

**Community Development Committee**

For the Metropolitan Council meeting of December 14, 2016

**Subject:** City of Eden Prairie – Prairie Bluffs Senior Living Comprehensive Plan Amendment, Review  
File No. 20401-16

**Proposed Action**

That the Metropolitan Council:

Adopt the attached Review Record and allow the City of Eden Prairie to place the Prairie Bluffs Senior Living Comprehensive Plan Amendment into effect.

Advise the City to implement the advisory comments in the Review Record for Natural Resources.

**Summary of Committee Discussion/Questions**

This business item was approved as part of the committee meeting’s consent agenda with no questions or discussion.

## Community Development Committee

Meeting date: November 21, 2016

For the Metropolitan Council meeting of December 14, 2016

**Subject:** City of Eden Prairie - Prairie Bluffs Senior Living Comprehensive Plan Amendment, Review File No. 20401-16

**District(s), Member(s):** District 3, Jennifer Munt

**Policy/Legal Reference:** Metropolitan Land Planning Act (Minn. Stat. § 473.175)

**Staff Prepared/Presented:** Michael Larson, AICP, Senior Planner, Local Planning Assistance (651-602-1407)

**Division/Department:** Community Development / Regional Planning

### Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Eden Prairie to place the Prairie Bluffs Senior Living Comprehensive Plan Amendment into effect.
2. Advise the City to implement the advisory comments in the Review Record for Natural Resources.

### Background

The amendment re-guides 4.58 acres from Office and Low Density Residential to High Density Residential. The purpose of the reguiding is to support the development of a 138-unit senior living facility that will include independent living, assisted living, and memory care units.

The amendment was originally submitted on October 12, 2016. The Metropolitan Council received supplemental information for the amendment on October 12 and October 19, 2016.

### 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.

### Funding

None.

### Known Support / Opposition

There is no known local resident opposition to this proposal.

# Review Record

## City of Eden Prairie Prairie Bluffs Senior Living Comprehensive Plan Amendment

Review File No. 20401-16, Council Business Item No. 2016-238

### 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.

Consistent with the policies adopted by the Council in June 2014 ([Business Item 2014-143](#)) regarding review of local comprehensive plans, this amendment is being reviewed under *Thrive MSP 2040* and its policy plans. *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.

The Council reviewed the City’s Update (Business Item 2009-299, Review File No. 20401-1) on October 14, 2009. This amendment is the City’s fifteenth since the review of the Update.

### REQUEST SUMMARY

The amendment re-guides 4.58 acres from Office and Low Density Residential to High Density Residential. The purpose of the re-guiding is to support the development of a 138-unit senior living facility that will include independent living, assisted living, and memory care units.

### OVERVIEW

#### 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 *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 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 2030 Comprehensive Plan Update on October 14, 2009 (Business Item 2009-299, Review File No. 20401-1).
- The Prairie Physicians Building CPA was administratively approved by the Council on October 14, 2009 (Review File No. 20401-2).
- The Nine Mile Creek Water Resources Center CPA was administratively approved by the Council on October 11, 2010 (Review File No. 20401-3).

- The United Health Group CPA was administratively approved by the Council on August 25, 2011 (Review File No. 20401-4).
- The Grand Haven at Marsh Cove CPA was administratively approved by the Council on September 12, 2011 (Review File No. 20401-5).
- The Council acted on the Mitchell Crossing CPA on October 31, 2012 (Review File No. 20401-6).
- The MAC Development Parcels CPA was administratively approved by the Council on November 28, 2012 (Review File No. 20401-7).
- The Hooverson Addition CPA was administratively approved by the Council on March 13, 2013 (Review File No. 20401-8).
- The Bryant Lake CPA was administratively approved by the Council on September 12, 2013 (Review File No. 20401-9).
- The City of Eden Prairie submitted the Notermann CPA on November 21, 2013 (Review File No. 20401-10), which was subsequently withdrawn by the City on August 4, 2014. Due to inconsistencies with regional policies and the City's own comprehensive plan, Council staff recommended an alternative approach to the proposed amendment, which became Review File 20401-12.
- The Eden Gardens CPA was administratively approved by the Council on July 8, 2014 (Review File No. 20401-11).
- The Lion's Tap CPA was administratively approved by the Council on November 3, 2014 (Review File No. 20401-12). This CPA addressed the same area as a prior submittal (Review File No. 20401-10), which had been withdrawn due to policy inconsistencies identified by Council staff.
- The Kal Point CPA was administratively approved by the Council on February 10, 2013 (Review File No. 20401-13).
- The Starbucks and BP CPA was administratively approved by the Council on April 6, 2016 (Review File No. 20401-14).
- The Residential Densities CPA was administratively approved by the Council on September 7, 2016 (Review File No. 20401-15).

## 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.

## Transportation

Reviewer: Russ Owen (651-602-1705)

The proposed amendment conforms to the *2040 Transportation Policy Plan* (TPP). The site is located adjacent to U.S. Highway 169, a Principal Arterial, and Pioneer Trail / Hennepin County State Aid Highway 1 (CSAH 1), an A-Minor Expander Arterial. The development associated with the amendment is incorporating a remnant MnDOT right-of-way parcel; and the City is requiring that the site plan accommodate a future 14' wide future turn lane from northbound Hennepin Town Road to Pioneer Trail.

## 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 regarding policy consistency are detailed below.

## Land Use

Reviewer: Michael Larson (651-602-1407)

*Thrive MSP 2040* designates Eden Prairie as a Suburban community. The proposed amendment reguides approximately 4.58 acres of land from Low Density Residential and Office to High Density Residential, which guides land at 6.7 to 40 dwelling units per acre (DU/acre). The amendment is associated with the development of a 138-unit senior living facility, which is approximately 30 DU/acre. The amendment increases the overall minimum planned density for development in the city from 5.79 to 5.80 DU/acre. The amendment is consistent with *Thrive MSP 2040* expectations for the density of new development and redevelopment of 5 units per acre in Suburban communities.

## Housing

Reviewer: Michael Larson (651-602-1407)

The amendment is consistent with the Council's *Housing Policy Plan*. The City's share of the region's affordable housing need from 2011-2020 is 1,843 units. This amendment increases the acreage guided for High Density Residential by approximately 4.58 acres, a designation with densities that support the development of affordable and life-cycle housing. The amendment is associated with the development of a 138-unit senior living facility, which is approximately 30 DU/acre. This market-rate project supports the City's lifecycle housing goal of 1,840 to 3,500 units for the 211-2020 decade. The project may incorporate affordable units as part of a development agreement with the City.

## Surface Water Management

Reviewer: Jim Larsen (651-602-1159)

The proposed method of managing surface water runoff conforms to the Council's *2040 Water Resources Policy Plan*.

## Natural Resources

Reviewer: Jim Larsen (651-602-1159)

*Thrive MSP 2040* includes a Natural Resources Protection Policy to "conserve, restore, and protect the region's natural resources to ensure availability, support public health, and maintain a high quality of life". The project approvals include a waiver related to loss of significant tree cover on the site due to "practical difficulty upon development due to the overgrown nature of the site."

## Advisory Comments

Council staff understands that full compliance with tree replacement requirements on a small, but heavily wooded site can be difficult. We understand that the City is exploring a change that would require cash payment as mitigation commensurate with the loss, to accommodate the replacement

elsewhere within the community – instead of simply issuing a variance for the loss to the community. We encourage the City to implement this change.

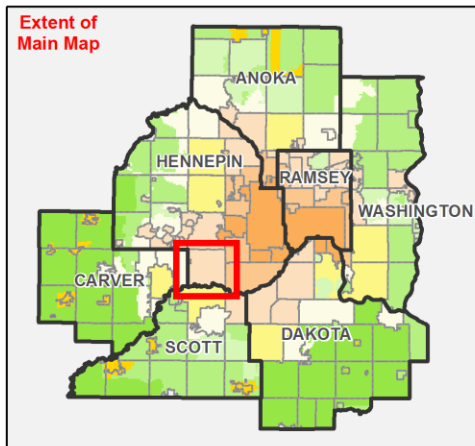
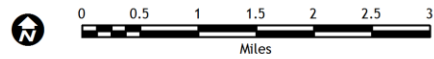
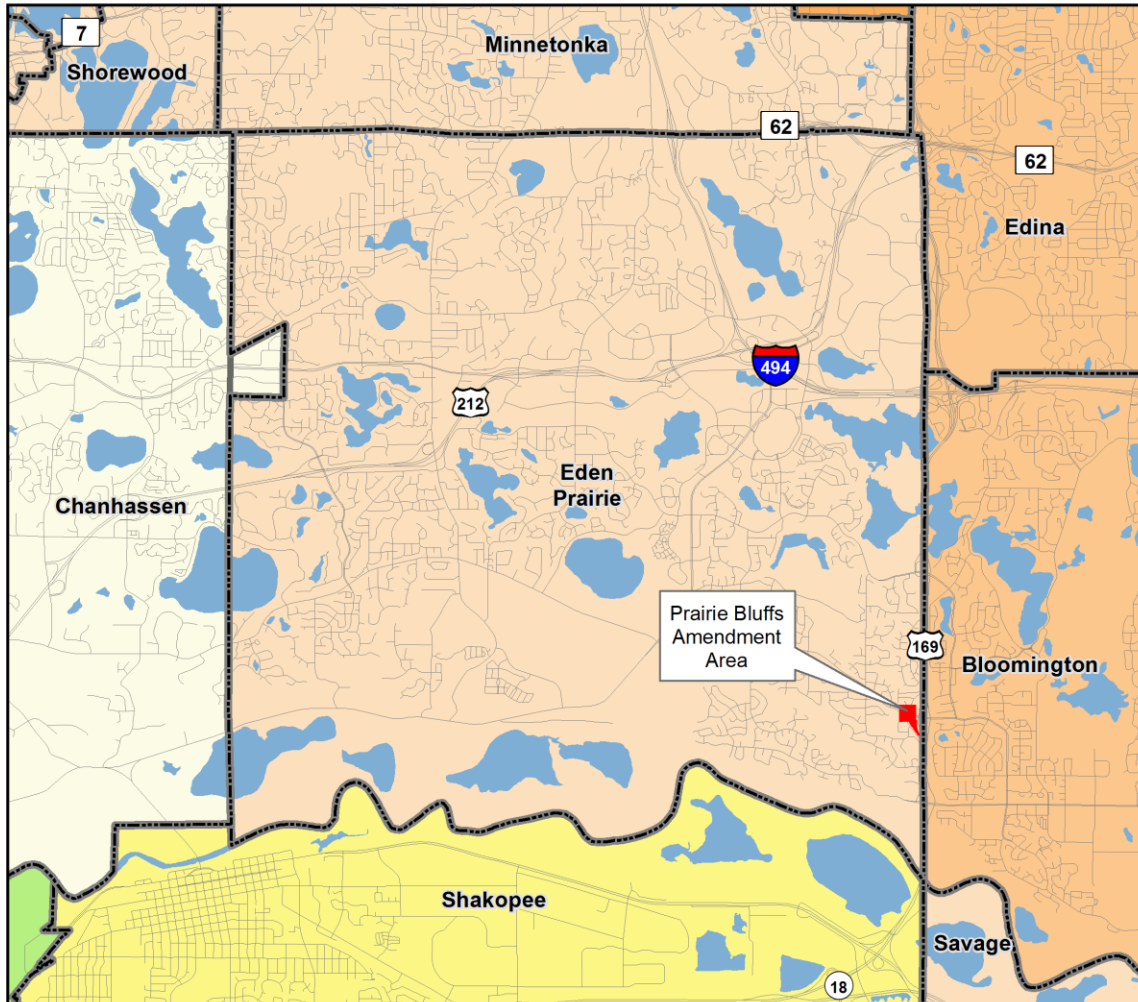
### *Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts*

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 Showing Community Designations
- Figure 2: Location Map Showing Regional Systems
- Figure 3: 2030 City Land Use Plan (Before Amendment)
- Figure 4: 2030 City Land Use Plan (After Amendment)

Figure 1: Location Map Showing Community Designations

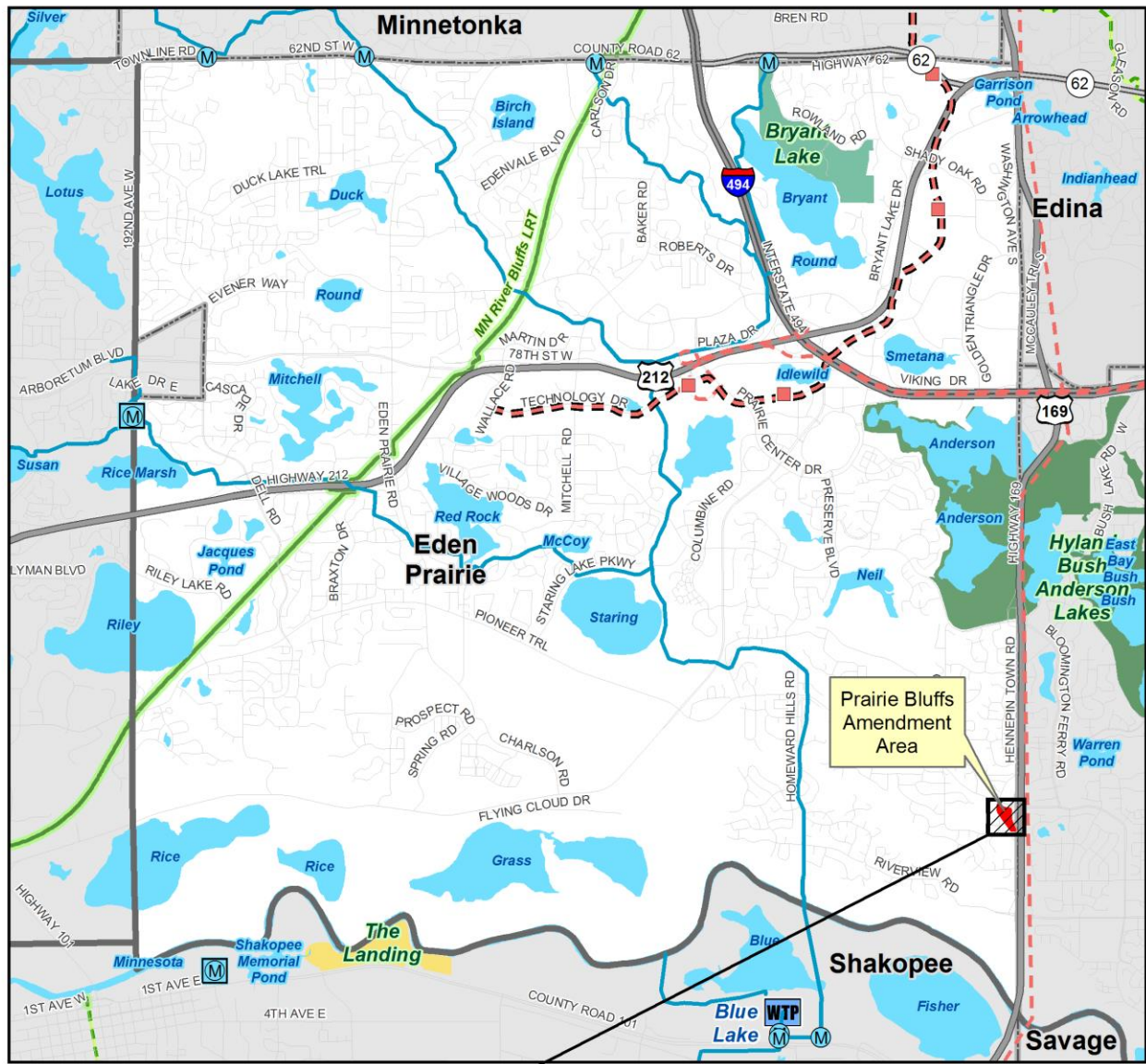


**ThriveMSP 2040 Community Designations**

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

— Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems



**Regional Systems**

**Regional Highway System**

- Interstates
- US Highways
- State Highways
- County Roads

**Regional Transitways**

- Existing, Fixed Guideway
- - - Proposed, Fixed Guideway
- Existing, Bus Rapid Transit
- - - Proposed, Bus Rapid Transit
- Existing Fixed Guideway Stations
- Planned Fixed Guideway Stations

**Recreation Open Space**

- Park Reserves
- Regional Parks
- Special Recreation Features
- Existing Regional Trails
- - - Planned Regional Trails

**Wastewater Treatment**

- Ⓜ Meters
- Ⓛ Lift Stations
- MCES Interceptors
- WTP MCES Treatment Plants

— Ncompass Street Centerlines



Figure 3: 2030 City Land Use Plan (Before Amendment)

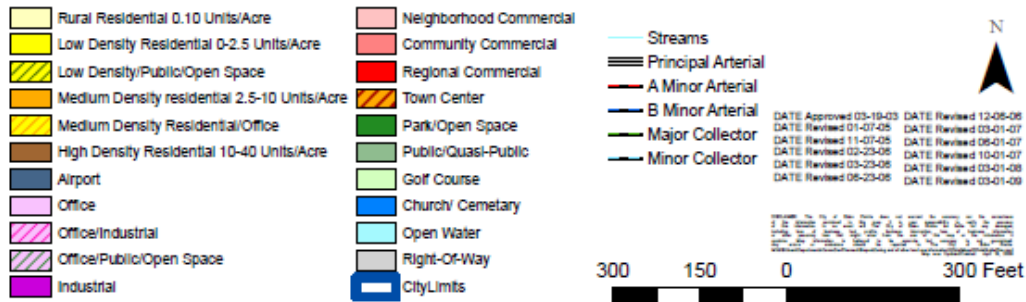
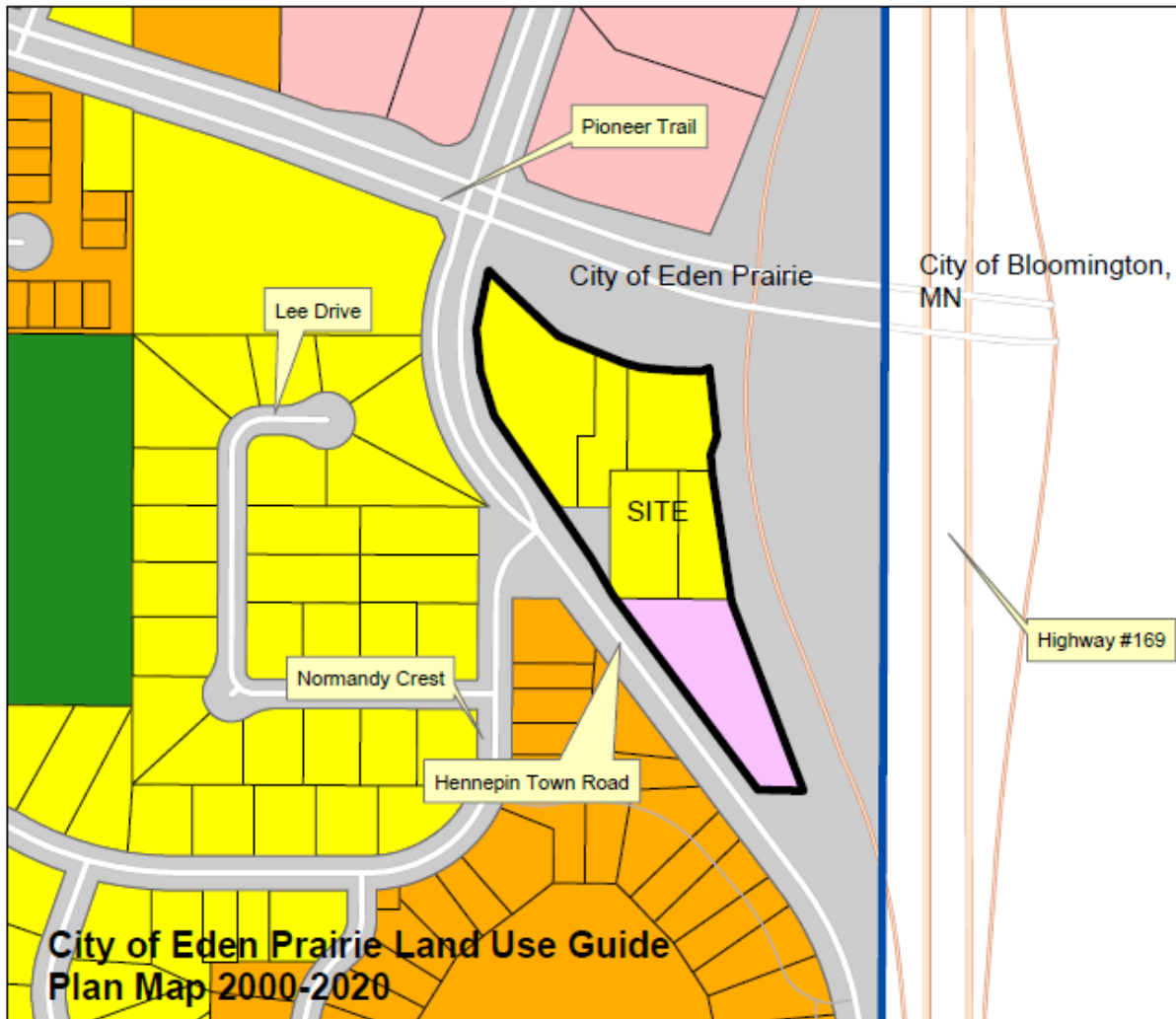
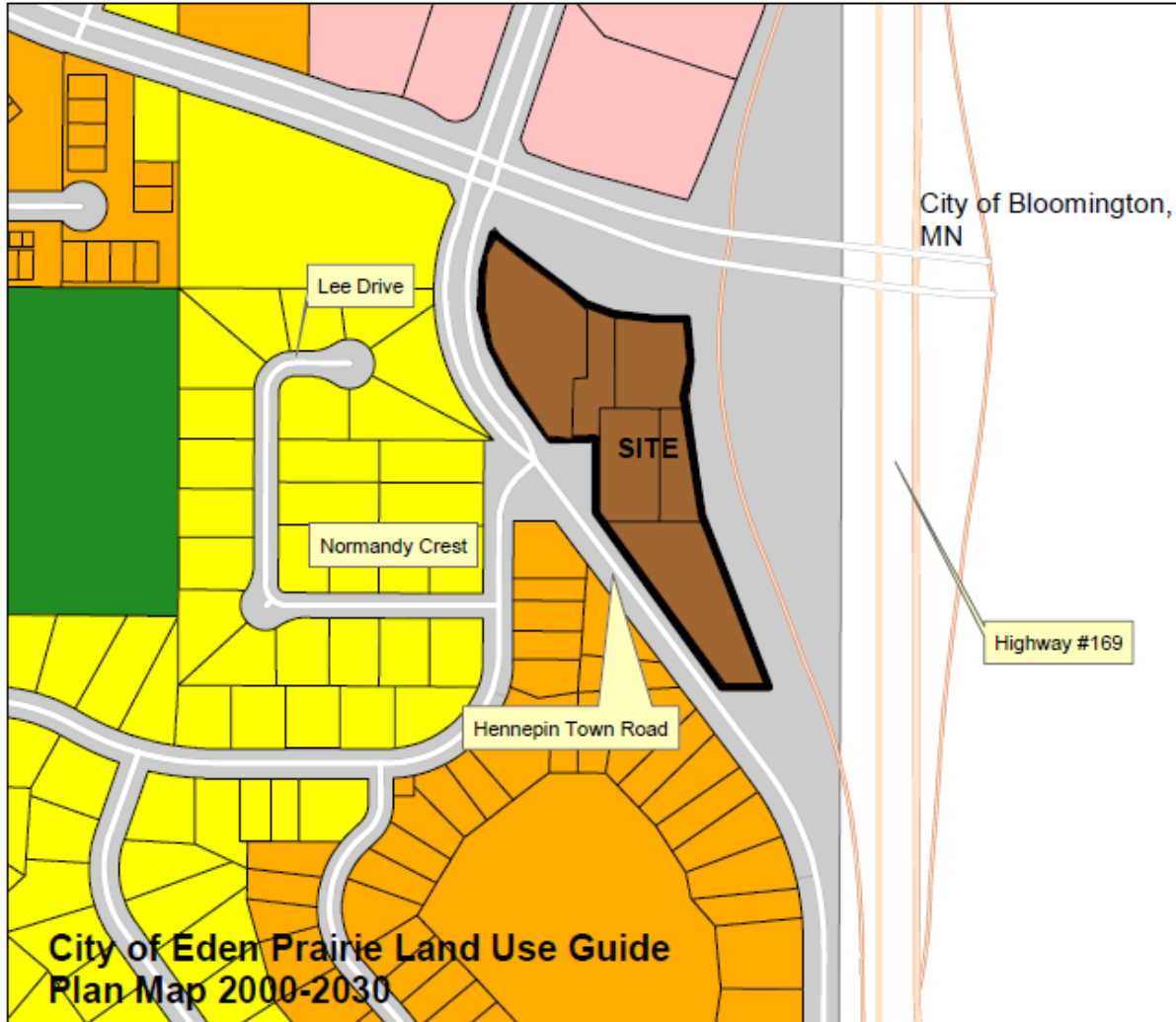


Figure 4: 2030 City Land Use Plan (After Amendment)



- |  |                         |
|--|-------------------------|
| Rural Residential 0.10 Units/Acre            | Neighborhood Commercial |
| Low Density Residential 0-2.5 Units/Acre     | Community Commercial    |
| Low Density/Public/Open Space                | Regional Commercial     |
| Medium Density residential 2.5-10 Units/Acre | Town Center             |
| Medium Density Residential/Office            | Park/Open Space         |
| High Density Residential 10-40 Units/Acre    | Public/Quasi-Public     |
| Airport                                      | Golf Course             |
| Office                                       | Church/ Cemetary        |
| Office/Industrial                            | Open Water              |
| Office/Public/Open Space                     | Right-Of-Way            |
| Industrial                                   | AirportBN               |

Streams

Principal Arterial

A Minor Arterial

B Minor Arterial

Major Collector

Minor Collector

DATE Approved 03-19-03 DATE Revised 12-05-06  
 DATE Revised 01-07-05 DATE Revised 03-01-07  
 DATE Revised 11-07-05 DATE Revised 06-01-07  
 DATE Revised 02-23-06 DATE Revised 10-01-07  
 DATE Revised 03-23-06 DATE Revised 03-01-08  
 DATE Revised 05-23-06 DATE Revised 03-01-08

340 170 0 340 Feet

