

Community Development Committee

Meeting date: February 17, 2015

For the Metropolitan Council meeting of March 11, 2015

Subject: Brooklyn Park Town Center Comprehensive Plan Amendment, Review File No. 20463-8

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. Adopt the attached review record and allow the City of Brooklyn Park to put *Town Center* comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.

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 seventh CPA since that review.

The CPA proposes to re-guide 150 acres located generally north of TH 610 between Hampshire Avenue and west of Regent Avenue. The City completed a study on the area and found an over abundance of commercial land in this area of Oak Grove Parkway and Zane Avenue. By re-guiding the land, it can be used for other uses, primarily residential. The area is currently guided for Community and Neighborhood Commercial, Medium Density Residential, and High Density Residential. The CPA proposes to reguide 57 acres to Medium-High Density Residential, 67 acres to Commercial, and 26 acres to a new land use category called Flex, which allows a mix of commercial and residential uses.

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 Brooklyn Park Town Center Comprehensive Plan Amendment Review File No. 20463-8, Council Business Item No. 2015-32

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 2014-143 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 Brooklyn Park as a Developed 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 seventh amendment since the adoption of their plan.

REQUEST SUMMARY

The CPA proposes to re-guide 150 acres located generally north of TH 610 between Hampshire Avenue and west of Regent Avenue. The City completed a study on the area and found an over abundance of commercial land in this area of Oak Grove Parkway and Zane Avenue. By re-guiding the land, it can be used for other uses, primarily residential. The area is currently guided for Community and Neighborhood Commercial, Medium Density Residential, and High Density Residential. The CPA proposes to reguide 57 acres to Medium-High Density Residential, 67 acres to Commercial, and 26 acres to a new land use category called Flex, which allows a mix of commercial and residential uses.

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).

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 regional parks review and conforms to the 2030 Regional Parks Policy Plan (RPPP). The CPA site is within 0.5 miles of the Rush Creek Regional Trail, which is a component of the regional parks system governed by the RPPP. The change in land use guiding from Community and Neighborhood Commercial to Medium/High Density Residential or Flex is not anticipated to impact the regional trail.

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 land use and housing policies are detailed below.

Land Use

Reviewer: Annalee Garletz (651-602-1330)

The *2030 Regional Development Framework* identifies the City as a Developing Community. The CPA proposes to re-guide land designated as Community and Neighborhood Commercial, to the new designation categories of Medium-High Density Residential and Flex. The land is 150 acres in size, and is located generally north of TH 601 between Hampshire Avenue and west of Regent Avenue (see Figure 2). The purpose of the amendment is to reguide land previously designated as commercial to allow more residential uses.

The community is creating a new Commercial (C) category that is inclusive of other commercial categories identified in the 2030 Comprehensive Plan. The City has also proposed a new Flex Use (F) category that would develop with a variety of uses. The use will be based on how the surrounding land is developed and what market forces deem most appropriate of the site. Uses are limited to Office/Limited Business (O/LB) as defined in the 2030 Comprehensive Plan, Commercial, and Medium-High density Residential (MH). Medium-High Density Residential (MH) is another new category and is a designation for parcels of land that are intended to support residential uses. The housing must be

seven or more units per acre with no limit on maximum units per acre subject to the City’s Multi-Family Design Guidelines, site design, compatibility with surrounding uses, and the City approval process.

The City’s Update, with previous amendments, has a planned minimum residential density of 5.9 units per acre. Consistent with the Council’s *MUSA Implementation Guidelines*, communities participating in the Plat Monitoring Program (PMP) receive credit for development platted beginning in the year 2000. Since 2000, the City has averaged 2.95 units per acre in the PMP. As shown in Table 1 below, the City has a combined overall density of 5.5 units per acre, however their newly planned densities are much higher.

Table 1. Brooklyn Park Residential Density Calculations

| Category | Density Range | | Gross Acres | Min Units | Max Units |
|--|---------------|------|---------------|-------------|-------------|
| | Min | Max | | | |
| Low Density Residential (LDR) | 1.5 | 3 | 247.02 | 370.5 | 741.1 |
| Medium Density Residential (MDR) | 3.01 | 9 | 146 | 439.5 | 1314.0 |
| High Density Residential (HDR) | 9.01 | 25 | 29.5 | 265.8 | 737.5 |
| Medium/High Density Residential (MH)* ** | 7 | 7 | 57 | 399.0 | 399.0 |
| Office/Medium Density (O/M) | 6 | 9 | 5 | 30.0 | 45.0 |
| Neighborhood Commercial (NC)** | 3.01 | 3.01 | 4.8 | 14.4 | 14.4 |
| Mixed Use (MU)** | 3.01 | 3.01 | 124.26 | 374.0 | 374.0 |
| Signature Mixed Use (MX-1)** | 25 | 25 | 98.1 | 2452.5 | 2452.5 |
| F (Flex)* | 7 | 7 | 7.8 | 54.6 | 54.6 |
| TOTALS | | | 719.48 | 4400 | 6132 |
| Overall Planned Density | | | | 6.12 | 8.52 |

| | | |
|--|--------|-----------------|
| <i>Plat Monitoring Program (PMP) Acres and Units 2000-2013</i> | 175.11 | 517.00 |
| <i>PMP Density</i> | | 2.95 units/acre |
| <i>Planned + PMP Acres and Units</i> | 894.59 | 4917.36 |
| <i>Combined Planned and PMP Density</i> | | 5.50 units/acre |

* Proposed new land use category.

** The city has not identified an actual density range for the ceiling of this category. The minimum range was used for calculation purposes. The build out density could be greater than the number shown.

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. With this amendment, the City has over 130 acres available guided at densities high enough to support this need. This amendment adds over 64 new acres to the original 66 acres that were guided to support their affordable housing allocation.

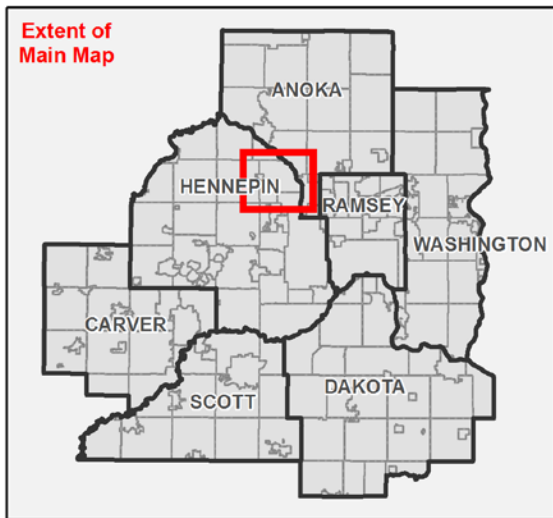
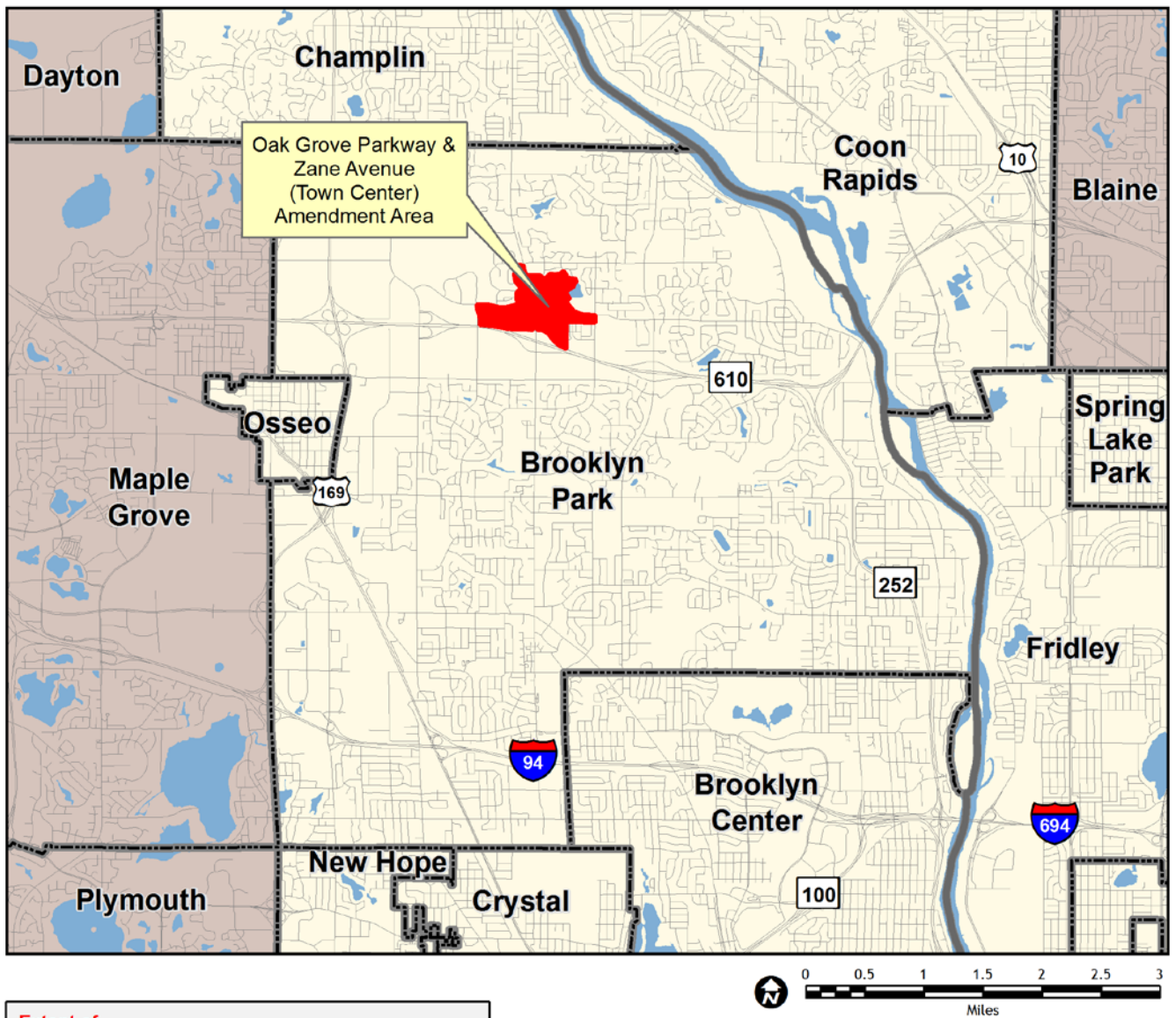
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The adjacent government review was waived do to the location of the property under review.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Planning Areas
- Figure 2: Location Map showing Regional Systems
- Figure 3: Future Land Use Map: Current and Proposed Guiding

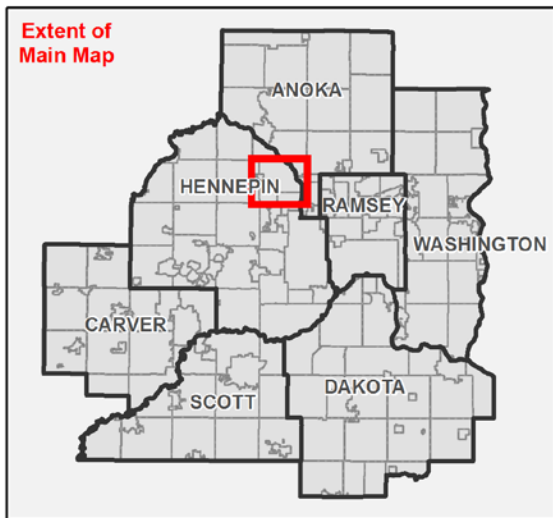
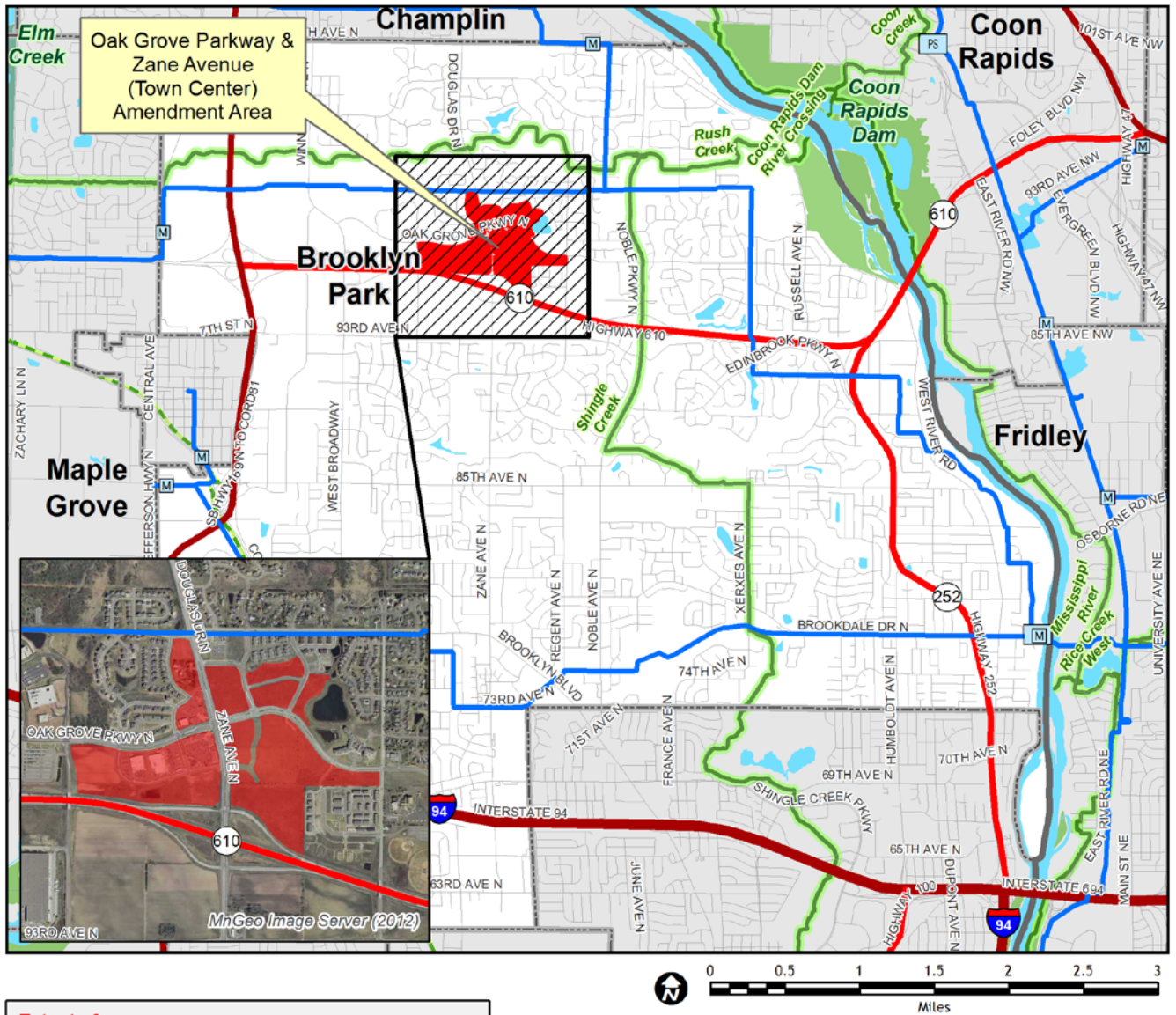
Figure 1: Location Map Showing Regional Planning Areas



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

Figure 3: Location Map Showing Current and Proposed Guiding

