

## Community Development Committee

Meeting date: October 21, 2019

## Environment Committee

Meeting date: October 22, 2019

For the Metropolitan Council meeting of November 13, 2019

**Subject:** City of Corcoran 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21893-1

### Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

#### Recommendations of the Community Development Committee

1. Authorize the City of Corcoran to place its 2040 Comprehensive Plan into effect.
2. Revise the City's sewer-serviced forecasts upward as shown in Table 2 of the Review Record.
3. Revise the City's 2021-2030 affordable housing need allocation to 377 units.
4. Advise the City to implement the advisory comments in the Review Record for forecasts, land use, and water supply.

#### Recommendations of the Environment Committee

1. Approve the Corcoran's Comprehensive Sewer Plan component of the City's 2040 Comprehensive Plan.
2. Advise of City that the means and timing of regional wastewater service to southwest Corcoran will be determined as part of a Study that will begin in 2020 and be completed in time to be reflected in the City's 2025 System Statement.

### Discussion/Questions

#### *Community Development Committee*

Planning Analyst Freya Thamman presented the staff's report to the Committee. Ms. Thamman thanked City Administrator Brad Martens and City Planning and Zoning Staff Kendra Lindahl and Mike Prichard for their coordination on the Plan.

Council Member Atlas-Ingebretson asked if there was only one non-golf course park in the City. Ms. Thamman indicated that Corcoran is a primarily rural community with existing community parks, including Lions Park. Ms. Thamman indicated that the City's Plan discusses new park areas to support the City's forecasted growth and development, including in the Town Center area, which is anticipated to be a key growth area for the City.

Council Member Johnson discussed wastewater coordination and meetings related to southwest Corcoran. She expressed thanks to City staff as well as Mayor Thomson for their work and partnership through the comprehensive planning process. The Community Development Committee unanimously recommended approval of the proposed actions at its meeting on October 21, 2019.

#### *Environment Committee*

No comments or questions. The Environment Committee approved the proposed action on consent agenda at its meeting on October 22, 2019.

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**Subject:** City of Corcoran 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21893-1

**District(s), Member(s):** District 1, Judy Johnson

**Policy/Legal Reference:** Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

**Staff Prepared/Presented:** Freya Thamman, Planning Analyst (651-602-1750)  
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)  
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

**Division/Department:** Community Development / Regional Planning  
Environmental Services / Technical Services

### Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

#### Recommendations of the Community Development Committee

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6. Revise the City's sewer-serviced forecasts upward as shown in Table 2 of the Review Record.
7. Revise the City's 2021-2030 affordable housing need allocation to 377 units.
8. Advise the City to implement the advisory comments in the Review Record for forecasts, land use, and water supply.

#### Recommendations of the Environment Committee

3. Approve the Corcoran's Comprehensive Sewer Plan component of the City's 2040 Comprehensive Plan.
4. Advise of City that the means and timing of regional wastewater service to southwest Corcoran will be determined as part of a Study that will begin in 2020 and be completed in time to be reflected in the City's 2025 System Statement.

## Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Corcoran to implement its 2040 Comprehensive Plan (Plan).

### Community Development Committee

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
  - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
  - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
  - c. Submit to the Council a copy of the City Council resolution evidencing final adoption of the Plan.
2. The *Local Planning Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

### Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

## Background

The City of Corcoran is located in northwestern Hennepin County. It is surrounded by the communities of Rogers, Dayton, Maple Grove, Plymouth, Medina, Independence, Greenfield, and Hanover (Figure 2).

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council’s 2015 System Statement requirements.

## Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government’s comprehensive plan and provide a written statement to the local government regarding the Plan’s:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that “the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans” (Minn. Stat. § 473.175, subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment, and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council’s plan, and may revise the same as often as it deems necessary (Minn. Stat. § 473.513).

The attached Review Record details the Council’s assessment of the Plan’s conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	Forecasts	Consistent, with proposed changes
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

## Thrive Lens Analysis

The 2040 comprehensive plan 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 opposition to the 2040 comprehensive plan.

# REVIEW RECORD

## City of Corcoran 2040 Comprehensive Plan

### Review File No. 21893-1, Business Item No. 2019-295 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

### Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

#### *Regional Parks and Trails*

*Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)*

The Plan conforms to the 2040 Regional Parks Policy Plan for the Regional Parks System element. Three Rivers Park District is the Park implementing agency for the Regional Parks System components in the City of Corcoran. The Plan accurately describes the Regional Parks System components. Regional Trails located within the City include the Lake Independence Regional Trail and the North-South 1 Regional Trail Search Corridor (Figure 1). There are no State or Federal recreation lands within the City.

#### *Regional Transportation, Transit, and Aviation*

*Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)*

The Plan conforms to the 2040 Transportation Policy Plan (TPP) adopted in 2015. It accurately reflects transportation system components of the TPP as well as applicable land use policies for regional transitways. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight. The Plan is compatible with the plans of adjacent and affected governmental units.

### Roadways

The Plan conforms to the Roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials. The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting is consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use. The Plan accurately describes the status of such facilities, including needs for right-of-way and the likelihood and timing of funding.

### Transit

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Area V.

The Plan conforms to the Transit system element of the TPP. The Plan acknowledges that the City is not within the Transit Capital Levy District and that

the only transit services provided in this type of community are Transit Link dial-a-ride service and various ridesharing services.

### **Aviation**

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions.

### **Bicycling and Walking**

The Plan is consistent with the Bicycle and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of and connections to the Regional Bicycle Transportation Network (RBTN) and regional trails.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to regional trails, and other regional destinations as identified on the RBTN map.

### **Freight**

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the City, including accessibility to freight terminals and facilities.

### **Transportation Analysis Zones (TAZ)**

The Plan conforms to the TPP regarding TAZ allocations. The City's TAZ allocations for employment, households, and population appropriately sum to the Council's city-wide forecast totals for all forecast years.

## ***Water Resources***

### **Wastewater Service**

*Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs (651-602-1151)*

The Plan conforms to the *2040 Water Resources Policy Plan (WRPP)*. The Plan represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. Wastewater generated within the City is conveyed through the following Council Interceptors; 900445, 900440, and 808510. Flow generated within the City is conveyed to and treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 3,190 sewer households and 1,840 sewer employees by 2040. The Metropolitan Disposal System (MDS) with its scheduled improvements has or will have adequate capacity to serve the City's growth forecasts.

The Land Use Plan reflects an overall minimum residential sewer density guiding consistent with the Council's policy for future sewer residential densities for Emerging Suburban Edge communities.

The Plan provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Metropolitan Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan. The Plan also includes a 2040 Staging Map (Figure 5), which identifies areas available for regional wastewater service within this planning period (2020-2025; 2025-2030) which becomes effective following approval of the City's 2040 Plan. It also shows areas staged 2030-2035 and 2035-2040, which would be available following action on the City's next comprehensive plan or through a comprehensive plan amendment. The Plan indicates that any development in an area prior to the designated staging phase will require a comprehensive plan amendment.

The City's 2030 Plan identified the southwest portion of the community to be provided wastewater services by 2030 through a connection to the Medina wastewater collection system near Highway 55. The developable area in southwest Corcoran staged for regional wastewater service was less than the 1,000-acre minimum amount required for direct regional interceptor service. Therefore, for this area in Corcoran to receive regional service, an intercommunity agreement would be required with Medina to utilize their wastewater system to convey flow to the nearest regional system, located near Highway 55 and County Road 101. An agreement was never entered into between the two communities. The City still desires regional wastewater service for the southwest portion of the City. However, immediate service for southwest Corcoran would require an intercommunity agreement with Medina or that the Corcoran build approximately 5 miles of trunk sewer improvements for its own use to interceptor 900420, located at Highway 55 and County Road 101.

Since the adoption of Corcoran's 2030 Plan, the City of Loretto requested regional wastewater service as a result of the Minnesota Pollution Control Agency assigning new discharge limits to their local wastewater treatment plant permit. Regional service to Loretto will be provided through the interim use of local wastewater systems owned and maintained by the Cities of Independence and Medina. Regional interceptor investments that reflect the long-term service level needs are not envisioned for the Loretto, Medina, and southwest Corcoran area before 2040 due to a lack of staged growth and regional wastewater service needs in this area.

The Council acquired the City of Rogers local wastewater treatment facility in 2019. The Council plans on building and starting operation of a new Crow River Wastewater Treatment Facility to replace the existing local wastewater treatment plant and provide additional capacity for growth. The new facility will be in operation by 2030. A study to define the ultimate service area for the new Crow River Wastewater Treatment Facility will start in 2020 and consider potential service to areas of Corcoran and other surrounding communities and will include local collaboration and input from those communities and other stakeholders throughout the process.

Corcoran's 2040 Plan identifies a portion of the southwest area within a potential 2040 wastewater staging plan to be served through the Medina, Independence, and Loretto system, suggesting that service to the southwest Corcoran area would be provided through a connection to the local collection systems of Loretto, Independence, and Medina. Flow from Corcoran would eventually reach the Council's regional Lift station L63 facility in Maple Plain. Service through a connection with the local community collection systems would require intercommunity agreement(s) with the three communities. However, there has been locally expressed concern to enter into another agreement to include service to southwest Corcoran through the local system(s).

The Council commits to providing future regional wastewater service to the southwest part of the City. The Crow River Treatment Facility service area study will define the method and timing of regional service to southwest Corcoran. The Plan's text and figures (Figures 4 and 5) acknowledge that the method and timing of regional wastewater service for the southwest area of the City will be determined through a future study. The Plan does not assign any sewered growth in its forecasts for the southwest area within the 2040 planning horizon.

The Council's Crow River Wastewater Treatment Facility service area study will consider all options for providing southwest Corcoran with regional wastewater service, including options not related to the future Crow River treatment facility (i.e. south via liftstation L63 in Maple Plain). For example, the Council will be completing some minor interceptor improvements in 2020 near County Road 19 and Perkinsville Road, that could be utilized by Corcoran in the future if necessary. In addition to the area in the potential 2040 service area, there is an additional area identified as a potential future MUSA expansion area (Figures 4-5). The Crow River Wastewater Treatment plant service area study will consider the options for serving both the potential 2040 area and the future expansion area.



Regional wastewater service for Corcoran was first provided to the City in 2015 and therefore, the local sanitary collection system is relatively new, and less likely to be susceptible to excess inflow and infiltration (I/I). However, the Plan does define the community's goals, policies, and strategies for preventing and reducing excessive I/I in the local municipal (public) and private property sanitary sewer systems; including activities mostly focused on system inspection, flow monitoring, and follow-up investigation. The Plan states that connections of existing buildings to the local wastewater system is accomplished through a connection to the private service line between the existing home or business and the existing septic system, resulting in a section of the older private service line to remain in place. The Plan acknowledges that this section of the original private service line could be a source of I/I.

The Plan describes the requirements and standards for minimizing I/I and references a City Ordinance (Chapter 51) that prohibits the discharge of any storm, surface, subsurface or cooling water, through connections including sump pumps, to the sewer system.

The Plan states that most of the growth within the City occurred after 1970 suggesting that most of the private services within the City were constructed of plastic pipe having sealed joints that are less susceptible to I/I. Recognizing this, and the recent availability of municipal wastewater service for the City, the Plan does not provide a description of the sources, extent, and significance of existing I/I within the total sanitary sewer collection system.

### ***Sewer Element Comments***

The City is covered under two Metropolitan Council Planning designations: Diversified Rural and Emerging Suburban Edge communities. That portion of the City that is serviced through the MDS is identified in the Emerging Suburban Edge area and therefore the Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Emerging Suburban Edge communities. The Plan was found to be complete and consistent with Council policies and the regional wastewater system plan. Upon adoption of the Plan by the City, the action of the Council to approve the Sewer Plan becomes effective. At that time, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved Comprehensive Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Council for its records.

### ***Advisory Comments***

Advise City that the means and timing of regional wastewater service to southwest Corcoran will be determined as part of a Study that will begin in 2020 and be completed in time to be reflected in the City's 2025 System Statement.

### **Surface Water Management**

*Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)*

The Plan is consistent with Council policy requirements and in conformance with the WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Corcoran lies within the oversight boundaries of the Elm Creek Watershed Management Commission. The City submitted a draft Local Water Management Plan (LWMP) update on June 5, 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watershed Management Commission on July 9, 2018. The LWMP was approved by the Watershed Management Commission on November 14, 2018 and adopted by the City on December 27, 2018. The Plan includes a summary of the City's LWMP in Chapter 8 and the final adopted LWMP in Appendix B.

### **Consistency with Council Policies**

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City's Plan and find that it is consistent with the Council's policies, as detailed below.

## Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The Plan includes the Council forecasts for the City (Figure 1.6, Table 3.1, employment in Figure 4.3). For reference, Council's forecasts are shown in Table 1 below.

**Table 1. Metropolitan Council Forecast: City of Corcoran**

	Census	Estimated	Council Forecasts		
	2010	2018	2020	2030	2040
<b>Population</b>	5,379	5,831	6,700	8,900	11,300
<b>Households</b>	1,867	2,032	2,500	3,570	4,700
<b>Employment</b>	1,093	1,567	1,700	2,010	2,300

In December 2018, Council and City staff agreed to a substantial revision of the sewer-served forecast, reflecting the urbanized residential development to be serviced by the Metro Plant. Chapter 7 includes the sewer-served forecast recommended by Council and City staff (Table 7.2 in the Plan). This revised forecast is shown in Table 2 below.

**Table 2. Metropolitan Council Forecast: Corcoran Sewer-Served (Metro Plant)**

	Census	Sewer-Served Forecasts		
	2010	2020	2030	2040
<b>Population</b>	0	1,550	4,280	7,650
<b>Households</b>	0	580	1,720	3,190
<b>Employment</b>	8	1,020	1,500	1,840

The Council will revise and publish the sewer-served forecast simultaneous with action on the Plan.

With the sewer-served forecast revision, the Affordable Housing Need expectation for Corcoran during 2021-2030 is revised to 377 affordable units. This is acknowledged in Table 3.5 of the Plan.

Chapter 2 of the Plan describes land supply for future housing. The land supply analysis in Tables 2.2 and 2.3 meets Council expectation of guiding enough land to accommodate the growth forecast. Council's forecast assume that only a share of this land supply will be developed and absorbed within the 2040 timeframe.

## Advisory Comments

Council and City staff have agreed on a jointly-prepared allocation of forecasts, to replace Table 6.1 in the Plan. The City must include the updated Table 6.1 in the final Plan submittal.

## Thrive MSP 2040 and Land Use

Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)

The Plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. Thrive designates the City in two community designations: Emerging Suburban Edge and Diversified Rural. Generally, the eastern and southern third of the City is designated Emerging Suburban Edge, with the remaining area designated as Diversified Rural (Figure 2). This distinction aligns with areas planned to be served with regional wastewater services.

Agriculture remains a significant and valued part of the community. The existing land uses in Corcoran (Figure 3) are predominately Agricultural and Rural (81%) and large lot rural residential single-family (14%) as the predominant form of housing. Commercial (0.3%) and Industrial (0.8%) development in the City is limited.

Corcoran has an abundance of high-quality natural resources and open spaces. Wetlands are common throughout Corcoran, covering 20 percent of the land area. One of the goals of the Plan is to preserve the highest quality natural resources as identified by the City’s Natural Resource Inventory.

### Emerging Suburban Edge

The Plan is consistent with Thrive for land use and residential density policies for its area designated as Emerging Suburban Edge. Thrive calls for Emerging Suburban Edge communities to plan for forecasted population and household growth at overall average densities of at least 3 to 5 units per acre. Emerging Suburban Edge communities should target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities.

The regionally-sewered residential categories in the Plan include: Existing Residential (existing residential areas connecting to regional wastewater), Low Density Residential, Medium Density Residential, Mixed Residential, High Density Residential, and Mixed Use (Figure 4). The Mixed Use area includes the mixed use Town Center, which is envisioned to be a key growth area.

As shown below in Table 3, the City is planning for a minimum planned net residential density for new sewer residential development of 3.35 to 6.41 units per acre, which is consistent with Council policies for Emerging Suburban Edge communities.

**Table 3. Planned Residential Density, City of Corcoran**

Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
Existing Residential*	0.5	1	1,016.9	508	1,017
Low Density Residential*	3	5	2,496.9	7,491	12,484
Medium Density Residential*	5	8	48.2	241	386
Mixed Residential	8	10	449.9	3,599	4,499
High Density Residential	10	30	80.3	803	2,410
Mixed Use**	8	30	229.5	1,836	6,886
	<b>TOTALS</b>			<b>14,479</b>	<b>27,682</b>
	<b>Overall Density</b>			<b>3.35</b>	<b>6.41</b>

Based on Table 2-3, Staging Table with Residential Density and Units, from 9/18/19 supplemental information.

\*Density table does not include the residential acres noted in Table 2-3 as being within the study area for future regional wastewater service (see wastewater section), which include 136.8 net acres of Existing Residential, 143.9 net acres of Low Density Residential, and 17.8 net acres of Medium Density Residential.

\*\*50% residential applied to 459 net acres.

The Plan includes a staging plan (Figure 5 of this Report). The Plan states the intent to create a growth management policy that will manage development based on the timing and sequence illustrated in the sanitary sewer service staging plan. The Plan indicates that the allowed pace of development will be based on the population and housing forecasts. More detailed discussion behind the sequencing of growth is included in the Wastewater section of this Report.

### Diversified Rural

The Plan is consistent with Thrive for land use and residential density policies for its area designated as Diversified Rural. Diversified Rural areas have a variety of farm and non-farm land uses including very large-lot residential, clustered housing, hobby farms, and agricultural uses. Thrive encourages Diversified Rural communities to plan for growth not to exceed forecasts and in patterns that do not exceed 4 units per 40 acres. Diversified Rural areas are expected to accommodate rural forecasted growth without requiring the provision of regional urban services. In addition, these communities are

also expected to protect natural resources and to adopt conservation subdivision, cluster, or other environmental protection provisions.

The Rural/Agricultural Residential area is the City's largest future land use category (Figure 4). The Plan indicates that the density for this area will not exceed 1 unit per 10 acres, except for areas developed under the flexible residential development guidelines in the Open Space and Preservation ordinance. Consistent with Thrive policies for Diversified Rural areas, these guidelines allow the use of smaller lots where natural resources are preserved and the development is designed to allow for future maximization of undeveloped spaces. The ordinance will also provide incentives for protecting natural resources and the undeveloped portion will be held for future sewered densities. The Plan indicates support of rural residential development that preserves efficient future urbanization and protects natural resources. The Plan identifies natural resources in the city, along with goals and policies for the protection of these resources.

### **Agricultural Preserves**

The Plan consistent with Council policy for lands enrolled in the Agricultural Preserve Program. The Plan identifies lands enrolled in the Agricultural Preserve Program on the Future Land Use map as Agricultural Preserve with a maximum density of one unit per 40 acres, which is consistent with Minnesota Statute § 473H.02, subdivision 7.

### *Advisory Comments*

If parcels in the Agricultural Preserve Program expire and the City wishes to change the land use guiding from one unit per 40 acres, then a comprehensive plan amendment will be required.

### *Housing*

*Reviewer: Tara Beard, CD – Housing (651-602-1051)*

The Plan is consistent with the *2040 Housing Policy Plan*. Corcoran is an emerging suburb that has a significant opportunity to grow in the eastern and southern portion of the city, where sewer service is planned in the coming decades. The central and western parts of the City are expected to remain rural with a predominately large-lot, single family housing stock. As of 2016 over 90% of the housing stock in Corcoran was single family. The Plan notes that that as the population continues to grow, the City will need to provide a broader range of housing options.

The City had approximately 1,968 housing units as of 2016. While 38% of those units were affordable to households earning 80% of the Area Median Income (AMI) or less (or \$68,000 for a family of four), affordable options decrease to 6% for households earning 30% AMI or less (or \$27,100). About 10% of the City's households earning 80% AMI or less were housing cost burdened in 2016. The Plan notes that preservation of the existing manufactured housing community is the City's primary existing housing need.

The Plan acknowledges the City's share of the region's need for affordable housing in the 2021-2030 decade, which is 377 units. With over 745 acres of land guided for higher density residential development in that time period (see Figure 6), the Plan sufficiently promotes the availability of land to support that share.

The Plan addresses its existing and future housing needs in its implementation plan, which includes the policies, programs, and other tools that the City could consider using to meet those needs. Tools the City will consider include Tax Increment Financing, support or application to Minnesota Housing's Consolidated Request for Proposals, and the issuance of housing revenue bonds. To preserve the City's manufactured housing community, the Plan notes the City will support the use of existing homeownership resources by residents, and will consider, by 2030, a local notice of sale or first look provision to protect residents from potential displacement should the property be sold.

## **Water Supply**

*Reviewer: John Clark, ES – Water Supply Planning (651-602-1452)*

The Plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, assessing and protecting regional water resources, and water conservation and reuse.

The City prepared a Local Water Supply Plan (LWSP) that was submitted to both the Minnesota Department of Natural Resources (DNR) and reviewed separately by the Council in April 2019. The Plan satisfies the water supply requirements for 2040 comprehensive plans. At the time of this report, the DNR had not yet approved the City's LWSP.

## **Advisory Comments**

If changes are made to the LWSP resulting from DNR's review and comment on the plan or comprehensive plan review process, the City will need to provide the Council and DNR with the updated information.

## **Community and Subsurface Sewage Treatment Systems (SSTS)**

*Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)*

The Plan indicates that there are approximately 1,900 residences and businesses served by individual SSTS and one Community Wastewater Treatment System in operation within the city – the Maple Hill Estates system. The Community System is planned for closure and connection to the City sanitary sewer system in 2019. The City has transferred responsibility for permitting, operation and maintenance tracking, and enforcement of SSTS requirements to Hennepin County. Hennepin County Ordinance No. 19 was amended in 2014 and is consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council WRPP requirements.

## **Special Resource Protection**

### **Solar Access Protection**

*Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)*

The Plan is consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required solar planning elements.

### **Aggregate Resource Protection**

*Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)*

The Plan indicates, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are no known aggregate resource deposits within the City.

### **Historic Preservation**

*Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)*

The Plan addresses historic resources as required by the MLPA. The Plan indicates that the City will create an inventory of local historically significant buildings, sites, landscape features, and landmarks. The Plan also indicates that the City will evaluate possible tools that can be applied to ensure preservation of these elements, including recognition, public communication and education and, where appropriate, public acquisition.

## **Plan Implementation**

*Reviewer: Freya Thamman, CD – Local Planning Assistance (651-602-1750)*

The Plan includes a description of the zoning, subdivision, SSTS codes, and the housing implementation program. The Plan describes official controls and fiscal devices that the City will employ to implement the Plan and includes a capital improvement plan in the appendix.

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

The proposed Plan 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.

## Documents Submitted for Review

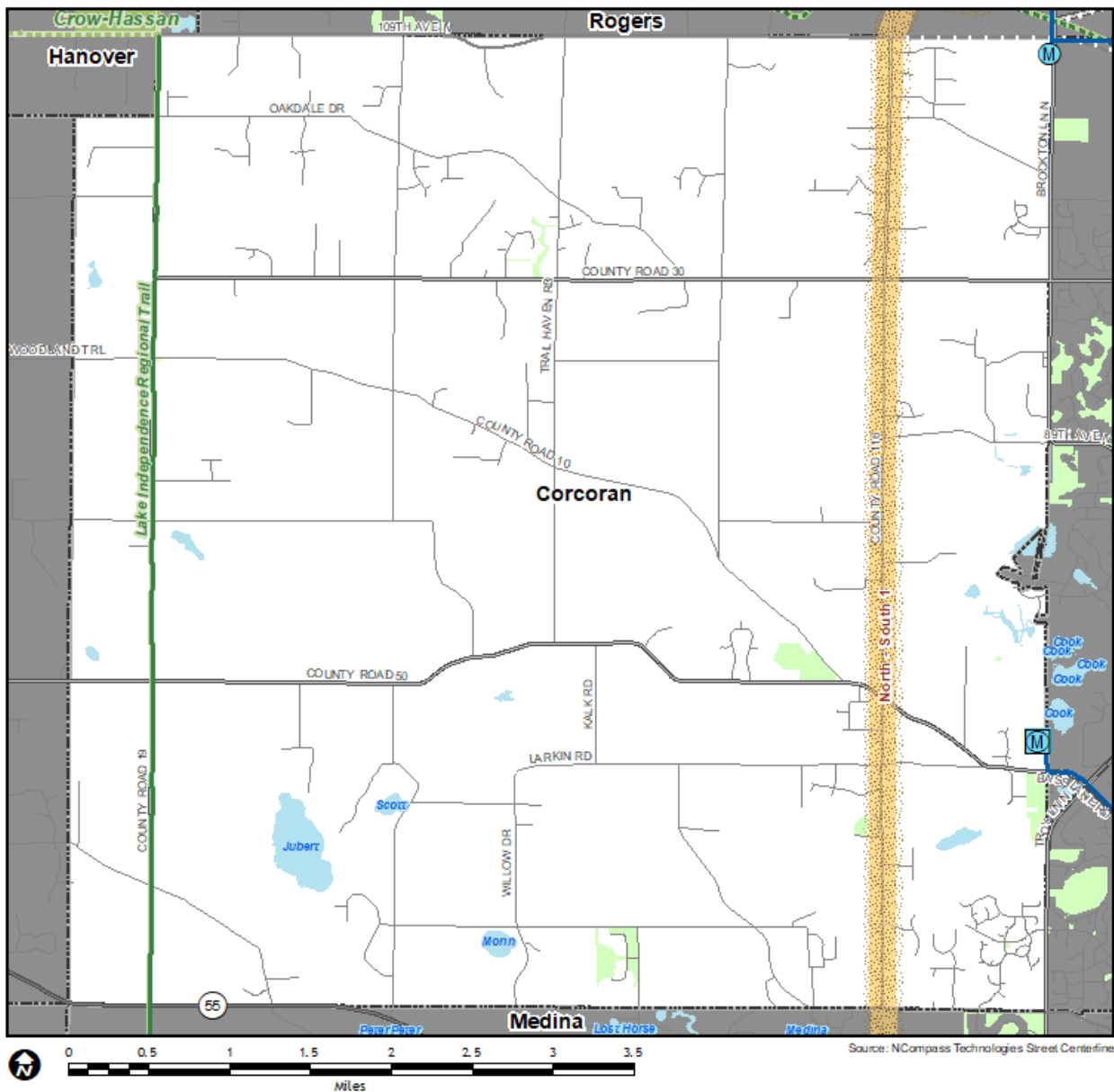
In response to the 2015 System Statement, the City of Corcoran submitted the following documents for review:

- June 19, 2018: Corcoran 2040 Preliminary Plan
- April 12, 2019: Corcoran 2040 Comprehensive Plan
- April 16, 2019: Water Supply Plan
- August 16, 2019: Updated 2040 Comprehensive Plan
- September 9, 2019: Revised TAZ table
- September 18, 2019: Revisions to wastewater, forecasts, and land use

## Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: 2040 Staging Plan
- Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



**Regional Systems**

**Transportation**

- Transitways**  
 2040 Transportation System Policy - adopted January 2015
- Existing
  - - - - Planned Current Revenue Scenario
  - - - - Planned Current Revenue Scenario - CTIB\* Phase 1 Projects
  - Potential Increased Revenue Scenario

**Regional Highway System**

- Existing Principal Arterials
- ▣▣▣▣ Planned Principal Arterials
- Existing Minor Arterials
- - - - Planned Minor Arterials
- Existing Other Arterials
- - - - Planned Other Arterials

**Recreation Open Space**

- Regional Parks**
- Existing (Open to Public)
  - In Master Plan (Not Open to Public)
  - Planned Units
- Regional Trails**
- Existing (Open to Public)
  - Existing (Not Open to Public)
  - Planned

**Wastewater**

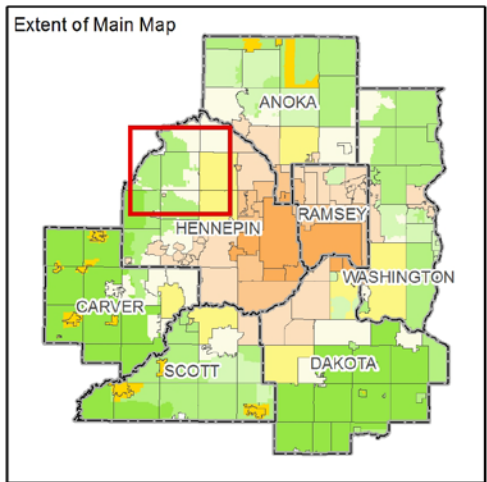
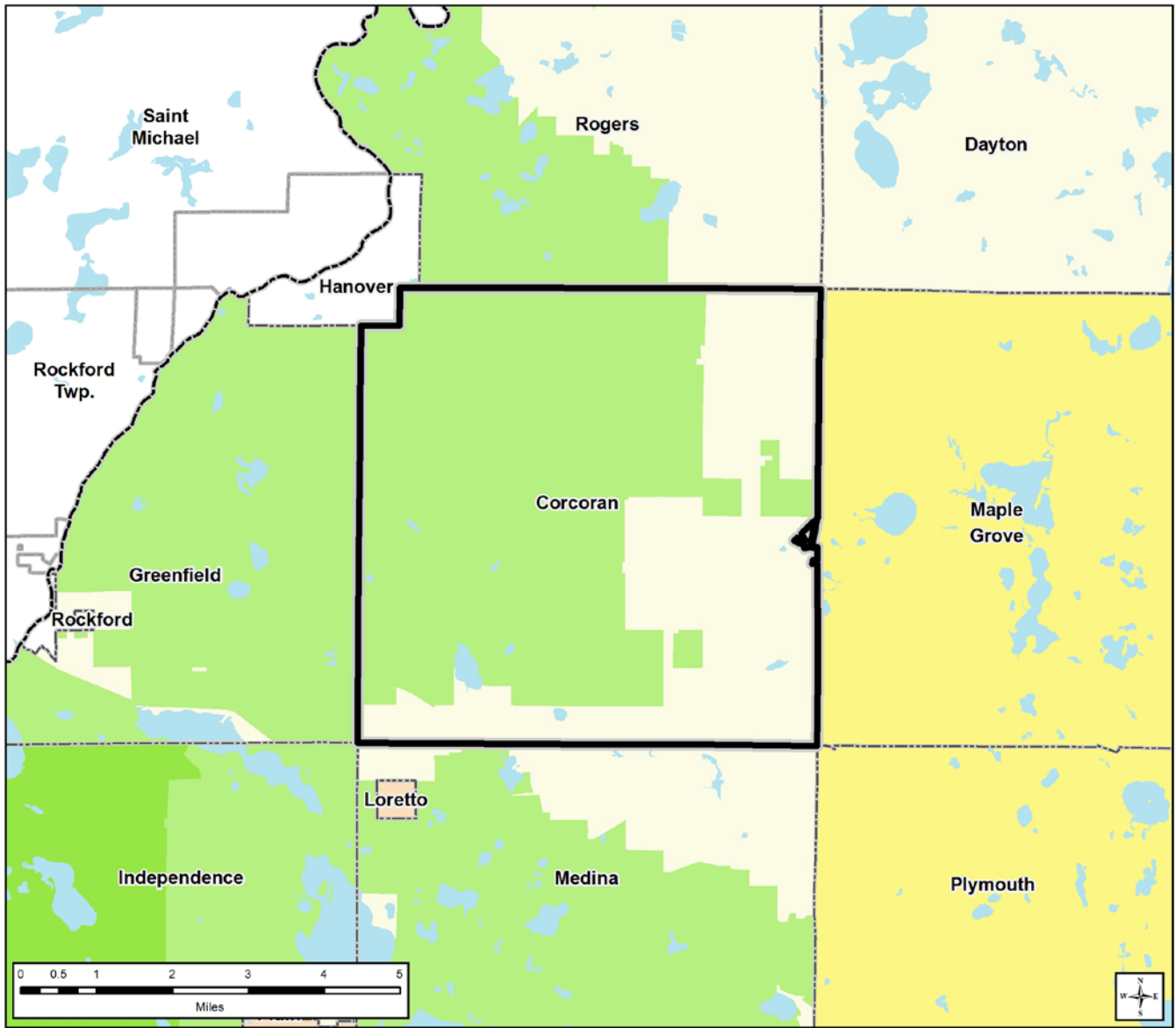
- M Meters
- L Lift Stations
- MCES Interceptors
- MCES Treatment Plants

**Regional Park Search Areas and Regional Trail Search Corridors**

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

\* Counties Transit Improvement Board (CTIB)

Figure 2. Thrive MSP 2040 Community Designations



**Community Designations**

Outside Council planning authority	Emerging Suburban Edge
Agricultural	Suburban Edge
Rural Residential	Suburban
Diversified Rural	Urban
Rural Center	Urban Center

County Boundaries  
 City and Township Boundaries  
 Lakes and Major Rivers



Figure 3. Existing Land Use

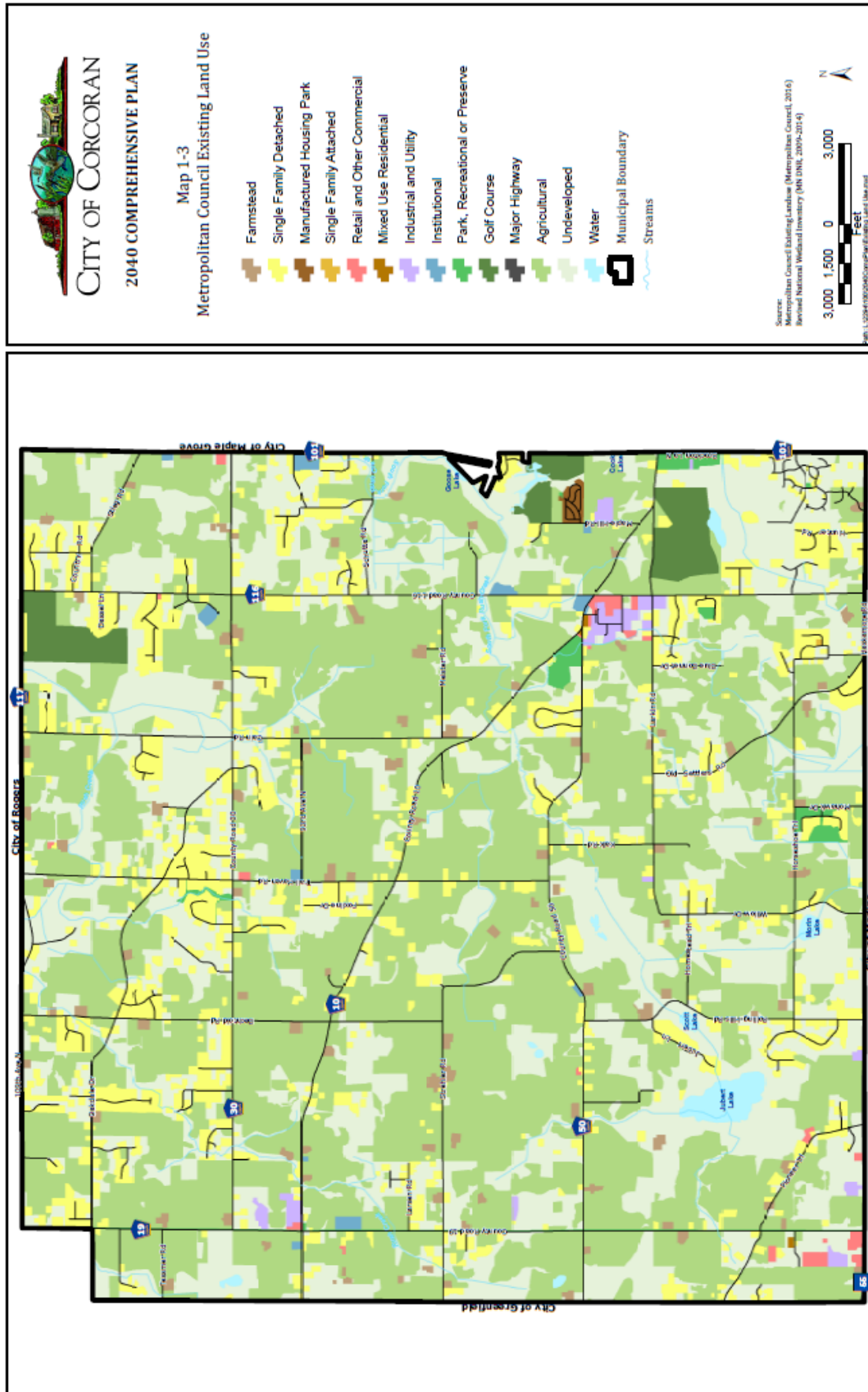
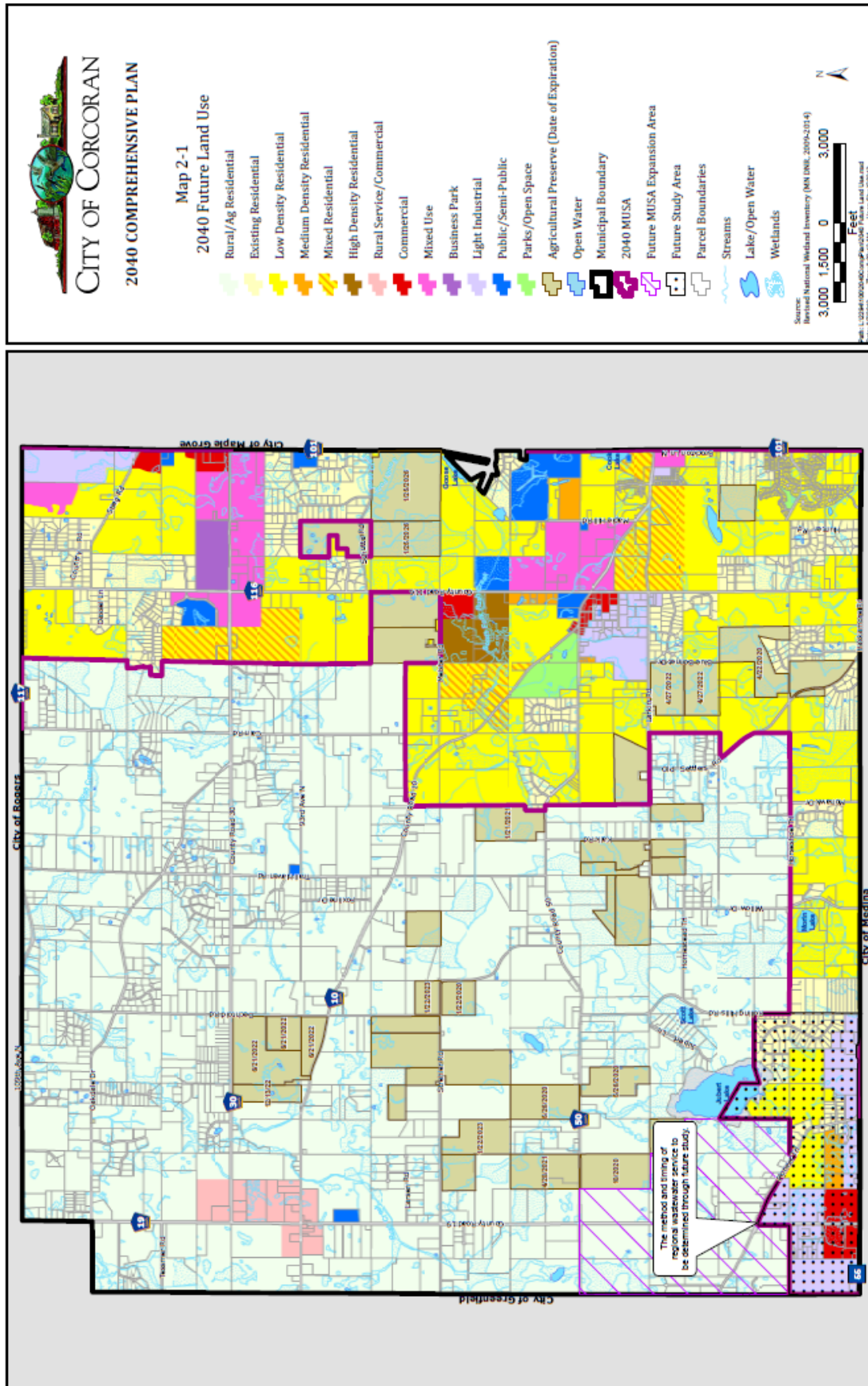
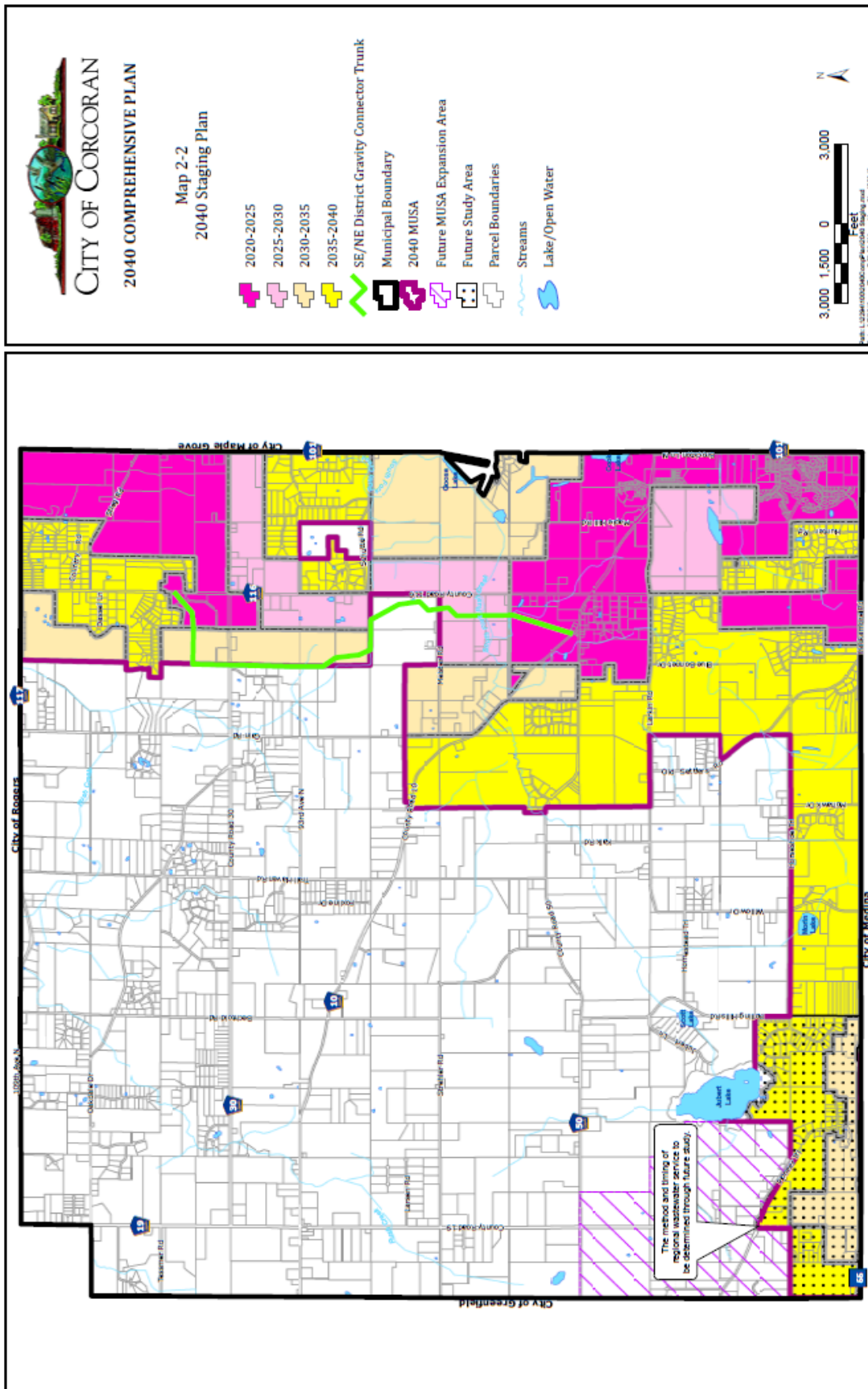


Figure 4. 2040 Future Land Use



The note for the area identified as "Future Study Area" on the figure states that the method and timing of regional wastewater service is to be determined through future study.

Figure 5. 2040 Staging Plan



The note for the area identified as "Future Study Area" on the figure states that the method and timing of regional wastewater service is to be determined through future study.

Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **377 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<b>Available Acres</b>	<b>×</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>×</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>Mixed Residential</b>	205.77		8		100%		1,647
<b>High Density Residential</b>	80.32		10		100%		804
<b>Mixed Use</b>	459.08		8		50%		1,837
<b>Total</b>	<b>745.17</b>						<b>4,288</b>

Sufficient/*(insufficient)* units possible against share of regional need: **3,911**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **3,911**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

