

## Community Development Committee

Meeting date: January 18, 2022

For the Metropolitan Council meeting of January 26, 2022

**Subject:** City of Eden Prairie - The Ellie Comprehensive Plan Amendment, Review File 21978-7

**District(s), Member(s):** District 3, Christopher Ferguson

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

**Staff Prepared/Presented:** Michael Larson, Planning Analyst] (651-602-1407)  
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 Eden Prairie 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 Ellie comprehensive plan amendment on December 10, 2021. The amendment proposes to reguide a total of 6.4 acres from Low Density Residential (5.4 acres) and Industrial (1 acre) to Medium High Density Residential. The amendment site is located on Lincoln Lane east of Eden Prairie Road. The purpose of the amendment is to accommodate a 239-unit, 4-story multifamily residential building. This is the City's sixth 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 EDEN PRAIRIE

### The Ellie Comprehensive Plan Amendment

Review File No. 21978-7, Business Item No. 2021-XX

## BACKGROUND

The City of Eden Prairie (City) is located in southwestern Hennepin County, bounded by the cities of Minnetonka, Edina, and Bloomington in Hennepin County; Chanhassen in Carver County; and Shakopee in Scott County.

*Thrive MSP 2040* (Thrive) designates Eden Prairie with a “Suburban” community designation. Figure 1 shows the general location of Eden Prairie and nearby communities, and the Council’s *Thrive MSP 2040* Community Designation. Thrive forecasts for 2040 are 82,400 population, 33,300 households, and 72,500 jobs.

The Council reviewed the City’s 2040 Comprehensive Plan ([Business Item 2019-214 JT](#)), Review File No. 21978-1) on August 28, 2019. This is the sixth amendment since the review of the 2040 Plan.

## REQUEST SUMMARY

The amendment reguides 6.4 acres from Low Density Residential (5.4 acres) and Industrial (1 acre) to Medium High Density Residential located on Lincoln Lane east of Eden Prairie Road. The purpose of the amendment is to accommodate a 239-unit, 4-story multifamily residential building.

## 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 *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 August 28, 2019. ([Business Item 2019-214 JT](#)), Review File No. 21978-1).
- The 10197 Eden Prairie Road amendment was authorized by the Council on January 8, 2020 (Review File No. 21978-2, [Business Item 2019-363](#)). The amendment reguided 1.05 acres from Rural to Low Density Residential to expand the metropolitan urban service area (MUSA).
- The Villas at Smith Village amendment was administratively reviewed by the Council on May 28, 2020 (Review File No. 21978-3). The amendment reguided one acre from Medium High Density

Residential to Medium Density Residential to allow development of six detached single-family dwellings.

- Aspire Amendment No. 3 was administratively reviewed by the Council on September 15, 2020 (Review File No. 21978-4). Aspire Amendment No. 3 reguided 2.66 acres from Low Density Residential to Parks and Open Space. The purpose of the amendment was to reguide land that was deeded to the City as part of the development review for purposes of conservation.
- Aspire Amendment No. 2 was administratively reviewed by the Council on September 15, 2020 (Review File No. 21978-5). Amendment No. 2 reguided one acre from Industrial Flex Tech to Parks and Open Space. The purpose of the amendment was to reguide land that was deeded to the City as part of the development review for purposes of conservation.
- The Inclusionary Housing Policy amendment was administratively reviewed by the Council on September 15, 2021 (Review File No. 21978-6). The purpose of the amendment was to incorporate its recently adopted Inclusionary Housing Policy into its 2040 Comprehensive Plan under Chapter 4, Housing Implementation Strategies section under the Inclusionary Housing Policy sub-section.

## 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 (i.e., within a 1/2 mile) of the amendment location. The Minnesota River Bluffs LRT Regional Trail is approximately 0.2 mile to the southeast. The proposed land use change will not have an adverse impact on the Minnesota River Bluffs LRT Regional Trail or the Regional Parks System more broadly (see Figure 1).

### *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 City offers that the amendment does not affect the communitywide forecast. Council staff agree. The amendment is associated with a proposed development of a 239-unit apartment building. The reguiding increases housing capacity on the specific site. However, the associated households and population fit within the existing communitywide forecast and the Transportation Analysis Zone allocation. No forecast adjustment is needed.

## Thrive MSP 2040 and Land Use

Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)

The amendment is consistent with land use policies of *Thrive MSP 2040* for Suburban Communities. The amendment reguides 6.4 acres from Low Density Residential (5.4 acres) and Industrial (1 acre) to Medium High Density Residential. This change slightly increases the minimum planned density of the City from 11.8 to 11.9 units per acre, with changes underlined below in Table 1.

Table 1. Planned Residential Density, City of Eden Prairie

Category	Density		Net Acres	2017-2040 Change	
	Min	Max		Min Units	Max Units
<u>Low Density Residential</u>	0.1	5	<u>413.0</u>	<u>42</u>	<u>2,064</u>
Medium Density Residential	5	14	161.0	805	2,254
<u>Medium High Density Residential</u>	14	40	<u>414.4</u>	<u>5,802</u>	<u>16,576</u>
High Density Residential	40	75	3.0	120	225
Transit-Oriented Development*	25	80	75.6	1,755	6,048
Mixed Use*	40	75	109.2	4,056	8,190
Town Center Mixed Use*	40	75	54.6	2,028	4,095
<b>TOTALS</b>			<b><u>1230.8</u></b>	<b><u>14,608</u></b>	<b><u>39,258</u></b>
<b>Overall Density</b>				<b><u>11.9</u></b>	<b><u>32.1</u></b>

\* 65% residential

## Housing

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

The 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 1,408 units. As of this amendment, the City has identified 148 acres available guided at densities high enough to support this need. At the time of this amendment submittal, it is not yet certain if the development will include affordable units. Therefore, this amendment does not change the Council's calculation of acres that are guided to support the City's affordable housing allocation.

The City is considering use of Tax Increment Financing (TIF) for this development, which would trigger an inclusionary affordable housing requirement. If TIF is approved by the City Council and/or a development agreement is executed that identifies the affordable unit requirement, the Land Guided for Affordable Housing table can be updated. Any affordable units that are planned will also be reflected in this table upon completion.

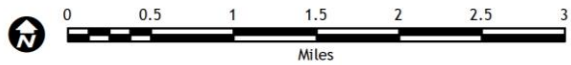
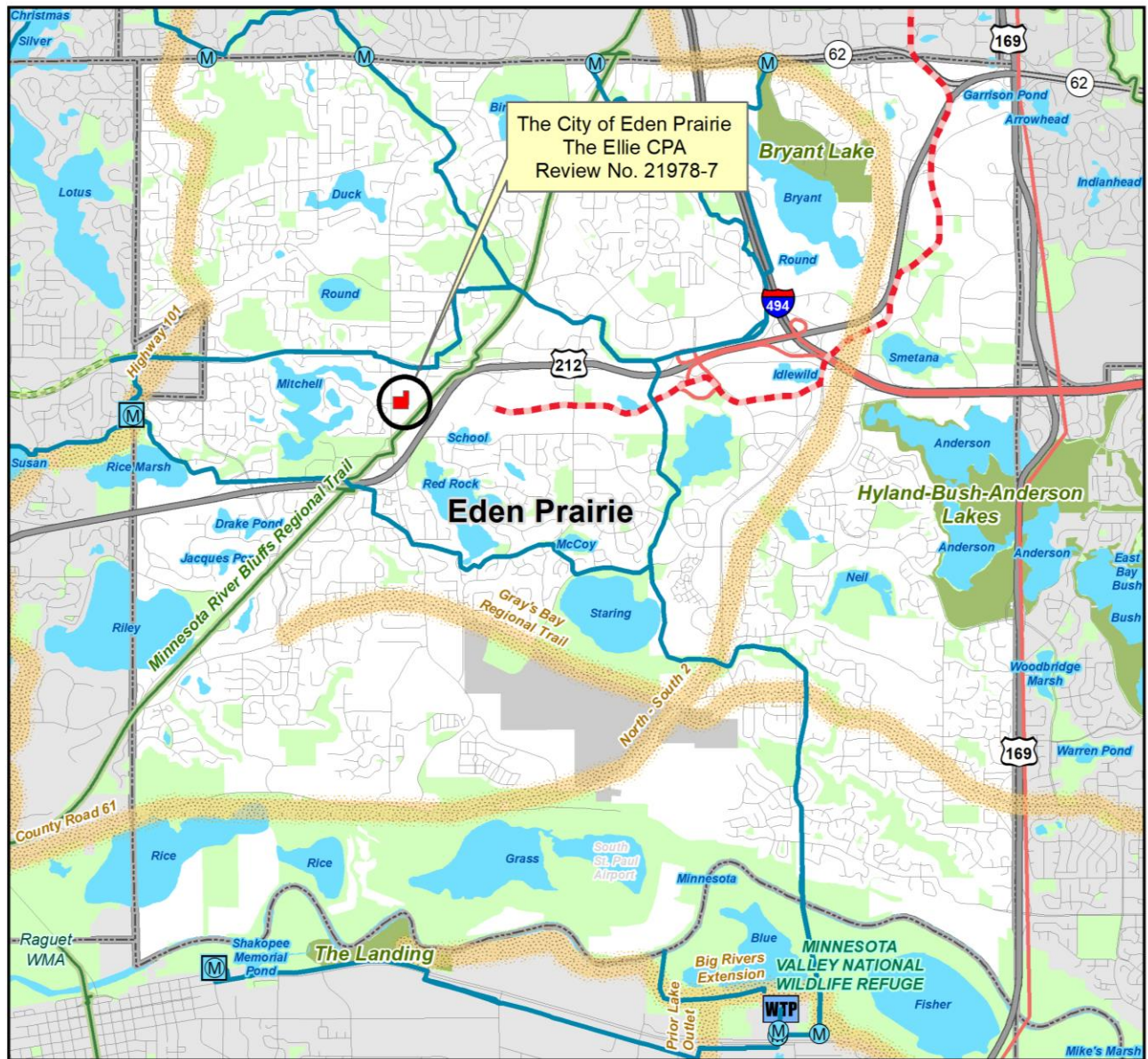
## Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

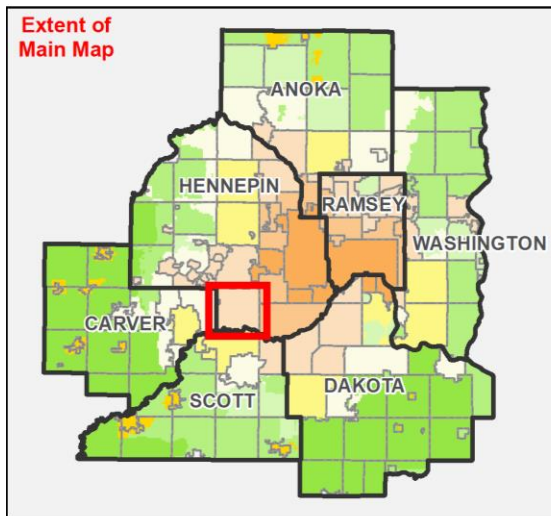
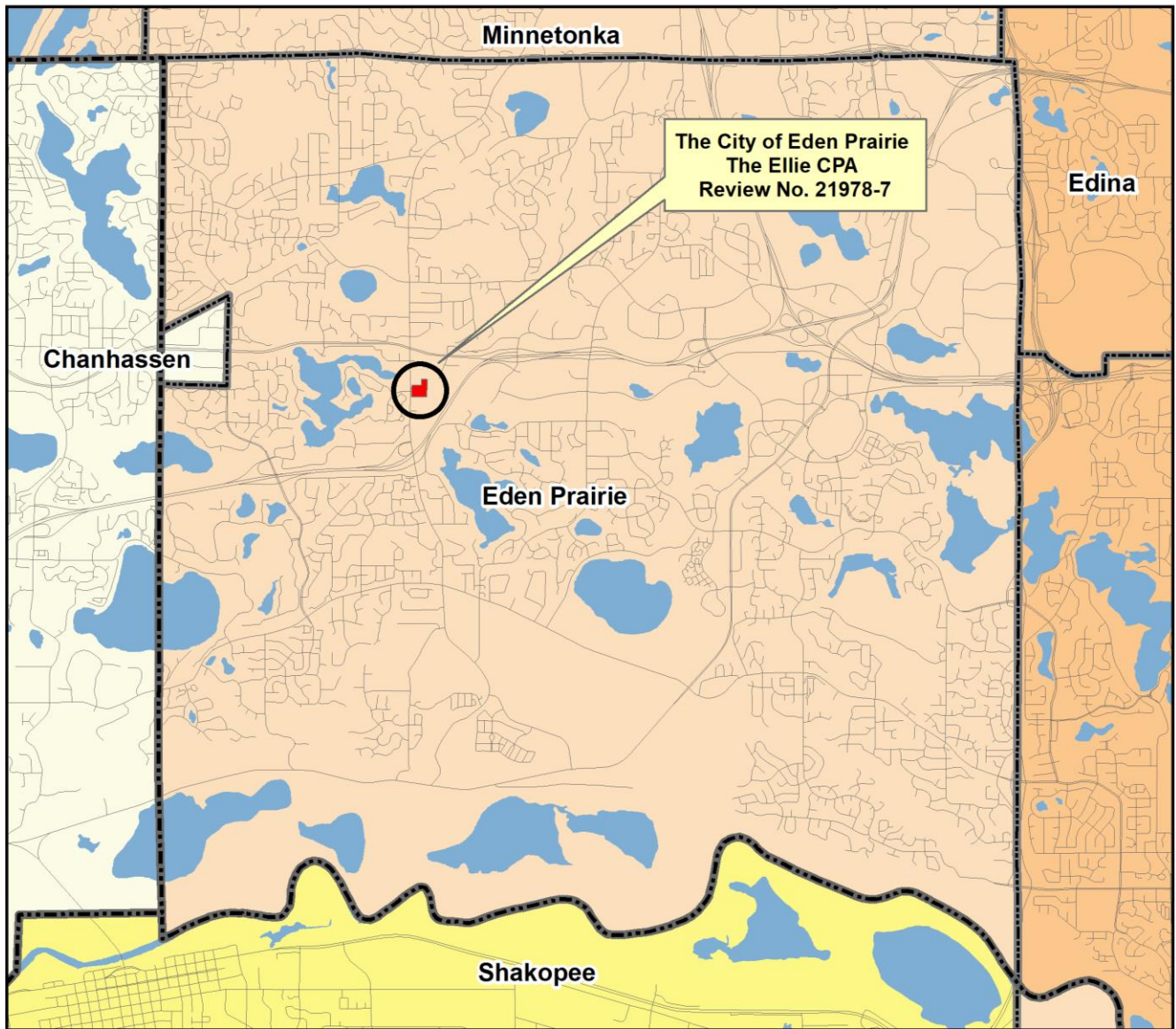
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current Land Use Guiding
- Figure 4: Proposed Land Use Guiding

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 Community Designations



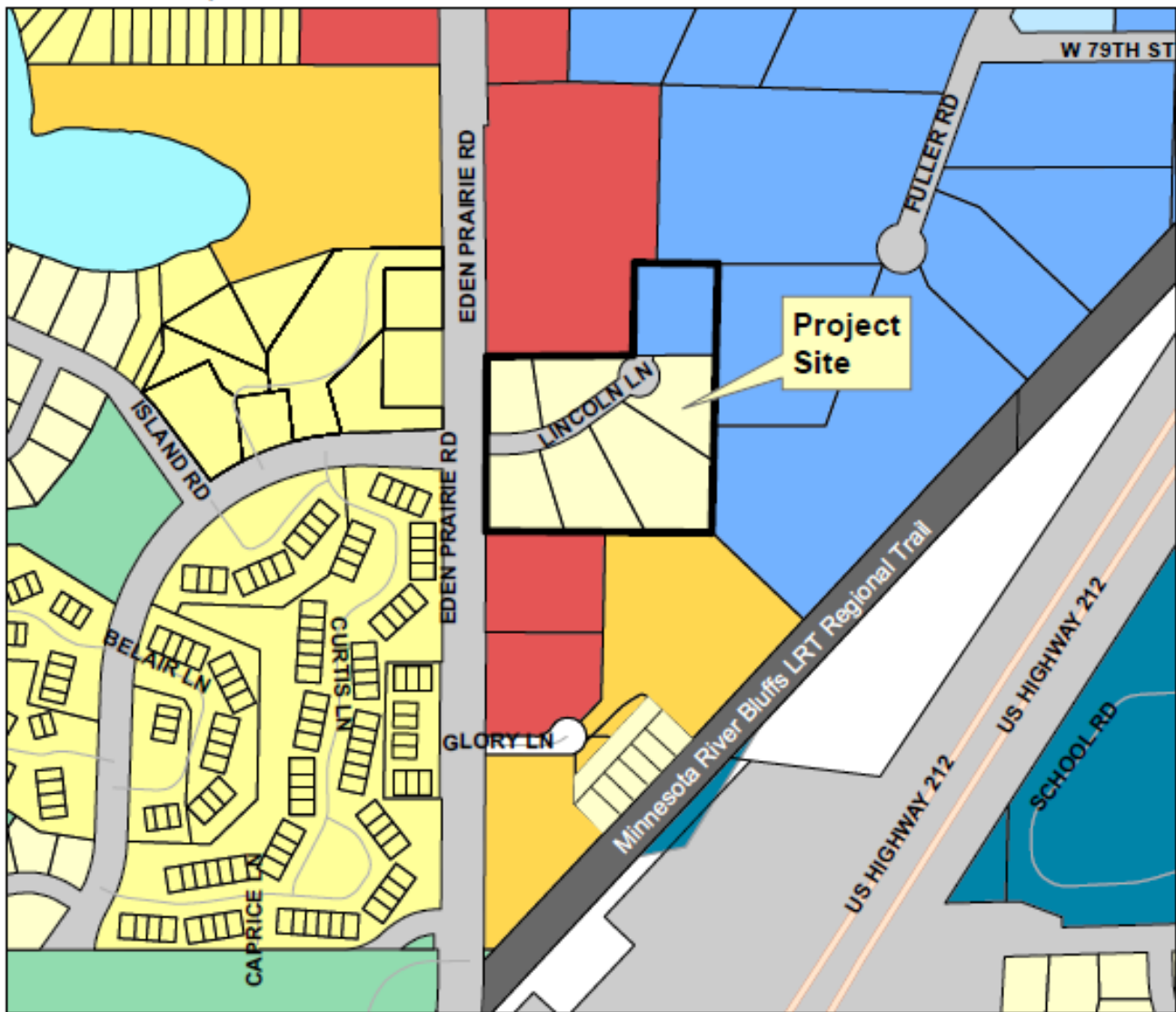
**ThriveMSP 2040 Community Designations**

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

Figure 3. Current Land Use Guiding

**Current Guide Plan Map: The Ellie**

**Address: 16217, 16301, 16302, 16307, 16308, 16309, 16316 Lincoln Ln  
Eden Prairie, Minnesota 55344**



**City of Eden Prairie Land Use Guide Plan Map 2010-2040**

- |                                 |                      |             |
|---------------------------------|----------------------|-------------|
| Rural                           | Industrial Flex Tech | City Limits |
| Low Density Residential         | Flex Service         |             |
| Medium Density Residential      | Eco Innovation       |             |
| Medium High Density Residential | Industrial           |             |
| High Density Residential        | Airport              |             |
| Mixed-Use                       | Public / Semi-Public |             |
| Town Center                     | Parks & Open Space   |             |
| Transit-Oriented Development    | Golf Course          |             |
| Regional Commercial             | Utility & Railroad   |             |
| Commercial                      | Right-of-Way         |             |
| Office                          |                      |             |

Data Approved: 10-01-2019

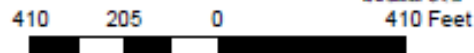
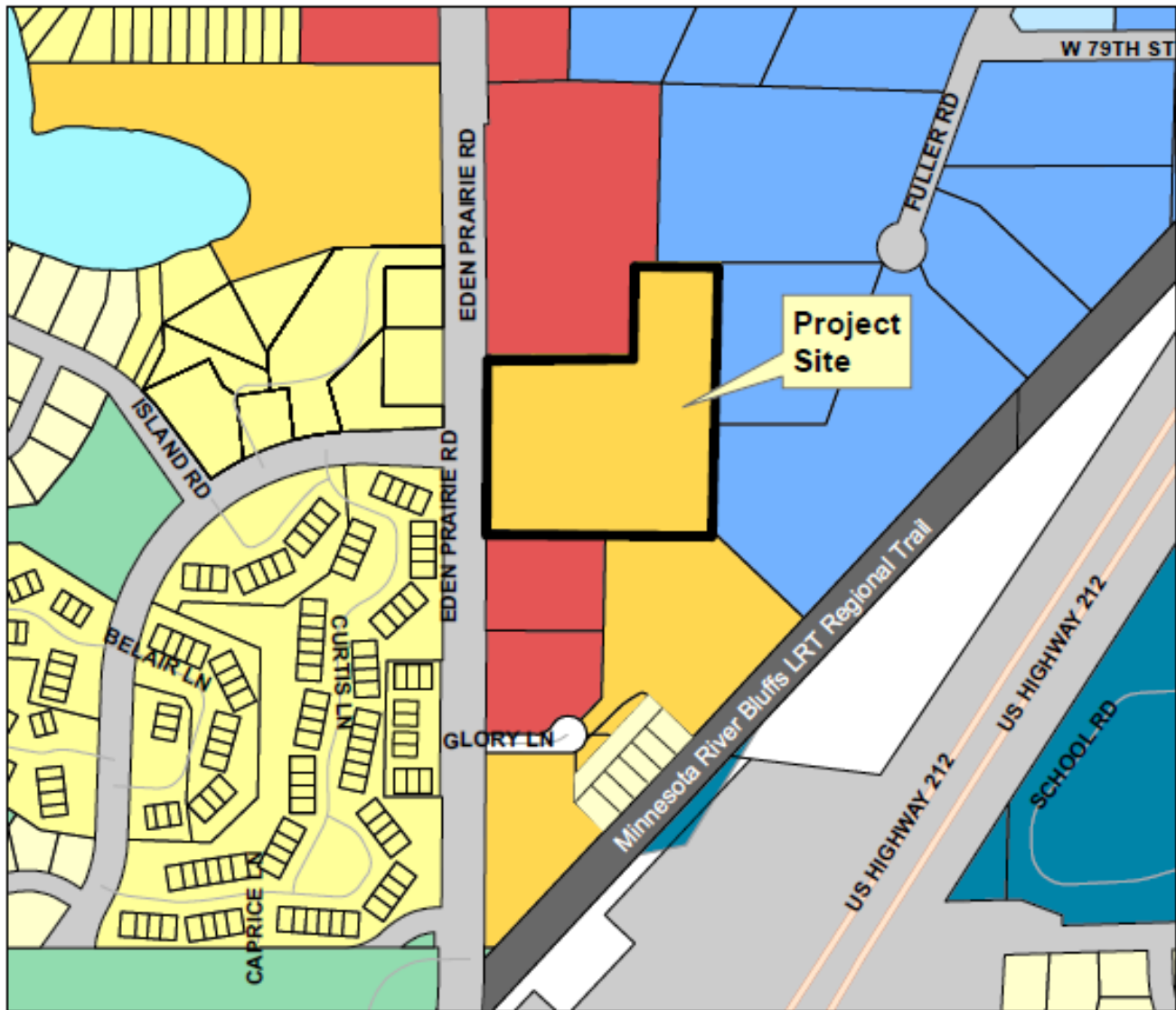


Figure 4. Proposed Land Use Guiding

**Proposed Guide Plan Map: The Ellie**

**Address: 16217, 16301, 16302, 16307, 16308, 16309, 16316 Lincoln Ln.  
Eden Prairie, Minnesota 55344**



**City of Eden Prairie Land Use Guide Plan Map 2010-2040**

- |                                 |                      |             |
|---------------------------------|----------------------|-------------|
| Rural                           | Industrial Flex Tech | City Limits |
| Low Density Residential         | Flex Service         |             |
| Medium Density Residential      | Eco Innovation       |             |
| Medium High Density Residential | Industrial           |             |
| High Density Residential        | Airport              |             |
| Mixed-Use                       | Public / Semi-Public |             |
| Town Center                     | Parks & Open Space   |             |
| Transit-Oriented Development    | Golf Course          |             |
| Regional Commercial             | Utility & Railroad   |             |
| Commercial                      | Right-of-Way         |             |
| Office                          |                      |             |



Date Approved: 10-01-2019

