

# Business Item

Community Development Committee



**Committee Meeting Date:** September 6, 2022

**For the Metropolitan Council:** September 14, 2022

## Business Item: 2022-240

City of Medina Cates Industrial Comprehensive Plan Amendment, Review File 21831-5

<b>District(s), Member(s):</b>	District 1, Judy Johnson
<b>Policy/Legal Reference:</b>	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
<b>Staff Prepared/Presented:</b>	Eric Wojchik, Planning Analyst (651-602-1330) Angela R. Torres, Senior 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:

- Authorize the City of Medina to place its comprehensive plan amendment into effect.
- Adopt the revised employment forecasts as detailed in Table 1 of the attached Review Record.
- Adopt the revised sewer-serviced forecasts as described in Table 2 of the attached Review Record.
- Advise the City to implement the advisory comments in the Review Record for forecasts.

### Background

The City of Medina submitted the Cates Industrial comprehensive plan amendment on July 25, 2022. The amendment proposes to reguide 30 acres (26 net acres) from Future Development Area to Business. The amendment site is located northeast of Willow Drive and Chippewa Road. This is the City's fourth amendment to its 2040 Comprehensive Plan.

The site was subject to an Environmental Assessment Worksheet (EAW) identified as Cates Industrial Park (Review File No. 22721-1) reviewed by the Council on February 3, 2022. The EAW identified a warehousing and office project consisting of approximately 664,500 square feet. At that time, the Council identified the need for an employment forecast increase if this development were to proceed through a comprehensive plan amendment.

### Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies with the forecast adjustment, 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 Medina

Cates Industrial Comprehensive Plan Amendment

Review File No. 21831-5, Business Item No. 2022-XX

## BACKGROUND

The City of Medina (City) is located in west-central Hennepin County, bordered by Corcoran, Maple Grove, Plymouth, Orono, Maple Plain, Independence, and Greenfield.

*Thrive MSP 2040* (Thrive) designates Medina with Emerging Suburban Edge and Diversified Rural community designations. The Council forecasts from 2020 to 2040 that the City will grow from 6,600 to 8,900 population and 2,300 to 3,400 households. The Council also forecasts that between 2020 and 2040, the City's employment will increase from 4,980 to 5,500 jobs.

The Metropolitan Council reviewed the City of Medina 2040 Comprehensive Plan ([Business Item 2018-215 JT SW](#), Review File No. 21831-1) on August 22, 2018. This is the fourth comprehensive plan amendment since the 2040 Plan was reviewed.

## REQUEST SUMMARY

The amendment proposes to reguide 30 acres (26 net acres) from Future Development Area to Business located northeast of Willow Drive and Chippewa Road. The purpose of this amendment is to accommodate 300,000 square feet of warehouse/light industrial/office buildings on the site. The amendment includes an increase to the City's 2030 and 2040 employment forecasts as well as an adjustment to the Metropolitan Urban Services Area (MUSA) boundary.

The site was subject to an Environmental Assessment Worksheet (EAW) identified as Cates Industrial Park (Review File No. 22721-1) reviewed by the Council on February 3, 2022. The EAW identified a warehousing and office project consisting of approximately 664,500 square feet. At that time, the Council identified the need for an employment forecast increase if this development were to proceed through a comprehensive plan amendment.

## 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 with the proposed adjustment.

### 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 22, 2018 ([Business Item 2018-215 JT SW](#), Review File No. 21831-1).
- The Council administratively reviewed the West Woods amendment on April 21, 2020 (Review File No. 21831-2). The amendment reguided 29.2 acres from Business to 17 acres of Low Density Residential, 4.8 acres of Medium Density Residential, and 7.4 acres of



Parks, Recreation, and Open Space. The amendment also adjusted the staging from 2025 to 2020 for 28 acres.

- The Council administratively reviewed the Ditterswind amendment on October 30, 2020 (Review File No. 21831-3). The amendment reguides 2.6 acers from Rural Residential to Low Density Residential and it removed 5 acres from the MUSA located in the southeastern part of the city.
- The Council administratively reviewed the Addendum to Weston Woods amendment on April 8, 2021 (Review File No. 21813-4). The amendment reguided 29.2 acres from Business to 17 acres of Low Density Residential, 4.8 acres of Medium Density Residential, and 7.4 acres of Parks, Recreation, and Open Space to accommodate proposed development.
- The Council provided comments on the Cates Industrial Park EAW (Review No. 22721-1) for this site on February 3, 2022. The EAW identified a warehousing and office project consisting of approximately 664,500 square feet.

## 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*. The nearest unit of the Regional Park System – the Lake Independence Regional Trail – is approximately 2.6 miles to the west of the proposed land use change (Figure 1). The proposal will not impact Lake Independence Regional Trail or the Regional Parks System more broadly.

#### 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 Metropolitan Disposal System has adequate capacity for this project location. The amendment includes a boundary adjustment to the Metropolitan Urban Services Area (MUSA) to include this area as sewered development.

#### Transportation

*Reviewer: Bethany Brandt-Sargent, Metropolitan Transportation Services (MTS) (651-602-1725)*

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. The amendment accurately responds to updates to the TPP.

#### *Transit*

*Reviewer: Victoria Dan, Metro Transit (MT) (612-349-7648)*

There is no current or suspended fixed route transit service in Medina. In the Council's letter on the related EAW, the Council noted that we had initiated a study in conjunction with MnDOT regarding the feasibility of future bus rapid transit in the TH 55 corridor between downtown Minneapolis and



Medina. As noted in the letter, this process is still in very preliminary stages, so it remains unclear if the project and this amendment present any impacts to transit feasibility in the study corridor.

## 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 requests an employment forecast increase with this amendment (in supplemental information received August 2, 2022). In recent years, employment growth has outpaced previous expectations. The development discussed in the subject amendment will boost employment beyond the 2040 employment forecast found in the City’s 2015 system statement. Accordingly, Council and City staff have agreed on an employment forecast revision, shown below in Table 1 (revised numbers are underlined).

*Table 1. Metropolitan Council City of Medina Forecasts*

	Current Forecast			Forecast Revision		
	2020	2030	2040	2020	2030	2040
<b>Population</b>	6,600	7,700	8,900	6,600	7,700	8,900
<b>Households</b>	2,300	2,840	3,400	2,300	2,840	3,400
<b>Employment</b>	4,980	5,300	5,500	4,980	<u>5,650</u>	<u>6,000</u>

### Sewer-serviced Forecasts

The City requests and Council staff support adding +350 jobs to the 2030 sewer-serviced forecast and adding +500 jobs to 2040 sewer-serviced forecast as shown below in Table 2 (changes underlined). There would be no proposed changes to the unsewered forecast for the City.

*Table 2. Metropolitan Council City of Medina Sewer-serviced Forecasts*

Employment	Current Forecast			Forecast Revision		
	2020	2030	2040	2020	2030	2040
<b>MCES sewerred</b>	4,780	5,100	5,300	4,780	<u>5,350</u>	<u>5,800</u>
<b>Unsewered</b>	200	200	200	200	200	200

Metropolitan Council will approve the forecast revisions simultaneous with action on the Plan amendment.

### Advisory Comments

The subject site is a small part of Metropolitan Council Transportation Analysis Zone #913. Half of the Medina forecast increase will be added in TAZ #913; the balance will be spread among other zones experiencing increased employment. City staff are welcome to contact Council forecasting staff to discuss this, if needed.

### Thrive MSP 2040 and Land Use

*Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)*

The Plan with the proposed amendment is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. Thrive designates the City in two community designations: Emerging Suburban Edge, which is generally in the northeast third of the city, with the rest of Medina in the Diversified Rural designation (Figure 2).

The amendment proposes to re-guide land designated as Future Development Area to the Business land use. The Future Development Area land use maintains a maximum density of one unit per ten acres for new development. The 2040 Plan includes objectives to protect property within the Future Development Area from subdivision and development by requiring ghost plats for subdivisions so that future post-2040 urban expansion is not compromised.



The land is 30 acres (26 net acres) in size and is located generally northeast of Willow Drive and Chippewa Road (see Figure 2). The purpose of the amendment is to accommodate 300,000 square feet of warehouse/light industrial/office buildings on the site. The amendment includes a boundary adjustment to the Metropolitan Urban Services Area (MUSA) to include this area as sewered development.

The amendment is consistent with Thrive policies for the Emerging Suburban Edge designation. Emerging Suburban Edge areas are transitioning into urbanized levels of development and are expected to accommodate sewered residential growth with overall average net densities of 3 to 5 units per acre. The amendment does not affect residential density within the Emerging Suburban Edge portion of the City of Medina, which is currently 3.14 dwelling units per acre.

Table 3. Planned Residential Density, City of Medina

Land Use Categories	Density Range		Net Acres	2018-2040 Change	
	Min	Max		Min Units	Max Units
Low Density Residential	2	3	203.4	407	610
Medium Density Residential	5	7	29.5	148	207
High Density Residential	12	15	16.1	193	242
Mixed Residential	3.5	4	94.1	329	376
	<b>TOTALS</b>		<b>343.1</b>	<b>1077</b>	<b>1435</b>
	<b>Overall Density</b>			<b>3.14</b>	<b>4.18</b>

*Although not included in the net density calculation table, any redevelopment in the Uptown Hamel land use category would further support the overall net residential density.*

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

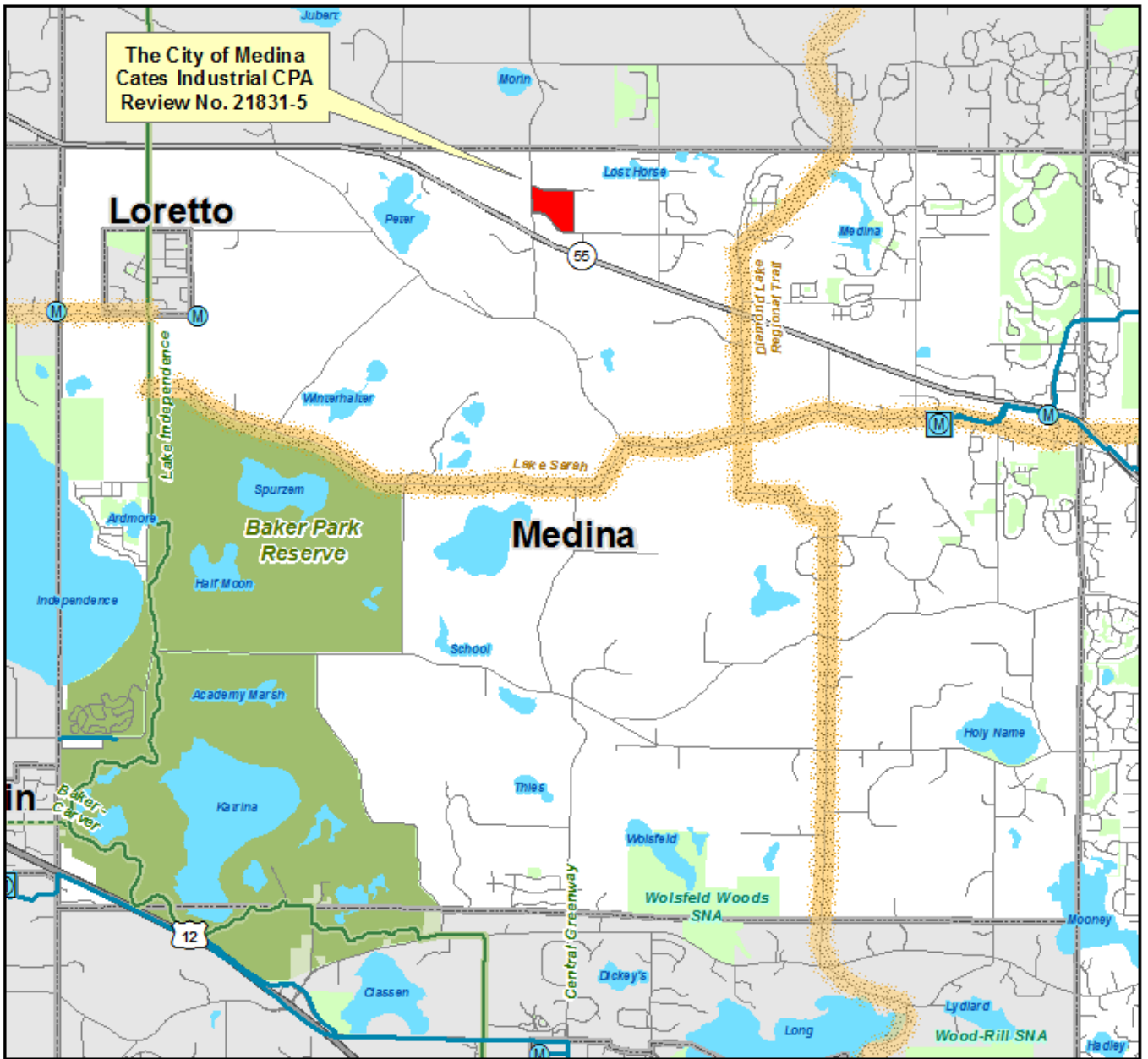
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

## ATTACHMENTS

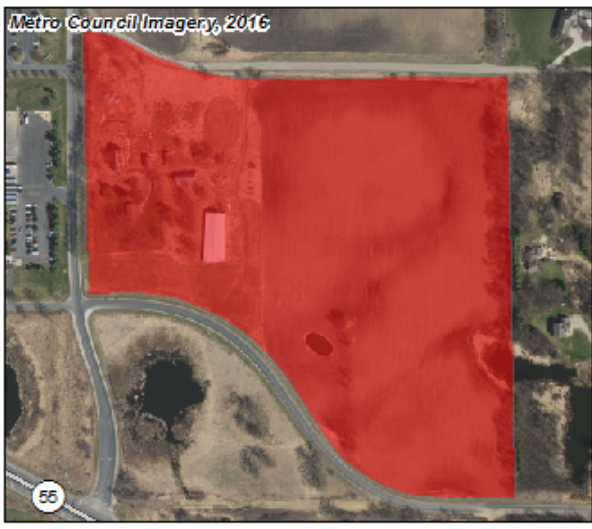
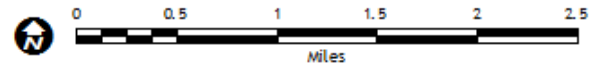
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current and Proposed Land Use Guiding



Figure 1. Location Map Showing Regional Systems

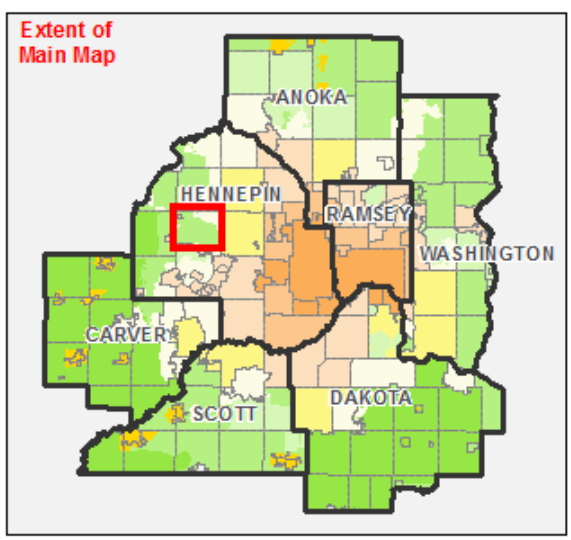
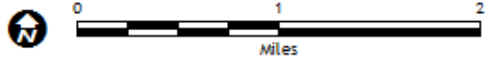
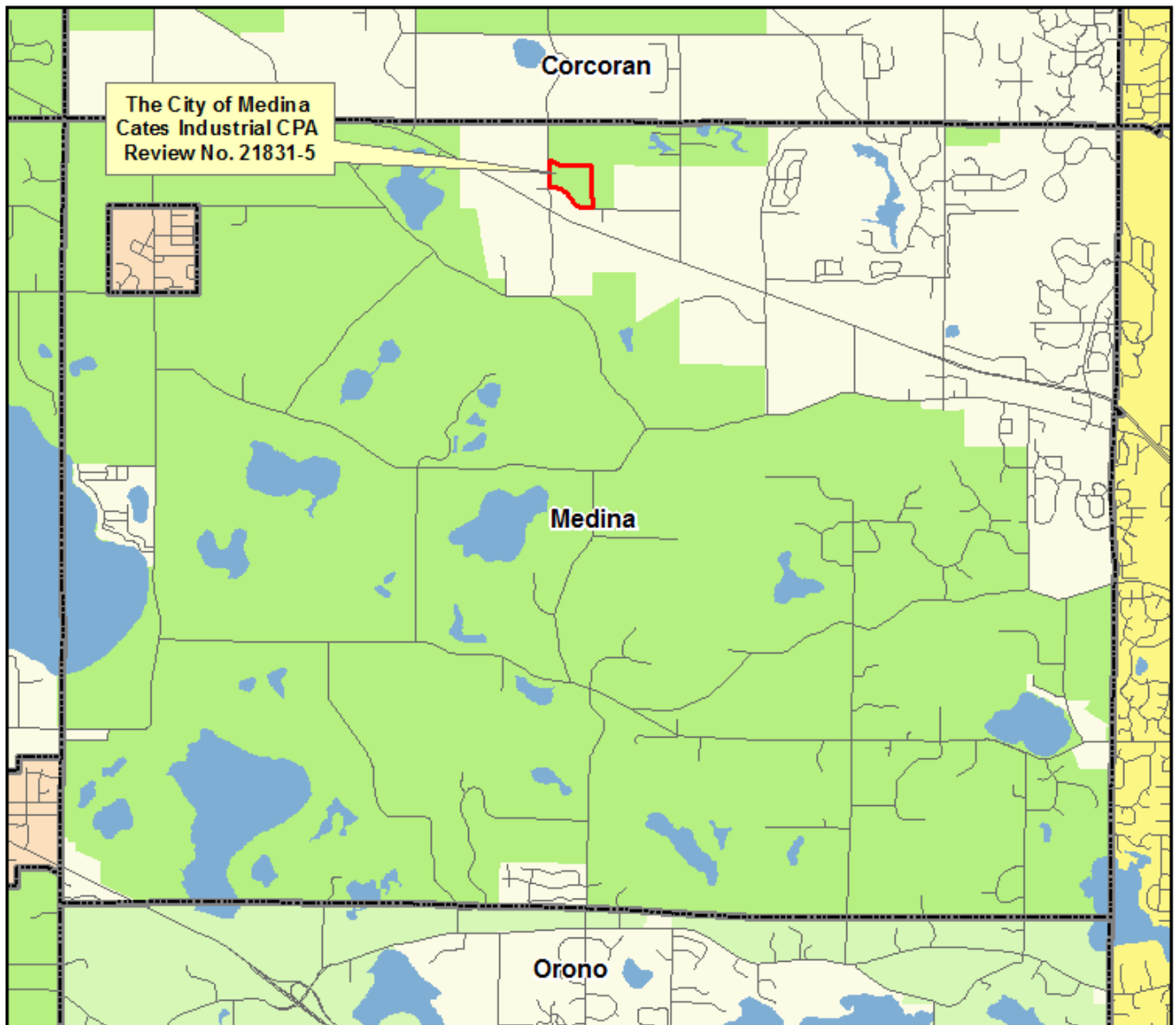


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- Regional Systems**
- Regional Transitways**
    - Existing
    - Planned Current Revenue Scenario
    - Planned Current Revenue Scenario - CTIB Phase 1 Projects
    - Potential increased Revenue Scenario
  - Wastewater**
    - Meters
    - MCES Interceptors
    - Lift Stations
    - MCES Treatment Plants
  - Regional Highway System**
    - Interstates
    - US Highways
    - State Highways
    - County Roads
    - Road 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

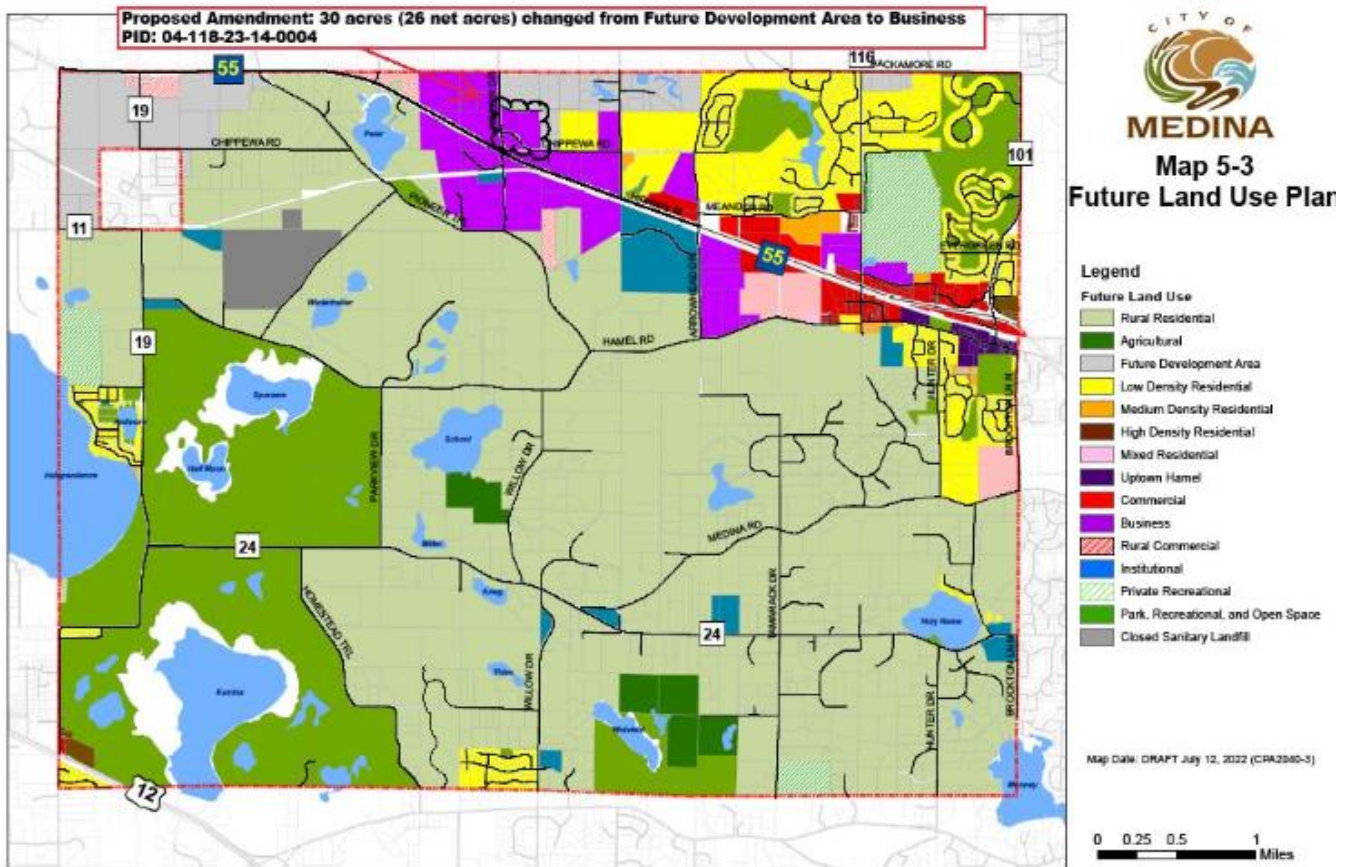
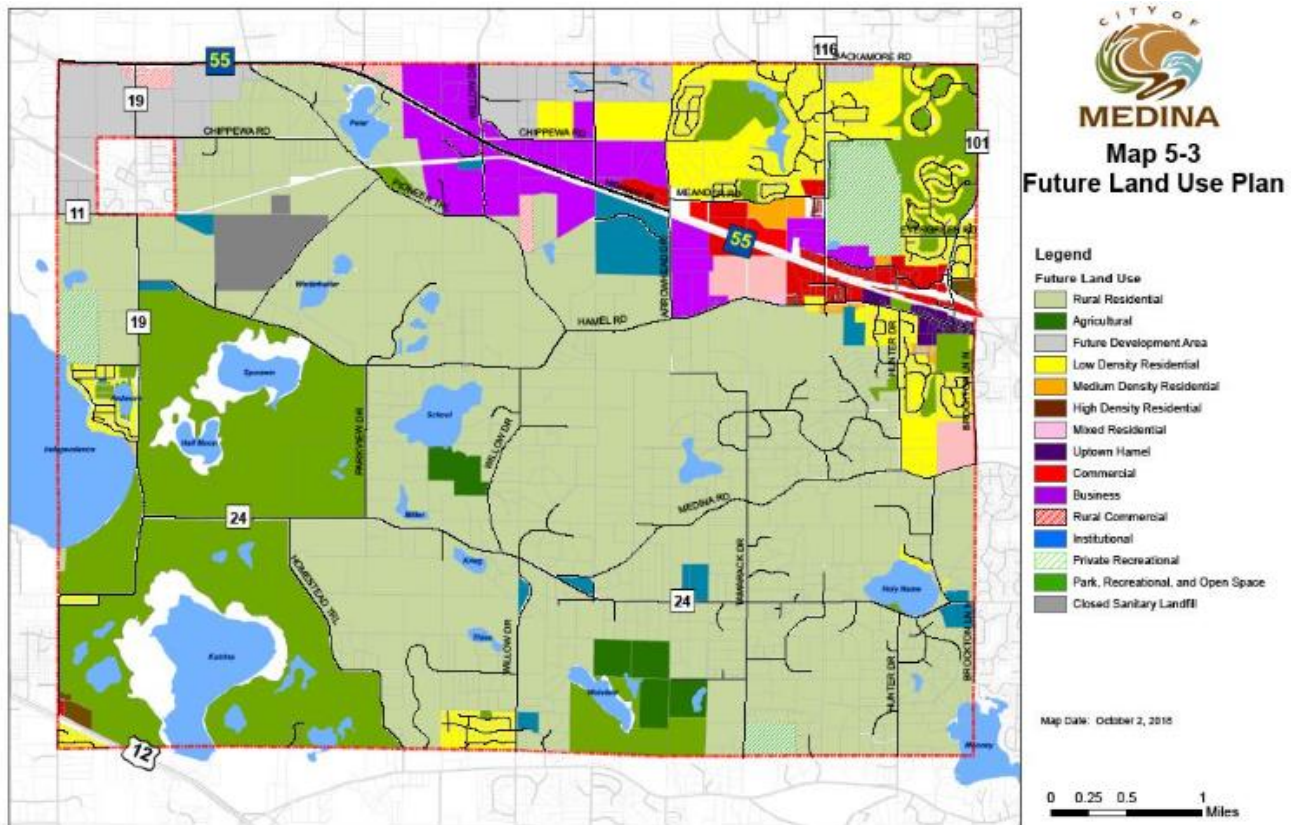


**ThriveMSP 2040 Community Designations**

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



Figure 3. Current and Proposed Land Use Guiding



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