

Community Development Committee

Meeting date: March 16, 2015

For the Metropolitan Council meeting of March 25, 2015

Subject: St. Louis Park Highway 7 & Glenhurst Comprehensive Plan Amendment, Review File No. 20619-7

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 St. Louis Park to place the *Highway 7 & Glenhurst* comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City's forecasts.

Background

The Council reviewed the City's Update (Business Item 2009-441, Review File No. 20619-1) on December 9, 2009. This is the City's sixth CPA since the review of the Update.

The CPA proposes to amend the local comprehensive plan to re-guide 2.23 acres from COM-Commercial and RM-Medium Density Residential to MX-Mixed Use. The subject properties are located at 3907 & 3915 Highway 7 (CSAH 25); 3914 and 3918 West 31st Street; and 3031 Glenhurst Avenue. The CPA is to facilitate the development of 10,000 square feet of commercial space and 150 housing units at a density of 69 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 St. Louis Park Highway 7 & Glenhurst Comprehensive Plan Amendment

Review File No. 20619-7, Council Business Item No. 2015-57

BACKGROUND

The City of St. Louis Park is approximately 10.8 square miles, located in Hennepin County. It is bordered by the City of Minneapolis to the east, Hopkins and Minnetonka to the west, Golden Valley to the north, and Edina 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 47,000 to 51,500 people, from 22,000 to 24,000 households, and that employment will grow from 46,200 to 52,500 jobs.

The Council reviewed the City's Update (Business Item 2009-441, Review File No. 20619-1) on December 9, 2009. This is the City's sixth CPA since the review of the Update.

REQUEST SUMMARY

The CPA proposes to amend the local comprehensive plan to re-guide 2.23 acres from COM-Commercial and RM-Medium Density Residential to MX-Mixed Use. The subject properties are located at 3907 and 3915 Highway 7 (CSAH 25); 3914 and 3918 West 31st Street; and 3031 Glenhurst Avenue. The CPA is to facilitate the development of 10,000 square feet of commercial space and 150 units at a density of 69 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 December 9, 2009 (Review File No. 20619-1).
- The Council administratively approved the City's *Galaxy Drive-In Parking Lot Expansion* CPA on March 8, 2010 (Review File No. 20619-2).

- The Council administratively approved the City's *Three Sites* CPA on April 6, 2010 (Review File No. 20619-3).
- The Council administratively approved the City's *City of St. Louis Park Plan by Neighborhood* CPA on June 27, 2012 (Review File No. 20619-4).
- The Council approved the City's *Eliot Park Apartments* CPA on April 10, 2013 (Business Item No. 2013-106, Review File No. 20619-5).
- The Council administratively approved the City's *Wooddale Flats* CPA on August 27, 2013 (Review File No. 20619-6).

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.

Transportation

Reviewers: Russ Owen (651-602-1724), Steve Mahowald (612-349-7775)

The proposed amendment conforms to the *2030 Transportation Policy Plan* (TPP). The CPA supports Policy 4, Coordination of Transportation Investments and Land Use. In particular, it supports Strategy 4d., Transit as a Catalyst for Development, which encourages local governments to develop and implement plans that ensure more intensified development along transitways and arterial bus routes. The CPA location is within a ½ mile walking distance of the planned West Lake Street Station on the METRO Green Line extension. The site is currently served by transit service on Minnetonka Boulevard and CSAH 25.

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)

This plan amendment will increase housing capacity at the specific site. Council staff agree with the City's assessment that the potential growth does not affect the long-term housing result in the City, as there is growing room within the Council's Thrive 2040 forecast.

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 COM-Commercial and RM-Medium Density Residential to MX-Mixed Use. The site is currently guided as a mix of COM-Commercial (1.7 acres) and RM-Medium Density Residential (0.45 acres). The CPA is in support of a development concept that would include 10,000 square feet of commercial space and 150 residential units at a density of approximately 69 units per acre. The property's current guided land use of COM-Commercial does not support residential uses; and the guided land use of RM-Medium Density Residential limits densities to the range of 6-30 units per acre. The proposed MX-Mixed Use designation supports residential densities from 20-75 units per acre.

Housing

Reviewer: Michael Larson (651-602-1407)

The CPA is consistent with the Council's policy for housing. The proposed CPA will guide additional land in the City at densities that provide opportunities to develop affordable and life-cycle housing. In addition, the developer is considering the inclusion of some affordable units as part of this development, but the number of units has not been finalized at the time of the writing this report. Therefore, the proposed CPA improves opportunities for the City to address its Livable Communities Act affordable housing goal of 326 units and its lifecycle housing goal of 500-1000 units by the year 2020.

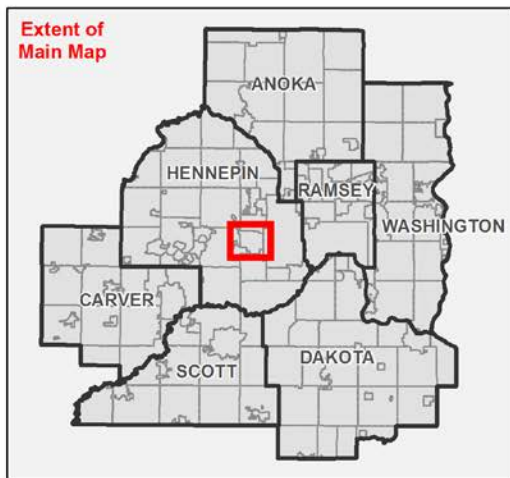
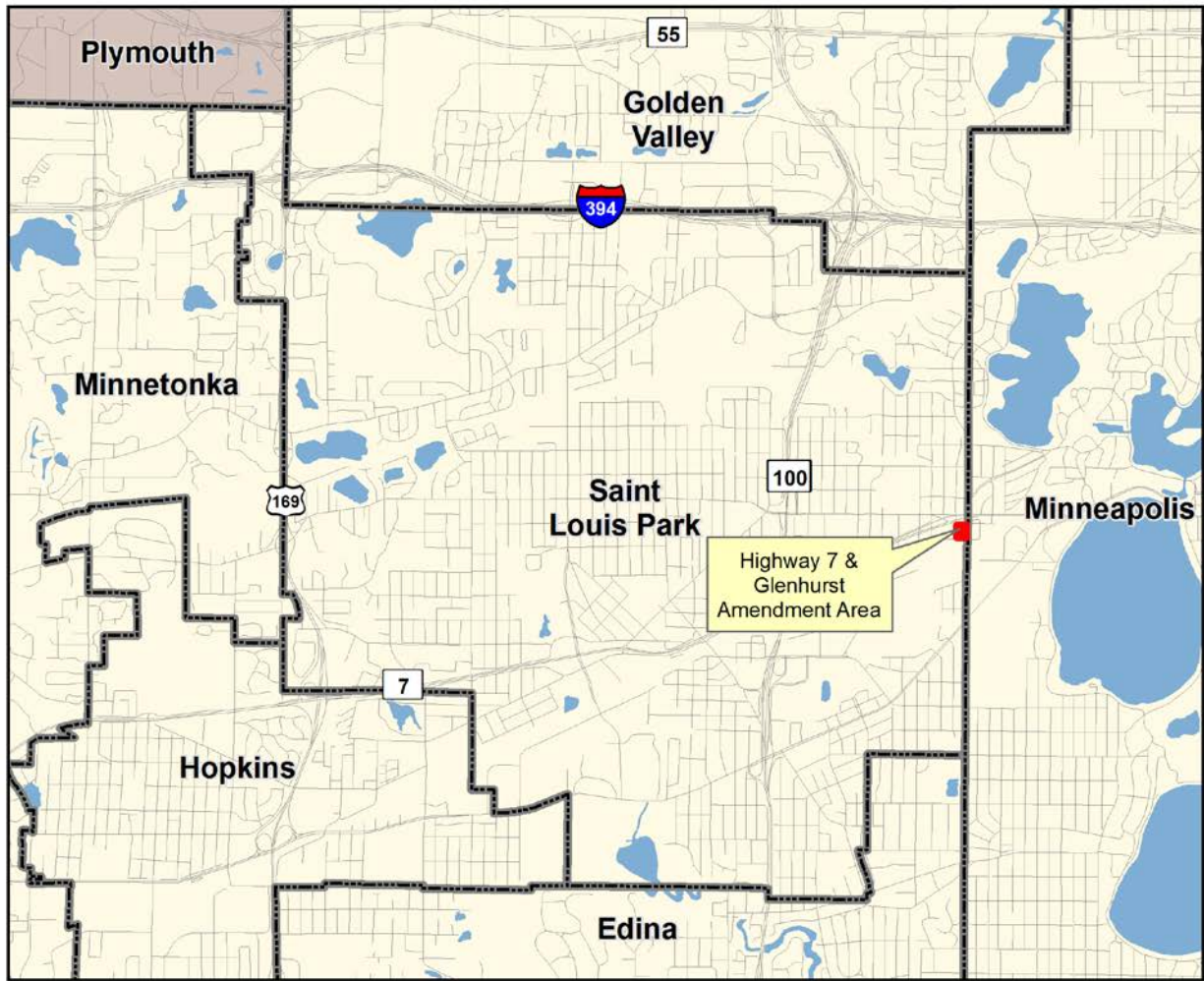
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

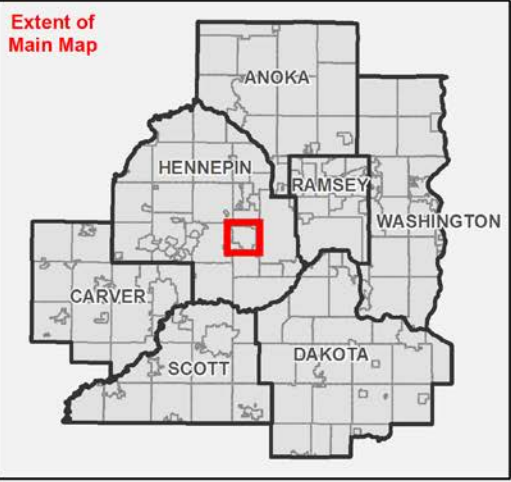
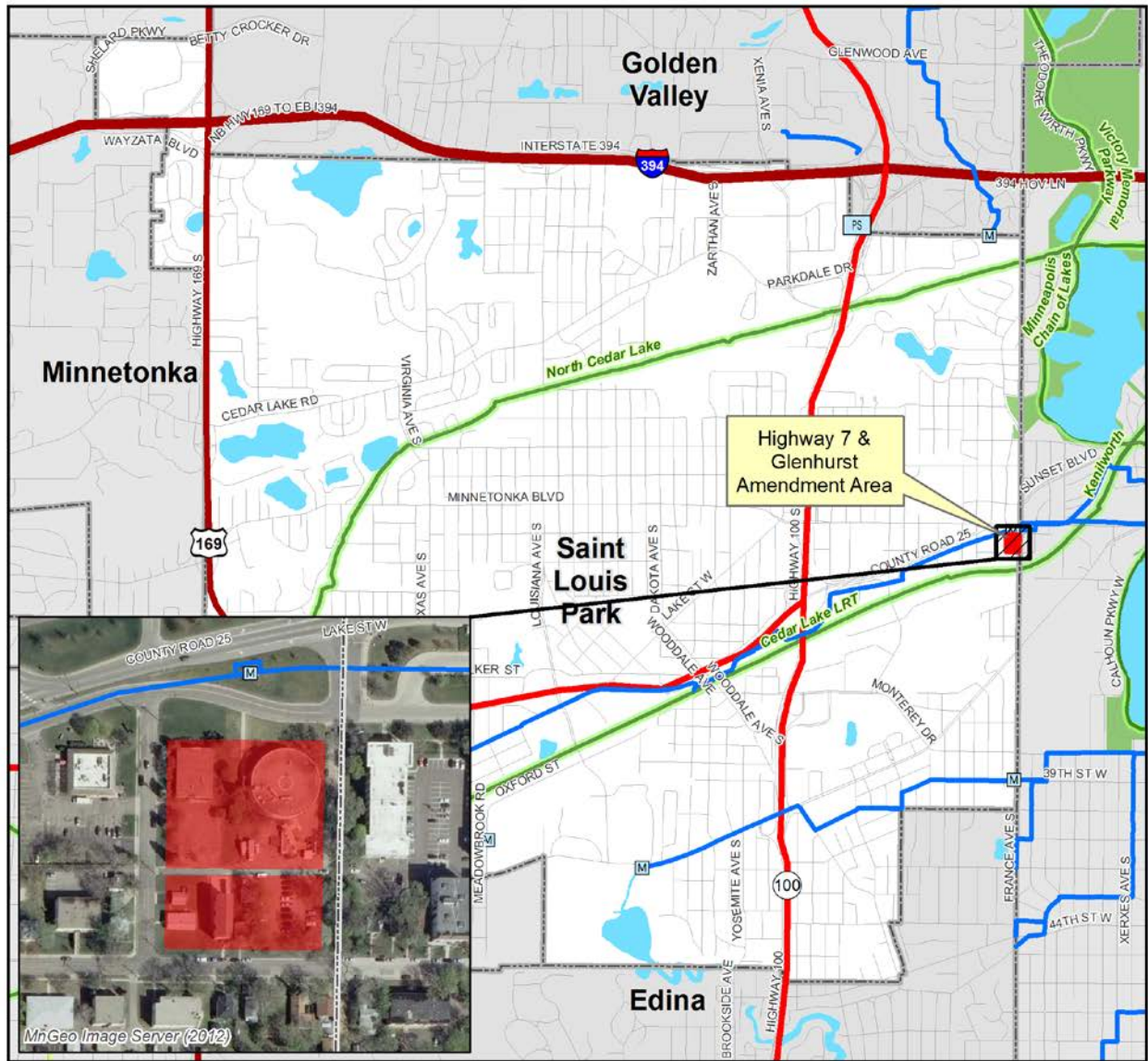
Figure 1: Location Map Showing Regional Planning Areas



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**
 - Meters (M)
 - Lift Stations (PS)
 - MCES Interceptors
 - MCES Treatment Plants (WTP)
 - 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: Current and Proposed Land Use Guiding

