

C Community Development Committee

Meeting date: November 7, 2011

Business Item:
SW 2011-298

ADVISORY INFORMATION

Subject:	City of Savage Comprehensive Plan Amendment, Village Commons Mixed Use Project Review File No. 20473-2
District(s), Member(s):	District 4, Council Member Gary Van Eyll
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Tom Caswell, Principal Reviewer, 651-602-1319 Phyllis Hanson, Local Planning Assistance Manager, 651-602-1566
Division/Department:	Community Development / Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Savage to put the Village Commons Mixed Use Project comprehensive plan amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts.

Background

The Metropolitan Council reviewed the City of Savage 2030 Comprehensive Plan (Update) on August 26, 2009.

This is the first amendment to the Update the Council has received.

The CPA proposes to redesignate 14.5 acres from Commercial to Mixed Use to allow a combination of residential and commercial uses. The residential portion will allow 48 apartment units; 18 for rent townhouses; and 36 for sale townhouses.

Rationale

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

Funding

None.

Known Support / Opposition

Included with the CPA application is the City of Savage Request for Council Action report. It notes that many residents were in attendance at the public hearing, and that some spoke in favor, and more in opposition.

REVIEW RECORD

City of Savage Comprehensive Plan Amendment, Village Commons Mixed Use Project

Review File No. 20473-2, Council Business Item No. 2011-298

BACKGROUND

The Metropolitan Council reviewed the Update on August 26, 2009.

This is the first amendment to the Update the Council has received.

Savage is designated as a Developing Area in the 2030 Regional Development Framework. The City is forecasted to grow from its current 9,300 households to about 13,900 by 2030. This amendment does not change the City's forecasts.

REQUEST SUMMARY

The CPA proposes to redesignate 14.5 acres from Commercial to Mixed Use to allow a combination of residential and commercial uses. The residential density of this development is 13.4 units per acre. The area is in west central Savage and adjacent to the City of Prior Lake.

OVERVIEW

Conformance 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 Policies	The CPA is consistent with the Council's RDF, with water resources management, and is consistent with Council forecasts.
Compatibility with Plans of Adjacent Jurisdictions	The CPA 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 Update in August 2009.

ISSUES

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

ISSUE ANALYSIS AND FINDINGS

CONFORMANCE WITH REGIONAL SYSTEMS

The proposed CPA conforms to regional policies plans for parks, transportation (including aviation), and water resources management.

CONSISTENCY WITH COUNCIL POLICY

The proposed CPA is consistent with the Council's policies for housing, subsurface sewage treatment systems, and water supply. The proposed CPA is consistent with the *2030 Regional Development Framework* (RDF) policies for Diversified Rural communities. The CPA will not

change the City's forecasts.

Housing

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

The CPA is consistent with Council Housing policy. The land use change of 14 acres from commercial to planned mixed use for the development of the Village Commons project, will assist the city in providing opportunities to meet its affordable and lifecycle housing need of 1,237 units.

The city received a 2010 Local Housing Incentives Account (LHIA) grant award in the amount of \$300,000 for the construction of 66 units of affordable housing in the Village Commons project site. Phase I of the project includes apartments and rental townhomes, that total 66 units (48 and 18 respectively). Phase I is also partially funded by the Minnesota Housing Finance Agency's tax credit program. As such, all units must stay within maximum rent guidelines as established with this program.

Phase II of the project is the construction of 36 for sale townhomes and the commercial property.

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

The proposed CPA 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: Village Commons Location

Figure 2: Site Layout

Figure 1: Village Commons Location

**LAND USE GUIDE
2030 COMPREHENSIVE PLAN**



LEGEND

parcels	Industrial	Park
FEN	Institutional	Public / Quasi Public
Future Land Use	Low Density Residential	ROW
Business Park	Medium Density	Railroad
Commercial	Mixed Use	Water
High Density Residential	Open Space	
	Restricted Use	

Figure 2: Site Layout

