

### Community Development Committee

For the Metropolitan Council meeting of August 27, 2014

**Subject:** City of Corcoran, Peachtree Partners, LLC Comprehensive Plan Amendment, Review File No. 20601-3

#### Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Corcoran to put the Peachtree Partners, LLC Comprehensive Plan Amendment (CPA) into effect.
2. Find the proposed CPA does not change the City's forecasts.

#### Summary of Committee Discussion/Questions

Local Planning Assistance planner Raya Esmaeili presented the staff's report to the Committee. Committee member Commers asked how the City had arrived at guiding densities of 10+ units per acre in the first place and now reducing it to a almost a third. Esmaeili explained that this is a housing market issue, and the City is still meeting Council's policies for Developing Communities with higher density residential guiding elsewhere. Furthermore, this is the first development in the city since the approval of Corcoran 2030 Comprehensive Plan Update in 2010. Committee Member Wulff added that the housing market in the outer ring suburbs is significantly different from inner areas, and without this change the community will not be able to develop their property.

A motion to approve was made, seconded, and passed unanimously.

## Community Development Committee

Meeting date: August 18, 2014

For the Metropolitan Council meeting of August 27, 2014

**Subject:** City of Corcoran, Peachtree Partners, LLC Comprehensive Plan Amendment, Review File No. 20601-3

**District(s), Member(s):** District 1, Council Member Katie Rodriguez

**Policy/Legal Reference:** Minnesota Statutes Section 473.175

**Staff Prepared/Presented:** Raya Esmaeili, Planner, 651-602-1616 / LisaBeth Barajas, Local Planning Assistance Manager, 651-602-1895

**Division/Department:** Community Development, Local Planning Assistance

### Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Corcoran to put the Peachtree Partners, LLC Comprehensive Plan Amendment (CPA) into effect.
2. Find the proposed CPA does not change the City's forecasts.

### Background

The Metropolitan Council reviewed the City of Corcoran's 2030 Comprehensive Plan Update (Update), Review File No. 20601-1, on March 24, 2010. This is the second amendment (CPA) since the Update was reviewed.

The proposed amendment reguides 103.3 gross acres (67.7 net acres) of High Density Residential (62.5 net acres) and Mixed Residential (5.2 net acres) to Low Density Residential for the development of 249 single family detached housing. The CPA also proposes a change to the Sanitary Sewer Phasing Plan for the Mixed Residential portion of the site from 2020-2025 to 2010-2015.

### 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

## Corcoran Peachtree Partners, LLC Comprehensive Plan Amendment

Review File No. 20601-3, Council Business Item No. 2014-203

### BACKGROUND

The City of Corcoran (City) is located in the central Hennepin County bordered by Rogers, Dayton, Maple Grove, Plymouth, Medina, Independence, and Greenfield (Figure 1).

The 2030 Regional Framework (RDF) identifies the City as partially within the “Developing” geographic planning area and partially as “Diversified Rural” community. The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 5,800 to 17,600 people, from 1,900 to 6,100 households, and that employment will grow from 1,500 to 5,500 jobs.

The Council reviewed the City’s Comprehensive Plan Update (CPU), Review File No. 20601-1, on March 24, 2010. This is the second amendment (CPA) since the Update was reviewed.

### PREVIOUS COUNCIL ACTIONS

- The Council acted on the City’s Update on March 24, 2010 (Review File No. 20601-1, Business Item No. 2010-90).
- The Council acted on Copperhead Ranch Agricultural Preserve amendment to reguide 118 acres from Low Density Residential to Agriculture/Agricultural Preserve (Review File No. 20601-2) on April 25, 2014. Reviewed administratively.

### REQUEST SUMMARY

The CPA proposes to amend the local comprehensive plan to reguide property for a 249-unit single family housing development. The proposal reguides 103.3 acres from Mixed Use and High Density Residential to Low Density Residential.

The amendment also proposes to change the Sanitary Sewer Phasing Plan of the western portion of the site from 2020-2025 to 2010-2015 phase. The subject area is the only part of the site that is not currently included the 2010-2015 phase.

### REVIEW

***Conformance with Regional Systems*** 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.

***Consistency with Council Policies*** The CPA is consistent with the Council’s policies for forecasts, land use, housing, surface water management and water supply.

***Compatibility with Plans of Adjacent Jurisdictions*** The proposed CPA is compatible with the plans of adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

## ANALYSIS AND FINDINGS

### Conformance with Regional Systems

The proposed CPA conforms to the Council's regional system plans for wastewater, parks, and transportation.

#### *Wastewater*

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

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

The City of Corcoran is a newly sewerred community, served through the Regional Wastewater System. The Metropolitan Council has committed to providing regional wastewater services to the City as outlined under an executed Construction Cooperation Agreement between the Metropolitan Council and the City dated May 30, 2012. This agreement outlines specific activities and milestone dates in which the Council has committed to providing service.

#### *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, so the change in land use guiding from Mixed Use and High Density Residential to Low Density Residential as well as the change to the Sanitary Sewer Phasing Plan are not anticipated to impact the Regional Parks System.

### Consistency with Council Policy

The proposed CPA is consistent with the Council's policies for forecasts, land use, housing, surface water management and water supply. The proposed CPA is consistent with *2030 Regional Development Framework* policies for Developing communities.

#### *Forecasts*

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

The CPA is consistent with Council policy for forecast-related content. The City offers that the plan amendment will not affect communitywide forecasts. Council staff agrees with this assessment and no adjustment of total forecast is necessary.

#### *2030 Regional Development Framework and Land Use*

*Reviewer: Raya Esmaeili (651-602-1616)*

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 sewerred development in developing communities.

The CPA proposes a land use change from High Density Residential (10+ units per acre) and Mixed Residential (8-10 units per acre of a range of housing types) to Low Density Residential (3-5 units per acre) on a 103.3 gross acres (67.7 net acres) property to allow the development of 249 single family units. The net density of the proposed development is 3.7 dwelling units per acre. As Table 1 shows, the overall planned net density of the City is 3.48 dwelling units per acre, which meets Council's policies regarding minimum density of 3 dwelling units per acre.

**Table 1. Net Residential Density Calculation**

| Category                    | 2030 land use          |      |                |              |              |
|-----------------------------|------------------------|------|----------------|--------------|--------------|
|                             | Density Range          |      | Net Acres      | Min Units    | Max Units    |
|                             | Min                    | Max  |                |              |              |
| Existing Residential        | 0.52                   | 0.52 | 1240.06        | 645          | 645          |
| Low Density Residential     | 3                      | 5    | 2718.99        | 8157         | 13595        |
| Medium Density Residential  | 6                      | 8    | 147.66         | 886          | 1181         |
| High Density Residential    | 10                     | 10   | 221.49         | 2215         | 2215         |
| Mixed Residential           | 8                      | 10   | 549.71         | 4398         | 5497         |
| Mixed Use (25% Residential) | 10                     | 10   | 102.32         | 1023         | 1023         |
|                             | <b>TOTALS</b>          |      | <b>4980.23</b> | <b>17324</b> | <b>24156</b> |
|                             | <b>Overall Density</b> |      |                | <b>3.48</b>  | <b>4.85</b>  |

*Housing*

Reviewer: Raya Esmaeili (651-602-1616)

The CPA is consistent with the housing requirements of the Metropolitan Land Planning Act. The City’s share of the region’s affordable housing need for 2011-2020 is 302 units. With this amendment, the City still has sufficient land guided at 6+ units per acre to meet this need. Approximately 450 acres of land remains at residential densities of 6 units per acre and higher, which provides possible opportunities for 3,930 units of affordable housing.

*Water Supply*

Reviewer: Lanya Ross (651-602-1803)

The CPA is consistent with the 2030 Water Resources Management Policy Plan for water supply.

The Council 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>.

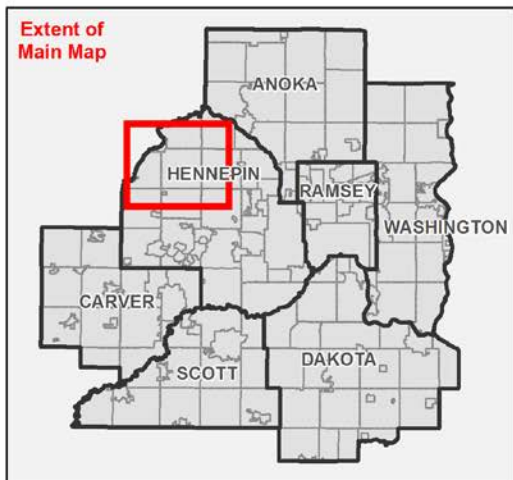
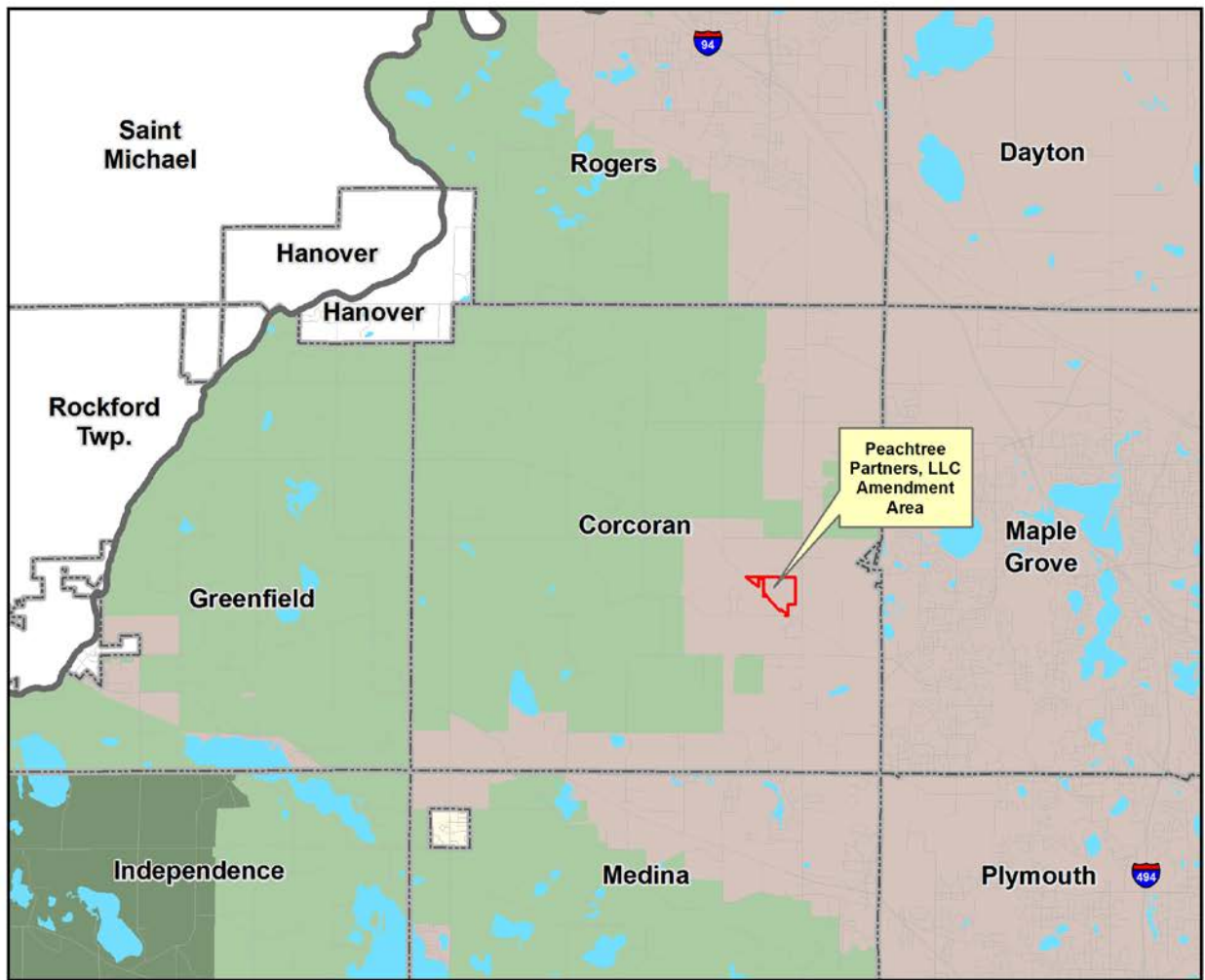
**Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts**

The 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 with 2030 RDF Geographic Planning Areas
- Figure 2: Location Map with Regional Systems
- Figure 3: Proposed Future Land Use Map Change
- Figure 4: City of Corcoran 2030 Sanitary Sewer Service Staging Plan

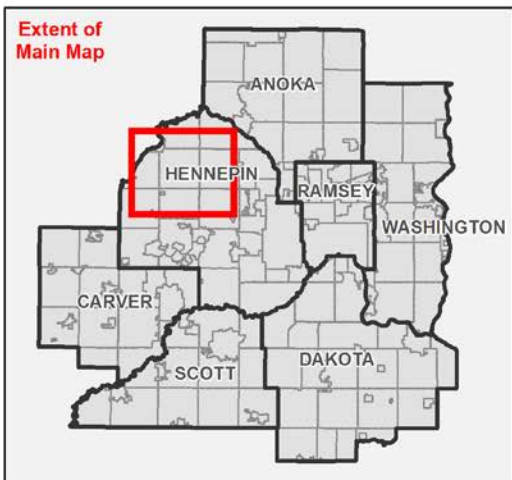
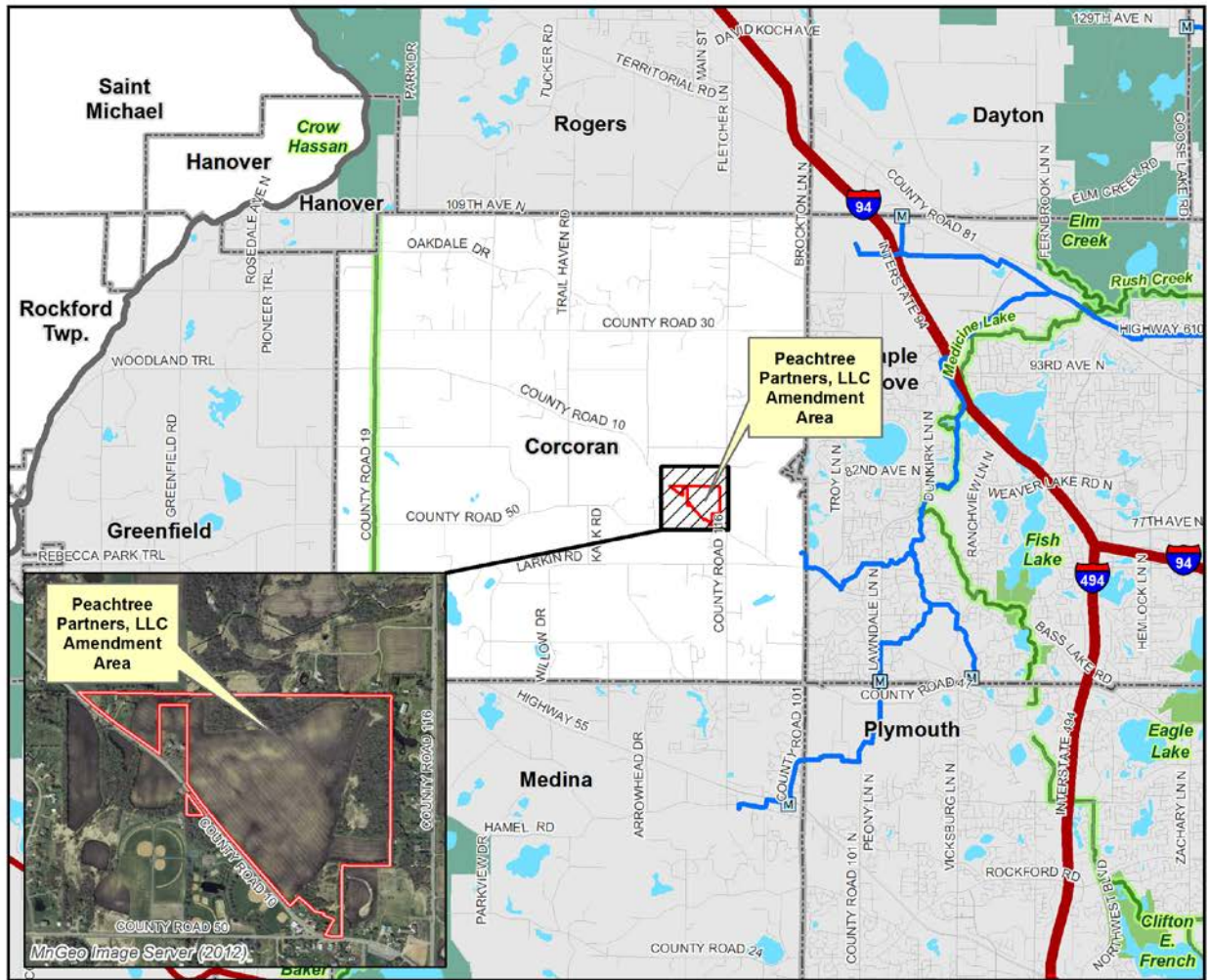
Figure 1: Location Map 2030 RDF Geographic Planning Areas



**2030 Framework Planning Areas**

- Developed
- Developing
- Rural Center
- Rural Growth Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non Region

Figure 2: Location Map with Regional Systems



**Regional Systems**

**Wastewater Services**

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

**Transportation**

- Interstates
- US Highways
- State Highways
- County Roads

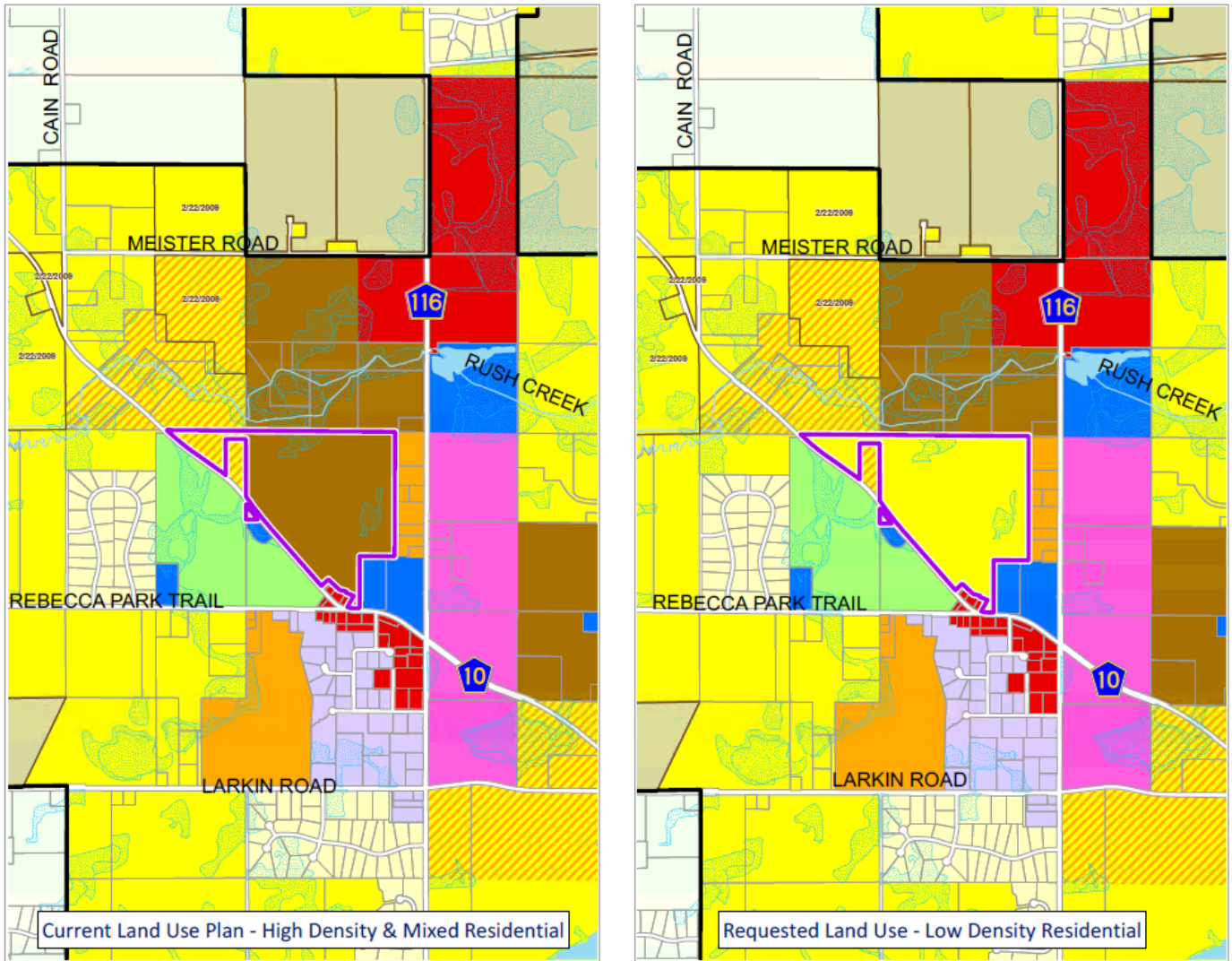
**Recreation Open Space**

- Park Reserve
- Regional Park
- Special Recreation Feature

**Regional Trails**

- Existing
- Ncompass Street Centerlines, 2014

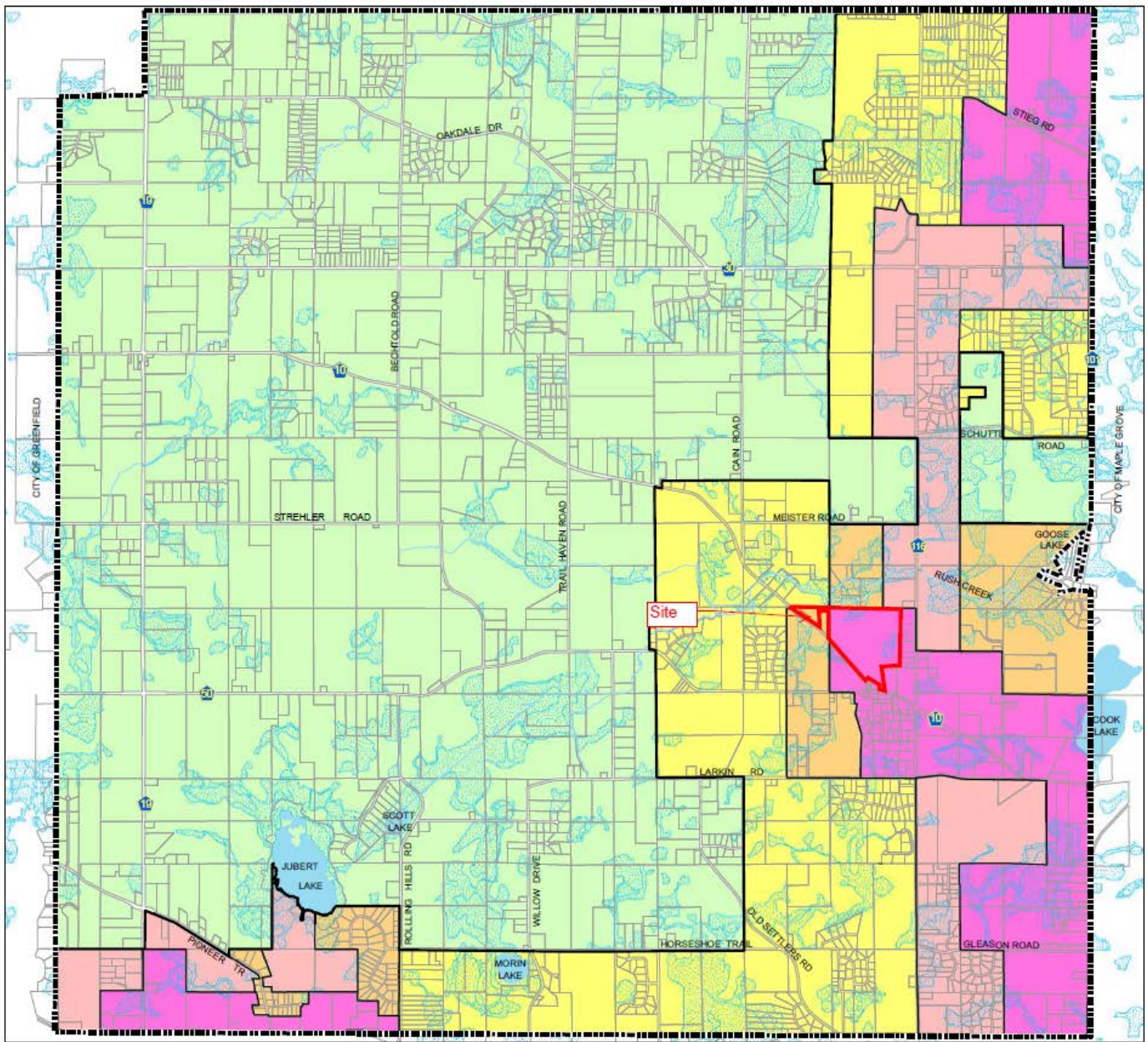
**Figure 3: Proposed Future Land Use Map Change**










- Project Site Boundary
- Staging Boundaries
- Wetlands
- Rural/Ag Residential
- Existing Residential
- Low Density Residential
- Medium Density Residential
- Mixed Residential
- High Density Residential
- Rural Service/Commercial
- Commercial
- Mixed Use
- Business Park
- Light Industrial
- Public/Semi-Public
- Parks/Open Space
- Golf Course
- Agricultural Preserve (Date of Expiration)
- Open Water



**Figure 4: City of Corcoran 2030 Sanitary Sewer Service Staging Plan**



-  City Limit
-  2030musa
-  Wetlands
- Sanitary Sewer Service Staging**
-  2010 - 2015
-  2015 - 2020
-  2020 - 2025
-  2025 - 2030