

## Community Development Committee

For the Metropolitan Council meeting of June 26, 2013

---

**Subject:** Approval of the City of Eagan Holden Property Comprehensive Plan Amendment, Review  
File No. 20606-9

---

### **Proposed Action**

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Eagan to put the Holden Property comprehensive plan amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts.

### **Summary of Committee Discussion/Questions**

Staff Planning Analyst Patrick Boylan presented the request. There were no questions from the Committee.

There was a motion and a second to recommend approval; the motion passed unanimously.

## Community Development Committee

Meeting date: June 17, 2013

For the Metropolitan Council meeting of June 26, 2013

---

**Subject:** City of Eagan Holden Property Comprehensive Plan Amendment, Review File No. 20606-9

**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

**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 Holden Property comprehensive plan amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts.

### Background

The Council acted on the City's Update on February 12, 2010, Review File No.20606-1, and allowed the City to put the Update into effect. The City submitted eight amendments, six which were administratively reviewed. The Council reviewed and acted on the City's Hunter/Emerson Parkview CPA on October 10, 2012 (Review File No. 20606-7, Business Item 2012-306).

The proposed amendment reguides a 10-acre project site from Medium Density Residential to High Density Residential. Two single family homes exist today; the developer is proposing 148 senior multi-family units to the southeast of the Blackhawk Road and Diffley Road intersection.

### 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.

## City of Eagan

### Holden Property Comprehensive Plan Amendment

Review File No. 20606-9, Council Business Item No. 2013-179

#### BACKGROUND

The City of Eagan (City) is approximately 34 square miles and is located south of the Minnesota 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)*, as adopted by the Metropolitan Council (Council) in January 2004, identified Eagan as within the Developing geographic planning area. However, during the decennial review of the City's Update, the Council changed the planning area designation to "Developed" in the Regional Development Framework. The 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 and administratively reviewed five amendments since then. On October 1, 2012, the Council took action on a the Eagan Emerson/Hunter Parkview CPA allowing the City to re-guide 80 acres from Private Recreational to Low Density Residential.

This is the eighth amendment to the Plan.

#### REQUEST SUMMARY

The proposed amendment reguides a 10-acre project site from Medium Density Residential to High Density Residential. Two single family homes exist today; the developer is proposing 148 senior units to the southeast of the Blackhawk Road and Diffley Road intersection.

#### OVERVIEW

<b><i>Conformance with Regional Systems</i></b>	The CPA conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.
<b><i>Consistency with Council Policies</i></b>	The CPA is consistent with the Council's RDF, with water resources management, and is consistent with Council forecasts.
<b><i>Compatibility with Plans of Adjacent Jurisdictions</i></b>	The CPA 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 City's Update on February 12, 2010 (Review File No.20606-1, Business Item 2010-91).

The City submitted five previous amendments, which were administratively reviewed:

- January 18, 2011: 0.69 acre site re-guiding for the Lone Oak Fire Station (Council Review File 20606-2)
- May 31, 2011: 1.5 acre residential change from Medium Density to Low Density residential (Council Review File 20606-3)

- December 22, 2011: 41.2 acre land use change from Major Office to Regional Commercial (Council Review File 20606-4)
- February 1, 2012: 1.7 acre land use change from Quasi-Public to Office/Service (Council Review File 20606-5)
- April 18, 2012: 6.2 acre land use change from Major Office to Regional Commercial (Council Review File 20606-6)
- March 1, 2013: 2 acre land use change from high density residential to medium density residential (Council Review File 20606-8).

The Council acted on the City's Hunter/Emerson Parkview CPA on October 10, 2012 (Review File No. 20606-7, Business Item 2012-306), which changes 80 acres from "Private Recreational (PR)" to "Low Density Residential (LD)."

## ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the RDF and other Council policies?
- III. Does the amendment change the Township'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 proposed amendment conforms to the regional system plan for Parks, Transportation, and Wastewater, with no substantial impact on, or departure from these plans. Additional comments are included below.

#### *Sanitary Sewer*

*Reviewer: Roger Janzig (651-602-1119)*

The proposed CPA conforms to the *2030 Water Resources Policy Plan*. The Metropolitan Disposal System has adequate capacity for this project location.

#### *Regional Parks*

*Reviewer: Jan Youngquist (651-602-1029)*

The proposed CPA conforms to the *2030 Regional Parks Policy Plan*. There are no existing or planned regional parks system facilities within 0.5 miles of the site.

#### *Transportation and Transit*

*Reviewer: Ann Braden (651-602-1705)*

The proposed amendment conforms to the 2030 Transportation Policy Plan (TPP).

### Consistency with Council Policy

The proposed CPA is consistent with the Council's policies for subsurface sewage treatment systems, surface water management, and water supply. Additional review regarding consistency with Council policies is detailed below.

#### *Land Use*

*Reviewer: Patrick Boylan (651-602-1438)*

The CPA is consistent with *2030 Regional Development Framework (RDF)* policies for Developed communities. The RDF directs communities to accommodate forecasted growth at an overall residential density of at least 5 units per acre and target higher densities in

locations with convenient access to transportation corridors and with adequate sewer capacity.

The CPA proposes 148 total units at a net density of approximately 14.8 units per acre for senior housing.

Since 2007, the City has participated in the Council's Plat Monitoring Program; since then, the City has developed at 3.7 residential units per acre. Together, the CPU, the proposed Holden Property development, and Plat Monitoring data, the City's overall density is expected to rise to 3.27 units per acre.

### **Housing**

*Reviewer: Patrick Boylan (651-602-1438)*

The CPA is consistent with Council housing policy requirements of the Metropolitan Land Planning Act. The High Density Residential guiding of this CPA will provide an opportunity for the City to address its negotiated life-cycle housing goal of adding 880-2085 lifecycle units by 2020.

### **Forecasts**

*Reviewer: Todd Graham (651-602-1322)*

The CPA is consistent with regional policy for forecasts. The CPA will not affect community-wide forecasts. The site contributes to housing growth within the existing forecast.

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

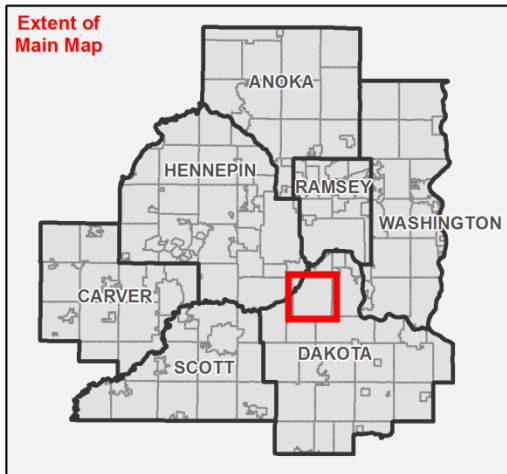
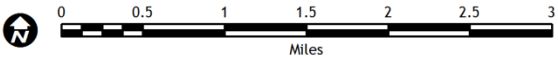
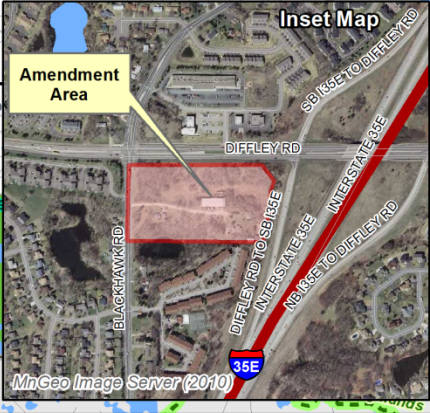
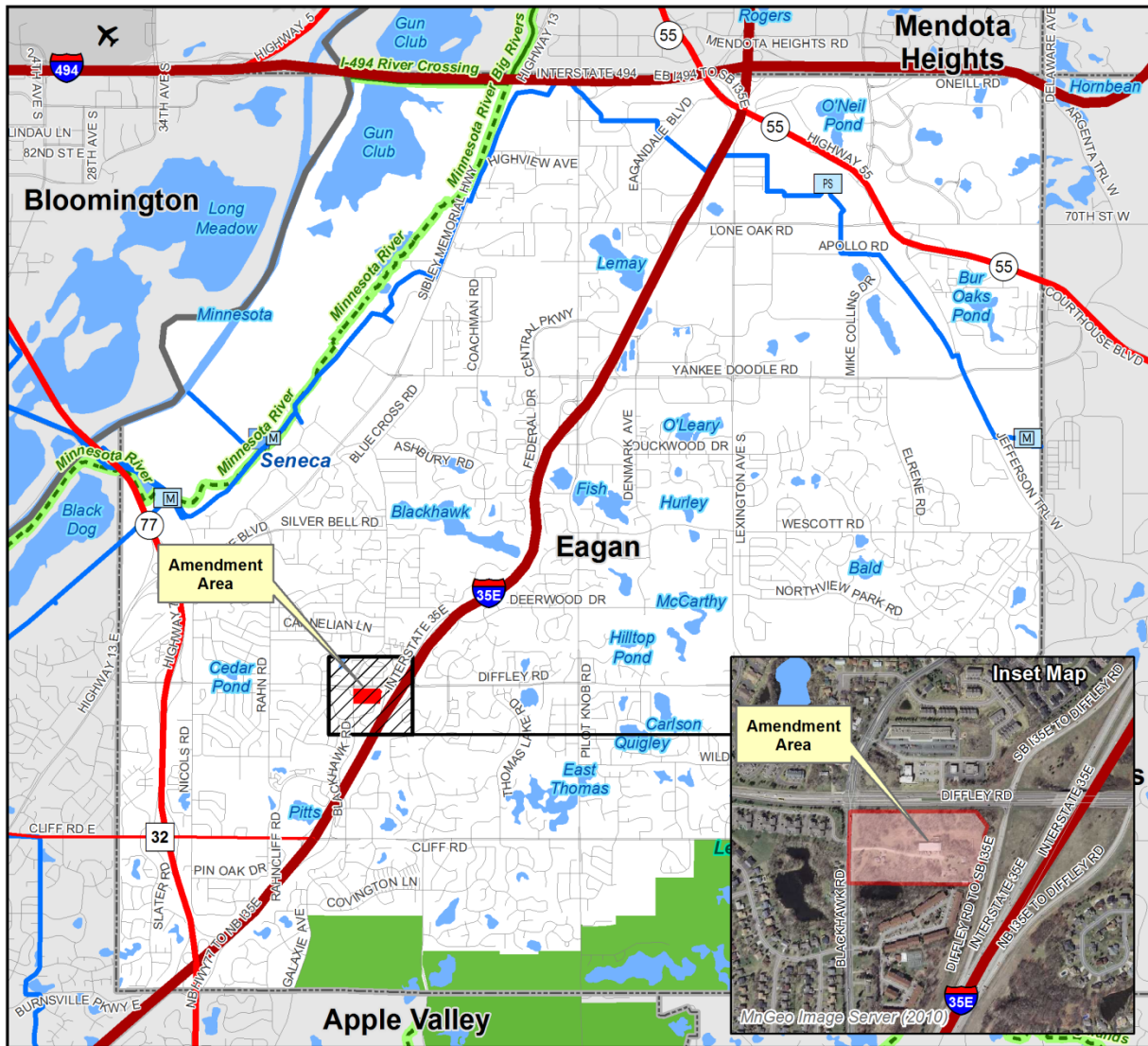
The proposed CPA is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

## **ATTACHMENTS**

Figure 1: Eagan – Location & Regional Systems

Figure 2: Proposed Amendment Site

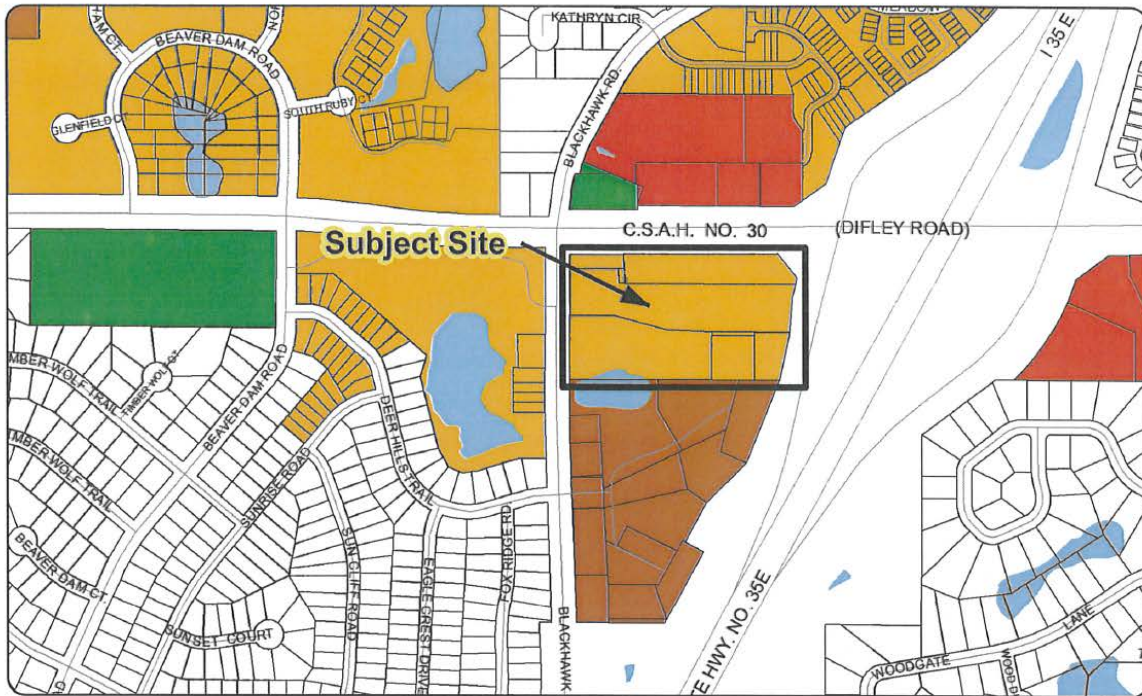
Figure 1: Eagan – Location & Regional Systems



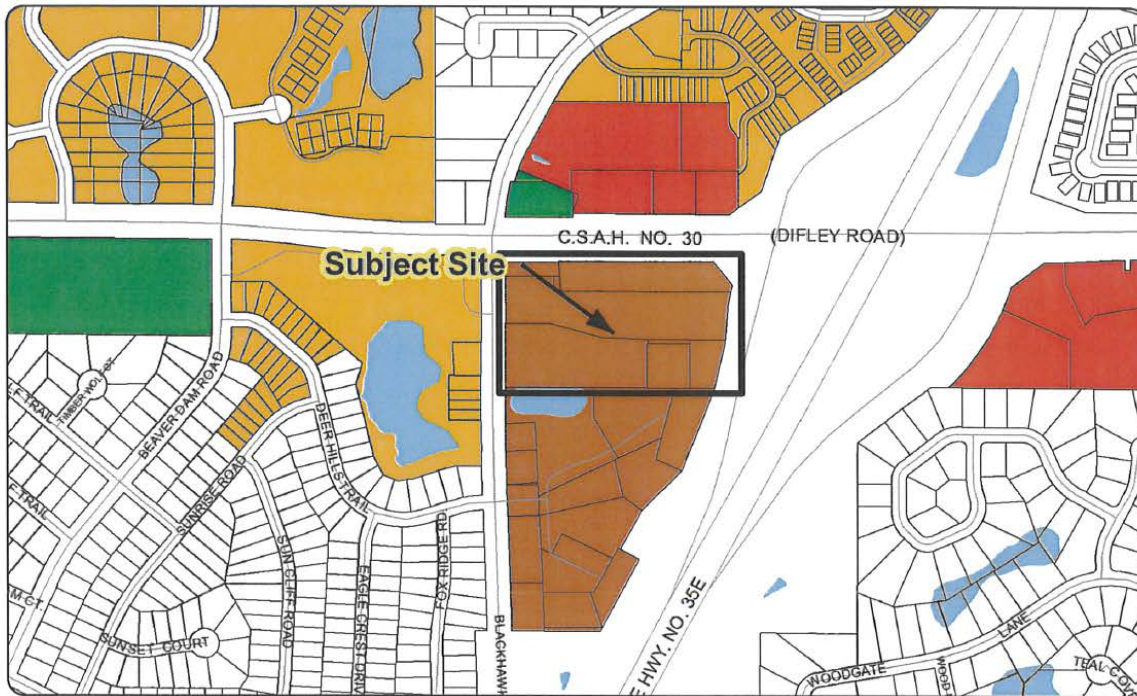
- Regional Systems**
- Transportation**
    - Interstates
    - US Highways
    - State Highways
    - County Roads
  - Wastewater Services**
    - Meters
    - Lift Stations
    - MCES Interceptors
    - MCES Treatment Plants
  - Recreation Open Space**
    - Park Reserve
    - Regional Park
    - Special Recreation Feature
  - Regional Trails**
    - Existing
    - Planned
  - STATUS**
    - Airports
    - Ncompass Street Centerlines, 2013



Figure 2: Proposed Amendment Area



Current Land Use Map



Proposed Land Use Map

**City of Eagan**

**LAND USE MAP**  
 Comprehensive Guide Plan Amendment  
 Holden Property-2013

LD-Low Density	MD-Medium Density	HD-High Density	O/S-Office/Service	RC-Retail Commercial	MO-Major Office	BP-Business Park	IND-Limited Industrial	MU-Mixed Use	P-Parks, Open Space & Recreation	QP-Public/Quasi-Public	Private Recreation	Municipal Boundary	Parcels	Water
----------------	-------------------	-----------------	--------------------	----------------------	-----------------	------------------	------------------------	--------------	----------------------------------	------------------------	--------------------	--------------------	---------	-------

0 500 1,000 2,000 Feet

North arrow pointing up.