

Community Development Committee

Meeting date: September 20, 2021

For the Metropolitan Council meeting of October 13, 2021

Subject: City of Prior Lake 17944 Revere Way Comprehensive Plan Amendment, Review File 22282-3
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 Prior Lake to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Revise the *Thrive MSP 2040* Community Designation of the subject area from Rural Residential to Emerging Suburban Edge for the area shown in Figure 2 of the Review Record.
4. Advise the City to implement the advisory comments in the Review Record for Transportation and Forecasts.

Background

The City of Prior Lake submitted the 17944 Revere Way comprehensive plan amendment on August 3, 2021. The amendment incorporates a recently approved annexation from Spring Lake Township which expands the municipal boundary to include an 8.6-acre property. The proposed changes include officially assigning the Low Density Residential (2.5-3.9 units per acre) land use designation to the site, expanding the MUSA boundary to include the site, and adding the property to the 2020-2030 decade for development staging. The request also requires a change to the Community Designation of the site from Rural Residential to Emerging Suburban Edge. The site is located at 17499 Revere Way. 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 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 Prior Lake

17499 Revere Way Comprehensive Plan Amendment

Review File No. 22282-3, Business Item No. 2021-247

BACKGROUND

The City of Prior Lake (City) is located in northern Scott County, bordered by City of Savage to the north and east, the City of Shakopee to the north and west, Spring Lake Township to the south, and City of Credit River to the southeast.

Thrive MSP 2040 (Thrive) designates Prior Lake with an “Emerging Suburban Edge” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 27,500 to 37,600 population and 10,500 to 14,700 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 5,000 to 8,100 jobs.

The Metropolitan Council reviewed the City of Prior Lake’s 2040 Comprehensive Plan ([Business Item 2020-131 JT](#), Review File No. 22282-1) on May 27, 2020. This is the second comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment incorporates a recently approved annexation from Spring Lake Township which expands the municipal boundary to include an 8.6-acre property. The proposed changes include officially assigning the Low Density Residential (2.5-3.9 units per acre) land use designation to the site, expanding the MUSA boundary to include the site, and adding the property to the 2020-2030 decade for development staging. The request also requires a change to the Community Designation of the site from Rural Residential to Emerging Suburban Edge.

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 27, 2020 ([Business Item 2020-131 JT](#), Review File No. 22282-1).
- The Development Staging amendment proposed to change the development staging of two parcels from the 2030-2040 decade to the 2020-2030 decade and expand the MUSA boundary

to allow for a sewer development. The amendment was administratively approved by the Council on August 23, 2021 (Review File No. 22282-2).

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 unit of the Regional Parks System in the vicinity of the proposed change. Cleary Lake Regional Park is approximately 0.1 mile to the east of the subject property, on the opposite side of Revere Way. The amendment acknowledges the location of the Regional Park and states that there are “no anticipated impacts.” The proposed change is not expected to have any adverse impact on Cleary Lake Regional Park or the Regional Parks System more broadly (see Figure 1).

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*. The regional system has adequate capacity to serve the potential 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 amendment accurately responds to updates to the TPP.

Advisory Comments

The amendment incorporates a change to the municipal boundary. The Transit Capital Levy District (TCLD) is based on municipal boundaries. Therefore, this annexation and the resulting boundary change will now be a part of the TCLD. The TCLD is set by state law, which names the cities that are included. Council staff will adjust the TCLD information to include this site in the district.

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 amendment does not impact the City's communitywide forecast. The expected development fits within the current communitywide forecast.

Advisory Comments

The site is a part of Transportation Analysis Zone (TAZ) #2155, in the northwest corner of 180th Street and Highway 87. If there are additional developments planned in TAZ #2155, Council staff may adjust TAZ allocations. However, no adjustment is necessary at this time.

Thrive MSP 2040 and Land Use

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

The Plan with the proposed amendment is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. Thrive designates the city as an Emerging Suburban Edge community and directs those communities to plan for development at overall minimum densities of 3-5 units per acre.

The amendment incorporates a recently approved annexation from Spring Lake Township to include an 8.6-acre property that is currently undeveloped. At the writing of this report, there were not any finalized development proposals for this site, but the City expects that development will occur within the next two years. The proposed changes include officially assigning the Low Density Residential (2.5-3.9 units per acre) land use designation to the site, expanding the MUSA boundary to include the site, and adding the property to the 2020-2030 decade for development staging.

The site currently has a community designation of Rural Residential which is reflective of the designation when it was within Spring Lake Township. As stated in Thrive (p. 108), the Rural Residential community designation precludes the provision of wastewater services. In order for this area to be added to the MUSA, the community designation needs to be changed to accommodate extension of regional services as is planned for this site to support future development. Council staff recommend revising the community designation of the subject property to Emerging Suburban Edge consistent with the community designation for the remainder of the City (see Figure 2).

As shown in Table 1 below (changes underlined), the proposed amendment minimally decreases the overall average minimum density of development from 3.24 units per acre to 3.23 units per acre. The City’s overall density continues to be consistent with regional land use policy.

Table 1. Planned Residential Density, City of Prior Lake

Category	2017-2040 Change				
	Min	Max	Net Acres	Min Units	Max Units
Low Density Residential	2.5	3.9	<u>1,599.8</u>	<u>3,999</u>	<u>6,239</u>
Medium Density Residential	4	7.9	219.3	877	1,733
High Density Residential - HDL	8	29.9	49.5	396	1,479
High Density Residential - HDH	30	50	12.4	371	619
MX - Mixed Use*	30	50	6.5	196	327
Town Center**	30	50	9.7	291	486
	TOTALS		1,897.2	6,131	10,882
			Overall Density	3.23	5.74

*75% residential
 **33% residential

Housing

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

The proposed 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 754 units. With this amendment, the City has over 40 acres available guided at densities high enough to support this need. This amendment does not change the original number of acres that were guided to support the affordable housing allocation.

Prior Lake is an active participant in LCA programs. The City last applied for and was awarded Local Housing Incentive Account (LHIA) funds in 2002 to support affordable housing. The amendment does not impact the City’s current “good standing” for participation in 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 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: Proposed Land Use Guiding

Figure 1. Location Map Showing Regional Systems

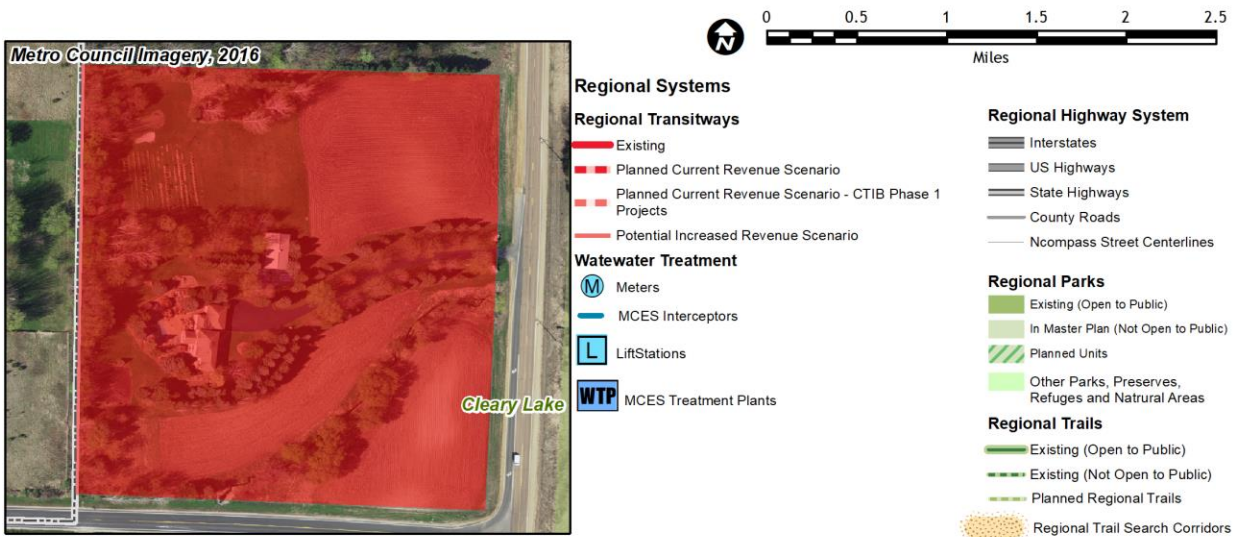
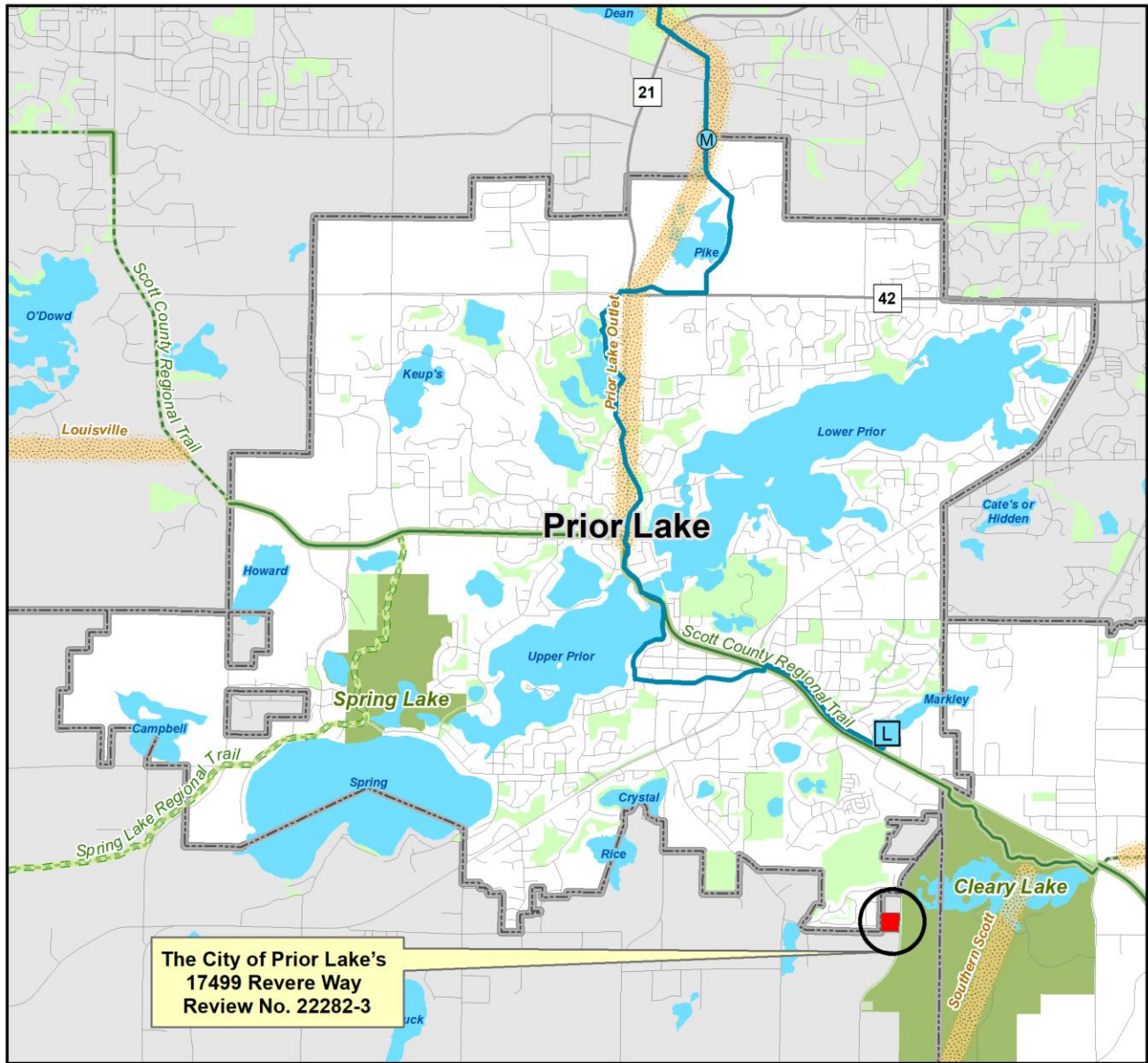
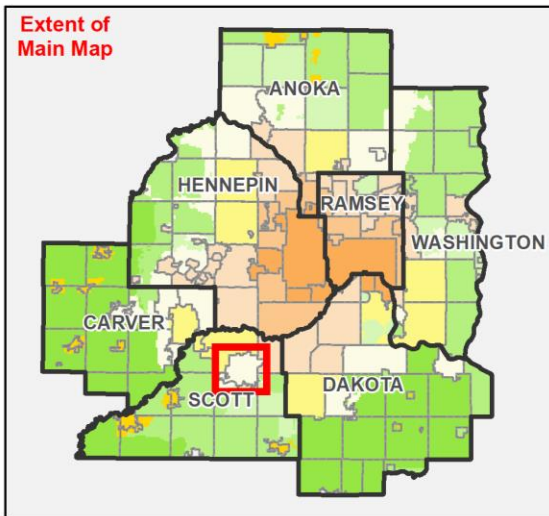
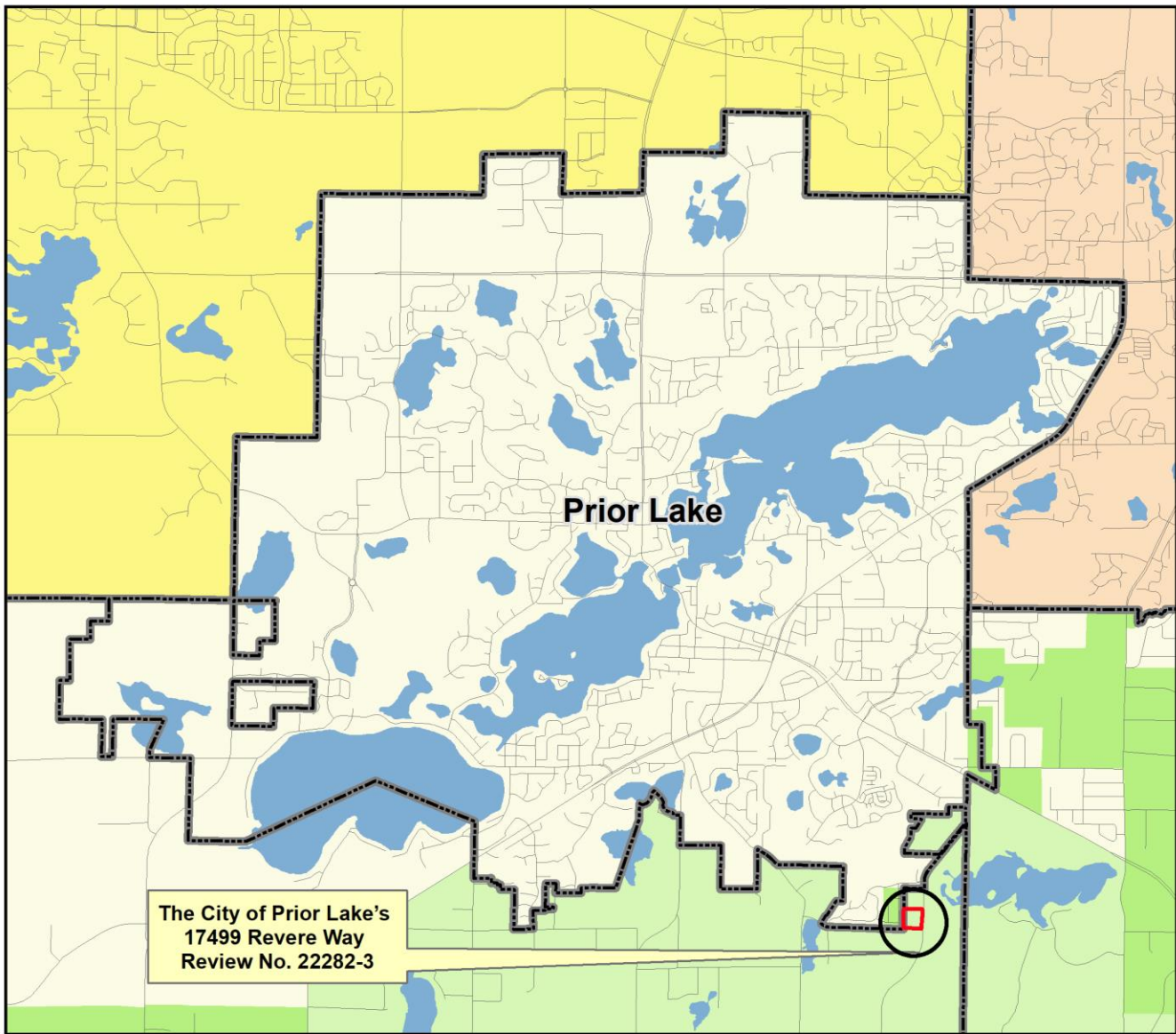


Figure 2. Location Map Showing Community Designations



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. Proposed Land Use Guiding

Future Land Use Map
September 2021

Figure 3.2: Future Land Use Map

2040 Comprehensive Plan
City of Prior Lake, MN

