

Community Development Committee

Meeting date: November 20, 2017

For the Metropolitan Council meeting of November 29, 2017

Subject: City of Blaine Lexington Meadows Senior Housing Comprehensive Plan Amendment, Review File No. 20501-8

District(s), Member(s): District 10, Marie McCarthy

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175)

Staff Prepared/Presented: Raya Esmaeili, AICP, Senior Planner, Local Planning Assistance (651-602-1616)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Blaine to place the Lexington Meadows Senior Housing Comprehensive Plan Amendment (CPA) into effect.
2. Find that the proposed amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Land Use.

Background

The Metropolitan Council reviewed the City of Blaine 2030 Comprehensive Plan Update (Update), ([Business Item No. 2009-369](#), Review File No. 20501-1) on October 28, 2009. This is the seventh amendment since the Update was reviewed. The proposed amendment proposes to reguide 6 acres from Planned Industrial/Planned Commercial (PI/PC) to High Density Residential (HDR) to accommodate a 189-unit senior housing development. This development is part of a larger 40-acre mixed use commercial/industrial and high density residential project called Lexington Meadows. The site is located on the southwest quadrant of Lexington Avenue and 109th Avenue.

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* (Thrive). 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

None known.

Review Record

City of Blaine Lexington Meadows Senior Housing Comprehensive Plan Amendment

Review File No. 20501-8, Council Business Item No. 2017-264

BACKGROUND

The City of Blaine (City) is a community of approximately 34 square miles, located in central Anoka County. It is surrounded by the cities of Andover, Ham Lake, Columbus, Lino Lakes, Circle Pines, Lexington, Shoreview, Mounds View, Spring Lake Park, Fridley, and Coon Rapids (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 proposed amendment was found complete for review after January 1, 2016.

Thrive MSP 2040 (Thrive) designates the City as a “Suburban Edge” community. Thrive forecasts, as amended by the Council on July 27, 2016, for 2040 are 87,300 population, 33,300 households, and 31,000 jobs.

The Metropolitan Council reviewed the City of Blaine 2030 Comprehensive Plan Update (Update), Review File No. 20501-1, on October 28, 2009. This is the seventh amendment since the Update was reviewed.

REQUEST SUMMARY

The amendment proposes to reguide 6 acres from Planned Industrial/Planned Commercial (PI/PC) to High Density Residential (HDR) to accommodate a 189-unit senior housing development. This development is part of a large 40-acre mixed use commercial/industrial and high density residential project called Lexington Meadows. The site is located on the southwest quadrant of Lexington Avenue and 109th Avenue.

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 *Thrive MSP 2040*, with the Housing Policy Plan, with water resources management, and is consistent with Council forecasts, as amended.

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 October 28, 2009 (Review File No. 20501-1, [Business Item No. 2009-369](#)).

- The Council acted on the 2011 System Statement CPA (Review File No. 20501-2, [Business Item No. 2013-148](#)) on June 12, 2013. The CPA was in response to the 2011 System Statement, to reflect updates to the *2030 Transportation Policy Plan*.
- The Lakes CPA (Review File No. 20501-3) was reviewed administratively on March 6, 2014. The CPA re-guided 17.5 acres on three sites from Neighborhood Commercial to Low/Medium Density Residential to allow approximately 56 to 60 dwelling units.
- The Blaine Parkside North CPA (Review File No. 20501-4) was reviewed administratively on January 12, 2015. The CPA refined land use boundaries on the project site and made minor adjustments in the proportions of residential and commercial land uses in the 135-acre mixed use development.
- The Radisson Cove CPA (Review File No. 20501-5) was reviewed administratively on August 23, 2016. The CPA amended the MUSA boundary and re-guided approximately 4.6 acres from Rural to Low Density Residential to create a new subdivision.
- The Revised Sanitary Sewer Map and MUSA Change CPA (Review File No. 20501-6) was reviewed administratively on April 19, 2017. The CPA replaced the Sanitary Sewer Map from the City's 2030 Comprehensive Plan Update to correct inconsistencies with other maps and information in the Plan.
- The Emberwood CPA (Review File No. 20501-7) was reviewed administratively on September 19, 2017. The CPA re-guided approximately 2.5 acres from High Density Residential to Community Commercial to create a commercial node in the area.

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 plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional and advisory comments for regional parks, wastewater, and transportation/transit are included below.

Regional Parks

Reviewer: Michael Peterka (651-602-1361)

The proposed amendment conforms to the *2040 Regional Parks Policy Plan*. The amendment area is near the East Anoka County and Bunker Hills-Chain of Lakes Regional Trails, which are operated by Anoka County and governed by the *2040 Regional Parks Policy Plan*. The change in land use guiding from Planned Industrial/Planned Commercial to High Density Residential is not anticipated to impact the regional trails.

Transportation

Reviewer: Russ Owen (651-602-1724) and Kyle Burrows (612-349-7749)

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. This development will not have an impact on the existing transit network. Route 250 serves the area half a mile south of

the site. There are no current plans in the Metro Transit Service Improvement Plan to add service to this area in the future.

Advisory Comments

The amendment site is located approximately two miles from the Anoka-Blaine Airport (ANE). Due to potential single event noise exposures around the site, the residents may experience higher noise levels occasionally. The Council advises the City to make the developer and residents aware of this situation.

Consistency with Council Policy

The CPA is consistent with Council policies for land use, forecasts, housing, and water resources. Additional review comments regarding consistency with those policies are detailed below.

Land Use

Reviewer: Raya Esmaeili (651-602-1616)

The proposed amendment is consistent with the land use policies in Thrive, which designates the City as a Suburban Edge community. Thrive directs Suburban Edge communities to accommodate new development and redevelopment at an average net residential density of at least 3 units per acre.

As part of the larger Lexington Meadows mixed use development, the proposed amendment reguides 6 acres to High Density Residential, which allows a density range of 10-20 units per acre. The 6-acre portion falls in the middle of the overall development site, which is surrounded by Planned Industrial/Planned Commercial (PI/PC) land use districts (Figure 4).

Table 1: Density Calculation Table

Category	2010-2030 Change				
	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential (including "L/MDR")	2.5	10	2605.6	6514	26056
Medium Density Residential	6	10	168.5	1011	1685
High Density Residential	10	20	135	1350	2700
Plat Monitoring 2000-2016			2173.3	7391	
TOTALS			5082.4	16266	
Overall Density				3.2	

The amendment supports the construction of a senior housing development, with a net residential density of 31.5 units per acre. As shown in Table 1 below, the proposed amendment increases the overall net density of the City to 3.2 units per acre, which is consistent with the Council's density policy for a Suburban Edge community.

Advisory Comments

As a participant of the Council's Plat Monitoring Program (Program), the City should submit the Lexington Meadows plat in its annual report after a final plat is approved for the site. The figures submitted with this amendment are currently in concept phase. The City's overall net density will be adjusted to reflect the more precise net residential density after final platting.

Council staff recommend that the proposed land use map be adjusted to reflect more accurate site boundaries as part of the City's 2040 comprehensive plan update if final platting has been completed by then.

Forecasts

Reviewer: Todd Graham (651-602-1322)

The proposed amendment is consistent with Council forecasts. The City offers that the plan amendment does not affect the community-wide forecast. Council staff find that the 189 housing units in the proposed development fit within the community forecast for the City. No forecast change is needed.

Housing

Reviewer: Jonathan Stanley (651-602-1555)

The proposed comprehensive plan amendment is consistent with the *Housing Policy Plan* and 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 1,865 units. The proposed amendment increases the City's inventory of land guided at higher densities. With this amendment, the City will be guiding more than 240 acres of medium and high-density land such that at least 2,152 units could be built.

The City participates in Livable Communities Act programs and has requested and received grant funds in the past. The most recent award was in 2015 when it received a Local Housing Incentives Account grant of \$186,000 that directly supported 4 affordable units. The most recent affordable housing built was part of the Crest View Senior Community development that opened in 2016.

Advisory Comments

The City should be aware that its share of the region's 2021-2030 need for affordable housing is 1,139 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 its Sector Representative or Council housing staff with any questions regarding the Council's housing policy for the 2040 comprehensive plan update.

Surface Water Management

Reviewer: Jim Larsen (651-602-1159)

The proposed amendment parcel is in an area of the City that is historically dominated by wetland hydrology, but has been extensively ditched over the last hundred years. It is also mapped as completely within the current FEMA 100-year flood zone. Surface water management in the portion of the City where the amendment site is located is overseen by the Rice Creek Watershed District (RCWD). RCWD is the local governmental unit in charge of administering both the Minnesota Wetland Conservation Act (WCA) as well as Drainage Law within its watershed boundary in the City.

In accordance with WCA guidance, RCWD developed a Resource Management Plan (RMP) in 2006 as an alternative method of providing future maintenance to Anoka County Ditch (ACD) 53-62, which currently passes through the amendment parcel. RCWD also prepared the "Village Meadows" Comprehensive Wetland Management Plan (CWMP) in 2003 for the specific area south of 109th Avenue NE, and west of Lexington Avenue NE which encompasses the amendment site.

The RMP and CWMP documents established a watershed-based framework, which would allow limited urbanization on partially drained and lower quality wetland areas, while accommodating watershed runoff, ditch management, wetland mitigation, and preservation of higher quality wetlands and natural resources within conservation areas.

The amendment project proposer is currently in the process of requesting permit approval from the RCWD for reconstruction of ACD 53-62 and alteration of wetland and FEMA 100-year floodplain boundaries on this site, as proposed in the submission. Council staff recognizes the responsibilities and

authority of the RCWD in this matter and finds the proposed actions on this site to be in conformance with the Council's *2040 Water Resources Policy Plan*.

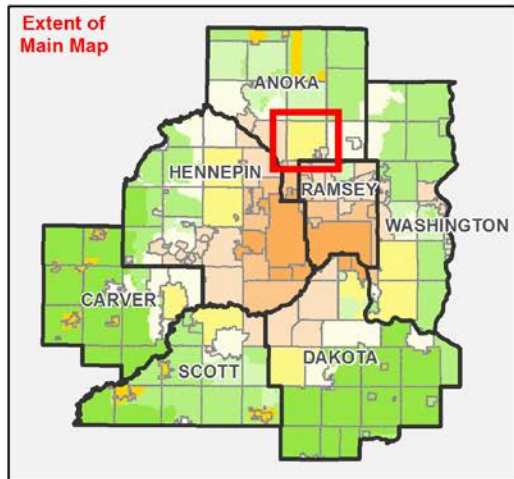
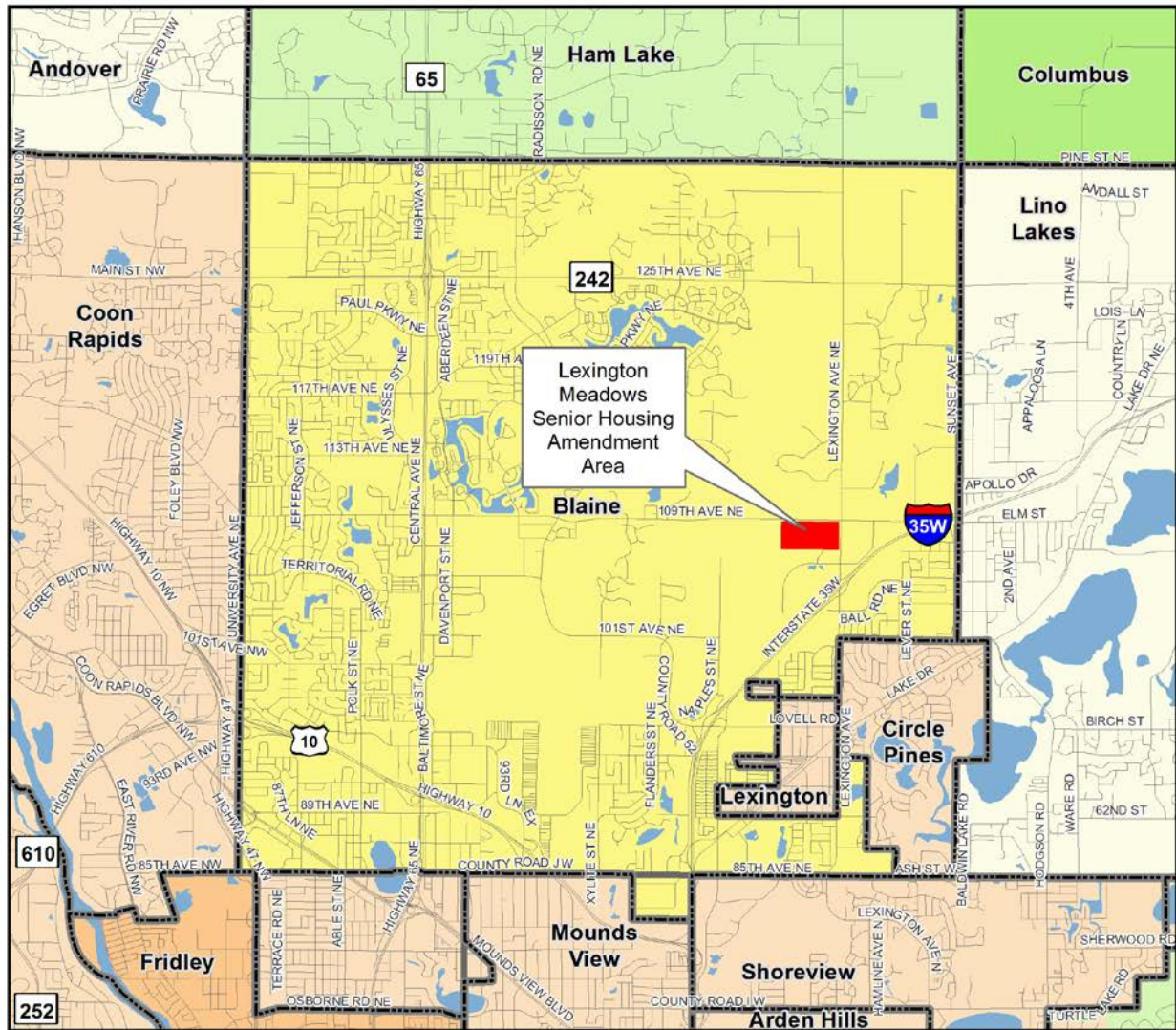
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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 Community Designations
- Figure 2: Location Map showing Regional Systems
- Figure 3: Existing and Proposed Planned Land Use Maps
- Figure 4: Lexington Meadows Concept Plan

Figure 1: Location Map Showing Community Designations

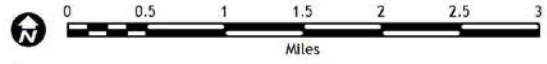
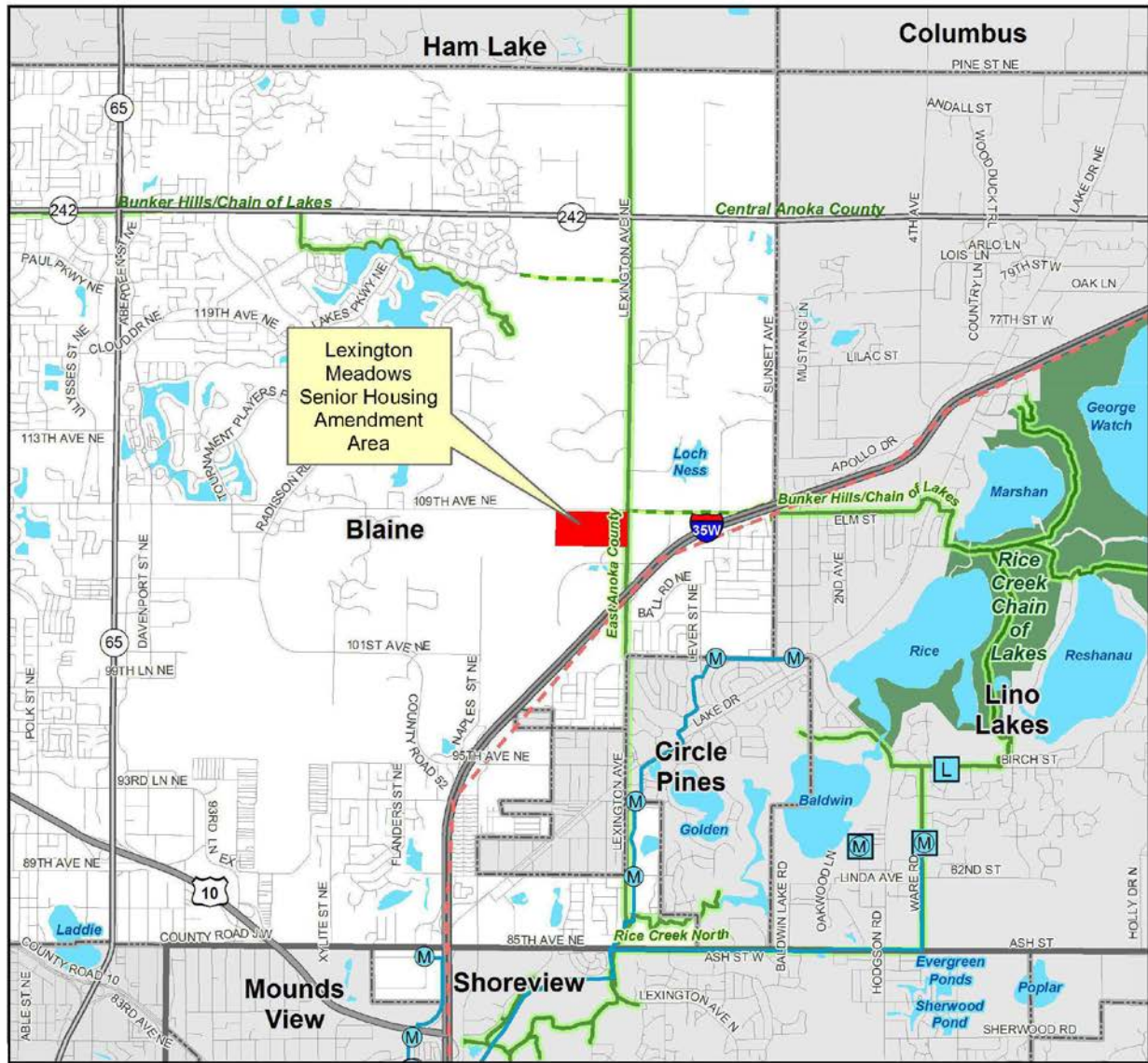


ThriveMSP 2040 Community Designations

- 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: Existing and Proposed Planned Land Use Maps

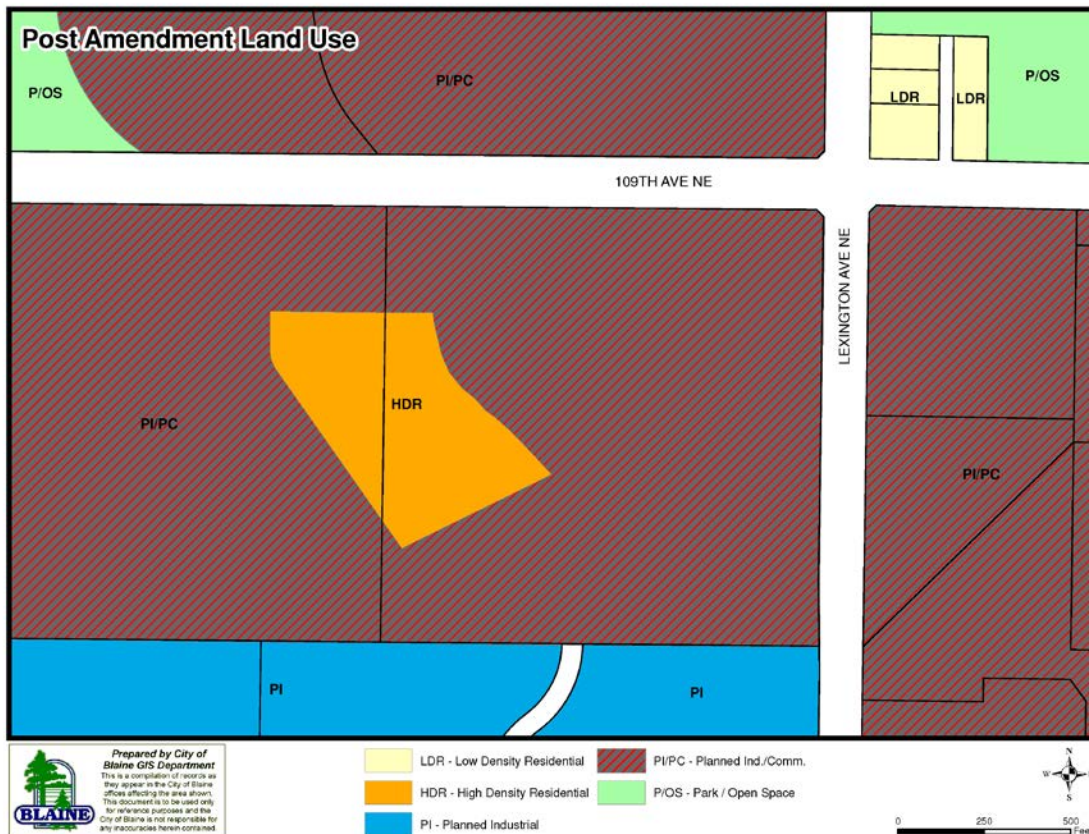
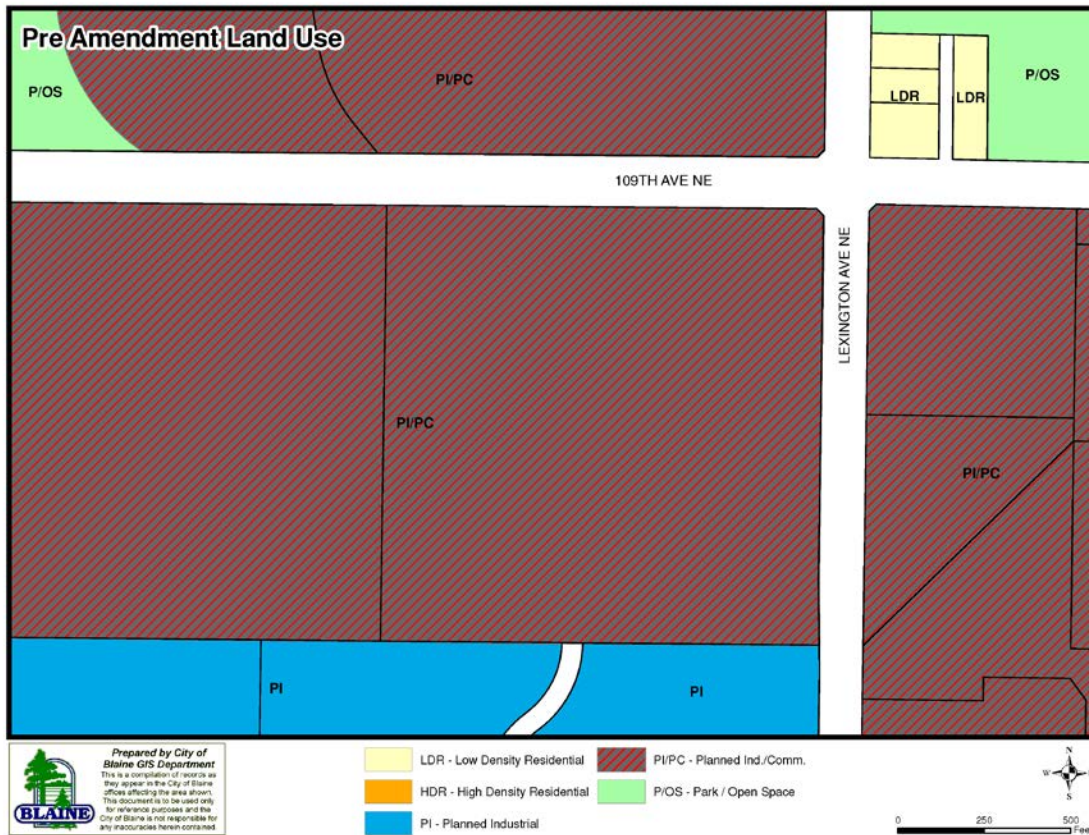


Figure 4: Lexington Meadows Concept Plan

