

Community Development Committee

Meeting date: March 21, 2016

For the Metropolitan Council meeting of April 13, 2016

Subject: City of Maplewood Conifer Ridge Comprehensive Plan Amendment, Review File No. 20628-9 (Eric Wojchik, 651-602-1330)

District(s), Member(s): District 11, Sandy Rummel

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 Maplewood to place the Conifer Ridge Comprehensive Plan Amendment (amendment) into effect.
2. Advise the City to implement the advisory comments in the Review Record for Transportation.

Background

The Council reviewed the City Comprehensive Plan Update (Business Item No. 2009-413, Review File No. 20628-1) on December 9, 2009. The current amendment is the eighth amendment since the Update was reviewed. The seven 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 12.5 acres from Medium Density Residential to High Density Residential. This Comprehensive Plan Amendment (amendment) consists of the development of a 150-unit apartment complex consisting of three 50-unit buildings. According to the developer, the 150 units will be market rate residential units with underground parking at each building. The parcel is located south of County Road D East, east of Hazelwood Street North and west of Kennard Street.

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 known local resident opposition to this proposal. Neighborhood responses regarding this project were concerned about negative impacts on surrounding property values, loss of green space, and increase in traffic.

Review Record

City of Maplewood
Conifer Ridge Comprehensive Plan Amendment

Review File No. 20628-9, Council Business Item 2016-62

BACKGROUND

The City of Maplewood is a community of approximately 18 square miles and located in Ramsey County. It is bordered by the City of St. Paul to the south and west; Little Canada and Roseville to west; Vadnais Heights and White Bear Lake to the north; North St. Paul, Oakdale, and Woodbury to the east; and Newport to the south (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 January 29, 2015.

Thrive MSP 2040 identifies the City as an Urban 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 42,200 to 48,600 people; from 17,000 to 20,300 households; and that employment will grow from 32,700 to 36,600 jobs.

The Council reviewed the City's Comprehensive Plan Update (Business Item No. 2009-413, Review File No. 20628-1) on December 9, 2009. This amendment is the eighth amendment since the Update was reviewed. The seven 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 12.5 acres from Medium Density Residential (6.1 - 10 units per acre) to High Density Residential (10.1 - 25 units per acre). The amendment supports the development of a 150-unit apartment complex consisting of three 50-unit buildings. According to the developer, the 150 units will be market rate residential units with underground parking at each building. The parcel is located south of County Road D East, east of Hazelwood Street North and west of Kennard Street.

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 December 9, 2009, the Council acted on the City's Update (Business Item No. 2009-413, Review File No. 20628-1).
- On May 17, 2010, the Schmelz Auto amendment was administratively approved (Review File No. 20628-2).
- On April 5, 2012, the McMenemy Street Land Use Change amendment was administratively approved (Review File No. 20628-3).
- On February 25, 2013, the East Metro Public Safety Training Center amendment was administratively approved (Review File No. 20628-4).
- On January 3, 2014, the Gloster Park Map Correction amendment was administratively approved (Review File No. 20628-5).
- On February 27, 2014, the Maplewood Fire Station Number 1 amendment was administratively approved (Review File No. 20628-6).
- On March 29, 2015, the Parkside amendment was administratively approved (Review File No. 20628-7).
- On March 29, 2015, the LCS Lawn Care Service amendment was administratively approved (Review File No. 20628-8).

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: Jan Youngquist (651-602-1029)

The amendment is complete for regional parks review and conforms to the *2040 Regional Parks Policy Plan (RPPP)*. The amendment site is within .5 miles of the Bruce Vento Regional Trail, which is owned and operated by Ramsey County and governed by the *RPPP*. The change in land use guiding from medium density residential to high density residential is not anticipated to negatively impact the regional trail corridor.

Wastewater

Reviewer: Roger Janzig (651-602-1119)

The amendment conforms to the Council's plans for regional wastewater services. The project location identified in the amendment can be served through the existing local wastewater collection system.

Transportation

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

The amendment is consistent with the Council's policies for transit-supportive planning.

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

Advisory Comments

The City and developer should be made aware that the area next to the Bruce Vento Regional Trail (located on abandoned rail right-of-way owned by the Ramsey County Regional Railroad Authority RCRRA) is the location for a potential Rush Line LRT, directly west of the amendment site.

Route 223 operates by the site on County Road D and Kennard Street. During the site planning process the City should request the developer to contact Metro Transit, Carol Hejl (612-349-7679), to review opportunities for improving/adding bus stops on County Road D and/or Kennard Street.

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 appears complete *and* 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 Medium Density Residential to High Density Residential does *not* significantly affect forecast assumptions. No change to the citywide forecast is needed at this time.

Land Use

Reviewer: Eric Wojchik (651-602-1330)

The amendment is consistent with *Thrive MSP 2040* policies for Urban communities, which directs communities to accommodate forecasted growth at a minimum residential density of ten units per acre and to target higher densities in locations with convenient access to transportation corridors and with adequate sewer capacity.

The purpose of the amendment is to re-guide approximately 12.5 acres from Medium Density Residential (6.1 - 10 units per acre) to High Density Residential (10.1 - 25 units per acre). Approximately 11.2 acres of the site are considered developable given the protections afforded to two wetland areas to the north of the site. This yields a net residential density of 13.4 units per acre on the site, consistent with the density policies in *Thrive MSP 2040*.

Housing

Reviewer: Tara Beard (651-602-1021)

The proposed amendment increases the possible low and moderate income housing units promoted by Maplewood's land use guidance. It is consistent with Council housing policy. The proposed amendment provides opportunities for the City to address its lifecycle housing range of 385 – 1050 units, with the addition of 150 market rate apartments.

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.

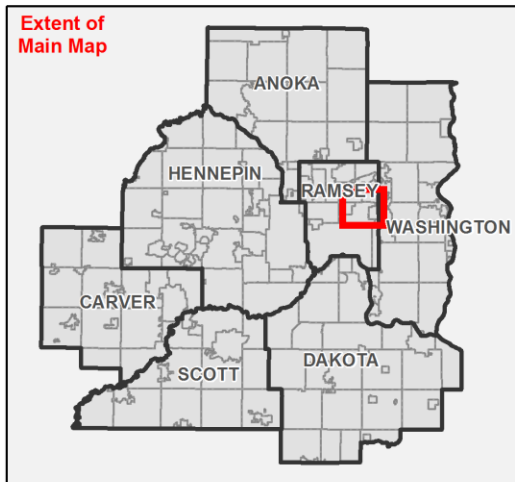
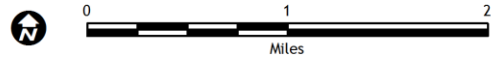
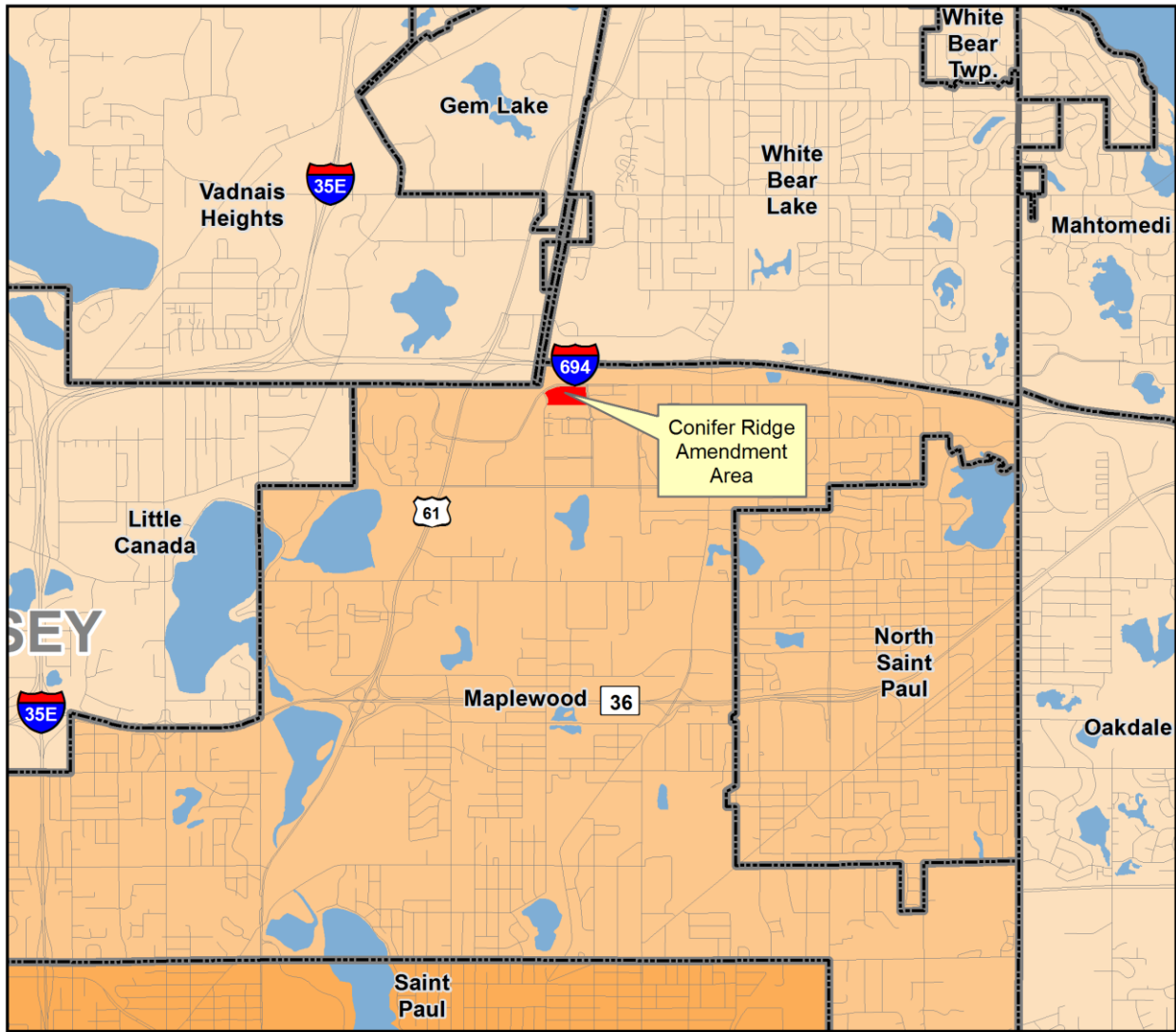
ATTACHMENTS

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

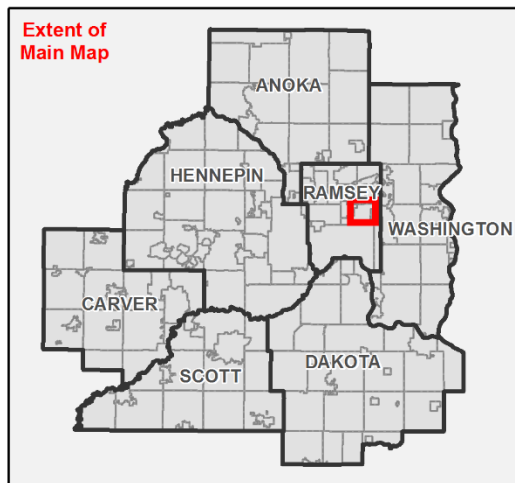
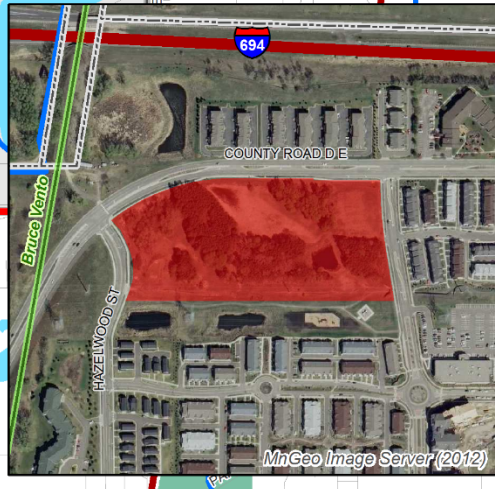
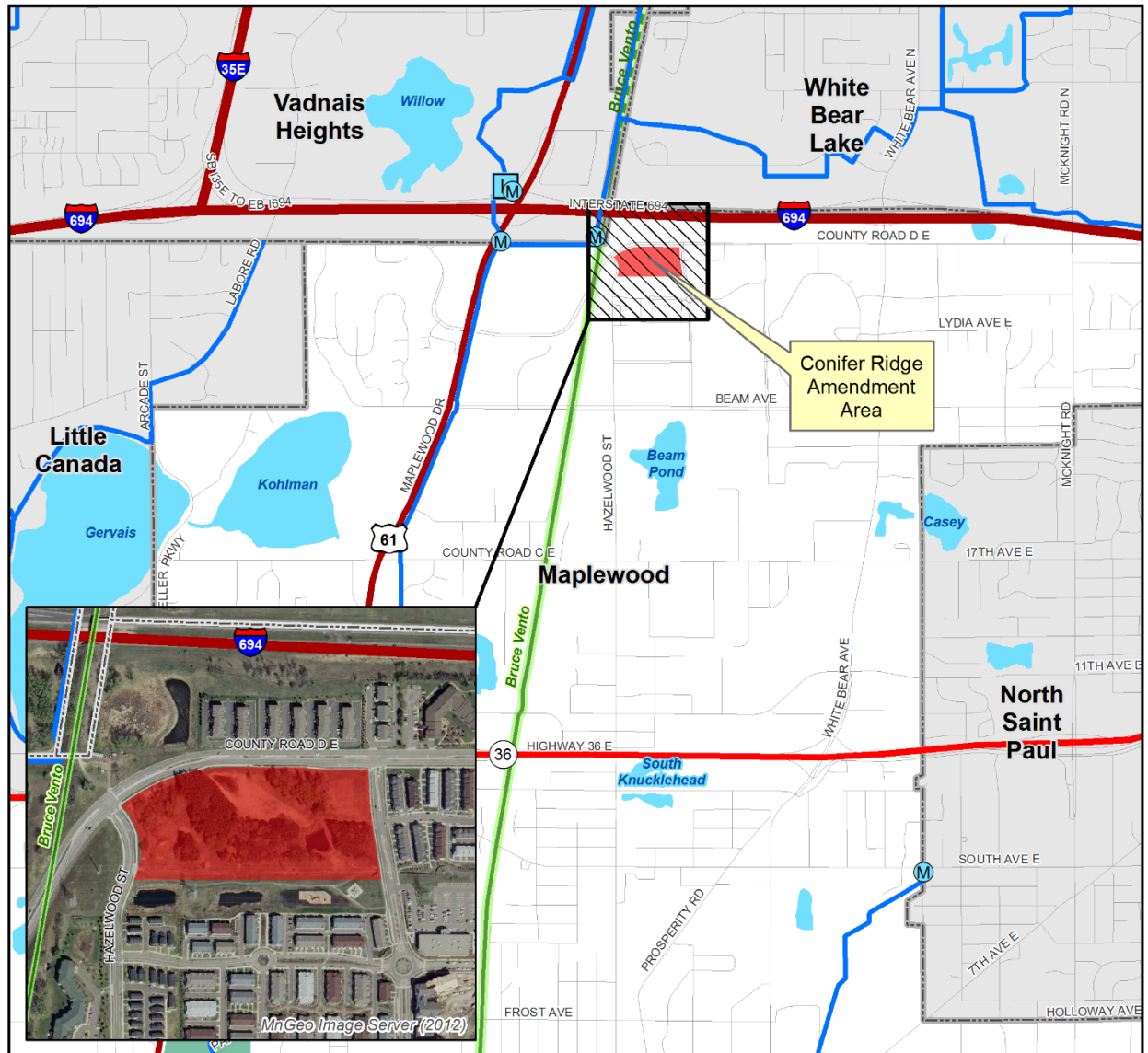


ThriveMSP 2040 Community Designations

- 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

Wastewater Treatment

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

Transportation

- Interstates
- US Highways
- State Highways
- County Roads

Recreation Open Space

- Park Reserve
- Regional Park
- Special Recreation Feature
- Existing Regional Trail
- Planned Regional Trail
- Ncompass Street Centerlines

Figure 3: Current and Proposed Land Use Guiding

