

Community Development Committee

Meeting date: December 18, 2017

For the Metropolitan Council meeting of January 10, 2018

Subject: City of Ramsey Armstrong West Area Comprehensive Plan Amendment, Review File No. 20652-12

District(s), Member(s): District 9, Edward Reynoso

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 Ramsey to place the Armstrong West Area Comprehensive Plan Amendment into effect.
2. Revise the City's forecasts for employment for 2020, 2030, and 2040, as shown in Table 1 of the Review Record.
3. Advise the City to implement the advisory comments in the Review Record for Forecasts and Housing.

Background

The Council reviewed the City of Ramsey Comprehensive Plan Update ([Business Item No. 2010-19](#), Review File No. 20652-1) on January 27, 2010. The current amendment is the eleventh amendment since the Update was reviewed.

The purpose of the proposed amendment is to re-guide approximately 135.21 acres to Business Park from Commercial, Public, Office Park, and Medium Density Residential. The area is located north of U.S. Highway 10, east of Puma Street NW and west of Armstrong Blvd NW. The City decided to re-guide this area to the Commercial land use after completing a small area study commissioned by the City's Economic Development Authority (EDA). The EDA took the initiative to add additional employment growth in this area given the location's proximity to major transportation corridors and the fact that the City's existing commercial and industrial areas do not have remaining land available.

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.

Thrive Lens Analysis

The proposed amendment is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

Funding

None.

Known Support / Opposition

There is no known local resident or local government opposition to this proposal.

Review Record

City of Ramsey Armstrong West Area Comprehensive Plan Amendment

Review File No. 20652-12, Council Business Item No. 2017-294

BACKGROUND

The City of Ramsey is located in western portion Anoka County, bordered by the cities of Anoka, Nowthen, Oak Grove, Dayton, and Elk River.

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.

Thrive MSP 2040 (Thrive) designates Ramsey as Emerging Suburban Edge. Figure 1 shows the general location of Ramsey and nearby communities, and the Thrive Community Designation. The Council forecasts from 2016 to 2040 that the City will grow from 26,251 to 34,700 population and from 8,973 to 13,000 households. With this amendment, the Council also forecasts that, between 2016 and 2040, the City's employment will increase from 6,334 to 8,100 jobs.

The Council reviewed the City of Ramsey Comprehensive Plan Update ([Business Item No. 2010-19](#), Review File No. 20652-1, on January 27, 2010. The current amendment is the eleventh amendment since the Update was reviewed.

REQUEST SUMMARY

The purpose of the proposed amendment is to re-guide approximately 135.21 acres to Business Park. The area is located north of U.S. Highway 10, east of Puma Street NW and west of Armstrong Blvd NW.

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 the *Thrive MSP 2040*, with the *Housing Policy Plan*, with water resources management, 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

- The Council acted on the City's 2030 Comprehensive Plan Update on January 27, 2010 ([Business Item 2010-19](#), Review File No. 20652-1).

- The Legacy Christian Academy amendment to re-guide 95 acres to Public/Quasi-Public was approved by the Council on April 27, 2011 ([Business Item 2011-109](#); Review File No. 20652-2).
- The Stoney River amendment to re-guide 6.5 acres from Public to High Density Residential was approved administratively on September 1, 2011 (Review File No. 20652-3).
- The Nowthen Boulevard amendment to re-guide 5 acres from Commercial to Low Density Residential was administratively approved on July 18, 2012 (Review File No. 20652-4).
- The Hope Fellowship amendment to re-guide 29.2 acres from Medium Density Residential to Commercial was administratively approved on November 7, 2012 (Review File No. 20652-5).
- The COR Development Plan amendment to amend the Mixed-Use land use category was withdrawn by the City on May 10, 2012 (Review File No. 20652-6).
- The Woodlands 4th Addition amendment to re-guide 16 acres from Rural Developing to Low Density Residential, including extension of the MUSA, was approved by the Council on April 26, 2017 ([Business Item 2017-88](#); Review File No. 20652-7).
- The Brookfield 8th Addition amendment to extend the MUSA by 4.8 acres was approved by the Council on April 26, 2017 ([Business Item 2017-89](#); Review File No. 20652-8).
- The Regency Commons amendment to re-guide 6.2 acres to a combination of Business Park and Commercial land uses was administratively approved on April 27, 2017 (Review File No. 20652-9).
- The Riverstone amendment to re-guide 9.3 acres from Commercial to Medium Density Residential was administratively approved on November 13, 2017 (Review File No. 20652-10).
- The Estates of Silver Oaks 2nd Addition amendment to re-guide 5.86 acres from Rural Developing to Low Density Residential was administratively approved on September 13, 2017 (Review File No. 20652-11).

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.

Transportation

Reviewer: Russ Owen (651-602-1724)

The proposed amendment is consistent with the *2040 Transportation Policy Plan*. The amendment site is bordered on the south by U.S. Highway 10. The use of this site for more intense employment uses takes advantage of that accessibility.

Transit

Reviewer: Kyle Burrows (612-349-7749)

The amendment appears complete and the change will not affect the existing transit network. The amendment site is bordered on the south by the Northstar Commuter Rail and is 1.5 miles from Ramsey station, outside of the defined station area. The proposed amendment is not expected to impact ridership at that station.

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 policy consistency are detailed below.

Forecasts

Reviewer: Todd Graham (651-602-1322)

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

In supplemental correspondence, the City offers that the plan amendment will increase the community-wide forecast by +500 jobs. Council staff find: The proposed development will re-guide 135.2 acres to Business Park use. Most of the site was previously “Public Use.” This is a net increase, by 87 acres, to Ramsey’s employment-bearing land supply.

Council staff also finds that Ramsey surpassed its 2020 employment forecast in 2016. The employment forecast should be revised upward. Council and City staff will discuss a more extensive forecast revision to be included with the 2040 Plan Update.

Table 1. Metropolitan Council Forecasts for the City of Ramsey

	Census	Previous Council Forecasts			Revised Council Forecasts		
	2010	2020	2030	2040	2020	2030	2040
Population	23,668	26,400	30,700	34,700	26,400	30,700	34,700
Households	8,033	9,400	11,300	13,000	9,400	11,300	13,000
Employment	4,779	6,200	7,000	7,600	<u>6,700</u>	<u>7,500</u>	<u>8,100</u>

This forecast revision will be effective upon Metropolitan Council action on the plan amendment.

Land Use

Reviewer: Eric Wojchik (651-602-1330)

The amendment is consistent with *Thrive MSP 2040* policies for Emerging Suburban Edge communities. Thrive directs Emerging Suburban Edge communities to provide a variety of commercial activities along the main transportation corridors. Commercial areas in the Emerging Suburban Edge tend to be individual large employers and smaller-scale commercial centers serving the local population.

The purpose of the proposed amendment is to re-guide approximately 135.21 acres to Business Park from several different land use categories, as shown in Table 2 below. The area is located north of U.S. Highway 10, east of Puma Street NW, and west of Armstrong Blvd NW.

Table 2. Land Use Table for the Armstrong West Area Amendment

Land Use Category	Pre-Amendment Acres	Post-Amendment Acres
Public/Quasi-Public	87.1	0
Commercial	37.87	0
Office Park	7.23	0
High Density Residential	3.01	0
Business Park	0	135.21

The City decided to re-guide this area to the Commercial land use after completing a small area study commissioned by the City's Economic Development Authority (EDA). The EDA took the initiative to add additional employment growth in this area given the location's proximity to major transportation corridors and the fact that the City's existing commercial and industrial areas do not have remaining land available. The proposed comprehensive plan amendment is complete and consistent with Council's policies for the Emerging Suburban Edge Community Designation.

Housing

Reviewer: Tara Beard (651-602-1051)

The proposed comprehensive plan amendment is complete and consistent with the Council's policies for housing. The City's Plan currently provides sufficient land to address its share of the region's 2011-2020 need for affordable housing, which is 625 units. The proposed amendment does reduce the City's inventory of land guided to promote the development of low- and moderate-income housing, but sufficient land remains to support their share of the need. After this amendment, the City will be guiding more than 224 acres of mixed-use and high-density residential land such that at least 2,169 units could be built.

The City participates in Livable Communities Act programs and has received grant funds recently. In 2014 the City received Livable Communities Demonstration Account – Transit Oriented Development (LCDA-TOD) and Local Housing Incentive Account (LHIA) grant awards totaling \$780,000 toward the Sunwood Village project, which included 47 affordable apartments. Those units were built in 2015 and are the most recent affordable units built in the City

Advisory Comments

The City should be aware that its share of the region's 2021-2030 need for affordable housing is 499 units. In preparing the 2040 comprehensive plan update, the City should note that the minimum density of land guided to address this need is 8 units per acre. The City is encouraged to contact their Sector Representative or Council housing staff with any questions regarding the Council's housing policy for the 2040 comprehensive plan update.

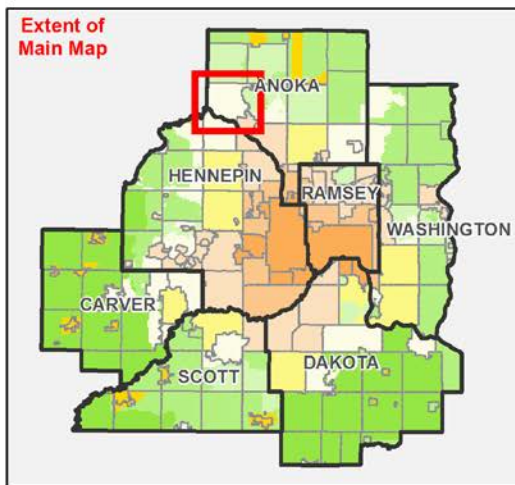
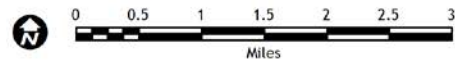
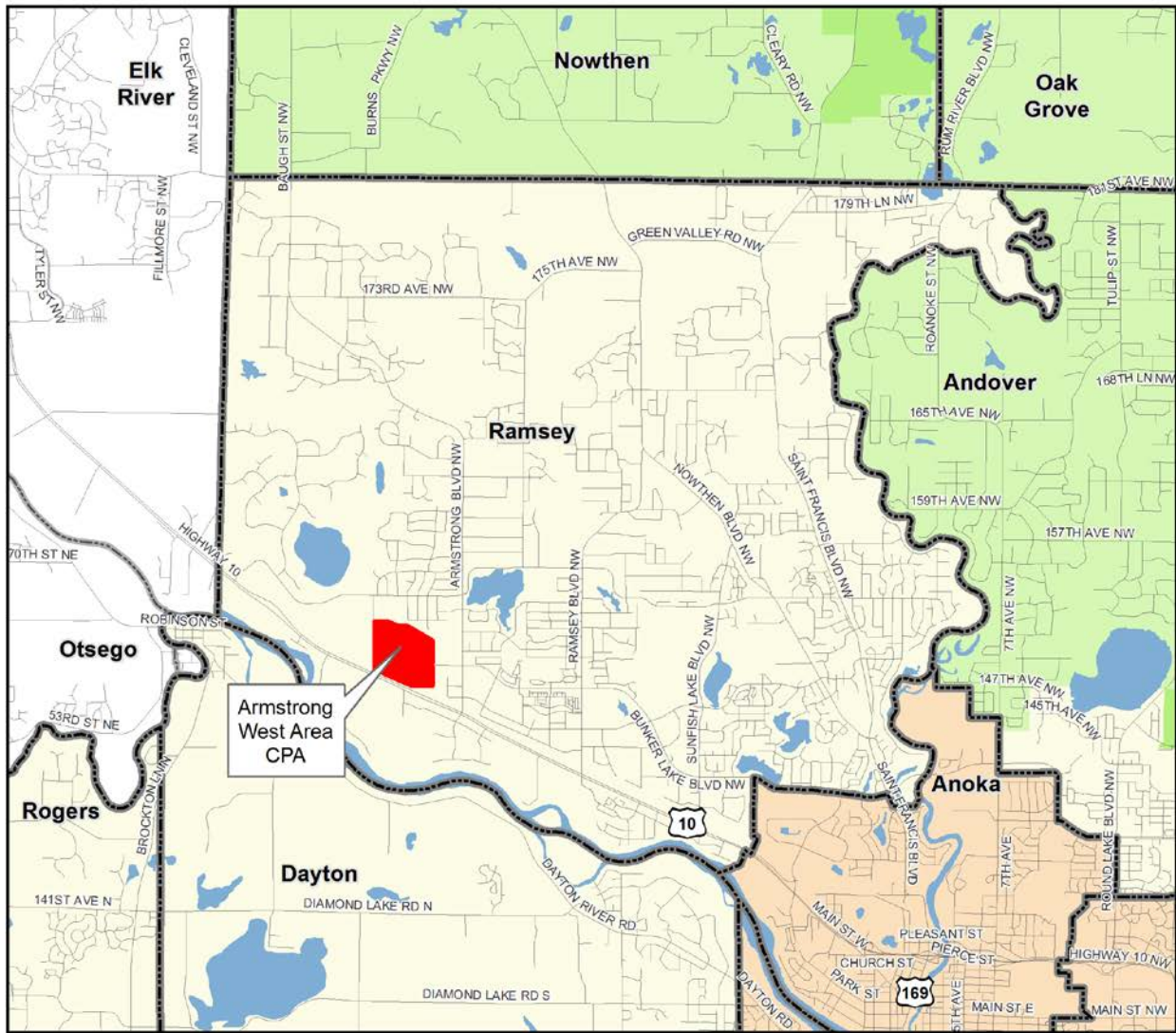
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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 Community Designations
- Figure 2: Location Map Showing Regional Systems
- Figure 3: Current and Planned Future Land Use

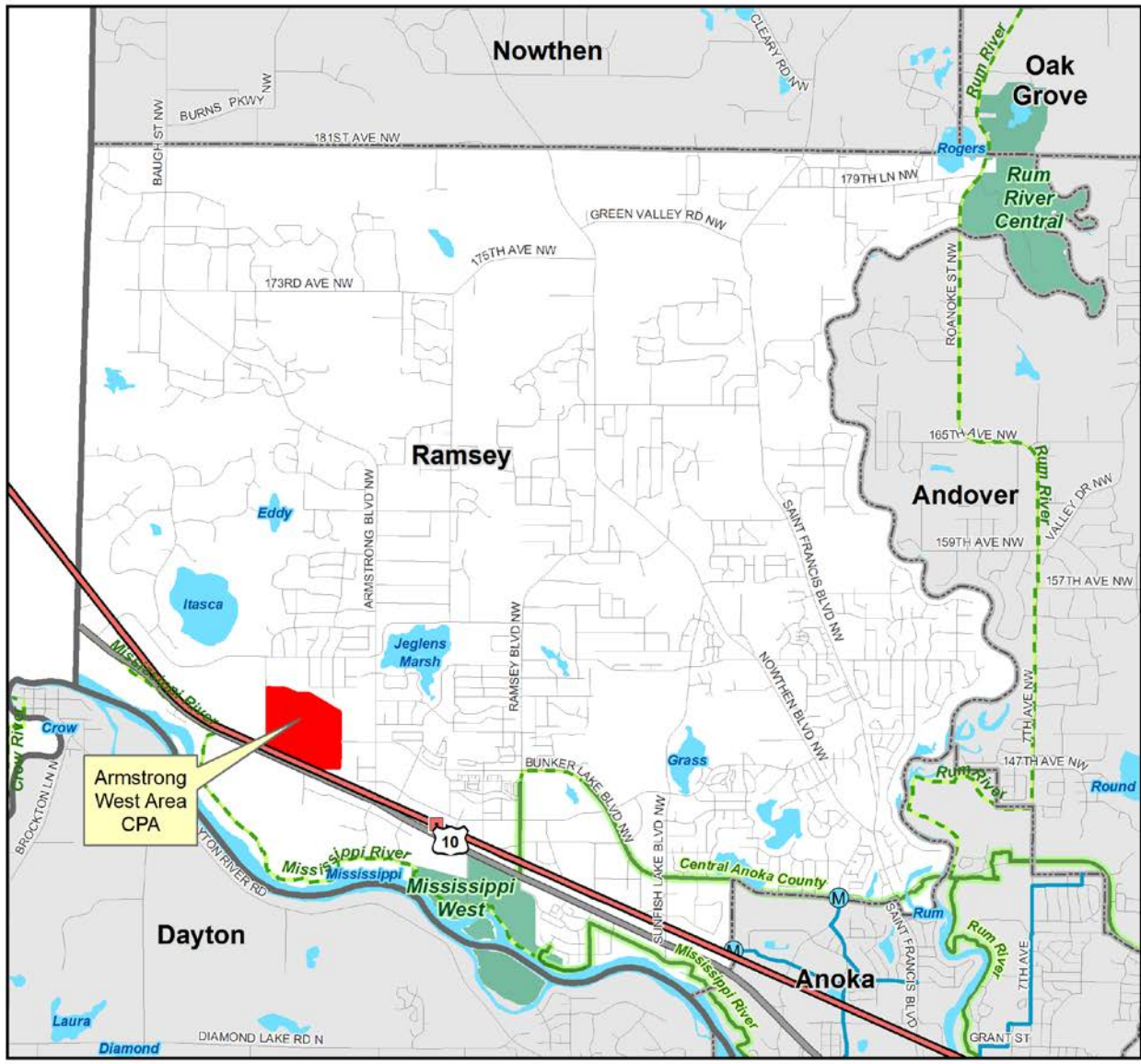
Figure 1: Location Map Showing Community Designations



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 Planned Land Use

