

Community Development Committee

Meeting date: March 1, 2021

For the Metropolitan Council meeting of March 10, 2021

Subject: City of Rogers 2040 Land Use and Density Range Comprehensive Plan Amendment, Review File 22296-2

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 Advisory Comments and Review Record and take the following actions:

1. Authorize the City of Rogers 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 regional parks.

Background

The City submitted the Rogers 2040 Land Use and Density Range Comprehensive Plan Amendment on January 21, 2021. The amendment revises the density ranges for the Low Density Residential (LDR) and Medium Density Residential (MDR) land use categories. It reduces the minimum for the MDR category from 6.0 to 5.0 units per net acre and reduces the maximum allowed density for the LDR category from 6.0 to 5.0 units per net acre. The amendment reguides 168.6 acres of MDR to Mixed Residential and 14.1 acres from MDR to LDR. The proposed amendment areas are in the northwestern and northeastern portions of the City.

Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of affected jurisdictions.

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 Rogers

Rogers 2040 Land Use and Density Range Comprehensive Plan Amendment

Review File No. 22296-2, Business Item No. 2021-55

BACKGROUND

The City of Rogers (City) is in northern Hennepin County, bordered by Dayton, Maple Grove, and Corcoran, as well as Hanover, Saint Michael, and Otsego, which are located to the west of Rogers in Wright County.

Thrive MSP 2040 (Thrive) designates Rogers with “Emerging Suburban Edge” and “Diversified Rural” community designations. The Council forecasts from 2020 to 2040 that the City will grow from 14,200 to 22,800 population and 5,000 to 8,500 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 11,400 to 14,800 jobs.

The Metropolitan Council reviewed the City of Rogers 2040 Comprehensive Plan ([Business Item 2020-54 JT](#), Review File No. 22296-1) on March 25, 2020. This is the first comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment revises the density ranges for the Low Density Residential (LDR) and Medium Density Residential (MDR) land use categories. It reduces the minimum for the MDR category from 6.0 to 5.0 units per net acre and reduces the maximum allowed density for the LDR category from 6.0 to 5.0 units per net acre. The amendment reguides 168.6 acres of MDR to Mixed Residential and 14.1 acres from MDR to LDR. The proposed amendment areas in the northwestern and northeastern portions of the City.

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 and is compatible with the plans of affected jurisdictions.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City’s 2040 Plan on March 25, 2020 ([Business Item 2020-54 JT](#), Review File No. 22296-1).

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 for regional parks are included below.

Regional Parks

Reviewer: Colin Kelly, Community Development (CD) – Regional Parks (651-602-1361)

The amendment conforms to the *2040 Regional Parks Policy Plan*. The amendment acknowledges the regional parks system facilities in Rogers (see Figure 1). The Crow Hassan Park Reserve is 0.8 mile from the amendment's proposed land use change from Medium Density Residential (MDR) to Mixed Residential (Figure 4). The proposed land use changes will not have an adverse impact on the Regional Parks System.

Advisory Comments

A portion of the amendment area proposed to change from MDR to Mixed Residential is adjacent to/across 141st Avenue North from inholdings identified in the Crow Hassan Park Reserve Master Plan (MP), adopted by the Metropolitan Council in August 2020, including a planned extension of the planned Crow River Regional Trail, which is managed by Three Rivers Park District.

Three Rivers Park District (TRPD) staff provided a comment, noting one of the proposed land use changes was in the area of a potential future trail alignment for the expansion of the Diamond Lake Regional Trail. TRPD and City staff agreed land was still available to accommodate a potential future trail alignment and that City staff would continue to work with TRPD on the final alignment and advise future developers so that right of way could be available. Council staff encourage continued coordination.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, natural resources, and water supply. Additional review comments for forecasts, land use, and housing are detailed below.

Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The City offers that the amendment does not affect the population, households, and employment forecast. Council staff agree that no forecast change is needed.

Most of Rogers is undeveloped or agricultural land. Council staff do not expect full development within the 2040 planning cycle. The long-range forecast is that the City will grow from 4,340 households in 2019 to 8,500 households in 2040.

Thrive MSP 2040 and Land Use

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

The Plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. Thrive identifies the City with the Emerging Suburban Edge and Diversified Rural community designations (Figure 2). This distinction aligns with areas planned to be served with regional wastewater services.

The amendment revises the density ranges for the Low Density Residential (LDR) and Medium Density Residential (MDR) land use categories. It reduces the minimum for the MDR category from 6.0 to 5.0 units per net acre and reduces the maximum allowed density for the LDR category from 6.0 to 5.0 units per net acre. The amendment also reguides 168.6 acres of MDR to Mixed Residential and 14.1 acres from MDR to LDR (see Figure 3). The revised density ranges and areas guided Mixed Residential were considered at the time the 2040 Plan, but the City did not make the change at that time as local jurisdictional review had been completed. The change from MDR to LDR is based on a development proposal.

As shown below in Table 1, the minimum planned net residential density is 3.4 to 11.7 units per acre, which is consistent with Council policies for areas with Emerging Suburban Edge community designation.

Table 1. Planned Residential Density, City of Rogers

Category	Density		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	2	<u>5</u>	<u>1,906.2</u>	<u>3,812</u>	<u>9,531</u>
Medium Density Residential	<u>5</u>	11	<u>397.8</u>	<u>1,989</u>	<u>4,376</u>
High Density Residential	11	60	124.6	1,371	7,476
Mixed Residential	4	15	<u>802.9</u>	<u>3,212</u>	<u>12,044</u>
Mixed Use – Downtown (40% residential)*	8	60	11	88	660
Mixed Use – Regional (40% residential)*	8	40	153.9	1,231	6,156
Mixed Use – Neighborhood (60% residential)*	3	6	99.6	299	598
TOTALS			3,496	12,002	40,840
Overall Density				3.4	11.7

Based on Table 4-5, Guided Residential Capacity and Net Density, which represents the developable land planned for future regional sewer; 1/21/20 supplemental information.

*Percent residential have been applied to the total Mixed Use acres.

Housing

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

The amendment is consistent with the Council's *2040 Housing Policy Plan*. The Plan provides sufficient land to address its share of the region's 2021-2030 need for affordable housing, which is 630 units.

The proposed amendment does not change the City's inventory of land guided to support the development of low- and moderate-income housing. As of this amendment, the Plan will be guiding about 91 acres of higher density residential land such that at least 636 units could be built.

This amendment will allow the City to implement their housing element and does not hinder their efforts to address its share of the region's need for affordable housing in the 2021 -2030 decade.

The City is a participant in Livable Communities Act (LCA) programs.

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 affected adjacent jurisdictions. No compatibility issues 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 1. Location Map Showing Regional Systems

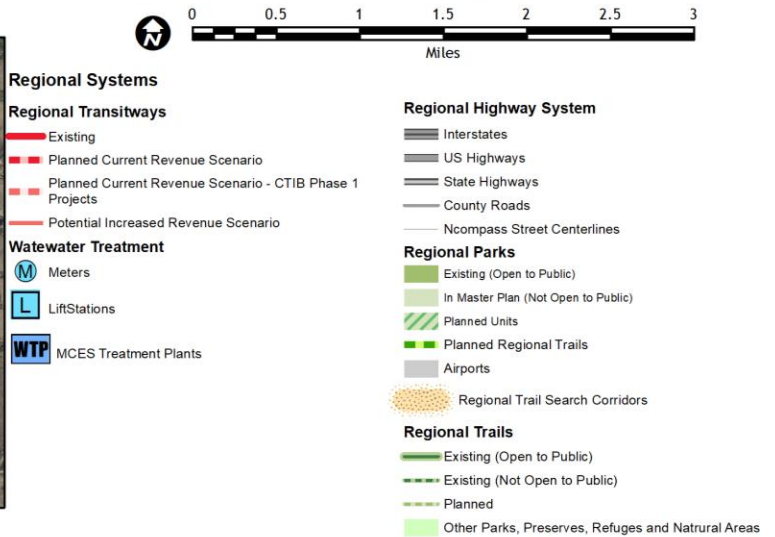
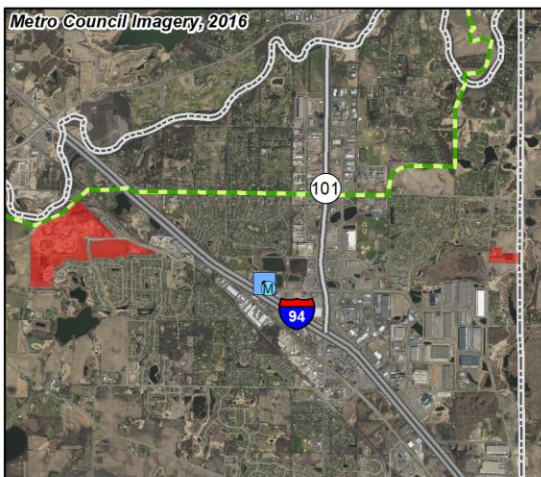
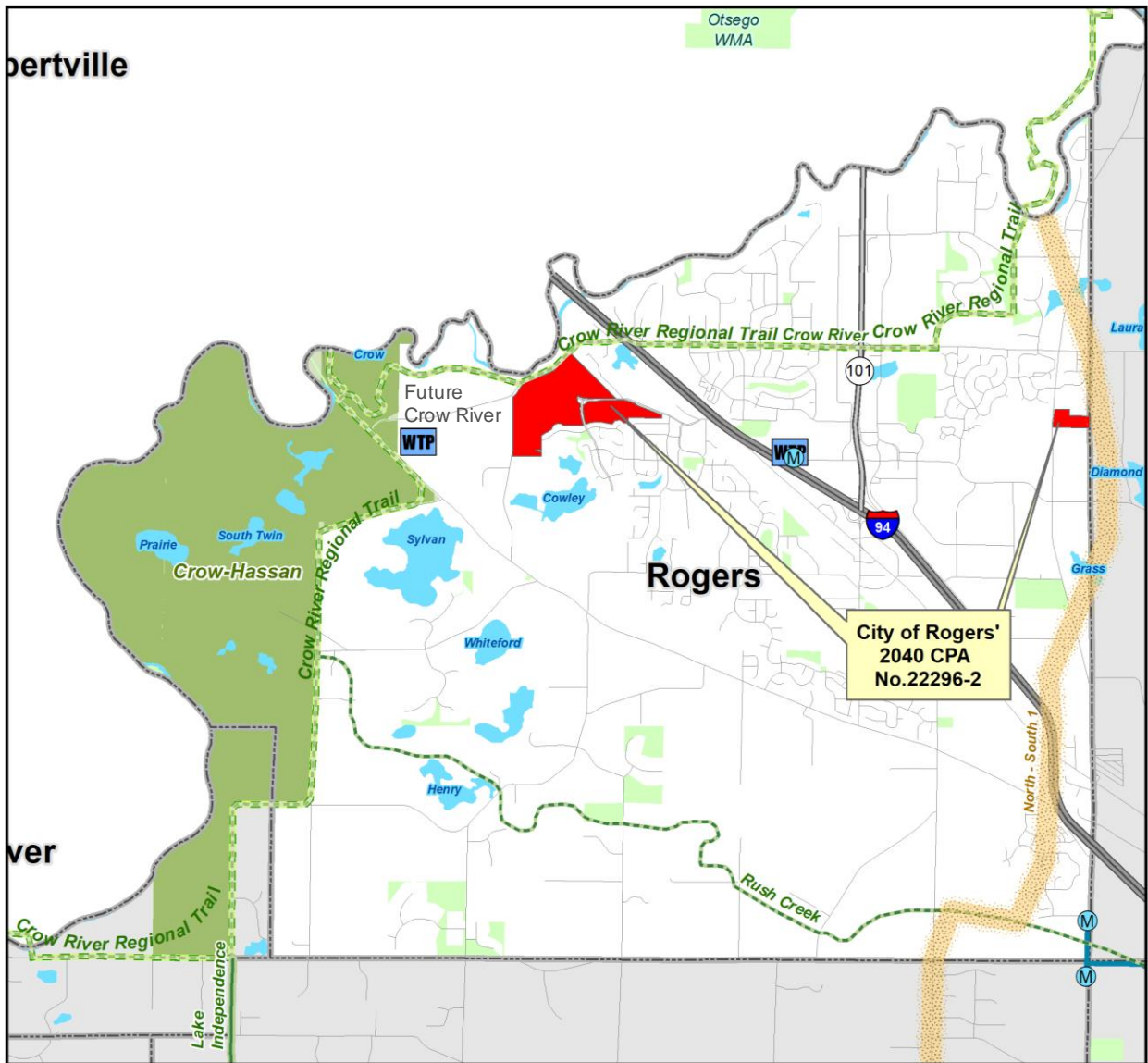
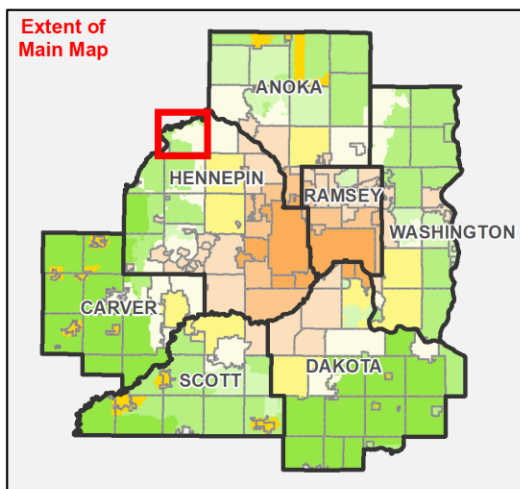
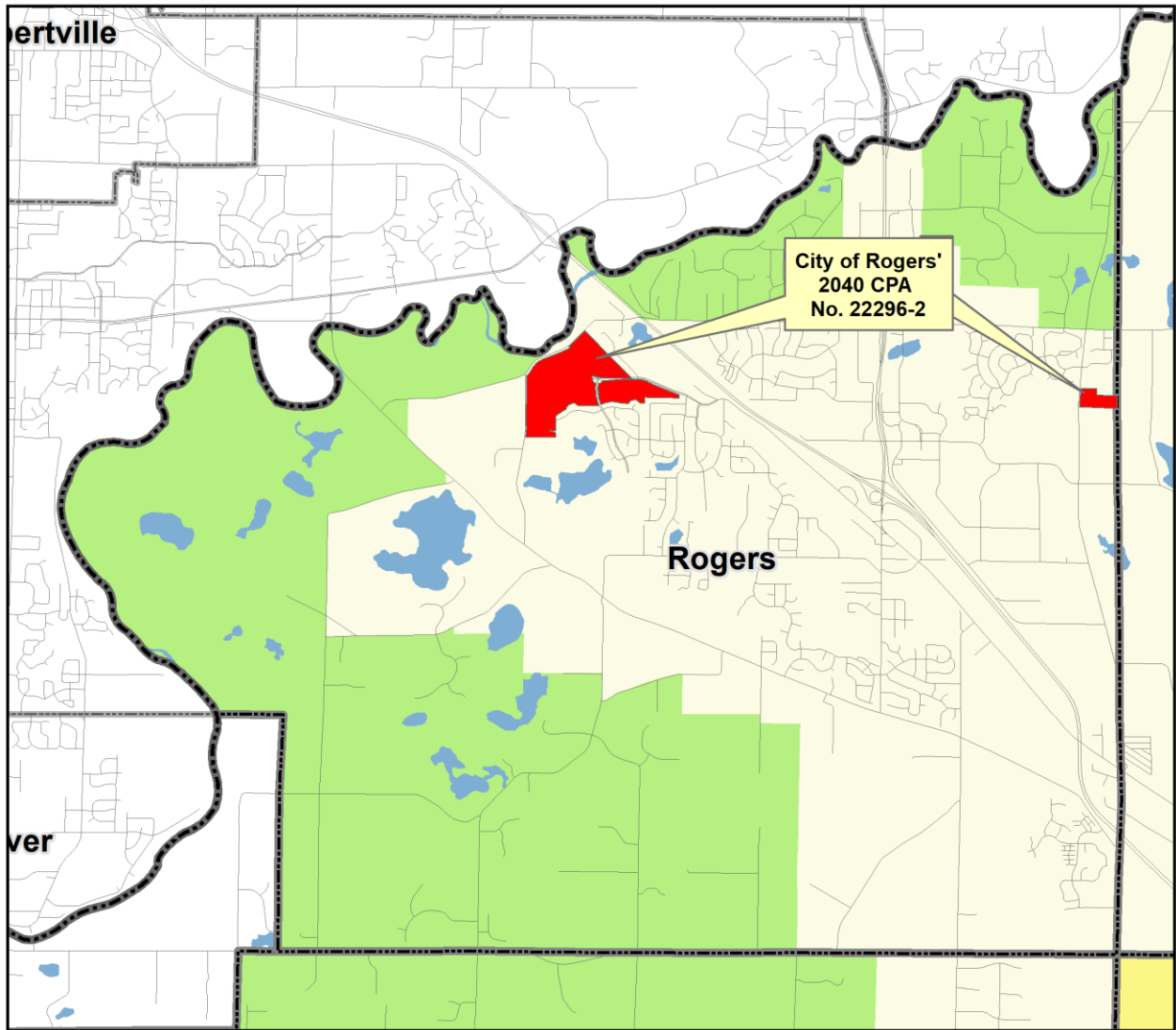


Figure 2. Location Map Showing Community Designations



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

