

# C Community Development Committee

Meeting date: June 21, 2010

## ADVISORY INFORMATION

<b>Subject:</b>	City of Edina, Comprehensive Plan Amendment: <i>The Waters</i> , Review File No. 20413-2
<b>District(s), Member(s):</b>	District 5, Polly Bowles
<b>Policy/Legal Reference:</b>	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
<b>Staff</b>	Denise Engen, Principal Reviewer (651-602-1513)
<b>Prepared/Presented:</b>	Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)
<b>Division/Department:</b>	Community Development/Planning & Growth Management

### Proposed Action

That the Metropolitan Council:

1. Adopts the attached review record and allows the City of Edina to put *The Waters* comprehensive plan amendment (CPA) into effect.
2. Finds that the CPA does not change the City's forecasts.

### Background

The Metropolitan Council reviewed the City's 2030 Comprehensive Plan (Update), Review No. 20413-1, on August 12, 2009. This is the City's first CPA since this review.

The *2030 Regional Development Framework* identifies the City as a Developed Community. The CPA proposes to re-guide 6.27 acres from Public/Semi-Public to High-Density Residential. The parcel is being split from the property at 6200 Colonial Way (Colonial Church of Edina) for the purposes of building a 150-unit senior housing nursing/assisted living complex, called "The Waters".

### Rationale

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

### Funding

None.

### Known Support / Opposition

Council Member Bowles reports that the project has generated some neighborhood concern.

## REVIEW RECORD

### City of Edina, Comprehensive Plan Amendment *The Waters*

Review File No. 20413-2, Council Business Item No. 2010-232

#### BACKGROUND

- The City of Edina (City) is a first-ring suburban community of approximately 16 square miles, located in southeastern Hennepin County. It bordered by the cities of Bloomington, Eden Prairie, Hopkins, Minneapolis, Minnetonka, Richfield and St. Louis Park.
- The *2030 Regional Development Framework (RDF)* identifies Edina as a Developed Community. The Metropolitan Council (Council) forecasts that between 2010 and 2030 the city will grow from 48,500 to 50,000 people, from 21,600 to 22,500 households, and that employment will grow from 52,100 to 57,400 jobs.
- The Metropolitan Council reviewed the City's Update, Review No. 20413-1, on August 12, 2009. This is the City's first CPA since this review.

#### REQUEST SUMMARY

The CPA proposes to re-guide 6.27 acres from Public/Semi-Public to High-Density Residential. The parcel is being split from the property at 6200 Colonial Way (Colonial Church of Edina) for the purposes of building a 150-unit senior housing nursing/assisted living complex, called "The Waters".

#### OVERVIEW

##### Conformity with Regional Systems

The CPA 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 Policy

The CPA is consistent with the Council's *2030 RDF*, with water resources management, and is consistent with Council forecasts.

##### Compatibility with Plans of Adjacent Communities

The CPA will not have an impact on adjacent communities, school districts, or watersheds.

#### PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's 2030 Update on August 12, 2009.

## ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the *2030 RDF* and other Council policies?
- III. Does the amendment change the city's forecasts?
- IV. Is the amendment compatible with adjacent local governmental units?

## ISSUE ANALYSIS AND FINDINGS

### CONFORMANCE WITH REGIONAL SYSTEMS

#### REGIONAL PARKS

*Reviewer: Jan Youngquist, CD – Regional Parks System Planning, (651-602-1029)*

The amendment is in conformance with the *Regional Parks Policy Plan*. The CPA site is within .5 mile of the proposed Nine Mile Creek and South Hennepin West Regional Trails, but is not anticipated to impact planning for these regional facilities.

#### TRANSPORTATION

##### *Roads and Transit*

*Reviewers: Ann Braden (651-602-1705), Scott Thompson – Metro Transit (612-349-7774)*

The CPA is in conformance with the *2030 Transportation Policy Plan (TPP)* and supports the regional transportation system.

#### WATER RESOURCES MANAGEMENT

##### *Wastewater Service*

*Reviewer: Roger Janzig, ES – Engineering Services, (651-602-1119)*

The CPA is in conformance with the *Water Resources Management Policy Plan (WRMPP)* for Wastewater. The Metropolitan Disposal System has adequate capacity to serve the project at this location.

##### *Surface Water Management*

*Reviewer: James Larsen, CD, (651-602-1159)*

The CPA is in conformance with the *WRMPP* for local surface water management. Please note the following.

- *Advisory Comment*

The Council reviewed the City's draft Comprehensive Water Resource Management Plan (CWRMP) revision in December 2009. Following formal approval of the CWRMP by the Minnehaha and Nine Mile Creek Watershed Districts and adoption by the City, we request the City provide the Council with those approval and adoption dates. Additionally, if any substantive changes have been made to the CWRMP since our December 2009 review, we request the City provide the Council with an electronic copy of the final adopted plan.

## CONSISTENCY WITH COUNCIL POLICY

### FORECASTS

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

The CPA is consistent with regional policy for forecasts. The CPA will not change the City's forecasts.

### 2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

*Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)*

The CPA is consistent with the *2030 Regional Development Framework* (RDF) policies for developed communities.

### HOUSING

*Reviewer: Linda Milashius, CD – Livable Communities, (651-602-1541)*

The CPA is consistent with regional policy for housing. The re-guiding of the land for high-density housing could assist the City in providing opportunities to address their share of the region's life-cycle housing need.

### WATER SUPPLY

*Reviewer: Chris Elvrum, ES – Water Supply Planning, (651-602-1066)*

The CPA is consistent with the *WRMPP* for water supply.

## COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

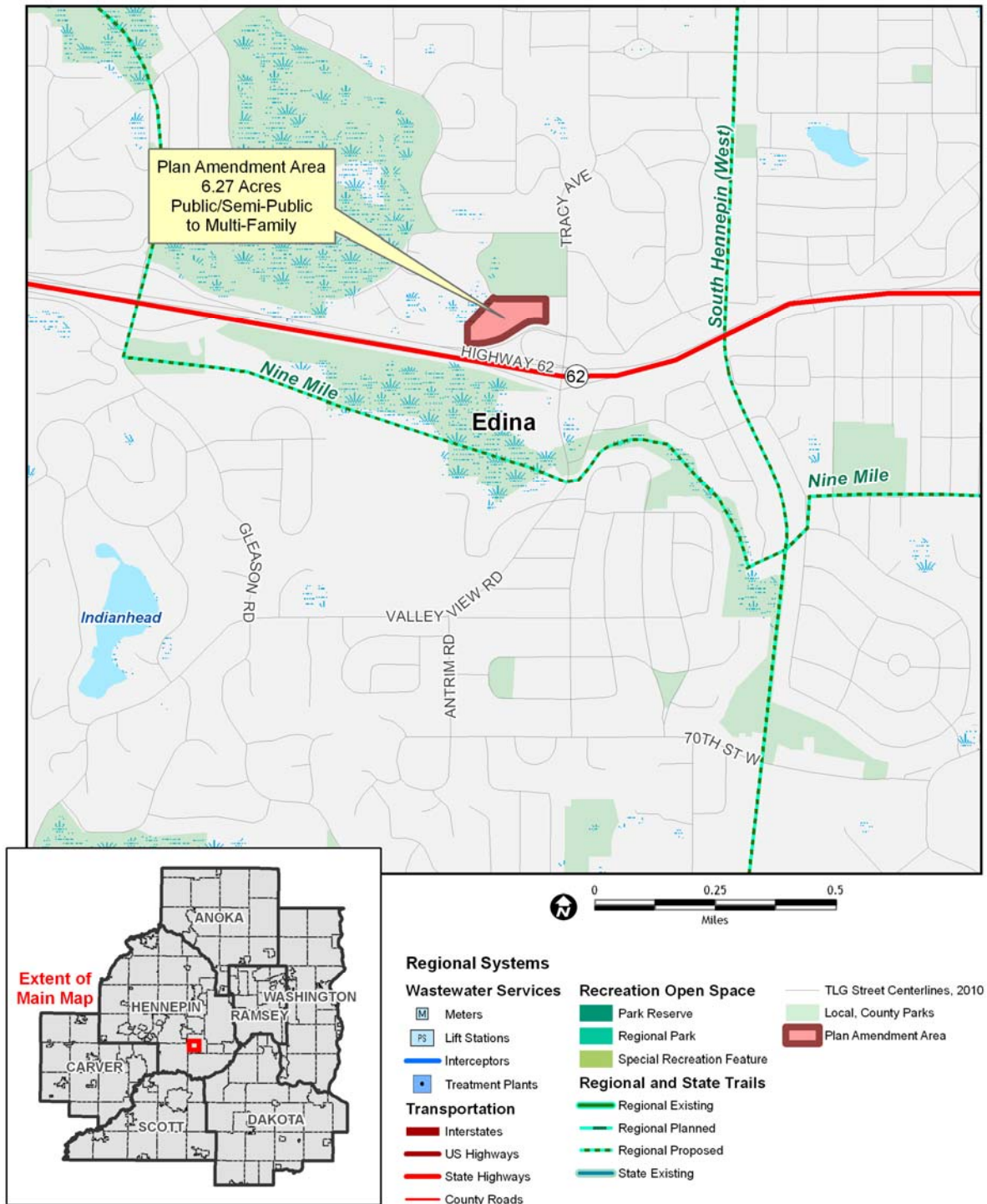
The CPA is compatible with plans of adjacent jurisdictions. The City sent the proposed amendment to adjacent local governments, school districts, and other jurisdictions on March 8, 2010. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

### ATTACHMENTS

Figure 1: Location Map Showing Regional Systems

Figure 2: Future Land Use Map: Current and Proposed Guiding

**Figure 1: Location Map Showing Regional Systems**  
**City of Edina CPA: The Waters**



**Figure 2: Future Land Use Map, Current and Proposed Guiding City of Edina CPA: The Waters**

Future Land Use Map,  
2030 CPU as reviewed August 12, 2009



Revised Future Land Use Map,  
City of Edina CPA: The Waters



Note: Map by Metropolitan Council from maps provided by the City of Edina on 6/14/10.

**Legend**

UR - Low Density Residential	UR - Urban Residential	UR - Urban Residential	MR - Regional Mid-Density
URH - Low Density Attached Residential	URM - Medium Density Residential	URC - Community Center	URSP - Urban Space and Parks
URHD - High Density Residential	URHC - High Density Residential	URSL - Community Service Center	URSP - Public Semipublic
URC - High Density Residential	URC - High Density Residential	URSL - Community Service Center	URH - Urban Highway
URC - High Density Residential	URC - High Density Residential	URSL - Community Service Center	URH - Urban Highway