

Community Development Committee

Meeting date: June 20, 2016

For the Metropolitan Council meeting of June 22, 2016

Subject: City of Champlin The Legends of Champlin Comprehensive Plan Amendment, Review File No. 20615-6
District(s), Member(s): District 2, Lona Schreiber
Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented: Eric Wojchik, 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 Champlin to place The Legends of Champlin Comprehensive Plan Amendment into effect.
- 2. Advise the City to implement the advisory comments in the Review Record for Transportation, Forecasts, and Land Use.

Background

The Council reviewed the City Comprehensive Plan Update (Business Item No. 2010-54, Review File No. 20615-1) on February 24, 2010. The current amendment is the fifth amendment since the Update was reviewed. The four previous amendments were administratively reviewed by Council staff prior to the submission of this amendment.

The purpose of the amendment is to re-guide approximately 5 acres from Commercial to High Density Residential. This Comprehensive Plan Amendment (amendment) consists of the development of a 184-unit affordable senior apartment complex. The City is providing financial assistance to the project. The two parcels are located just west of US Highway 169 and south of 117th Ave North.

Rationale

The proposed amendment 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 local resident opposition to this proposal. Neighborhood responses regarding this project were generally receptive of the project, though some residents raised concerns regarding the potential for an increase in traffic.



Review Record

City of Champlin

The Legends of Champlin Comprehensive Plan Amendment

Review File No. 20615-6, Council Business Item 2016-125

BACKGROUND

The City of Champlin is a community of approximately 8.7 square miles and located in Hennepin County. It is bordered by the City of Dayton to the west; Maple Grove and Brooklyn Park to the south; and Coon Rapids and Anoka to the east and north. The Mississippi River forms the eastern boundary of the City (see Figure 1).

Consistent with the policies adopted by the Council in June 2014 ([Business Item 2014-143](#)) regarding review of local comprehensive plans, this amendment is being reviewed under *Thrive MSP 2040* and its policy plans. The amendment was found complete for review on May 31, 2016.

Thrive MSP 2040 identifies the City as a Suburban community. Figure 2 shows the regional systems in proximity to the proposed amendment site. The Metropolitan Council (Council) forecasts that the City will grow between 2020 and 2040 from 23,200 to 24,000 people; from 8,800 to 9,600 households; and that employment will grow from 4,400 to 4,800 jobs.

The Council reviewed the City's Comprehensive Plan Update (Business Item No. 2010-54, Review File No. 20615-1) on February 24, 2010. This amendment is the fifth amendment since the Update was reviewed. The four previous amendments were administratively reviewed by Council staff prior to the submission of this amendment.

REQUEST SUMMARY

The purpose of the amendment is to re-guide approximately 5 acres from Commercial to High Density Residential (12 -18 units per acre). The amendment supports the development of a 184-unit affordable senior apartment complex. The City is providing financial assistance to the project. The site, consisting of two parcels, is located just west of MN State Highway 169 and south of 117th Ave North.

OVERVIEW

Conformance with Regional Systems

The amendment 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 amendment is consistent with *Thrive MSP 2040*, with water resources management, Council housing policy (*Housing Policy Plan*), and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The amendment 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

- On February 24, 2010, the Council acted on the City's Update (Business Item No. 2010-54, Review File No. 20615-1).
- On July 21, 2010, the Emery Village 4th Addition amendment was administratively approved (Review File No. 20615-2).
- On February 19, 2013, the Mississippi Crossing Redevelopment Framework amendment was administratively approved (Review File No. 20615-3).
- On December 23, 2013, the Critical Area Plan amendment was administratively approved (Review File No. 20615-4).
- On May 9, 2014, the Applewood Pointe amendment was administratively approved (Review File No. 20615-5).

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with *Thrive MSP 2040* 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 amendment 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 additional review comments regarding regional parks, wastewater and transportation.

Regional Parks

Reviewer: Michael Peterka (651-602-1361)

The amendment is complete for regional parks review and conforms to the *2040 Regional Parks Policy Plan (RPPP)*. The amendment site is within 0.5 miles of Elm Creek Park Reserve, which is owned and operated by Three Rivers Park District and is governed by the RPPP. The change in land use guiding from commercial to high density residential is not anticipated to negatively impact the park reserve.

Wastewater

Reviewer: Roger Janzig (651-602-1119)

The amendment conforms to the Council's plans for regional wastewater services. The Metropolitan Disposal System has adequate capacity for this project location.

Transportation

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

The proposed amendment conforms to the *2030 Transportation Policy Plan (TPP)*. The amendment has minimal impact on the transportation/aviation system.

Advisory Comments

This project is approximately 0.5 miles from the closest Route 766 bus stop on 117th Ave North and Xylon Ave North. Route 766 primarily serves the commuter market to and from downtown Minneapolis during peak hours. While affordable senior housing is a potential market for transit, there are no near-term plans for service changes or improvements in this area.

Consistency with Council Policy

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

Forecasts

Reviewer: Todd Graham (651-602-1322)

The forecast-related content of the amendment is consistent with Council policy.

The City offers that the plan amendment will not affect the community-wide forecast. Council staff agree: Land use re-guidance from Commercial to High Density Residential does *not* significantly affect forecast assumptions. No change to the citywide forecast is needed at this time.

Advisory Comments

If there are additional, substantial plan amendments in Champlin, with bearing on housing in the near-term, then forecasts could be revised upward.

Land Use

Reviewer: Eric Wojchik (651-602-1330)

The amendment is consistent with *Thrive MSP 2040* policies for Suburban communities in *Thrive MSP 2040*, which directs communities to accommodate forecasted growth at a minimum residential density of five units per acre and to target higher densities in locations with convenient access to transportation corridors and with adequate sewer capacity. The amendment brings the overall planned residential density for the City of Champlin to approximately 5.21 residential units per acre.

The purpose of the amendment is to re-guide approximately 5 acres from Commercial to High Density Residential (12 - 18 units per acre). The proposed affordable senior apartment complex of 184 units on the 5 acre site yields a density of 36 units per acre. While the proposed project density exceeds the High Density Residential density threshold of 18 units per acre, the City's 2030 Comprehensive Plan permits densities higher than 18 units per acre through Planned Unit Development (PUD) overlay zoning, typically used for senior housing.

Advisory Comments

As part of the 2040 Comprehensive Plan Update, the City should identify which parcels within the community remain available for high density development and also identify a new guided land use category for those High Density Residential parcels that have been developed at densities exceeding the current threshold of 18 residential units per acre. The City should consider raising the density thresholds for High Density Residential or creating a commensurate land use category to better reflect functional land uses and new land uses planned for the City.

Water Resources

Reviewer: Jim Larsen (651-602-1159)

The proposed development conforms to the *2040 Water Resources Policy Plan* for local surface water management. An underground storage and filtration system is proposed to manage a portion of the site stormwater runoff.

Housing

Reviewer: Tara Beard (651-602-1021)

The proposed amendment increases the City's ability to provide land for affordable housing development. The proposed project supports the City in meeting its share of the region's affordable housing need of 179 units for the period 2011-2020. With this amendment, the City currently guides

land at sufficient densities to allow the potential creation of 449 affordable housing units. The amendment is consistent with Council housing policy.

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

The proposed amendment 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.

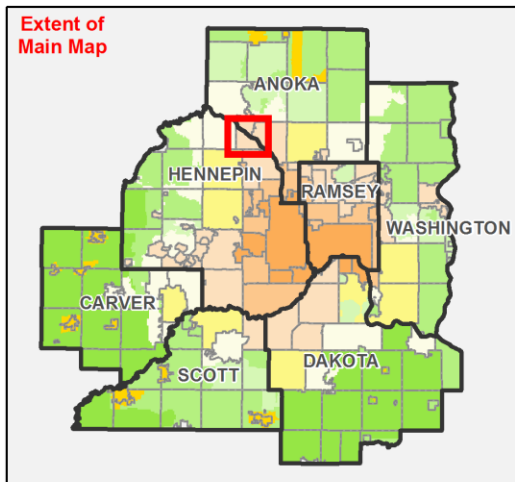
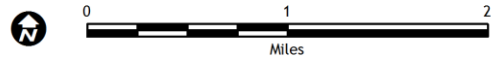
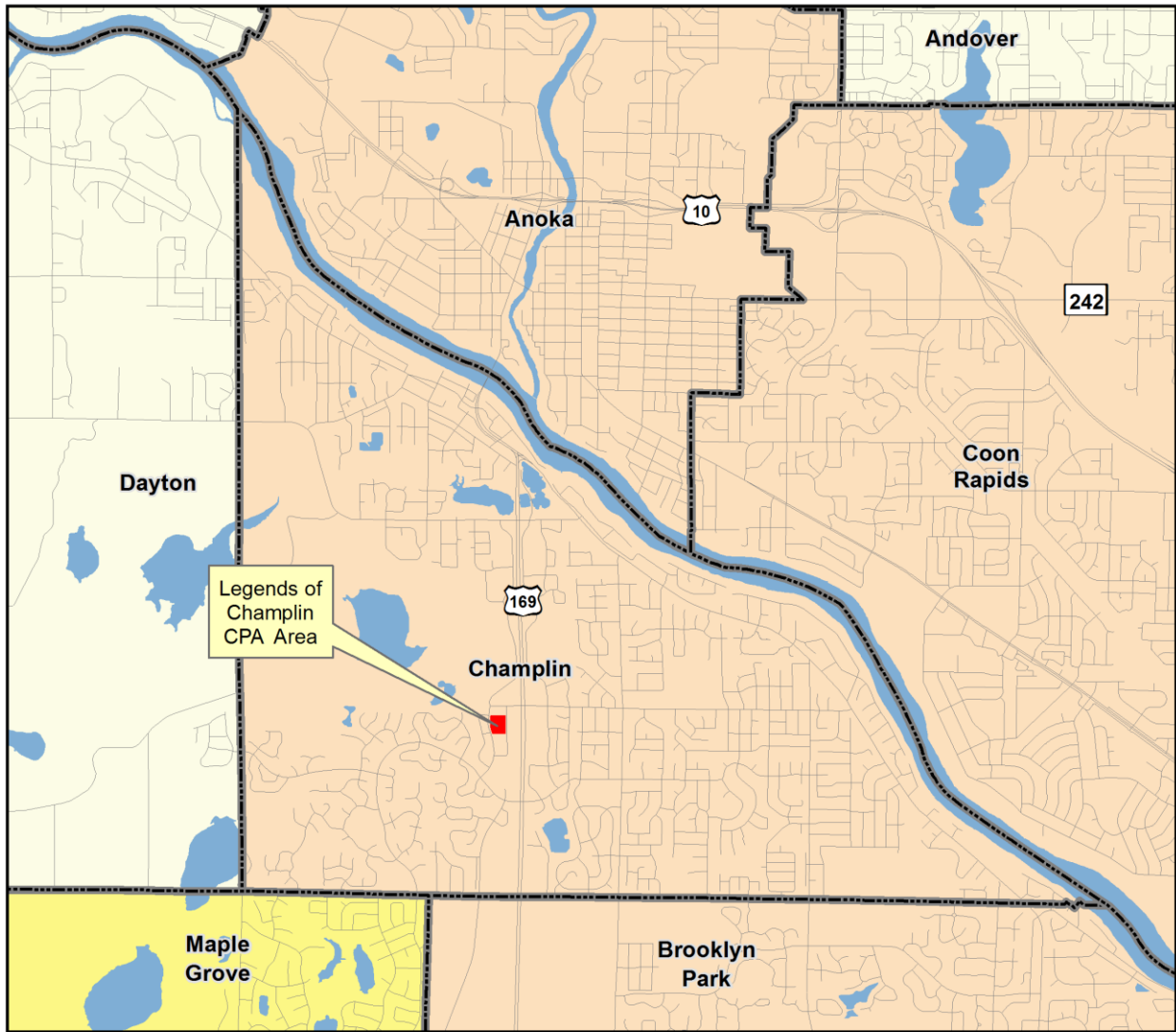
ATTACHMENTS

Figure 1: Location Map Showing Regional Planning Areas

Figure 2: Location Map Showing Regional Systems

Figure 3: Current and Proposed Land Use Guiding

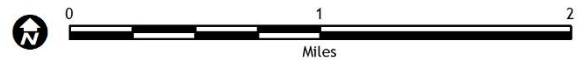
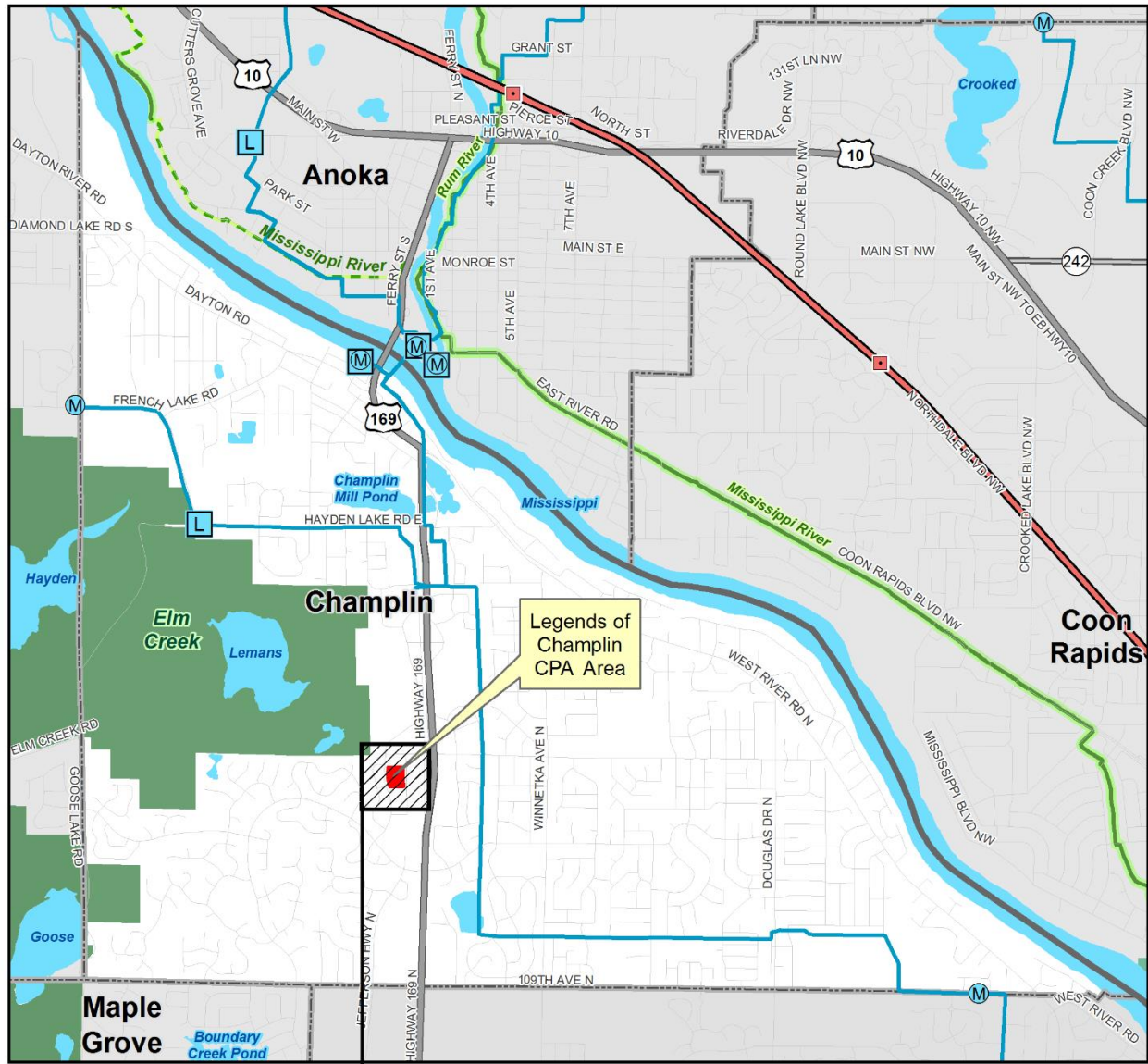
Figure 1: Location Map Showing Community Designations



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines

Figure 2: Location Map Showing Regional Systems



Regional Systems

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads

Regional Transitways

- Existing, Fixed Guideway
- Proposed, Fixed Guideway
- Existing, Bus Rapid Transit
- Proposed, Bus Rapid Transit
- Existing Fixed Guideway Stations
- Planned Fixed Guideway Stations

Recreation Open Space

- Park Reserves
- Regional Parks
- Special Recreation Features
- Existing Regional Trails
- Planned Regional Trails

Wastewater Treatment

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

Ncompass Street Centerlines

Figure 3: Current and Proposed Land Use Guiding

Exhibit 2-2

