

City of Shoreview – District 10

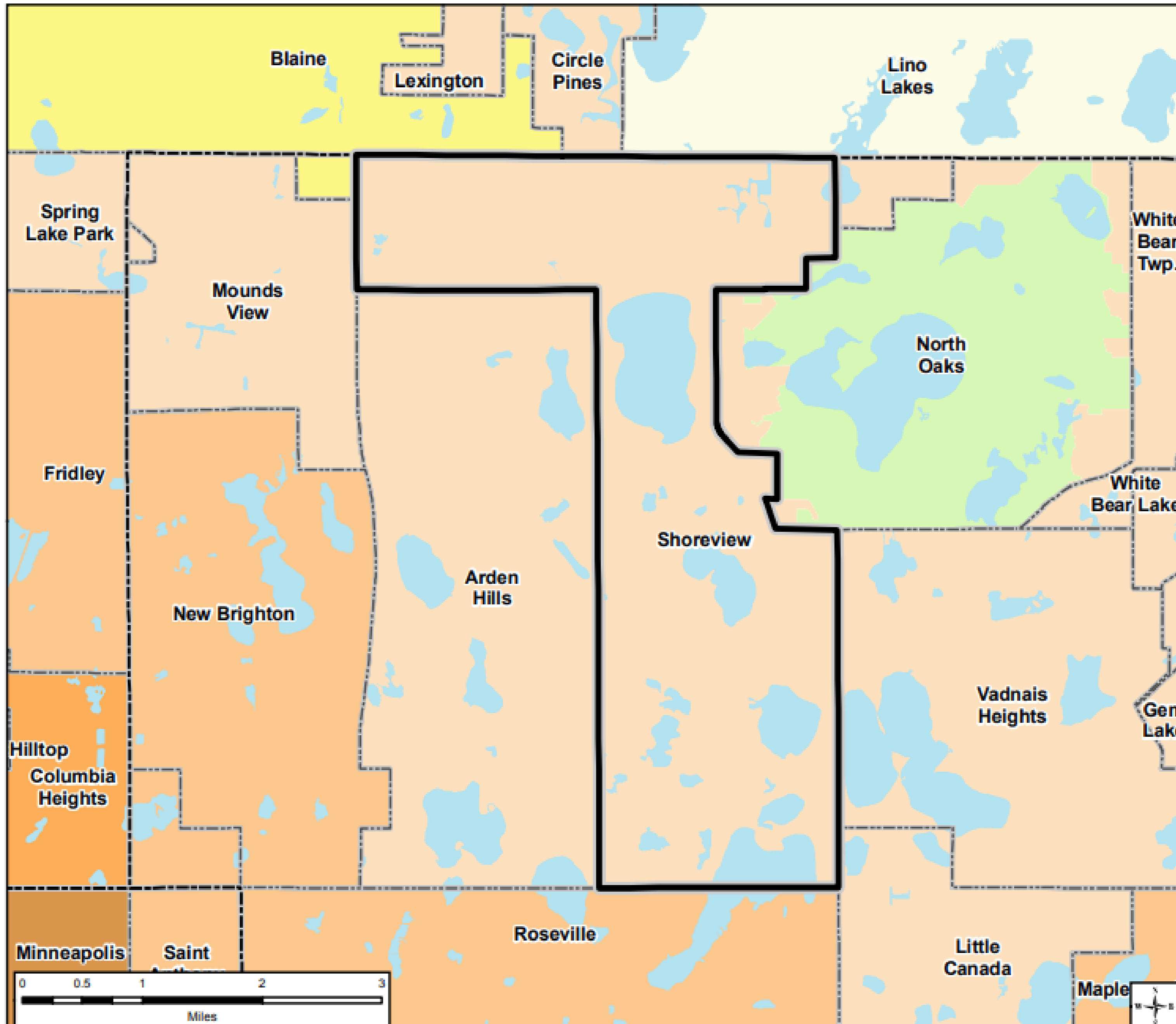
***The Edison at Rice Creek***  
***Comprehensive Plan Amendment***  
**Review File No. 20417-10**

September 17, 2018

**Community Development Committee**



# Community Designation City of Shoreview, Ramsey County



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



### Regional Systems

- Planned Fixed Guideway Stations
- Existing Fixed Guideway Stations

### Regional Transitways

- Existing, Fixed Guideway
- Proposed, Fixed Guideway
- Existing, Bus Rapid Transit
- Proposed, Bus Rapid Transit
- Shakopee\_Entertainment\_Parcel

### Wastewater Treatment

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

### Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Ncompass Street Centerlines

### Regional Parks

**STATUS**

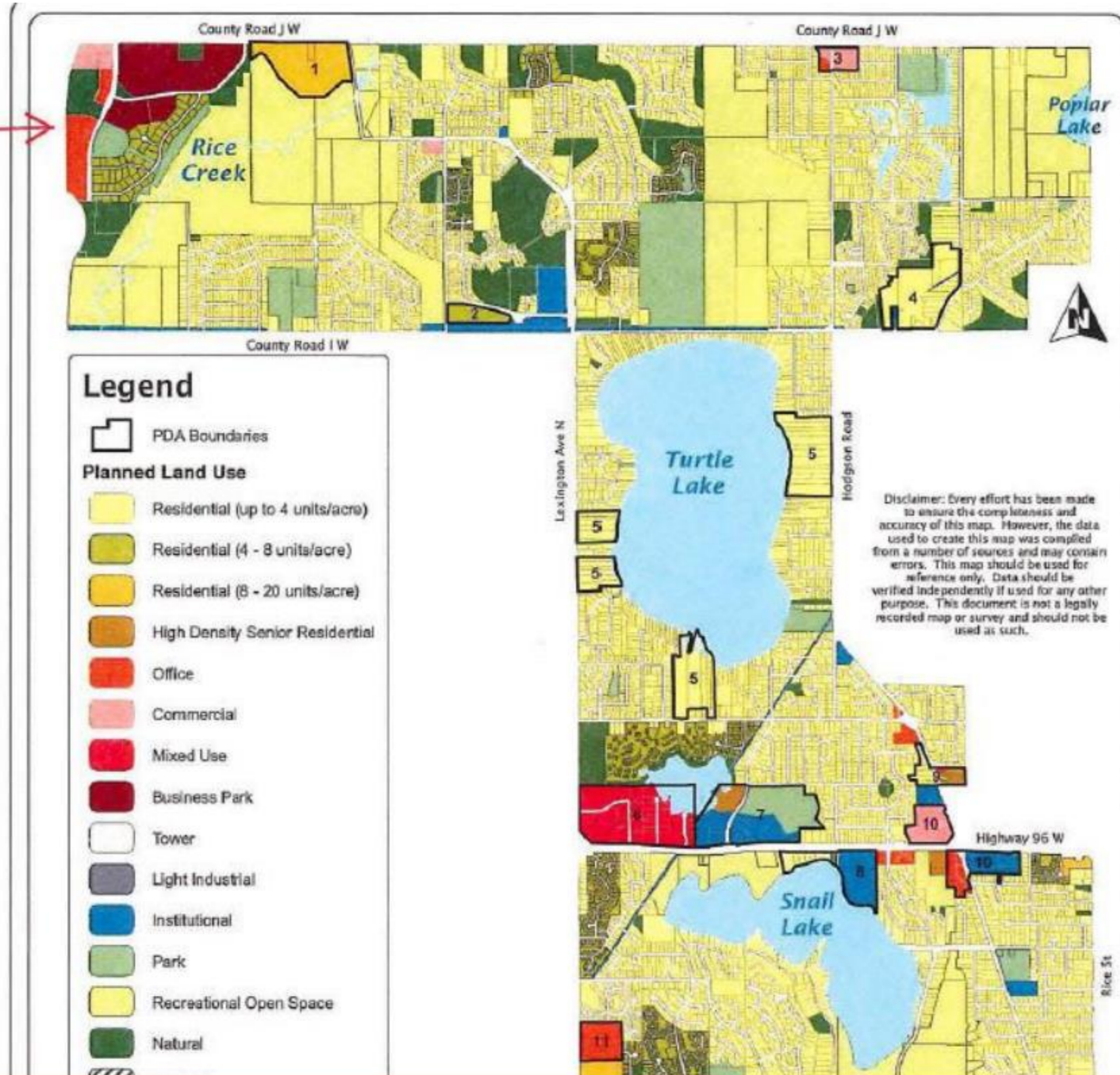
- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Existing Regional Trails
- Planned Regional Trails

# Purpose of the Amendment

- reguide 18.5 acres from Office (O) to Mixed Use (MU)
- allow the development of 300 apartments and 68 townhome units.
- Change the official forecasts for the City.

# Existing & Proposed Land Use

OFFICE  
TO  
MIXED  
USE



**Legend**

- PDA Boundaries
- Planned Land Use**
- Residential (up to 4 units/acre)
- Residential (4 - 8 units/acre)
- Residential (8 - 20 units/acre)
- High Density Senior Residential
- Office
- Commercial
- Mixed Use
- Business Park
- Tower
- Light Industrial
- Institutional
- Park
- Recreational Open Space
- Natural

**Planned Land Use**

- Residential (up to 4 units/acre)
- Residential (4 - 8 units/acre)
- Residential (8 - 20 units/acre)
- High Density Senior Residential
- Office
- Commercial
- Mixed Use

Disclaimer: Every effort has been made to ensure the completeness and accuracy of this map. However, the data used to create this map was compiled from a number of sources and may contain errors. This map should be used for reference only. Data should be verified independently if used for any other purpose. This document is not a legally recorded map or survey and should not be used as such.

Category	2000-2030 Change				
	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Residential (Up to 4)	1	4	32	32	127
Residential (4-8)	4	8	0	0	0
Residential (8-20)*	8	20	41.8	356	839
Mixed Use and HD Senior Residential	1	45	74.4	148	3347
MU - Shoreview Bus Campus	11.56		34.6	400	
The Edison at Rice Creek			18.5	368	
<b>TOTALS</b>			<b>201.28</b>	<b>1283</b>	<b>4313.5</b>
<b>Overall Density</b>				<b>6.37</b>	<b>21.43</b>

*\*Includes Manufactured Home Park (Brookside) = Total 36.4 acres total, 0.1 acres increase through 2030. Potential to redevelop at Medium or High Density Residential. Currently guided at Res 8-20.*

# Findings

The proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies
- Is compatible with the plans of adjacent and affected jurisdictions

# Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Shoreview to place the Edison at Rice Creek Comprehensive Plan Amendment into effect.
2. Revise the City's forecasts for population and households 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 Parks, Forecasts, and Land Use.