

Community Development Committee

Meeting date: April 6, 2015

For the Metropolitan Council meeting of April 22, 2015

Subject: Liberty Crossing Comprehensive Plan Amendment, Review File No. 20585-5

District(s), Member(s): District 6, Gail Dorfman

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

Staff Prepared/Presented: Michael Larson, AICP, Senior Planner, Local Planning Assistance (651-602-1407)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Golden Valley to place the *Liberty Crossing* comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.
3. Advise the City to implement advisory comments on Transit and Wastewater.

Background

The Council reviewed the City's Update (Business Item 2010-180, Review File No. 20585-1) on May 26, 2010. This is the City's fourth CPA since the review of the Update.

The CPA proposes to amend the local comprehensive plan to re-guide 10.86 acres from Commercial and Light Industrial to High Density Residential. The subject properties are located at 7751-7775 Medicine Lake Road; 2430 and 2480 Winnetka Avenue N., and 2485 Rhode Island Avenue N. The CPA is related to a development concept that would include a 180 unit apartment building and 70 townhomes at a density of approximately 23 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 and school districts.

Funding

None.

Known Support / Opposition

None known.

Review Record

City of Golden Valley Liberty Crossing Comprehensive Plan Amendment

Review File No. 20585-5, Council Business Item No. 2015-73

BACKGROUND

The City of Golden Valley is approximately 10.5 square miles, located in Hennepin County. It is bordered by the City of Minneapolis to the east; Plymouth to the west; New Hope, Crystal and Robbinsdale to the north; and St. Louis Park to the south.

Consistent with the policies adopted by the Council in June 2014 (Business Item No. 2014-143) 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 the City as a Developed community. The Council forecasted that the City will grow between 2010 and 2030 from 22,700 to 24,300 people, from 9,000 to 9,750 households, and that employment will grow from 31,700 to 34,500 jobs.

The Council reviewed the City's Update (Business Item 2010-180, Review File No. 20585-1) on May 26, 2010. This is the City's fourth CPA since the review of the Update.

REQUEST SUMMARY

The CPA proposes to amend the local comprehensive plan to re-guide 10.86 acres from Commercial and Light Industrial to High Density Residential. The subject properties are located at 7751-7775 Medicine Lake Road; 2430 and 2480 Winnetka Avenue N., and 2485 Rhode Island Avenue N. The CPA is related to a development concept that would include a 180 unit apartment building and 70 townhomes at a density of approximately 23 units per acre.

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 Update on May 26, 2010 (Review File No. 20585-1).
- The Council approved the City's *General Land Use Map* CPA on March 14, 2012 (Review File No. 20585-2).

- The Council approved the City's *Tiburon* CPA on November 28, 2012 (Review File No. 20585-3).
- The Council administratively approved the City's *Laurel Ponds* CPA on September 29, 2014 (Review File No. 20585-4).

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 City'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 plans for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. The following are advisory comments.

Transit

Reviewers: Kelly Fogt (612-349-7648)

The CPA is located adjacent to routes 705 and 755. Providing easy pedestrian connections to transit stops is crucial to land use that supports transit. Careful consideration of potential connections to transit facilities is encouraged as the site design process moves forward.

Wastewater

Reviewer: Roger Janzig (651-602-1119)

There are two Metropolitan Council Interceptors within Rhode Island Avenue North right-of way. To assess the potential impacts to our interceptor system, prior to initiating this project, preliminary plans should be sent to Scott Dentz, Interceptor Engineering Manager (651-602-4503) at the Metropolitan Council Environmental Services for review and comment.

Consistency with Council Policy

The CPA is consistent with Council policies for forecasts, 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)

The City offers that the plan amendment will not affect community-wide forecast totals. Council staff find that the Council's Thrive 2040 forecast was prepared with a general expectation of higher density development in this general area. Thus, a forecast adjustment is not necessary.

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 re-guide land designated as Commercial and Light Industrial to High Density Residential. This location has adequate sewer capacity and is located along two arterial roadways with transit service. The site is currently guided as a mix of Commercial (5.47 acres) and Light Industrial (5.39 acres). The CPA is related to a development concept that would include a 180 unit apartment building and 70 townhomes at a density of approximately 23 units per acre. The current guided land use of Commercial and Light Industrial do not support residential uses and the proposed guiding of High Density Residential supports densities in the range of 20-30 units per acre.

Housing

Reviewer: Michael Larson (651-602-1407)

The CPA is consistent with the Council's policy for housing. The proposed CPA guides additional land in the city at densities most likely to accommodate affordable and life-cycle housing. While proposed housing is market rate with rents undetermined at this time, it nevertheless improves opportunities for the City to address its lifecycle housing goal of 100-200 units by the year 2020.

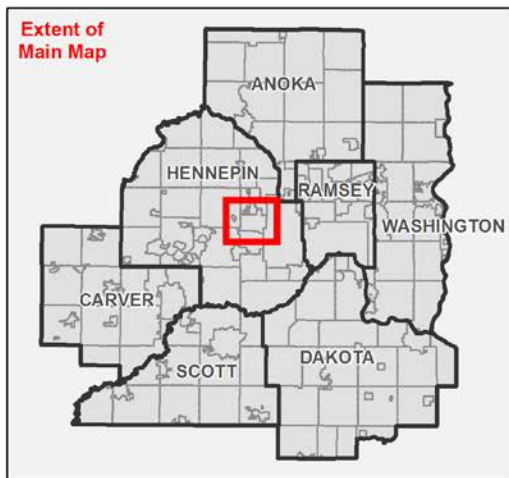
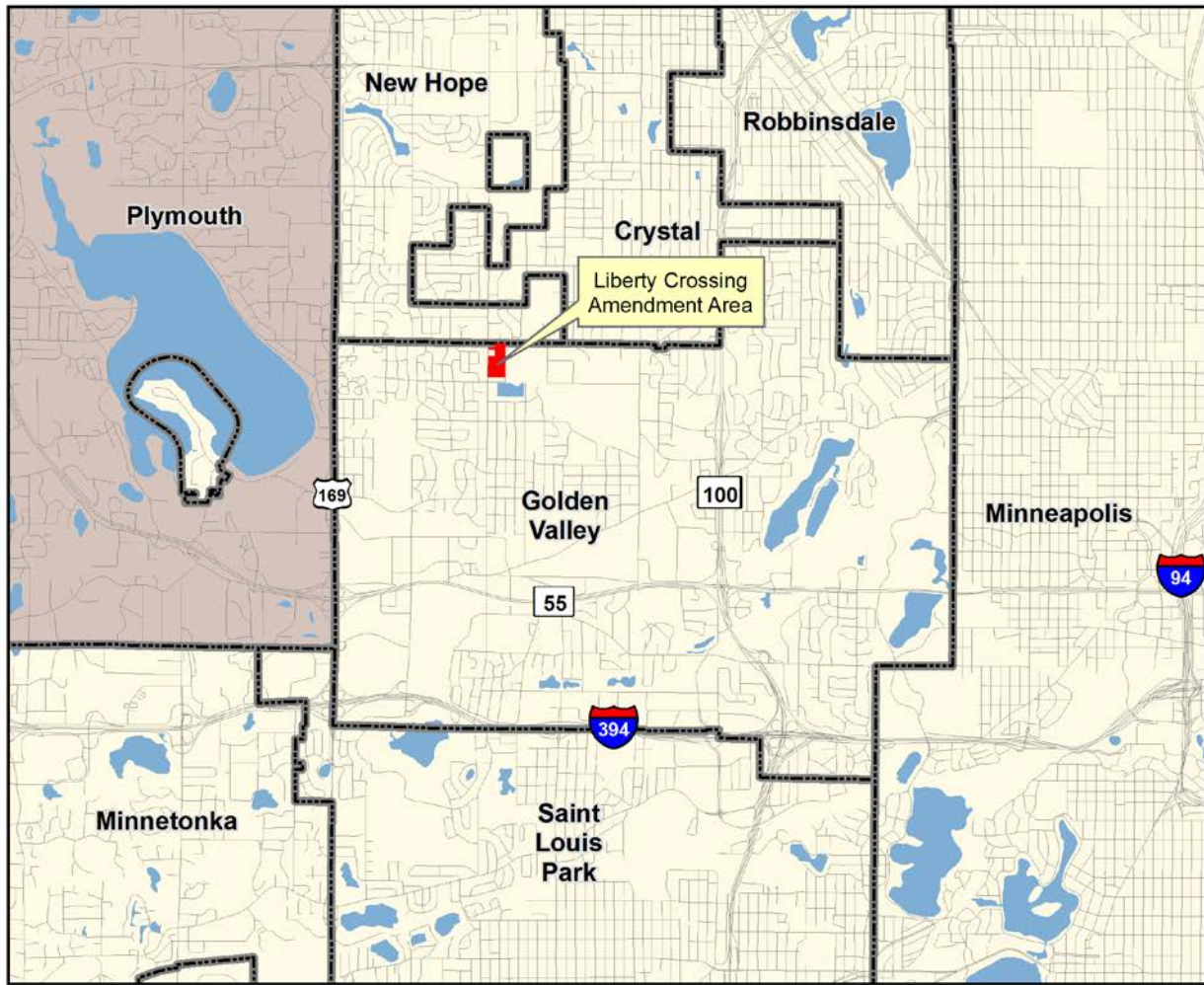
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

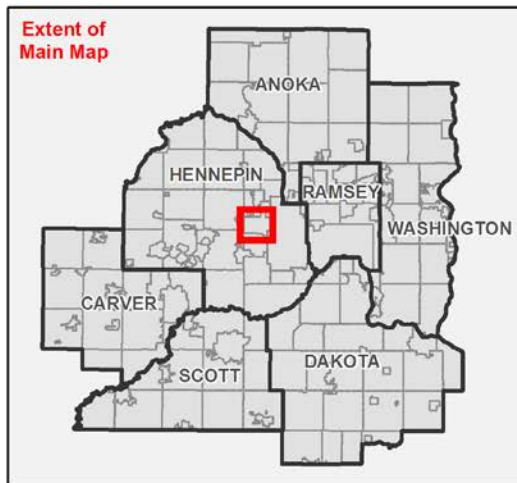
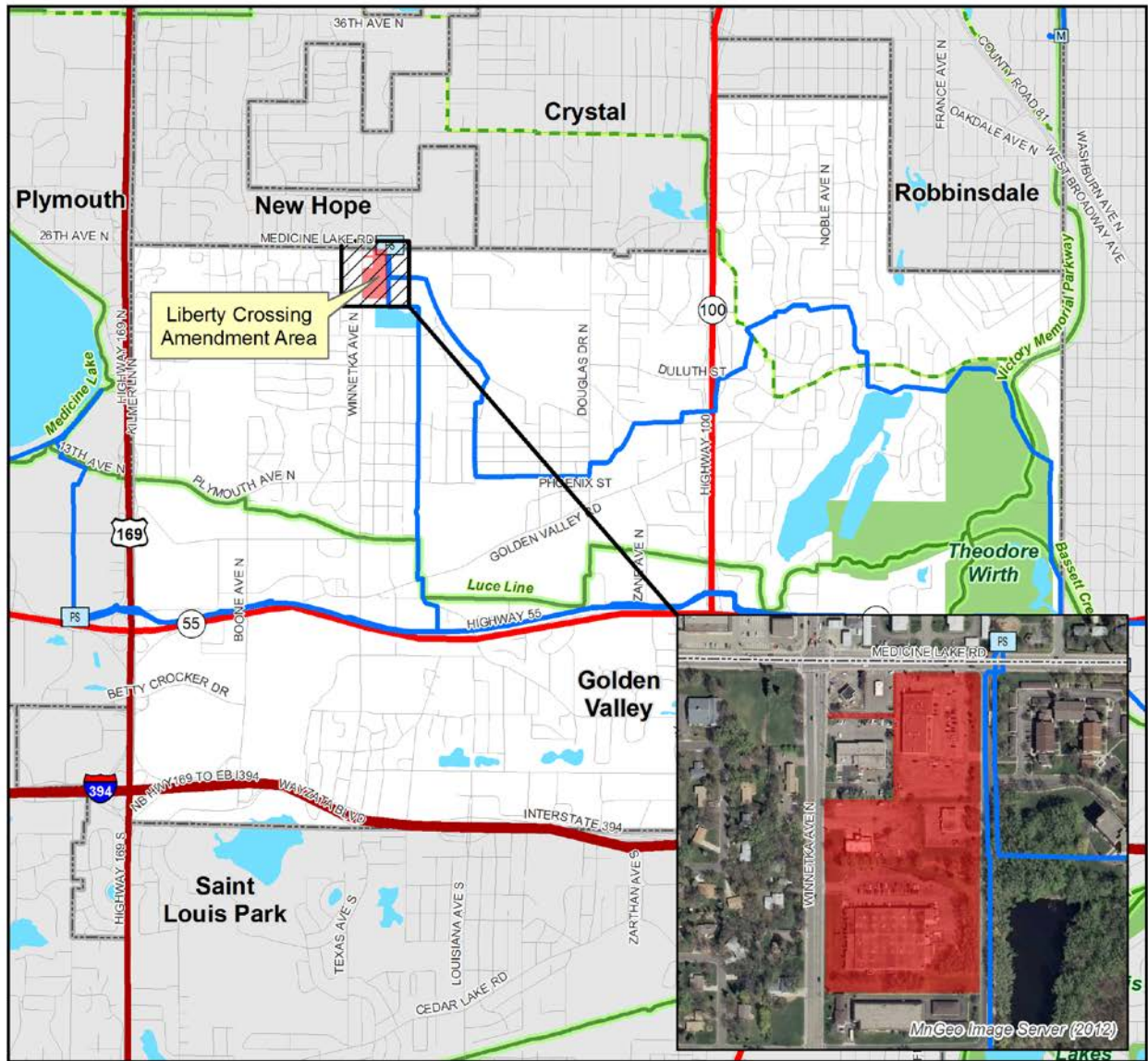
Figure 1: Location Map Showing Regional Planning Areas



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



Regional Systems

Wastewater Services

- M Meters
- PS Lift Stations
- MCES Interceptors
- WTP 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

Figure 3: Current and Proposed Land Use Guiding

