

Committee Report

Community Development Committee



Committee Meeting Date: April 4, 2022

For the Metropolitan Council: April 13, 2022

Business Item: 2022-85

City of Inver Grove Heights Summergate Development Comprehensive Plan Amendment, Review File 21996-9

Proposed Action

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

1. Authorize the City of Inver Grove Heights to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Natural Resources and Water Resources.

Summary of Community Development Committee Discussion/Questions

The Community Development Committee recommended approval of the proposed actions as part of its consent agenda on April 4, 2022.

Business Item

Community Development Committee



Committee Meeting Date: April 4, 2022

For the Metropolitan Council: April 13, 2022

Business Item: 2022-85

City of Inver Grove Heights Summergate Development Comprehensive Plan Amendment, Review File 21996-9

| | |
|----------------------------------|---|
| District(s), Member(s): | District 15, Phillip Sterner |
| Policy/Legal Reference: | Metropolitan Land Planning Act (Minn. Stat. § 473.175) |
| Staff Prepared/Presented: | Patrick Boylan, Planning Analyst (651-602-1438) 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 Inver Grove Heights to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Natural Resources and Water Resources.

Background

The City submitted the Summergate Development comprehensive plan amendment on February 2, 2022. The amendment reguides 70 acres from Low-Medium Density Residential (4-8 units/acre) to Low Density Residential (1-4 units/acre) located on the north side of 70th Street and east of South Robert Trail. The project proposes to develop 134 single family homes. This is the City's eighth 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

The proposed amendment does not require funding from the Council, nor is it associated with funds from one of the Council's grant programs.

Known Support / Opposition

There is no known opposition.



REVIEW RECORD

City of Inver Grove Heights

Summergate Development Comprehensive Plan Amendment

Review File No. 21996-9, Business Item No. 2022-85

BACKGROUND

The City of Inver Grove Heights (City) is located in northern Dakota County, bordered by Sunfish Lake, West St. Paul, and South St. Paul to the north, Mendota Heights to the northwest, Eagan to the west, Rosemount to the south, and Cottage Grove, Grey Cloud Island Township, St. Paul Park, and Newport to the east.

Thrive MSP 2040 (Thrive) designates Inver Grove Heights with “Suburban Edge” and “Rural Residential” community designations. The Council forecasts from 2020 to 2040 that the City will grow from 37,300 to 46,700 population; and from 15,400 to 19,800 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 11,400 to 14,000 jobs.

The Metropolitan Council reviewed the City of Inver Grove Heights 2040 Comprehensive Plan ([Business Item 2019-255 JT](#), Review File No. 21996-1) on October 9, 2019. This is the eighth comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment reguides approximately 70 acres from Low-Medium Density Residential (4-8 units/acre) to Low Density Residential (1-4 units/acre) located on the north side of 70th Street and east of South Robert Trail. The purpose of the amendment is to accommodate approximately 130 single-family homes.

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 2040 Plan on October 9, 2019 ([Business Item 2019-255 JT](#), Review File No. 21996-1).
- The Council administratively reviewed the Solomonson amendment on April 13, 2020 (Review File No. 21996-2). The amendment reguided 1.6 acres from Community Commercial to Light Industrial to allow the development of a landscape design and installation business.
- The Council authorized the Titan Land amendment on January 13, 2021 ([Business Item 2020-338](#), Review File No. 21996-3). The amendment reguided 10 acres from Industrial Office Park to High Density Residential to accommodate a 180-unit residential development consisting of a 150-unit apartment building and 30 townhomes.

- The Council administratively reviewed the Ron Clark Construction amendment on December 15, 2020 (Review File No. 21996-4). The amendment regulated 2.14 acres from Public/Institutional to High Density Residential to accommodate a 49-unit workforce housing apartment building.
- The Council administratively reviewed the Ruby Meadows amendment on December 22, 2020 (Review File No. 21996-5). The amendment regulated 1.08 acres from Medium Density Residential to Low-Medium Density Residential to accommodate a 6-lot single family development.
- The Council administratively reviewed the Swift Transportation amendment on February 17, 2021 (Review File No. 21996-6). The amendment regulated 26 acres from Light Industrial to General Industrial to align the land use category with the I-2 zoning district to allow a new operator to sell and lease third party semi-trucks and trailers. No physical changes were proposed for the site.
- The Council administratively reviewed the M/I Homes amendment on May 13, 2021 (Review File No. 21996-7). The amendment regulated 10 acres from Public/Institutional to Medium Density Residential to accommodate redevelopment of the former South Grove Elementary School site to a residential infill development with 70 townhomes and 10 single family homes.
- The Council administratively reviewed the Rachel Development amendment on September 13, 2021 (Review File No. 21996-8). The amendment regulated 3.8 acres from Community Commercial to Medium Density Residential to accommodate a 40-unit assisted living memory care facility.

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.

Transportation

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

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. The amendment accurately responds to updates to the TPP, with the most recent one adopted by the Council in 2022.

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 proposed amendment is consistent with Council policy for forecasts. The submitted materials state that the plan amendment does not affect the communitywide forecast and Council staff



agree. This guidance slightly reduces housing capacity on the specific site but the City has land supply to accommodate the forecast.

Council staff have previously found, in 2020, that the development expected by the Northwest Planning Area AUAR (Review File No. 19529-6) substantially exceeds the households expectations in the City’s allocation to Transportation Analysis Zones. Therefore, the Metropolitan Council is not reducing forecasts in TAZ #451 and adjacent areas.

Thrive MSP 2040 and Land Use

Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)

The amendment is consistent with *Thrive MSP 2040*. Thrive identifies the City as a Suburban Edge and Rural Residential Community and the amendment is located in the “Suburban Edge” area of the City. The request is to reguide 70 acres from Low-Medium Density Residential (4-8 units/acre) to Low Density Residential (1-4 units/acre) located on the north side of 70th Street and east of South Robert Trail (see Figure 2).

The Summergate Development project proposes to develop 134 single family homes and have an expected density of 1.9 units per acre. With this amendment, the overall density for the City decreases from 4.6 to 4.3 units per acre. Thrive expects Suburban Edge communities like Inver Grove Heights to plan for at least 3 residential units per acre. With this change, the City’s Plan remains consistent with the Council’s land use policies. Changes as a result of this amendment are underlined in Table 1 below.

Table 1. Planned Residential Density, City of Inver Grove Heights

| Category | Density | | Net Acres | 2018-2040 Change | |
|--------------------------------|---------|-----|------------------------|------------------|--------------|
| | Min | Max | | Min Units | Max Units |
| Low Density Residential | 1 | 4 | <u>340.9</u> | <u>341</u> | <u>1,364</u> |
| Low-Medium Density Residential | 4 | 8 | <u>152.3</u> | <u>609</u> | <u>1,219</u> |
| Medium Density Residential | 8 | 12 | 120.7 | 966 | 1,449 |
| High Density Residential | 12 | 35 | 46.1 | 554 | 1,615 |
| Mixed Use* | 12 | 35 | 50.7 | 608 | 1,775 |
| | | | TOTALS | 3,078 | 7,420 |
| | | | Overall Density | 4.3 | 10.4 |

*67% residential

Natural Resources

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The amendment is consistent with Council policy regarding natural resources preservation.

Advisory Comments

According to the DNR’s Regionally Significant Ecological Map, the center of the site contains areas of high ecological significance. Council staff encourage the developer or the city to conduct an ecological survey of the site. To mitigate ecological impacts and habitat fragmentation, we recommend that native plantings are retained or enhanced within wetland buffer areas.

Water Resources

Reviewer: Maureen Hoffman, ES – Water Resources (651-602-1279)

The amendment is consistent with Council policy regarding water resources.

Advisory Comments

Council staff remind the City and developer that stormwater should be treated before being discharged to natural wetlands. Additionally, all stormwater should be pretreated and should be treated to the standards of the City and of the Lower Mississippi River Watershed Management Organization.

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

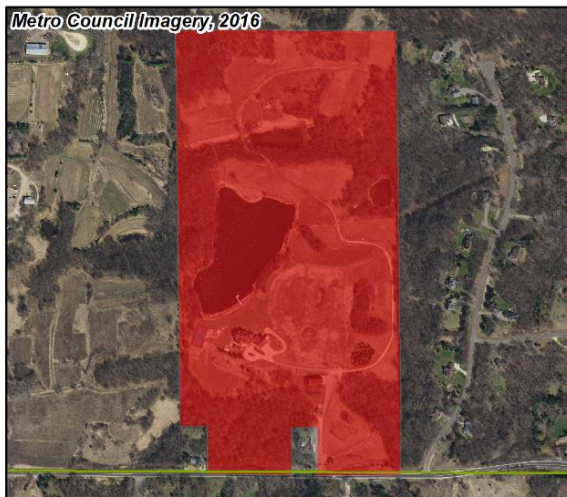
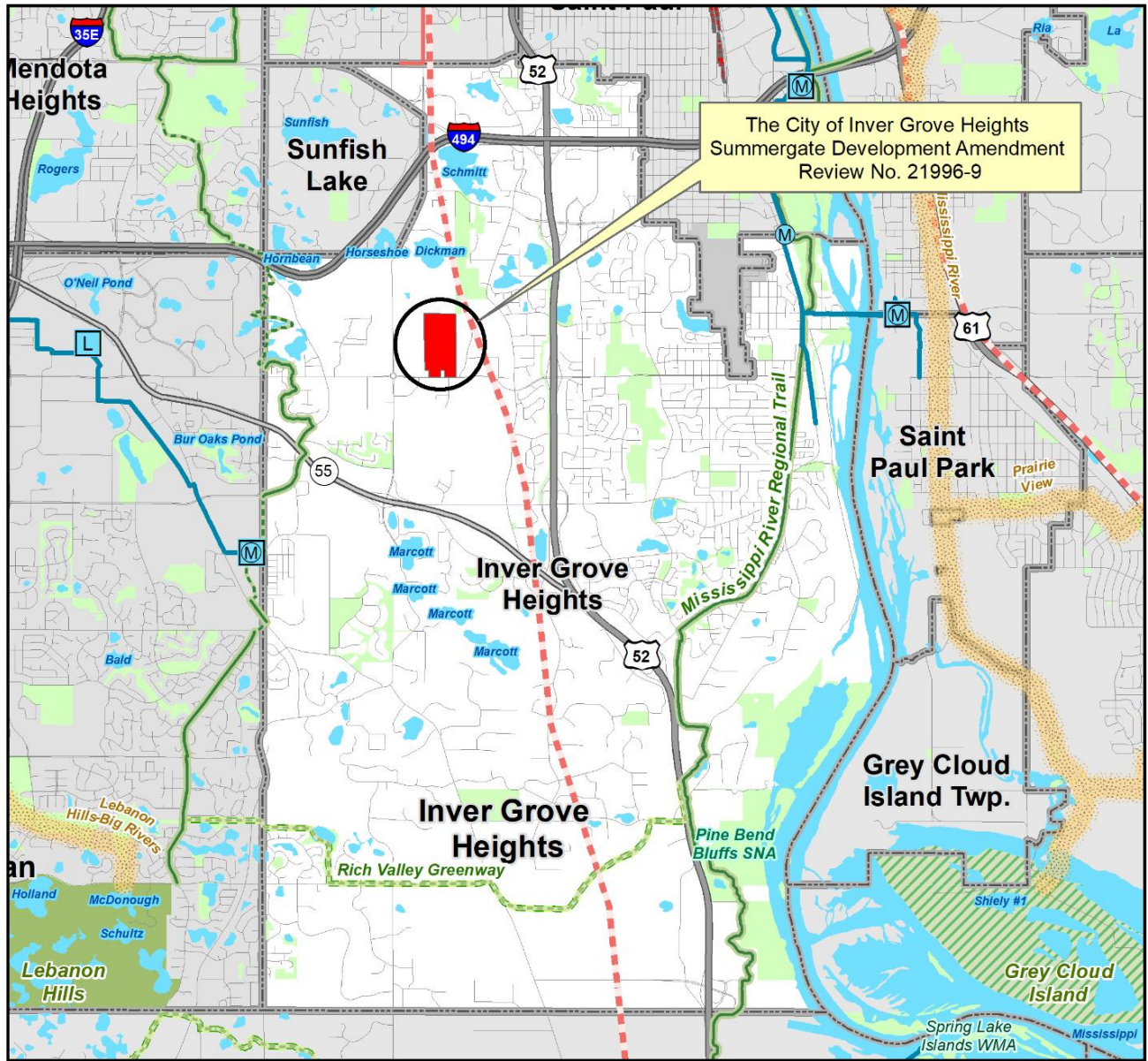
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current and Proposed Land Use Guiding

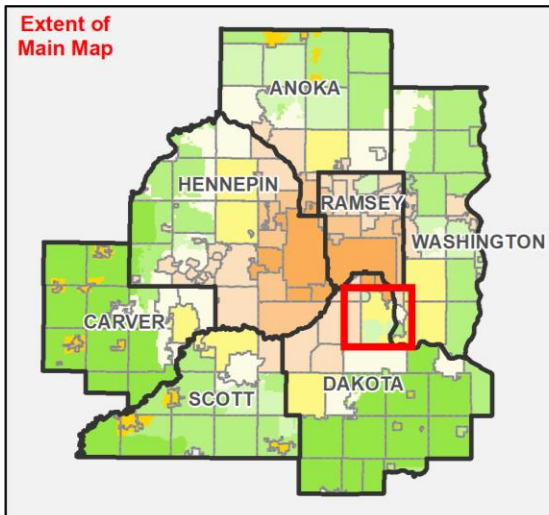
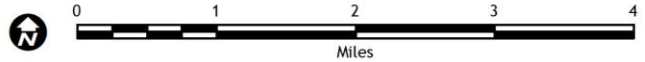
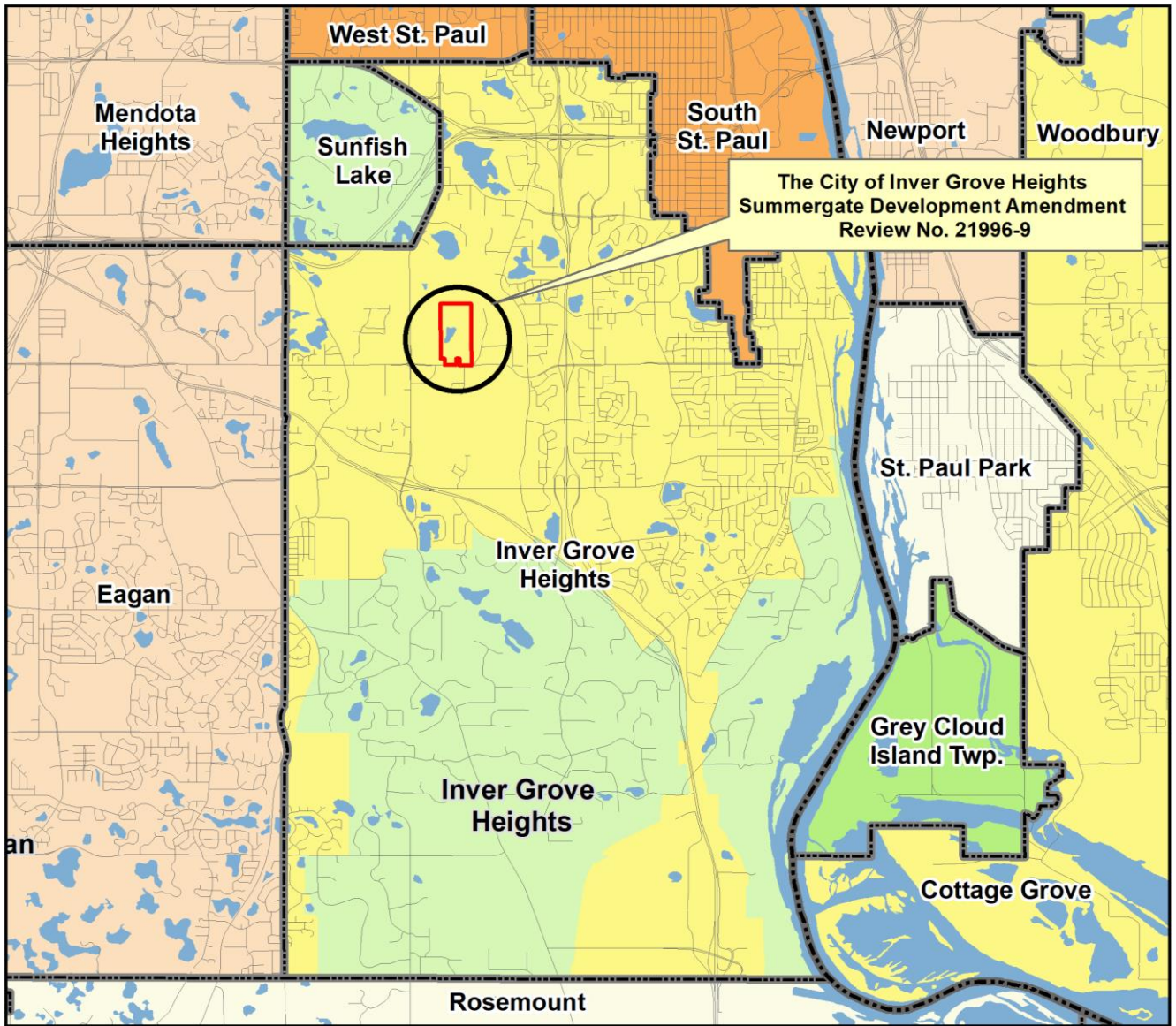


Figure 1. Location Map Showing Regional Systems



- Regional Systems**
- Regional Transitways**
 - Existing
 - Planned Current Revenue Scenario
 - Planned Current Revenue Scenario - CTIB Phase 1 Projects
 - Potential Increased Revenue Scenario
 - Waterwater Treatment**
 - Meters
 - MCES Interceptors
 - Lift Stations
 - MCES Treatment Plants
 - Regional Highway System**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - Ncompass Street Centerlines
 - Regional Parks**
 - Existing (Open to Public)
 - In Master Plan (Not Open to Public)
 - Planned Units
 - Other Parks, Preserves, Refuges and Natural Areas
 - Regional Trails**
 - Existing (Open to Public)
 - Existing (Not Open to Public)
 - Planned Regional Trails
 - Regional Trail Search Corridors

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

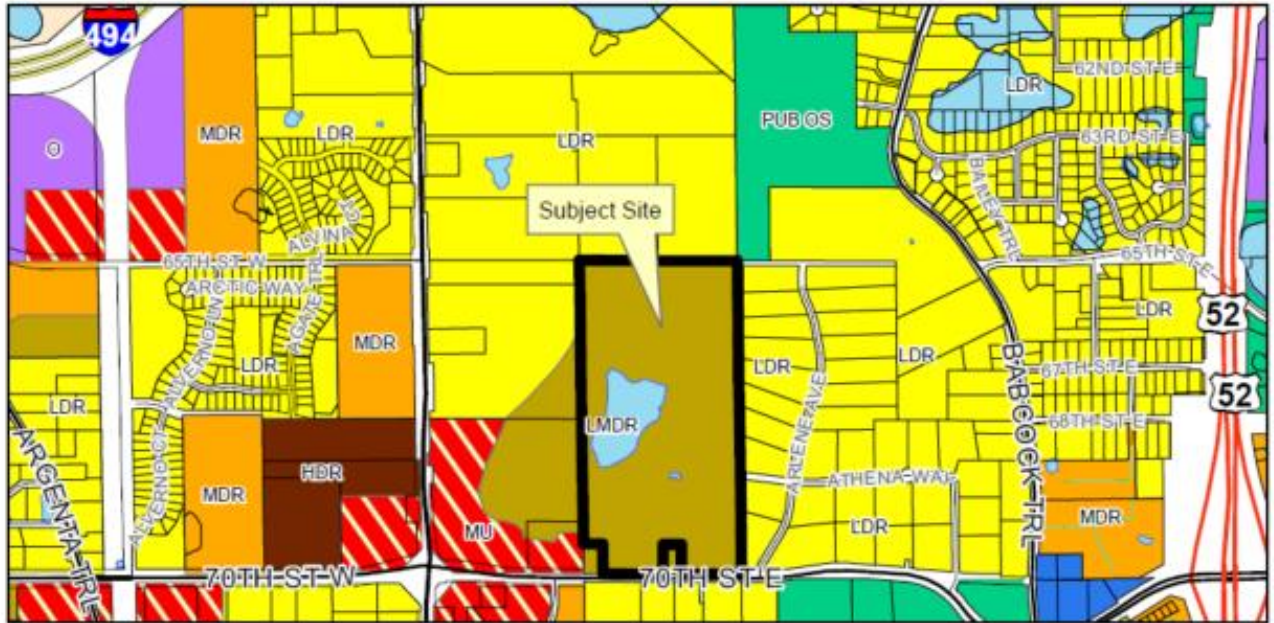
Metropolitan Council

Figure 3. Current and Proposed Land Use Guiding

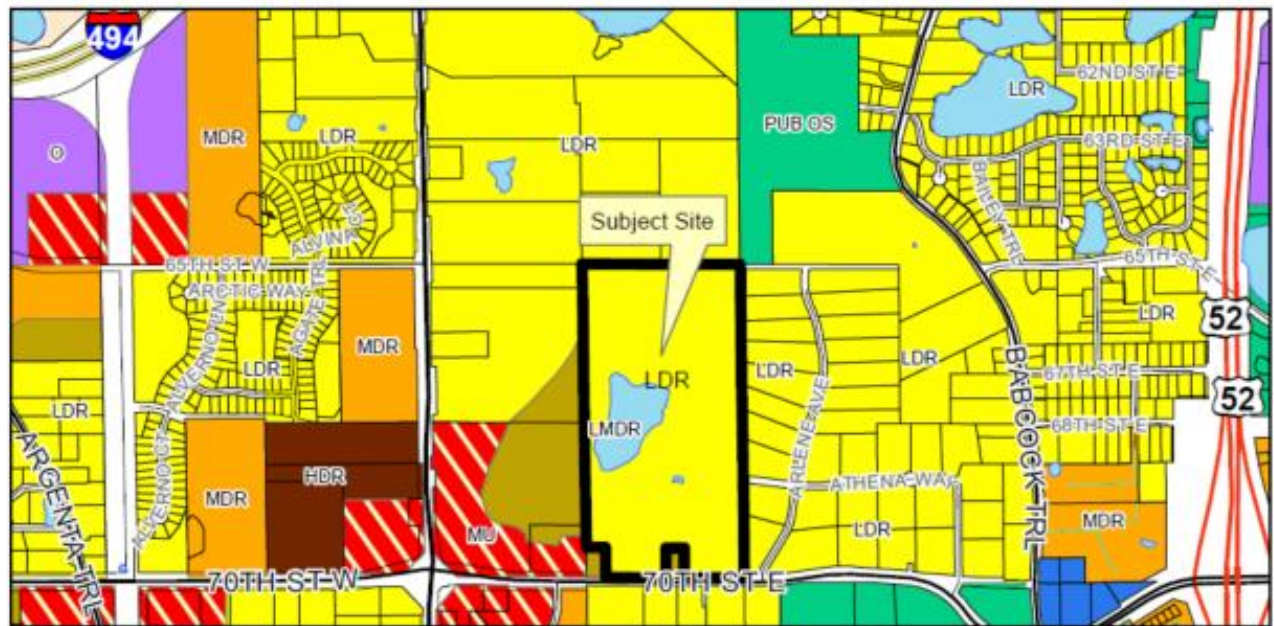


Comp Plan Amendment Summergate CPA

Existing Comp Plan



Proposed Comp Plan



Metropolitan Council