

Community Development Committee

Meeting date: April 6, 2015

For the Metropolitan Council meeting of April 22, 2015

Subject: City of Brooklyn Park North Park Business Center Comprehensive Plan Amendment, Review File No. 20463-9

District(s), Member(s): District 2, Lona Schreiber

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175)

Staff Prepared/Presented: Annalee Garletz, AICP, Senior Planner, Local Planning Assistance (651-602-1330)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Allow the City of Brooklyn Park to place the North Park Business Center Comprehensive Plan Amendment (CPA) into effect.
2. Revise the City's official forecasts as shown in Table 1 of the Review Record.

Background

The Metropolitan Council reviewed the City's 2030 Comprehensive Plan (Update), Review File No. 20463-1, on August 10, 2011. This is the City's eighth CPA since that review.

The CPA proposes to reguide 82.8 acres from Medium Density Residential, Community Commercial, and Parks and Open Space to one land use designation: Business Park. The property is located between TH 169, 109th Avenue N., Winnetka Avenue N., and the Rush Creek Regional Trail. The purpose of the amendment is to facilitate a development proposal for a typical business park development with a gas station and convenience store component. The proposal is less intensive than the development scenarios that were evaluated in a 2013 Alternative Urban Area-Wide Review (AUAR) that was approved by the City Council. The Council provided comments on the AUAR on May 6, 2013. At this time the development will be reviewed in phases. This phase includes only the guiding and the rezoning of the property. No additional details regarding uses and square footages are known about the potential development plan at this time. In the future, the City of Brooklyn Park Planning Commission and the City Council will review the development plan for the entire property and plats and site plan reviews for the individual building sites.

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 support or opposition.

Review Record

City of Brooklyn Park North Park Business Center Comprehensive Plan Amendment

Review File No. 20463-9, Council Business Item No. 2015-72

BACKGROUND

Brooklyn Park is located in Hennepin County. The City shares boundaries with Champlin, Osseo, Maple Grove, New Hope, Crystal, and Brooklyn Center. Plymouth borders the southwest corner of Brooklyn Park. The Mississippi River borders the eastern portion of the city. Coon Rapids and Fridley share a border along the Mississippi River

Consistent with Business Item 2014-72 regarding review of local comprehensive plans, this amendment is being reviewed under the *2030 Regional Development Framework (RDF)* and its policy plans.

The RDF identifies Brooklyn Park as a Developing community. The Metropolitan Council (Council) forecasts that between 2010 and 2030 the City will grow from 77,000 to 89,000 people; from 28,700 to 35,900 households; and that employment will grow from 28,600 to 53,400 jobs.

The Council acted on the City's 2030 Update (Review File No. 20463-1) on August 10, 2011. This is the City's eighth amendment since the adoption of their plan.

REQUEST SUMMARY

The CPA proposes to reguide 82.8 acres from Medium Density Residential, Community Commercial, and Parks and Open Space land to Business Park use. The property is located between TH 169, 109th Avenue N., Winnetka Avenue N., and the Rush Creek Regional Trail. The purpose of the amendment is to facilitate a development proposal for a typical business park development with a gas station and convenience store component. The proposal is less intensive than the development scenarios that were evaluated in a 2013 Alternative Urban Area-Wide Review (AUAR) that was approved by the City Council. The Council provided comments on the AUAR on May 6, 2013. At this time the development will be reviewed in phases. This phase includes only the reguiding and rezoning of the property. No additional details regarding uses and square footages are known about the potential development plan at this time. In the future, the City of Brooklyn Park Planning Commission and the City Council will review the development plan for the entire property and plats and site plan reviews for the individual building sites.

OVERVIEW

Conformance with Regional Systems

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.

Consistency with Council Policies

The CPA is consistent with the Council’s RDF, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The CPA will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City’s 2030 Update, Review File No. 20463-1, on August 10, 2011.
- Osseo Learning Center CPA was administratively approved July 2, 2012 (Review File No. 20463-2);
- Athlos Academy/Xcel Energy CPA was administratively approved August 12, 2013 (Review File No. 20463-3);
- Conor Commercial CPA was administratively approved December 20, 2013 (Review File No. 20463-4);
- First Industrial CPA administratively approved March 20, 2014 (Review File No. 20463-5);
- Mills Second Addition north 169 Business Center CPA was administratively approved July 18, 2014 (Review File No. 20463-6); and
- Mississippi Gardens CPA was administratively approved October 6, 2014 (Review File No. 20463-7).
- Town Center CPA was approved by the Metropolitan Council on March 11, 2015 (Review File No. 20463-8)

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the RDF and other Council policies?
- III. Does the amendment change the Township’s forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

The CPA conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments for regional parks are included below.

Regional Parks

Reviewer: Jan Youngquist (651-602-1029)

The CPA is complete for review and conforms to the *2030 Regional Parks Policy Plan (RPPP)*. The CPA site is adjacent to the Rush Creek Regional Trail corridor, which is owned and operated by Three Rivers Park District and governed by the RPPP. The change in land use guiding from Medium Density Residential, Community Commercial, and Parks and Open Space to Business Park is not anticipated to impact the regional trail corridor.

The CPA indicates that land adjacent to the Rush Creek Regional Trail, but that is not subject to this CPA, will be obtained through park dedication when the North Park Business Center property is platted, which will allow a buffer between the development and the regional trail.

Consistency with Council Policy

The CPA is consistent with Council policies for land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments regarding consistency with forecasts, land use, and housing policies are detailed below.

Forecasts

Reviewer: Todd Graham (651-602-1322)

Forecast:

The City offers that the plan amendment will *reduce* communitywide forecast totals, resulting in -600 households (rounded) and -1,700 population (rounded) in 2020, 2030, and beyond (see Table 1). Council staff find that this plan amendment will reduce housing capacity. The Council can reduce the communitywide forecast by the requested amounts.

Table 1. City of Brooklyn Park Revised Forecasts

	Census	Previous Council Forecasts			Revised Council Forecasts		
	2010	2020	2030	2040	2020	2030	2040
Population	75,781	84,100	91,500	95,500	<u>82,400</u>	<u>89,800</u>	<u>93,800</u>
Households	26,229	30,700	33,900	35,500	<u>30,100</u>	<u>33,300</u>	<u>34,900</u>
Employment	24,084	34,500	40,600	42,000	34,500	40,600	42,000

Metropolitan Council's forecast for Brooklyn Park will be revised, as shown above, effective upon Council action on the plan amendment.

Land Use

Reviewer: Annalee Garletz (651-602-1330)

The *2030 Regional Development Framework* identifies the City as a Developing community, and directs Developing communities to plan for average minimum sewer residential densities of 3-5 units per acre. The CPA proposes to reguide 82.8 acres from Medium Density Residential, Community Commercial, and Parks and Open Space land to Business Park use. The property is located between TH 169, 109th Avenue N., Winnetka Avenue N., and the Rush Creek Regional Trail (see Figure 2). The purpose of the amendment is to reguide land previously designated as residential to allow more commercial uses in the area. The development team is proposing a typical business park development with a gas station and convenience store component. The proposal is less intensive than the development scenarios that were evaluated in a 2013 Alternative Urban Area-Wide Review (AUAR) that was approved by the City Council. The Council provided comments on the AUAR on May 6, 2013. At this time the development will be reviewed in phases. This phase includes only the reguiding and rezoning of the property. No additional details regarding uses and square footages are known about the potential development plan at this time. In the future, the City of Brooklyn Park Planning Commission and the City Council will review the development plan for the entire property and plats and site plan reviews for the individual building sites.

The proposed amendment will remove 70 acres from the Medium Density Residential category, which allows 3-9 units per acres. The City currently has a planned minimum residential density of 6.45 units per acre. The City's Plat Monitoring Program (PMP) shows that since 2000, the City has averaged 2.95

units per acre in the PMP. The combined planned density and PMP density show that with this amendment the City is at 5.71 units per acre, remaining consistent with the Council's policy for sewerred communities.

Housing

Reviewer: Annalee Garletz (651-602-1330)

The CPA is consistent with the Council's policy for housing. The City's share of the region's affordable housing need is 1,506 units. The proposed amendment does not remove land that guided at densities sufficient to support opportunities for the development of affordable housing. With this amendment, the City continues to have over 130 acres available guided at densities high enough to support this need.

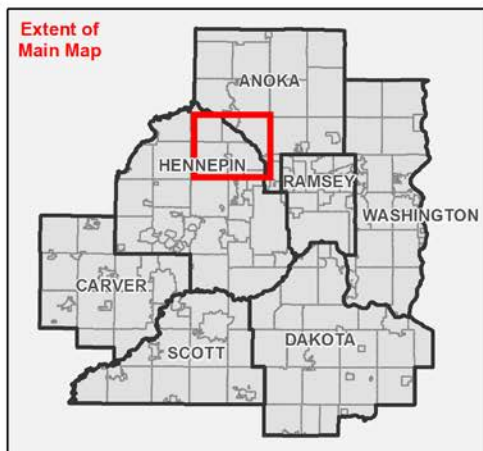
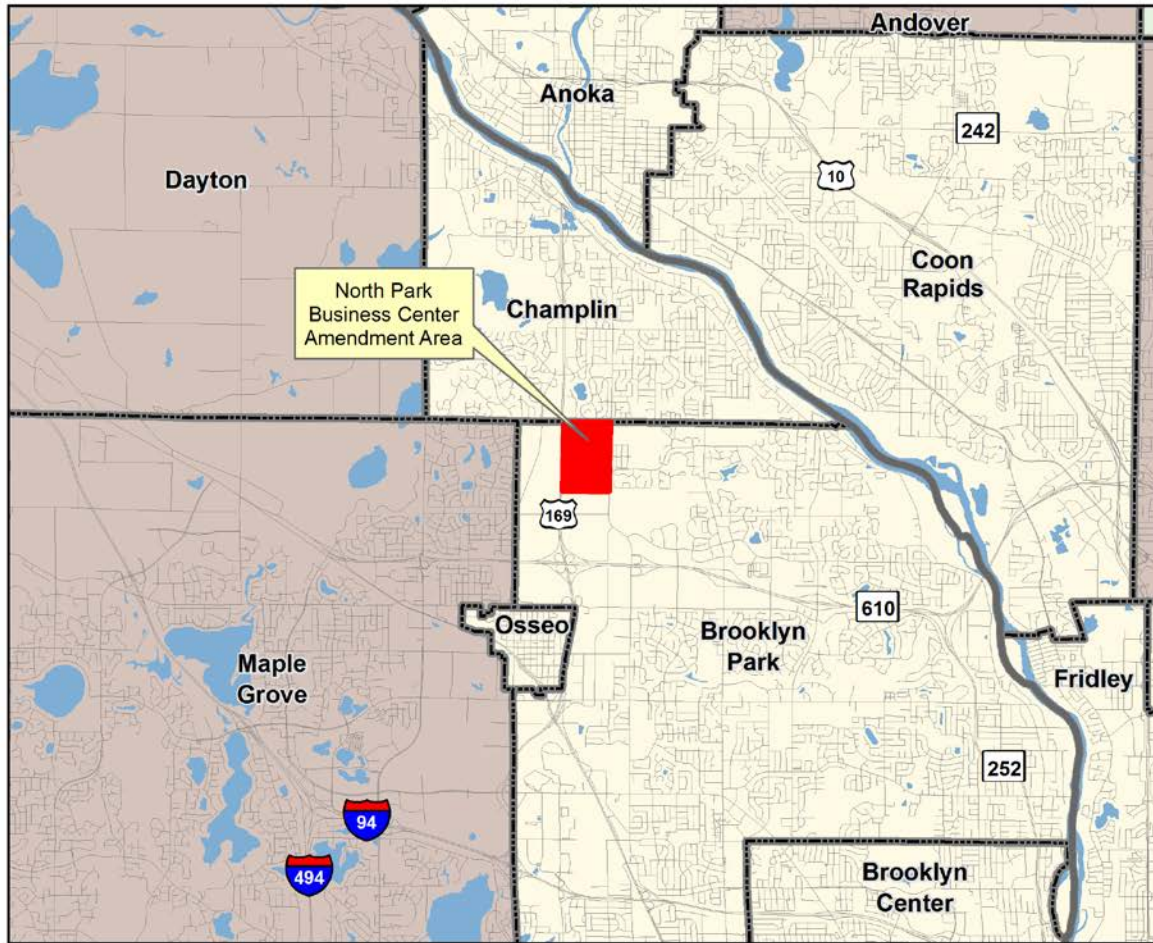
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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 Showing Regional Planning Areas
- Figure 2: Location Map showing Regional Systems
- Figure 3: Current and Proposed Land Use Guiding

Figure 1: Location Map Showing Regional Planning Areas



2030 Framework Planning Areas

- Developed
- Developing
- Rural Center
- Rural Growth Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non Region
- Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems

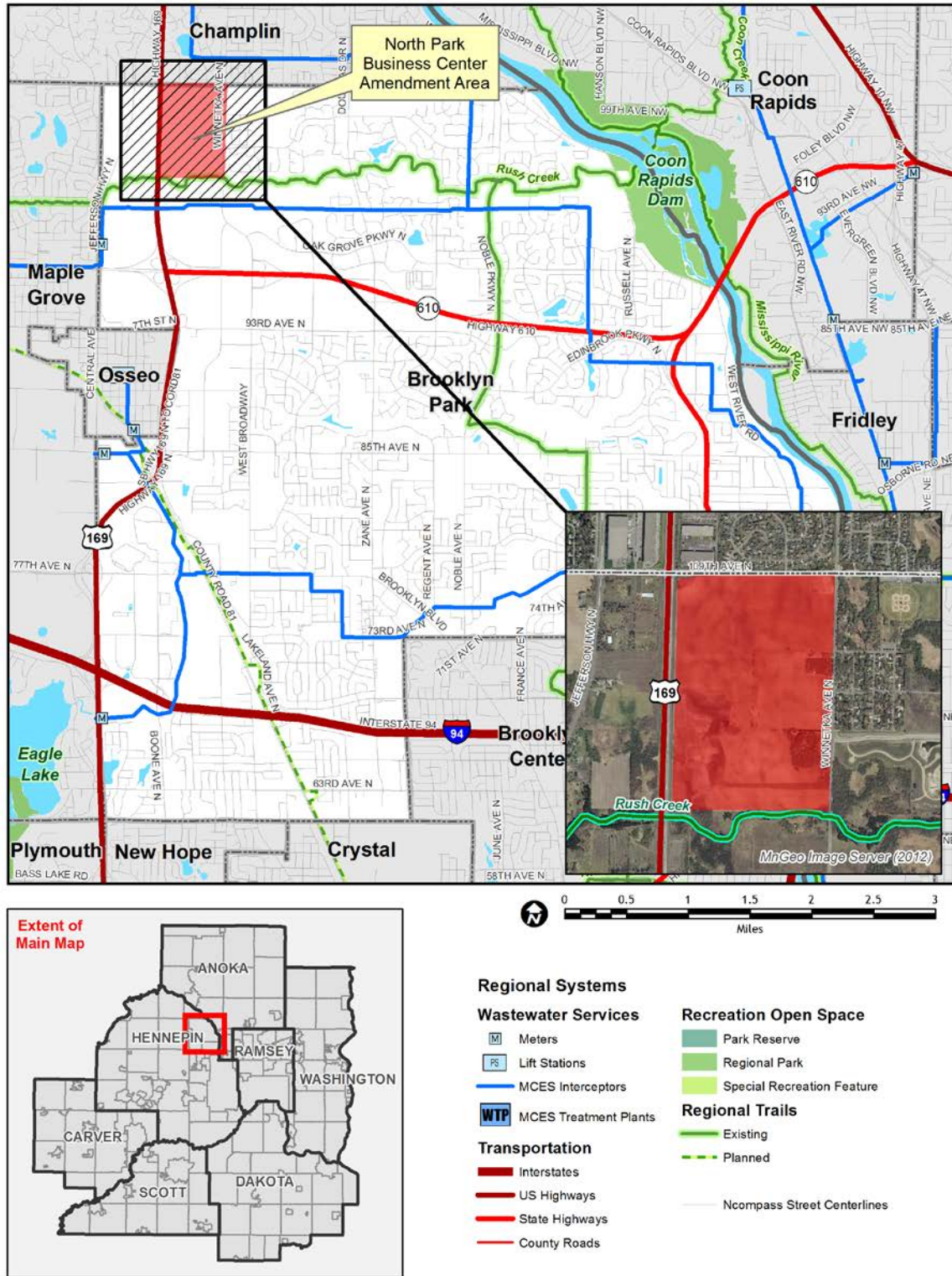


Figure 3: Current and Proposed Land Use Guiding

