

Community Development Committee

Meeting date: January 22, 2019

For the Metropolitan Council meeting of February 13, 2019

Subject: City of Lino Lakes I-35E Corridor Comprehensive Plan Amendment, Review File No. 20653-7

District(s), Member(s): District 11, Sandy Rummel

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

Staff Prepared/Presented: Corrin Wendell, AICP, Senior Planner, Local Planning Assistance (651-602-1832)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Lino Lakes to place the I-35E Corridor Comprehensive Plan Amendment (amendment) into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Housing.

Background

The proposed amendment reguides 559.23 acres of Urban Reserve to three different land use categories for a site located in the northeastern portion of the City on the east side of I-35E. This amendment considers three changes to the 2030 Land Use Plan:

1. 278.71 acres will be reclassified from Commercial, Industrial, and Medium Density Residential to Business Campus on the Full Build Out Future Land Use Map
2. 559.23 acres will be reclassified from Urban Reserve to Business Campus, Commercial, and Industrial on the 2030 Future Land Use Map
3. A new Business Campus Land Use category will be created

The amendment also includes two changes to the 2030 Staging Plan:

1. 226.53 acres will be changed from Stage 2A Planned Service Area to Stage 1B Planned Service Area on the Utility Staging Map
2. 559.23 acres will be changed from Stage 3 Planned Service Area to Stage 1B Planned Service Area on the Utility Staging Map

The Metropolitan Council reviewed the City of Lino Lake's 2030 Comprehensive Plan Update (Update) ([Business Item 2011-197](#)) Review File No. 20653-2) on August 10, 2011.

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

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

Review Record

City of Lino Lakes I-35E Corridor Comprehensive Plan Amendment

Review File No. 20653-7, Business Item No. 2019-18

BACKGROUND

The City of Lino Lakes (City) is located in southeastern Anoka County and is bordered by the City of Columbus to the north, the City of Forest Lake to the northeast, the City of Hugo to the east, White Bear Township to the southeast, the City of North Oaks to the south, the City of Shoreview to the southwest, the City of Circle Pines and the City of Blaine to the west, and the City of Ham Lake to the northwest. The City of Lino Lakes also completely surrounds the City of Centerville.

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 December 24, 2018.

Thrive MSP 2040 (Thrive) designates Lino Lakes with an “Emerging Suburban Edge” community designation. Figure 1 shows the general location of Lino Lakes and nearby communities, and the Council’s *Thrive MSP 2040* Community Designation. The Council currently forecasts that from 2017 to 2040, the City will grow from 21,117 to 31,100 population and from 6,639 to 10,600 households. The Council also forecasts that, between 2017 and 2040, the City’s employment will increase from 4,321 to 6,000 jobs.

The Council reviewed the City’s Update ([Business Item 2011-197](#), Review File No. 20653-2) on August 10, 2011. This is the sixth comprehensive plan amendment since the Update was reviewed.

REQUEST SUMMARY

The proposed amendment reguides 559.23 acres of Urban Reserve to three different land use categories for a site located in the northeastern portion of the City on the east side of I-35E. This amendment considers three changes to the 2030 Land Use Plan:

1. 278.71 acres will be reclassified from Commercial, Industrial, and Medium Density Residential to Business Campus on the Full Build Out Future Land Use Map
2. 559.23 acres will be reclassified from Urban Reserve to Business Campus, Commercial and Industrial on the 2030 Future Land Use Map
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The amendment also includes two changes to the 2030 Staging Plan:

1. 226.53 acres will be changed from Stage 2A Planned Service Area to Stage 1B Planned Service Area on the Utility Staging Map
2. 559.23 acres will be changed from Stage 3 Planned Service Area to Stage 1B Planned Service Area on the Utility Staging Map

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 has acted upon six amendments since the adoption of the City of Lino Lake's 2030 Comprehensive Plan Update.

- The Council acted on the City's 2030 Comprehensive Plan Update on December 10, 2009 ([Business Item 2009-412](#)), (Review File No. 20653-1). The City did not adopt this Plan.
- The Council acted on the City's 2030 Comprehensive Plan Update on August 10, 2011 ([Business Item 2011-197](#)), (Review File No. 20653-2).
- The Future Fire Station and Community Facilities amendment was administratively approved by the Council on December 29, 2014 (Review File No. 20653-3). The amendment reguidd 28 acres from Park/Open Space to Civic/Institutional.
- The City of Lino Lakes I-35E Corridor Alternative Urban Areawide Review 5-year Update was reviewed by Council on July 14, 2015 (Review File No.19528-4). Staff review concluded that the AUAR Update was complete and accurate with respect to regional concerns and raised no major issues of consistency with Council policies. Future development of the proposed amendment area will implement the City's I-35E Corridor AUAR.
- The Watermark PUD amendment was administratively approved by the Council on July 6, 2016 (Review File No. 20653-4). The amendment reguidd 10 acres from Urban Reserve to Mixed Use.
- The Erickson Estates amendment was administratively approved by the Council on March 24, 2017 (Review File No. 20653-5). The amendment reguidd 4.38 acres from Urban Reserve to Low Density Sewered Residential.
- The Ash Street amendment was administratively approved by the Council on July 17, 2018 (Review File No. 20653-6). The amendment changed 13.3 acres of land from the Utility Stage 2A (2020-2025) into the Utility Stage 1B (2015-2020) to allow four existing single-family homes to connect onto to the existing sanitary sewer lines.

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 review comments are detailed below.

Regional Parks

Reviewer: Raya Esmaeili (651-602-1616)

The amendment conforms to the *2040 Regional Parks Policy Plan (RPPP)*. The information provided by the City acknowledges the proximity of the site to the Rice Creek Chain of Lakes Park Reserve and Central Anoka County Regional Trail, which are both managed by Anoka County. The proposed changes in guiding land uses is not anticipated to adversely impact the regional park system.

Transportation

Reviewer: Russ Owen (651-602-1724)

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. This development will not have an impact on the existing transit or transportation network.

Wastewater

Reviewer: Roger Janzig (651-602-1119)

The proposed amendment conforms to the *2040 Water Resources Policy Plan*. The amendment changes the timing of sewer service provision for two areas, including the following changes as shown in Figure 5:

1. 226.53 acres will be changed from Stage 2A (2020-2025) Planned Service Area to Stage 1B (2015-2020) Planned Service Area on the Utility Staging Map
2. 559.23 acres will be changed from Stage 3 (Post 2030) Planned Service Area to Stage 1B (2015-2020) Planned Service Area on the Utility Staging Map

The Metropolitan Disposal System has adequate capacity for this project at this location.

Consistency with Council Policy

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

Forecasts

Reviewer: Todd Graham (651-602-1322)

The proposed amendment is consistent with Council forecasts. The City has approximately 783 undeveloped acres already guided for future commercial and industrial. The amendment expands that commercial, industrial, and “business campus” land supply substantially to 1,342 acres. Council’s employment forecast (5,300 jobs in 2030; 6,000 jobs in 2040) is not limited by land supply, but is limited by projected demand in the I-35E corridor. A community-wide forecast adjustment appears unneeded at this time.

Land Use

Reviewer: Corrin Wendell (651-602-1832)

The proposed amendment is consistent with the land use policies in *Thrive*, which designates the City as an Emerging Suburban Edge community. *Thrive* directs Emerging Suburban Edge communities to preserve sites for highway-dependent manufacturing and freight transportation needs.

The proposed amendment is located in the northeastern portion of the City, on the eastern side of I-35E. The amendment revises the City's comprehensive plan to incorporate a land use designation change for 559.23 acres of Urban Reserve to three different land use categories.

This amendment considers three changes to the 2030 Land Use Plan:

1. 278.71 acres will be reclassified from Commercial, Industrial, and Medium Density Residential to Business Campus on the Full Build Out Future Land Use Map
2. 559.23 acres will be reclassified from Urban Reserve to Business Campus, Commercial, and Industrial on the 2030 Future Land Use Map
3. A new Business Campus Land Use category will be created

The City defines "Full Build Out Future Land Use Map" as planning needs that will most likely happen post-2030 as the City realizes maximum development capacity, or ultimate development, and the Urban Reserve portion of the City is developed. For the new additional Land Use category, Business Campus, the purpose of this new designation is to provide for the high-quality, integrated development of a wide range of business uses at high visibility locations, particularly the area near the I-35E and I-35W corridors and interchanges. Consistent with the Council's Economic Competitiveness policies, these areas will serve primarily as employment centers, with office, service, research and development, data centers, and light industrial uses.

All of these changes have been contemplated in the 2040 Comprehensive Plan that is currently being developed by the City. However, that Plan will likely not be completed until late 2019. The City wishes to make this land available for business campus, commercial, and industrial development sooner rather than later due to market interest in this type of land adjacent to the interstates. The change brings land from the Urban Reserve in to the MUSA earlier than anticipated in the 2030 Comprehensive Plan.

In July 2015, an AUAR Update (originally submitted in 2005) was submitted to the Council which includes this area, staff review concluded that the AUAR Update was complete and accurate with respect to regional concerns and raised no major issues of consistency with Council policies. Future development of the amendment area will implement the City's I-35E Corridor AUAR and updates as necessary.

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 currently provides sufficient land to address its share of the region's 2011-2020 need for affordable housing, which is 560 units. The proposed amendment has no impact on the City's inventory of land guided to support the development of low- and moderate-income housing. As of this amendment, the City will be guiding over 134 acres of higher density residential land such that at least 1,081 units could be built.

Lino Lakes is a participant in Livable Communities Act programs, but has not applied for or received grants in recent years. The most recent affordable housing development in Lino Lakes consisted of 39 rental units that were completed in 2015.

Advisory Comments

The City should be aware that its share of the region’s 2021-2030 need for affordable housing is 515 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.

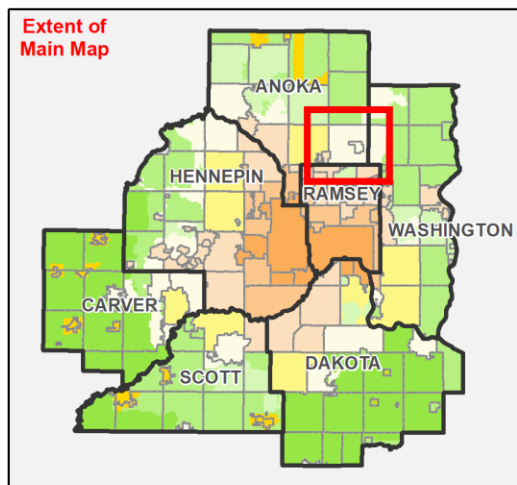
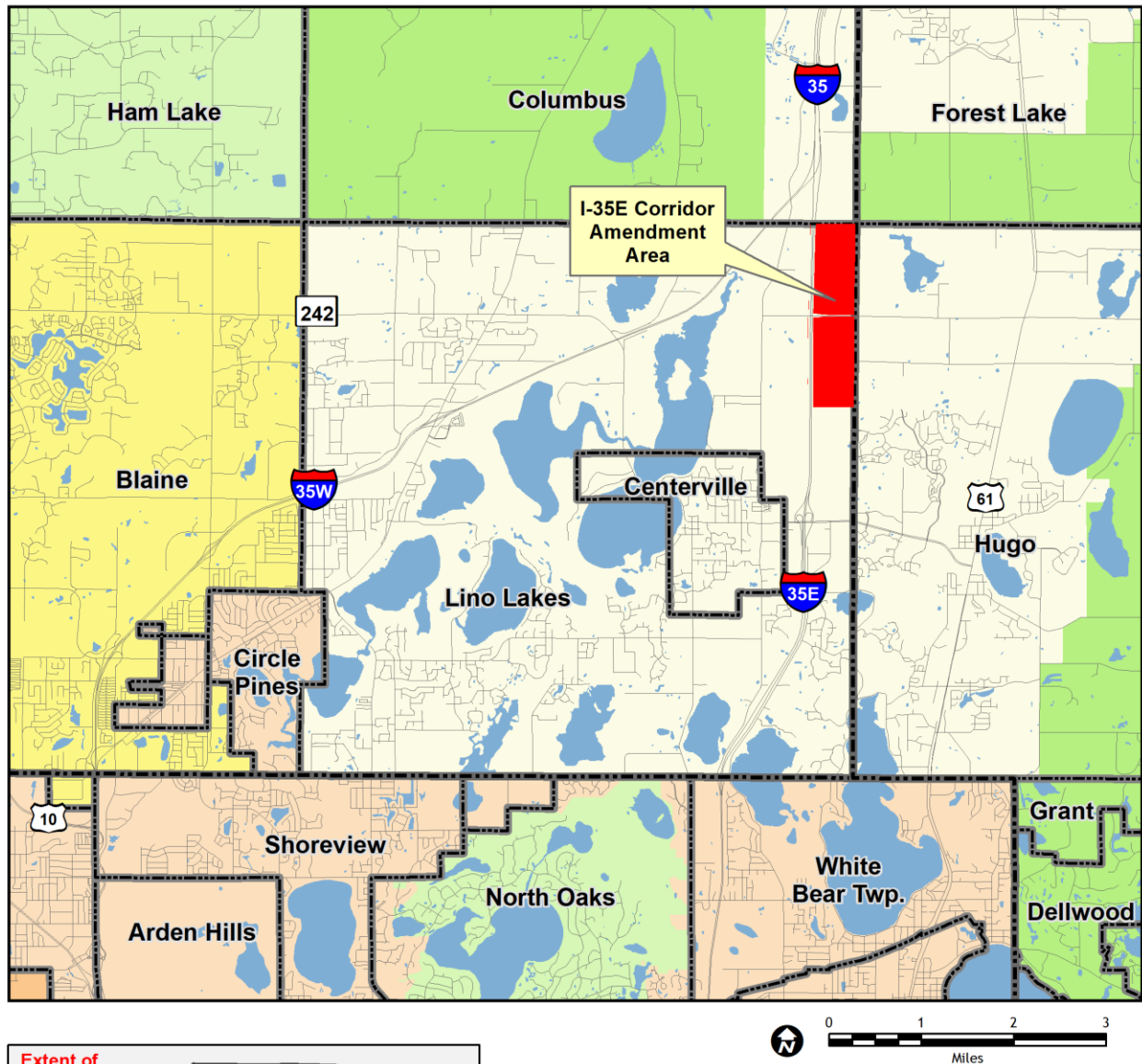
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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: Existing and Proposed Planned Land Use Maps
- Figure 4: Existing and Proposed Planned Land Use Maps – Full Build
- Figure 5: 2030 Utility Staging Maps (Existing and Proposed)

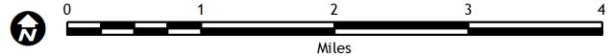
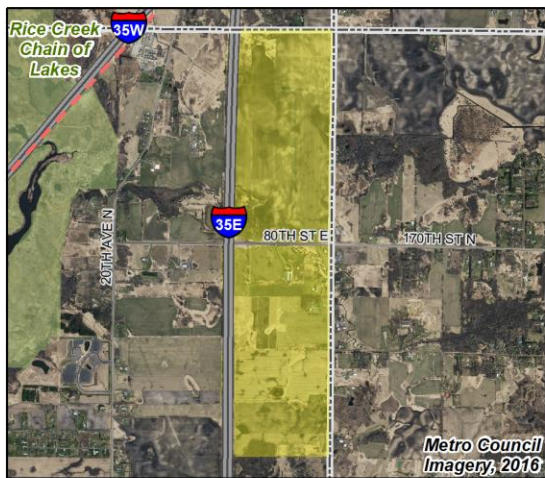
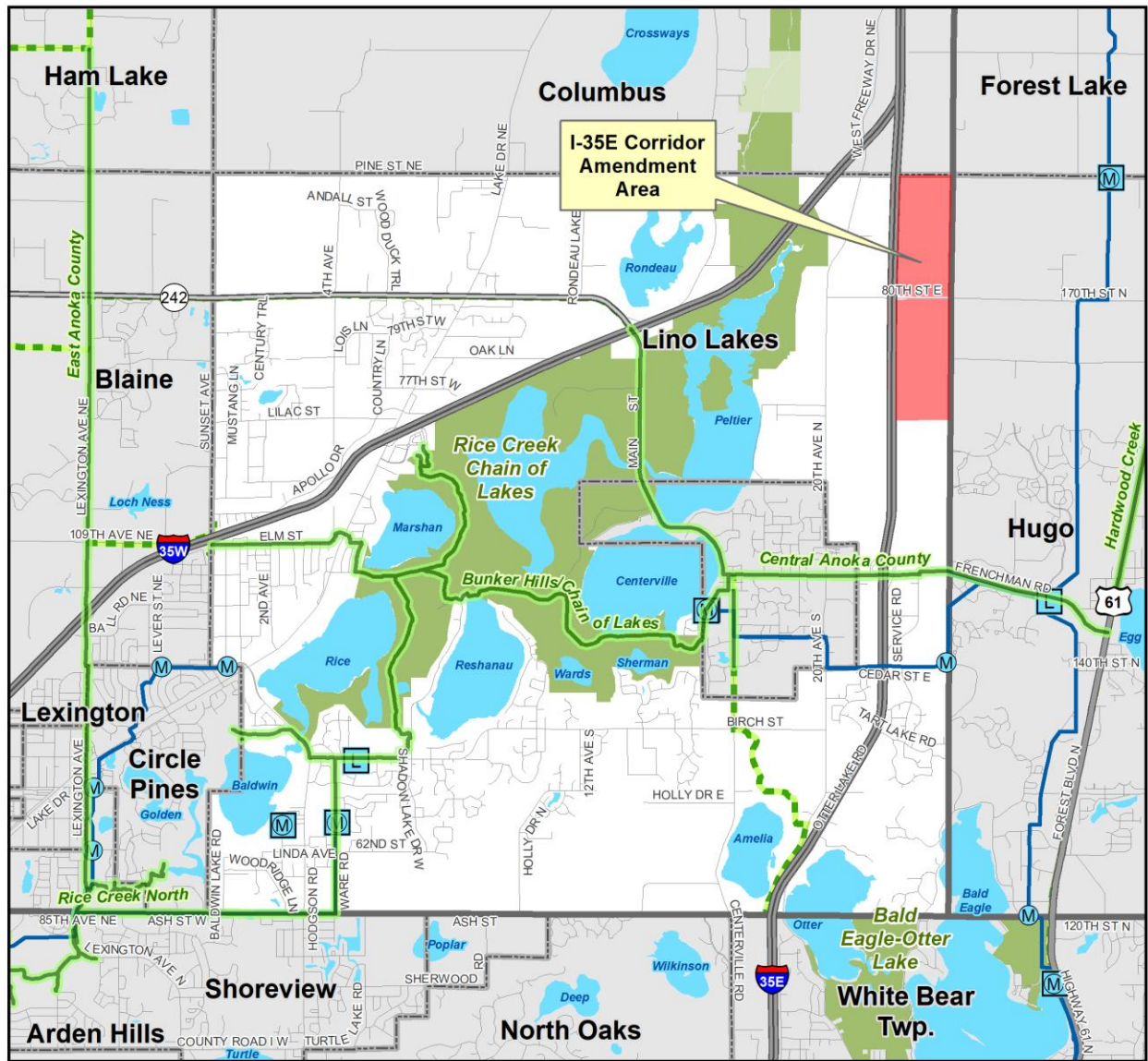
Figure 1: Location Map Showing Community Designations



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
 - Ncompass Street Centerlines
- Regional Parks**
 - Existing (Open to Public)
 - In Master Plan (Not Open to Public)
 - Planned Units
 - Existing Regional Trails
 - Planned Regional Trails

Figure 3: Existing and Proposed Planned Land Use Maps

Exhibit A



Figure 4: Existing and Proposed Planned Land Use Maps – Full Build

Exhibit B

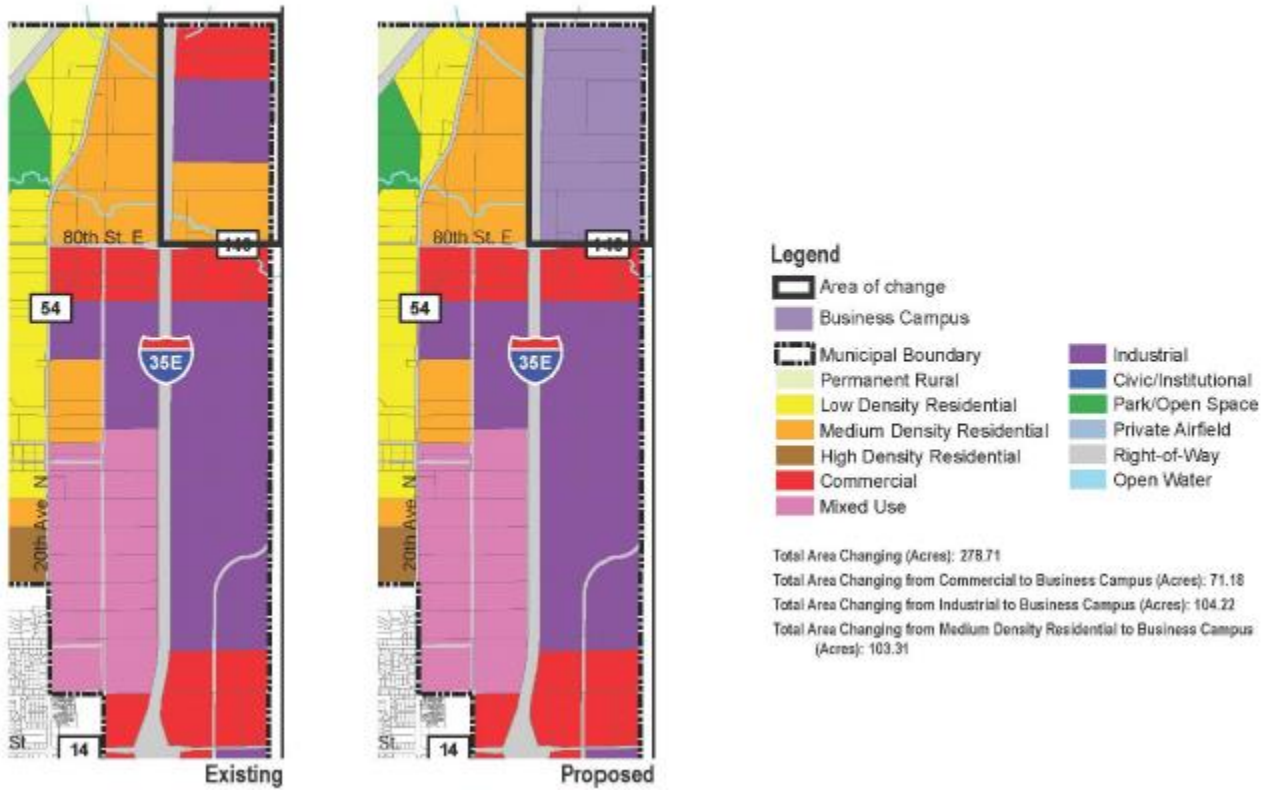


Figure 5: 2030 Utility Staging Maps (Existing and Proposed)

Exhibit C

