

Business Item

Community Development Committee



Committee Meeting Date: October 16, 2023

For the Metropolitan Council: October 25, 2023

Business Item: 2023-251

City of Eden Prairie Land Use Map Corrections Comprehensive Plan Amendment, Review File 21978-12

| | |
|----------------------------------|--|
| District(s), Member(s): | District 3, Dr. Tyrone Carter |
| Policy/Legal Reference: | Metropolitan Land Planning Act (Minn. Stat. § 473.175) |
| Staff Prepared/Presented: | Michael Larson, Planning Analyst (651-602-1407) Angela R. Torres, Senior 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 of Eden Prairie's forecasts.
3. Advise the City of Eden Prairie to implement the advisory comments in the Review Record for Water Supply.

Background

The City of Eden Prairie submitted the Land Use Map Corrections comprehensive plan amendment on August 18, 2023. The amendment proposes changes in guiding land use at 12 sites throughout Eden Prairie that the City characterizes as corrections to match the existing or intended future use of the property. They include 37.57 acres reguided from Parks/Open Space to Low Density Residential, 14.76 acres from Mixed Use to Industrial Flex Tech, 3.93 acres from Industrial Flex Tech to Office, 1.14 acres from Low Density Residential to Parks/Open Space, and 0.43 acres from Medium Density Residential to Low Density Residential. This is the City's eleventh 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.



REVIEW RECORD

City of Eden Prairie

Land Use Map Corrections Comprehensive Plan Amendment

Review File No. 21978-12, Business Item No. 2023-251

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 eleventh amendment since the review of the 2040 Plan.

REQUEST SUMMARY

The amendment proposes changes in guiding land use at 12 sites throughout Eden Prairie that the City characterizes as corrections to match the existing or intended future use of the property. They include 37.57 acres reguided from Parks/Open Space to Low Density Residential, 14.76 acres from Mixed Use to Industrial Flex Tech, 3.93 acres from Industrial Flex Tech to Office, 1.14 acres from Low Density Residential to Parks/Open Space, and 0.43 acres from Medium Density Residential to Low Density Residential.

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 Plan on August 28, 2019. ([Business Item 2019-214 JT](#)), Review File No. 21978-1).
- The Council authorized the 10197 Eden Prairie Road amendment 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 Council administratively reviewed Villas at Smith Village 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.





- The Council administratively reviewed Aspire Amendment No. 3 on September 15, 2020 (Review File No. 21978-4). The amendment 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.
- The Council administratively reviewed Aspire Amendment No. 2 on September 15, 2020 (Review File No. 21978-5). The amendment 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 Council administratively reviewed the Inclusionary Housing Policy amendment 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.
- The Council authorized The Ellie amendment on January 18, 2022 (Review File No. 21978-7, [Business Item 2022-13](#)). The amendment reguided 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 to accommodate a 239-unit, 4-story multifamily residential building.
- The Council administratively reviewed the Nor-Son Office Development amendment on February 9, 2022 (Review File No. 21978-8). The amendment reguided 1.66 acres from Regional Commercial to Office located at 7544 Market Place Drive. The purpose of the amendment was to align the land use, zoning, and proposed use of the property. Nor-Son Office is proposing to construct a 2-story, 15,400 square foot office building on the site.
- The Council administratively reviewed the Blue Stem North amendment on March 22, 2022 (Review File No. 21978-9). The amendment reguided 11.17 of the 16.96-acre site from Transit Oriented Development (TOD) to Parks and Open Space located at 6901 Flying Cloud Drive, just west of the Golden Triangle LRT Station. The purpose of the amendment was to support the development of two apartment buildings with a total of 425 units. This development was associated with an Environmental Assessment Worksheet (Review File No. 22703-1)
- The Council administratively reviewed the Baker Road Assisted Living amendment on July 6, 2023 (Review File No. 21978-10). The amendment reguided 3.79 acres from Office to Medium Density Residential located at 6216 Baker Road. The purpose of the amendment was to support the development of an assisted living facility that will eventually include 105 units.
- The Council administratively reviewed the 2022 System Statement amendment on July 7, 2023 (Review File No. 21978-11). The amendment responded to Eden Prairie's 2022 System Statement with the purpose of addressing content related to transportation and parks/trails.

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 and Trails System in the vicinity (i.e., within 1/2 mile) of the proposed guiding land use changes. Minnesota River Bluffs Regional Trail is approximately 0.1-mile northwest of the proposed change at Site 5 from Mixed Use to Industrial Flex Tech (west of Martin Drive and South of Venture Lane), and 0.2-mile northwest of Site 9 from Parks and Open Space to Low Density Residential (9601 Crestwood and adjacent parcels). These proposed land use changes will not impact the Minnesota River Bluffs Regional Trail or the Regional Parks and Trails System more broadly. (See Figure 1).

Wastewater Service

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

The proposed amendments conform to the *2040 Water Resources Policy Plan*. The Metropolitan Disposal System has adequate capacity for the changes associated with the amendment sites.

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 states that the changes in guiding land use do not affect the communitywide forecast and are described as corrections of “mapping errors” at 12 sites (18 parcels). However, the amendment includes the reguiding of 14.76 acres at Sites 5 and 6 from Mixed Use to Industrial Flex Tech. The loss of Mixed Use sites reduces households and population capacity, but these changes are minor. Most of the other sites have existing residential uses and were not forecasted to be redeveloped. A communitywide forecast change is not needed at this time.

Thrive MSP 2040 and Land Use

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

The amendment is consistent with *Thrive MSP 2040* land use policies for cities with the Community Designation of Suburban (Figure 2). The amendment proposes changes in guiding land use at 12 sites throughout Eden Prairie (Figure 3) that the City characterizes as corrections to match the existing or intended future use of the property. They include the following:

- 37.57 acres from Parks/Open Space to Low Density Residential (Sites 1, 2, 7, and 9-12)
- 14.76 acres from Mixed Use to Industrial Flex Tech (Sites 5 and 6)
- 3.93 acres from Industrial Flex Tech to Office (Site 4)
- 1.14 acres from Low Density Residential to Parks/Open Space (Site 3)
- 0.43 acres from Medium Density Residential to Low Density Residential (Site 8)

Although the City characterizes the proposed changes as corrections, the City’s 2040 comprehensive plan update had considered Sites 5 and 6 as candidate sites for residential redevelopment (as Mixed Use). The proposed change in guided land use from Mixed Use to Industrial Flex Tech is more consistent with supporting established employment-related uses in a

larger district that is otherwise consistently guided as Industrial Flex Tech. As shown and underlined in Table 2, the net increase in land guided as Low Density Residential, combined with the decrease in land guided as Mixed Use, reduces the overall minimum planned residential density of the City from 11.8 to 11.2 units per acre.

Table 2. Planned Residential Density, City of Eden Prairie

| Category | Density | | Net Acres | 2018-2040 Change | |
|--------------------------------|---------|-----|------------------------|------------------|---------------|
| | Min | Max | | Min Units | Max Units |
| <u>Low Density Residential</u> | 0.1 | 5 | <u>451.56</u> | <u>46</u> | <u>2,257</u> |
| Medium Density Residential | 5 | 14 | 164.8 | 824 | 2,307 |
| Medium High Density | 14 | 40 | 414.4 | 5,802 | 16,576 |
| High Density Residential | 40 | 75 | 3.0 | 120 | 225 |
| Transit-Oriented Development* | 25 | 80 | 67.8 | 1,574 | 5,422 |
| <u>Mixed Use*</u> | 40 | 75 | <u>98.9</u> | <u>3,673</u> | <u>7,415</u> |
| Town Center Mixed Use* | 40 | 75 | 54.6 | 2,028 | 4,095 |
| TOTALS | | | 1,255.0 | 14,067 | 38,297 |
| | | | Overall Density | 11.2 | 30.5 |

*65-70% residential

Housing

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

The amendment is consistent with the Council's *Housing Policy Plan*. The Plan currently provides sufficient land to address its share of the region's 2021-2030 need for affordable housing, which is 1,408 units. The proposed amendment decreases 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 approximately 233 acres of higher density residential land such that at least 4,380 units could be built.

Eden Prairie is a frequent participant in Livable Communities Act (LCA) programs, and in 2022 was awarded \$160,000 in additional Local Housing Incentives Account (LHIA) funds for their Homes within Reach Community Land Trust (CLT) project.

Water Supply

Reviewer: Lanya Ross, Environmental Services – Water Resources (651-602-1803)

The amendment is consistent with the *Twin Cities Metropolitan Area Master Water Supply Plan*.

Advisory Comments

All the amendment sites are in the Drinking Water Supply Management Areas for one or more cities, including Eden Prairie, Chanhassen, and Bloomington. Development and redevelopment provide opportunities to prevent or reduce risk of contamination to water supplies using best management practices for source water protection.

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

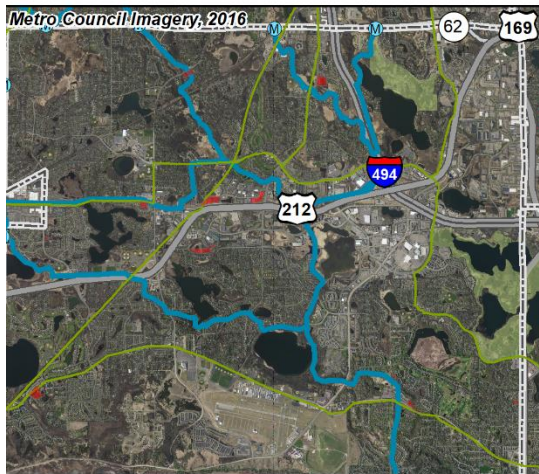
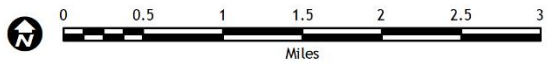
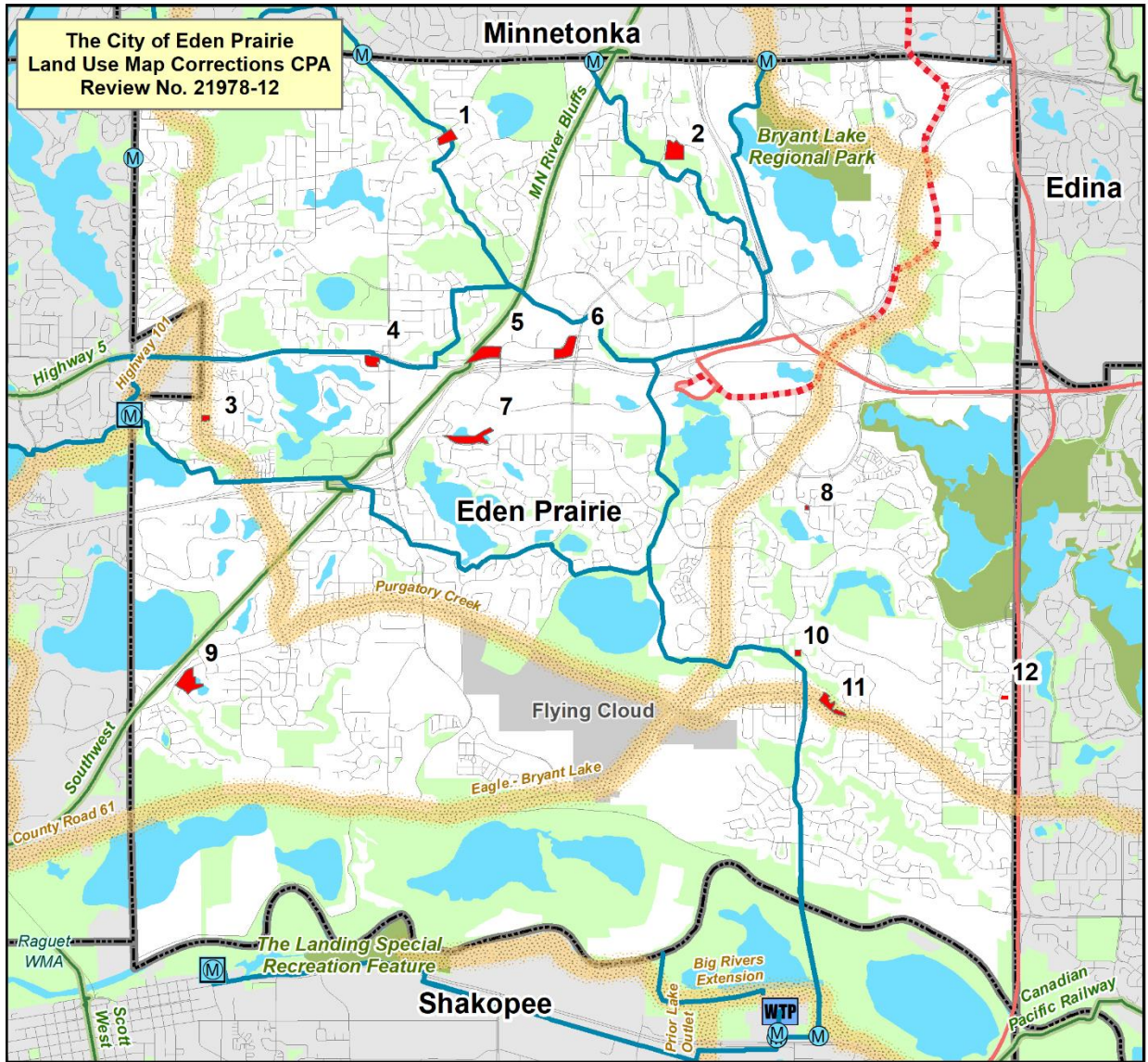
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

- Figure 1: Locations Map Showing Regional Systems
- Figure 2: Locations Map Showing Community Designations
- Figure 3: Proposed Guiding Land Use Changes
- Figure 4: Land Guided for Affordable Housing



Figure 1. Locations Map Showing Regional Systems



Regional Systems

Regional Transitways

- Existing
- Planned Current Revenue Scenario
- 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

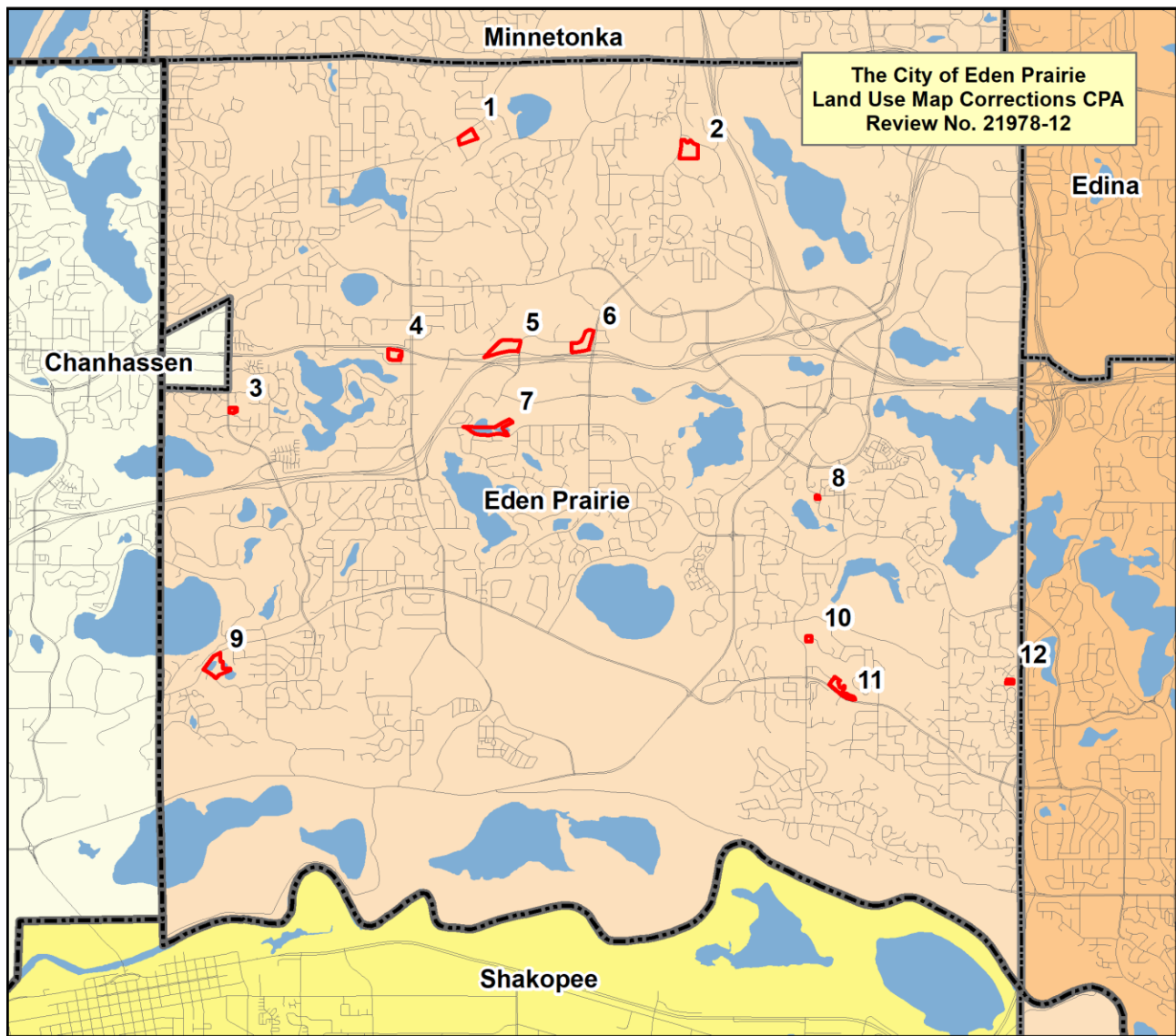
Regional Trails

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

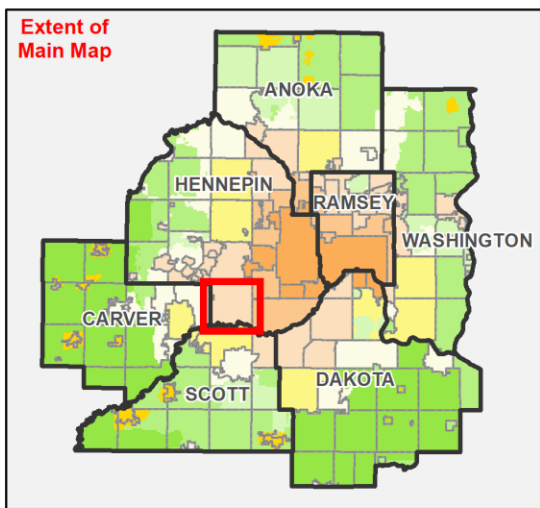


Metropolitan Council

Figure 2. Locations Map Showing Community Designations



Metropolitan Council



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center

Figure 3. Proposed Guiding Land Use Changes

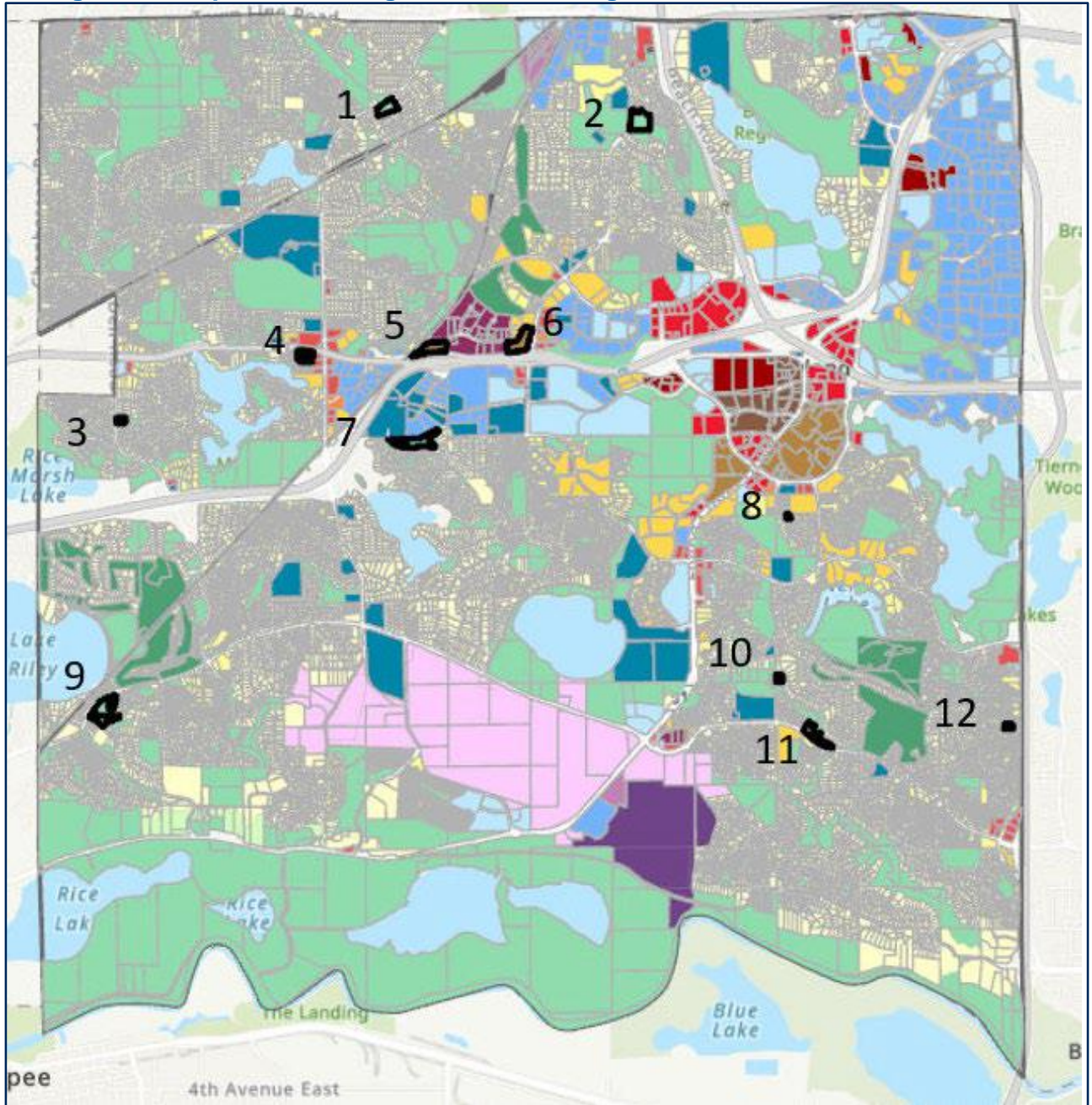


Figure 4. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **1408 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

| | Available Acres | X | Minimum Density (units per acre) | X | Expected % Residential (if mixed use) | = | Minimum Units Possible |
|--|------------------------|----------|---|----------|--|----------|-------------------------------|
| Medium High Density Residential | 104.00 | | 14 | | 100% | | 1,456 |
| High Density Residential | 1.00 | | 40 | | 100% | | 40 |
| Mixed Use | 48.24 | | 40 | | 65% | | 1,255 |
| TOD | 45.83 | | 25 | | 65% | | 745 |
| Town Center | 34.00 | | 40 | | 65% | | 884 |
| Total | 233 | | | | | | 4,380 |

Sufficient/(insufficient) units possible against share of regional need: **2,972**
 Affordable units built since 2021: **0**
 Sufficient/(insufficient) units possible adjusted for affordable units built: **2,972**
 Number of Comp Plan Amendments authorized since Comp Plan Update: **11**

