - Meters
 - MCES Interceptors
 - Lift Stations
 - MCES Treatment Plants
- Regional 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

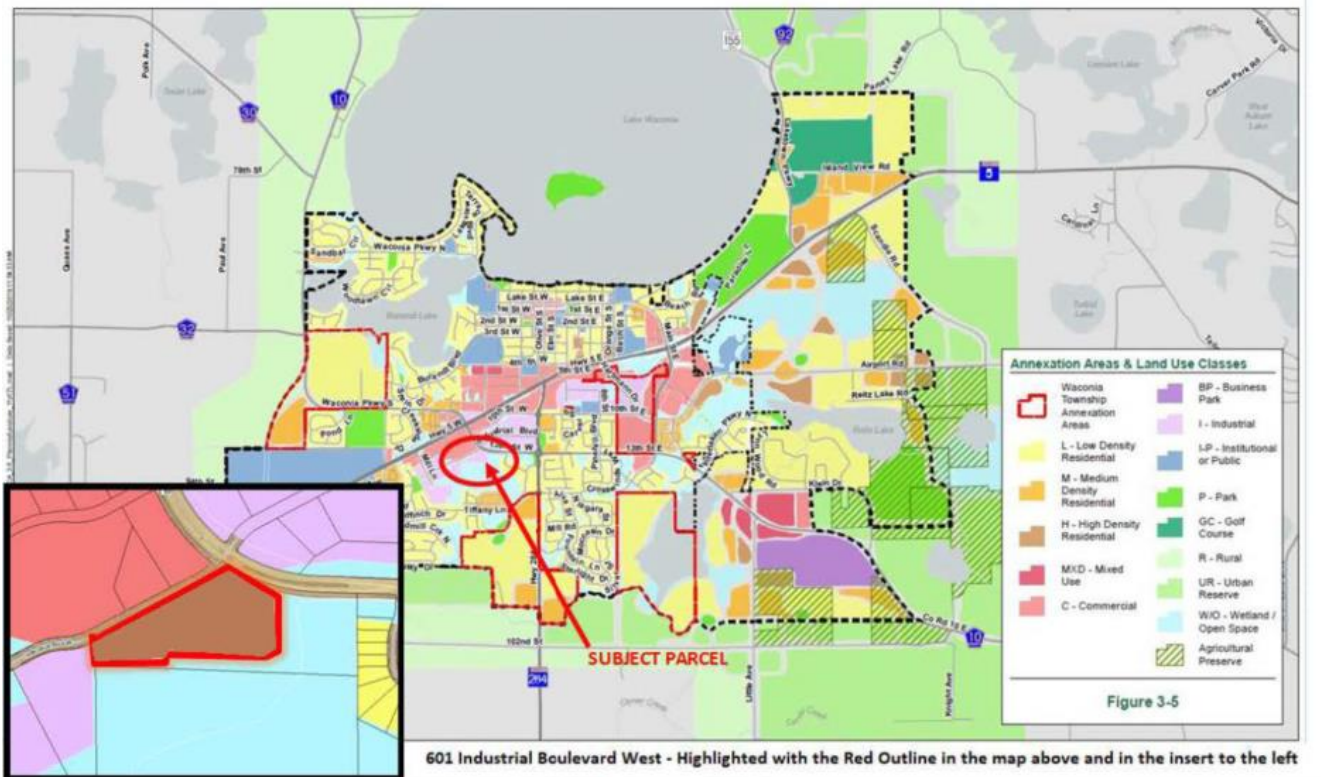


- ThriveMSP 2040 Community Designations**
- Agricultural
 - Rural Residential
 - Diversified Rural
 - Rural Center
 - Emerging Suburban Edge
 - Suburban Edge
 - Suburban
 - Urban
 - Urban Center
 - Ncompass Street Centerlines

Figure 3. Current and Proposed Future Land Use Guiding



Previous Comp Plan Guidance: I, Industrial
Amended Comp Plan Guidance: H, High Density Residential



Previous Comp Plan Guidance: I, Industrial
Amended Comp Plan Guidance: H, High Density Residential

Figure 4. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **863 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Higher Density Residential	=	Minimum Units Possible
High Density Residential	75.50		8		100%		604
Medium Density Residential	218.17		8		25%		437
Total	294						1,041

Sufficient/(insufficient) units possible against share of regional need: **178**
 Affordable units built since 2021: **0**
 Sufficient/(insufficient) units possible adjusted for affordable units built: **178**
 Number of Comp Plan Amendments approved since Comp Plan Update: **0**

