

Community Development Committee

For the Metropolitan Council meeting of July 25, 2018

Subject: City of Rogers High Density Residential Text Change Comprehensive Plan Amendment, Review File No. 20620-7

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Rogers to place the High Density Residential Text Change 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 Wastewater and Housing.

Summary of Committee Discussion/Questions

Senior Planner Raya Esmaeili presented the staff's report to the Committee. Jason Ziemer, City Planner, and Amy Patnode, Planning Assistant from the City of Rogers, were in attendance. Committee member Dorfman asked City staff to elaborate on foreseeable opportunities for higher density developments, as well as affordable housing units over time. Mr. Ziemer responded that this is a precursor to what the City is looking at for the 2040 comprehensive plan update. There has been a significant amount of interest from developers for both market rate and affordable apartment units. Therefore, this amendment was needed to accommodate these requests and ensure higher density units that the city needs. There is disparity between the wages in the community and the current available housing and the City is trying to make affordable housing a high priority for the community in the 2040 comprehensive plan update. A lot of the areas that the City is looking at are adjacent to Highway 101 and Interstate 94, which is where developers prefer to locate the apartment buildings. All those areas are infill and redevelopment and will need to come in with higher density projects to satisfy what the City is hoping to accomplish.

The Community Development Committee unanimously recommended approval of the proposed actions at its meeting on July 16, 2018.

Community Development Committee

Meeting date: July 16, 2018

For the Metropolitan Council meeting of July 25, 2018

Subject: City of Rogers High Density Residential Text Change Comprehensive Plan Amendment, Review File No. 20620-7

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

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

Staff Prepared/Presented: Freya Thamman, Planning Analyst, Local Planning Assistance (651-602-1750)

Division/Department: Community Development / Regional Planning

Proposed Action

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1. Adopt the attached Review Record and allow the City of Rogers to place the High Density Residential Text Change 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 Wastewater and Housing.

Background

The amendment proposes to change the maximum density allowed per net acre for land guided as High Density Residential (HDR) from the current 10 to 20 units per net acre to 10 to 40 units per net acre. This change is being made to better respond to development requests and market conditions. There are seven areas in the City guided as HDR totaling approximately 64.4 net acres. The text change will not change the amount of land guided as HDR nor change which properties are guided as HDR. All properties and amount of acreage guided as HDR will remain the same.

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 opposition.

Review Record

City of Rogers
High Density Residential Text Change Comprehensive Plan Amendment

Review File No. 20620-7, Council Business Item No. 2018-188

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 of Rogers 2030 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 second amendment since the merger with Hassan Township.

REQUEST SUMMARY

The amendment proposes to change the maximum density allowed per net acre for land guided as High Density Residential (HDR) from the current 10 to 20 units per net acre to 10 to 40 units per net acre. This change is being made to better respond to development requests and market conditions. There are seven areas in the City of Rogers guided as HDR, totaling approximately 64.4 net acres. The text change will not change the amount of land guided as HDR nor change which properties are guided as HDR. All properties and amount of acreage guided as HDR will remain the same.

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 <i>Thrive MSP 2040</i> , with the <i>Housing Policy Plan</i> , 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 of Roger's 2030 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* amendment on December 20, 2010 (Review File No. 20620-2).
- The Council acted on the *Consolidated 2030 Comprehensive Plan Update -Hassan Township Merger* amendment on June 22, 2016 (Review File No. 20620-3, [Business Item 2016-112](#)).
- The City withdrew *Lennar Map Amendment* on February 25, 2016 (Review File No. 20620-4).
- The Council administratively reviewed the *Southeast Rogers AUAR Update* on February 1, 2017 (Review File No. 19962-3).
- The Council acted on the *Lennar* amendment on August 23, 2017. The amendment re-guided approximately 174 net acres from Commercial, Mid-Density Residential, and Mixed Use-Regional to Single Family Residential (Review File No. 20620-5, [Business Item 2017-180 SW](#)).
- The Council administratively reviewed the *Lennar 2* amendment on June 1, 2017. The amendment re-guided 11 acres from Mixed Use-Regional to Mid-Density Residential (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 plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments for Wastewater are detailed below.

Regional Parks

Reviewer: Freya Thamman (651-602-1750)

The proposed amendment is complete for regional parks review and conforms to the *2040 Regional Parks Policy Plan* (RPPP).

Transportation

Reviewer: Russ Owen (651-602-1724)

The proposed amendment conforms to the *2040 Transportation Policy Plan* (TPP).

Wastewater

Reviewer: Roger Janzig (651-602-1119)

The proposed amendment conforms to the *2040 Water Resources Policy Plan*. The current Wastewater Treatment Plant (WWTP), which is owned and operated by the City, is projected to have sufficient capacity to 2027.

Advisory Comments

Metropolitan Council Environmental Services requested that the City look for potential areas that are currently served by the City WWTP that could be redirected and served through the Elm Creek Interceptor

(ECI). This would further extend the Rogers WWTP available capacity. The existing Rogers WWTP capacity is restricted more from solids processing than liquid treatment capacity. If solids can be addressed, approximately 33% additional treatment capacity (0.5 MGD) would be available.

The City and MCES are currently involved in a joint investigation to identify the feasibility and benefits for:

- 1) Disposal of existing solids and ongoing solids processing at the existing WWTP, with the goal of extending the operational life of the plant.
- 2) Redirection or internal wastewater system diversions from the City WWTP service area to the ECI, with the goal of extending the operational life of the plant.

This amendment reflects potential additional growth in the form of higher densities within the City’s WWTP service area, which represents potential additional flow. This additional flow would need to be offset through the above measures. The City will need to consider this potential additional flow in its plans for extending its WWTP capacity.

Consistency with Council Policy

The amendment is consistent with Council policies for land use, forecasts, housing, and water resources. Additional review comments regarding consistency with those policies are detailed below.

Land Use

Reviewer: Freya Thamman (651-602-1750)

The amendment is consistent with the land use policies in Thrive, which designates the City as a partially Emerging Suburban Edge community and partially Diversified Rural. This amendment proposes to change the *maximum* density allowed per net acre for land guided as High Density Residential (HDR) from 10 to 20 units per net acre to 10 to 40 units per net acre. There are seven areas in Rogers guided as HDR totaling approximately 64.4 net acres. These areas are located within the Emerging Suburban Edge community designation. The proposed change is consistent with Council policy for Emerging Suburban Edge communities, which directs Emerging Suburban Edge communities to accommodate new development and redevelopment at an average net residential density of at least 3 units per acre. There is no change to the minimum allowed density, the amendment increases the maximum allowed density. This change is being made to better respond to development requests and market conditions, including potential affordable housing development.

Table 1: Density Calculation Table

Category	2010-2030 Change				
	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Single Family Residential	2	5	1657	3314	8285
Mid Density Residential	5	10	401	2005	4010
High Density Residential	10	<u>40</u>	64.4	644	<u>2576</u>
Mixed Use -Regional (40% residential)	8	20	187 (70.8)	566	1416
Mixed Use – Downtown (40% residential)	8	12	5 (2)	16	24
TOTALS				6545	16311
Overall Density				3.0	8.0

Adapted from Table 4.5, Sewered Residential Development Capacity and Projections for 2030, in supplemental materials received February 23, 2016. High Density Residential Reflects 20 acres vacant and 44.4 acres redevelopment. Changes with this amendment are underlined.

Forecasts

Reviewer: Todd Graham (651-602-1322)

The proposed amendment is consistent with Council forecasts. The City offers that the amendment does not affect the community-wide forecast. The proposed change fits within the current community total forecast. Council staff find that no forecast change is needed.

Housing

Reviewer: Tara Beard (651-602-1051)

The amendment is 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 382 units. The amendment has no impact on the City's inventory of land guided to support the development of low- and moderate-income housing, but it does offer the City flexibility in accommodating higher density developments, like apartments and senior housing. After this amendment, the City will still be guiding more than 186 acres of middle- and high-density residential and mixed-use land such that at least 1,058 units could be built.

The City does participate in Livable Communities Act programs but has not applied for funds in at least 10 years. The most recent affordable housing development in Rogers consisted of 10 owner-occupied home built in in 2010.

Advisory Comments

The City should be aware that its share of the region's 2021-2030 need for affordable housing is 630 units. In preparing the 2040 Comprehensive Plan, 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.

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.

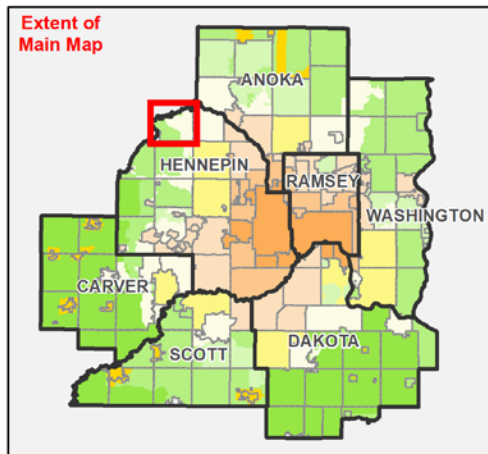
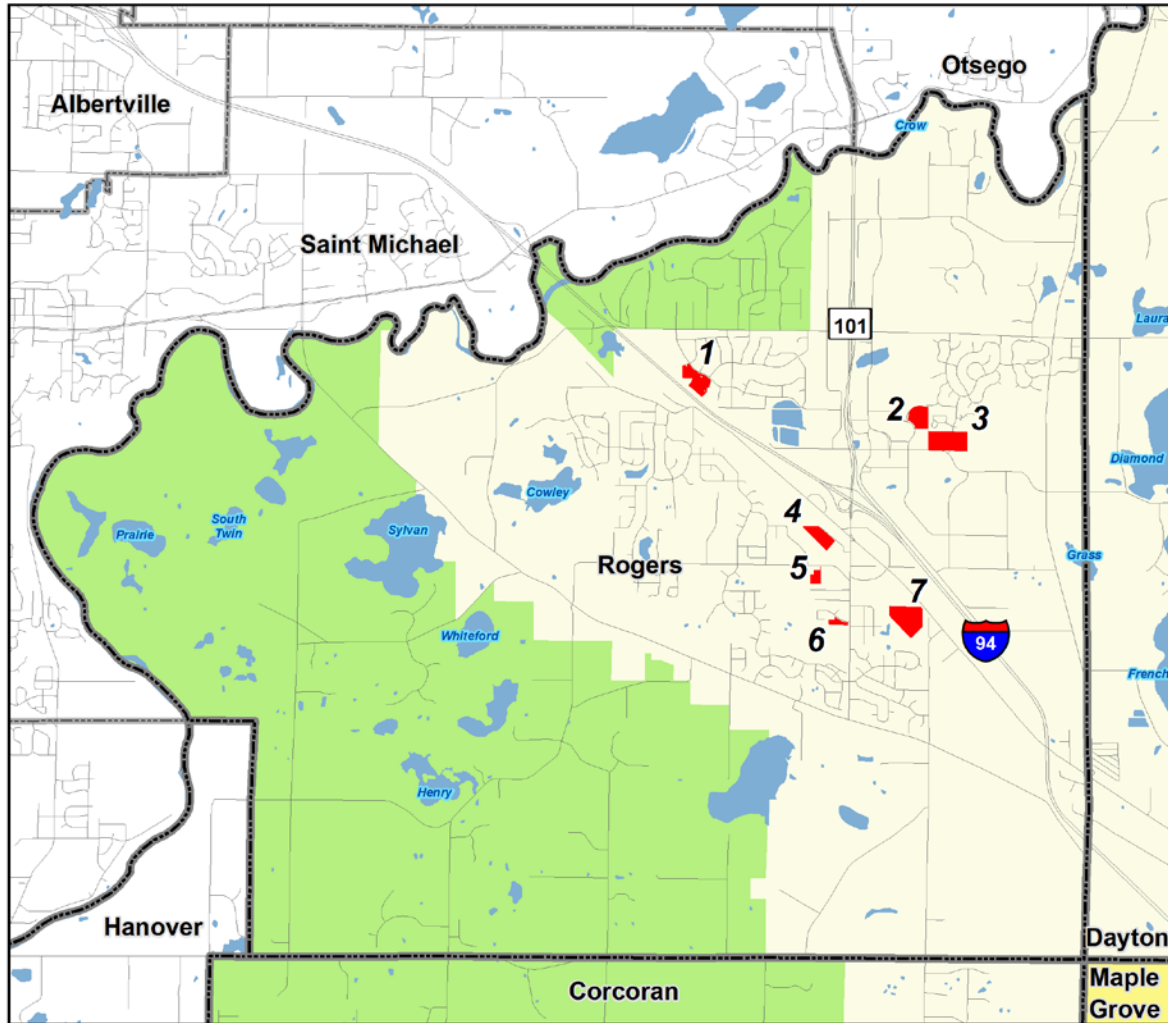
ATTACHMENTS

Figure 1: Location Map showing Community Designations and Areas Guided High Density Residential in Rogers 2030 Comprehensive Plan

Figure 2: Location Map showing Regional Systems and Areas Guided High Density Residential in Rogers 2030 Comprehensive Plan

Figure 3: Location of Areas Guided High Density Residential in the Rogers 2030 Comprehensive Plan

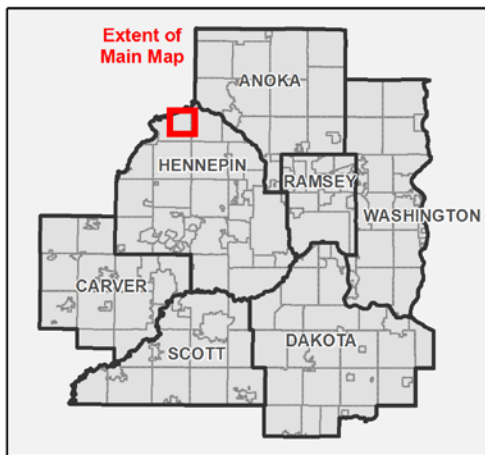
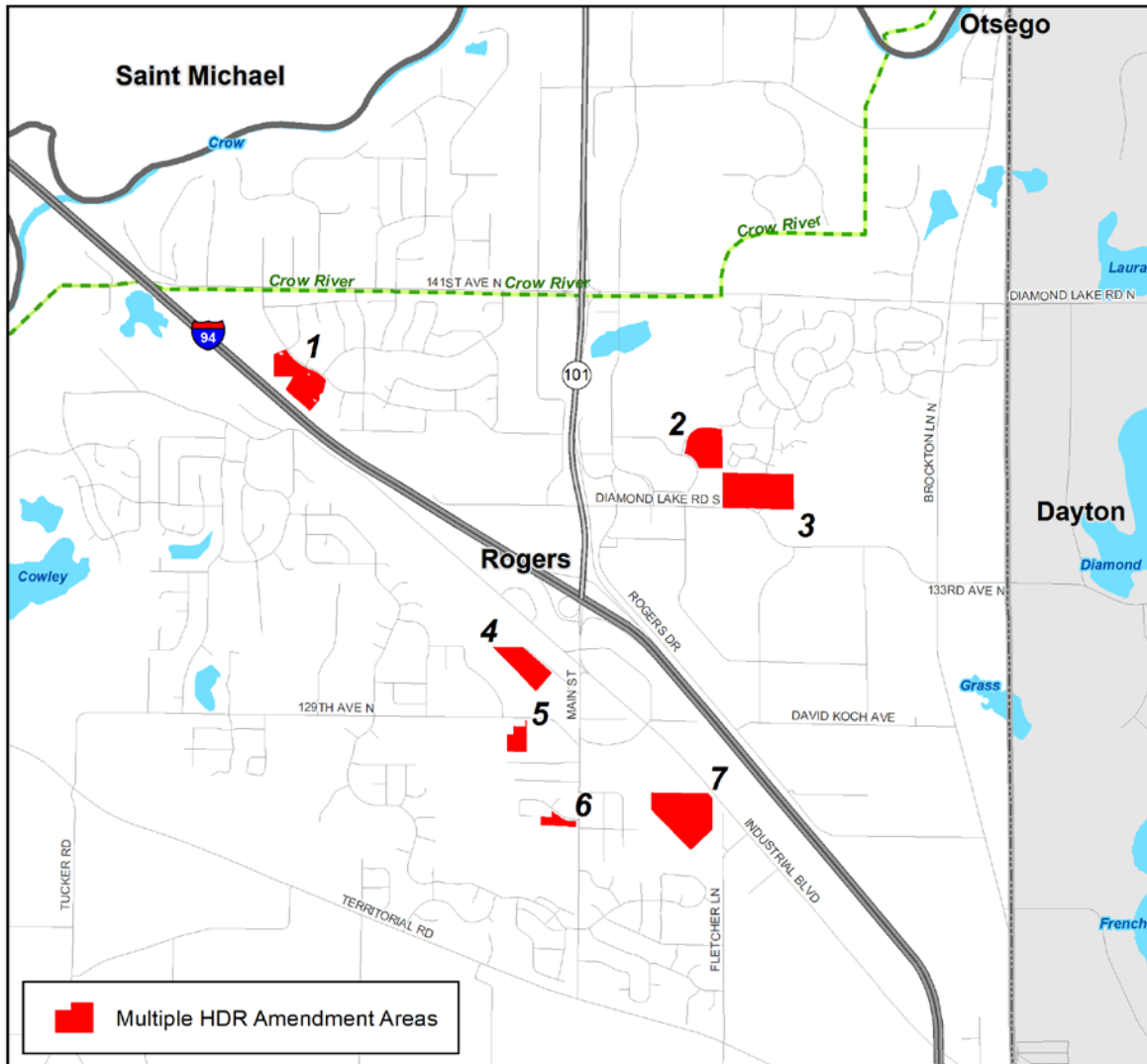
Figure 1: Location Map Showing Community Designations and Areas Guided High Density Residential in Rogers 2030 Comprehensive Plan



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines
- Multiple HDR Amendment Areas

Figure 2: Location Map Showing Regional Systems and Areas Guided High Density Residential in Rogers 2030 Comprehensive Plan



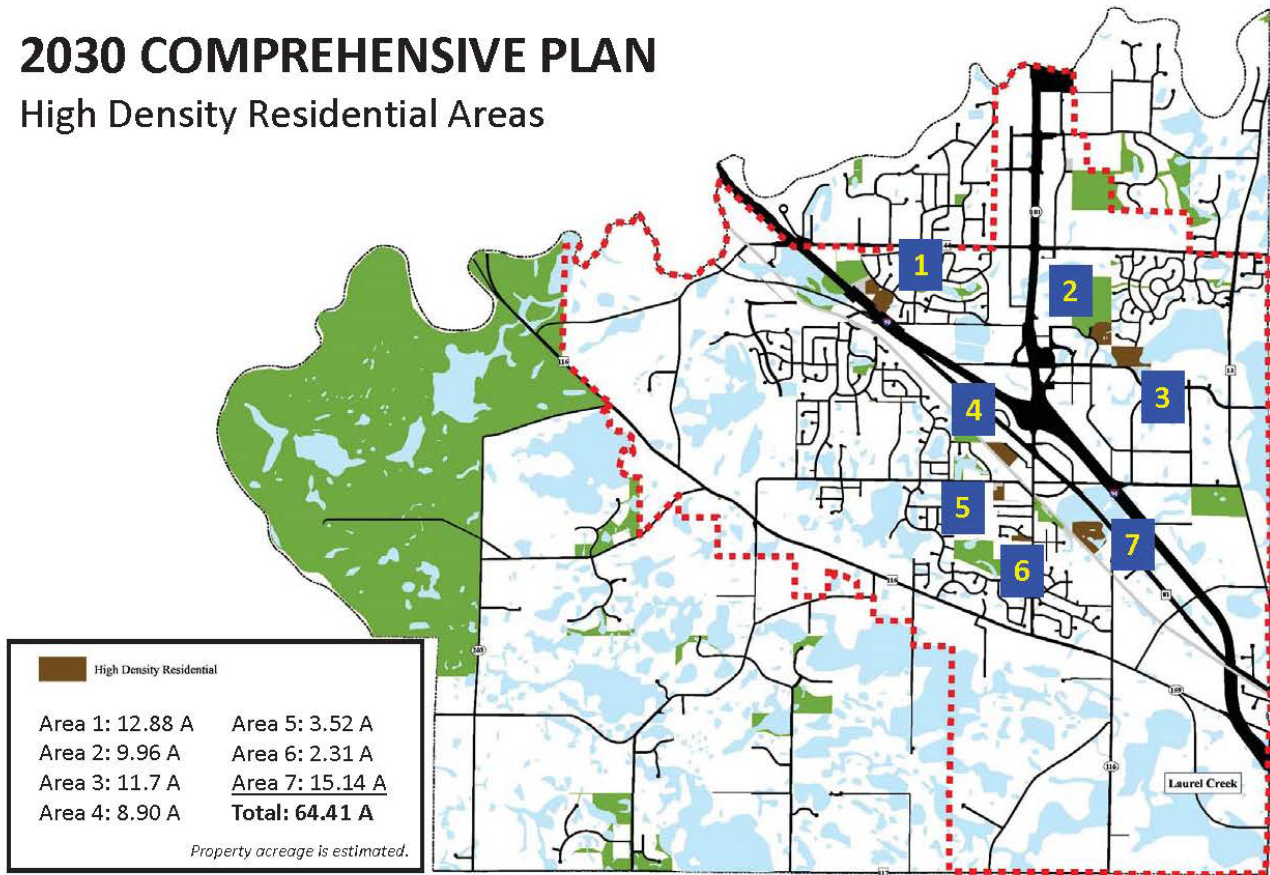
Regional Systems

- | | |
|----------------------------------|-------------------------------------|
| Planned Fixed Guideway Stations | Regional Highway System |
| Existing Fixed Guideway Stations | Interstates |
| Regional Transitways | US Highways |
| Existing, Fixed Guideway | State Highways |
| Proposed, Fixed Guideway | County Roads |
| Existing, Bus Rapid Transit | Ncompass Street Centerlines |
| Proposed, Bus Rapid Transit | Regional Parks |
| Wastewater Treatment | STATUS |
| Meters | Existing (Open to Public) |
| Lift Stations | In Master Plan (Not Open to Public) |
| MCES Interceptors | Planned Units |
| MCES Treatment Plants | Existing Regional Trails |
| | Planned Regional Trails |

Figure 3: Location of Areas Guided High Density Residential (HDR) in the City of Rogers 2030 Comprehensive Plan

2030 COMPREHENSIVE PLAN

High Density Residential Areas



City of Rogers Comprehensive Plan Amendment, May 2018