

Community Development Committee

Meeting date: September 17, 2018

For the Metropolitan Council meeting of September 26, 2018

Subject: City of West St. Paul Marthaler Lane Comprehensive Plan Amendment, Review No. 20554-8

District(s), Member(s): District 13, Richard Kramer

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

Staff Prepared/Presented: Patrick Boylan, AICP, Local Planning Assistance 651-602-1438

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of St. Paul to place the Marthaler Lane Comprehensive Plan Amendment (amendment) into effect.
2. Advise the City to implement the advisory comments in the review record for Regional Parks, Forecasts, and Housing.

Background

The Council reviewed the City of West St. Paul Comprehensive Plan Update ([Business Item 2009-269](#), Review File No. 20554-1) on August 26, 2009. This is the seventh comprehensive plan amendment (amendment) since the Update was reviewed. The City is proposing to reguide 4.35 acres from Industrial to Mixed Use to facilitate the development of a 174-unit senior housing complex. The proposed amendment site is located in the southwest quadrant of the intersection of Wentworth Ave East and Marthaler Lane.

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*.

Thrive calls for average densities of at least 20 units per acre for new development and redevelopment in "Urban Center"-designated communities like West St. Paul. The proposal, located in an area that is well-served by transportation options and nearby amenities, will contribute to better proximity between jobs and housing.

Funding

None.

Known Support / Opposition

There is no known opposition to this amendment.

Review Record

City of West St. Paul Marthaler Lane Comprehensive Plan Amendment

Review File No. 20554-8, Council Business Item No. 2018-247

BACKGROUND

The City of West St. Paul (City) is located in north central Dakota County, bordered by St. Paul, South St. Paul, Inver Grove Heights, Sunfish Lake, and Mendota Heights.

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 in a letter dated September 7, 2018.

Thrive MSP 2040 (Thrive) designates West St. Paul with an “Urban Center” community designation. The Council forecasts from 2017 to 2040 that the City will grow from 21,085 to 23,100 population and 9,060 to 10,100 households. The Council also forecasts that between 2017 and 2040, the City’s employment will increase from 8,150 to 9,300 jobs.

The Metropolitan Council reviewed the City of West St. Paul’s 2030 Comprehensive Plan Update ([Business Item 2009-269](#), Review File No. 20554-1) on August 26, 2009. This is the seventh comprehensive plan amendment (amendment) since the Update was reviewed.

REQUEST SUMMARY

The amendment proposes to amend the local comprehensive plan to reflect changes to the future land use map by proposing to require 4.35 acres from "Industrial" to "Mixed Use" to facilitate the development of a 174-unit senior housing complex.

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*, the *2040 Housing Policy Plan*, water resources management, and 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 Update on August 26, 2009 ([Business Item 2009-269](#), Review File No. 20554-1).
- The Smith Avenue Area Plan amendment was administratively approved by the Council on January 13, 2012 (Review File No. 20554-2).
- The System Statement Response amendment was approved by the Council on March 14, 2012. ([Business Item 2012-20](#), Review File No. 20554-3).

- The Land Use Map amendment was administratively approved by the Council on July 18, 2012 (Review File No. 20554-4).
- A Land Use Map amendment was administratively approved by the Council on July 14, 2014 (Review 20554-5).
- The West St. Paul Land Use Map amendment was administratively approved January 27, 2016 (Review File No. 20554-6).
- The West St. Paul, Land Use Map amendment was administratively approved March 1, 2017 (Review File No. 20554-7).

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 Township'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 review comments for Regional Parks are included below.

Regional Parks

Reviewer: Patrick Boylan (651-602-1438)

The proposed amendment conforms to the *2040 Regional Parks Policy Plan*. The comprehensive plan acknowledges the River to River Greenway regional trail corridor, which is adjacent to the proposed development. The City has consulted with Dakota County staff and the County supports the City's efforts to provide local trail connections on the south side of Wentworth Avenue along the proposed development.

Advisory Comments

Council staff advised the City to work with Dakota County on any future road crossing from the proposed new development to the River to River Greenway.

Transportation

Reviewer: Russ Owen (651-602-1724)

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. The amendment accurately responds to updates to the TPP.

Wastewater

Reviewer: Roger Janzig (651-602-1119)

The proposed amendment conforms to the *2040 Water Resources Policy Plan*. The Metropolitan Disposal System has adequate capacity for this project location.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, and water supply. Additional review comments regarding Forecasts and Housing are detailed below.

Forecasts

Reviewer: Todd Graham (651-602-1322)

The amendment is consistent with *Thrive* for forecasts.

Advisory Comments

The City offers that the amendment will not affect the community-wide forecast. Council staff find that the expected development, to include 174 senior housing apartments, exceeds what was previously forecasted by the Council for this site. Also, Council staff estimate that West St. Paul will reach its 2020 household forecast with this project. While the Council may approve this amendment without a forecast increase, the Council advises the City that subsequent plan amendments or updates that add substantial housing capacity (beyond the 2030 or 2040 forecast) may necessitate commensurate forecast revisions.

Land Use

Reviewer: Patrick Boylan (651-602-1438)

The proposed amendment is consistent with *Thrive MSP 2040* (Thrive) land use policies. Thrive identifies the City as an Urban Center community, and calls for average densities of at least 20 units per acre for new development and redevelopment in Urban Center communities. The amendment proposes to reguide land designated as Industrial to the new designation category of Mixed Use. The land is 4.35 acres in size and is located generally at 1645 and 1631 Marthaler Lane (see Figure 2). The purpose of the amendment is to facilitate the development of a 174-unit senior housing complex.

The proposal, located in an area that is well-served by transportation options and nearby amenities, will contribute to better proximity between jobs and housing.

The City's Update, with previous amendments, has a planned minimum residential density of 8.78 units per acre; this amendment will increase the expected density to 9.15 units per acre. The City's density range for Mixed Use projects is 15 to 40 units per acre. Once constructed, the Marthaler Lane development will achieve a density of 40 units per acre, which is consistent with the City's policy.

As shown in Table 1 below, with this amendment, the City has a combined overall density of 9.15 units per acre.

Table 1 City of West St. Paul Planned Net Residential Density

Category	Density Range		Gross Acres	Min Units	Max Units
	Min	Max			
Single Family Residential	1	6	26.7	27	160
Multifamily Residential	7	46	14	98	644
Mixed Use*	15	40	42.4	635	1694
TOTALS			83.05	760	2,498
Overall Density				9.15	30.08

*Assumed to be 50% Commercial and 50% Residential

Housing

Reviewers: Tara Beard (651-602-1051) and Hilary Lovelace (651-602-1555)

The amendment is consistent with the Council's *2040 Housing Policy Plan*. The City currently provides sufficient land to address its share of the region's 2011-2020 need for affordable housing, which is 104 units. The proposed amendment increases the City's inventory of land guided to support the

development of low- and moderate-income housing. After this amendment, the City will be guiding over 54.8 acres of higher density residential land such that at least 405 units could be built.

West St. Paul is a participant in Livable Communities Act programs, but the City has not been a recipient of funds in the last ten years. The most recent affordable housing development in West St. Paul has been 2 ownership units that were completed in 2016.

Advisory Comments

The City should be aware that its share of the region's 2021-2030 need for affordable housing is 120 units. In preparing the 2040 Comprehensive Plan, 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.

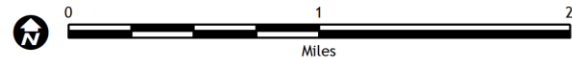
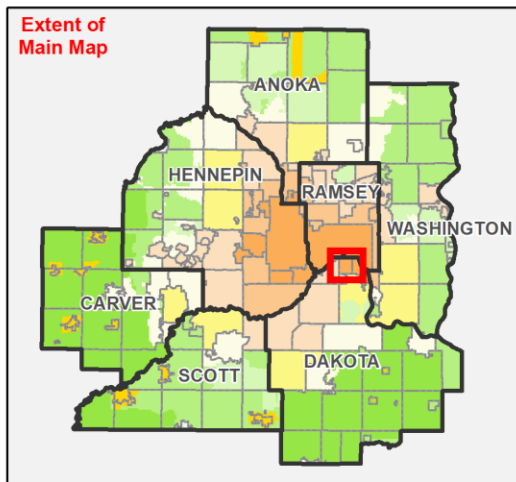
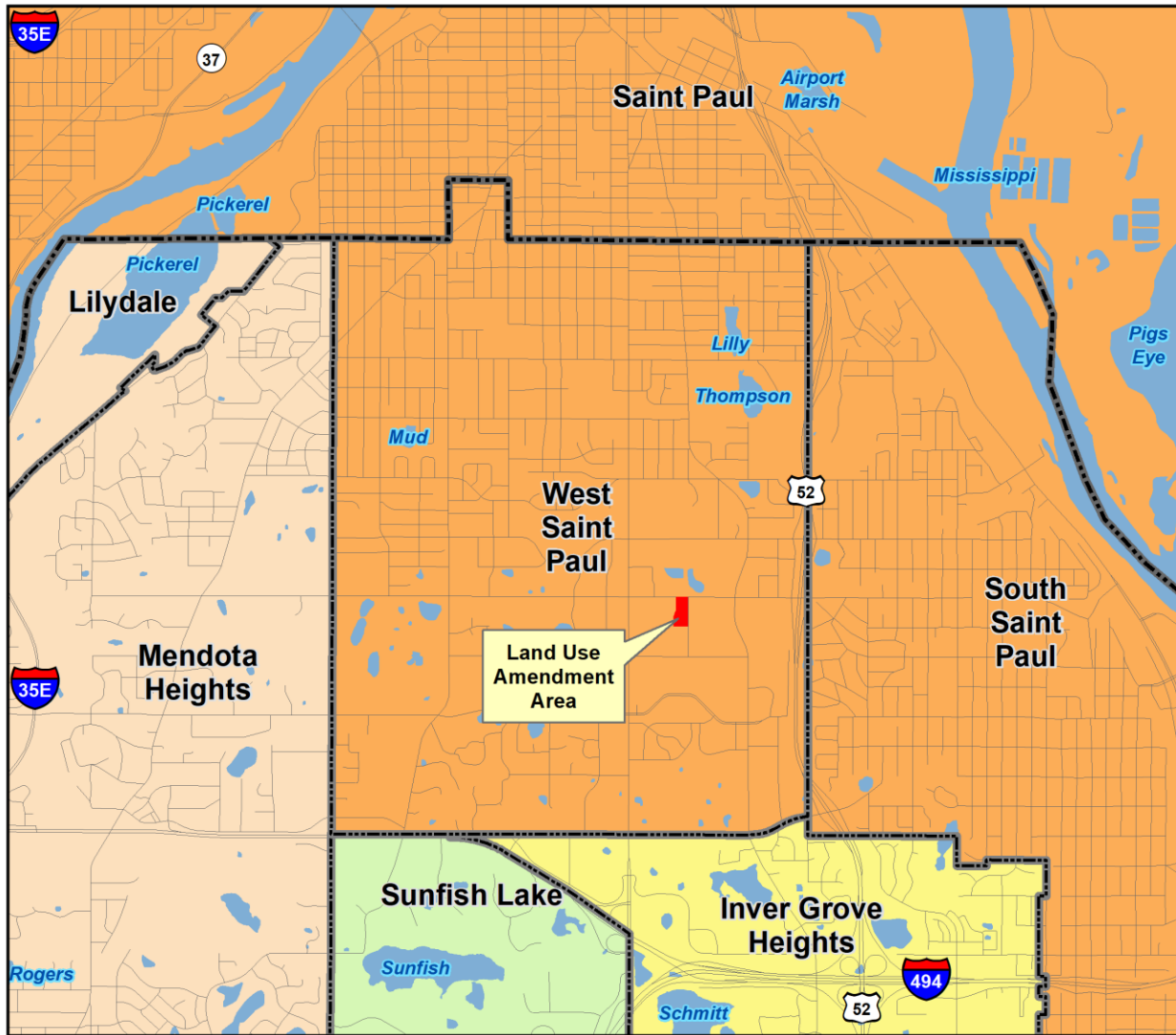
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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: Current and Proposed Land Use Guiding

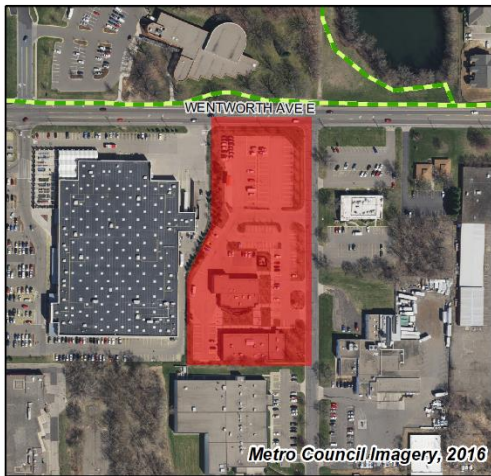
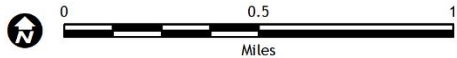
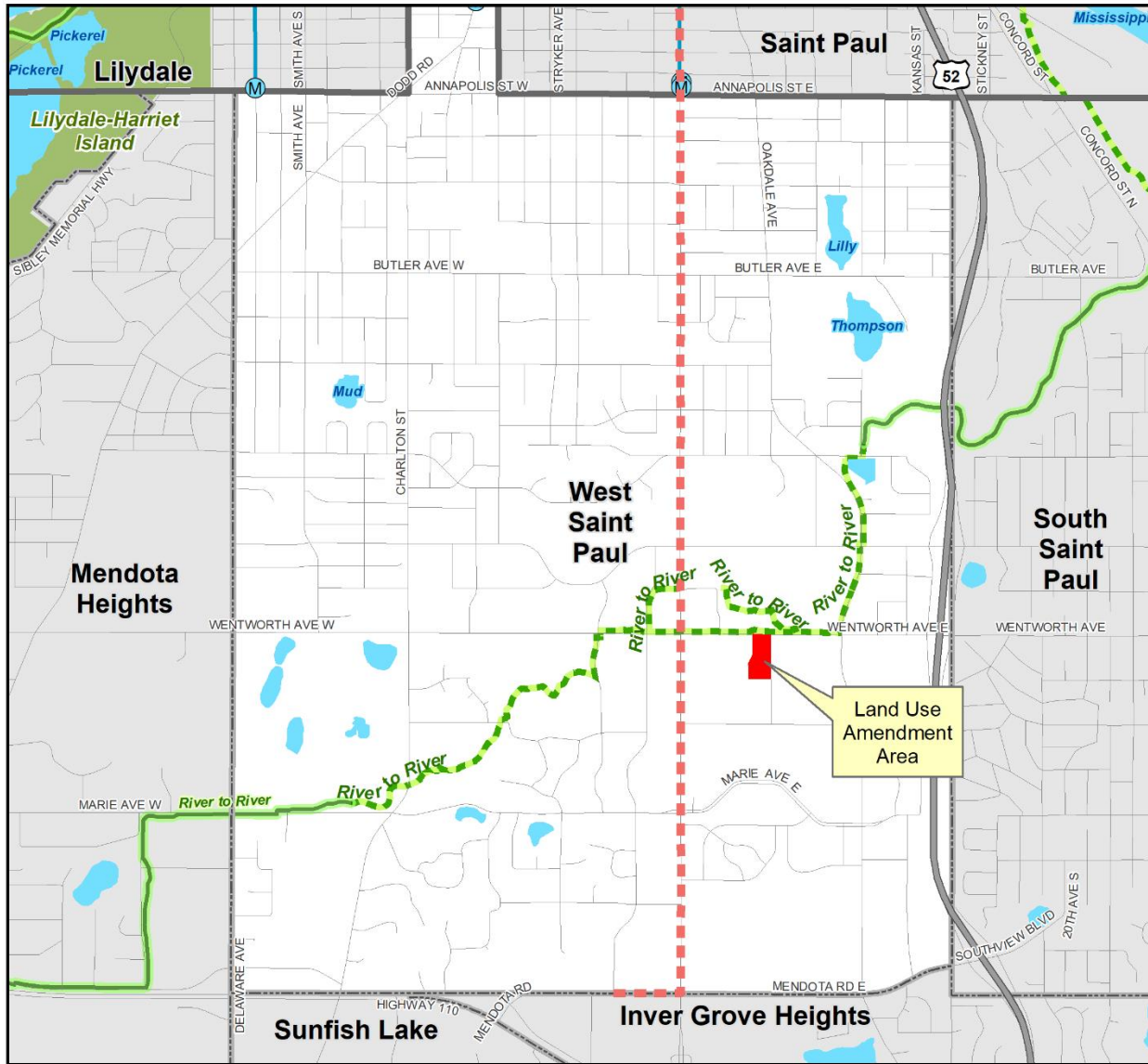
Figure 1: Location Map Showing Community Designations



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

- Planned Fixed Guideway Stations
- Existing Fixed Guideway Stations
- Regional Transitways**
- Existing, Fixed Guideway
- Proposed, Fixed Guideway
- Existing, Bus Rapid Transit
- Proposed, Bus Rapid Transit
- Wastewater Treatment**
- M Meters
- L Lift Stations
- MCES Interceptors
- WTP MCES Treatment Plants
- Regional Highway System**
- Interstates
- US Highways
- State Highways
- County Roads
- Nocompass Street Centerlines
- Regional Parks**
- STATUS**
- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Existing Regional Trails
- Planned Regional Trails

Figure 3: Current and Proposed Land Use Guiding



Current



Proposed

