

**Community Development Committee**

For the Metropolitan Council meeting of October 13, 2021

**Subject:** City of Corcoran Land Use Corrections Comprehensive Plan Amendment, Review File 21983-3

**Proposed Action**

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

1. Authorize the City of Corcoran to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City’s forecasts.
3. Revise the *Thrive MSP 2040* Community Designations as shown in Figure 3, changing 2.3 acres from Diversified Rural to Emerging Suburban Edge and 2.5 acres from Emerging Suburban Edge to Diversified Rural.

**Summary of Community Development Committee Discussion/Questions**

The Community Development Committee unanimously recommended approval of the proposed action as part of its consent agenda at its meeting on October 4, 2021.



## Community Development Committee

Meeting date: October 4, 2021

For the Metropolitan Council meeting of October 13, 2021

**Subject:** City of Corcoran Land Use Corrections Comprehensive Plan Amendment, Review File 21983-3

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

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

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

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

### Proposed Action

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

1. Authorize the City of Corcoran to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Revise the *Thrive MSP 2040* Community Designations as shown in Figure 3, changing 2.3 acres from Diversified Rural to Emerging Suburban Edge and 2.5 acres from Emerging Suburban Edge to Diversified Rural.

### Background

The City of Corcoran submitted the Land Use Corrections comprehensive plan amendment on August 19, 2021. The amendment proposes several small mapping corrections in the eastern part of the City, which total 6.5 acres (Figure 1). The corrections also result in two updates to the *Thrive MSP 2040* Community Designations (Figure 3). The amendment proposes to reguide 2.3 acres from Rural/Agriculture to Existing Residential, with a community designation change from Diversified Rural to Emerging Suburban Edge; 2.5 acres from Low Density Residential to Rural/Agriculture, with a community designation change from Emerging Suburban Edge to Diversified Rural; and reguiding 1.7 acres from Commercial to Industrial. This is the City's second amendment to its 2040 Comprehensive Plan.

### 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 opposition.

# REVIEW RECORD

## CITY OF CORCORAN

### Land Use Correction Comprehensive Plan Amendment

Review File No. 21983-3, Business Item No. 2021-258

## BACKGROUND

The City of Corcoran (City) is in northwestern Hennepin County. It is surrounded by the communities of Rogers, Dayton, Maple Grove, Plymouth, Medina, Independence, Greenfield, and Hanover (Figure 1).

*Thrive MSP 2040* (Thrive) designates the City in two community designations: Emerging Suburban Edge and Diversified Rural. The Council forecasts from 2020 to 2040 that the City will grow from 6,700 to 11,300 population and from 2,500 to 4,700 households. The Council also forecasts that between 2020 and 2040, the City's employment will increase from 1,700 to 23,000 jobs.

The Metropolitan Council reviewed the City of Corcoran's 2040 Comprehensive Plan (*Business Item [Business Item 2019-295 JT](#)*, Review File No. 21983-1) on November 13, 2019. This is the second comprehensive plan amendment since the City's 2040 Plan was reviewed.

## REQUEST SUMMARY

The amendment proposes several small mapping corrections, which total 6.5 acres. The corrections also result in two updates to the *Thrive MSP 2040* Community Designations, as shown in Figure 3. The amendment proposes to reguide 2.3 acres from Rural/Agriculture to Existing Residential, with a community designation change from Diversified Rural to Emerging Suburban Edge; reguide 2.5 acres from Low Density Residential to Rural/Agriculture, with a community designation change from Emerging Suburban Edge to Diversified Rural; and reguide 1.7 acres from Commercial to Industrial.

## 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 will be consistent with *Thrive MSP 2040* upon authorization of the Amendment and approval of the proposed changes in community designations (as shown in Figure 3), 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 of Corcoran's 2040 Comprehensive Plan on November 13, 2019 (*Business Item [2019-295 JT](#)*, Review File No. 21983-1).
- The Tavera amendment was approved by the Council on November 18, 2020 (Review File No. 21983-2). It proposed a change to the Sanitary Sewer Staging plan to bring 96-acres into the

2020-2025 sewer stage from the 2035-2040 stage. The parcel was also reguided from Agriculture Preserve to Low Density Residential.

## ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with *Thrive MSP 2040* and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

## ISSUES ANALYSIS AND FINDINGS

### *Conformance with Regional Systems*

The amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

### **Wastewater Service**

*Reviewer: Roger Janzig, Environmental Services (ES) – Engineering Programs  
([roger.janzig@metc.state.mn.us](mailto:roger.janzig@metc.state.mn.us))*

The proposed amendment will not have a negative impact on the Metropolitan Disposal System. The proposed changes in land use guiding result in a minor difference in expected sewer service growth that is easily accommodated within the planned wastewater services.

### *Consistency with Council Policy*

The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, water supply, and natural resources. Additional review comments are detailed below.

### **Forecasts**

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

The City states that no forecast adjustments are required and Council staff concur with this assessment.

### **Thrive MSP 2040 and Land Use**

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

The Plan with the proposed amendment is consistent with the land use policies of *Thrive MSP 2040* (Thrive). Thrive identifies the City as Emerging Suburban Edge and Diversified Rural Community (Figure 2). Emerging Suburban Edge communities are expected to plan for an overall net density of 3-5 units per acre for new growth and development. Diversified Rural areas are expected to plan for residential densities not to exceed a maximum density of 4 units per 40 acres. The amendment was submitted to provide mapping corrections totaling 6.5 acres located the eastern part of the City (see Figure 2).

The first area at 21000 Larkin Road, proposes to reguide 2.3 acres from Rural/Agriculture to Existing Residential (Figure 4a). Existing Residential areas are developed at approximately 1 unit per 2 acres and are not intended to be redeveloped. This area is currently surrounded by Agricultural Preserves. The submittal indicated this correction is proposed because the property was inadvertently misclassified as not being within the Metropolitan Urban Service Area (MUSA). The area is staged for sewer service until 2035-2040. The proposed change results in a community designation update from Diversified Rural to Emerging Suburban Edge (Figure 3) for this area. The proposed changes to land use is consistent with the Emerging Suburban Edge designation.

The second area at 20100 and 20220 Meister Road, reguides 2.5 acres from Low Density Residential (LDR) to Rural/Agriculture (Figure 4b). This area is also surrounded by Agricultural Preserves and the correction is proposed because the property is outside the MUSA. This change also prompts a community designation update from Emerging Suburban Edge to Diversified Rural (Figure 3). The Rural/Agriculture land use is consistent with the Diversified Rural designation.

The third area, 7631 Commerce Street, reguides 1.7 acres from Commercial to Industrial (Figure 4c). The change is proposed to be consistent with the existing land use.

The amendment will be consistent with *Thrive MSP 2040* upon authorization and change to the community designations (Figure 3) as described above. The proposed amendments do not result in a change to the City’s overall net residential density. As shown below in Table 1, the City continues to plan for an overall average net residential density of 3.3 to 6.4 units per acre, which is consistent with Council policies for Emerging Suburban Edge communities.

**Table 1. Planned Residential Density, City of Corcoran**

Category	2018-2040 Change				
	Density			Min Units	Max Units
	Min	Max	Net Acres		
Existing Residential*	0.5	1	<u>1,019.2</u>	510	1,019
Low Density Residential*	3	5	<u>2,590.4</u>	7,771	12,952
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>14,761</b>	<b>28,152</b>
	<b>Overall Density</b>			<b>3.3</b>	<b>6.4</b>

Based on Plan Table 2-3, Staging Table with Residential Density and Units

\*Density table does not include the residential acres noted in the Plan Table 2-3 as being within the study area for future regional wastewater service, 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.

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

The amendment will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

### **ATTACHMENTS**

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Location Map Showing Revised Community Designations
- Figure 4a: Current and Proposed Land Use Guiding
- Figure 4b: Current and Proposed Land Use Guiding
- Figure 4c: Current and Proposed Land Use Guiding

Figure 1. Location Map Showing Regional Systems

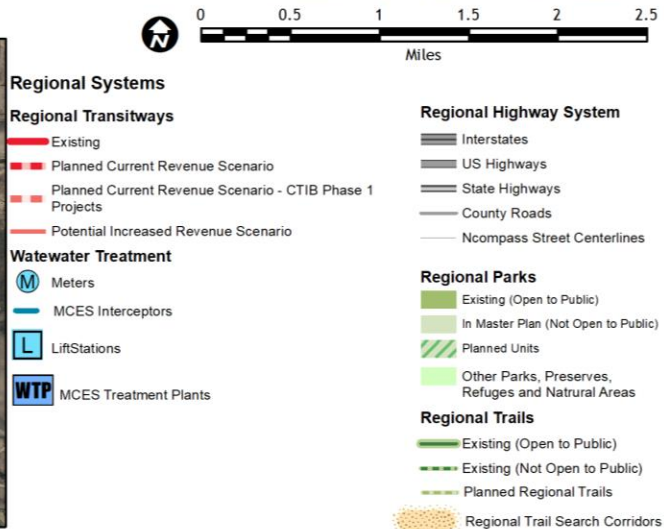
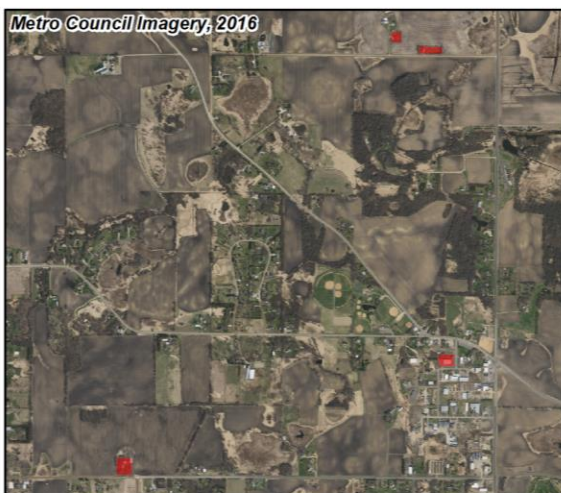
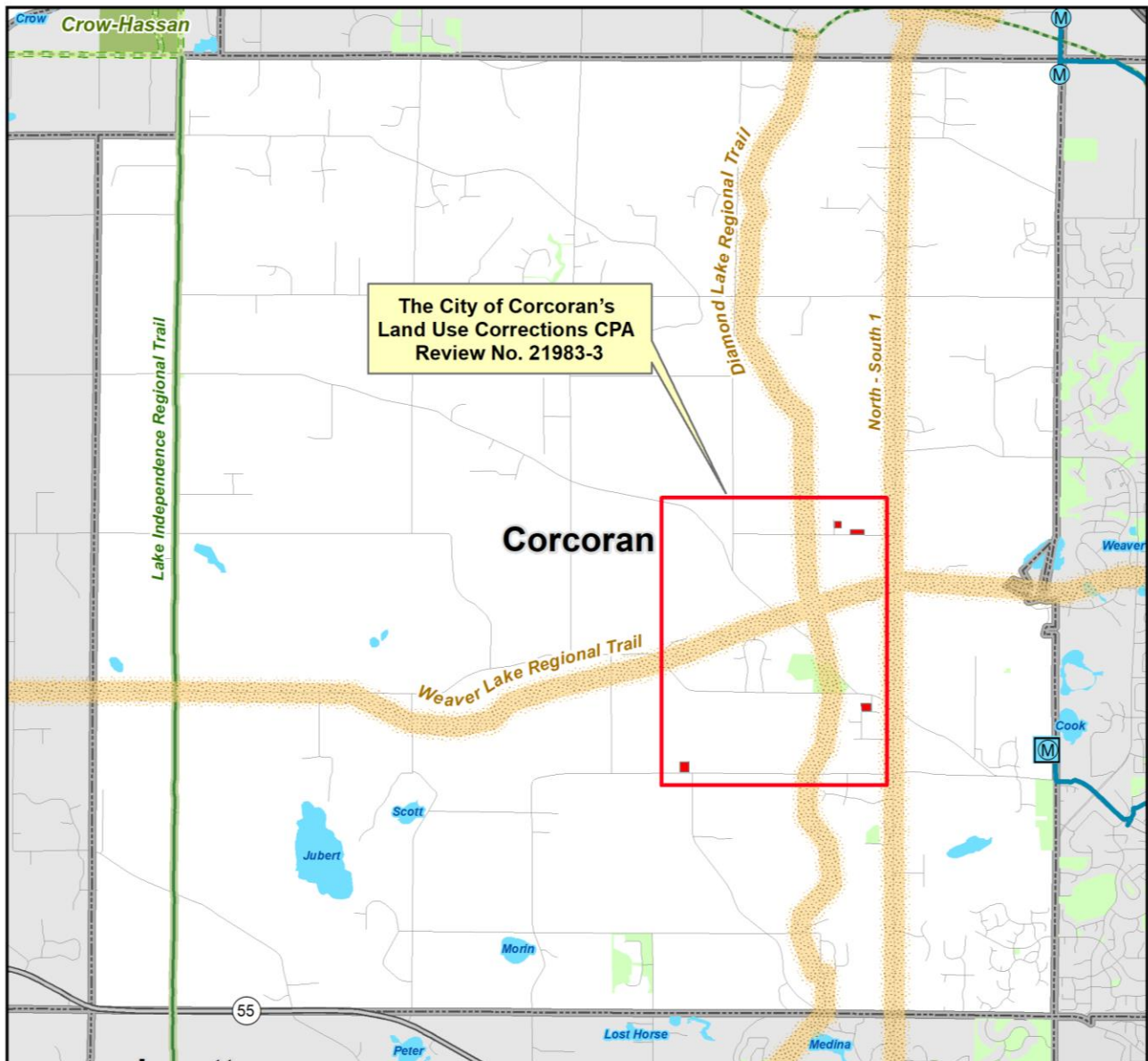
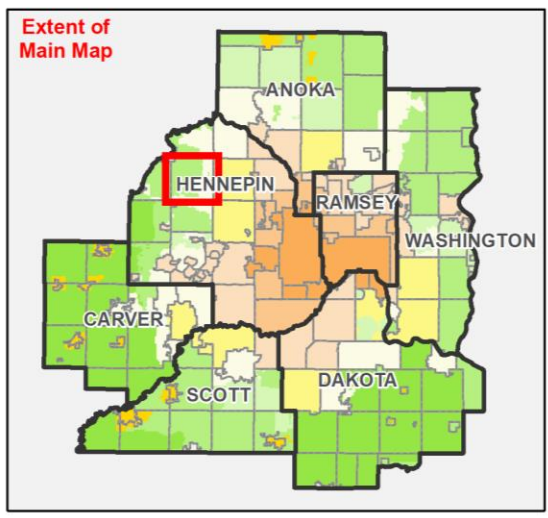
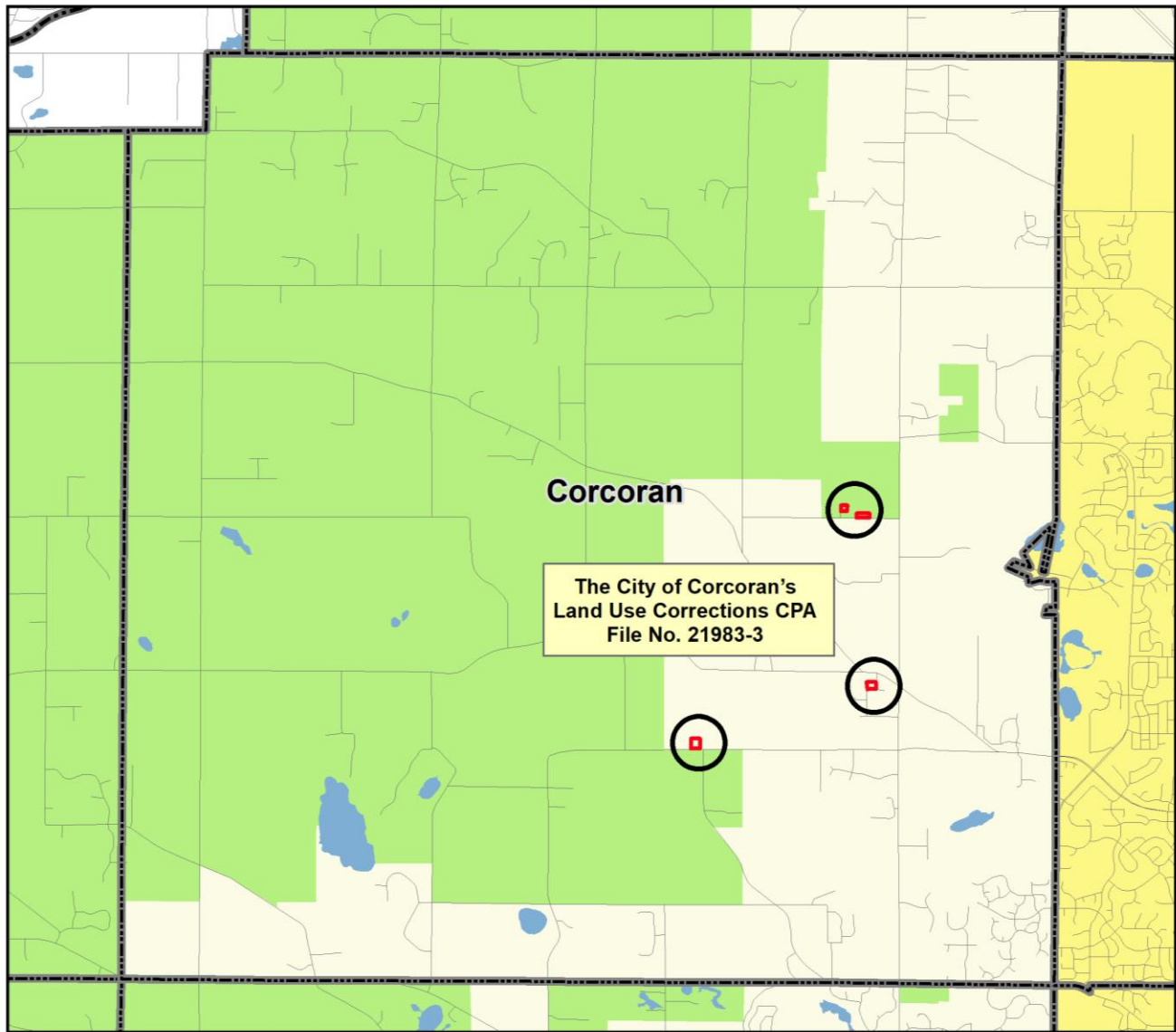


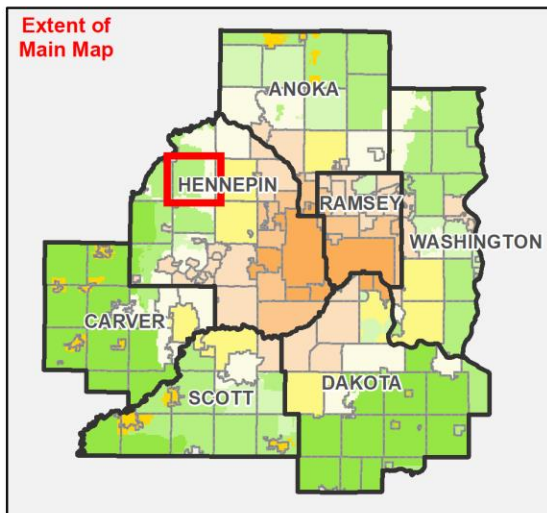
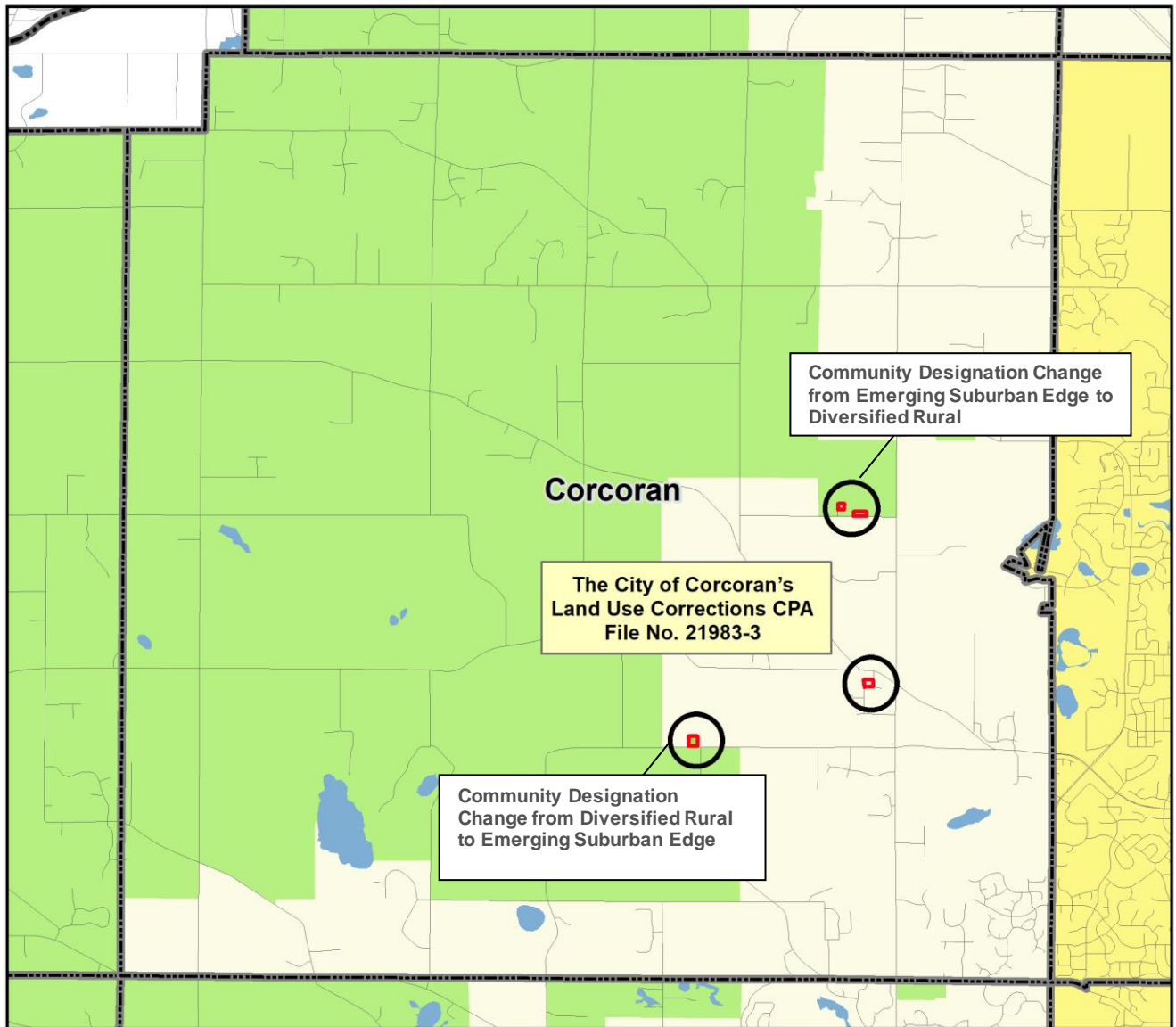
Figure 2. Location Map Showing Community Designations



**ThriveMSP 2040 Community Designations**

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines

Figure 3. Location Map Showing Revised 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 4a. Current and Proposed Land Use Guiding

Proposed change of 2.3 acres from Rural/Agriculture to Existing Residential (21000 Larkin Road); Community Designation change from Diversified Rural to Emerging Suburban Edge, southernmost area on Figure 3.

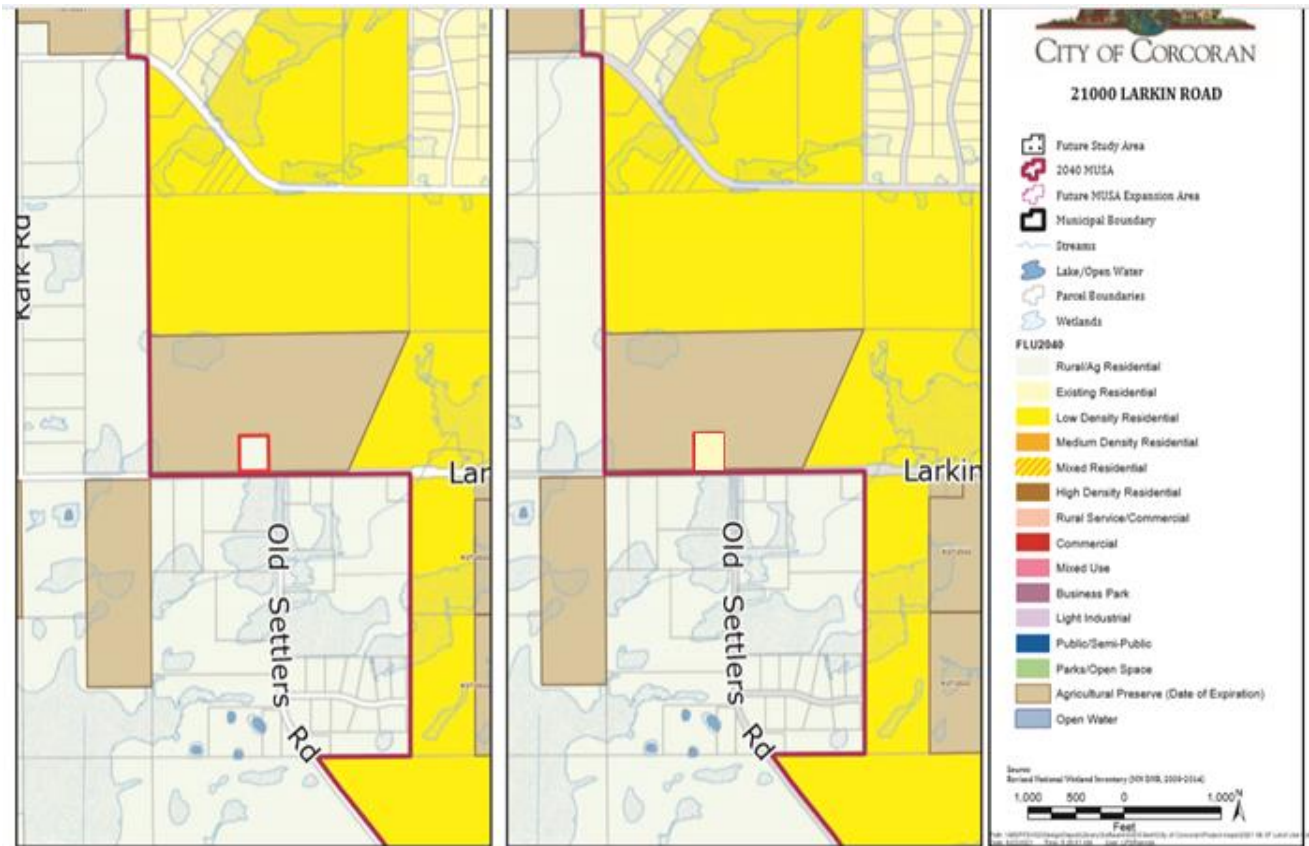


Figure 4b. Current and Proposed Land Use Guiding

Proposed change of 2.5 acres from Low Density Residential to Rural/Agriculture (20100 and 20220 Meister Road) northernmost area on Figure 3), Community Designation change from Emerging Suburban Edge to Diversified Rural, northernmost area on Figure 3.

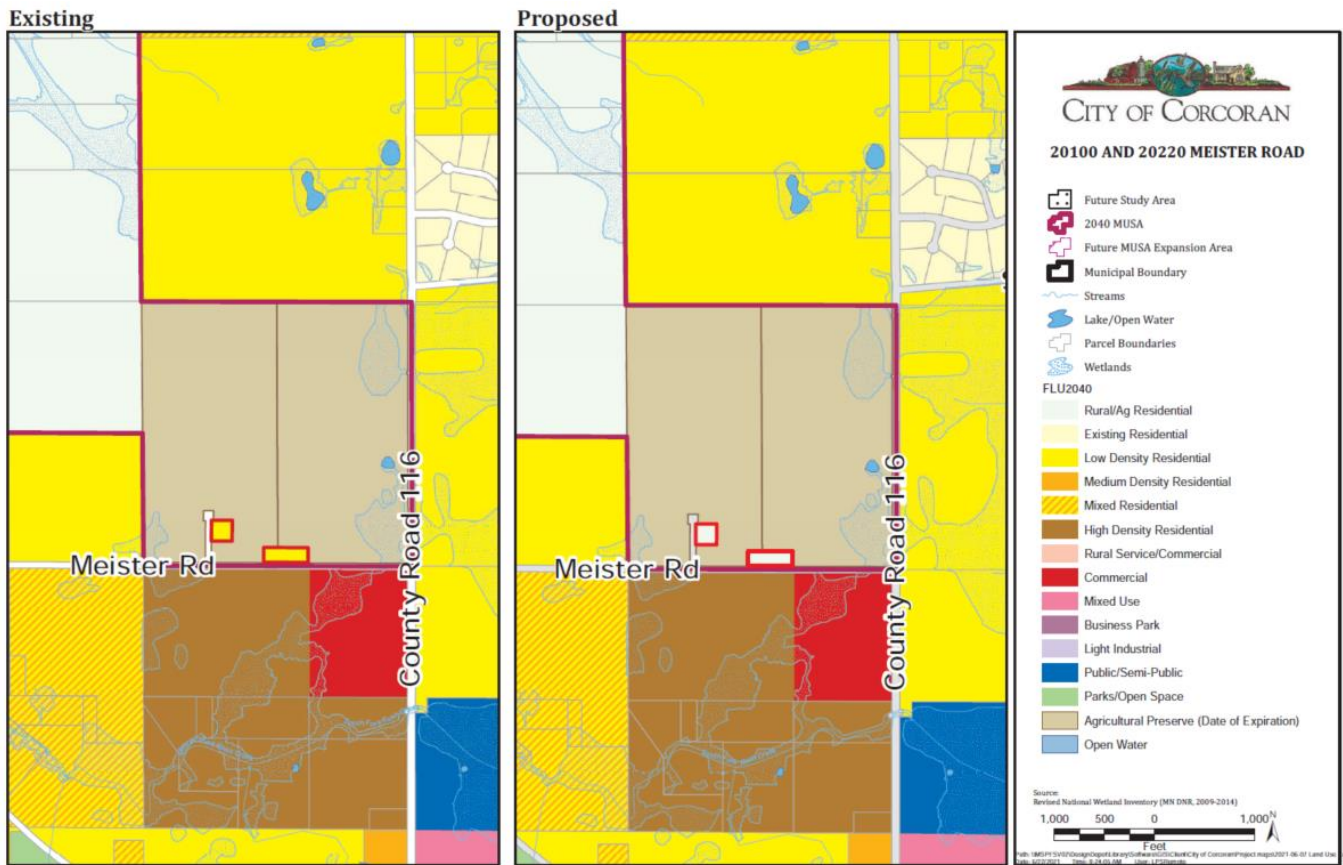


Figure 4c. Current and Proposed Land Use Guiding

Proposed change of 1.7 acres from Commercial to Industrial; no Community Designation Change, central area on Figure 3.

