

## Community Development Committee

Meeting date: September 19, 2016

For the Metropolitan Council meeting of September 28, 2016

**Subject:** City of Spring Lake Park Manor Drive Comprehensive Plan Amendment, Review File No. 20623-3

**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 Spring Lake Park to place Manor Drive Comprehensive Plan Amendment into effect.
2. Revise the City's forecasts for population and households for 2020 and the population forecast for 2040, as shown in Table 1 of the Review Record.
3. Revise the City's share of the region's need for affordable housing for the 2021-2030 decade to 29 units, as shown in Table 2 of the Review Record.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts, Land Use, and Water Resources.

### Background

The Council reviewed the City's Comprehensive Plan Update (Business Item No. 2010-130, Review File No. 20623-1) on April 28, 2010. The current amendment is the second amendment since the Update was reviewed. The previous amendment was administratively reviewed by Council staff prior to the submission of this amendment.

The purpose of this amendment is to re-guide approximately 3.3 acres from Commercial to High Density Residential, in support of the development of a 160-170 unit affordable senior apartment building. The site is bordered by County Hwy 10 to the north, Laddie Road to the west, and Manor Drive to the south.

### 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, parking, and the scale/density of the project.

# Review Record

City of Spring Lake Park  
The Manor Drive Comprehensive Plan Amendment

Review File No. 20623-3, Council Business Item 2016-186

## BACKGROUND

The City of Spring Lake Park is a community of approximately 2.1 square miles and located in Anoka and Ramsey Counties. Spring Lake Park is bordered by the City of Fridley to the west and south, the City of Blaine to the north, the City of Mounds View to the east, and the City of Coon Rapids to the northwest (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 August 19, 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 6,500 to 7,500 people; from 2,780 to 3,200 households; and that employment will grow from 3,280 to 3,600 jobs.

The Council reviewed the City's Comprehensive Plan Update (Business Item No. 2010-130, Review File No. 20623-1) on April 28, 2010. This amendment is the second amendment since the Update was reviewed. The previous amendment was administratively reviewed by Council staff prior to the submission of this amendment.

## REQUEST SUMMARY

The purpose of the amendment is to re-guide approximately 3.3 acres from Commercial to High Density Residential (6+ units per acre). The amendment supports the development of a 160-170 unit affordable senior apartment development. The site is bordered by County Hwy 10 to the north, Laddie Road to the west, and Manor Drive to the south.

## 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 April 28, 2010, the Council acted on the City's Update (Business Item No. 2010-130, Review File No. 20623-1).
- On May 31, 2016, the Pierce Street amendment was administratively approved (Review File No. 20623-2).

## 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 the regional parks review and conforms to the *2040 Regional Parks Policy Plan*. There are no existing or planned Regional Parks or Trails in the vicinity of the amendment.

#### **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, Kyle Burrows (612-349-7749)*

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

### *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 water resources, and housing are detailed below.

#### **Forecasts**

*Reviewer: Todd Graham (651-602-1322)*

Council staff have reviewed the forecast-related content of the City of Spring Lake Park Manor Drive Comprehensive Plan Amendment, including supplemental information received August 10, 2016. Forecast-related content appears complete and consistent with Council policy.

In supplemental information, the City offers that the plan amendment will increase the community-wide forecast for year 2020, and the 2040 population forecast is adjusted to account for a reduction in average household size (see underlined forecasts in Table 1 below). Forecasts for 2030 are unaffected. Council staff find that the proposed development will add 160 senior apartments at the subject site. This previously unplanned development will advance the number of households in Spring Lake Park beyond

previous expectations. Council staff support revising the Council’s 2020 forecast upward to 2,880 households and 6,700 population and revising the 2040 forecast downward to 7,400.

Metropolitan Council’s forecast will be revised as follows, effective upon action on the plan amendment.

**Table 1. Metropolitan Council Forecasts for the City of Spring Lake Park**

	Census	Previous Council Forecasts			Revised Council Forecasts		
	2010	2020	2030	2040	2020	2030	2040
<b>Population</b>	6,412	<u>6,500</u>	7,000	7,500	<u>6,700</u>	7,000	<u>7,400</u>
<b>Households</b>	2,672	<u>2,780</u>	3,000	3,200	<u>2,880</u>	3,000	3,200
<b>Employment</b>	3,000	3,280	3,450	3,600	3,280	3,450	3,600

(Note: All of the households and population in Spring Lake Park are sewer-serviced.)  
 With this adjustment of future growth staging, more growth in Spring Lake Park occurs by 2020; and less growth occurs between 2020 and 2030. Therefore, the 2021-2030 Affordable Housing Need for Spring Lake Park will be revised accordingly (see underlined changes in Table 2 below):

**Table 2. Affordable Housing Need Allocation for the City of Spring Lake Park**

	Previous Allocation	Revised Allocation
<b>At or below 30% AMI</b>	<u>26</u>	<u>14</u>
<b>31% to 50% AMI</b>	<u>11</u>	<u>6</u>
<b>51% to 80% AMI</b>	<u>16</u>	<u>9</u>
<b>Total Units</b>	<u>53</u>	<u>29</u>
<b>AMI=Area Median Income</b>		

**Advisory Comments**

If there are additional, substantial plan amendments in the City of Spring Lake Park, 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 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 purpose of the amendment is to re-guide approximately 3.3 acres from Commercial to High Density Residential (6+ units per acre). The proposed development will redevelop the existing Goony Golf property, a 54-hole miniature golf course located at 1066 Manor Drive NE, into a 160-170 unit age-restricted (55+) affordable housing apartment building. The proposed affordable senior apartment complex on the 3.3 acre site yields minimum density of 48.5 units per acre, which is consistent with the Council’s density policies for Suburban communities.

The amendment brings the overall planned residential density for the City of Spring Lake Park to approximately 4.53 residential units per acre.

### ***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 minimum of 6 residential units per acre. The City is advised to enact both a minimum and maximum unit/acre threshold for its High Density Residential land use category. The City is also advised to create commensurate land use categories to better reflect functional land uses and new land uses planned for the City.

The amendment brings the overall planned residential density for the City of Spring Lake Park to approximately 4.53 residential units per acre, which is below the minimum residential density of five units per acre for Suburban communities. The City should identify new redevelopment opportunities and consider re-guiding properties to Medium or High Density Residential land use categories in order to increase the overall residential density of the community to a minimum of five units per acre to ensure compliance with Council policy. As with the comment above, as part of the 2040 Comprehensive Plan Update, the City should determine future land use categories which provide a more accurate measure of overall community density.

### **Water Resources**

*Reviewer: Jim Larsen (651-602-1159)*

The proposed development conforms to the *2040 Water Resources Policy Plan* for local surface water management. The City has indicated that stormwater is proposed to be managed by a detention/infiltration system to be constructed under the parking area for the building. Additionally, the City indicates that the wooded portion on the north end of the site is apparently planned to be clear cut to accommodate the redevelopment of the site.

### ***Advisory Comments***

The Council encourages the City to site proposed development structures where possible to retain as many of the existing mature trees on the site as possible to enhance site aesthetics and maintain a visual and noise buffer to neighbors.

### **Housing**

*Reviewer: Tara Beard (651-602-1021)*

The amendment is consistent with Council housing policy. The proposed amendment increases opportunities to support the City's share of the region's affordable housing need for the 2011-2020 decade, which is 19 units. The amendment both reguides land to higher densities and facilitates the development of a substantial number of affordable housing units that exceeds the City's share.

### ***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.

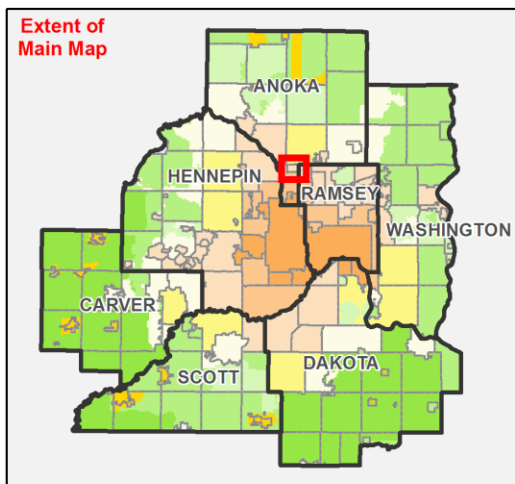
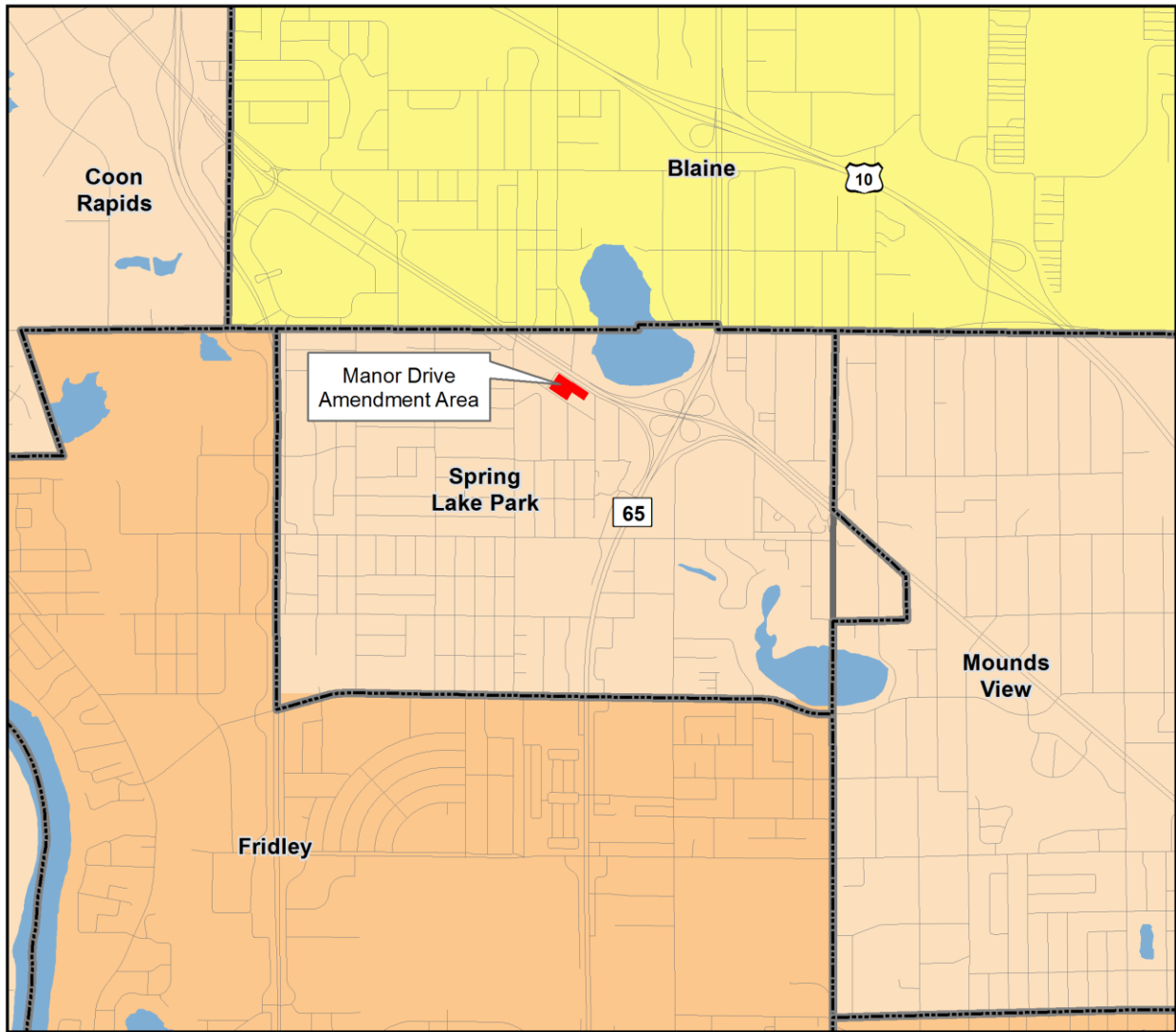
## **ATTACHMENTS**

Figure 1: Location Map Showing Regional Planning Areas

Figure 2: Location Map Showing Regional Systems

Figure 3: Current and Proposed Land Use Guiding

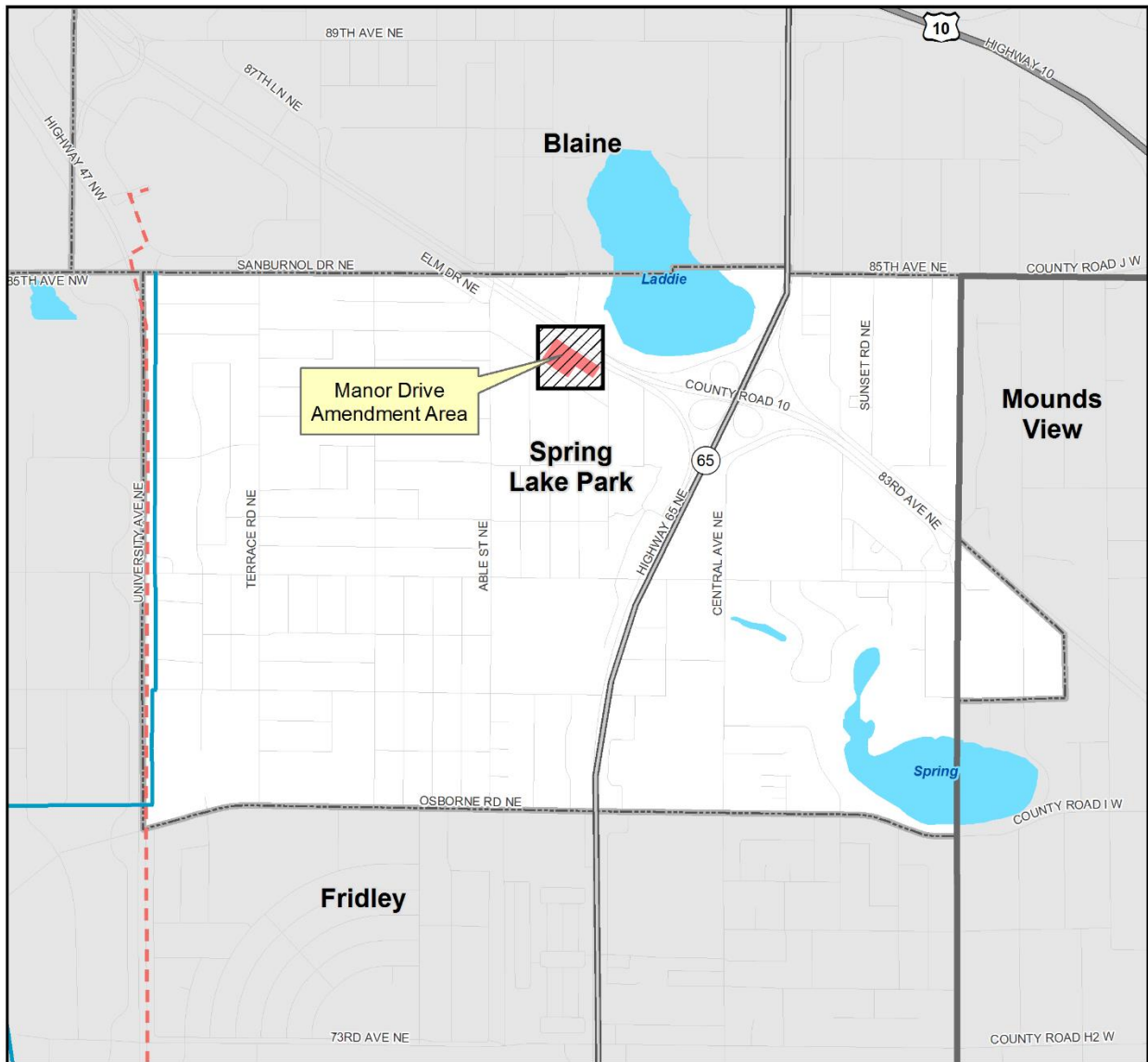
Figure 1: Location Map Showing Community Designations



**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

Noompass Street Centerlines

Figure 3: Current and Proposed Land Use Guiding

