

**C** Community Development Committee  
For the Metropolitan Council meeting of September 24 , 2008

Item: 2008-228

**ADVISORY INFORMATION**

**Date Prepared:** September 15, 2008

**Subject:** City of Eagan Comprehensive Plan Amendment  
Wensmann/ Carriage Hills, Review File No. 18274-21

**Proposed Action:**

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Eagan to put the comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.
3. Remind the City to address stormwater inflow and infiltration (I/I) into the wastewater system as a part of its 2030 Comprehensive Plan Update. Including identification of sources of excessive inflow, and goals to reduce that flow.

**Summary of Committee Discussion / Questions:**

The Committee asked questions about the lawsuit associated with the CPA site and the risks to the Metropolitan Council. The Council's legal staff briefed the Committee on the lawsuit and the settlement agreement. The settlement agreement terms end on the date of the Metropolitan Council's September 24, 2008 final action on the CPA. Staff reaffirmed that the site was formerly a privately-owned golf course; The CPA does not change the City's system statement forecasts and therefore, does not change Eagan's affordable housing needs number.

The CDC unanimously adopted the proposed actions.

# C Community Development Committee

Meeting date: September 15 , 2008

## ADVISORY INFORMATION

<b>Subject:</b>	City of Eagan Comprehensive Plan Amendment Wensmann/ Carriage Hills, Review File No. 18274-21
<b>District(s), Member(s):</b>	District 15, Daniel Wolter
<b>Policy/Legal Reference:</b>	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
<b>Staff Prepared/Presented:</b>	Tori Dupre, Principal Reviewer (651-602-1621) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)
<b>Division/Department:</b>	Community Development/Planning & Growth Management

### Proposed Action

That the Metropolitan Council:

4. Adopt the attached review record and allow the City of Eagan to put the comprehensive plan amendment (CPA) into effect.
5. Find that the CPA does not change the City's forecasts.
6. Remind the City to address stormwater inflow and infiltration (I/I) into the wastewater system as a part of its 2030 Comprehensive Plan Update. Including identification of sources of excessive inflow, and goals to reduce that flow.

### Background

The Metropolitan Council reviewed the City's 2020 Comprehensive Plan (No. 18066-1; 2000-445) on December 13, 2000. The City has submitted 21 CPA's, affecting more than 800 acres to the Council for review since the 2020 plan. The *2030 Regional Development Framework* identifies Eagan within the Developing planning area. The Metropolitan Council forecasts the City to add 2,000 people between 2000 and 2030, reaching 69,000 by 2030. In the same period, the Council forecasts the city to grow from 23,773 households (2000) to 29,000 (2030), and from 42,114 (2000) to 54,200 jobs (2030)

The 120-acre CPA site is located south of Yankee Doodle Road, east of Lexington Avenue and west of Dodd Road. The land use change from Park, a former golf course, to Special Area proposes accommodating 480 residential units within 30 acres of Low Density Residential, 30 acres of Medium Density Residential, and 30 acres of High Density Residential, and the remainder in open space.

### 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

No Metropolitan Council funding required.

### Known Support / Opposition

The proposed CPA is subject to a lawsuit brought against the City of Eagan. This CPA is consistent with the City's responsibility per the lawsuit settlement. On April 15, 2008, the City reached a settlement agreement, resolving the dispute and allowing development to proceed.

<b>C</b>	<b>Community Development Committee</b>	2008-228
	Meeting date: September 15, 2008	

<b>ADVISORY INFORMATION</b>	
<b>Subject</b>	City of Eagan Comprehensive Plan Amendment Wensmann / Carriage Hills, Review File No. 18274-21
<b>District</b>	District 15, Daniel Wolter
<b>Prepared by</b>	Tori Dupre, Principal Reviewer (651-602-1621) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Guy Peterson, Community Development Division Director, (651-602-1418)
<b>Division/Department</b>	Community Development/Local Planning Assistance

<b>BACKGROUND</b>
<ul style="list-style-type: none"> <li>• The City of Eagan is located in Dakota County, bordered by the Cities of Mendota Heights (north), Inver Grove Heights (east), Apple Valley (south), Burnsville and Bloomington (west).</li> <li>• The <i>2030 Regional Development Framework</i> identifies Eagan within the Developing planning area. The Metropolitan Council forecasts indicate that from 2000 to 2030, the City will increase from 63,557 to 69,000 people, from 23,773 households to 29,000 households, and from 42,114 to 54,200 jobs.</li> <li>• The Metropolitan Council reviewed the City's 2020 Comprehensive Plan (No. 18066-1; 2000-445) on December 13, 2000. Since then, the City has submitted 21 plan amendments to the Council for review.</li> </ul>

<b>REQUEST SUMMARY</b>
<p>The proposed CPA reguides 120-acres from Park to Special Area, located at the former Carriage Hills Country Club at 3535 Wescott Hills Drive in Eagan. The land use change proposes 30 acres of Low Density Residential, 30 acres of Medium Density Residential and 30 acres of High Density Residential, and the remainder in open space. The comprehensive plan amendment (CPA) does not change the City's forecasts.</p>

<b>PROPOSED ACTION</b>
<ol style="list-style-type: none"> <li>1. Adopt the attached review record and allow the City of Eagan to put the CPA into effect.</li> <li>2. Find that the comprehensive plan amendment (CPA) does not change the city's forecasts.</li> <li>3. Remind the City to address stormwater inflow and infiltration (I/I) into the wastewater system as a part of its 2030 Comprehensive Plan Update. The City needs to identify sources of excessive inflow, and include goals to reduce that flow.</li> </ol>

OVERVIEW	
<b>Conformity with Regional Systems</b>	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.
<b>Consistency with Council Policy</b>	The CPA is consistent with the Council's <i>2030 Regional Development Framework</i> , with water resources management, and is consistent with Council forecasts.
<b>Compatibility with Adjacent Community Plans</b>	The CPA will not have an impact on adjacent communities, school districts, or watersheds.

PREVIOUS COUNCIL ACTIONS
<ul style="list-style-type: none"> <li>• <b>December 2000:</b> The Council acted on Eagan's 2020 Comprehensive Plan Update.</li> <li>• <b>2001 through 2008:</b> The Council acted on 21 CPAs affecting over 800 acres.</li> </ul>

ISSUES
I. Does the CPA conform to the regional system plans? <b>Yes</b>
II. Is the CPA consistent with the <i>2030 Regional Development Framework</i> and other Council policies? <b>Yes</b>
III. Does the CPA change the city's forecasts? <b>No</b>
IV. Is the CPA compatible with adjacent local governmental units? <b>Yes</b>

## ISSUE ANALYSIS AND FINDINGS

### I. Conformance with Regional System Plans

#### A. TRANSPORTATION SYSTEM (includes Aviation)

The amendment is in conformance with the *Regional Transportation Policy Plan* and supports the regional transportation system.

##### **Aviation: Chauncey Case (651 602-1724)**

The CPA is in conformance with the aviation system and is consistent with Council policy. The Council has designated a one-mile buffer zone as the Minneapolis St. Paul International Airport (MSP) Noise Policy Area. Eagan is one of the MSP communities that the Council encourages to recognize and designate this zone, and the proposed CPA is located within this zone.

Eagan previously implemented the Council's land use compatibility guidelines for aircraft noise, and a local noise control ordinance, Council staff expects that the City will implement best management practices, including acoustic control measures, in constructing residential units.

## **B. WATER SYSTEM**

The amendment is in conformance with the *Water Resources Management Policy Plan*.

### **1. Wastewater: Kyle Colvin (651-602-1151)**

The amendment is in conformance with the *Water Resources Management Policy Plan* for wastewater, and the metropolitan disposal system has adequate capacity to serve this location.

The Council identified Eagan as a community having excessive peak hourly wastewater flow during wet weather occurrences. The City has identified stormwater inflow and infiltration (I/I) reduction goals that apply to both specific parts of the community, and to the entire City. The City's 2030 comprehensive plan update should include a description of its I/I program.

### **2. Water Supply, Sara Bertelsen (651-602-1035)**

The CPA is consistent with regional water supply policies.

### **3. Surface Water Management: James Larsen (651-602-1159), Judy Sventek (651-602-1156)**

The CPA is consistent with regional surface water management policies. The City is located within three watersheds – Gun Club Lake, Black Dog, and Lower Mississippi River. The subject parcel is located within Gun Club Lake watershed. The City adopted its local surface water management plan ("*Water Quality and Wetland Management Plan*") in July 2007. The City is currently updating its storm water management ordinance to implement the plan, and expects the ordinance to be adopted by October 2008.

Site wetlands were delineated in July 2004, but an updated delineation will need to be completed prior to site development since the July 2004 report is more than three years old. The City confirms that the three southernmost wetlands are classified as "Protect" wetlands, meaning that they are valuable for protection of rare species, have high-quality vegetation or wildlife habitat, and important for Contiguous Open Green Space. "Protect" wetlands also require a minimum 50-foot vegetation buffer. The City will infiltrate and pre-treat storm water prior to discharge into any of the site's wetlands.

The City's code requires an initial one-half inch infiltration of any rain event. It also requires certified wetland delineations, buffers, specific vegetation, setbacks and other protection measures.

## **C. REGIONAL PARKS SYSTEM: Jan Youngquist (651-602-1029)**

The CPA is in conformance with the *Regional Parks Policy Plan*. Local parks and open space an important compliment to the Regional Parks system.

As proposed in the Carriage Hills Special Area, Council staff encourages the City to work with the developer to protect that the mature wooded area as open space.

## **II. Consistency with 2030 Regional Development Framework and Council policies**

### **A. 2030 REGIONAL DEVELOPMENT FRAMEWORK: Tori Dupre (651 602-1621)**

The CPA is consistent with the *2030 Regional Development Framework* policies for the Developing planning area. The CPA site is within the metropolitan urban service area.

The proposed development includes 30 acres of low density residential (94 units), 30 acres of medium density residential (206 units) and 30 acres of high density residential (180 units), for an approximate total of 480 residential units on 90 acres at an average residential density of 5.3 units per net developable acre.

The City's draft 2030 comprehensive plan update reflects these land uses, and includes this CPA site as a special planning area.

**B. HOUSING: Linda Milashius (651 602-1541)**

The CPA is consistent with the Council's Housing policy. The development will provide the City an opportunity to achieve its LCA negotiated housing goals through 2010. In addition, land guided for medium and high density will allow the City an opportunity to address its share of the region's affordable housing need of 530 units during the 2011 to 2020 period.

**III. Consistency with System Statement Forecasts: Todd Graham (602 651-1322)**

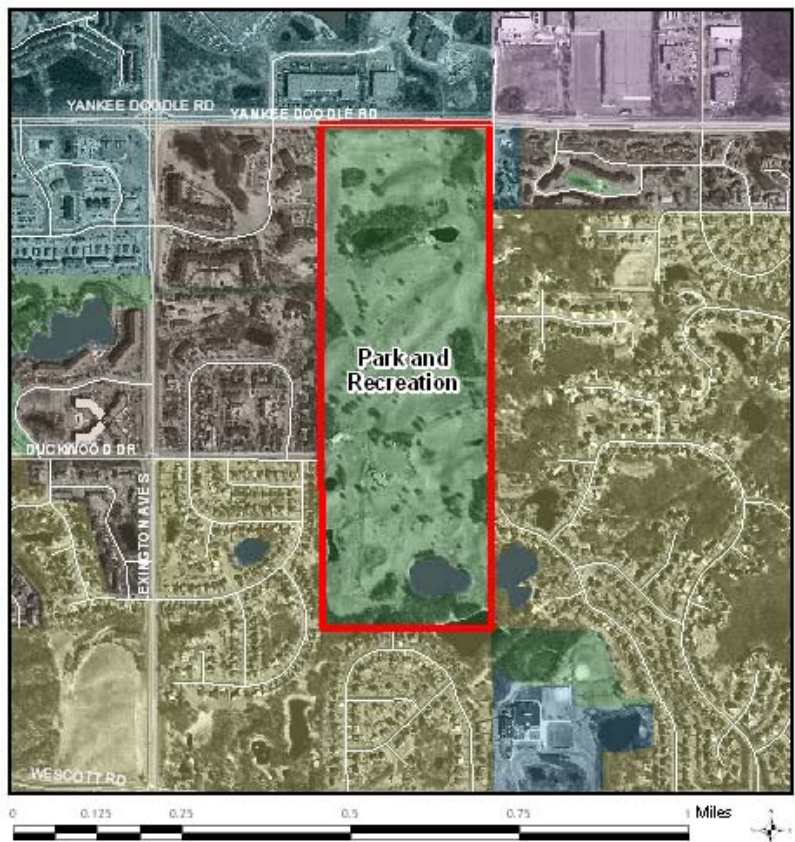
The CPA proposes no changes to the City's system statement forecasts.

**IV. Compatibility with Adjacent Governmental Units: Tori Dupre (651 602-1621)**

The CPA is compatible with plans of adjacent jurisdictions. The Council received no comments from these local jurisdictions.

<b>ATTACHMENTS</b>
<b>Figure 1</b> – Existing Land Use <b>Figure 2</b> – Proposed Land Use

**Figure 1a. Carriage Hills Special Area  
Generalized Planned Land Use,  
City of Eagan**



Data Sources:  
Roads: TLG Street Centerlines, 2008  
Aerial Photography: Makhurd, 2005

**Figure 1b. Carriage Hills Special Area  
Proposed Land Use Change,  
City of Eagan**

**Extent of Main Map**

