

Community Development Committee

Meeting date: August 16, 2021

For the Metropolitan Council meeting of August 25, 2021

Subject: City of Waconia Waterford Additions Comprehensive Plan Amendment, Review File 22018-7

Proposed Action

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

1. Authorize the City of Waconia to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's community-wide forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Forecasts.

Summary of Committee Discussion/Questions

The Community Development Committee unanimously recommended approval of the proposed actions as part of its consent agenda on August 16, 2021.

Community Development Committee

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Subject: City of Waconia Waterford Additions Comprehensive Plan Amendment, Review File 22018-7

District(s), Member(s): District 4, Deb Barber

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

Staff Prepared/Presented: Raya Esmaeili, Senior Planner (651-602-1616)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)

Division/Department: Community Development / Regional Planning

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2. Find that the amendment does not change the City's community-wide forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Forecasts.

Background

The City submitted the Waterford Additions comprehensive plan amendment on July 13, 2021. The amendment proposes to assign new land uses to the recently annexed site from Waconia Township. The site consists of 70 acres of Low Density Residential (2-4 du/acre), 11.4 acres of Medium Density Residential (4-10 du/acre), and 3 acres of Park. The site is located at 9450 and 9680 Highway 284. This is the City's sixth 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 Waconia

Waterford Additions Comprehensive Plan Amendment

Review File No. 22018-7, Business Item No. 2021-208

BACKGROUND

The City of Waconia (City) is located in central Carver County bordered by Waconia Township to the west and Laketown Township to the east.

Thrive MSP 2040 (Thrive) designates Waconia with an “Emerging Suburban Edge” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 14,200 to 24,000 population and 5,400 to 9,500 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 7,600 to 10,200 jobs.

The Metropolitan Council reviewed the City of Waconia 2040 Comprehensive Plan ([Business Item 2020-2 JT](#), Review File No. 22018-1) on January 22, 2020. This is the fifth comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment proposes to assign new land uses to the recently annexed site from Waconia Township. The site consists of 70 acres of Low Density Residential (2-4 du/acre), 11.4 acres of Medium Density Residential (4-10 du/acre), and 3 acres of Park. The site is located at 9450 and 9680 Highway 284.

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 2040 Plan on January 22, 2020 ([Business Item 2020-2 JT](#), Review File No. 22018-1).
- The Woodland Creek amendment incorporated a 28-acre annexed property from Waconia Township and guided the site as Low Density Residential and Medium Density Residential. The amendment was administratively reviewed by the Council on June 9, 2020 (Review File No. 22018-2).

- The Paradise Partners amendment regraded 9 acres from Commercial to Medium Density Residential and was administratively reviewed by the Council on March 2, 2021 (Review File No. 22018-3).
- The Orchard Park amendment incorporated a 48.34-acre annexed property from Waconia Township and guided the site as Low Density Residential and Medium Density Residential. The amendment was administratively reviewed by the Council on March 18, 2021 (Review File No. 22018-4).
- The Field amendment incorporated a 43.4-acre annexed property from Waconia Township and guided the site as Low Density Residential. The amendment was administratively reviewed by the Council on May 27, 2021 (Review File No. 22018-5).
- The 601 Industrial Blvd West amendment regraded 11.68 acres from Industrial to High Density Residential. The Council acted on this amendment at its meeting on July 28, 2021 ([Business Item 2021-181](#), Review File No. 22018-6)

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with *Thrive MSP2040* 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.

Regional Parks

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

The proposed amendment conforms to the *2040 Regional Parks Policy Plan*. There are no existing or planned units of the Regional Park System within 0.5 mile of the site. County Road 10 Regional Trail Search Corridor is 0.2 mile north of the proposed change. However, as a regional trail search corridor, a master plan has not yet been adopted by the Council. At this time, Council staff do not anticipate negative impacts to the regional trail search corridor. The nearest existing or planned unit of the Regional Park System, Lake Waconia Regional Park, is approximately 2.3 miles to the northeast (see Figure 1).

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 are detailed below.

Forecasts

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

The amendment does not impact the City's communitywide forecast. However, the expected subdivision and other developments in the area will result in households and population exceeding the Transportation Analysis Zone (TAZ) #338 allocation. Therefore, the TAZ allocation will be revised.

Advisory Comments

The site is a small part of the Metropolitan Council TAZ #338 (or Carver County TAZ #501). In its 2040 Plan, the City expected TAZ #338 to gain +237 households and +477 population. This is insufficient for the Waterford Additions development and therefore, the TAZ allocation needs to be revised. Separate from this Council action, Council staff will take responsibility for TAZ data maintenance. Council staff will increase the future allocation for Council TAZ #338 by +150 households and +450 population added to 2030 and 2040 levels. The re-allocated amounts will be debited from the remainder of the City of Waconia, leaving the communitywide total unaffected. City staff are welcome to contact Council Research if they wish to discuss this.

Thrive MSP 2040 and Land Use

Reviewer: Raya Esmaelli, CD – Local Planning Assistance (651-602-1616)

The Plan, with the proposed amendment, is consistent with *Thrive MSP 2040* (Thrive) land use policies. Thrive identifies the City as an Emerging Suburban Edge Community (see Figure 2). Emerging Suburban Edge communities are expected to plan for forecasted growth at average densities of at least 3-5 units per acre for new development and redevelopment.

The amendment proposes to assign new land uses to the recently annexed site from Waconia Township. The site consists of 70 acres of Low Density Residential (2-4 du/acre), 11.4 acres of Medium Density Residential (4-10 du/acre), and 3 acres of Park (see Figure 3). The proposed change decreases the overall average minimum density of development in the City of Waconia from 3.32 units per acre to 3.25 units per acre, as shown in Table 1 below with the changes underlined. This new planned density continues to be consistent with the density policy for Emerging Suburban Edge communities.

Table 1. Planned Residential Density, City of Waconia

Category	2017-2040 Change				
	Density		Net Acres	Min Units	Max Units
Min	Max				
Low Density Residential	2	4	<u>692.1</u>	<u>1,384</u>	<u>2,768</u>
Medium Density Residential	4	10	<u>316.6</u>	<u>1,266</u>	<u>3,166</u>
High Density Residential	8	22	132.1	1,057	2,906
Mixed Use Residential*	10	30	58.0	580	1,740
	TOTALS		1,140.8	3,707	8,841
			Overall Density	3.25	7.75

*30% residential

Housing

Reviewer: Hilary Lovelace, CD - Housing (651-602-1555)

The amendment is consistent with the Council's *Housing Policy Plan*. The City's share of the region's affordable housing need from 2021-2030 is 863 units. With this amendment, the City has over 294 acres available guided at densities high enough to support this need. This amendment does not add new acres to the original acres that were guided to support their affordable housing allocation (with densities of at least 8 units per acre), nor does it impact the available acreage guided to support the City's allocation.

The City of Waconia participates in the Livable Communities Act programs. The City applied for and was awarded funds in previous decades, including a project that supported affordable housing, but has not applied for funds recently.

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 Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Proposed Land Use Guiding

Figure 1. Location Map Showing Regional Systems

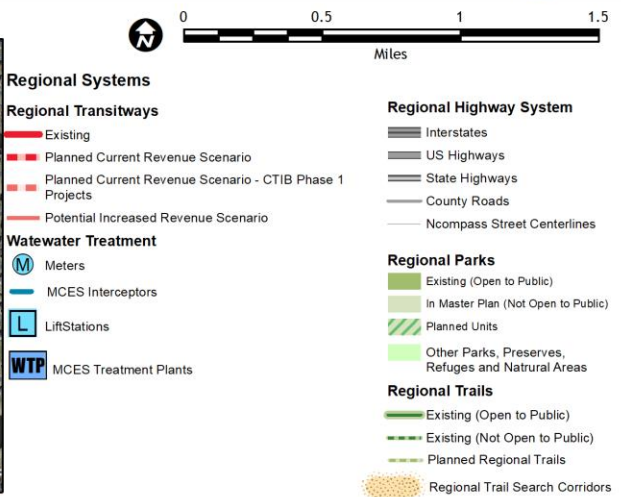
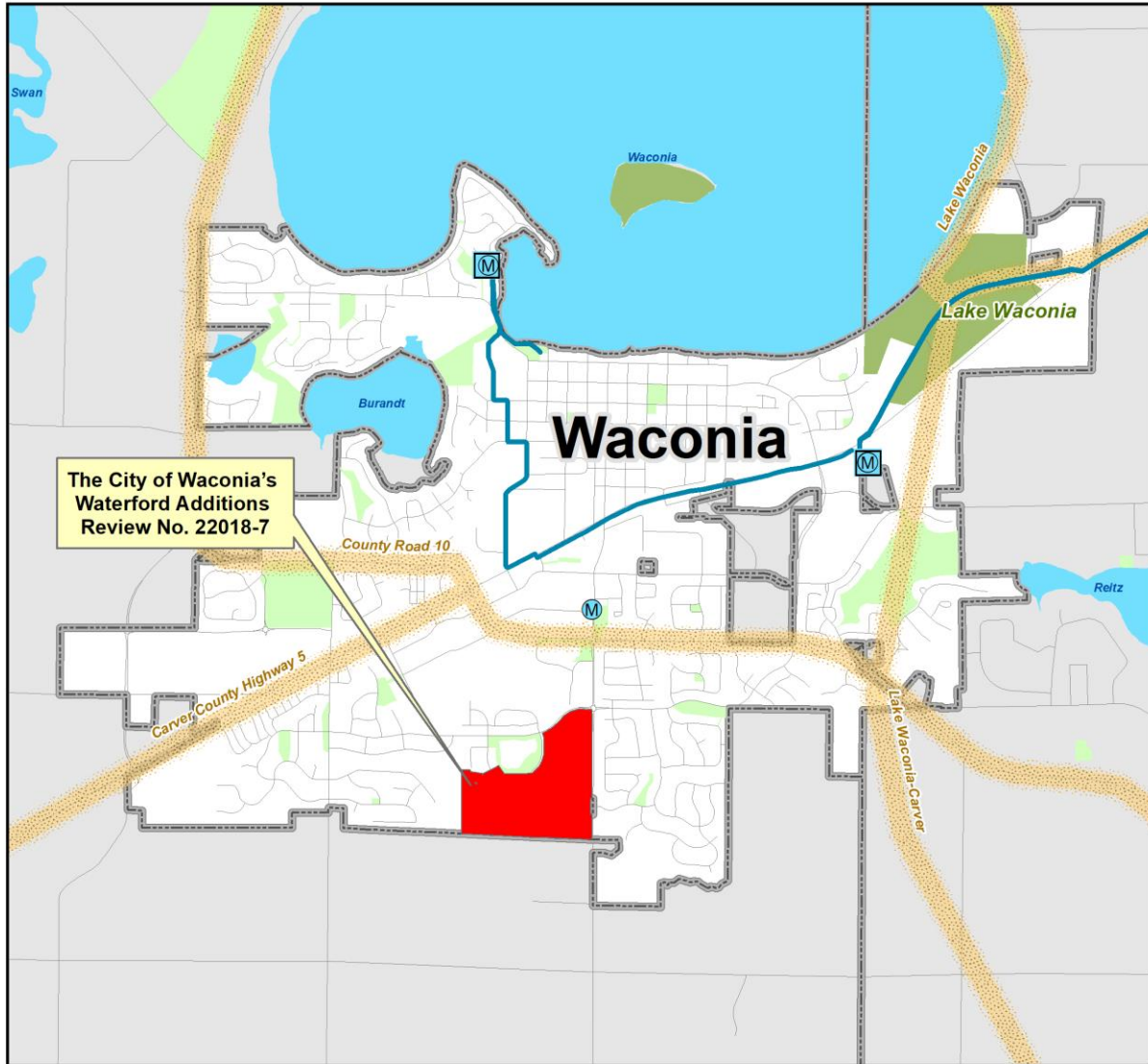
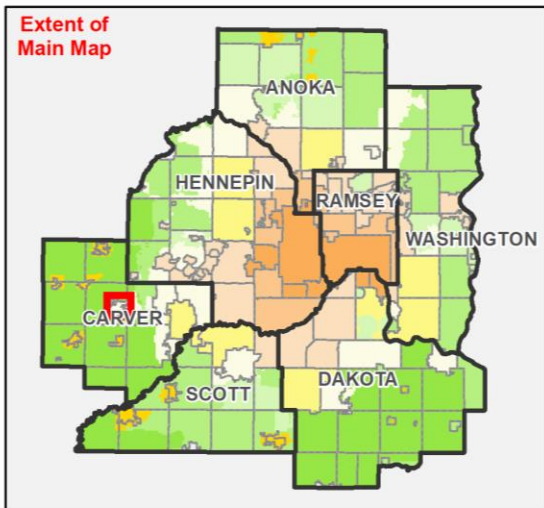


Figure 2. Location Map Showing Community Designations



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. Proposed Land Use Guiding

