

Community Development Committee

Business Item

Item: 2007-414

Meeting date: December 17, 2007

ADVISORY INFORMATION

Date:	December 5, 2007
Subject:	City of Eden Prairie CPA – Presbyterian Homes Redevelopment Review No. 18795-18
District(s), Member(s):	Council District 3, Mary Hill Smith 962-475-1388
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Jim Uttley, Planning Analyst & Sector Representative 651-602-1361 Phyllis Hanson, Manager, Local Planning Assistance 651-602-1566 Guy Peterson, Community Development Div. Dir. (651-602-1306)
Division/Department:	Community Development/Planning & Growth Management

Proposed Action

That the Metropolitan Council authorizes the City of Eden Prairie to put the comprehensive plan amendment (CPA) for Presbyterian Homes Redevelopment into effect without any plan modifications.

Background

The City of Eden Prairie is located in southwestern Hennepin County, surrounded by the cities of Bloomington, Edina, Minnetonka, Chanhassen (Carver County) and Shakopee (Scott County).

The Council's *2030 Regional Development Framework* designates Eden Prairie as a "developing" community with some areas of regional natural resources in the south. Existing metropolitan systems serving Eden Prairie include wastewater service via the Blue Lake Wastewater Treatment Plant; the Minnesota Valley National Wildlife Refuge and Recreation Area, Bryant Lake Regional Park, part of Hyland-Bush-Anderson Lakes Regional Park; I-494, and Highways 212, 62 and 169. Bus service and park-ride lots are provided by SW Transit. The entire City is in the Metropolitan Urban Service Area (MUSA) except lands generally south of the bluff and the lowlands associated with the Minnesota River. The Council reviewed the City's 2020 Comprehensive Plan Update (CPU) in 2003, Review No. 18795-1. Since then, the Council has reviewed 17 CPAs from the City.

Presbyterian Homes is proposing to redevelop a 21.3 acre site located in the southwest quadrant of existing 212 and Prairie Center Drive, which is currently high density residential and regional commercial in the City's comprehensive plan. The proposed CPA reguides 11.6 acres of land primarily from "regional commercial and high density residential" to "community commercial," with the remainder of the site (9.7 acres) retaining its high density residential land use designation. (See Figure 2)

Rationale

The proposed CPA is in conformity with regional system plans, consistent with Council policies and compatible with the plans of other local communities and school districts.

Funding

No Metropolitan Council funding required.

Known Support / Opposition

Seven citizens from Eden Prairie spoke at the Eden Prairie City Council public hearing on November 13 about the proposed CPA. The principal concerns raised were with respect to the 13-story height of one of the buildings, a height suggested by City staff to reduce the visual impression of massing by the two high-rise buildings proposed for this project. The City Council voted unanimously for the CPA.

Overview

Conformance with Regional Systems	The amendment conforms to the Regional System Policy Plans for – Transportation including Aviation, Wastewater, and Parks – with no substantial impact or departure.
Consistency with Council Policy	The amendment is consistent with the Council’s <i>2030 Regional Development Framework</i> , forecasts, water resources management and housing policy. The amendment does not change the City’s forecasts.
Compatibility with Adjacent Community Plans	The amendment will have no impact on adjacent communities.

Analysis and Findings

The project site is now guided as high density residential with two small areas of regional commercial. (See Figure 2) The site includes the Broadmoor Apartments with 233 rental units the Castle Ridge Care Center with 71 units (a total of 401 units), detached garages, associated surface parking lots and two vacant lots.

The proposal is to replace the current buildings with up to 707 units including residential and care center units, and approximately 70,000 square feet of stand alone commercial and combined commercial/ residential with associated surface and below-ground parking. The resultant development is proposed to be a mix of all-age housing, a wide range of senior housing opportunities from independent living to skilled nursing and memory care. Twenty percent of the housing units will be affordable. The community commercial is being designed to be pedestrian friendly.

The proposed reguiding changes only 11.6 acres of the 21.3 acre site. The changes involve 6.2 acres from High Density Residential to Community Commercial, 1.4 acres from Regional Commercial to High Density Residential, and 4 acres from Regional Commercial to Community Commercial. The remainder of the site, 9.7 acres, is properly guided for the needs of the proposed development.

Council staff reviewed an Environmental Assessment Worksheet (EAW) on the proposal in October 2007, Review No. 20096-1, and found that the EAW was complete and accurate with respect to regional concerns and raised no major issues of consistency with Council policies. This proposed level of development falls within Council growth forecasts and regional facilities have adequate service capacity. The land use change will facilitate opportunities for the development of affordable housing, which will assist the city in addressing its negotiated affordable and life-cycle housing goals through 2010.

The site is located within the existing MUSA. The development proposal involves two high-rise buildings which will have an average density of 55 units per net developable acre, and mixed-use housing at a density of 23 units per net developable acre.

Regional Systems

Parks

The CPA is in conformance with the *2030 Regional Parks Policy Plan*.

Transportation

The CPA is in conformance with the *2030 Transportation Policy Plan* including Aviation. The change in land uses will decrease overall traffic based on the mix of uses and senior housing development. Transit demand strategies and urban design measures incorporated into the proposed development will also result in fewer automobile trips and a likely increase in pedestrian, bicycle and transit trips. No further aviation review of this project is necessary unless this project subsequently proposes to increase the height of its high-rise buildings.

Wastewater

The CPA is in conformance with the “Wastewater System Plan” chapter of the *2030 Water Resources Management Policy Plan*. The Metropolitan Disposal System (MDS) that provides services to this area of Eden Prairie has adequate capacity to serve the proposed land use. Eden Prairie has been identified as a community with excessive peak hourly flow during wet weather occurrences. As such, the community has an identified I/I reduction goal that applies to specific part(s) of the community or to the community as a whole. The community will need to include a description of its I/I program in its 2008 comprehensive plan update.

Regional Policies

Housing

The housing element of the city’s comprehensive plan remains consistent with Council housing policy. Because there are no changes regarding forecasted household growth, the city’s share of affordable housing through 2010 represented by its goals is unchanged. Although this amendment will reduce the total amount of land guided for high density residential development on this site, it increases the number of units on the site by 306 units. With this project, the city has met its negotiated affordable rental housing goal for the time period 1996-2010.

Surface Water Management

This CPA is consistent with Council policy on surface water management.

Water Supply

This CPA is consistent with Council policy on water supply planning.

Attachments

Figure 1 – Location and Regional Systems Map

Figure 2 -- Existing and Proposed Comp Plan - Land Use Maps

Figure 1. Location Map, Showing Regional Systems, 2030 Framework Planning Areas and the Presbyterian Homes CPA Area, City of Eden Prairie

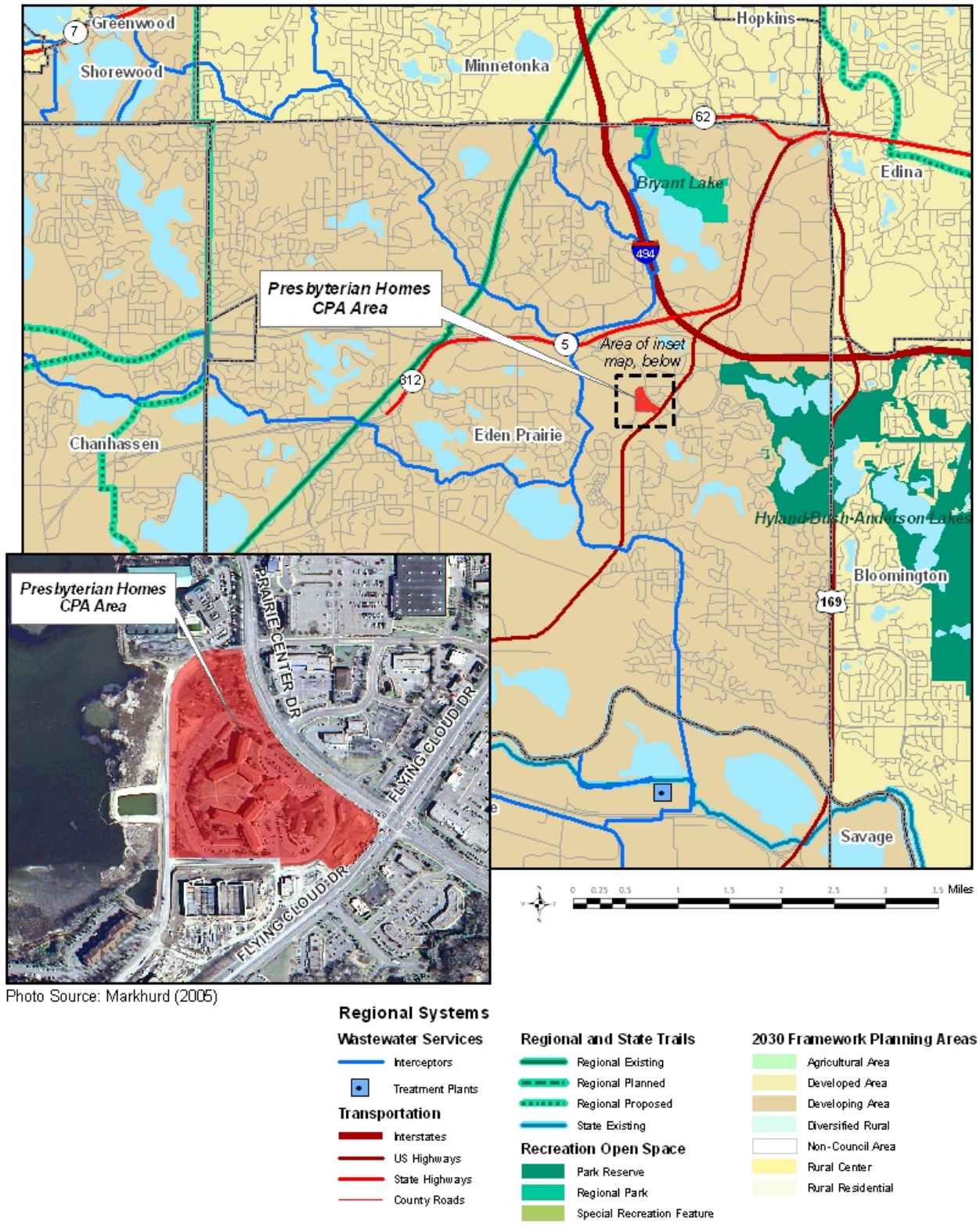


Photo Source: Markhurd (2006)

Figure 2. Current and Proposed Land Use Guide Plans, 2000-2020, Presbyterian Homes CPA, City of Eden Prairie

Current



- LandUse022107**
- Low Density Residential 0-2.5 Units/Acre
 - Low Density/Public/Open Space
 - Medium Density residential 2.5-10 Units/Acre
 - Medium Density Residential/Office
 - High Density Residential 10-40 Units/Acre
 - Office
 - Office/Industrial
 - Office/Public/Open Space
 - Industrial
 - Neighborhood Commercial
 - Community Commercial
 - Regional Commercial
 - Park/Open Space
 - Public/Quasi-Public
 - Golf Course
 - Church/ Cemetery
 - Open Water
 - Right-Of-Way
 - Parcels

Proposed



- Metropolitan Urban Service Line (MUSA)
 - Creeks
 - Principal Arterial
 - A Minor Arterial
 - B Minor Arterial
 - Major Collector
 - Minor Collector
- DATE Approved 03-19-03
 DATE Revised 01-07-05
 DATE Revised 11-07-05
 DATE Revised 03-23-06
 DATE Revised 03-23-06
 DATE Revised 06-23-06
 DATE Revised 12-08-06
 DATE Revised 03-01-07
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