

## Community Development Committee

Meeting date: February 7, 2022

For the Metropolitan Council meeting of February 23, 2022

**Subject:** City of Hastings Summergate MUSA Expansion Comprehensive Plan Amendment, Review File 22299-3

**District(s), Member(s):** District 15, Phillip Sterner

**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 Hastings to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Revise *Thrive MSP 2040* to change the Community Designation for the amendment property from Agriculture to Emerging Suburban Edge as shown in Figure 2.
4. Advise the City to implement the advisory comments in the Review Record for Parks and Forecasts.

### Background

The City submitted the Summergate Municipal Urban Service Area (MUSA) Expansion comprehensive plan amendment on December 14, 2021. The amendment proposes to expand the MUSA boundary to incorporate 71.9 acres from Marshan Township that was recently annexed into the City by an ordinance request, and assign the newly annexed land the land use designation of Low Density Residential. The purpose of this amendment is to accommodate a proposed development of 159 single family homes. The eastern 1/3 of the subject site is adjacent to the Hastings Sand Coulee Scientific and Natural Area (SNA), owned by the Minnesota Department of Natural Resources (DNR), and would remain undeveloped.

The amendment requires a change to the current Community Designation of Agricultural to Emerging Suburban Edge as a result of the recent annexation. 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 Hastings

Summergate MUSA Expansion Comprehensive Plan Amendment

Review File No. 22299-3, Business Item No. 2022-26

## BACKGROUND

The City of Hastings (City) is located in eastern Dakota County, with a small portion of the City located in southern Washington County. It is bordered by Cottage Grove and Denmark Township to the north, Nininger Township to the west, Marshan Township to the south, and Ravenna Township to the east.

*Thrive MSP 2040* (Thrive) designates Hastings with an “Emerging Suburban Edge” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 22,800 to 28,300 population and 9,200 to 12,000 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 8,100 to 9,600 jobs.

The Metropolitan Council reviewed the City of Hastings 2040 Comprehensive Plan ([Business Item 2020-329 JT](#), Review File No. 22299-1) on December 9, 2020. This is the second comprehensive plan amendment since the 2040 Plan was reviewed.

## REQUEST SUMMARY

The amendment proposes to expand the Metropolitan Urban Service Area (MUSA) boundary to incorporate 71.9 acres from Marshan Township that was recently annexed into the City by an ordinance request, and assign the newly annexed land with the land use designation of Low Density Residential. The purpose of this amendment is to accommodate the proposed development of 159 single family homes. The amendment requires a change to the current Community Designation of Agricultural to Emerging Suburban Edge as a result of the recent annexation. This is the City’s second amendment to its 2040 Comprehensive 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 *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 Comprehensive Plan on December 9, 2020 ([Business Item 2020-329 JT](#), Review File No. 22299-1).

- The Council administratively reviewed the Addition of Mixed Use High Residential Land Use Designation amendment on December 28, 2021 (Review File No. 22299-2). The amendment created a new guiding land use, Mixed Use High Residential, with a density range of 30 to 85 units per acre. The amendment also regraded a total of 2.88 acres from Mixed Use Residential (1.82 acres) and Medium Density Residential (1.06 acres) to Mixed Use High Density Residential. The purpose of the amendment was to allow for higher residential densities and a mix of commercial uses generally located between Second and Fourth Streets, west of Bailey Street.

## 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 plans 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 Parks System in the vicinity of the proposal to expand the MUSA boundary to incorporate approximately 71.9 acres of land currently within Marshan Township. The nearest unit of the Regional Parks System – the Hastings segment of the planned Vermillion River Greenway Regional Trail – is approximately 1.7 miles to the northwest (see Figure 1). The proposal to expand the MUSA boundary to facilitate the proposed residential development will not have an adverse impact on Regional Parks System.

The Hastings Sand Coulee Scientific and Natural Area (SNA), owned by the Minnesota Department of Natural Resources (DNR), is adjacent to the subject site. The proximity of the SNA and the DNR's ownership is acknowledged in the City Council Memorandum on the third page of the submittal. The memo notes that "areas located within the sand coulee (east end of development) would remain undeveloped." The SNA is referenced again in the Adjacent Zoning and Land Use table on the fourth page of the submittal.

#### *Advisory Comments*

Council staff encourages the City and Summergate Companies to coordinate with the Minnesota DNR prior to and during development of the subject land to ensure that there are no adverse impacts to the adjacent SNA.

#### **Wastewater Service**

*Reviewer: Roger Janzig, Environmental Services (ES) – Wastewater Planning and Community Programs ([roger.janzig@metc.state.mn.us](mailto:roger.janzig@metc.state.mn.us))*

The proposed amendment conforms to the *2040 Water Resources Policy Plan (WRPP)*. The amendment proposes to expand the MUSA boundary to include 71.8 acres of land currently located in Marshan Township. The Summergate Development team has submitted a concept plan for development of 159 single family homes on the site. The City's Plan delineates this area for potential

development between 2025 and 2030 with a land use of single family residential, but was not previously included in the Council’s analysis and authorization of the Plan as the City did not have any orderly annexation agreement with the Township to cover this annexation. The area is coterminous with a current request for annexation of the property into the City of Hastings. The amendment site is part of the area identified in the WRPP for Long-term Wastewater Service (Appendix F of the WRPP). The regional system has adequate capacity to serve the proposed development associated with this amendment.

### *Advisory Comments*

In addition to this amendment, the City should update their Comprehensive Sewer Plan to include the amendment area within the current 2030 staging plan.

### *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)*

City and Council staff have discussed the Hastings forecast, prior to this amendment concluding that known developments are in line with the current forecast. No communitywide forecast adjustment is needed at this time. However, a TAZ allocation adjustment is needed to reflect unaccounted housing capacity. The site is a small part of Transportation Analysis Zone (TAZ) #775, a zone shared by Hastings and Marshan Township. The City’s Plan expects no growth in TAZ #775 during 2018-2040. Households and population will exceed the City’s no-growth allocation when the proposed Summergate Development is complete. Council staff will increase the TAZ #775 allocations for 2030 and 2040 by +150 households and +450 population. The same amounts will be balanced with the remainder of Hastings, leaving the communitywide total unaffected.

### *Advisory Comments*

Separate from this Council action, Council staff will take responsibility for TAZ data maintenance adjusting TAZ #775 allocations, leaving the communitywide forecast unchanged. City staff are welcome to contact Council Research staff if they wish to discuss these changes further.

### **Thrive MSP 2040 and Land Use**

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

*Thrive MSP 2040* identifies the City as an Emerging Suburban Edge Community. The amendment proposes to expand the Metropolitan Urban Service Area (MUSA) boundary to incorporate 71.9 acres from Marshan Township that was recently annexed into the City, and assign the newly annexed land as Low Density Residential, which has been included on Table 1 (below). While in the Township previously, the annexed property was designated as Agricultural. The recent annexation and the City’s plans to extend sanitary sewer for the development of this property necessitate a change to the community designation from Agricultural to Emerging Suburban Edge consistent with the primary designation for the City.

The subject property was in Stage 2 of the Plan’s Development Staging which required annexation before development as the City and the Township do not have an Orderly Annexation Agreement that covers this area. The amendment changes this to Stage 1, which permits extension of sewer services. Following annexation, the proposed changes to staging, MUSA boundary, land use, and community designation align and are consistent with regional policy.

Emerging Suburban Edge communities are expected to guide land and develop at a minimum of 3 to 5 units per acre. There are approximately 19 acres of the subject property within the sand coulee on the

east end of the property adjacent to the Hasting Sand Coulee SNA that would remain undeveloped, leaving the remaining 53 net developable acres to be developed with 159 single family homes.

The proposed development plans for a density of 3 units per acre. With the amendment, the communitywide density decreases from 7.3 units per acre to 6.8 units per acre. The City’s 2040 Plan remains consistent with regional land use policy.

Table 1. Planned Residential Density, City of Hastings

Category	2018-2040 Change				
	Density		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	3	6	162.9	489	977
Medium Density Residential	8	22	317.9	2,544	6,995
High Density Residential	20	30	12	240	360
Mixed Use Residential*	10	30	11.7	117	350
Mixed Use High Density Residential*	30	85	2.2	65	184
	<b>TOTALS</b>		<b>506.6</b>	<b>3,453.8</b>	<b>8,866</b>
			<b>Overall Density</b>	<b>6.8</b>	<b>17.5</b>

\*75% residential

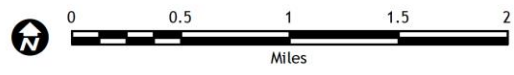
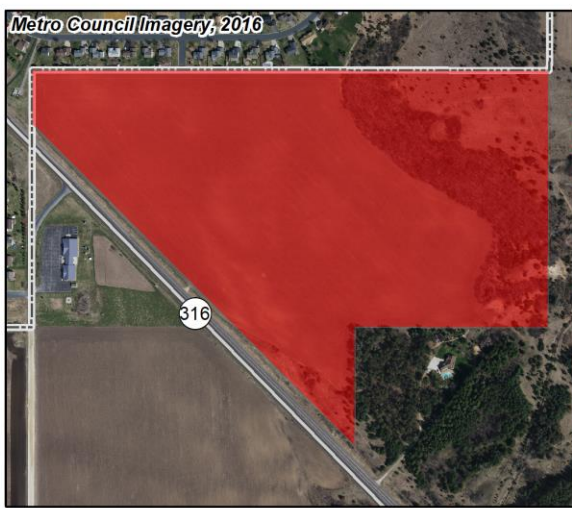
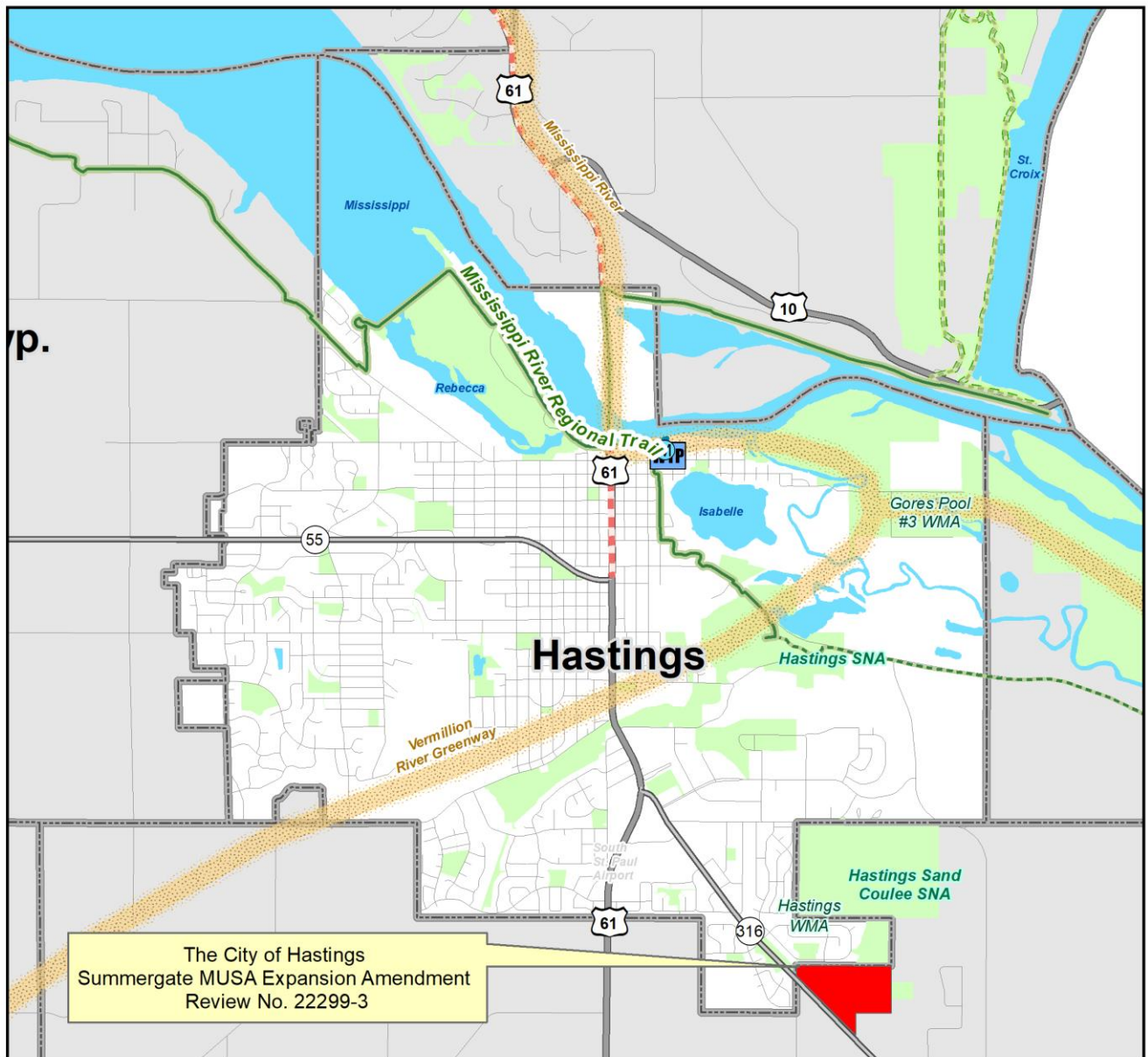
### *Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts*

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**

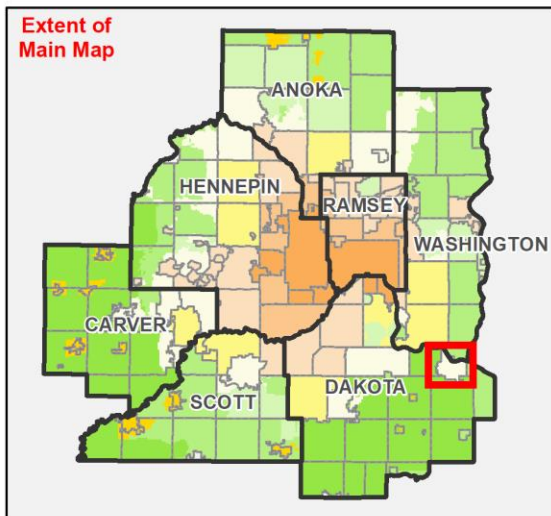
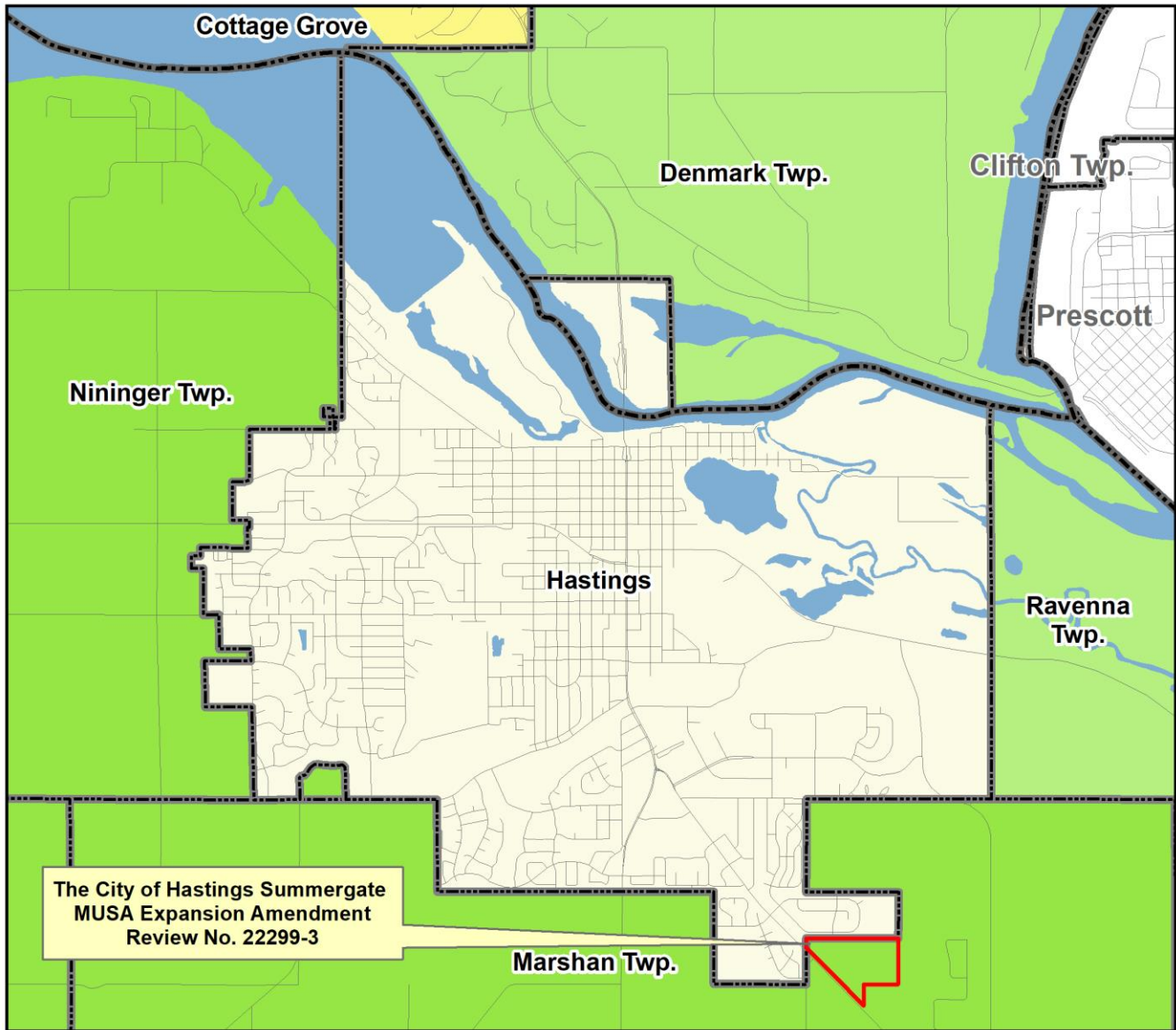
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Existing Community Designation
- Figure 3: Location Map Showing New Community Designation
- Figure 4: Proposed Land Use Guiding

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 Existing Community Designation

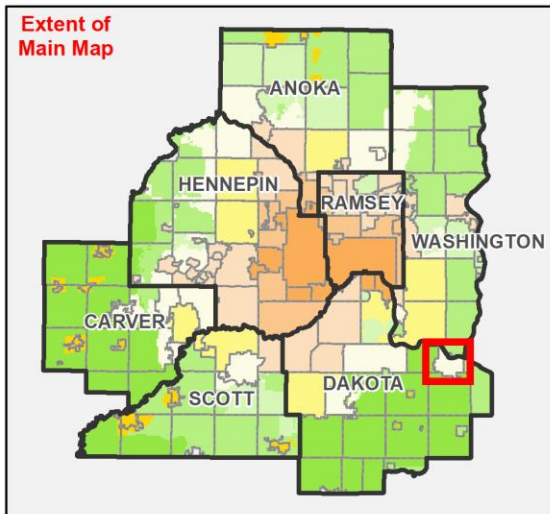
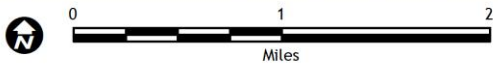
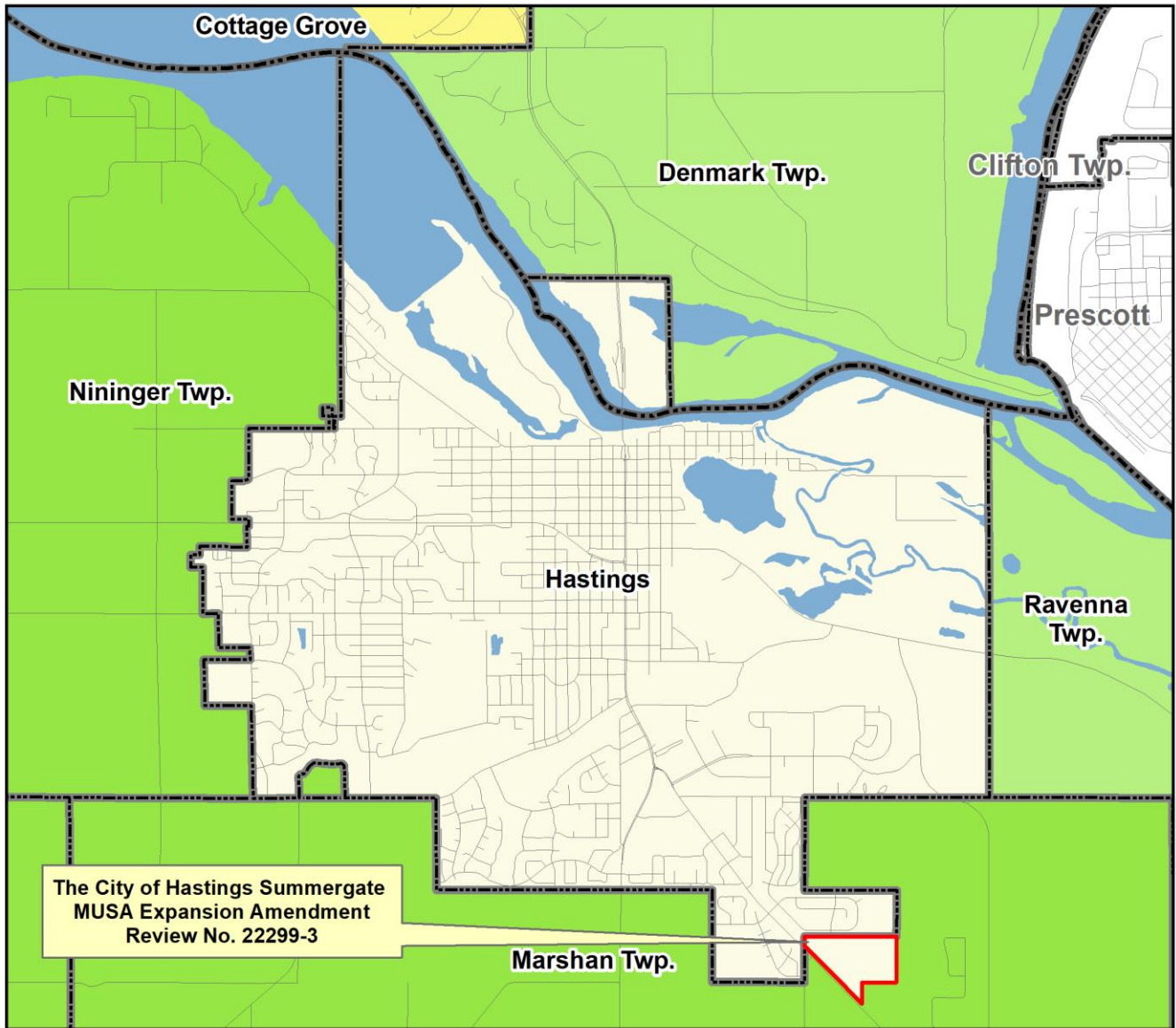


**ThriveMSP 2040 Community Designations**

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



Figure 3. Location Map Showing New Community Designation



**ThriveMSP 2040 Community Designations**

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

Figure 4. Proposed Land Use Guiding

# DEVELOPMENT STAGING PLAN

## Hastings 2040 Comprehensive Plan

