

## Community Development Committee

For the Metropolitan Council meeting of March 28, 2018

**Subject:** City of Eden Prairie Southview Comprehensive Plan Amendment, Review File No. 20401-18

### Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Eden Prairie to place the Southview Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.

### Summary of Committee Discussion/Questions

The Community Development Committee unanimously recommended approval of the proposed action with no questions or discussion at its meeting on March 19, 2018.

## Community Development Committee

Meeting date: March 19, 2018

For the Metropolitan Council meeting of March 28, 2018

**Subject:** City of Eden Prairie Southview Comprehensive Plan Amendment, Review File No. 20401-18

**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 Southview Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.

### Background

The amendment creates a new land use called High Density Residential with a density range of 40 to 75 units/acre. Furthermore, the amendment renames the current High Density Residential category to Medium High Density Residential and increases the lower end of the density for this category from 6.7 to 10 units/acre, creating a resulting density range of 10 to 40 units/acre. With these changes, the new High Density Residential guiding land use is applied to and replaces the current land use of Regional Commercial on 2.5 acres at the southwest corner of Prairie Center Drive and Franlo Road. This amendment is associated with the proposed Southview of Eden Prairie, a 116-unit senior campus including independent, assisted living, and memory care units.

### 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*. 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 local resident or local government opposition to this proposal.

# Review Record

## City of Eden Prairie Southview Comprehensive Plan Amendment

Review File No. 20401-18, Council Business Item No. 2018-62

### 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 forecasts from 2016 to 2040 that the City will grow from 63,163 to 82,400 population and 24,856 to 33,300 households. The Council also forecasts that, between 2016 and 2040, the City’s employment will increase from 59,562 to 66,600 jobs.

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 seventeenth since the review of the Update.

### REQUEST SUMMARY

The amendment creates a new land use called High Density Residential with a density range of 40 to 75 units/acre. Furthermore, the amendment renames the current High Density Residential category to Medium High Density Residential and increases the lower end of the density for this category from 6.7 to 10 units/acre, creating a resulting density range of 10 to 40 units/acre. With these changes, the new High Density Residential guiding land use is applied to and replaces the current land use of Regional Commercial on 2.5 acres at the southwest corner of Prairie Center Drive and Franlo Road. This amendment is associated with the proposed Southview of Eden Prairie, a 116-unit senior campus including independent, assisted living, and memory care units.

### 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 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 CPA reguided 1.24 acres from Office to Community Commercial.
- The Nine Mile Creek Water Resources Center CPA was administratively approved by the Council on October 11, 2010 (Review File No. 20401-3). The CPA reguided 4.24 acres from Low Density Residential to Park/Open Space, and 1.1 acres from Low Density Residential to Public/Quasi-Public, to accommodate the Nine Mile Creek Water Resource Center.
- The United Health Group CPA was administratively approved by the Council on August 25, 2011 (Review File No. 20401-4). The CPA reguided a total of 27.7 acres to Office to accommodate a development with nearly 1.5 million square feet of office space.
- The Grand Haven at Marsh Cove CPA was administratively approved by the Council on September 12, 2011 (Review File No. 20401-5). The CPA reguided 11.62 acres from Church to 5.12 acres of Parks/Open Space and 6.5 acres of Low Density Residential to accommodate a single-family development with 15 lots.
- The Mitchell Crossing CPA was approved by the Council on October 31, 2012 ([Business Item 2012-321](#), Review File No. 20401-6). The CPA reguided 3.1 acres from Community Commercial to High Density Residential to accommodate a 192-unit residential development.
- The MAC Development Parcels CPA was administratively approved by the Council on November 28, 2012 (Review File No. 20401-7). The CPA amended text in the Land Use and Transportation Chapters related to uses on parcels guided as Airport.
- The Hooverson Addition CPA was administratively approved by the Council on March 13, 2013 (Review File No. 20401-8). The CPA reguided 0.21 acre from Park/Open Space to Low Density Residential to accommodate the subdivision of two single-family lots on 0.92 acre.
- The Bryant Lake CPA was administratively approved by the Council on September 12, 2013 (Review File No. 20401-9). The CPA reguided 0.89 acre from Park/Open Space to Low Density Residential to accommodate a single-family home.
- 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. The City withdrew this amendment, and resubmitted a new one, 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 CPA reguided 8.39 acres from Low Density Residential to Medium Density Residential to accommodate 36 single-family homes.
- 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 CPA reguided 0.94 acre from Rural Residential to Neighborhood Commercial, and amended the local sewer plan to provide service to the Lion's Tap.

- The Kal Point CPA was administratively approved by the Council on February 10, 2013 (Review File No. 20401-13). The CPA reguided 2.98 acres from Neighborhood Commercial to Community Commercial to allow construction of a new commercial uses.
- The Starbucks and BP CPA was administratively approved by the Council on April 6, 2016 (Review File No. 20401-14). The CPA reguided 0.44 acres from Low Density Residential to Regional Commercial to accommodate new commercial uses.
- The Residential Densities CPA was administratively approved by the Council on September 7, 2016 (Review File No. 20401-15). The CPA increased the allowable density range for the land use categories of Medium Density Residential and High Density Residential.
- The Prairie Bluffs Senior Living CPA was approved by the Council on December 14, 2016. ([Business Item 2016-238](#), Review File No. 20401-16). The CPA reguided 4.68 acres from Office and Low Density Residential to High Density Residential to accommodate a 138-unit senior living facility.
- The Transit Oriented Development CPA was approved by the Council on September 27, 2017. ([Business Item 2017-209](#), Review File No. 20401-17). The CPA created a new guiding land use of Transit Oriented Development and reguided 2.93 acres from Regional Commercial to Transit Oriented Development to accommodate a mixed use development including 222 residential units and 13,000 square feet of retail.

## 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 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 amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans.

#### **Regional Parks**

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

The proposed amendment conforms to the *2040 Regional Parks Policy Plan (RPPP)*. There are no existing or planned regional parks or trails identified in the RPPP within 0.5 mile of sites affected by the amendment. Therefore, the amendment is not anticipated to impact the regional parks system.

#### **Transportation**

*Reviewer: Russ Owen (651-602-1724)*

The amendment conforms to the *2040 Transportation Policy Plan (TPP)*. The parcel associated with the Southview Development is just outside the area being considered by the Flying Cloud Airport Joint Airport Zoning Board for height restrictions without a permit. Neither the Southview project site nor the locations affected by a change in minimum density are anticipated to have impacts on the regional transportation system, including aviation.

## Wastewater

Reviewer: Roger Janzig (651-602-1119)

The amendment conforms to the 2040 Water Resources Policy Plan. The existing Metropolitan Disposal System has adequate capacity for the proposed changes in guided land use.

## 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 land use and housing policies are detailed below.

## Land Use

Reviewer: Michael Larson (651-602-1407)

The proposed amendment is consistent with the land use policies in Thrive, which designates the City as a Suburban community. Thrive expectations for the overall density of new development and redevelopment in Suburban communities is a minimum average residential density of 5 dwelling units per acre (du/acre) for new development and redevelopment.

The amendment renames the current High Density Residential category to Medium High Density Residential. The action also increases the lower end of the density for this category from 6.7 to 10 units/acre. The resulting density range is 10 to 40 units/acre. This change implements a previous Council recommendation from Review File No. 20401-14. That amendment created an overlap in residential density ranges, which Council staff recommended adjusting in future changes. This proposed amendment removes the overlap.

Furthermore, the amendment creates a new land use called High Density Residential with a density range of 40 to 75 units/acre. This guiding land use is applied to and replaces the current land use of Regional Commercial on 2.5 acres at the southwest corner of Prairie Center Drive and Franlo Road (Figure 3). This action is associated with a proposed 116-unit senior campus including independent, assisted living, and memory care units.

As a result of the amendment, the City's overall planned density increases slightly from 5.74 to 5.87 du/acre, as shown in Table 1 with changes underlined.

**Table 1. City of Eden Prairie Planned Residential Density**

Category	2010-2030 Change				
	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	1	2.5	674.93	675	1687
Medium Density Residential	2.5	10	46.39	116	464
<u>Medium High Density Residential</u>	<u>10</u>	40	34.68	<u>347</u>	1387
<u>High Density Residential</u>	<u>40</u>	<u>75</u>	<u>2.5</u>	<u>100</u>	<u>188</u>
Town Center	40	75	114	4560	8550
Transit Oriented Development	25	80	2.93	73	234
Plat Monitoring 2000-2016	554.53			2683	
<b>TOTALS</b>	<b>1427.46</b>			<b><u>8554</u></b>	<b><u>12,510</u></b>
<b>Overall Density</b>				<b><u>5.87</u></b>	<b><u>8.21</u></b>

## Housing

*Reviewer: Tara Beard (651-602-1051)*

The proposed amendment is complete and consistent with the Council's policies for housing. The City currently provides sufficient land to address its share of the region's 2011-2020 need for affordable housing, which is 1,843 units. The proposed amendment increases the City's inventory of land guided to promote the development of low- and moderate-income housing. After this amendment, the City will be guiding 127.5 acres of medium, medium high, and high-density residential land and mixed use land such that at least 2,501 units could be built.

The City is a participant in Livable Communities Act programs. In 2009, the City received over \$800,000 in Livable Communities Demonstration Account (LCDA) funds toward the construction of 372 assisted living units. In 2011, the City received \$45,000 in LCDA Pre Development (Transit Oriented Development) funds for stormwater planning around the Town Center station on the Green Line Extension. The most recent affordable housing built in the City was 15 owner-occupied homes built in 2009.

### *Advisory Comments*

The City should be aware that its share of the region's 2021-2030 need for affordable housing is 1,408 units. In preparing the 2040 comprehensive plan update, the City should note that the minimum density of land guided to address this need is 8 units per acre. 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.

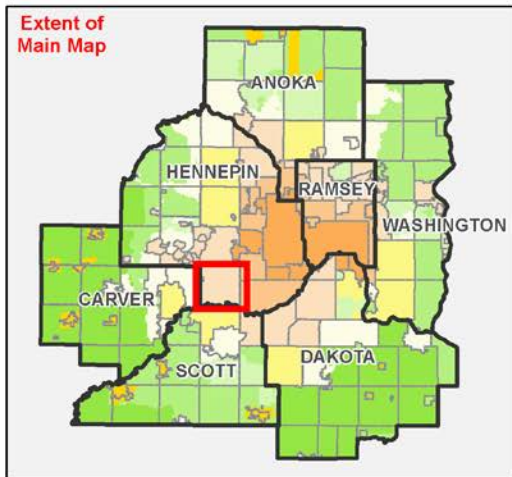
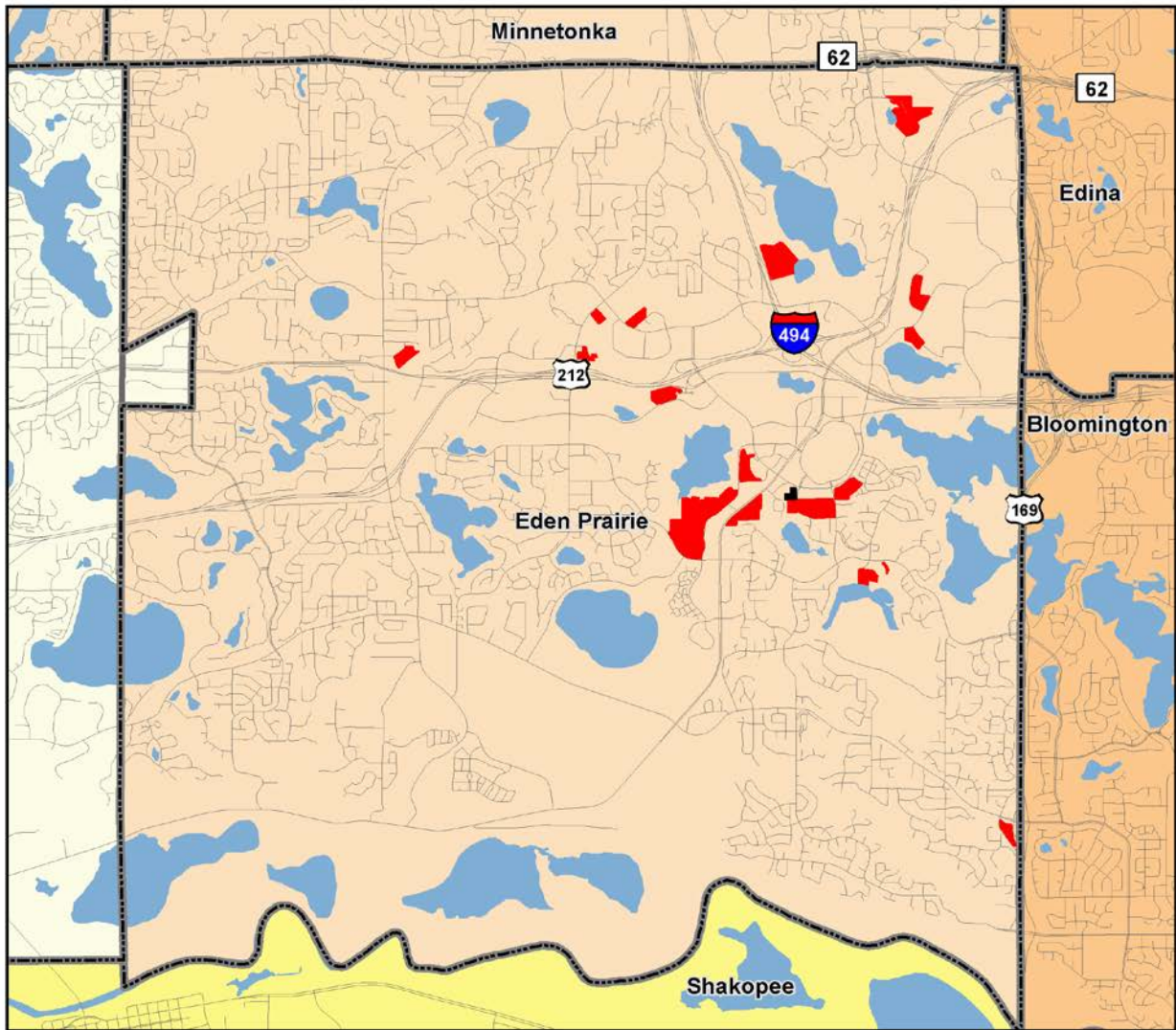
### *Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts*

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: Proposed Land Use Guiding

Figure 1: Location Map Showing Community Designations

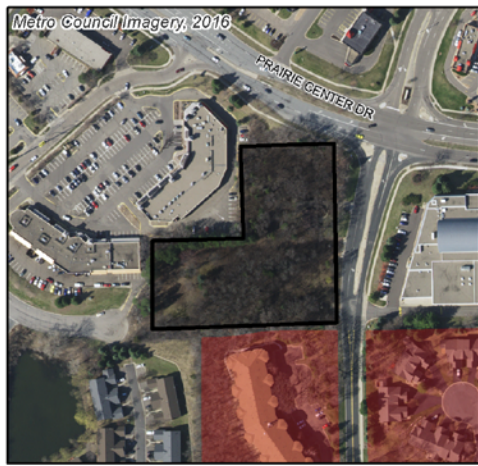
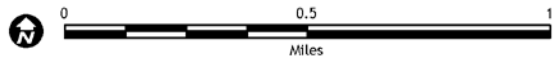
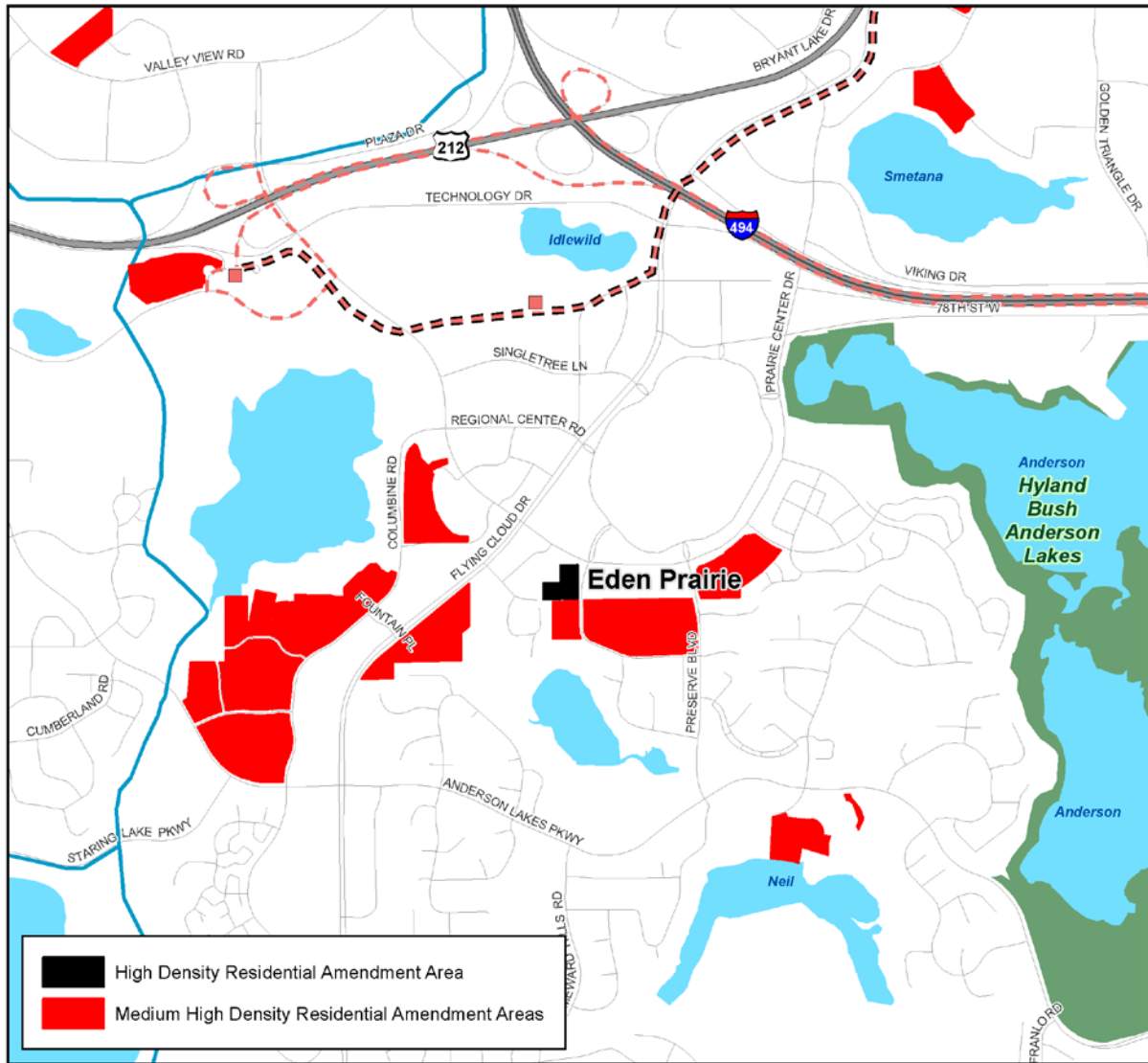


**ThriveMSP 2040 Community Designations**

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines
- High Density Residential Amendment Area
- Medium High Density Residential Amendment Areas

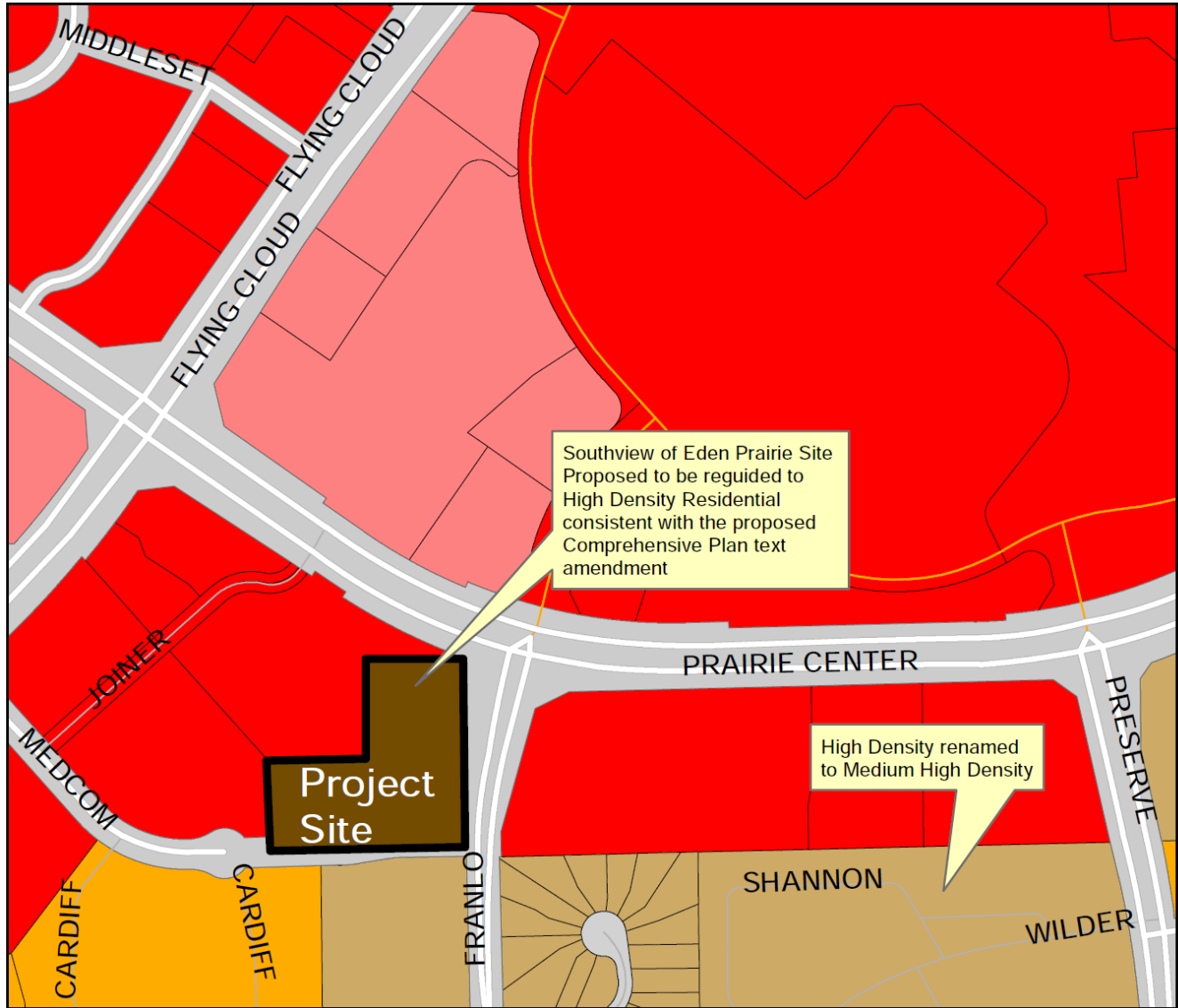


Figure 2: Location Map Showing Regional Systems



- 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: Proposed Land Use Guiding



### City of Eden Prairie Land Use Guide Plan Map 2000-2030

