

# REPORT / RECOMMENDATION



**To:** MAYOR AND COUNCIL

**Agenda Item #:** IV.C.

**From:** Cary Teague, Community Development Director

**Action**

**Discussion**

**Date:** November 18, 2014

**Information**

**Subject:** Resolution No. 2014-138 Adopting a Comprehensive Plan Amendment to allow additional housing in the RMD, Regional Medical District.

**Action Requested:**

Adopt the attached resolution.

**Information/Background:**

The Metropolitan Council has approved the City's Comprehensive Plan Amendments to allow senior housing and affordable housing with supportive services in the RMD, Regional Medical District. These amendments were associated with two development projects approved by the City Council. The first was for the project at 6500 France Avenue, which is to develop the currently vacant site into senior housing and care suites associated with Fairview Hospital. The second project was for Beacon, to remodel and expand the TCF Bank building at 3330 66<sup>th</sup> Street West for affordable housing.

The attached resolution officially adopts the Comprehensive Plan amendments.

**ATTACHMENTS:**

- Met Council Staff Report
- Resolution No. 2014-138



**RESOLUTION NO. 2014-138**

**RESOLUTION ADOPTING A COMPREHENSIVE PLAN AMENDMENT  
TO ALLOW ADDITIONAL HOUSING IN THE RMD, REGIONAL MEDICAL DISTRICT**

City of Edina

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

**Section 1. BACKGROUND.**

- 1.01 The City Council previously adopted Resolutions 2013-61 and 2014-93 approving comprehensive plan amendments to allow additional housing in the RMD, Regional Medical District subject to Metropolitan Council authorization to adopt the amendment. The Findings in Resolution 2013-61 and 2014-93 are incorporated herein by this reference.
- 1.02 On November 12, 2014 the Metropolitan Council authorized the City to adopt the Comprehensive Plan amendments.

**Section 2. ADOPTION**

The following Comprehensive Plan amendment is adopted:

Non-residential and Mixed Use Categories	Description, Land Uses	Development Guidelines	Density Guidelines
<b>RM Regional Medical</b>	<p>Hospitals, senior housing*, medical and dental offices and clinics, and laboratories for performing medical or dental research, diagnostic testing, analytical or clinical work, having a direct relationship to the providing of health services. General office uses and affordable housing ** with supportive services*** are permitted.</p> <p>* Senior housing may include: independent living, assisted living, memory care, and skilled nursing.</p> <p>**Affordable housing shall be as defined by the Metropolitan Council.</p> <p>***Supportive services are services to assist residents with maintaining stability in housing and employment.</p>	<p>Form-based design standards for building placement, massing and street-level treatment. Pedestrian circulation and open space amenities should be provided for larger sites.</p>	<p>12-80 senior residential and affordable dwelling units per acre.</p> <p><b>Floor to Area Ratio – Per current Zoning Code: maximum of 1.0 for medical office uses. Density for senior housing and affordable housing shall be based on proximity to hospitals, proximity to low density uses, utilities capacity, level of transit service available, and impact on adjacent roads. Other desired items to allow greater density would include: Below grade parking, provision of park or open space, affordable housing, sustainable design principles, and provision of public art.</b></p>

ATTEST: \_\_\_\_\_  
Debra A. Mangen, City Clerk

\_\_\_\_\_  
James B. Hovland, Mayor

STATE OF MINNESOTA            )  
COUNTY OF HENNEPIN        )SS  
CITY OF EDINA                    )

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of \_\_\_\_\_, 2014, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
City Clerk

**Community Development Committee**

For the Metropolitan Council meeting of November 12, 2014

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**Subject:** City of Edina, Regional Medical District Comprehensive Plan Amendment, Review File No. 20413-5

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**Proposed Action**

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Edina to put the Regional Medical District comprehensive plan amendment (CPA) into effect.
2. Advise the City that the impact of the CPA on guided land uses may impact subsequent forecast modeling results for population and households.

**Summary of Committee Discussion/Questions**

Sector Representative, Michael Larson, presented a summary of the City of Edina's Regional Medical District Comprehensive Plan Amendment and proposed actions to the Community Development Committee. The Committee did not have any questions or comments for discussion.

A motion to approve was made and seconded. Council Member Elkins made brief positive remarks about the amendment. No other comments were made. The motion passed unanimously.

## Community Development Committee

Meeting date: November 3, 2014

For the Metropolitan Council meeting of November 12, 2014

**Subject:** City of Edina, Regional Medical District Comprehensive Plan Amendment, Review File No. 20413-5

**District(s), Member(s):** District 5, Council Member Steve Elkins

**Policy/Legal Reference:** Minnesota Statutes Section 473.175

**Staff Prepared/Presented:** Michael Larson, AICP, Senior Planner, 651-602-1407 / LisaBeth Barajas, Local Planning Assistance Manager, 651-602-1895

**Division/Department:** Community Development, Local Planning Assistance

### Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Edina to put the Regional Medical District comprehensive plan amendment (CPA) into effect.
2. Advise the City that the impact of the CPA on guided land uses may impact subsequent forecast modeling results for population and households.

### Background

The Metropolitan Council reviewed the City of Edina 2030 Comprehensive Plan Update (Update), Review File No. 20413-1, on August 12, 2009. This is the fourth CPA since the Update was reviewed.

The CPA amends the 48-acre Regional Medical District to allow both senior housing and affordable housing with supportive services at a density range of 12-80 dwelling units per acre.

### 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

There are two known potential projects that this amendment would make possible. One is associated with the remodeling of an existing bank building at 3330 66<sup>th</sup> Street West for purposes of providing 39 units of supportive housing for recently homeless young adults. This project has been the focus of support by housing advocates. It is also the subject of a lawsuit in which the City of Edina is named as a defendant. The litigation appears to raise local issues that are beyond the scope of the Council's review. Council staff reviewed the proposed amendment for regional issues consistent with current Council policies and procedures.

# Review Record

## City of Edina Regional Medical District Plan Comprehensive Plan Amendment

Review File No. 20413-5, Council Business Item No. 2014-273

### 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 (Figure 1). Consistent with Business Item 2014-143 regarding the review of local comprehensive plans, this amendment is being reviewed under the 2030 Regional Development Framework and its policy plans. The RDF identifies Edina as a "Developed Community". Thrive MSP forecasts for 2040 are 53,300 population, 23,000 households, and 56,100 jobs.

The Metropolitan Council reviewed the City of Edina 2030 Comprehensive Plan Update (Update), Review File No. 20413-1, on August 12, 2009. This is the fourth CPA since the Update was reviewed.

### PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's Update on August 12, 2009 (Review File No. 20413-1, Business Item No. 2009-239).
- The Council acted on the Waters CPA (Review File No. 20413-2, Business Item No. 2010-232) on June 23, 2010.
- The Council acted on the Residential Density Range Adjustments for Mixed-Use Areas CPA (Review File No. 20413-3) on June 27, 2014. Reviewed administratively.
- The Council acted on the Lennar CPA (Review File No. 20413-4) on June 27, 2014. Reviewed administratively.

### REQUEST SUMMARY

The Regional Medical District is the guiding land use for a 48-acre area north of Southdale and south of Highway 62 that includes Fairview Southdale Hospital and other medical and general office uses. The proposed CPA is a text amendment that has the impact of broadening the range of uses in the district to include senior housing and affordable housing with supportive services. The text amendment stipulates a density range of 12-80 dwelling units per acre depending upon context and site characteristics such as proximity to low density uses.

### REVIEW

<b><i>Conformance with Regional Systems</i></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><i>Consistency with Council Policies</i></b>	The CPA is consistent with the Council's RDF, with water resources management, and is consistent with Council forecasts.
<b><i>Compatibility with Plans of Adjacent Jurisdictions</i></b>	The CPA will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

## ANALYSIS AND FINDINGS

### Conformance with Regional Systems

The proposed CPA conforms to the Council's regional system plans for wastewater, parks, and transportation. The following are advisory comments:

#### *Wastewater*

*Reviewers: Roger Janzig (651-602-1110)*

The CPA conforms to the *2030 Water Resources Management Policy Plan*. The Metropolitan Disposal System has adequate capacity to support the proposed CPA.

#### *Transportation*

*Reviewers: Russ Owen (651-602-1724) / John Dillery (612-349-7773)*

The CPA conforms to the *2030 Transportation Policy Plan*. It supports *Policy 4, Coordination of Transportation Investments and Land Use* and, in particular, *Strategy 4a, Accessibility*, related to promoting land use planning and development practices that maximize accessibility to jobs, housing and services. The district is proximate to the Southdale Transit Center.

#### *Regional Parks*

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

The CPA conforms to the *2030 Regional Parks Policy Plan*. There are no existing or planned regional parks system facilities within 0.5 mile of the sites affected by the CPA.

### Consistency with Council Policy

The proposed CPA is consistent with the Council's policies for land use, housing, and water resources. The proposed CPA is consistent with policies for Developed communities. Additional comments are advisory.

#### *2030 Regional Development Framework and Land Use*

*Reviewer: Michael Larson (651-602-1407)*

The CPA is consistent with 2030 Regional Development Framework (RDF) policies for Developed communities, which directs communities to accommodate forecasted growth at an overall residential density of at least five units per acre and to target higher densities in locations with convenient access to transportation corridors and with adequate sewer capacity. The CPA proposes to allow senior housing and affordable housing at a density range of 12-80 dwelling units per acre in the Regional Medical District, which is part of a job concentration with a high level of transit accessibility.

#### *Forecasts*

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

This plan amendment will enable new housing capacity (up to 227 high-density residential units) where none was previously planned. Council staff finds that the Edina population and households forecast for 2040 could be higher as a result. At this time, Metropolitan Council is not requiring a forecast revision where none is requested. However, the change in planned land use could result in higher forecasts. The Council will incorporate the planned land use change when we update forecast modeling that coincides with the release of System Statements in 2015.

#### *Housing*

*Reviewer: Michael Larson (651-602-1407)*

The proposed CPA will guide additional land in the city at densities most likely to accommodate affordable and life-cycle housing. Therefore, it improves opportunities for the

City to address its Livable Communities Act affordable housing goal of 212 units and its lifecycle housing goal of 210-400 units by the year 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.

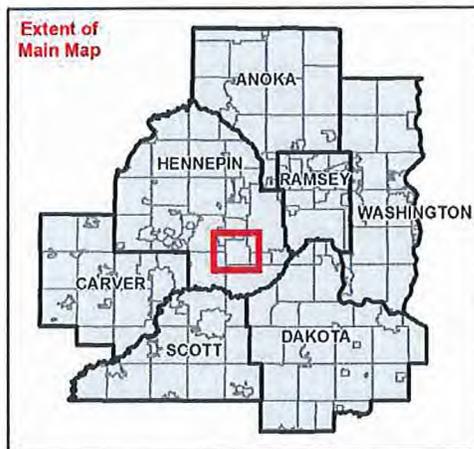
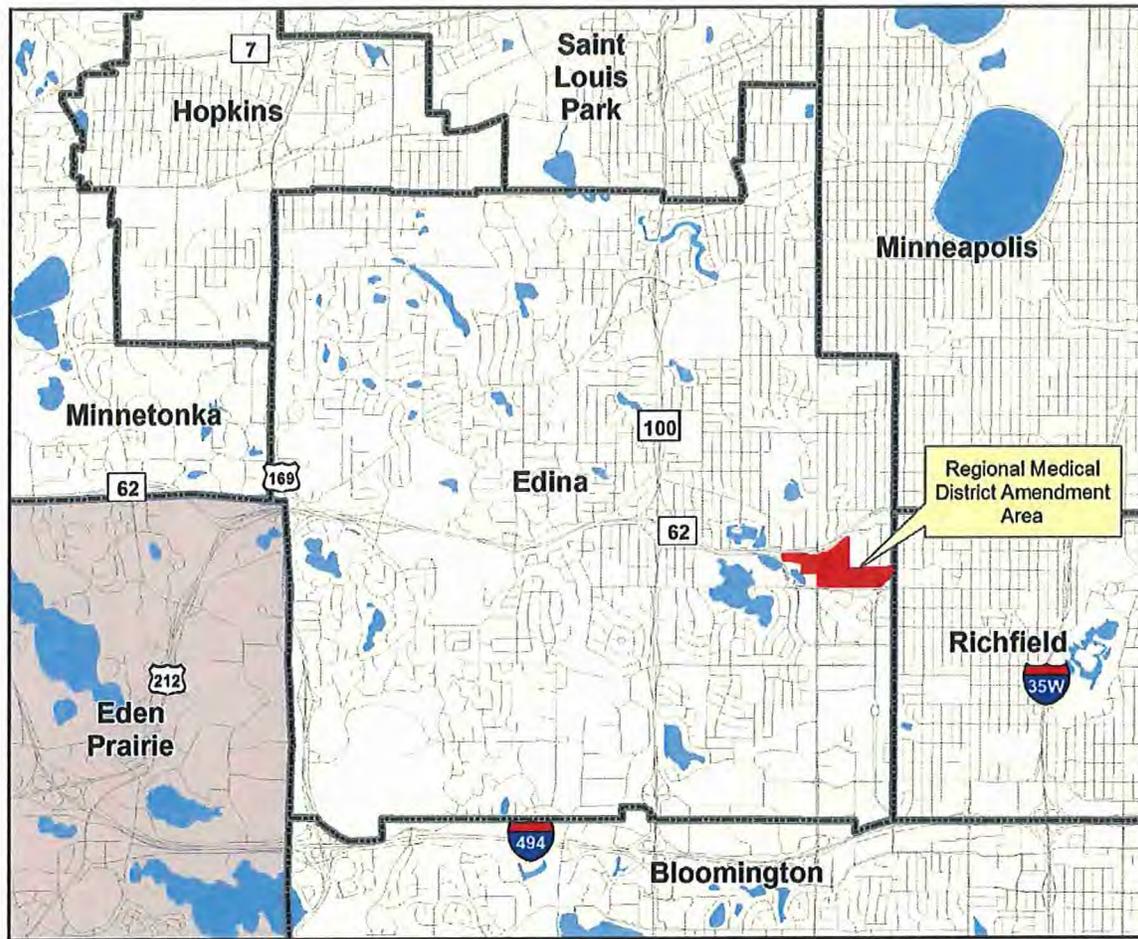
### **ATTACHMENTS**

Figure 1: Location Map 2030 RDF Geographic Planning Areas

Figure 2: Location Map with Regional Systems

Figure 3: Guiding Land Use Map, City of Edina

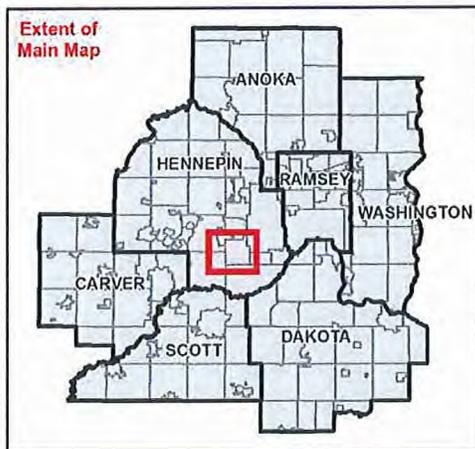
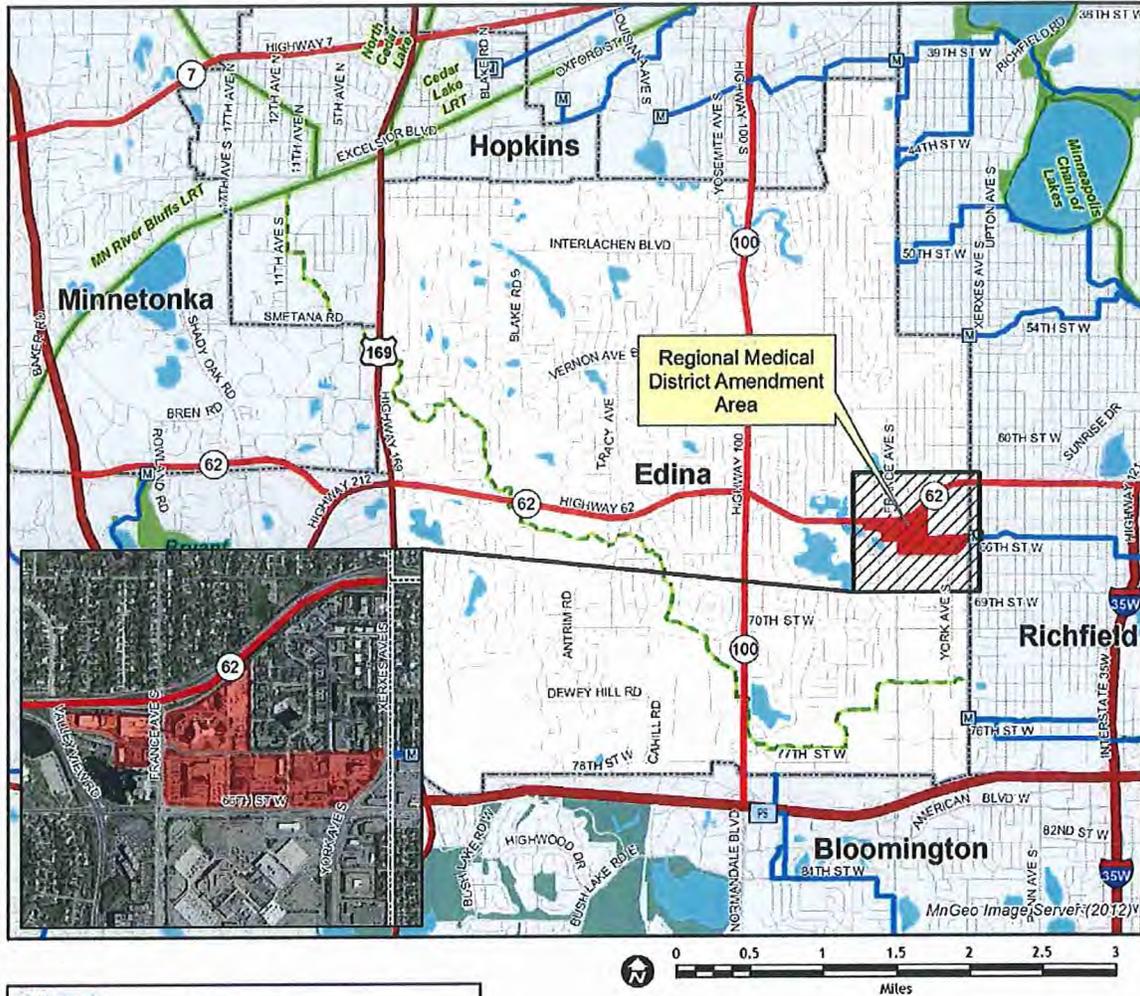
Figure 1: Location Map 2030 RDF Geographic Planning Areas



**2030 Framework Planning Areas**

- Developed
- Developing
- Rural Center
- Rural Growth Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non Region

Figure 2: Location Map with Regional Systems



- Regional Systems**
- Wastewater Services**
    - Meters
    - Lift Stations
    - MCES Interceptors
    - MCES Treatment Plants
  - Transportation**
    - Interstates
    - US Highways
    - State Highways
    - County Roads
  - Recreation Open Space**
    - Park Reserve
    - Regional Park
    - Special Recreation Feature
  - Regional Trails**
    - Existing
    - Planned
- Ncompass Street Centerlines, 2014

Figure 3: Guiding Land Use Map, City of Edina

