

## CHAPTER 3 LAND USE ELEMENT - 10-20-09

The Land Use Element begins with an inventory of existing land use and vacant land within the community. The chapter follows with information regarding future development/redevelopment opportunities, and concludes with sections covering special issue areas, historic preservation, and solar access.

### 3.1 LAND USE INVENTORY

#### EXISTING LAND USE

Figure 3.1 illustrates the existing land use pattern in the City of Eden Prairie, while Table 3.1 breaks each land use category down into approximate acreages. The City of Eden Prairie occupies approximately 22,424 acres. Of the total area 88 percent are now developed.

Residential uses comprise 7,024 acres, or 31. percent of the City's total area. The largest residential land use is low density residential at 24.5 percent of land area. Medium density residential uses include just over 5.8 percent of land area while high density residential uses make up just over 0.8 percent of the City's land area.

Park and Open Space currently make up almost 14.5 percent of the City's area. The City also includes a variety of office, commercial and industrial land uses that comprise almost 11 percent of the City's area.

### 3.2 FUTURE LAND USE

Development has followed a prescribed process to ensure thoughtful integration of natural beauty with physical development. To guide land use and development, the City

prepared and continually updated its Land Use Guide Plan. The original Land Use Guide Plan Map was created in 1967 with a majority of it still represented today. The City uses the Comprehensive Land Use Guide Plan to develop recommendations in areas of land use, supportive infrastructure, and development review. The Plan is specific enough to guide many day-to-day development decisions and provides the policies, standards, and principles that serve as the basis for updating the zoning ordinance and other development controls that the City enforces.

Eden Prairie is now largely developed. Only 3% of the City consists of vacant developable land. The developed status does not mean that there will be no change or growth within the community. It does mean that most growth will now occur in the form of redevelopment (rebuilding, remodeling of buildings or redevelopment of a property or area). Redevelopment is typically more complex and time consuming than development of vacant land. Eden Prairie's convenient location, desirable setting and amenities will mean that there will be continued interest in new forms of development, redevelopment, and reinvestment. The Land Use Guide Plan recognizes this shift toward redevelopment and reinvestment and includes specific and general policies and plans to guide this change. In particular, the Plan includes a specific land use plan and land use category to guide redevelopment of the Town Center Area (envisioned as a compact, walkable downtown area) and policy plans for the Major Center Area and the Golden Triangle Area. See Figure 3.2 Eden Prairie Land Use Guide Plan and Chapter 8 Redevelopment/Economic Development for further information about these plans and

policy areas.

### **MUSA LINE**

There is 2,333 acres of land outside of the MUSA Line. The land is guided low density, water and parks/open space. There are 243.14 acres guided rural residential, 509 acres guided water and 1,711.85 acres guided parks /open space. The low density guide area is zoned rural with a 10 acre minimum lot size. No expansion of the MUSA Line is proposed.

### **LAND USE CATEGORIES**

The Land Use Guide Plan densities and classifications are a general guide, while the zoning standards govern for actual development practice. Figure 3.2 is the Land Use Guide Plan for 2007-2030, showing the land uses for which individual parcels are guided. The City's existing zoning map is shown in Figure 3.3 The definitions of the Land Use Guide Plan designations and an explanation of how they correspond to zoning districts are as described below.

### **Residential**

Rural Residential : This category allows a gross residential density of .10 units per acre. This land is outside of the MUSA Line.

Low Density Residential: This category allows a gross residential density between 1 and 2.5 dwelling units per acre. Typical development includes single family detached dwellings. Corresponding zoning districts include the Rural, R1-44, R1-22, and R1-13.5 districts. Attached housing may occur in land guided low density, provided it meets these density requirements and transitions appropriately to adjacent developments.

Medium Density Residential: This category allows a gross residential density between 2.5 and 6.7 dwelling units per acre. Typical development includes single family detached dwellings, in addition to multiple family attached dwelling units that are approved either through conventional platting or a planned unit development. Corresponding zoning districts include the R1-9.5 district and the RM-6.5 (multi-family) district.

High Density Residential: This category allows a gross residential density between 6.7 and 17.4 dwelling units per acre. Typical development includes multiple family attached dwelling units that are approved either through conventional platting or a planned unit development. The corresponding zoning district is the RM-2.5 district.

### **Commercial**

Neighborhood Commercial: This category includes areas that specifically provide retail stores, offices, and personal service establishments for the residents of the immediate neighborhood areas. The corresponding zoning district is the N-COM District. Typical developments consist of 50,000 square feet or less. Site coverage is .20-.40

Community Commercial: This category provides areas for retail stores, offices, and personal service establishments for the residents of the immediate community area. The corresponding zoning district is the C-COM District. Typical developments consist of 200,000 square feet or less. Site coverage is .20-.40

Regional Commercial: This category is located in areas where one or more of the

following characteristics are present: a) large sites are available to provide locations for major shopping centers which serve a wider region than the City itself; b) relatively large sites for sales and service operations that are not typically found in shopping center structures and attract little or no pedestrian traffic; and c) sites to provide limited sales and service operations that are oriented and directly related to highway or freeway uses, tourists and travelers. Corresponding zoning districts are the C-Reg, C-Reg-Ser and the C-Hwy districts. Site coverage is .20-.40

### **Town Center**

This category designates the land use for a mixed-use downtown area to be located near the center of the Major Center Area. The 120 acre area is to be redeveloped over time into a compact, walkable, vibrant, pedestrian oriented area. The Town Center is a result of a history of planning dating back to the 1970's and the adoption of the 2006 Major Center Area (MCA) Study and Plan. The focus of the MCA Study is on creating a concentrated pedestrian and transit oriented development area that has a supportive mix of higher intensity land uses (retail, service, office, housing, park, hospitality, and entertainment). Much of the area is to consist of vertical mixed use buildings (i.e. office or housing over shops and restaurants) and the nearby housing will be higher density than typically found in other parts of the City. Future transit services (light rail and bus) will help ensure convenient access and mobility. Parking will be in parking structures and on-street with limited use of surface parking lots. Future buildings will front on a street with a lively and active street life. Parks, trails, landscaped streets and plazas will add green space and recreation amenities to the area. The redevelopment will be designed to support

Eden Prairies' community health, active living and sustainability goals. In order to limit traffic congestion, development intensity in the balance of the MCA will be lower than in the Town Center. See the Town Center Land Use Plan and the Major Center Area Study for further information. Corresponding zoning is the TC - Town Center Mixed Use District. Residential is 45-75 du per acre. Commercial is .20-.40.

In the Town Center , 3,683 units are proposed on 48 acres of redeveloped land at densities up 75 units per acre.

### **Office**

This category designates land for a variety of professional office purposes including general business and professional uses. The corresponding zoning district includes the OFC district. Site coverage is .30-.50

### **Industrial**

This category reserves land for industrial and related activities with minimal adverse impact to differing land use. Acceptable land uses include manufacturing, warehousing, and limited office uses. Corresponding zoning districts include the I-2 and I-5 districts. Site coverage is .30-.50.

This category also provides locations where industries that need larger sites and outside storage, screened from views of differing land uses, that can operate without adverse effects on other uses. The corresponding zoning district is the I-GEN district. Site coverage is. 30-.50.

### **Parks**

This category reserves land for publically owned parks and open space. The corresponding zoning is Public.

### **Public/Quasi-Public**

**Public:** This category designates land for publically owned schools, city hall, and fire and stations. The corresponding zoning is Public.

**Quasi-Public:** This category includes privately-owned uses that resemble public uses such as land held by associations, country clubs, and private schools. The corresponding zoning is Public.

### **Church/Cemetery**

This category includes land for places of worship and cemeteries. The corresponding zoning is Public

### **Golf Course**

Golf, golf holes, practice ranges and greens, tennis courts, club houses, swimming pools, maintenance and storage buildings, pump houses and wells, shelter houses, cart paths, irrigation facilities, croquet, lawn bowling, platform tennis, cross country skiing, snow shoeing, ice skating and other passive recreational activities with non-motorized use, provided however motorized golf carts are permitted. The term “golf course” does not include permanent or temporary residential use or transient hotel use. The corresponding zoning district is GC-Golf Course.

### **Airport**

This category includes approximately 794 acres of land known as Flying Cloud Airport, owned by the Metropolitan Airports Commission (MAC).

A-1 is approximately 540.55 acres of the airport is devoted primarily to aircraft takeoff, landing and taxing operations.

Associated with aircraft operations, this 540.55 acre area includes all runways, runway aids, taxiways and hangars. Further, facilities housing personnel and aircraft to conduct aircraft maintenance and aircraft related businesses are present within this area. The area also includes school facilities for the training of air traffic control candidates and airplane mechanics. MAC has maintenance equipment buildings in this area and the Federal Aviation Administration air traffic control tower is within this area. MAC also leases property in this area to the City for ball field use. The principal activities in this area involve the active congregation of people utilizing runways, aircraft, buildings or structures.

A-2 is Approximately 160.69 acres of the airport is devoted to airport safety, park/open space, agriculture, and aircraft navigation structures. Airport safety areas are required by both federal and state law. Airport navigation structures are present in this area consisting primarily of lights for aircraft landing approaches. (Some navigation structures also exist in the 540.55 acre area.) See figure 5-13 identifying safety zones. The 160.69 acres also includes park/open space areas where there is no congregation of people or structures. Agricultural use, the growing of a variety of crops, also takes place in this area but no agricultural structures are located within the area. The principal activities in this area will not involve the active congregation of people utilizing aircraft, building or structures. This area will not be occupied by the more active use described above for the 549 acres absent a change in the Comprehensive Guide Plan and zoning.

Approximately 70.36 acres of the airport is devoted to future development by and at the request of MAC. A-3 is for commercial uses

(12.79 acres). A-4 is for office uses (57.57 acres)

All four areas are depicted on figure 3-4. The corresponding zoning is Airport, Airport Commercial, and Airport Office.

### **Open Water**

This category includes water bodies such as creeks, rivers, lakes and ponds that are classified by the Minnesota Department of Natural Resources.

### **Right-of-Way**

This category includes all existing and reserved platted public right-of-ways.

### **EXISTING AND FUTURE LAND USE COMPARISONS**

A comparison of the changes in land use designation between the existing land use map and the Land Use Guide Plan is shown in Table 3.1.

The most significant difference in the acreages of existing and guided land use categories is seen in the residential land uses. The Guide Plan shows an additional 688 acres of residential land for future residential development. This is mostly due to the land guided for low density residential use, generally in the southwest quadrant of the City. Due to constraints such as steep slopes, wetlands and floodplain areas, not all of this land is developable. The City's future development potential is discussed in the Vacant Land Analysis.

### **Vacant Land Analysis**

The City's proposed Land Use Guide Plan guides the majority of existing vacant land

for residential use. Table 3.3 shows the potential residential land availability based on the existing and guided land use values. The remaining guided land use acreage has been converted to a remaining developable acreage by eliminating land restricted for development. This includes unbuildable acreage such as wetlands, floodplains, and steep slopes. An approximate density has been assigned to each Land Use Guide Plan category, based on the corresponding zoning districts, to determine the number of potential new housing units. Table 3.5 shows the forecast residential growth in the mixed use policy areas of the Major Center Area and Golden Triangle Area.

Much of the change between year 2007 existing land uses and guided land uses for 2007-2030 comes from a reclassification of vacant acreage to developed acreage and the addition of the Golf Course, Airport and Town Center land use categories. Utilizing a geographic information system (GIS), the City created a summary of how all the remaining vacant land is guided. The designation of vacant acres to developed land is shown in Table 3.2.

### **Relationship to Zoning**

The future land use designations work jointly with zoning designations to further the City's land use planning goals. The Land Use Guide Plan densities and classifications are a general guide, while the zoning standards govern actual development practice.

### **Population, Household, and Employment Forecasts**

The population, household and employment forecasts for 2030 are shown in Table 3.7

### 3.3 REDEVELOPMENT

As Eden Prairie approaches full development, the City is focusing on the redevelopment of certain areas throughout the City. These specific areas are the Major Center Area, and the Golden Triangle Area. See Chapter 8 – Redevelopment & Economic Development for more information.

#### MAJOR CENTER AREA

The core area of the City is known as the Major Center Area (MCA), located around the intersection of I-494 and US Highways 5 and 212. The area is generally bounded by Valley View Drive on the north, Prairie Center Drive on the east and south and Purgatory Conservation area on the west. Eden Prairie Center is located in the southeast portion of the MCA. The MCA was officially established by the City in 1973, when it approved the 1,200 acre MCA Planned Unit Development, with the primary goal of providing a flexible development framework for Eden Prairie’s “regional diversified center,” identified by the 1968 Metropolitan Council as a “constellation center” where urban growth would occur. Eden Prairie planned its center area to be economically feasible and take advantage of the built environment, while being sensitive to the natural features of the area.

The built environment included existing and planned freeways, thoroughfares, collector roads, and public utilities. The natural features included open space systems that not only created a potential amenity to the MCA, but also served and benefited the entire community.

The construction of Eden Prairie Center was an outcome of the 1973 MCA PUD.

In 2006 the City revisited the MCA and adopted the Major Center Area Study as an advisory tool. Changes such as Southwest Station development and transit hub, the maturation of the Eden Prairie Mall, the planned Southwest Light Rail Transit line and the desire for a downtown destination drove the plans, principles and recommendations of the MCA Study. Key recommendations of the Study are:

Create a compact, walkable, mixed-use downtown (Town Center) around Single Tree Lane and a new north-south street to be located just west of Lake Idlewild. A specific land use plan for this mixed-use redevelopment area is part of the Eden Prairie Land Use Guide Plan.

#### Major Center Area Vision:

The future vision for the MCA is described as follows:

“Development patterns should continue as they have throughout most of the area abutting the outer ring road of Prairie Center Drive and Valley View Drive. A compact, walkable Town Center should be created that would cluster around Singletree Lane and Idlewild Lake. Eden Prairie’s highest development densities should be found within the Town Center. Organized by a new grid system of streets and urban amenities, the Town Center should emphasize residential, retail and mixed-use development types.”

“Public investment in streets, parks and greenways are envisioned in the plan, to create a streetscape design identity that will link all the street system components together. Bus and rail transit service will eventually be completely integrated into the street network and development pattern to

take advantage of concentrations of people who will choose to use transit to get around the area. Pedestrian friendly design of streets and open spaces is expected to balance the emphasis on transit and pedestrian movement. Open spaces and amenities, supported by both public and private resources, are needed to make the Town Center and the entire Major Center Area livable, and attractive and successful over the next 25 years.”

### **GOLDEN TRIANGLE AREA**

The City’s northeast quadrant contains an area referred to as the Golden Triangle, generally bounded by Highway 169, I-494 and Highway 212. This area contains the City’s largest concentration of industrial land uses. Also included in this area are other office and commercial uses that are complementary to and service the industries in the area.

In 2004 the City conducted the Golden Triangle Study. The Study looked at alternative land use patterns and road and transit improvements that would lessen traffic congestion while allowing continued redevelopment. The preferred land use plan is shown as an advisory tool in Chapter 8 – Redevelopment/Economic Development. The plan envisions a mixed-use development node around a future LRT station and the addition of up to 2,680 new housing units. The housing helps balance peak traffic follow in and out of the area. Road improvements at Washington Avenue and Valley View Road are recommended to help improve access and to lessen congestion.

In Golden Triangle , 144 acres will be redeveloped at densities between 10-40 units per acre for a total of 2,650 units.

## **3.4 HISTORIC PRESERVATION**

### **HERITAGE PRESERVATION ORDINANCE**

The legal basis for the preservation, protection and use of cultural resources dates from 1990, when the City Council enacted an ordinance to enable the creation of a Heritage Preservation Commission (HPC). The seven-member HPC is comprised of citizen volunteers appointed by the City Council to carry out the duties and responsibilities according to municipal heritage preservation commissions under state statutes.

In 1991, the State Historic Preservation Office granted the City the status of “Certified Local Government” due to its enactment of an ordinance, which committed the City to active participation in the national historic preservation program. This involves conducting surveys, maintaining inventories, nominating properties to the local and National Register, and providing public information, education, and assistance in historic preservation. By ordinance, every application for a City permit in relation to a property listed on the City Register must be reviewed by the HPC, which determines whether the proposed work will have an adverse impact on the property.

Part of the Eden Prairie historic preservation ordinance is designation of Heritage Preservation Sites. Upon meeting certain listed criteria, historic properties may be registered individually as collective sites or districts. Figure 3.4 is a map of the designated historic sites within the City.

### **CULTURAL RESOURCE INVENTORY AND ANALYSIS**

The City has conducted surveys to identify

and evaluate properties of historical, architectural, and archaeological significance. Between 1991 and 1995, nearly one hundred buildings, structures, archaeological sites, and landscapes were inventoried. Nearly one hundred Native American earthworks surveyed near the end of the last century have also been noted. It is anticipated that many of these properties (and combined areas) will eventually be listed in the City Register of Heritage Preservation Sites and/or the National Register of Historic Places.

The Eden Prairie Heritage Sites Inventory is organized around the concept of the historic context, a format for identifying and evaluating historic properties grouping related historic properties on the basis of cultural/historical theme, geographical area, and chronological period. Each historic context describes one or more aspects of the historic development of Eden Prairie, considering historical, archaeological, cultural, architectural, and geographical themes, as well as the significant patterns represented by individual historic properties.

The City's inventory and analysis includes more than two hundred individual properties identified in the Eden Prairie Cultural Resources Survey found on file in the City's Community Development Service Area.

#### **NATIONAL REGISTER OF HISTORIC PLACES**

Separate from the City Register is the National Register of Historic Places. The National Register of Historic Places is the nation's official list of properties deemed worthy of preservation. The Register is maintained by the National Park Service and is administered by a State Historic Preservation Office (SHPO) in each state. Properties may be listed due to their

association with significant persons and events, their architectural or engineering significance or for the historical or pre-historical information they provide. The Register also lists important groupings of properties as historic districts. Properties possessing a transcendent value to the nation as a whole may be designated as National Historic Landmarks.

The City has two properties listed on the National Register of Historic Places. The Cummins-Grill Homestead, dating from 1879 is a significant example of the agricultural settlement period from 1852 – 1950. It is currently owned by the City and is integrated into the City's parks and open space system. More recently, the Glen Lake Children's Camp was listed as a National Register District. The camp was built in 1925 to serve the needs of children from Hennepin County who had tested positive for tuberculosis.

#### **STATE INVENTORY**

The State of Minnesota also maintains an inventory of cultural resources throughout the state. The Minnesota State Historic Preservation Office (SHPO) maintains two databases, one dealing with historical architecture and the other with archeological discoveries that are of state and local significance. The SHPO advocates for the preservation of Minnesota's historic and archaeological resources and identifies, evaluates, registers and protects the state's historic properties.

### **3.5 SUSTAINABILITY, CONSERVATION AND PUBLIC HEALTH**

As energy costs rise and interest in natural resources increase, there is continued interest in sustainable practices in land

development, redevelopment and building design. On the broad scale, the emphasis on compact, walkable and transit oriented redevelopment in the MCA and GTA is a major effort to create a more efficient land use pattern that relies less on individual vehicle use and allows a variety of options for movement and living/working choices.

Actions to enhance community health through active living opportunities goes hand-in-hand with the more compact form of development and encourages community connections for walking, biking and green space.

The City supports use of energy efficient and sustainable buildings and encourages the use of LEED standards for building, site and neighborhood design. This extends to the use of wise storm water management practices, rain gardens, “green” materials, energy efficient landscaping and other measures.

### **3.6. AGGREGATE RESOURCES**

According to a 1999 report called “Aggregate Resources of the Seven County Metropolitan Area” there were areas of natural aggregate and gravel resources pre-urbanization. Until 1985, there were active sand and gravel operations in the northeast part of Eden Prairie. All of this land area has been developed for office and industrial uses. There is no undeveloped land left containing natural aggregate and gravel meeting industry standards in the City.

### **3.7 SOLAR ACCESS**

Metropolitan cities in Minnesota are required to include an element for protection and development of access to direct sunlight for solar energy systems in the Update. A solar access protection element is included in the Update to assure the availability of

direct sunlight to solar energy systems. Solar energy is an alternative means to energy. It has much less impact on natural resources and the environment than the use of fossil fuels. Currently fossil fuels and nuclear power are needed to heat or cool our homes and businesses. Fossil fuels are also used for most modes of transportation. Increasing the use of solar energy would decrease reliance on fossil fuels and nuclear power. The purpose for including this section of the Update is to ensure that direct sunlight access to active and passive solar energy use is not subjected to shading from nearby trees, buildings, or other structures.

#### **Solar Access Protection Goal and Policies**

**Goal:** Encourage the use of solar energy systems for the purposes of space heating and cooling and hot water heating in new residential developments.

#### **Policies:**

- The City will review its Zoning Ordinance and consider appropriate amendments to exempt active and passive solar energy systems from lot coverage and setback provisions.
- The City will review its Code and consider appropriate amendments to require swimming pools and hot tubs to be heated using solar or some other form of renewable energy resource, where possible.
- Within Planned Unit Developments, the City will consider varying setback requirements in residential zoning districts as a means of protecting solar access.

### **3.8 PLANNING, DEVELOPMENT AND GROWTH GOALS**

**Planning and Growth Goal One**

Create a Comprehensive Plan update that reflects both current criteria and projected needs, but which is flexible enough to allow for future change as determined to be appropriate by elected officials, citizens and staff.

- Review the Comprehensive Plan as necessary, but at a minimum every two years, to ensure its usefulness as a practical guide for current and future development.
- Adopt and amend the Comprehensive Plan by City Council resolution upon recommendation by the Planning Commission with input from City Staff.
- Review all City codes, ordinances, and policies to ensure consistency with the Comprehensive Plan and any updates to the Plan.

**Planning Development and Growth Goal Two**

Continue to develop the City in accordance with the Comprehensive Plan to ensure that all future development and redevelopment will reflect the elements of the Comprehensive Plan and a consistent development policy.

**Policies**

- Inform all City residents, property owners, business owners and interested parties of the designations, policies and recommendations contained within the Comprehensive Plan, and of any updates and/or amendments to the plan. This shall be accomplished through typical

legal notification requirements and through the publication from time to time of articles, fact sheets, or information on the City’s web page that may help to inform the public of new or revised City policies.

- Amend codes and policies to eliminate confusing language and to create user-friendly documents, the purposes and benefits of which are clearly stated to the user.

**Planning Development and Growth Goal Three**

Maintain the Council/Manager form of Government and the use of Advisory Boards and Commissions

**Policies:**

- Continue to involve residents, property owners, business owners, and interested parties in the process of development decisions.
- Provide general community information as well as specific development details to interested community members and organizations in a timely manner.
- Adopt and adhere to schedules for advisory Board and Commission meetings and review of development proposals.
- Communicate information on city events, development proposals, and other information to the general public through the use of the media, the City’s web site, informational brochures, and other widely distributed forms of communication.
- Maintain a strong level of confidence in City advisory Boards and Commissions,

member selection, Board and Commission continuing education, and open lines of communication with the City Council.

**Planning Development and Growth  
Goal Four**

Focus on creating a more efficient and dynamic mix of land uses in the core areas of the Major Center Area (MCA) and the Golden Triangle Area (GTA).

**Policies:**

- Focus redevelopment efforts on creating a compact, pedestrian-friendly Town Center in the Major Center Area, while encouraging market driven transit oriented design (TOD) in the Golden Triangle Area.
- Expand and diversify the transportation system to include a new light rail transit line and stations, improved bus service, and a walking and biking network connecting residents to services, jobs and entertainment.
- Consider safety and physical limitations when planning senior housing: outdoor lighting that exceeds the current City code; buildings that are designed for people with limited mobility, eyesight, and hearing particularly in disaster situations requiring evacuations.
- Ensure the safety of seniors by constructing pedestrian street crossings near senior housing that create longer crossing time, and when possible separate foot traffic from vehicle traffic through the use of underpasses, overpasses, bridges and larger medians.
- Identify redevelopment projects and potential project sites that may be eligible for TIF funds and other incentives that may be currently available through the existing Major Center Area TIF District, and work with property owners to further explore such projects.
- Create more local attractions and destinations to allow more residents the ability to live, work and play in Eden Prairie and to not have to rely as often on congested regional highways.
- Support transit and pedestrian accessibility and connectivity as part of all redevelopment projects.
- Balance development with transportation system capacity while encouraging development concentrations in the Town Center and the GTA TOD mixed use nodes.
- Encourage redevelopment in the Major Center Area and Golden Triangle Area that is compatible with the MCA Study and the GTA Study.
- Encourage development features and components that create a vital Town Center core area.
- Adopt mixed use design guidelines and a Town Center zoning district to assure high quality and variety in building design, a connected and active streetscape and a walkable lively Town Center character.
- Work with private property owners to develop a comprehensive trail and walk system to link commercial developments, public facilities, open

spaces and adjoining residential developments.

- Require mixed-use development within the Town Center in accordance with the MCA Study.
- Create housing for seniors in very close proximity to shopping and services to eliminate the need for car travel whenever possible.
- Utilize common elements such as plazas, public structures, streetscape, pedestrian ways, etc., to establish an identity in the Town Center Area.
- Limit the amount of additional traffic generation from new MCA and GTA development outside of the Town Center and GTA TOD area. This trip budget policy is designed to retain mobility in the area while allowing for concentrated growth within transit friendly, walkable core areas.

**Planning Development and Growth  
Goal Five**

Continue redevelopment efforts throughout the City that are determined to be necessary and beneficial to the economic health of the community.

**Policies:**

- Encourage, as may be appropriate on a case by case basis, the use of development tools such as the PUD process, tax increment financing, and/or other financial and development incentives to promote redevelopment in desired areas.
- Encourage the use of energy efficient, green and sustainable practices and materials in new development and redevelopment.
- Encourage solar energy systems, either active or passive, to help supply a significant portion of the heating, cooling, and water heating requirements to an individual home or business.

### 3.9 IMPLEMENTATION

- The City has adopted a Town Center Ordinance.
- The City will adopt an Airport and with one year after adoption of the 2008 Update.
- The City has adopted design guidelines to implement the redevelopment plan for the Town Center.
- To support continued development of the Major Center Area the City will identify redevelopment projects and potential project sites that may be eligible for TIF, Tax Increment Financing.
- The City will continue to use Planned Unit Developments. As appropriate, to generate a mix of commercial office and residential uses supportive of the goals and policies of the Major Center Area Plan and Golden Triangle Area Plan.

**Table 3.1**  
**Comparison of Existing and Guided Land Uses, 2007-2030 (amended 10-13-08)**

<b>Land Use Type</b>	<b>Existing Developed Land Use Acres</b>	<b>Guided Land Use Acres</b>	<b>Remaining Guided Undeveloped Acres</b>
<b>Residential</b>	<b>7024.20</b>	<b>7712.11</b>	<b>687.91</b>
Low Density Residential	5514.81	6117.96	603.15
Medium Density Residential	1334.06	1375.10	50.86
High Density Residential	175.33	221.34	46.01
<b>Mixed Use</b>		<b>114.83</b>	<b>114.83</b>
Town Center		114.83	114.83
<b>Commercial</b>	<b>573.21</b>	<b>590.37</b>	<b>17.16</b>
Regional Commercial	413.71	430.39	17.16
Community Commercial	90.41	90.41	0
Neighborhood Commercial	69.09	69.09	0
<b>Office</b>	<b>469.19</b>	<b>564.24</b>	<b>95.87</b>
<b>Airport</b>	<b>794</b>	<b>794</b>	<b>0</b>
<b>Industrial</b>	<b>1317.10</b>	<b>1359.68</b>	<b>42.58</b>
<b>Public/Quasi-Public</b>	<b>502.78</b>	<b>502.78</b>	<b>0</b>
<b>Park/Open Space</b>	<b>3272.55</b>	<b>3272.55</b>	<b>0</b>
<b>Golf Course</b>	<b>525.77</b>	<b>525.77</b>	<b>0</b>
<b>Church/Cemetery</b>	<b>216.94</b>	<b>218.96</b>	<b>2</b>
<b>Water</b>	<b>1180.66</b>	<b>1180.66</b>	<b>0</b>
<b>Right-of-Way</b>	<b>3127.44</b>	<b>3127.55</b>	<b>0</b>
<b>Land Inside MUSA Line</b>	<b>18,753</b>	<b>20,033</b>	<b>1280</b>
<b>Land Outside MUSA Line</b>	<b>813.85</b>	<b>2395.70</b>	
Low Density Residential	174	174	0
Parks/Open Space	130	1711.85	1581.05
Water	509.85	509.85	0
<b>Total</b>	<b>19,565</b>	<b>22,428.70</b>	

Source: City of Eden Prairie,

**Table 3.2**  
**Residential Land Availability, 2007 (amended 10-13-08)**

Land Use	Existing Acres	Guided Acres	Remaining Guided Acres	Remaining Developable Acres <sup>1</sup>	Approximate Density	Potential Units (Net) (Gross)
Low Density Residential	5514.81	6117.96	603.15	379.89	2.5 Units/Acre	949-1,507
Medium Density Residential/etc.	1,334.06	1372.81	38.75	23.94	6.7 Units/Acre	160-259
High Density Residential	175.33	221.34	46.01	28.98	17.4 Units/Acre	502 – 800
<b>Total</b>	<b>7,023.87</b>	<b>7712.11</b>	<b>687.91</b>	<b>432.69</b>	<b>n/a</b>	<b>1611 – 2566</b>

Source: City of Eden Prairie Dept. of Community Development, 2007

<sup>1</sup>City Staff estimates 37% of the total remaining land is restricted by topography.

**Table 3.3**  
**Redevelopment Policy Areas – Residential Development Potential, 2007**

Redevelopment Policy Area	Land Use Category	Acres	Approximate Density (units/acre)	Forecast Units
Town Center	Mixed Use w/ Medium Density Residential	13	45	
Town Center	High Density Residential	35	50-75	Allocate 2943 between MU,MD, and HD
Major Center Area – outside of Town Center	High Density Residential	12	40-60	740
Golden Triangle Area	High Density Residential	144	10-40	2,530
<b>Total</b>		<b>181</b>	<b>n/a</b>	<b>6,213</b>

Source: City of Eden Prairie Dept. of Community Development, 2007

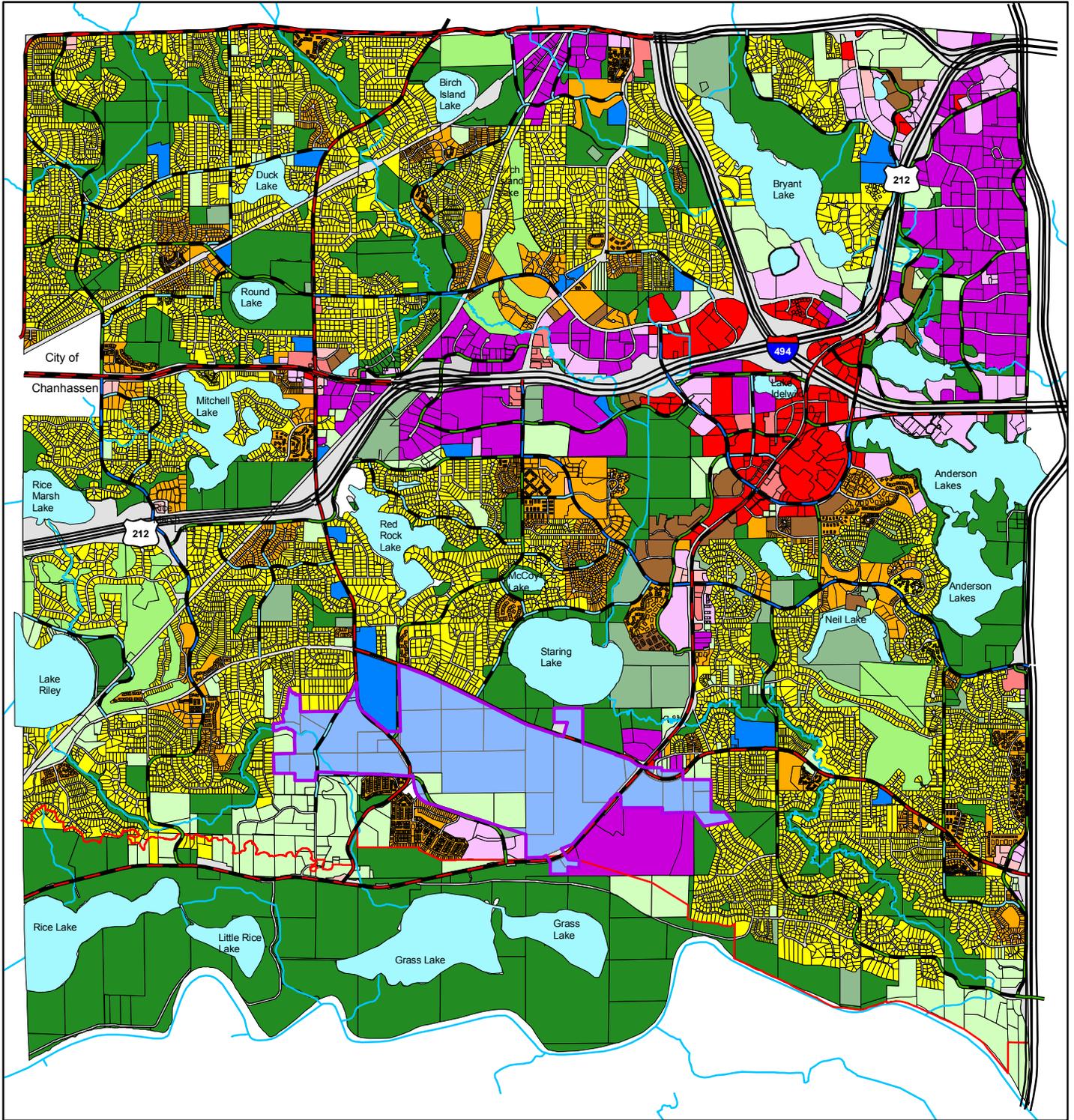
**Table 3.4**  
**Land Use Table in 5-Year Stages Existing and Planned Land Use in Acres**

Within Urban Service Area	Allowed Density Range Housing Units/Acre		2007 (existing)	2010	2015	2020	2025	2030	Change 2000-2030
	Minimum	Maximum							
<b>Residential</b>									
Low Density	1.0	2.5	5514.81	5651	5788	5925	6062	6199	<b>685</b>
Medium Density	2.5	6.7	1,334.06	1336	1341	1349	1360	1372	<b>38</b>
High Density	6.7	17.4	175.33	180	188	199	214	221	<b>46</b>
Mixed Use Town Center	40	75	0	5	25	48	72	114	<b>114</b>
<i>Undeveloped</i>			<b>685</b>	<b>548</b>	<b>411</b>	<b>274</b>	<b>137</b>	<b>0</b>	<b>0</b>
<b>Commercial</b>									
Regional Commercial			413.71	415	417	419	424	430	<b>17</b>
Community Commercial			90.41	90.41	90.41	90.41	90.41	90.41	<b>0</b>
Neighborhood Com			69.09	69.09	69.09	69.09	69.09	69.09	<b>0</b>
Undeveloped			<b>17</b>	<b>15</b>	<b>13</b>	<b>11</b>	<b>6</b>	<b>0</b>	<b>0</b>
<b>Office</b>									
Undeveloped			469.19	474	489	509	534	564	<b>95</b>
<i>Undeveloped</i>			<b>95</b>	<b>90</b>	<b>75</b>	<b>55</b>	<b>30</b>	<b>0</b>	<b>0</b>
<b>Industrial</b>									
Undeveloped			1,317.10	1323	1331	1339	1349	1359	<b>42</b>
<i>Undeveloped</i>			<b>42</b>	<b>36</b>	<b>28</b>	<b>20</b>	<b>10</b>	<b>0</b>	<b>0</b>
<b>Airport</b>									
Undeveloped			7945	794	794	794	794	794	<b>0</b>
<b>Park/Open Space</b>									
Undeveloped			3272.55	3272.55	3272.55	3272.55	3272.55	3272.55	<b>0</b>
<b>Public/Quasi-Public</b>									
Undeveloped			502.78	502.78	502.78	502.78	502.78	502.78	<b>0</b>
<b>Golf Course</b>									
Undeveloped			525.77	525.77	525.77	525.77	525.77	525.77	<b>0</b>
<b>Church/Cemetery</b>									
Undeveloped			216.94	216.94	216.94	216.94	216.94	218	<b>1</b>
<i>Undeveloped</i>								<b>1</b>	<b>0</b>
<b>Water</b>									
Undeveloped			1180.66	1180.66	1180.66	1180.66	1180.66	1180.66	<b>0</b>
<b>Right-of-Way</b>									
Undeveloped			3127.44	3127.44	3124.44	3127.44	3127.44	3127.44	<b>0</b>
<b>Total</b>			<b>20,034</b>	<b>20,034</b>	<b>20,034</b>	<b>20,034</b>	<b>20,034</b>	<b>20,034</b>	<b>1,038</b>
<b>Outside Urban Service Area</b>	Minimum lot size	Maximum lot size	Existing (2007)	2010	2015	2020	2025	2030	Change 2000-2030
Low Density	10 acres		174	174	174	174	174	174	<b>0</b>
Parks Open Space			130	130	130	130	855	1711	<b>1,581</b>
<i>Undeveloped</i>			<b>1581</b>	<b>1581</b>	<b>1581</b>	<b>1581</b>	<b>856</b>	<b>0</b>	<b>0</b>
Water			509	509	509	509	509	509	<b>0</b>
<b>Outside Musa Total</b>			<b>2394</b>	<b>2394</b>	<b>2394</b>	<b>2394</b>	<b>2394</b>	<b>2394</b>	<b>1,581</b>
<b>CITY TOTAL</b>			<b>22,428</b>	<b>22,428</b>	<b>22,428</b>	<b>22,428</b>	<b>22,428</b>	<b>22,428</b>	<b>2,619</b>

**Table 3.5**  
**Population, Household and Employment Forecasts**

	<b>2007</b>	<b>2010</b>	<b>2020</b>	<b>2030</b>	<b>Change 2007-2030</b>
<b>Population</b>	62,090	65,500	69,900	77,100	+ 15,010
<b>Households</b>	23,957	25,000	28,500	33,000	+ 9,043
<b>Employment</b>	51,300	55,000	62,000	65,500	+14,200

Source: December, 2005 City of Eden Prairie TAZ Forecasts. Met Council 2007



- |  |                         |                     |                    |
|--|-------------------------|---------------------|--------------------|
| Rural Residential .10 Units/Acre             | Industrial              | Public/Quasi-Public | Airport Property   |
| Low Density Residential 1-2.5 Units/Acre     | Neighborhood Commercial | Golf Course         | MUSA line          |
| Medium Density residential 2.5-10 Units/Acre | Community Commercial    | Church/ Cemetery    | Creek              |
| High Density Residential 10-40 Units/Acre    | Regional Commercial     | Open Water          | Principal Arterial |
| Office                                       | Town Center             | Right-Of-Way        | A Minor Arterial   |
| Airport                                      | Park/Open Space         | Undeveloped         | B Minor Arterial   |
|  |                         |                     | Major Collector    |
|  |                         |                     | Minor Collector    |



0 1,250 2,500 5,000  
Feet

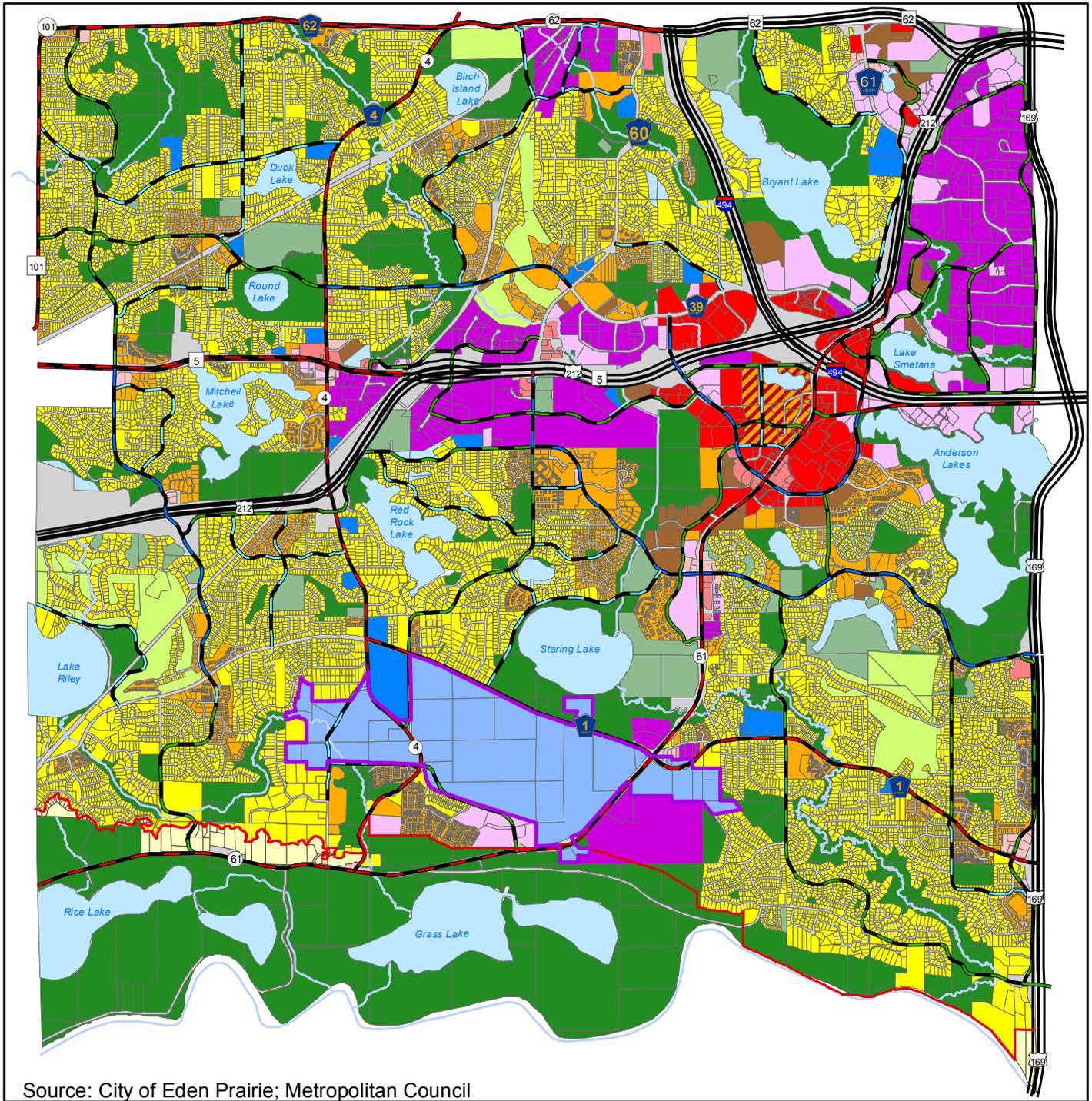


# EXISTING LAND USE MAP

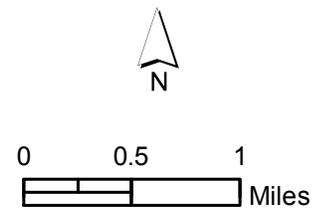
COMPREHENSIVE PLAN UPDATE 2008

October 20, 2009

Figure 3.1



- |  |                         |                     |                    |
|--|-------------------------|---------------------|--------------------|
| Rural Residential .10 Units/Acre             | Industrial              | Public/Quasi-Public | Airport Property   |
| Low Density Residential 1-2.5 Units/Acre     | Neighborhood Commercial | Golf Course         | MUSA line          |
| Medium Density residential 2.5-10 Units/Acre | Community Commercial    | Church/ Cemetery    | Creeks             |
| High Density Residential 10-40 Units/Acre    | Regional Commercial     | Open Water          | Principal Arterial |
| Office                                       | Town Center             | Right-Of-Way        | A Minor Arterial   |
| Airport                                      | Park/Open Space         |                     | B Minor Arterial   |
|  |                         |                     | Major Collector    |
|  |                         |                     | Minor Collector    |

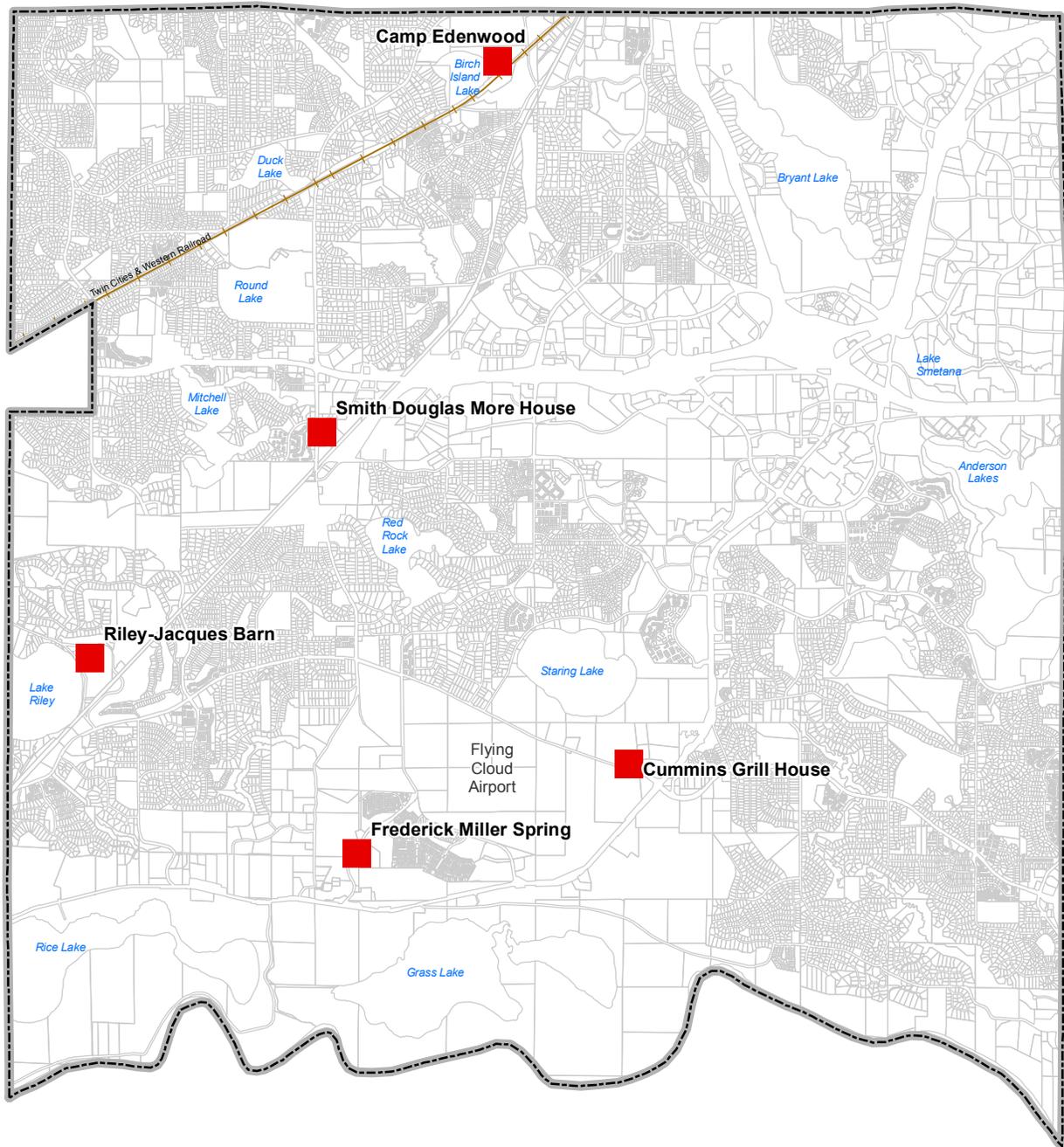


## LAND USE GUIDE PLAN MAP 2030

COMPREHENSIVE PLAN UPDATE 2008

October 20, 2009

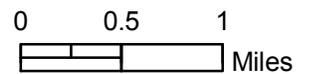
Figure 3.2



Source: City of Eden Prairie; Metropolitan Council

### Legend

■ Historic Property

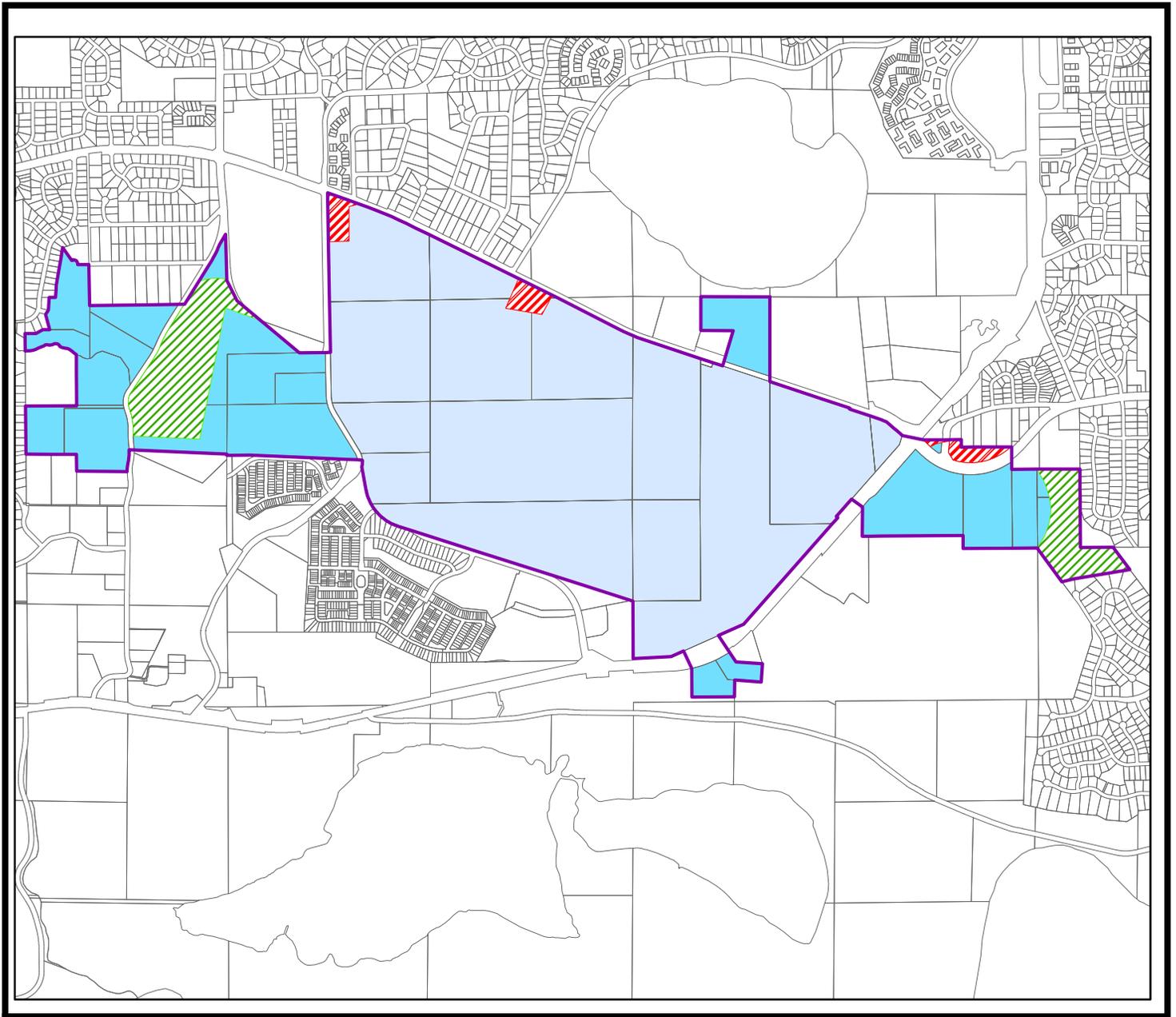


## HISTORIC SITES

COMPREHENSIVE PLAN UPDATE 2007

Dec. 2007

Figure 3.3



-  A-1
-  A-2
-  A-3
-  A-4
-  Airport Boundary



0 750 1,500 3,000 Feet



## AIRPORT

August 10, 2012

Figure 3.4