



## Community Development Committee

Community Development Committee Meeting October 1, 2012

**ADVISORY INFORMATION**

<b>Subject:</b>	<b>Eagan Hunter/Emerson Parkview Comprehensive Plan Amendment</b>
	<b>Review File No. 20606-7</b>
<b>District(s), Member(s):</b>	<b>District 16, Council Member Wendy Wulff</b>
<b>Policy/Legal Reference:</b>	<b>Minnesota Statutes Section 473.175</b>
<b>Staff</b>	<b>Patrick Boylan, AICP</b>
<b>Prepared/Presented:</b>	<b>Local Planning Assistance, 651-602-1438</b>
	<b>Guy Peterson, Director 651-602-1418</b>
<b>Division/Department:</b>	<b>Community Development / Planning &amp; Growth Management</b>

**Proposed Action**

That the Metropolitan Council:

- 1 Adopt the attached review record and allow the City of Eagan to put the Hunter/Emerson Parkview comprehensive plan amendment (CPA) into effect.
- 2 Find that the proposed CPA changes the City's forecasts by adding 175 households.

**Background**

The CPA proposes to amend the local comprehensive plan to reflect changes on 80 acres from "Private Recreational (PR)" to "Low Density Residential (LD)" south of Cliff Road and ¼ mile east of Pilot Knob Road

**Rationale**

The proposed CPA conforms to Metropolitan system plans, and is compatible with the plans of other local communities, school districts, and affected special districts, and is consistent with Council policy regarding affordable housing and with the direction in the Metropolitan Land Planning Act regarding local government responsibility to plan for low-and-moderate income housing.

**Funding**

None.

**Known Support / Opposition**

There are local neighborhood and golfing groups in opposition to the redevelopment of the site.

**REVIEW RECORD**  
**Eagan Hunter/Emerson Parkview Development**  
**Comprehensive Plan Amendment**  
**Review File No. 20606-7, Council Business Item No. 2012-306**

## **BACKGROUND**

The City of Eagan (City) is approximately 34 square miles and is located south of the Mississippi River in Dakota County. It is bordered by Mendota Heights and Sunfish Lake on the north, Inver Grove Heights on the east, Rosemount and Apple Valley on the south and Bloomington and Burnsville on the west (Figure 1).

The *2030 Regional Development Framework* (RDF) identifies the City as a Developed community. The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 67,600 to 70,800 people, from 26,000 to 29,500 households, and that employment will grow from 52,000 to 65,800 jobs.

The Council reviewed the City's Comprehensive Plan Update (CPU), Review File No. 20606-1, on March 24, 2010 and administratively reviewed five amendments since then. This is the 6<sup>th</sup> amendment to the Plan.

## **REQUEST SUMMARY**

The CPA proposes to amend the local comprehensive plan to reflect changes on 80 acres from "Private Recreational (PR)" to "Low Density Residential (LD)." The property is located south of Cliff Road and ¼ mile east of Pilot Knob Road; the owner of the site is investigating residential development scenarios and the City has applied to amend their 2030 CPU to a land use that would allow single family detached structures.

## **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 RDF, with water resources management policy, with Council forecasts, and with affordable housing policy.
<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, and is compatible with the plans of those districts.

## **PREVIOUS COUNCIL ACTIONS**

The Council reviewed the City's Update, Review File No. 20606-1 on March 24, 2010. The City submitted five previous amendments, which were administratively reviewed:

- January 18, 2011: 0.69 acre site re-guiding for the Lone Oak Fire Station (Council Review File 20606-2)
- May 31, 2011: 1.5 acre residential change from Medium Density to Low Density residential (Council Review File 20606-3)

- December 22, 2011: 41.2 acre land use change from Major Office to Regional Commercial (Council Review File 20606-4)
- February 1, 2012: 1.7 acre land use change from Quasi-Public to Office/Service (Council Review File 20606-5)
- April 18, 2012: 6.2 acre land use change from Major Office to Regional Commercial (Council Review File 20606-6)

## 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

*Reviewer: Ann Braden (651-602-1705)*

The CPA conforms to the *2030 Transportation Policy Plan*.

#### PARKS

*Reviewer: Jan Youngquist (651-602-1029)*

The CPA conforms to the *2030 Regional Parks Policy Plan*. The eastern and southern borders of the CPA site are immediately adjacent to Lebanon Hills Regional Park.

Currently the site is guided as Private Recreation (PR), which solely allows recreational facilities which are privately owned, including golf courses and shooting ranges. The CPA proposes to change the land use guiding to Low Density Residential (LD), which allows the development of single family detached homes with a density of up to 4 units per acre.

The CPA does not result in a substantial impact on the regional parks system or represent a substantial departure from the *2030 Regional Parks Policy Plan*.

However, the change in land use guiding allows for a significant increase in the intensity of use of the site, which upon development, may have visual impacts on Lebanon Hills Regional Park. Visual impacts may be reduced by providing an open space buffer vegetated with coniferous trees between the houses and the regional park. The City should work with the developer and Dakota County Parks during development of the site plan and preparation of an Environmental Assessment Worksheet to address the potential impacts to Lebanon Hills Regional Park.

## WASTEWATER

*Reviewer: Roger Janzig (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.

## CONSISTENCY WITH COUNCIL POLICY

### FORECASTS

*Reviewer: Todd Graham (651 602-1322)*

The City's application will add +175 housing units to Eagan's forecasts for 2020 and 2030. Council staff support the request for a forecast revision.

Metropolitan Council's forecasts of households and population will be officially revised, as shown below, effective upon Council action on the Plan Amendment.

<u>Metropolitan Council Forecast</u>							
<b>Eagan</b>							
	<b>Census</b>	<b>Previous Council Forecasts</b>			<b>Revised Council Forecasts</b>		
	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>
<b>Population</b>	63,557	67,600	71,250	70,800	67,600	71,700	71,250
<b>Households</b>	23,773	26,000	28,500	29,500	26,000	28,675	29,675
<b>Employment</b>	42,750	52,000	58,550	65,350	52,000	58,550	65,350

## LAND USE & RESIDENTIAL DENSITY

*Reviewer: Patrick Boylan (651 602-1438)*

The proposal represents a land use change to the City's current Update for the re-designation of 80 acres from "Private Recreational (PR)" to "Low Density Residential (LD)."

To the south, the site is adjacent to Lebanon Hills Regional Park and surrounded by single family residential developments to the north, east and west.

Based on the proposed guiding of "LD" Low Density Residential (density range of 1 to 4 units per acre), there may be as few as 80 new single family units or as many as 320 new units for the site. However, the proposal is for a land use change; at time of review, the City has not approved either a preliminary plat or a site plan.

The Hunter/Emerson Parkview CPA proposes to re-guide land use only; at this time, it is not known how many residential units will ultimately be constructed. For purposes of analysis, the low end of the density range (one unit per acre) was used.

Staff analysis of the City's 2030 CPU expects an overall density of 3.4 residential units per acre. The City participates in the Council's Plat Monitoring Program and has developed at 3.7 units per acre since 2007.

Combining the guided land to the year 2030, the City's participation in the Plat Monitoring Program, and considering the Hunter/Emerson Parkview CPA, Council Staff expects the City will develop an overall minimum of 3.25 residential units per acre.

	<b>Acres</b>	<b>Units</b>	<b>Density</b>
2030 CPU Totals	928	3153	3.40
Review 20606-3	-1.5	-6	
2000-2011 PM Program	94.6	350	3.70
	1021.1	3497	3.42
<b>Hunter/Emerson Parkview CPA</b>	80	80	
	1101.1	3577	<b>3.25</b>

The City meets the 3 units per net acre residential density policy for sewer development as the overall density for future residential development is 3.4 units per net acre based upon its 2030 Comprehensive Plan Update (CPU).

## HOUSING

*Reviewer: Linda Milashius (651 602-1541)*

The proposed amendment does not change the City's requirement for affordable housing or change the City's share of the regional need for affordable housing between 2011 and 2020.

## 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: Geographic Planning Areas
- Figure 3: Site Location

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Figure 1. Location Map Showing Regional Systems  
Eagan

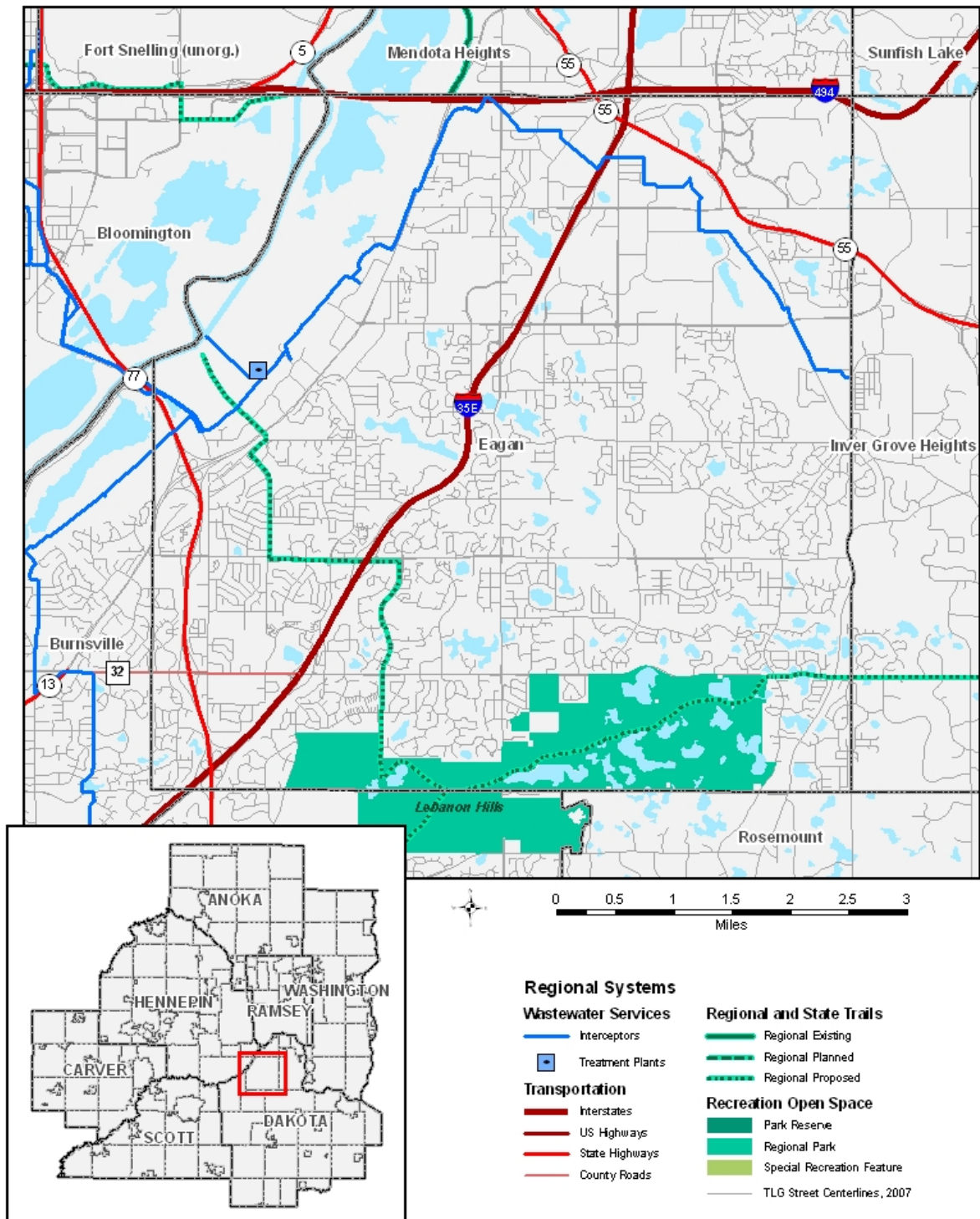
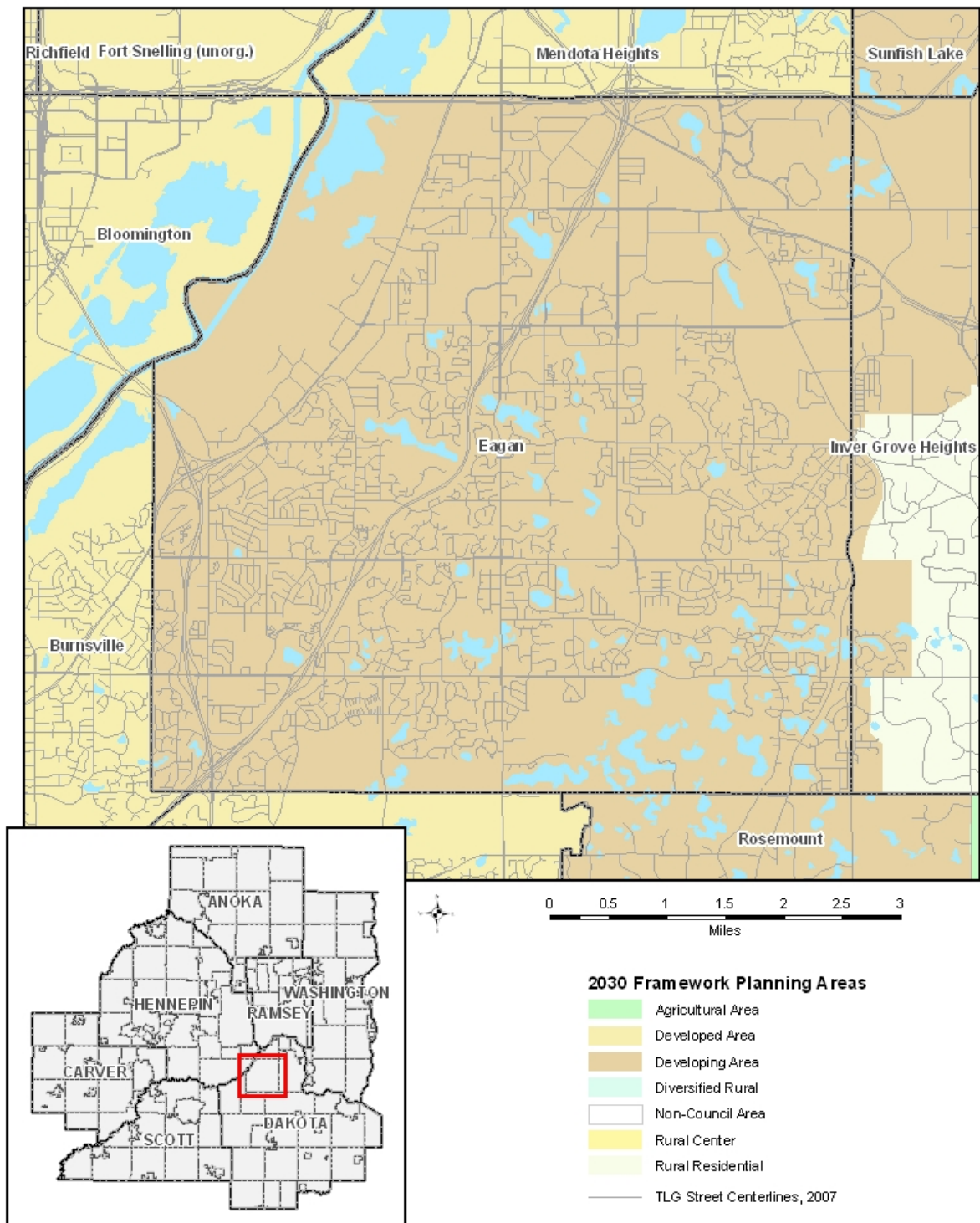


Figure 2. 2030 Regional Development Framework Planning Areas

## Eagan





**Figure 3: Site Location**



**Current Land Use Map**



**Proposed Land Use Map**

