

# Business Item

Community Development Committee



**Committee Meeting Date:** August 15, 2022

**For the Metropolitan Council:** August 24, 2022

## Business Item: 2022-227

City of Norwood Young America The Meadows 2nd Addition Comprehensive Plan Amendment, Review File 22238-2

<b>District(s), Member(s):</b>	District 4, Deb Barber
<b>Policy/Legal Reference:</b>	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
<b>Staff Prepared/Presented:</b>	Raya Esmæili, Senior Planner (651-602-1616) Angela R. Torres, Local Planning Assistance Manager (651-602-1566)
<b>Division/Department:</b>	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 Norwood Young America to place its comprehensive plan amendment into effect.
2. Find that the amendment renders the City's comprehensive plan inconsistent with the Council's land use policies in *Thrive MSP 2040*.
3. Find that the amendment does not change the City's forecasts.
4. Advise the City
  - a. The Plan is inconsistent with Council policy and, therefore, the City will be unable to participate in Livable Communities Act programs.
  - b. To implement the advisory comments in the Review Record for Land Use and Natural Resources.

### Background

The City submitted The 2nd Meadows Addition comprehensive plan amendment on June 17, 2022. The amendment proposes to regrade 8.8 acres from Medium Density Residential (8-12 units per acre) to Low Density Residential (1-8 units per acre) to accommodate a 74 single family-unit subdivision on a larger parcel. The amendment site is generally located north of Lakewood Trail and east of County Road 34. This is the City's first amendment to its 2040 Comprehensive Plan.

### Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies with the exception of regional land use 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 Norwood Young America

The Meadows 2nd Addition Comprehensive Plan Amendment

Review File No. 22238-2, Business Item No. 2022-227

## BACKGROUND

The City of Norwood Young America (City) is located in southwestern Carver County, and it is completely surrounded by Young America Township.

*Thrive MSP 2040* (Thrive) designates Norwood Young America with a “Rural Center” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 4,580 to 9,200 population and 1,900 to 3,900 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 1,600 to 2,100 jobs.

The Metropolitan Council reviewed the City of Norwood Young America 2040 Comprehensive Plan (Plan) ([Business Item 2020-184 JT](#), Review File No. 22238-1) on July 22, 2020. This is the first comprehensive plan amendment since the 2040 Plan was reviewed.

## REQUEST SUMMARY

The amendment proposes to reguide 8.8 acres from Medium Density Residential (8-12 units per acre) to Low Density Residential (1-8 units per acre) to accommodate a 74 single family/villa unit subdivision on a larger 22.6-acre parcel. The amendment site is generally located north of Lakewood Trail and east of County Road 34. This is the City’s first amendment to its 2040 Plan.

## 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 *Housing Policy Plan*, with water resources management, and is consistent with Council forecasts, but inconsistent with regional land use policies in *Thrive MSP 2040*.

### 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 July 22, 2020 ([Business Item 2020-184 JT](#), Review File No. 22238-1).

## 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 are included below.

### Wastewater Service

*Reviewer: Kyle Colvin, Environmental Services (ES) – Wastewater Planning and Community Programs ([kyle.colvin@metc.state.mn.us](mailto:kyle.colvin@metc.state.mn.us))*

The proposed amendment conforms to the *2040 Water Resources Policy Plan*. The amendment proposes to reguide approximately 8.8 acres of land from Medium Density Residential land use to Low Density Residential land use. The amendment does not change the City’s overall 2040 forecasts. Centralized wastewater treatment services are provided through a City-owned treatment facility. The City’s approved 2040 Comprehensive Sewer Plan states that it has sufficient capacity to provide service through 2040 based on the original forecasts in the approved Plan.

## Consistency with Council Policy

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

### Forecasts

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

The City offers that the amendment does not affect the communitywide forecast and Council staff agree. No forecast change is needed as part of this amendment.

### Thrive MSP 2040 and Land Use

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

The Plan, with the proposed amendment, is inconsistent with the land use policies of *Thrive MSP 2040*, which identifies the City as a Rural Center Community. The amendment proposes to re-guide 8.8 acres (8.46 net acres) of land from Medium Density Residential (8-12 units per acre) to Low Density Residential (1-8 units per acre). The site is generally located north of Lakewood Trail and east of County Road 34 (see Figure 2). The purpose of the amendment is to accommodate a 74 single family/villa unit subdivision on a larger 22.6-acre area.

The amendment reduces the City’s overall minimum density from 3.0 units per acre to 2.9 units per acre, as shown in Table 1 below (changes underlined). Thrive directs Rural Center communities to plan for development and redevelopment at minimum overall densities of 3 to 5 units per acre. The amendment reduces the City’s overall density below the minimum density requirements established in the Council’s land use policies. However, as mentioned in the Wastewater Services section of this report, the City’s wastewater services are provided through a City-owned facility and therefore, the land use inconsistency does not adversely impact the Council’s regional wastewater system.

*Table 1. Planned Residential Density, City of Norwood Young America*

Category	2017-2040 Change				
	Min	Max	Net Acres	Min Units	Max Units
Low Density Residential	1	8	<u>433.6</u>	<u>434</u>	<u>3,468</u>
Medium Density Residential	8	12	<u>152.1</u>	<u>1,217</u>	<u>1,826</u>
High Density Residential	12	18	2.4	29	43
Mixed Use Downtown	12	18	3.0	36	53
<b>TOTALS</b>			<b>591.1</b>	<b>1,715</b>	<b>5,391</b>
*40% residential			<b>Overall Density</b>	<b>2.9</b>	<b>9.1</b>



### *Advisory Comments*

Council staff recommend the City analyze the current pattern of development and explore the possibility of increasing the minimum density range of the Low Density Residential land use category in order to be consistent with regional policies for a Rural Center community. Conversely, the City can regulate additional land to higher density residential land use categories. Council staff are available to further discuss potential changes to guiding land use and density needed to address Council policy inconsistencies.

### **Housing**

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

The amendment is consistent with the Council's *Housing Policy Plan*. The City currently provides sufficient land to address its share of the region's 2021-2030 need for affordable housing, which is 269 units. The proposed amendment will allow for the construction of low density residential and decreases the City's inventory of land guided to support the development of low- and moderate-income housing. Including this amendment, the City will be guiding 74 acres of higher density residential land such that at least 336 units could be built (Figure 4). This amendment will allow the City to implement their housing element and does not hinder the efforts to address its share of the region's need for affordable housing in the 2021-2030 decade.

### **Natural Resources**

*Reviewer: Maureen Hoffman, ES – Water Resources (651-602-1279)*

The amendment is consistent with Council's natural resources policies.

### *Advisory Comments*

Council staff recommend the developer select vegetation for landscaping that is native, draught-tolerant, chloride-tolerant or chloride-friendly, and/or provide habitat to known endangered and sensitive wildlife and habitat species in the area, as well as wildlife and habitat historically native to the site area.

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

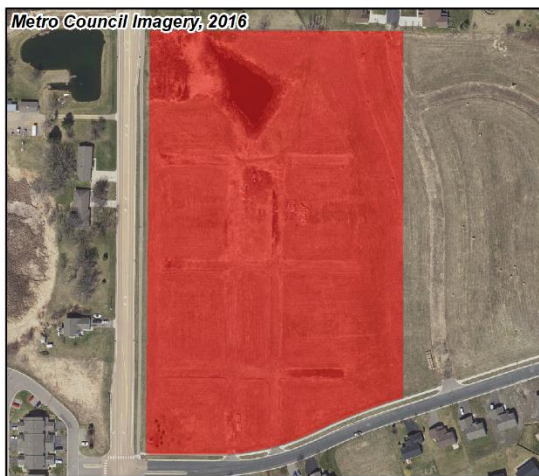
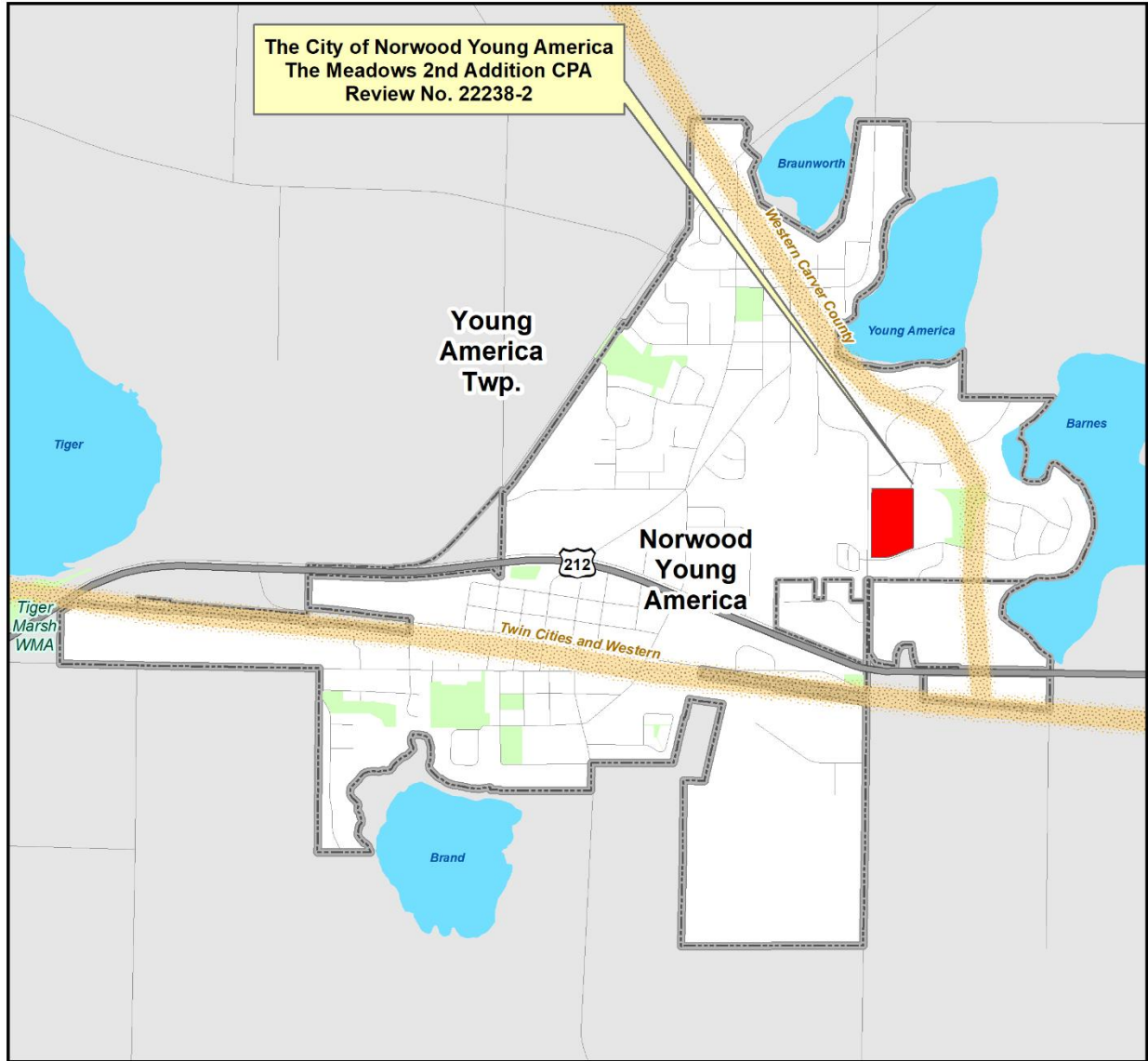
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

## **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**

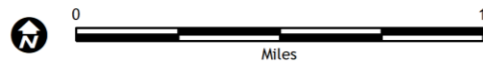
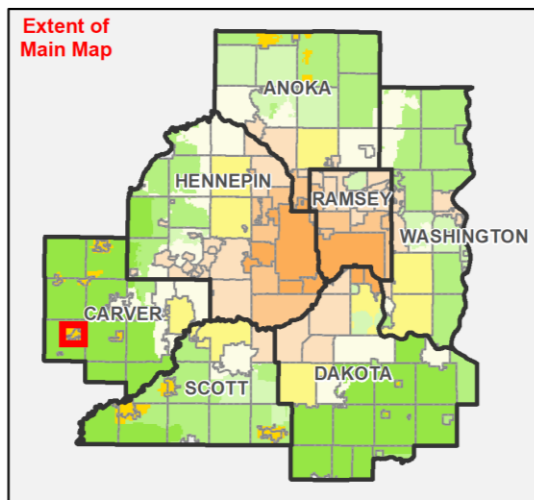
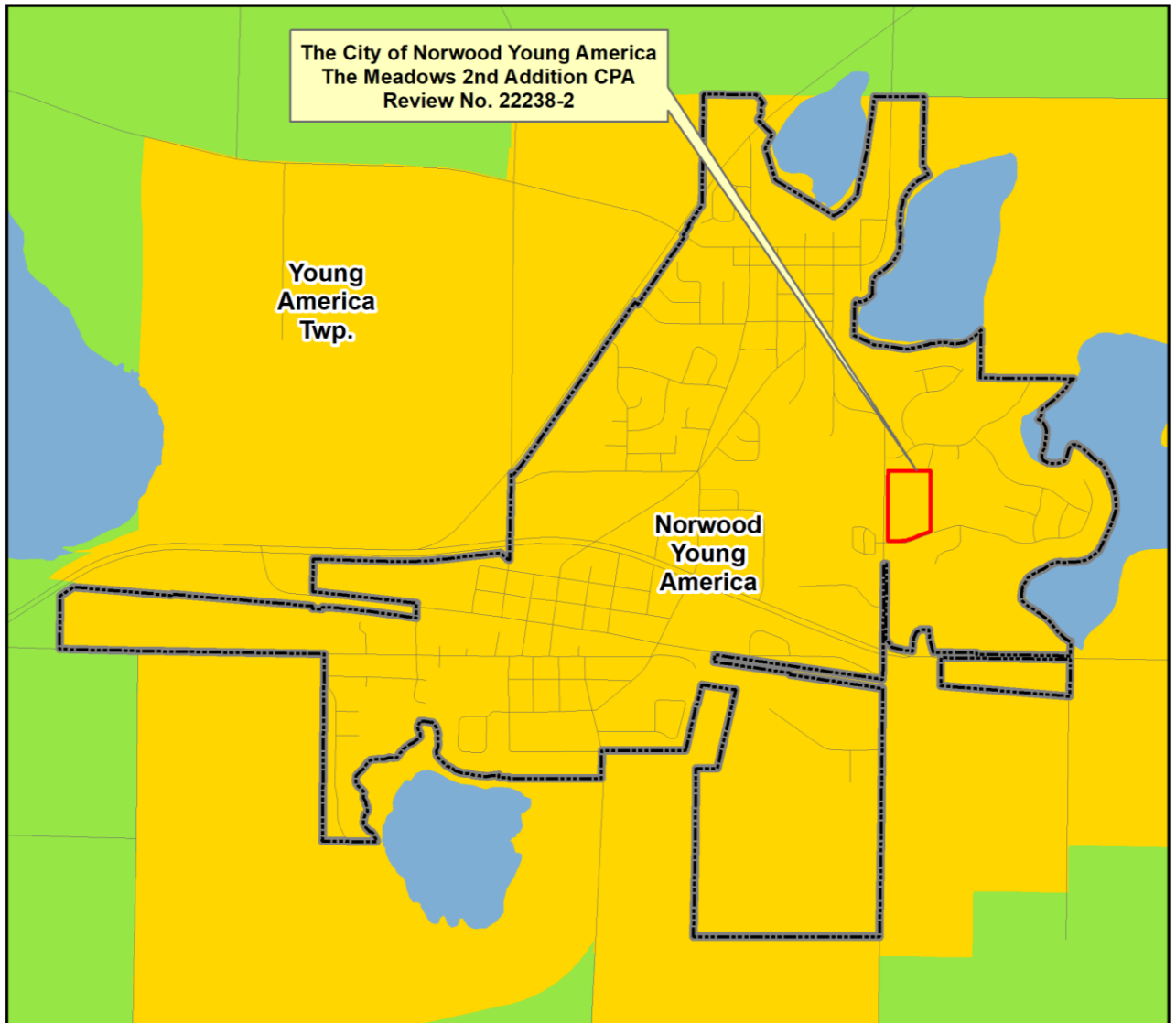
- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned Regional Trails

Regional Trail Search Corridors





Figure 2. Location Map Showing Community Designations

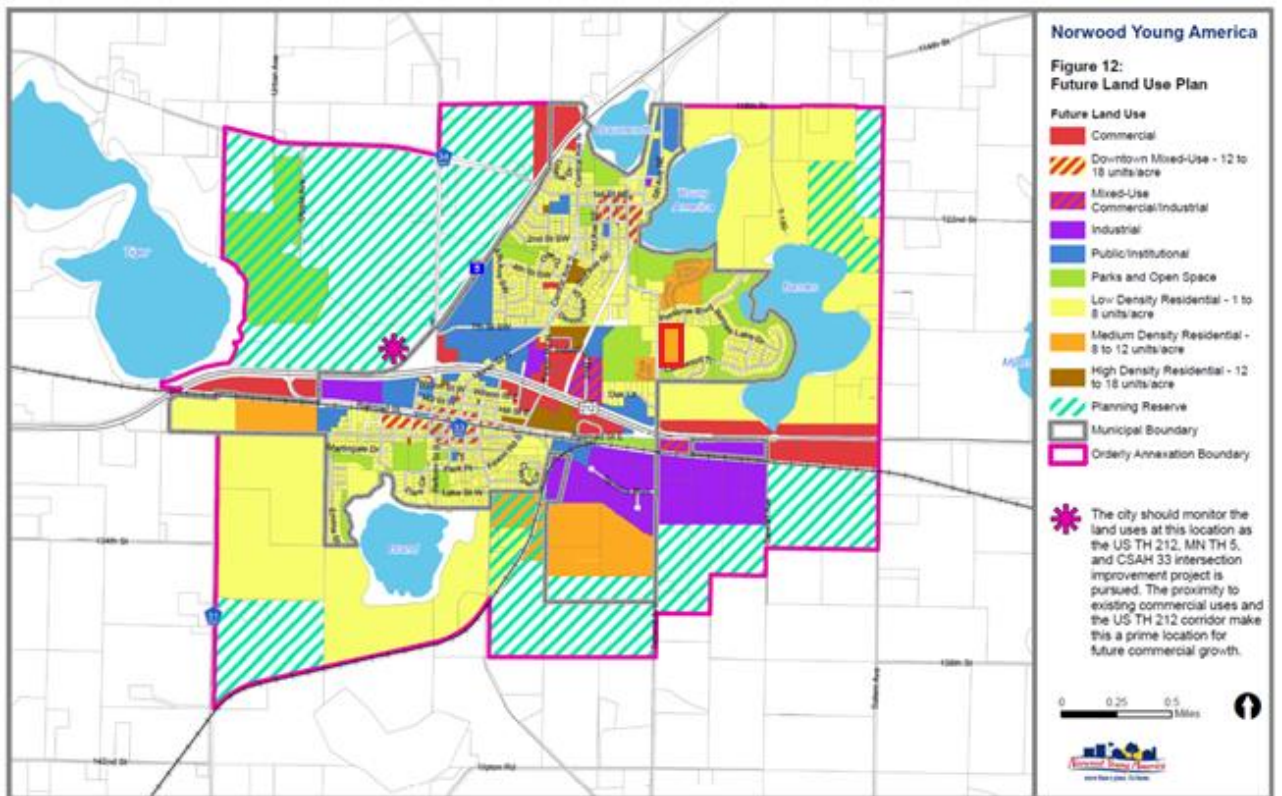
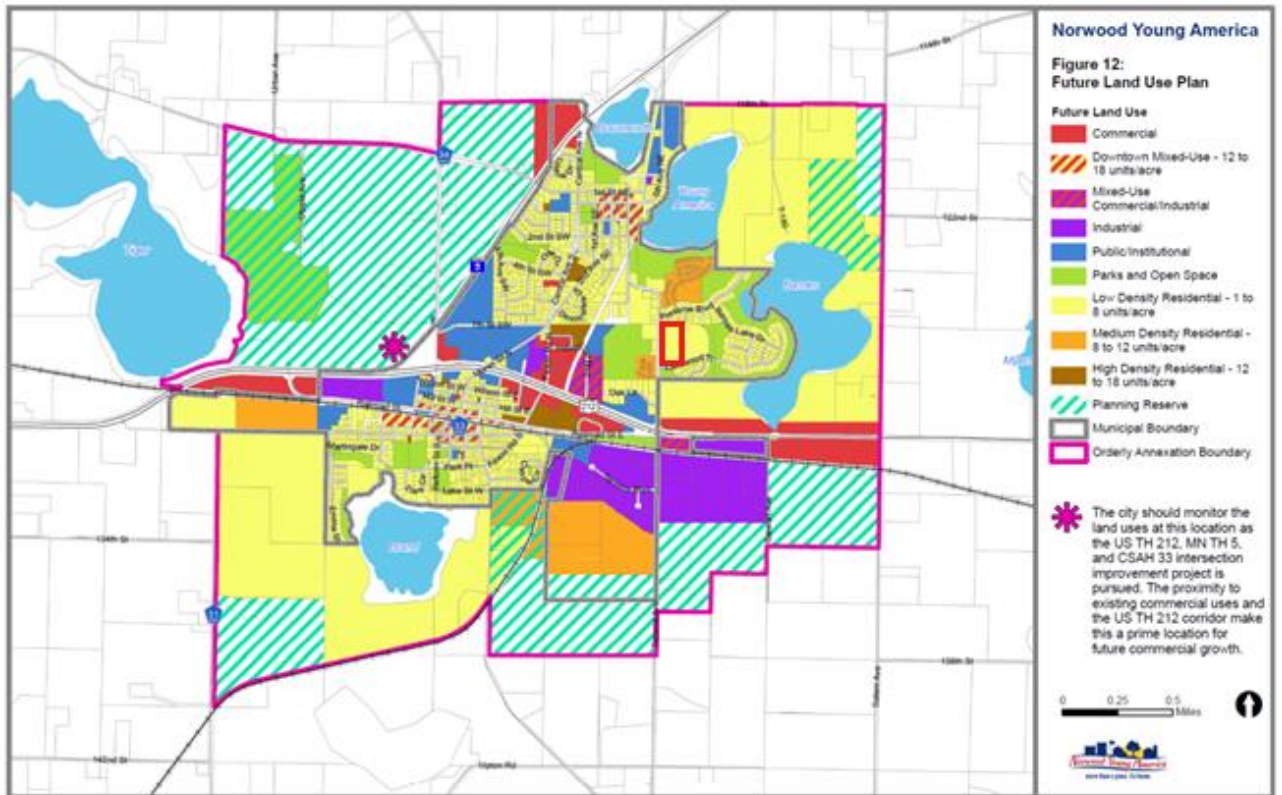


**ThriveMSP 2040 Community Designations**

- 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





**Figure 4. Land Guided for Affordable Housing**

2021-2030 share of regional need for Affordable Housing: **269 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<b>Available Acres</b>	<b>×</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>×</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>Medium Density Residential</b>	69.54		8		100%		557
<b>High Density Residential</b>	4.00		12		100%		48
<b>Total</b>	<b>74</b>						<b>605</b>

Sufficient(**insufficient**) units possible against share of regional need: **336**  
 Affordable units built since 2021: **0**  
 Sufficient(**insufficient**) units possible adjusted for affordable units built: **336**  
 Number of Comp Plan Amendments approved since Comp Plan Update: **0**

