

# Business Item

Community Development Committee



**Committee Meeting Date:** July 17, 2023

**For the Metropolitan Council:** July 26, 2023

## Business Item: 2023-155

City of Rogers Roers Companies Workforce Apartments Comprehensive Plan Amendment, Review File 22296-3

<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>	Freya Thamman, Planning Analyst (651-602-1750) 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:

1. Authorize the City of Rogers to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for wastewater, transportation, forecasts, and local surface water management.

### Background

The City of Rogers submitted the Roers Companies Workforce Apartments comprehensive plan amendment on June 9, 2023. The amendment proposes to reguide 9.95 acres from Medium Density Residential to High Density Residential to construct an apartment with approximately 250 units, which will be rent and income restricted to 60% Area Median Income (AMI). The proposed project helps meet the City's goals of providing more attainable housing for the local employment base. The amendment site is located at the northeast corner of South Diamond Lake Road and Brockton Lane North. 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 jurisdictions.

### 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.



# REVIEW RECORD

City of Rogers

**Roers Companies Workforce Apartments Comprehensive Plan Amendment**

**Review File No. 22296-3, Business Item No. 2023-155**

## BACKGROUND

The City of Rogers (City) is in northern Hennepin County, bordered by Dayton, Maple Grove, and Corcoran, as well as Hanover, Saint Michael, and Otsego, which are located west of Rogers in Wright County (Figure 1).

*Thrive MSP 2040* (Thrive) designates Rogers with “Emerging Suburban Edge” and “Diversified Rural” community designations. The Council forecasts from 2020 to 2040 that the City will grow from 14,200 to 22,800 population and 5,000 to 8,500 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 11,400 to 14,800 jobs.

The Metropolitan Council reviewed the City of Rogers 2040 Comprehensive Plan ([Business Item 2020-54 JT](#)), Review File No. 22296-1) on March 25, 2020.

## REQUEST SUMMARY

The City of Rogers submitted the Roers Companies Workforce Apartments comprehensive plan amendment on June 9, 2023. The amendment proposes to reguide 9.95 acres from Medium Density Residential to High Density Residential to construct an apartment with approximately 250 units, which will be rent and income restricted to 60% Area Median Income (AMI). The proposed project helps meet the City’s goals of providing more attainable housing for the local employment base. The amendment site is located at the northeast corner of South Diamond Lake Road and Brockton Lane North. 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, watershed districts, and is compatible with the plans of those districts. The school district provided comments.

## PREVIOUS COUNCIL ACTIONS

- The Council acted on the City’s 2040 Plan on March 25, 2020 (Business Item 2020-54 JT, Review File No. 22296-1).
- The Council authorized the Land Use Density Range amendment on January March 10, 2021 (Business Item 2021-55, Review File No. 22296-2). It revised the density ranges for the Low Density Residential (LDR) and Medium Density Residential (MDR) land use categories and reguided 168.8 acres of MDR to Mixed Residential and 14.1 acres from MDR to LDR.

## 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 amendment conforms to the *2040 Regional Parks Policy Plan* (RPPP). One planned regional trail is in the vicinity (within ½ mile) of the proposed amendment site (Figure 1). The Diamond Lake Regional Trail is planned to travel east-west along South Diamond Lake Road, turning south approximately 0.1-mile east of the site. The amendment acknowledges the proximity of the Diamond Lake Regional Trail. The regional trail is also referenced in an email from Three Rivers Park District that said, "Three Rivers Park District does not have any comment on the land use change. However, as this project becomes a reality, please consider pedestrian and bicycle connections to/from this housing project to the future Diamond Lake Regional Trail which will eventually be located across the street." The proposed land use change will not have an adverse impact on the planned Diamond Lake Regional Trail or the Regional Parks System.

#### 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 amendment conforms to the *2040 Water Resources Policy Plan* (WRPP). This area will be served by the existing Metropolitan Council Wastewater Treatment Plant.

#### Advisory Comments

As a reminder for future development in the City, and as the Council included in the Rogers 2040 Comprehensive Plan Review Record: The Plan identifies areas that are currently provided service through the existing wastewater treatment plant, and that the City would redirect flow to the Elm Creek Interceptor service area if the existing plant is nearing capacity and the diversion to the new wastewater treatment facility has not been completed. The City has also committed to focusing growth within the Elm Creek Interceptor to extend out the remaining capacity at the existing wastewater plant and coincide with the completion of the new wastewater facility and diversion.

#### Transportation and Transit

*Reviewer: Joseph Widing, Metropolitan Transportation Services (651-602-1822)/Victoria Dan, Metro Transit (612-349-7648)*

The amendment conforms to the *2040 Transportation Policy Plan* (TPP) for transportation and transit. Rogers is outside the Transit Capital Levy District and no fixed route operates directly in the community. Passenger facilities in neighboring communities provide access to fixed routes including Northstar Commuter Rail (Elk River, Ramsey) and commuter bus lines (Maple Grove, Champlin).

#### Advisory Comments

Council staff recommend the proposed project consider providing non-motorized access to the adjacent employment center to further support regional goals and the Rogers Comprehensive Plan, which identifies a proposed local trail facility along Diamond Lake Rd in Figure 9.11.

### Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, local surface



water management, and water supply. Additional review comments are detailed below.

## Forecasts

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

The amendment is consistent with Council forecasts for the City of Rogers. The City offers that the amendment does not affect the community-wide forecast. Council staff find that this amendment adds housing at the specific site (triples the previous capacity); the developer proposes a 253-unit apartment building. Council staff can agree the community-wide forecast is unchanged. However, the Traffic Analysis Zone (TAZ) allocation for Rogers needs revision. The amendment site is in the Rogers portion of Metropolitan Council TAZ #804. The City’s 2040 Plan expects the entire zone to gain +105 households, +330 population, and no jobs during 2020-2040. Council staff will revise the TAZ allocation, considering larger numbers.

### Advisory Comments

Separate from this Council action, Council staff will revise the TAZ allocation, adding +150 households and +300 population to TAZ #804. The re-allocated amounts will be debited from the remainder of Rogers, leaving the communitywide totals unaffected. City staff are welcome to contact Council Research with any comments.

## Thrive MSP 2040 and Land Use

*Reviewer: Freya Thamman CD – Local Planning Assistance (651-602-1750)*

The amendment is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. Thrive identifies the City with the Emerging Suburban Edge and Diversified Rural community designations (Figure 2). This distinction aligns with areas planned to be served with regional wastewater services and those intended to remain rural. The amendment is in the Emerging Suburban Edge area.

The amendment proposes to reguide 9.95 gross acres (8.77 net acres) from Medium Density Residential to High Density Residential (Figure 4) to accommodate an apartment building with approximately 250 units, which will be rent- and income-restricted to 60% Area Median Income. This project helps meet the City's goals of providing more attainable housing for the local employment base.

As shown below in Table 1 (changes underlined), the minimum planned net residential density is 3.5 to 11.8 units per acre, which is consistent with Council policies for areas with Emerging Suburban Edge community designation.

*Table 1. Planned Residential Density, City of Rogers*

Category	Density		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	2	5	1,906.2	3,812	9,531
Medium Density Residential	5	11	<u>389.0</u>	<u>1,945</u>	<u>4,279</u>
High Density Residential	11	60	<u>133.4</u>	<u>1,467</u>	<u>8,002</u>
Mixed Residential	4	15	802.9	3,212	12,044
Mixed Use – Downtown (40% residential)*	8	60	11	88	660
Mixed Use – Regional (40% residential)*	8	40	153.9	1,231	6,156
Mixed Use – Neighborhood (60% residential)*	3	6	99.6	299	598
<b>TOTALS</b>			<b>3,496</b>	<b>12,054</b>	<b>41,270</b>
<b>Overall Density</b>				<b>3.5</b>	<b>11.8</b>

*Based on Table 4-5, Guided Residential Capacity and Net Density, which represents the developable land planned for future regional sewer.*

*\*Percent residential have been applied to the total Mixed Use acres.*



## Housing

*Reviewer: Olivia Boerschinger, CD – Housing (651-602-1327)*

The amendment is consistent with the Council's 2040 Housing Policy Plan (HPP). The Plan currently provides sufficient land to address its share of the region's 2021-2030 need for affordable housing, which is 377 units. The proposed amendment increases the City's inventory of land guided to support the development of low- and moderate-income housing. As of this amendment, the Plan will be guiding roughly 110 acres of higher density residential land such that at least 855 units could be built (Figure 4)

The amendment will allow for the construction of a 253-unit apartment building with all units affordable at 60% AMI. This amendment allows the City to implement the housing element of their 2040 Plan and contributes to their efforts to address its share of the region's need for affordable housing in the 2021-2030 decade.

Rogers is a frequent participant in Livable Communities Act (LCA) programs, and in 2022 was awarded over \$230,000 in Tax Base Revitalization Account (TBRA) funds and in 2021 received \$1.5 million in Local Housing Incentives Account (LHIA).

## Local Surface Water Management

*Reviewer: Maureen Hoffman, ES – Water Resources (651-602-8026)*

The amendment is consistent with Council policy requirements and in conformance with the WRPP for local surface water management.

### *Advisory Comments*

The amendment site is close to Grass Lake to the east. Council staff encourage the City and developer to work together to create a chloride management plan to limit the impacts of chloride on the natural environment lake. Additionally, we recommend that the site use drought tolerant native plants in its landscape plan.

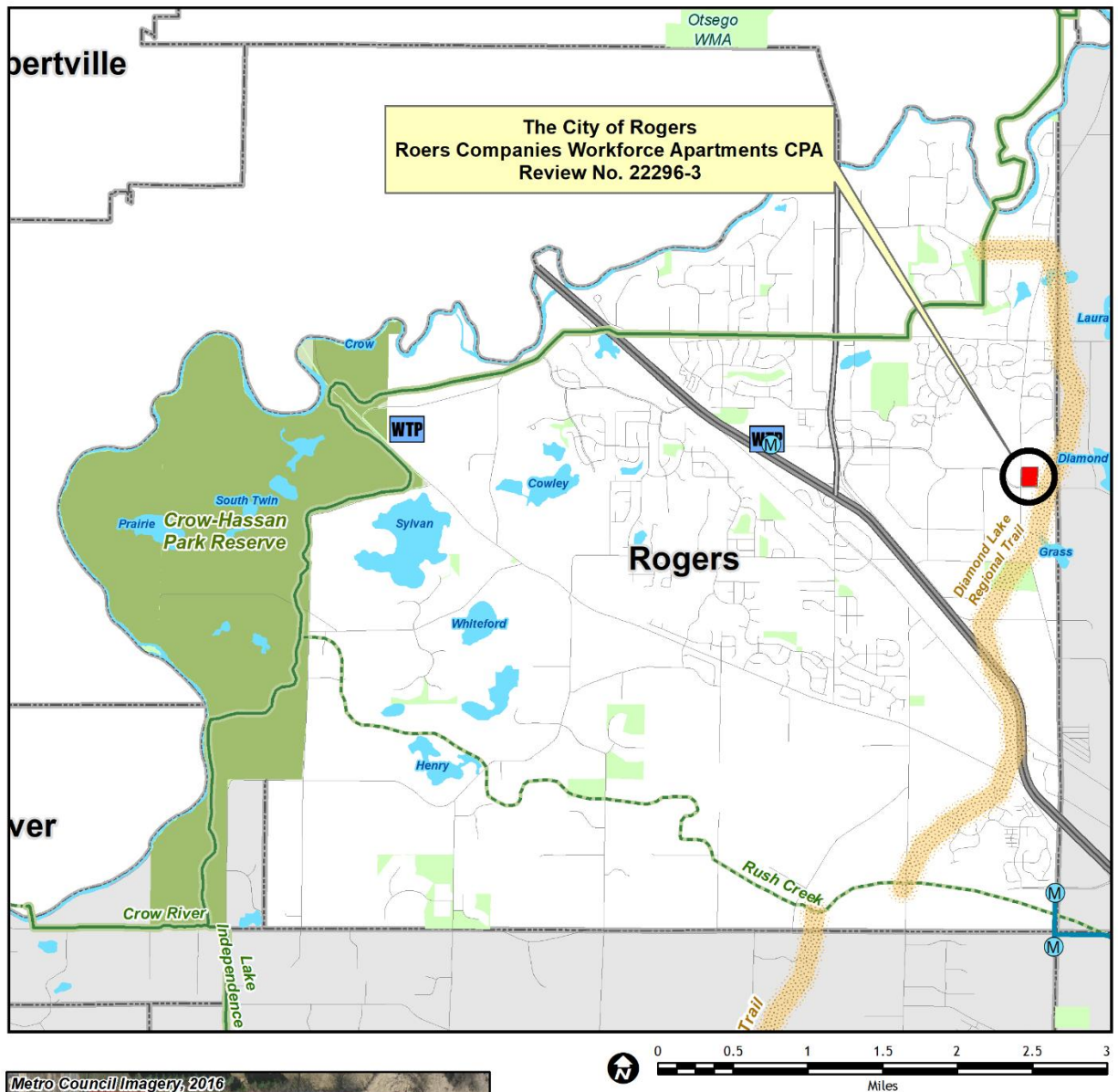
## Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed amendment is compatible with the plans of adjacent jurisdictions. The school district (ISD 728) comments that while there have been road improvements in this area, the amount of tractor trailer traffic is high and will increase, which provides potential safety concerns for students. They also indicated that there is no bus turnaround so buses will need to pick up students on the street and noted the limited capacity of schools. Hennepin County and the DNR indicated support for land use change and continued coordination.

## ATTACHMENTS

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

- 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**

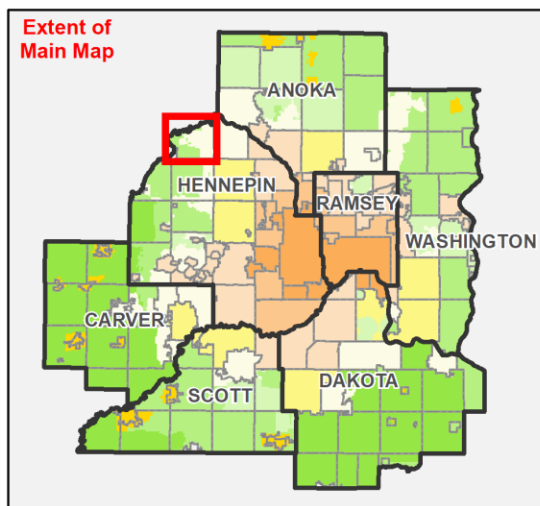
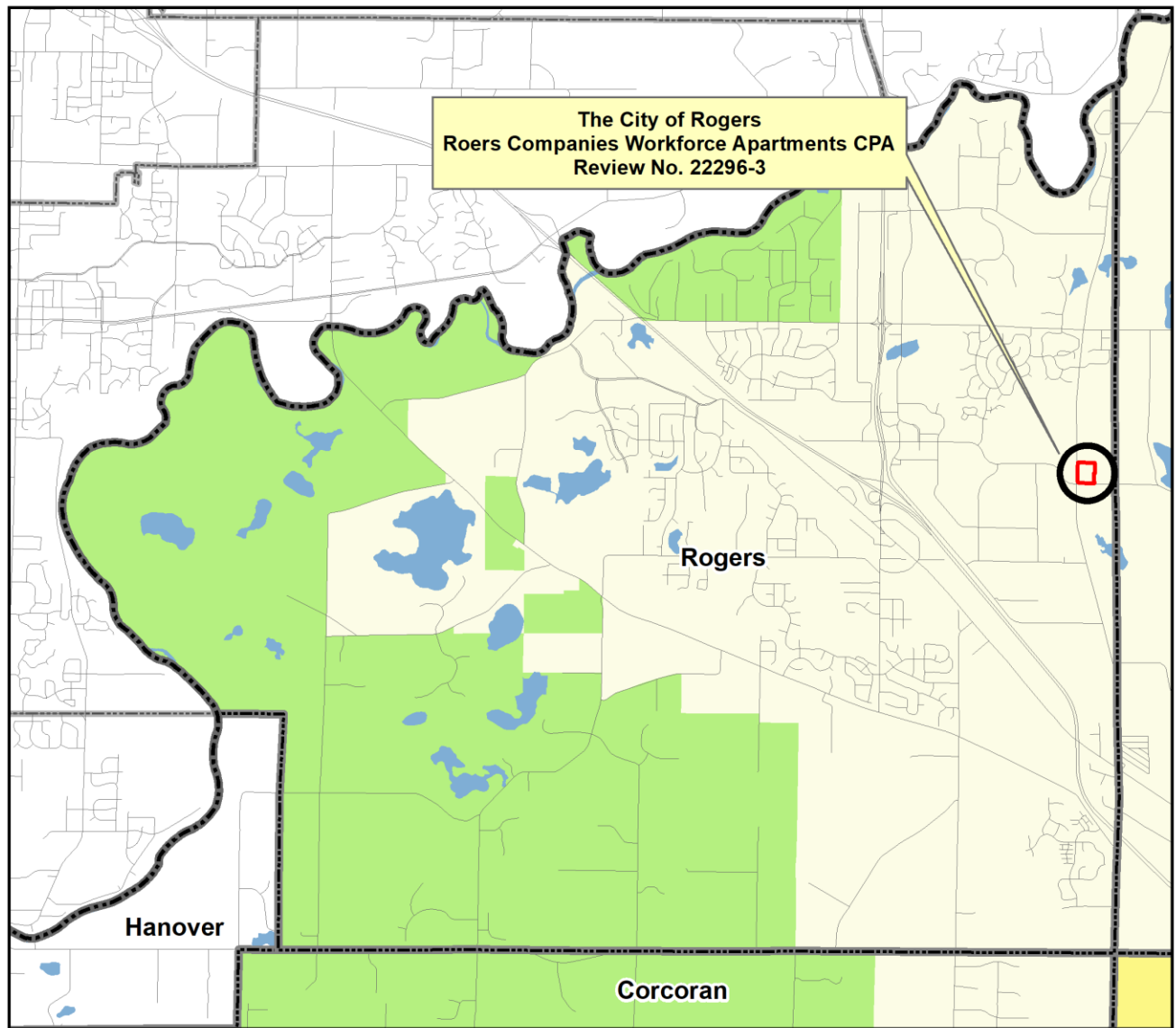
- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned Regional Trails
- Regional Trail Search Corridors



Metropolitan Council

x

**Figure 2. Location Map Showing Community Designations**

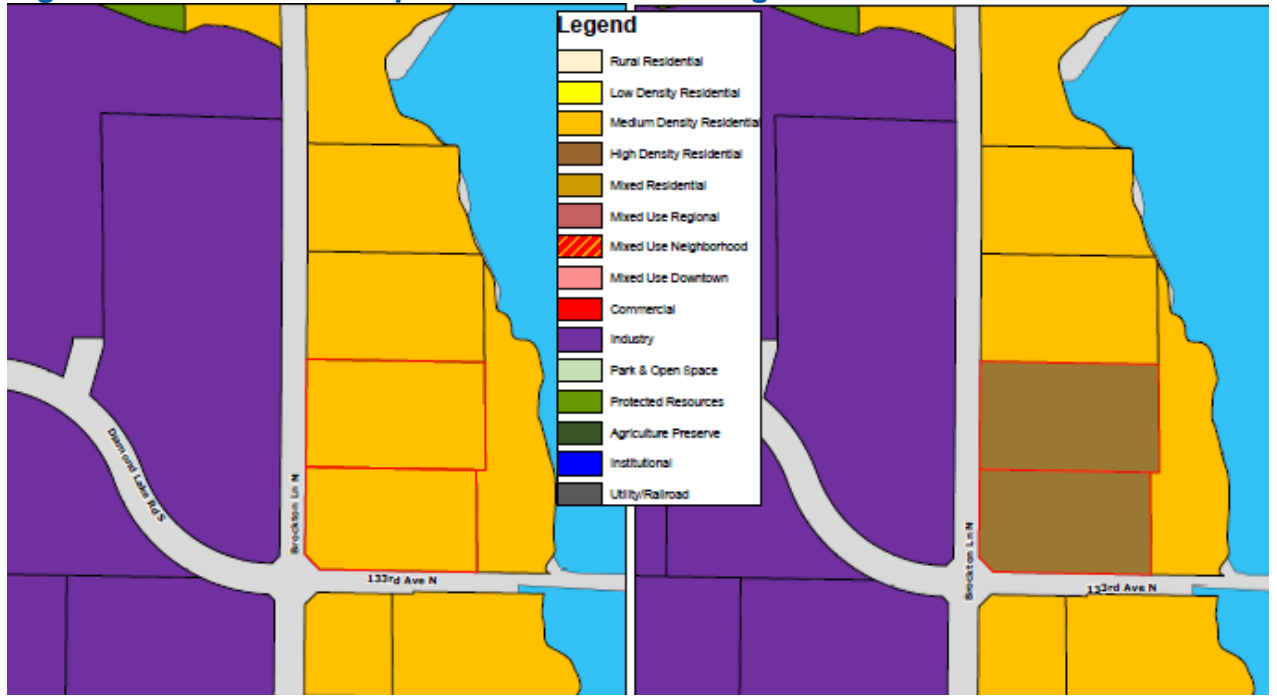


**ThriveMSP 2040 Community Designations**

- 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



## Figure 4. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **377 units**

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

	<b>Available Acres</b>	<b>X</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>X</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>High Density Residential</b>	63.90		11		100%		703
<b>Mixed Use Regional</b>	29.40		8		40%		95
<b>Mixed Use Downtown</b>	17.80		8		40%		57
<b>Total</b>	<b>111</b>						<b>855</b>

Sufficient/(insufficient) units possible against share of regional need: **478**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **478**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

