

Community Development Committee

Meeting date: July 19, 2021

For the Metropolitan Council meeting of July 28, 2021

Subject: City of Farmington Dakota Meadows Comprehensive Plan Amendment, Review File 22086-3

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

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

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 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 Dakota Meadows comprehensive plan amendment on June 8, 2021. The amendment proposes to reguide 41 acres from Medium Density Residential and Park/Open Space to Low Medium Density Residential. The amendment site is located northeast of the intersection of Denmark Avenue and 225th Street West. The purpose of the amendment is to accommodate 110 single-family homes and a 2-acre park. This is the City's second 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 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 Farmington

Dakota Meadows Comprehensive Plan Amendment

Review File No. 22086-3, Business Item No. 2021-182

BACKGROUND

The City of Farmington (City) is located in western Dakota County, bordered by Lakeville to the northwest, Empire Township to the northeast, Castle Rock Township to the southeast, and Eureka township to the southwest.

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’s 2040 Comprehensive Plan ([Business Item No. 2019-322 JT](#), Review File No. 22086-1) on December 11, 2019. This is the second comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment reguides 41 acres from Medium Density Residential and Park/Open Space to Low Medium Density Residential located northeast of the intersection of Denmark Avenue and 225th Street West. The purpose of the amendment is to accommodate 110 single-family homes and a 2-acre park.

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 No. 2019-322 JT](#), Review File No. 22086-1).
- The Christensen amendment was administratively reviewed by the Council on November 23, 2010 (Review File No. 22086-2). The amendment revised the Metropolitan Urban Service Area (MUSA) and Development Staging Plans in the City’s Comprehensive Plan for a 40-acre parcel.

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*. The nearest unit of the Regional Parks System – the planned Lake Marion Greenway Regional Trail – is approximately 0.9 mile north of the proposed land use change (see Figure 1). The development associated with the amendment is unlikely to impact the regional trail.

Wastewater Service

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

The proposed amendment conforms to the *2040 Water Resources Policy Plan (WRPP)*. The amendment involves the re-guiding of 41 acres from Medium Density Residential and Park/Open Space to Low Medium Density Residential to allow for a proposed 110-unit single-family residential development. 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 proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. The development associated with the amendment is unlikely to have an impact on the regional transportation 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.

Thrive MSP 2040 and Land Use

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

The Plan with the proposed amendment is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. Thrive identifies the City as an Emerging Suburban Edge community. Emerging Suburban Edge communities are expected to plan for forecasted population of at least 3-5 units per acre for new development and redevelopment.

The amendment reguides 41 acres from Medium Density Residential and Park/Open Space to Low Medium Density Residential located northeast of the intersection of Denmark Avenue and 225th Street West (see Figure 3). The purpose of the amendment is to accommodate 110 single-family homes and a 2-acre park. The proposed development yields a net density of 3.5 units per acre, which is consistent with the guiding land use of Low Medium Density Residential.

As shown in Table 1 (with revisions underlined), the overall minimum net residential density is 3.29 units per acre, which is a slight reduction from 3.34 units per acre. The overall density, with the proposed changes, remains consistent with Council policies for areas with Emerging Suburban Edge community designation.

Table 1. Planned Residential Density, City of Farmington

| Category | 2018-2040 Change | | | | | |
|--------------------------------|------------------|-----|------------------------|-------------------|---------------|-----------|
| | Density | | | Min Units | | Max Units |
| | Min | 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 | <u>330.45</u> | <u>1,157</u> | <u>1,983</u> | |
| Medium Density Residential | 6 | 12 | <u>267.07</u> | <u>267.07</u> | <u>3,205</u> | |
| High Density Residential | 12 | 40 | 51.03 | 51.03 | 2,041 | |
| Mixed Use* | 6 | 40 | 40.68 | 40.68 | 1,627 | |
| TOTALS | | | 1276.72 | 4,203 | 10,912 | |
| | | | Overall Density | <u>3.2</u> | 8.5 | |

*50% 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*. While the amendment reduces the City's inventory of land guided to support development of affordable housing, the Plan continues to guide 128 acres at densities high enough to support at least 697 units at minimum densities. As shown in Figure 4, the City's share of the region's 2021-2030 need for affordable housing is 441 units, so the Plan with the proposed amendment can support the production of 256 more units than the allocation.

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

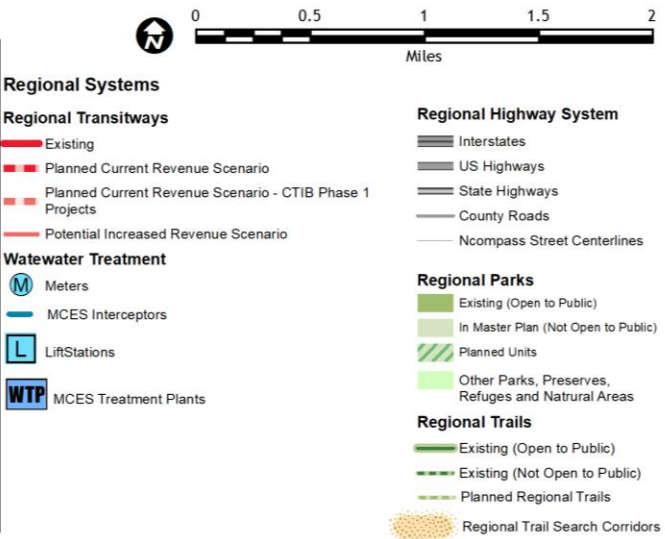
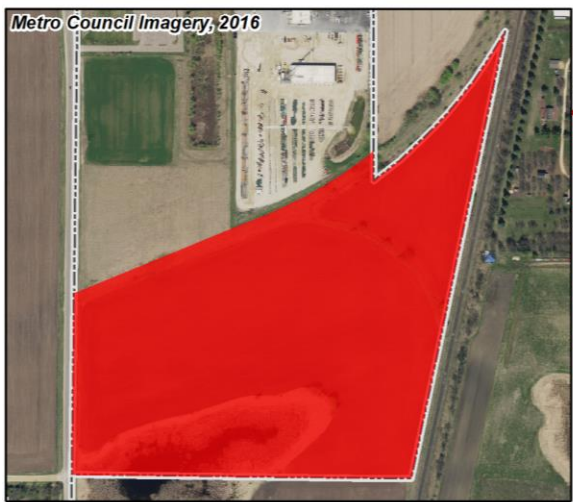
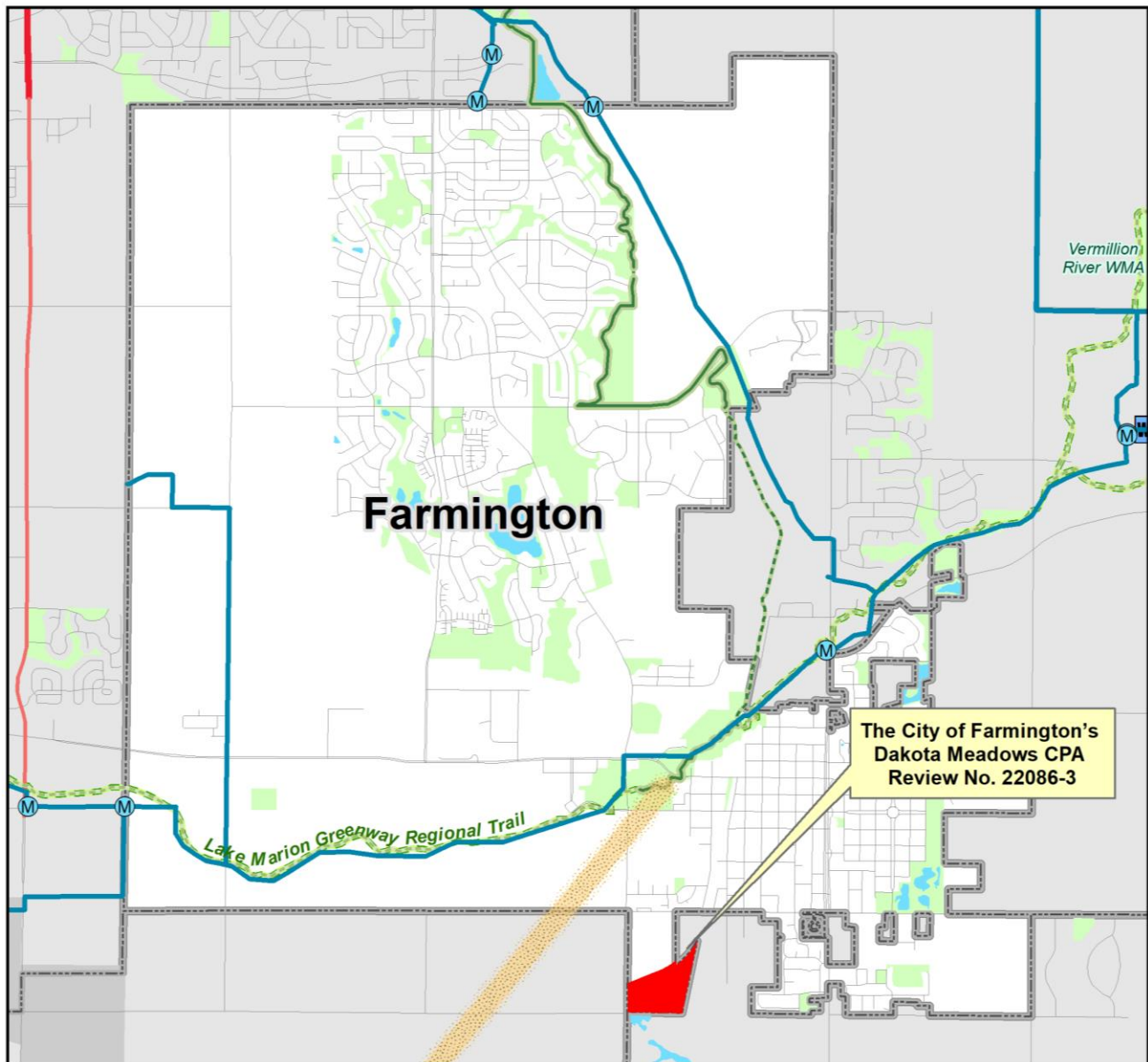
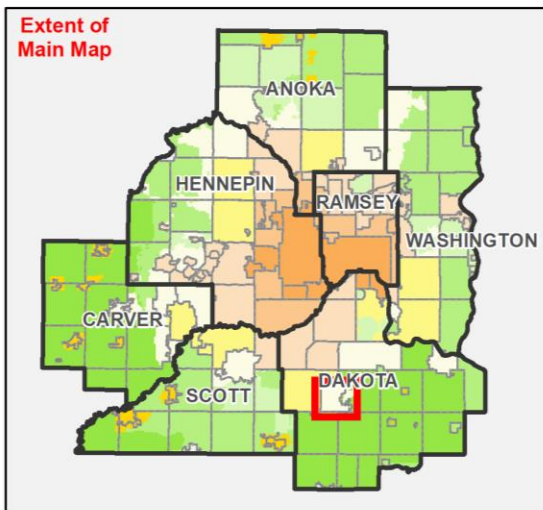
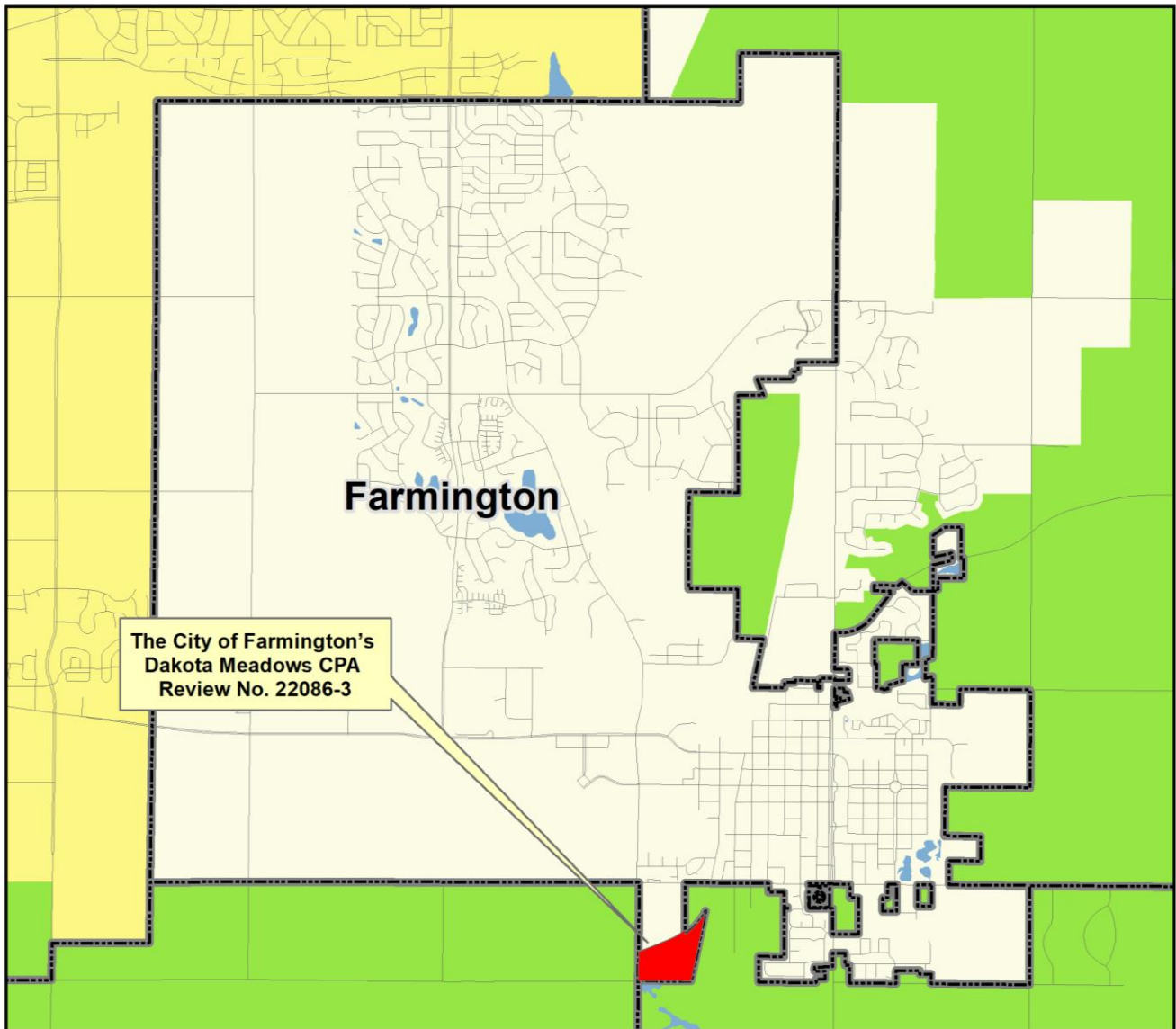


Figure 2. Location Map Showing Community Designations



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines

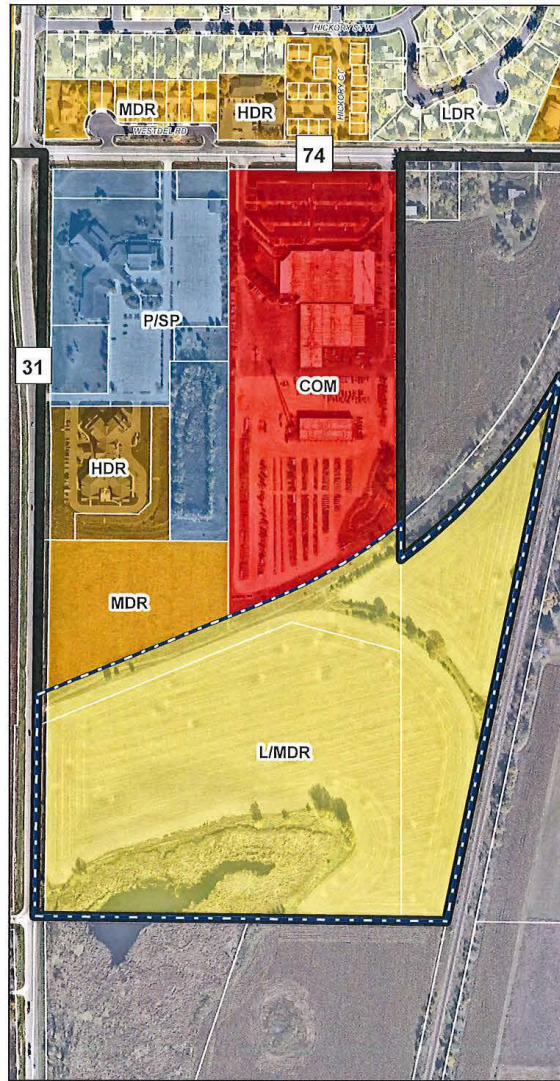
Figure 3. Current and Proposed Land Use Guiding

2040 Comprehensive Plan Land Use

2040 Comprehensive Plan Land Use



Proposed Land Use



-  Dakota Meadows Site Boundary
-  LDR - Low Density Residential [1.0-3.5 u/a]
-  L/MDR - Low Medium Residential [3.5-6.0 u/a]
-  MDR - Medium Density Residential [6.0-12.0 u/a]
-  HDR - High Density Residential [12.0-40.0 u/a]
-  COM - Commercial
-  P/SP - Public/Semi-Public
-  P/OS - Park/Open Space

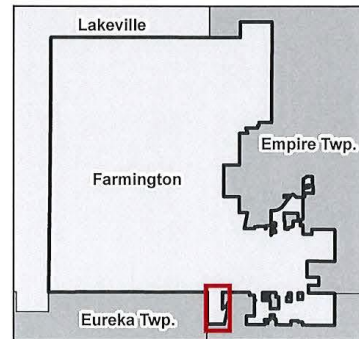


Figure 4. Land Guided for Affordable Housing

| | |
|--|---------------------|
| 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 |

Sufficient~~(insufficient)~~ units affordable at 50% AMI and below possible in areas with ≥12 units per acre minimum against share of regional need: **21**

Sufficient~~(insufficient)~~ total units affordable between 51 to 80% AMI possible in areas with ≥6 units per acre minimum possible against share of regional need: **235**

Sufficient~~(insufficient)~~ total units possible against share of regional need: **256**
Affordable units built since 2021: **0**

Sufficient~~(insufficient)~~ units possible adjusted for affordable units built: **256**

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

