

Community Development Committee

For the Metropolitan Council meeting of August 23, 2017

Subject: City of Rogers Lennar Comprehensive Plan Amendment, Review File No. 20620-5

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Rogers to place the Lennar Comprehensive Plan Amendment (CPA) into effect.
2. Find that the proposed amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the review record for regional parks, land use, and housing.

Summary of Committee Discussion/Questions

Raya Esmaeili, Senior Planner in Local Planning Assistance, presented the staff's report to the Committee. Committee member Commers asked a question about changing the city's forecast based on the reduction in the number of units. Lisa Barajas, Local Planning Assistance Manager, responded that since the city has an abundance of undeveloped land, meeting Council forecasts is not a concern. Committee member Dorfman raised a question about the potential for providing affordable housing given the nature of the amendment in reducing residential density. Raya Esmaeili responded that the City has been making efforts in providing affordable housing, and the proposed change is reasonable in responding to the current market. Committee member Wulff added that flexibility in implementing a plan and responding to development requests is essential for the communities. Committee member Elkins asked if the land use change impacted the Regional Solicitation scoring of the Brockton Lane interchange project. Esmaeili followed up after the committee meeting with Metropolitan Transportation Services (MTS) staff. The change in land use does not impact the award of Regional Solicitation funding for the interchange project.

The Community Development Committee recommended approval of the proposed action at its meeting on August 21, 2017, with a vote of 5-1.

Community Development Committee

Meeting date: August 21, 2017

For the Metropolitan Council meeting of August 23, 2017

Subject: City of Rogers Lennar Comprehensive Plan Amendment, Review File No. 20620-5
District(s), Member(s): District 1, Katie Rodriguez
Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented: Raya Esmaeili, Local Planning Assistance (651-602-1616)
Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

- 4. Adopt the attached review record and allow the City of Rogers to place the Lennar Comprehensive Plan Amendment (CPA) into effect.
- 5. Find that the proposed amendment does not change the City’s forecasts.
- 6. Advise the City to implement the advisory comments in the review record for regional parks, land use, and housing.

Background

The proposed amendment affects approximately 300 gross acres (174 net acres), regarding 90 net acres of Commercial, 55 net acres of Mid Density Residential, and 29 net acres of Mixed Use-Regional all to Single Family Residential. The purpose of the amendment is to allow a 459-unit single family housing development on the property located in the southeastern portion of the City. The proposed development was incorporated into the City’s recent Alternative Urban Areawide Review (AUAR) Update for Southeast Rogers Area (Review File No. 19962-3).

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* (Thrive). 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.

Known Support / Opposition

There is no known support or opposition.

Review Record

City of Rogers Lennar Comprehensive Plan Amendment

Review File No. 20620-5, Council Business Item No. 2017-180 SW

BACKGROUND

The City of Rogers is located in northwest Hennepin County and is bordered by the City of Dayton to the east, Maple Grove to the southeast, Corcoran to the south, Hanover to the southwest, and St. Michael and Otsego in Wright County to the north.

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 designates the City as a Diversified Rural and Emerging Suburban Edge community. The Council forecasts that between its estimate for 2016 and 2040, the City will grow from 12,539 to 22,800 people; and from 4,126 to 8,500 households. The Council also forecasts that between 2010 and 2040, the City's employment will increase from 7,907 to 14,800 jobs.

The Council reviewed the City's Comprehensive Plan Update ([Business Item 2010-92](#), Review File No. 20620-1) on March 24, 2010. Subsequently, the City revised its Comprehensive Plan after the full merger with Hassan Township. The Council reviewed this revision as an amendment ([Business Item 2016-112](#), Review File No. 20620-3) on June 22, 2016. This is the fifth amendment since the review of the Update and the first amendment since the merger with Hassan Township.

REQUEST SUMMARY

The proposed amendment affects approximately 300 gross acres (174 net acres), regarding 90 net acres of Commercial, 55 net acres of Medium Density Residential, and 29 net acres of Mixed Use-Regional all to Single Family Residential. The purpose of the amendment is to allow a 459-unit development of single family housing, known as "Stone's Throw", on the property. The proposed development was incorporated into the City's recent Alternative Urban Areawide Review (AUAR) Update for Southeast Rogers Area (Review File No. 19962-3).

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 City's Comprehensive Plan Update on March 24, 2010 (Review File No. 20620-1, [Business Item 2010-92](#)).
- The City withdrew *Annexation and Boundary Change 620 acres* CPA on December 20, 2010 (Review File No. 20620-2).
- The Council acted on the *Consolidated CPU with Hassan Township* CPA on June 22, 2016 (Review File No. 20620-3, [Business Item 2016-112](#)).
- The City withdrew *Lennar Map Amendment* CPA on February 25, 2016 (Review File No. 20620-4).
- The Council administratively reviewed the AUAR Update for the Southeast Rogers Area on February 1, 2017 (Review File No. 19962-3).
- The Council administratively approved the *Lennar 2* CPA on June 1, 2017 (Review File No. 20620-6).

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 plans for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments for Regional Parks and Wastewater are included below.

Regional Parks

Reviewer: Michael Peterka (651-602-1361)

The amendment conforms to the *2040 Regional Parks Policy Plan (RPPP)*. There are no anticipated impacts to the Regional Parks System. The planned Rush Creek Regional Trail travels through the amendment site (Figure 2). This trail is part of the Regional Parks System governed by the RPPP, and will be owned and operated by Three Rivers Park District. The Rush Creek Regional Trail currently exists between Coon Rapids Dam Regional Park in Brooklyn Park and Elm Creek Park Reserve in Dayton. The planned portion of the trail will travel from Elm Creek Park Reserve to Crow Hassan Park Reserve in Rogers. The regional trail will be an important recreational amenity for the residents of Rogers.

Advisory Comments

The Council recommends that the City and the site developer coordinate with Three Rivers Park District to ensure that the regional trail is included in the development plans, and collaborate on development of the trail.

Wastewater

Reviewer: Roger Janzig (651-602-1119)

The amendment conforms to the Council's plans for regional wastewater services. The Metropolitan Disposal System has adequate capacity for this project location.

The location of the proposed development shown in the amendment is consistent with the Plan and the City's commitment to focus development within this area. The City has made a commitment to stay within the projected 2020 wastewater flow for the Elm Creek Interceptor Service Area as shown on the "Sanitary Sewer Service Areas within 2030 Service Area" map in the amendment materials.

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 consistency with forecasts, land use, and housing policies are detailed below.

Forecasts

Reviewer: Todd Graham (651-602-1322)

The forecast-related content is consistent with Council policy. The City offers that the plan amendment does not affect the communitywide forecast. Council staff finds that the southeast area of Rogers (TAZs 788 and 794) is forecasted to add more than 1,500 households during 2014-40. The Lennar site is a small piece of the southeast area. This site could accommodate 600 new housing units as regulated in the plan amendment (174 net acres at 3.5 du/acre). This is in line with the Council's expectations. Council staff agrees that no forecast adjustment is needed at this time.

Land Use

Reviewer: Raya Esmaeili (651-602-1616)

The amendment is consistent with *Thrive MSP 2040* policies for Diversified Rural and Emerging Suburban Edge communities. The amendment site is located in the Emerging Suburban Edge portion of the City. Thrive directs Emerging Suburban Edge communities to accommodate forecasted growth at a minimum residential density of 3 to 5 units per acre. The proposed amendment regulates 90 net acres of Commercial, 55 net acres of Mid Density Residential (5-10 units/acre), and 29 net acres of Mixed Use-Regional (8-20 units/acre at 40% residential) all to Single Family Residential (2-5 units/acre) in support of a 459-unit single family housing development. As shown in Table 1, this change brings the overall density of the City to 3.0 units per acre.

Earlier in 2017, an AUAR Update for the Southeastern Rogers Area was prepared (Review File No. 19962-3), which includes the proposed amendment site. Council staff initially objected to the final AUAR Update as it did not adequately address the regional parks and trails that are planned for the development area. The City revised the AUAR Update in response, and the Council withdrew its objection. The proposed amendment is substantially similar to that which was evaluated as part of the AUAR Update.

Advisory Comments

The Council advises the City to consider additional locations for higher density development as further additions of land guided for low density or regulating of land to lower densities could place the City out of conformance with the Council's density policy requirements for the wastewater system.

Table 1: City of Rogers Planned Net Residential Density

Category	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Single Family Residential	2	5	1641	3282	8205
Mid Density Residential	5	10	401	2005	4010
High Density Residential	10	20	20	200	400
Mixed Use - Regional (40% residential)	8	20	187 (74.8)	598	1416
Mixed Use – Downtown (40% residential)	8	12	5 (2)	16	24
TOTALS				6101	14055
Overall Density				3.0	6.9

Adapted from Table 4.5, Sewered Residential Development Capacity and Projections for 2030, in supplemental materials received February 23, 2016.

Housing

Reviewer: Tara Beard (651-602-1051)

The proposed amendment is consistent with the Council's *Housing Policy Plan*. The Plan currently provides sufficient land to address its share of the region's 2011-2020 need for affordable housing. While this amendment reduces the available land, enough land will remain to adequately address land use requirements for affordable housing opportunities. With this amendment, the Plan guides more than 173 acres of medium and high density residential land such that at least 1,058 units could be built between 2011 and 2020. The City's share of the 2011-2020 regional need is 382 units.

The City participates in the Livable Communities Act program, but has not applied for, or received, a grant in recent years. The most recent affordable housing built in the City was 10 units of owner-occupied housing in 2010.

Advisory Comments

The City's share of the region's 2021-2030 need for affordable housing is 630 units, and the minimum density of land guided to address this need in their 2040 Comprehensive Plan update is 8 units per acre. The Plan's current Mid Density Residential land use category as defined (minimum of 5 units per acre) would not be counted toward supporting the City's share of the region's need for affordable housing. The City is encouraged to contact their Sector Representative or Council housing staff with any questions regarding the Council's housing policy for the 2040 comprehensive plan update.

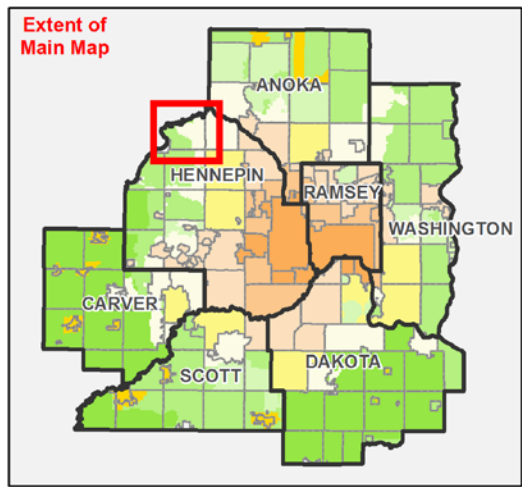
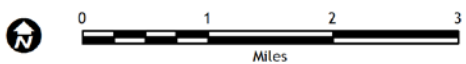
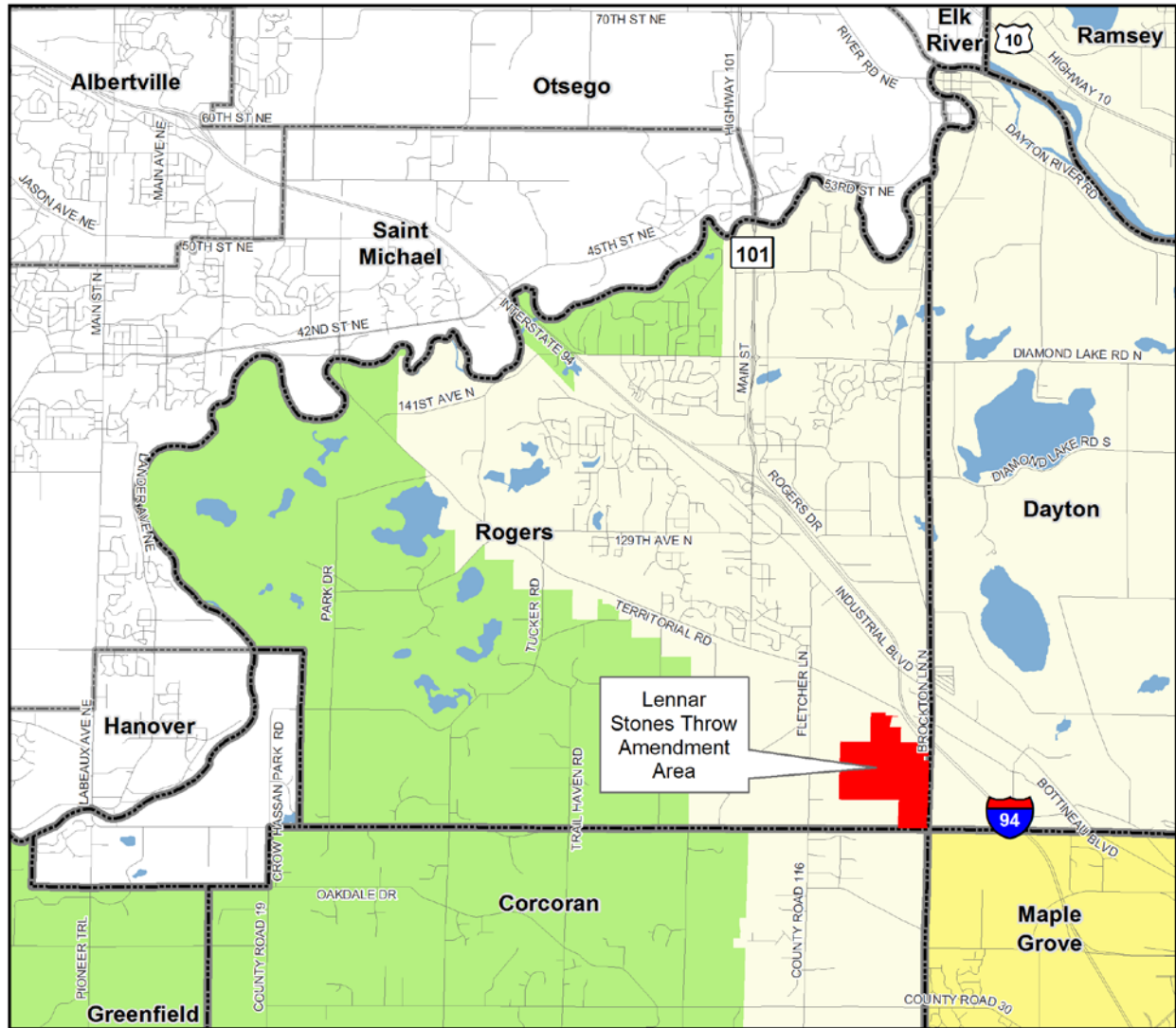
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

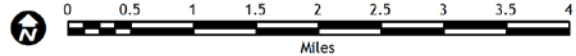
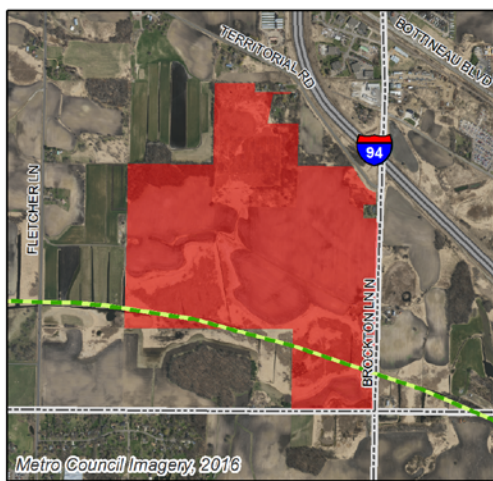
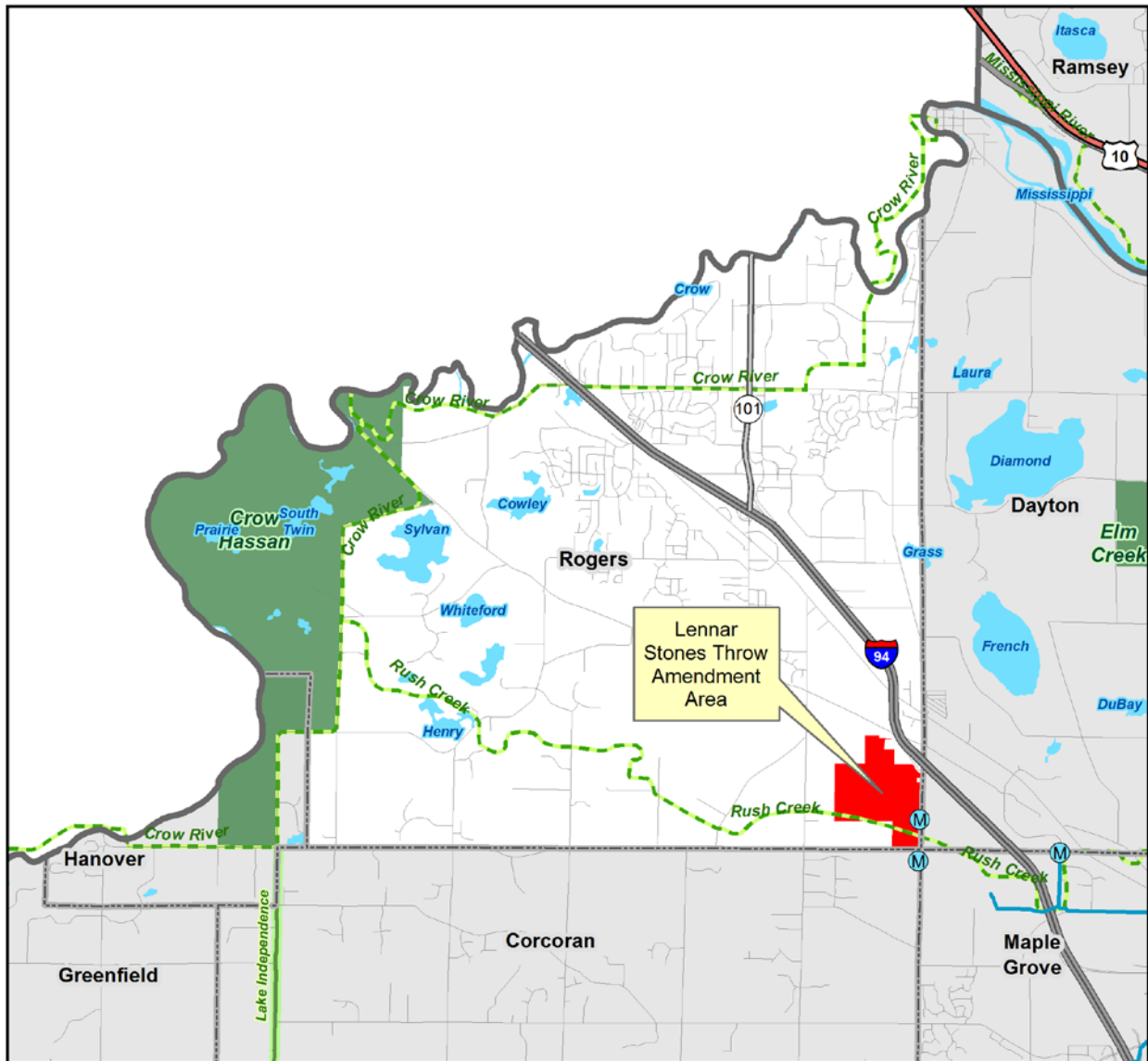
- Figure 1: Location Map Showing Community Designations
- Figure 2: Location Map Showing Regional Systems
- Figure 3: Current Planned Land Use and Proposed Planned Land Use

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

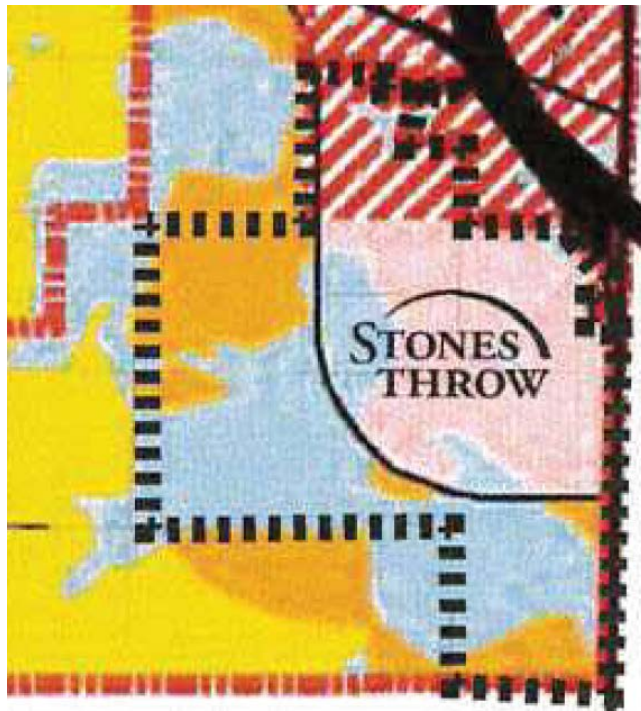
Wastewater Treatment

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

Ncompass Street Centerlines

Figure 3: Current Planned Land Use and Proposed Planned Land Use

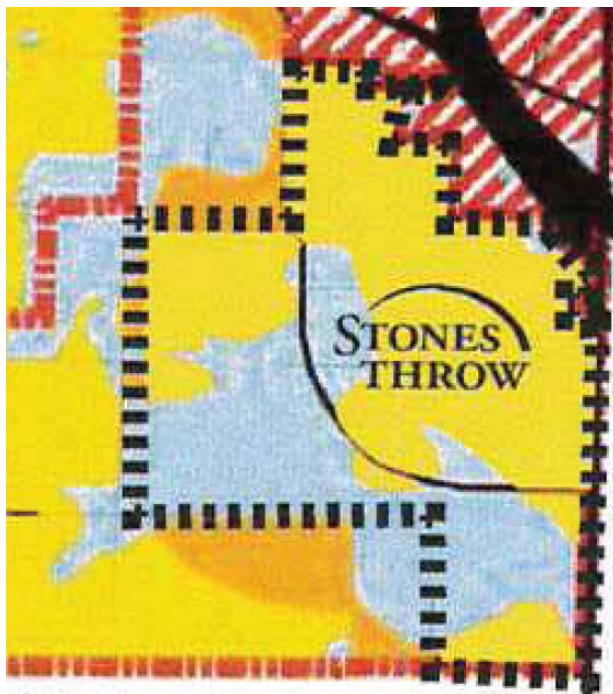
Current Planned Land Use



Legend

-  Rogers Boundary
-  Single Family Residential
-  Mixed Residential (Hassan Township)
-  Mid Density Residential (Rogers)
-  Commercial
-  Mixed Use - Regional
-  Open Water / Wetland
-  Stones Throw

Proposed Planned Land Use



Legend

-  Rogers Boundary
-  Single Family Residential
-  Mixed Residential (Hassan Township)
-  Mid Density Residential (Rogers)
-  Commercial
-  Mixed Use - Regional
-  Open Water / Wetland
-  Stones Throw