

Committee Report

Community Development Committee



Committee Meeting Date: May 16, 2022

For the Metropolitan Council: May 25, 2022

Business Item: 2022-125

City of Waconia The Fields 10th and Woodland Comprehensive Plan Amendment, Review File 22018-8

Proposed Action

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

1. Authorize the City to place its comprehensive plan amendment into effect.
2. Revise the *Thrive MSP 2040* Community Designation of all the subject areas from Agricultural to Emerging Suburban Edge for the areas shown in Figure 2 of the Review Record.
3. Find that the amendment does not change the City's forecasts.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts

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 May 16, 2022.



Business Item

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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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1. Authorize the City to place its comprehensive plan amendment into effect.
2. Revise the *Thrive MSP 2040* Community Designation of all the subject areas from Agricultural to Emerging Suburban Edge for the areas shown in Figure 2 of the Review Record.
3. Find that the amendment does not change the City's forecasts.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts.

Background

The City submitted the Fields 10th and Woodland comprehensive plan amendment on April 12, 2022. The amendment proposes to officially assign land use designations to three recently annexed parcels from Waconia Township. The amendment sites are located at 10250 10th Street East, 1330 Waconia Parkway South, and 10350 102nd Street (Figure 1). This is the City's seventh 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

The Fields 10th and Woodland Comprehensive Plan Amendment

Review File No. 22018-8, Business Item No. 2022-125

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 seventh comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment proposes to officially assign land use designations to three recently annexed parcels from Waconia Township. Parcel 1 is 1.3 acres of Industrial located south of Highway 5 on 10th Street. Parcel 2 is 27.56 acres of Low Density Residential (2-4 units per acre) located east of Waconia Parkway North and north of Waconia Parkway South. Parcel 3 is 10 acres of Medium Density Residential (4-10 units per acre) located east of Highway 284 and north of 102nd Street.

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 Council administratively reviewed the Woodland Creek amendment on June 9, 2020 (Review File 22018-2). The amendment incorporated a 28-acre annexed property from Waconia Township and guided the site as Low Density Residential and Medium Density Residential.
- The Council administratively reviewed Paradise Partners amendment on March 2, 2021 (Review File No. 22018-3). The amendment re-guided 9 acres from Commercial to Medium Density Residential and was by the Council.
- The Council administratively reviewed the Orchard Park amendment on March 18, 2021 (Review File No. 22018-4). The amendment incorporated a 48.34-acre annexed property from

Waconia Township and guided the site as Low Density Residential and Medium Density Residential.

- The Council administratively reviewed the Field amendment on May 27, 2021 (Review File No. 22018-5). The amendment incorporated a 43.4-acre annexed property from Waconia Township and guided the site as Low Density Residential. .
- The Council authorized the 601 Industrial Blvd West on July 28, 2021 ([Business Item 2021-181](#), Review File No. 22018-6). The amendment regulated 11.68 acres from Industrial to High Density Residential.
- The Council authorized the Waterford Additions amendment on August 25, 2021 ([Business Item 2021-208](#), Review File No. 22018-7).. The amendment assigned new land uses to three recently annexed sites from Waconia Township consisting of 70 acres of Low Density Residential, 11.4 acres of Medium Density Residential, and 3 acres of Park.

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.

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 a half mile of any of the sites. The nearest unit of the Regional Parks System – Lake Waconia Regional Park – is 1.7 miles away from parcel 1 in the middle of the City (see Figure 1). The proposed land use assignments will not have an adverse impact on Lake Waconia Regional Park.

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, potential development in the southern area may generate households and population exceeding the Transportation Analysis Zone (TAZ) #336 allocation. Therefore, the Council will revise the TAZ allocation. The third parcel in the south, located at 10350 102nd Street, is a small part of Metropolitan Council TAZ #336. In its 2040 Plan, the City expected TAZ #336 to gain only +222 households and +360 population. This is insufficient for expected development in the southern part of Waconia and therefore, the TAZ allocation needs to be revised.

Advisory Comments

Separate from this Council action, Council staff will take responsibility for TAZ data maintenance. Council staff will increase the future allocation for Council TAZ #336 by +70 households and +200 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 staff if they wish to discuss this. There is sufficient growing room in the TAZ allocations for the other two subject sites.

Thrive MSP 2040 and Land Use

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

The Plan with the proposed amendment is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. Thrive designates the city as an Emerging Suburban Edge community and directs those communities to plan for development at overall minimum densities of 3-5 units per acre.

The amendment incorporates three recently approved annexations from Waconia Township and officially assigns a new land use to each parcel (see Figure 3). Parcel 1 is 1.3 acres located south of Highway 5 on 10th Street with a proposed land use designation of Industrial. Parcel 2 is 27.56 acres located east of Waconia Parkway North and north of Waconia Parkway South with a proposed land use designation of Low Density Residential (2-4 units per acre). Parcel 3 is 10 acres located east of Highway 284 and north of 102nd Street with a proposed land use designation of Medium Density Residential (4-10 units per acre). At the writing of this report, there is a development proposal for 107 units associated with parcel 2, but no finalized development proposals for parcels 1 and 3. The proposed changes expand the MUSA boundary to include the subject sites.

The newly annexed parcels have a community designation of Agricultural which is reflective of the designation when they were within Waconia Township. As stated in Thrive (p. 110), the Council discourages urban levels of development in areas with Agricultural community designation to avoid the premature demand for expansion of metropolitan systems. In order for these annexed parcels to be consistent with Council policy for areas served by the wastewater system and accommodate the extension of regional services, the community designation needs to be changed. Council staff recommend revising the community designation of the subject properties to Emerging Suburban Edge consistent with the community designation for the remainder of the City (see Figure 2).

As shown in Table 1 below (changes underlined), the proposed amendment slightly decreases the overall average minimum density of development from 3.32 units per acre to 3.25 units per acre. The City’s overall density continues to be consistent with regional land use policy.

Table 1 Planned Residential Density, City of Waconia

Category	Density		Net Acres	2017-2040 Change	
	Min	Max		Min Units	Max Units
Low Density Residential	2	4	<u>692.07</u>	<u>1,384</u>	<u>2,768</u>
Medium Density Residential	4	10	<u>316.59</u>	<u>1,266</u>	<u>3,166</u>
High Density Residential	8	22	132.11	1,057	2,906
Mixed Use Residential*	10	30	58.00	580	1,740
TOTALS			1,140.8	3,707	8,841
			Overall Density	3.25	7.75

*30% residential

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

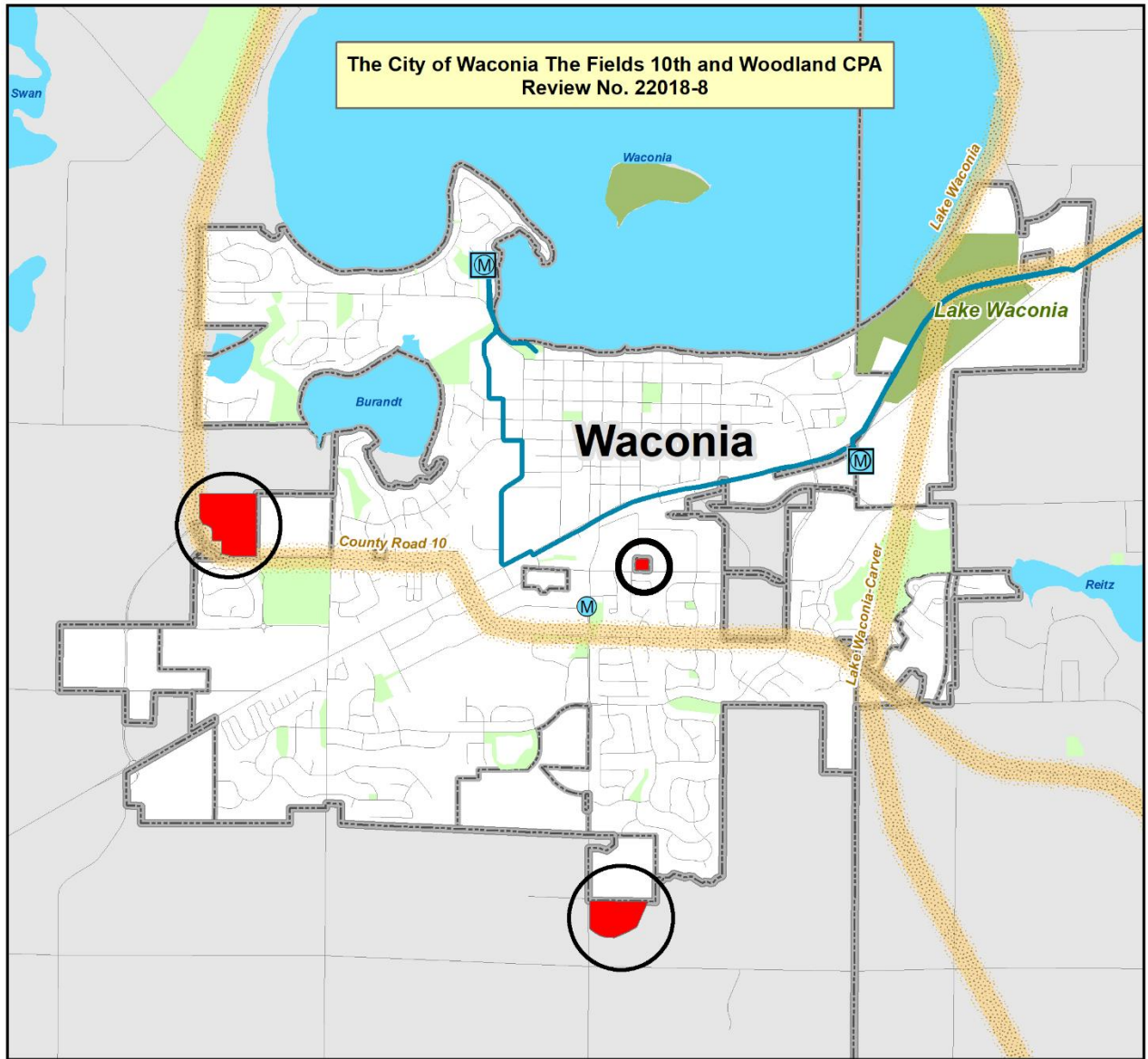
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

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



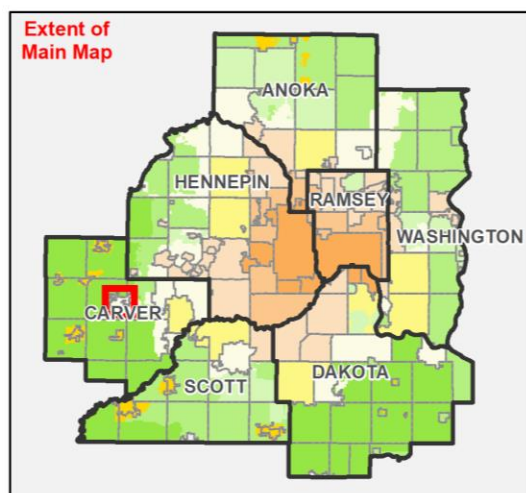
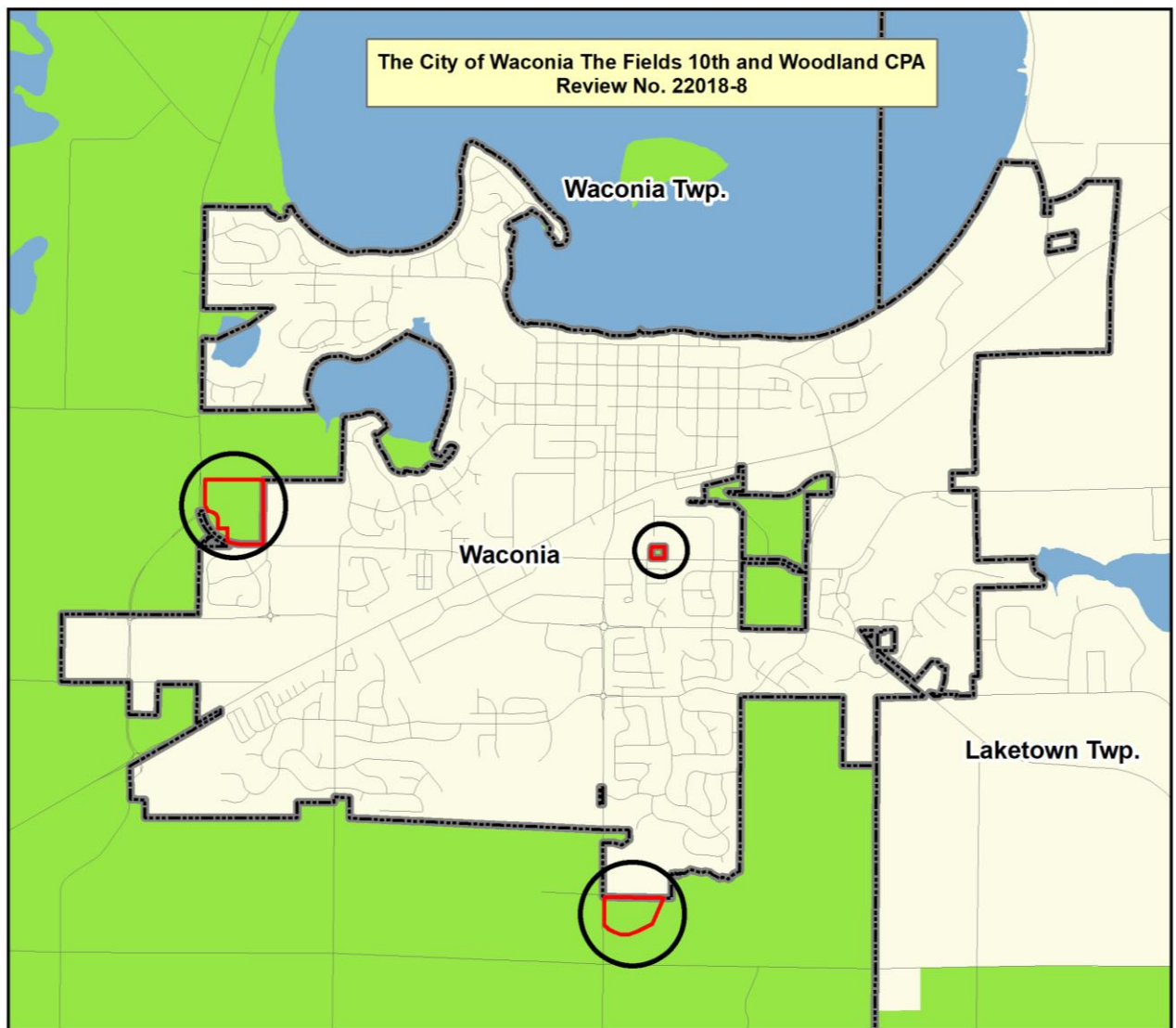
Figure 1. Location Map Showing Regional Systems



- Regional Systems**
- Regional Transitways**
- Existing
 - Planned Current Revenue Scenario
 - Planned Current Revenue Scenario - CTIB Phase 1 Projects
 - Potential Increased Revenue Scenario
- Wastewater 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

Metropolitan Council

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

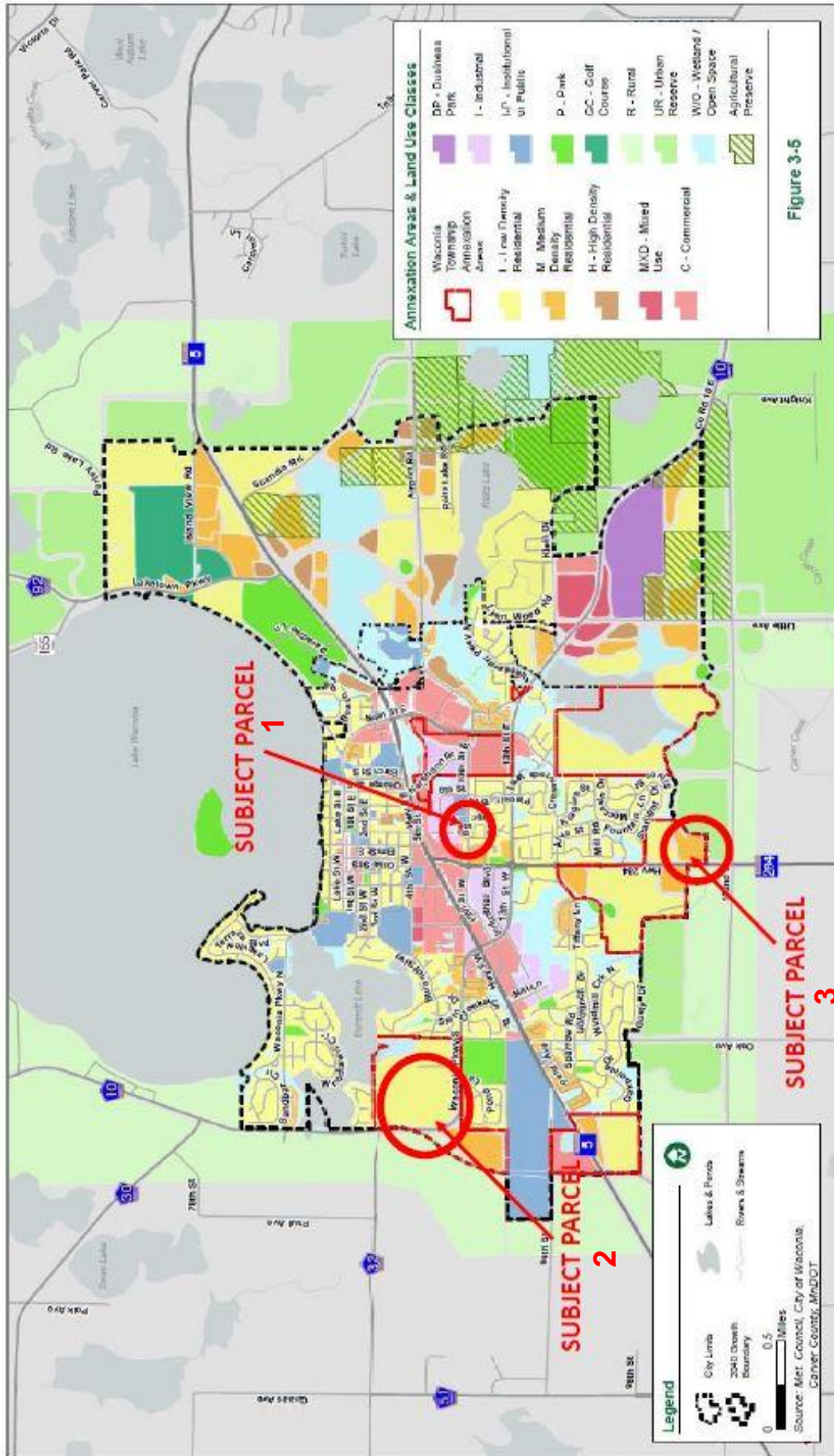


Figure 3-6