

Community Development Committee

Meeting date: November 18, 2013

For the Metropolitan Council meeting of December 11, 2013

Subject: City of Eagan Gratus Comprehensive Plan Amendment, Review File No. 20606-12

District(s), Member(s): District 15, Council Member Steven Chávez District 16, Council Member Wendy Wulff

Policy/Legal Reference: Minnesota Statutes Section 473.175

Staff Prepared/Presented: Patrick Boylan, AICP, Local Planning Assistance, 651-602-1438. LisaBeth Barajas, Manager, Local Planning Assistance, 651-602-1895.

Division/Department: Community Development / Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Eagan to put the Gratus comprehensive plan amendment (CPA) into effect.
2. Revise the City's official forecasts detailed in Table 2 of the Review Record.
3. Advise the City to implement the advisory comments in the Review Record for aviation and surface water management.

Background

The Council Reviewed the City's Update, Review File No. 20606-1, on March 24, 2010. The Council also reviewed and acted on two amendments ("Holden Property" CPA, Review File No. 20606-9, June 17, 2013) and "Hunter/Emerson Parkview Comprehensive Plan Amendment," Review File No. 20606-7, on October 10, 2012).

The Council has also administratively reviewed 9 Comprehensive Plan Amendments since 2010.

The proposed amendment reguides a 24-acre project site from Special Area – Major Office to Mixed Use. One single family homes exists today; the developer is proposing up to 250 multi-family units on the site.

Rationale

The proposed CPA conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities, school districts, and affected special districts.

Funding

None.

Known Support / Opposition

There is no known opposition.

Review Record

City of Eagan

Gratus Development Comprehensive Plan Amendment

Review File No. 20606-12, Council Business Item No. 2013-319

BACKGROUND

The City of Eagan (City) is approximately 34 square miles and is located south of the Mississippi River in Dakota County. It is bordered by Mendota Heights and Sunfish Lake on the north, Inver Grove Heights on the east, Rosemount and Apple Valley on the south and Bloomington and Burnsville on the west (Figure 1).

The *2030 Regional Development Framework* (RDF) identifies the City as a Developed community. The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 67,600 to 70,800 people, from 26,000 to 29,500 households, and that employment will grow from 52,000 to 65,800 jobs.

The Council reviewed the City's Comprehensive Plan Update (CPU), Review File No. 20606-1, on March 24, 2010. The Council acted on two amendments and administratively reviewed nine amendments since then. This is the 12th amendment to the Plan.

REQUEST SUMMARY

The CPA proposes to amend the local comprehensive plan to reflect a change in 24 acres from Major Office to Mixed Use to allow development of multi-family residential uses upon the site.

OVERVIEW

<i>Conformance with Regional Systems</i>	The CPA conforms to the Metropolitan System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.
<i>Consistency with Council Policies</i>	The CPA is consistent with the Council's RDF, with water resources management, and is consistent with Council forecasts. The CPA is inconsistent with affordable housing policy.
<i>Compatibility with Plans of Adjacent Jurisdictions</i>	The CPA will not have an impact on the planning of adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's Update on March 24, 2010 (Review File No. 20606-1).
- The Council acted on the the "Holden Property" Comprehensive Plan Amendment (Review File No. 20606-9) on June 17, 2013.
- The Council acted on the the "Hunter/Emerson Parkview Comprehensive Plan Amendment" (Review File No. 20606-7) on October 10, 2012

- The Council has administratively reviewed 9 Comprehensive Plan Amendments since 2010.

ISSUES

- I. Does the amendment conform to the Metropolitan system plans?
- II. Is the amendment consistent with the RDF 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?

ISSUE ANALYSIS AND FINDINGS

CONFORMANCE WITH REGIONAL SYSTEMS

TRANSPORTATION & AVIATION

Reviewer: Russ Owen (651-602-1724)

The CPA conforms to the *2030 Transportation Policy Plan* for transportation and aviation.

Advisory Comments – Aviation

The City acknowledged that the proposed land use change is partially located within airport Noise Zone 4. The Council's land use and compatibility guidelines (Appendix M in the TPP) will need to be followed as well as structural performance standards which are addressed in Minn. Statute 473.192.

REGIONAL PARKS

Reviewer: Jan Youngquist (651-602-1029)

The CPA conforms to the *2030 Regional Parks Policy Plan*.

There are no existing or planned regional parks system facilities within 0.5 mile of the CPA site.

SEWERS

Reviewer: Roger Janzig (651-602-1119)

The CPA conforms to the *2030 Water Resources Management Policy Plan*. The Metropolitan disposal system has adequate capacity to serve the proposed development.

CONSISTENCY WITH COUNCIL POLICY

LAND USE & RESIDENTIAL DENSITY

Reviewer: Patrick Boylan (651 602-1438)

The CPA is consistent with the *2030 Regional Development Framework* policy for residential land use and minimum residential density of at least 3 dwelling units per acre for sewered development.

The Comprehensive Plan Amendment represents a land use change to the City's current Update for the re-designation of 24 acres from Major Office to Mixed Use to allow

development of multi-family residential uses upon the site. The overall expected minimum density for Eagan is 3.27 net units per acre. The proposed Gratus CPA amendment will increase the expected overall density to 3.32 units per acre as shown in Table 1 below.

Table 1: Residential Density Analysis

Within Urban Service Area	Units/Acre		acres	Housing Units	
	Min	Max		Min	Max
Residential Land Uses					
Low Density Residential	2	4	6,281	12,561	25,122
Medium Density Residential	4	12	991	3,962	11,886
High Density Residential	12	30	452	5,424	13,560
Mixed Use (that allows Residential)	21	28	206	4,326	5,768
			7,929	26,273	56,336
			Overall Density	3.27	7.11
2000-2012 Plat Monitoring			94.63	350	3.70
Expected Density after CPA			8,024	26,623	3.32

FORECASTS

Reviewer: Todd Graham (651-602-1322)

Forecast-related content is consistent with the 2030 Regional Development Framework.

The CPA application requests forecast revisions associated with the plan amendment. The City suggests forecast increases of: +250 households, +400 population, and +175 jobs in the present decade. Council staff can agree to the households and population change. However, Council staff consider the employment change unnecessary at this time. The 24 acres site was previously guided for "Major Office," and the employment forecast for the particular transportation zone appears reasonable as is.

Council staff recommend approval of the households and population forecast change requested by the City. Forecasts of households and population will be officially revised as follows:

	Census	Previous Council Forecasts			Revised Council Forecasts		
	2000	2010	2020	2030	2010	2020	2030
Population	63,557	67,600	71,700	71,250	67,600	72,100	71,650
Households	23,773	26,000	28,675	29,675	26,000	28,925	29,925
Employment	42,750	52,000	58,550	65,350	52,000	58,550	65,350

Forecasts for Eagan are likely to change again in the next year. Metropolitan Council is presently developing a new forecasts set, to be included in the region's *Thrive MSP 2040* plan. The Council will consider the new forecasts set in 2014.

HOUSING

Reviewer: Patrick Boylan (651-602-1438)

The current amendment as proposed is consistent with the guidance set forth in Council policy and will allow the city to fulfill the housing planning requirements of the Metropolitan Land Planning Act.

The CPA proposes to amend the local comprehensive plan to reflect a change in 24 acres from Major Office to Mixed Use to allow development of up to 250 multi-family residential uses upon the site. This amendment will facilitate the development of additional life-cycle housing opportunities in the City and meeting its goal of 880 to 2025 units.

SURFACE WATER MANAGEMENT

Reviewer: Jim Larsen (651 602-1159)

The CPA is consistent with the *2030 Regional Development Framework*. The proposal states that there are approximately 5.3 acres of significant woodlands on the site – many surrounding a wetland complex in the northern half of the site. However, based upon the concept plan included in the CPA submission, the proposed development would remove 100% of significant wooded vegetation and fill all wetlands on the site.

Advisory Comments

Council staff encourages the City to adhere to the Special Area Plan guidance contained in its Comprehensive Plan and retain at least a portion of the identified significant woodlands on the site – preferably the wooded wetland complex. The wetland complex is likely a habitat for wildlife that traverse between Quarry Park and Central Park, and would be a valuable amenity for future residents occupying the high density development proposed for the site. The wooded wetland complex is also essentially within a planned Regional Greenway corridor, as depicted on the Figure 5.1 Parks and Trail System map on page 5-9 of the City's Comprehensive Plan.

WATER SUPPLY

Reviewer: Lanya Ross (651-602-1803)

The amendment is consistent with Council policy for water supply. The project area is located within the Eagan North Drinking Water Supply Management Area, which has been designated as being moderately vulnerable to contamination by the city and the MN Department of Health.

The Council also encourages efforts to promote the efficient use of water to protect and enhance the region's water supply sources. New development and redevelopment always provide opportunities to implement new water conservation and stormwater management strategies as part of construction and site landscaping. The Council's Conservation Toolbox and Stormwater Reuse Guide may be useful tools to reduce per capita water demand. Both can be found on the Council's Water Supply Planning website at <http://www.metrocouncil.org/Wastewater-Water/Planning/Water-Supply-Planning/Guidance-and-Planning-Tools.aspx>

COMPATIBILITY WITH plans of Adjacent Governmental Units and plans of Affected Special Districts and School Districts

The proposed CPA 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 & Regional Systems
- Figure 2: Proposed Future Land Use Map change

Figure 1: Location Map & Regional Systems

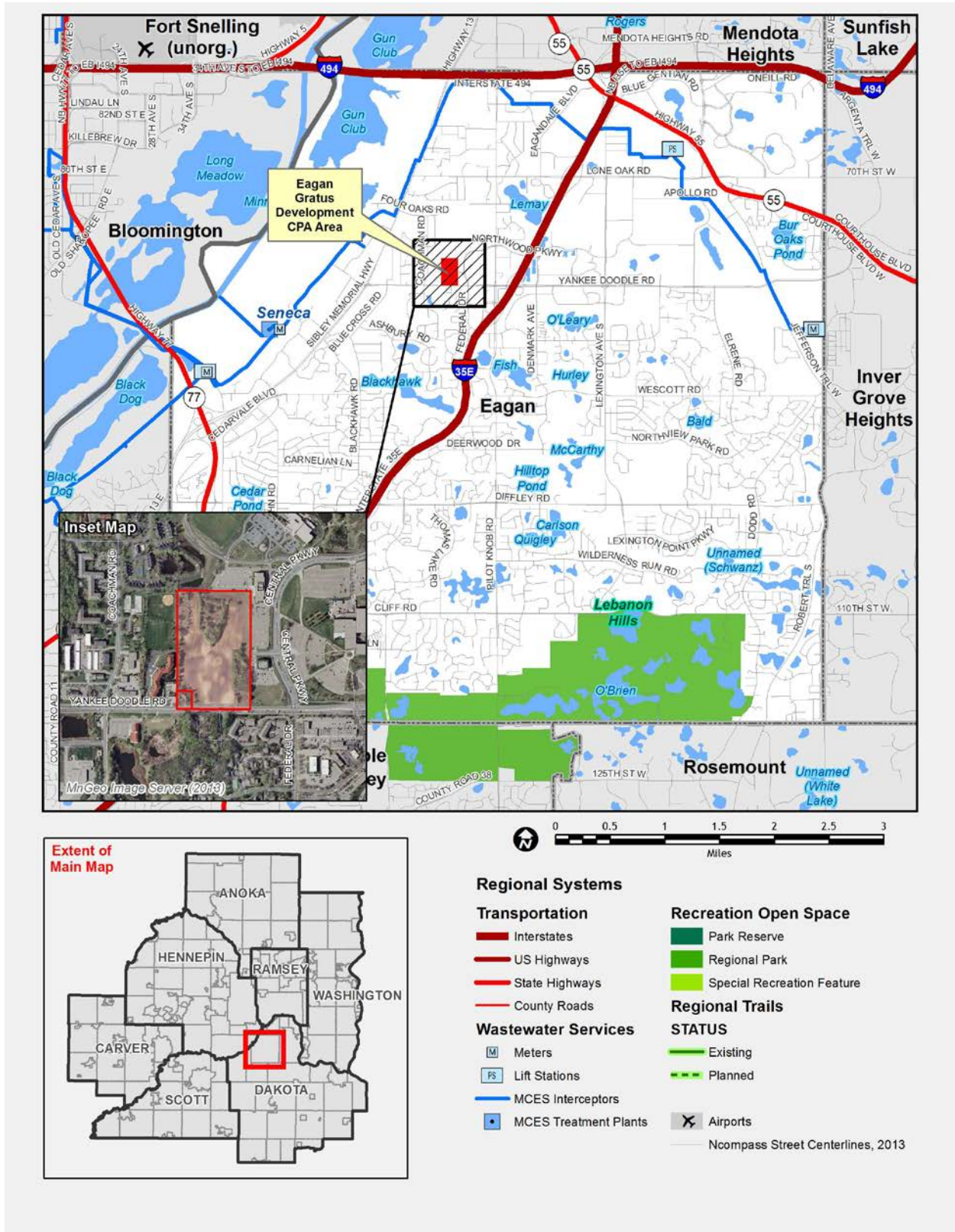
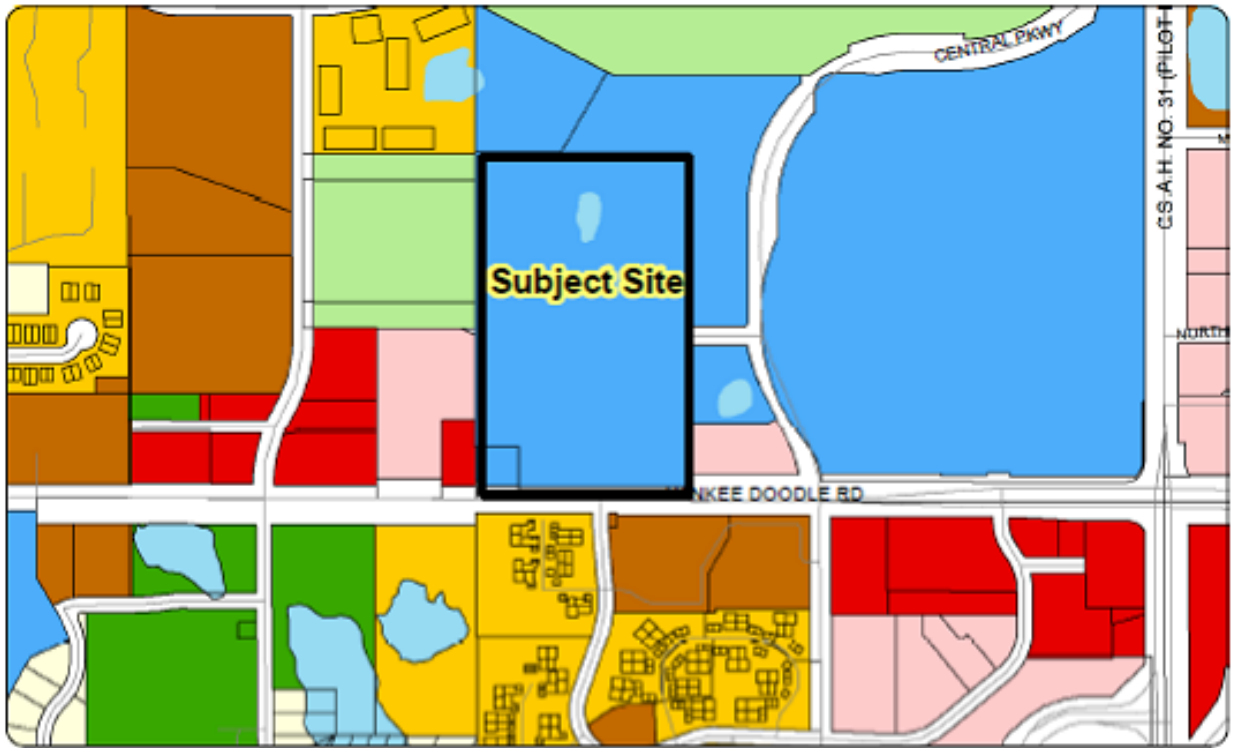
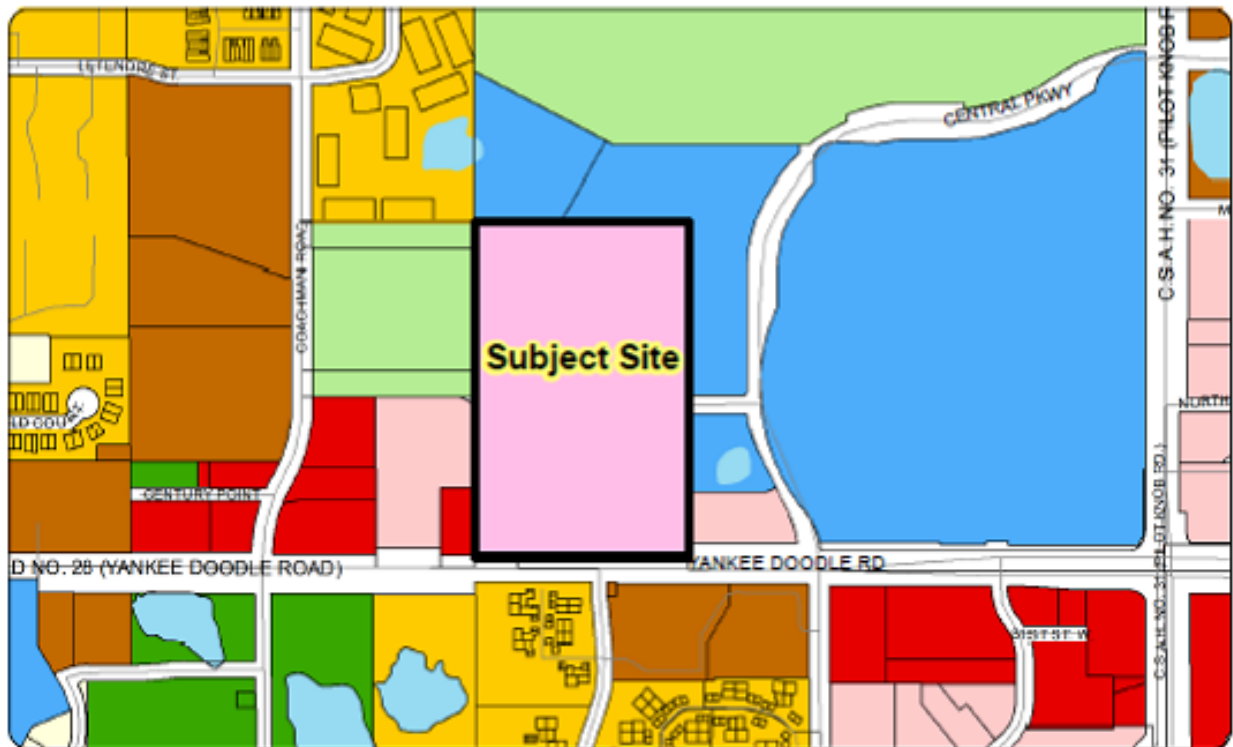


Figure 2: Proposed Future Land Use Map change



Current Land Use Map



Proposed Land Use Map