

# C Community Development Committee

Meeting Date: October 15, 2012

For the Council Meeting of October 24, 2012

## ADVISORY INFORMATION

<b>Subject:</b>	City of Eden Prairie Mitchell Crossing Apartments Comprehensive Plan Amendment Review File No. 20401-6
<b>District(s), Member(s):</b>	District 3, Council Member Jennifer Munt
<b>Policy/Legal Reference:</b>	Minnesota Statutes Section 473.175
<b>Staff Prepared/Presented:</b>	Freya Thamman, Principal Reviewer (651-602-1750) LisaBeth Barajas, Manager, Local Planning Assistance (651-602-1895)
<b>Division/Department:</b>	Community Development / Planning & Growth Management

### Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Eden Prairie to put the Mitchell Crossing Apartments comprehensive plan amendment (CPA).
2. Find that the proposed amendment does not change the City's forecasts.

### Background

The Council reviewed the City's Update (Update), Review File No. 20401-1 on October 14, 2009.

### 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

There is no known opposition.

# Eden Prairie Comprehensive Plan Amendment Mitchell Crossing Apartments

Review File No. 20401-6, Council Business Item No. 2012-321

## BACKGROUND

The *2030 Regional Development Framework* (RDF) identifies the Eden Prairie as a Developing community. Developing communities are expected to accommodate sewer residential growth at a minimum net density of 3 to 5 units per acre and target higher densities in areas with convenient access to transportation corridors.

The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 65,500 to 77,100 people, from 25,000 to 33,000 households, and that employment will grow from 55,000 to 65,500 jobs.

## REQUEST SUMMARY

The CPA proposes a land use change of 3.1 acres from Community Commercial to High Density Residential to accommodate 192 units. The CPA area is located at Mitchell Road and Highway 5 (Figure 1).

## OVERVIEW

<b>Conformance with Regional Systems</b>	The CPA conforms to the Metropolitan System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.
<b>Consistency with Council Policies</b>	The CPA is consistent with the Council's <i>2030 RDF</i> , with water resources management, and is consistent with Council forecasts.
<b>Compatibility with Plans of Adjacent Jurisdictions</b>	The CPA will not have an impact on the planning of adjacent communities, school districts, or watershed districts.

## PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's Update on October 14, 2009 (Review File No. 20401-1).
- Since the Council's action on the Update there have been four previous CPAs, which have met the Council's administrative review guidelines:
  - "Prairie Physicians Building" CPA: 1.24 acres from Office to Community Commercial (October 14, 2009)
  - "Nine Mile Creek Water Resources Center" CPA: 4.24 acres from Low Density Residential to Public/Quasi Public (October 11, 2010),
  - "United Health Group" CPA: 27.7 acres from High Density Residential, 4.5 acres Neighborhood Commercial and 4.2 acres of Regional Commercial to Office (August 25, 2011), and
  - "Grand Haven at Marsh Cove" (September 12, 2011): 11.62 acres from Church to 5.12 acres of Park/Open Space and 6.5 acres of Low Density Residential.

## ISSUES

- I. Does the amendment conform to the Metropolitan 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

#### TRANSPORTATION

##### ***Roads and Transit***

*Reviewers: Ann Braden (651-602-1705), Steve Mahowald, MetroTransit (612-349-7775)*

The CPA conforms to the *2030 Transportation Policy Plan*. A land use change to High Density Residential is more likely to increase transit ridership than Community Commercial. The CPA site is less than 0.25 mile from the Southwest Transit Route on Mitchell to south of Highway 5.

#### PARKS

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

The CPA conforms to the *2030 Regional Parks Policy Plan*.

#### WATER RESOURCES MANAGEMENT

##### ***Wastewater Service***

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

The CPA conforms to the *2030 Water Resources Management Policy Plan*. The Metropolitan Disposal System that provides service to the project locations has adequate capacity.

##### ***Surface Water Management***

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

The CPA conforms to the *WRMPP* for local surface water management.

### CONSISTENCY WITH COUNCIL POLICY

#### FORECASTS

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

The CPA is consistent with regional policy for forecasts. The CPA's land use change will yield housing already anticipated by the current Council forecasts.

### 2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

*Reviewer: Freya Thamman, CD- Local Planning Assistance (651-602-1750)*

The CPA is consistent with *Regional Development Framework* (RDF) policies for Developing communities. Developing communities are expected to accommodate sewerer residential growth at a minimum net density of 3 to 5 or more units per acre and target higher densities in areas with convenient access to transportation corridors. The CPA changes 3.1 acres from Community Commercial to High Density Residential to accommodate 192 units.

The City indicated that the CPA is consistent with the Update's goals, including the goal to "Promote redevelopment of land within ½ mile of transit stations to incorporate principles of Transit Oriented Development" and associated local policies, including providing high density, high-quality development within a 10-minute walk of a proposed Light Rail Station (Mitchell

Station). The City's Update and zoning also allow higher densities and density bonuses through the PUD process.

## **HOUSING**

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

The CPA is consistent with Council housing policy. The proposed land use change from Community Commercial to High Density Residential may provide the City with the opportunity to move toward addressing its affordable housing goal of 1,843 units and life-cycle housing goal of adding 1,840-3,500 multifamily units by 2020.

## **WATER SUPPLY**

*Reviewer: Lanya Ross, ES – Water Supply Planning (651-602-1803)*

The CPA is consistent with the *WRMPP* and 2010 Master Water Supply Plan. The CPA proposes no change in projected water use from the water supply plan. The project site is located in the City of Eden Prairie's Drinking Water Supply Management Area. The Council encourages the City to continue to implement water conservation programs and measures in an effort to promote the efficient use of water. New development and re-development present opportunities to implement new water conservation and stormwater management strategies as part of construction and site landscaping.

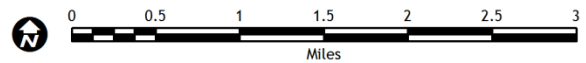
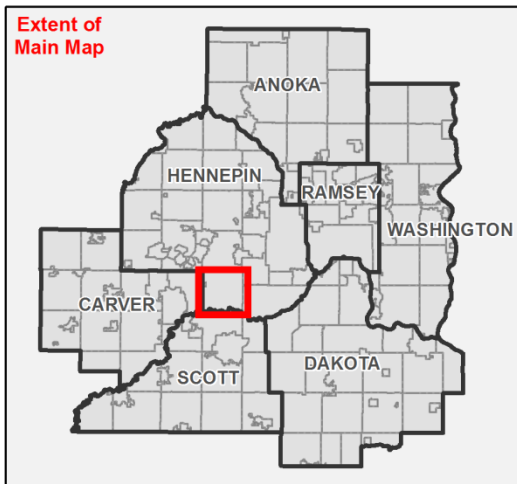
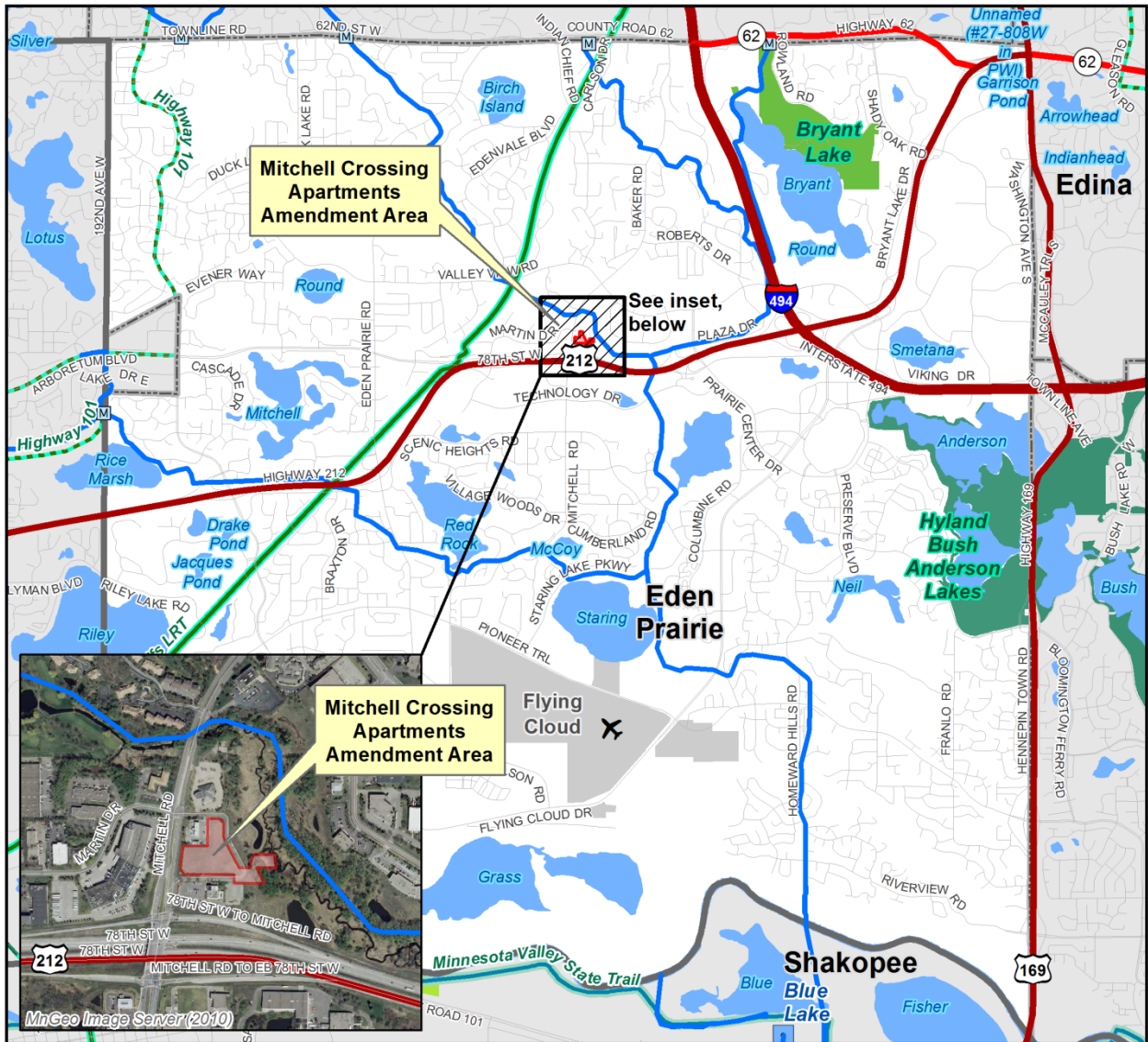
## **COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS**

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: Location Map & Regional Systems
- Figure 2: Proposed Land Use Change

Figure 1: Location Map and Regional Systems



**Regional Systems**

**Transportation**

- Interstates
- US Highways
- State Highways
- County Roads
- Airports

**Wastewater Services**

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

**Recreation Open Space**

- Park Reserve
- Regional Park
- Special Recreation Feature

**Regional and State Trails**

- Regional Existing
- Regional Planned
- Regional Proposed
- State Existing

— Ncompass Street Centerlines, 2012



**Figure 2: Proposed Land Use Change**  
3.1 acres from Community Commercial to High Density Residential

