

Community Development Committee

Meeting date: October 21, 2019

Environment Committee

Meeting date: October 22, 2019

For the Metropolitan Council meeting of November 13, 2019

Subject: City of Coon Rapids 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21880-1

District(s), Member(s): District 9, Raymond Zeran

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

Staff Prepared/Presented: Eric Wojchik, Senior Planner (651-602-1330)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

Division/Department: Community Development / Regional Planning
Environmental Services / Technical Services

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendation of the Community Development Committee

1. Authorize the City of Coon Rapids to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Land Use and Surface Water Management.
3. Advise the City to adopt the Mississippi River Critical Corridor Area (MRCCA) Plan within 60 days after receiving final DNR approval, and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.

Recommendation of the Environment Committee

1. Approve the City of Coon Rapids's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Coon Rapids to implement its 2040 Comprehensive Plan (Plan).

Community Development Committee

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
 - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
 - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
 - c. Submit to the Council a copy of the City Council resolution evidencing final adoption of the Plan.
2. The *Local Planning Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stats. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

Background

The City of Coon Rapids is located along the southwestern border of Anoka County. It is surrounded by the communities of Andover, Ham Lake, Blaine, Fridley, Brooklyn Park, Champlin, and Anoka.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stats. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that "the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans" (Minn. Stat. § 473.175, subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment, and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

Thrive Lens Analysis

The proposed 2040 comprehensive plan 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

The Metropolitan Council awarded the City a Planning Assistance Grant of \$32,000 to complete its 2040 comprehensive plan. The first half of this grant was paid to initiate the local planning process. The

second half of the grant will be paid after Council authorization of the City's plan, local adoption, and the City's submittal of final reporting requirements.

Known Support / Opposition

There is no known local opposition to the 2040 comprehensive plan.

REVIEW RECORD

City of Coon Rapids 2040 Comprehensive Plan

Review File No. 21880-1, Business Item No. 2019-293JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

Regional Parks and Trails

Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP). Anoka County is the Park implementing agency for the Regional Parks System components in the City of Coon Rapids, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves, or Special Recreation Features located within the City include Bunker Hills and Coon Rapids Dam regional parks. Regional trails located within the City include the Coon Creek and Mississippi River (Anoka County) regional trails (Figure 1). There are no State or Federal recreation lands within the City.

Regional Transportation, Transit, and Aviation

Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)

The Plan conforms to the 2040 Transportation Policy Plan (TPP). It accurately reflects transportation system components of the TPP as well as applicable land use policies for regional transitways. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight. The Plan is compatible with the plans of adjacent and affected governmental units including neighboring cities and Anoka County.

Roadways

The Plan conforms to the Roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials including planned additions and improvements identified in the Current Revenue Scenario, and any right-of-way preservation needs.

The Plan identifies a new or improved interchange constructed at Highway 610 within city limits that is proposed by the City but has not yet been reviewed by the MnDOT/Metropolitan Council joint interchange committee. However, the Plan appropriately acknowledges that this interchange must be submitted for approval under the Highway Interchange Request Review Procedure before it is added to the TPP or constructed.

The Plan accurately reflects the regional functional classification map of A-minor arterials and has delineated major and minor collectors.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting is consistent with

regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and changes in land use, including the *Coon Rapids Boulevard/East River Road Corridor Study* and the *Highway 10 Corridor Improvements Study*. The Plan accurately describes the status of such facilities, including needs for right-of-way and the likelihood and timing of funding.

Transit

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Areas III and IV.

The Plan incorporates existing transitways that are part of the Current Revenue Scenario in the TPP. These include Northstar Commuter Rail. For transitways that are in service or in advanced stages of planning, the Plan incorporates guiding land use for station areas that meet the minimum density targets of the TPP. (See Land Use section of this Review Record for land use and density analysis.)

The Plan also incorporates the City's aspirations for transit services that are not part of the TPP. These include feeder bus service to the Riverdale Northstar station. However, the Plan's maps and narrative provide clarification that these proposed services will require further cooperation with Metro Transit.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its Community Designation of Suburban, as well as the opportunities and challenges related to its Transit Market Areas. The Plan strengthens the existing transit system and lays the groundwork for improved transit services by guiding land around transit station areas to be transit supportive in density and use.

Aviation

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions and addresses seaplane use.

Bicycling and Walking

The Plan is consistent with the Bicycle and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of and connections to the Regional Bicycle Transportation Network (RBTN) and regional trails. (For other comments regarding regional trails, see the Regional Parks section of this Review Record.)

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

Freight

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the City, including accessibility to freight terminals and facilities.

Transportation Analysis Zones (TAZs)

The Plan conforms to the TPP regarding TAZ allocations. The TAZ allocations for employment, households, and population appropriately sum to the Council's city-wide forecast totals for all forecast years.

Water Resources

Wastewater Service

Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs (651-602-1151)

The Plan conforms to the 2040 Water Resources Policy Plan (WRPP). It represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through Council Interceptors; 7035, 4-NS-525, 4-NS-522, and 4-NS-521. All flow is treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 29,270 sewered households and 30,900 sewered employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth forecasts.

The Plan provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Council is committing to provide the level of wastewater service based on the sewered forecasts as stated in the sewer element of the Plan.

The Land Use Plan reflects an overall minimum residential sewered density that is consistent with Council policy for future sewered residential growth for Suburban communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (City) and private sanitary sewer systems. The Plan includes a summary of activities and programs intended to mitigate I/I from both public and private property sources including an annual sewer pipe lining program on the municipal system, and rehabilitation efforts of clay tile private service connections at City sewer mains. Other I/I mitigation related activities include MH inspection and rehabilitation, and development of a public education and outreach program for property owners identifying potential issues with private service laterals and educating residents on the ownership and maintenance responsibilities and rehabilitation options for defective services.

The Plan describes the requirements and standards for minimizing I/I and references City Code (Chapter 13-700) that prohibit storm, surface, subsurface, cooling or other unpolluted water discharges into the sanitary sewer system. The City is considering implementing penalties to property owners for discharging sump pump water to the sanitary sewer system. The City includes an inspection for violations to the Code during water meter replacements. If violations to the Code are found, the City issues an order to make corrections.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering both the municipal and private property sewer systems. The City estimates that approximately 29% of the private service laterals within the City are vitrified clay tile pipe and built prior to 1970. By comparing recent wastewater flow generation with precipitation trends and events, the City has determined that the collection system is not significantly impacted by infiltration in that only 5% to 7% of total annual flow is from infiltration. However, it does note that during the wet weather years of 2014 and 2017, Peak I/I within the system was 25% and 24% of total flow respectively.

Comprehensive Sewer Plan Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Suburban communities. It was found to be complete and consistent with Council policies and the regional wastewater system plan. Upon adoption of the Plan by the City, the action of the Council to approve the Comprehensive Sewer Plan becomes effective. At that time, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved

Comprehensive Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Council for its records.

Surface Water Management

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan is consistent with Council policy requirements and in conformance with the Council’s WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Coon Rapids lies within the oversight boundaries of the Coon Creek Watershed District. The City submitted a draft Local Water Management Plan (LWMP) update to the Council in March 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watershed District in a letter dated April 2, 2018. The Watershed District approved the LWMP on October 8, 2018 and the City adopted the final LWMP on February 5, 2019.

Advisory Comments

The Plan includes a summary of the City’s LWMP in Chapter 5; however, the Plan that the City adopts will need to incorporate the complete final LWMP in a Plan appendix.

Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City’s Plan and find that it is consistent with the Council’s policies, as detailed below.

Forecasts

Reviewer: Paul Hanson, CD – Research (651-602-1642)

The Plan includes the Council forecasts for the city in Table 2-1 (page 2-3). For reference, Council forecasts are shown in Table 1 below.

Table 1. City of Coon Rapids Forecasts

	Census	Estimated	Council Forecasts		
	2010	2017	2020	2030	2040
Population	61,476	63,272	64,800	68,400	72,100
Households	23,532	24,311	25,500	27,500	29,300
Employment	23,260	24,090	27,100	28,900	30,900

All forecasts tables throughout the Plan are consistent with the above forecasts; and the City has enough land guided to accommodate future household growth.

Thrive MSP 2040 and Land Use

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Suburban (Figure 2). Thrive describes Suburban communities as those that saw their primary era of development during the 1980s and early 1990s as Baby Boomers formed families and entered their prime earning years.

Suburban communities are expected to plan for forecasted population and household growth at overall average densities of at least five units per acre, and target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the TPP. Plans are also required to identify areas for redevelopment, particularly areas that are well-served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing.

The existing land uses in Coon Rapids are predominately residential (57%), most of the existing commercial/office (7%) and industrial areas (4%) are near transportation corridors. Approximately 18% of the City is parks/open space (Figure 3).

The Plan identifies development and redevelopment areas at densities that exceed the Suburban density policy minimums. This minimum planned density is consistent with regional Suburban land use policies that require an average net residential density of at least 5 units per acre in areas of new development and redevelopment. As shown in Table 2 below, the expected overall density of planned residential growth is a minimum of 5.79 units per acre.

Table 2. Planned Residential Density, City of Coon Rapids

Category	2018-2040 Change				
	Density		Net Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	3	5	477.4	1,432	2,387
Residential Mixed Use*	10	50	69.95	699	3,497
Residential Mixed Use* TOD	20	50	10.62	212	530
Commercial Mixed Use**	10	50	211.11	2,111	10,555
	TOTALS		769.08	4,454	16,969
			Overall Density	5.79	22.07

*70% residential

**30% residential

Map 2-7, Development and Redevelopment Areas, in the Plan (see Figure 5 of this report) identifies 11 areas of potential redevelopment within the City. Much of the acreage identified for Commercial Mixed Use and Residential Mixed Use opportunities is located along MN State Highway 10. In total, the redevelopment opportunities within the City amount to 769.08 acres of land, concentrated along major transportation corridors in the City. The percentage share of uses within the mixed use categories will be tracked by the City and applied on a district-wide basis.

Station Area Planning

The Plan recognizes the existing transitway, Northstar Riverdale Commuter Rail Station, that is part of the Current Revenue Scenario of the TPP.

The TPP directs Suburban communities with existing commuter rail transit to guide an average minimum of 20 residential units per acre and target 40-75+ units per acre within the station area (area within 10-minute walk or 1/2 mile). Planned densities for areas identified for redevelopment in station areas within the City are consistent with the minimum density required in the TPP.

The City has been engaged in station area planning of the Northstar Commuter Rail Station from as early as 2007, when it adopted the *Riverdale Station Area Transit-Oriented Development Plan*. The economic downturn delayed many of the City’s plans for the station area, but development is now picking up pace. The Residential Mixed Use land use designation identified for the Northstar Riverdale Commuter Rail Station carries a Transit-Oriented Development (TOD) overlay, which guides land at slightly higher densities to meet the requirements of the TPP – residential density within the station area is guided at 20 to 50 units per acre, with a 70% share of residential land uses.

Advisory Comments

Prior to adopting the final Plan, the City must revise the Plan to accurately describe Area 6 as guided for Residential Mixed Use-TOD. The narrative description of Area 6 in the Plan, on page 2-28, does not

match the land use of the Northstar Commuter Rail Station, guided as Residential Mixed Use with a TOD density requirement.

Housing

Reviewer: Tara Beard, CD – Housing (651-602-1051)

The Plan is consistent with the *2040 Housing Policy Plan*. Coon Rapids is an established suburb that more than quadrupled in size between 1959 and 2010. Though the City's share of single-family homes has overall decreased since 1980; as of 2016 about 81% of its existing housing stock was single family. The Plan notes that future growth will be through infill and intensification of existing uses.

The Plan notes an estimated 24,638 housing units in 2015. While about 90% of those units are affordable to households earning 80% of the Area Median Income (AMI) or less (currently \$68,000 for a family of four), affordable options decrease to 5% for households earning 30% AMI or less (or \$27,100). About 23% of households earning 80% AMI or less were housing cost burdened in 2015. The Plan notes that maintenance assistance for low and moderate-income homeowners and preservation of naturally occurring affordable housing, especially near future transit stations, are two important existing housing needs.

The Plan acknowledges the City's share of the region's need for affordable housing in the 2021-2030 decade, which is 457 units. With 372 acres of land guided for higher density residential development in that time period (see Figure 6), the Plan sufficiently promotes the availability of land to support that share.

The Plan addresses its existing and future housing needs in its implementation plan, which includes the policies, programs, and other tools that the City could consider using to meet those needs. Tools the City would consider include Tax Increment Financing, Housing and Redevelopment Authority powers, Livable Communities Act program applications, and applications to Minnesota Housing's Consolidated Request for Proposals.

Water Supply

Reviewer: Lanya Ross, ES – Water Supply Planning (651-602-1803)

Coon Rapids 2040 Comprehensive Plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

The City has prepared a Local Water Supply Plan that was submitted to both the MN Department of Natural Resources (DNR) and the Council and reviewed under separate cover. Council comments were shared with the DNR on February 27, 2018; DNR approved the plan on March 21, /2018. That approved plan was added as an attachment to the Coon Rapids 2040 Plan with supplemental information provided to the Council in a letter dated August 1, 2019 (Review Number 21880-1).

Community and Subsurface Sewage Treatment Systems (SSTS)

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates that there are approximately 34 properties served by individual SSTS and no public or privately-owned Community Wastewater Treatment facilities in use in the City. City Code Chapter 13-500, the City SSTS's Ordinance, is consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council WRPP requirements.

Special Resource Protection

Mississippi River Corridor Critical Area (MRCCA)

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan includes a Mississippi River Corridor Critical Area Plan (MRCCA Plan) component that was reviewed by DNR staff and found to be substantially consistent with Minnesota Statutes 116G and Minnesota Rules Chapter 6106. Council staff also find the MRCCA Plan component to be consistent with *Thrive MSP 2040* land use policies, and Minnesota Rules Chapter 6106. The DNR's January 18, 2019 conditional approval letter is attached to this Council staff report as Figure 7. Final DNR approval of the MRCCA Plan will be sent to the City after the Council authorizes local adoption of the Plan.

Advisory Comments

Within 60 days after receiving final DNR approval, the City must adopt the MRCCA Plan, and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.

Solar Access Protection

Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)

The Plan is consistent with statutory requirements (Minn. Stat. 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required solar planning elements.

Aggregate Resource Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan identifies, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are no viable aggregate resource deposits within the fully developed community.

Historic Preservation

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The Plan details Historic Preservation policies on page 2-31. The City has a Historical Commission to address historic preservation needs. The Plan identifies the Commission's current role and function and identifies new objectives for the Commission, including, support for rehabilitation efforts for maintaining the historical and architectural integrity of the City's housing stock, and supporting the Mississippi National River and Recreation Area efforts to recognize the historical significance of the Coon Rapids Dam.

Plan Implementation

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The Implementation Chapter of the Plan (Chapter 9) includes a matrix of each Plan element which details the various implementation strategies and official controls that must be adopted or revised to implement the Plan, along with a timeline for implementation. The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan.

On page 9-15, the Plan states that the City does not have an adopted Capital Improvement Plan (CIP). Within this section of the Implementation Chapter, the Plan appropriately describes the various implementation measures that may affect regional systems, including transportation, wastewater, parks and open space, and Mississippi River Critical Corridor Area (MRCCA) investments.

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

The proposed Plan 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.

Documents Submitted for Review

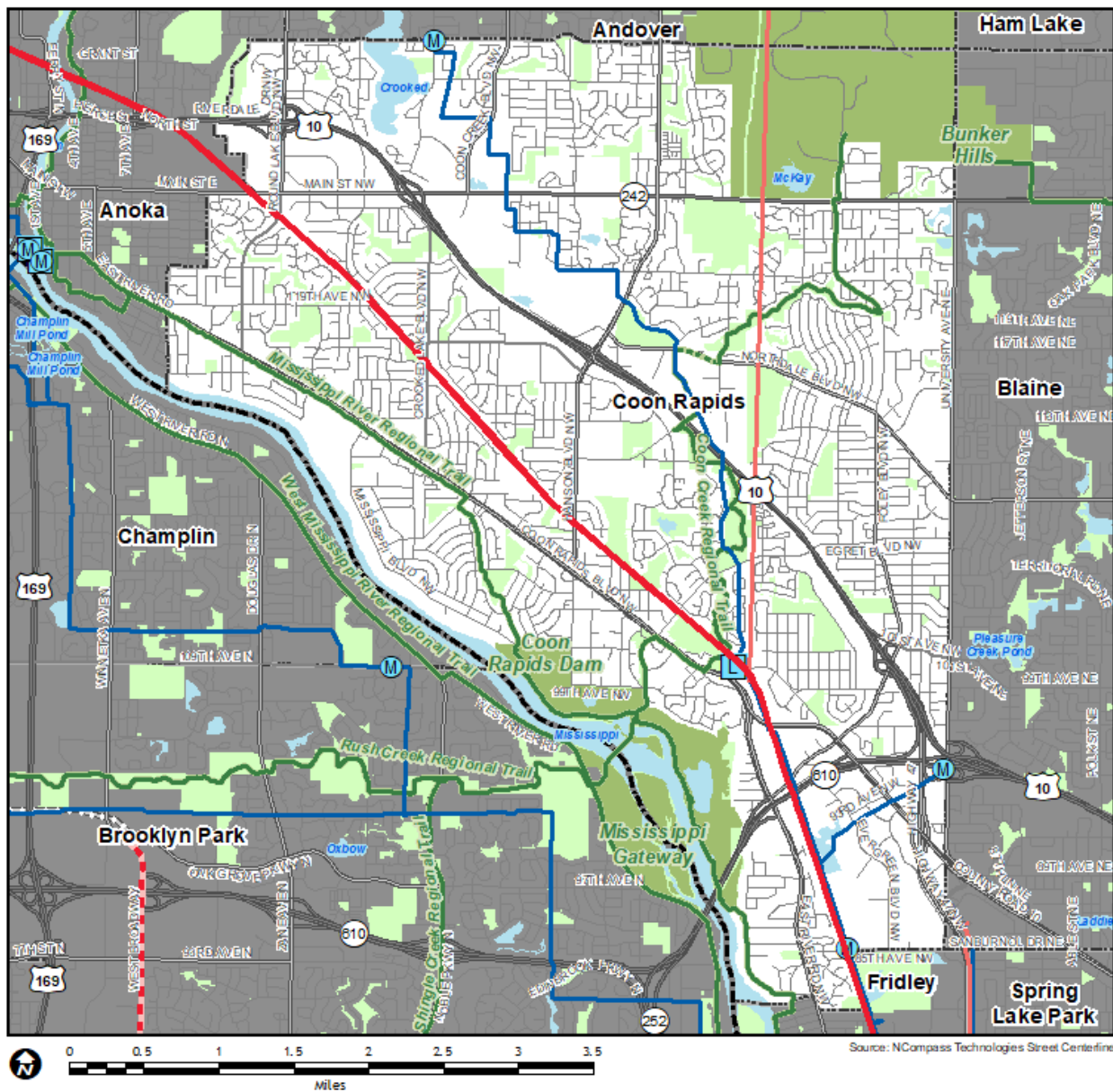
In response to the 2015 System Statement, the City submitted the following documents for review:

- April 18, 2018: Coon Rapids 2040 Preliminary Plan
- December 31, 2019: Coon Rapids 2040 Comprehensive Plan
- August 1, 2019: Revisions to land use, forecasts, transportation, wastewater, water resources, water supply, housing, and implementation
- August 16, 2019: Revised implementation and land use chapters
- August 21, 2019: Revised land use chapter and local surface water management plan

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: Development Staging Map
- Figure 6: Land Guided for Affordable Housing
- Figure 7: MRCCA Plan Approval Letter

Figure 1. Location Map with Regional Systems



Regional Systems

Transportation

- Transitways**
2040 Transportation System Policy - adopted January 2015
- Existing
 - - - - Planned Current Revenue Scenario
 - · - · - Planned Current Revenue Scenario - CTIB* Phase 1 Projects
 - · - · - Potential Increased Revenue Scenario

Regional Highway System

- Existing Principal Arterials
- - - - Planned Principal Arterials
- Existing Minor Arterials
- - - - Planned Minor Arterials
- Existing Other Arterials
- - - - Planned Other Arterials

Recreation Open Space

- Regional Parks**
- Existing (Open to Public)
 - In Master Plan (Not Open to Public)
 - ▨ Planned Units
- Regional Trails**
- Existing (Open to Public)
 - - - - Existing (Not Open to Public)
 - · - · - Planned

Wastewater

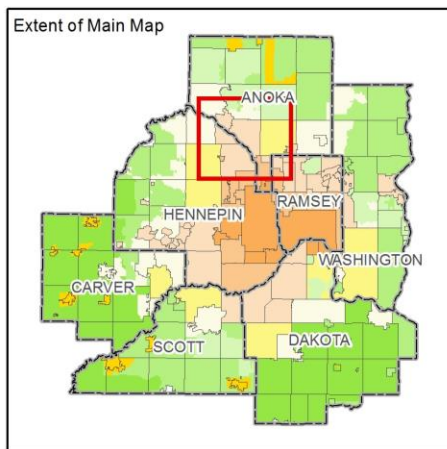
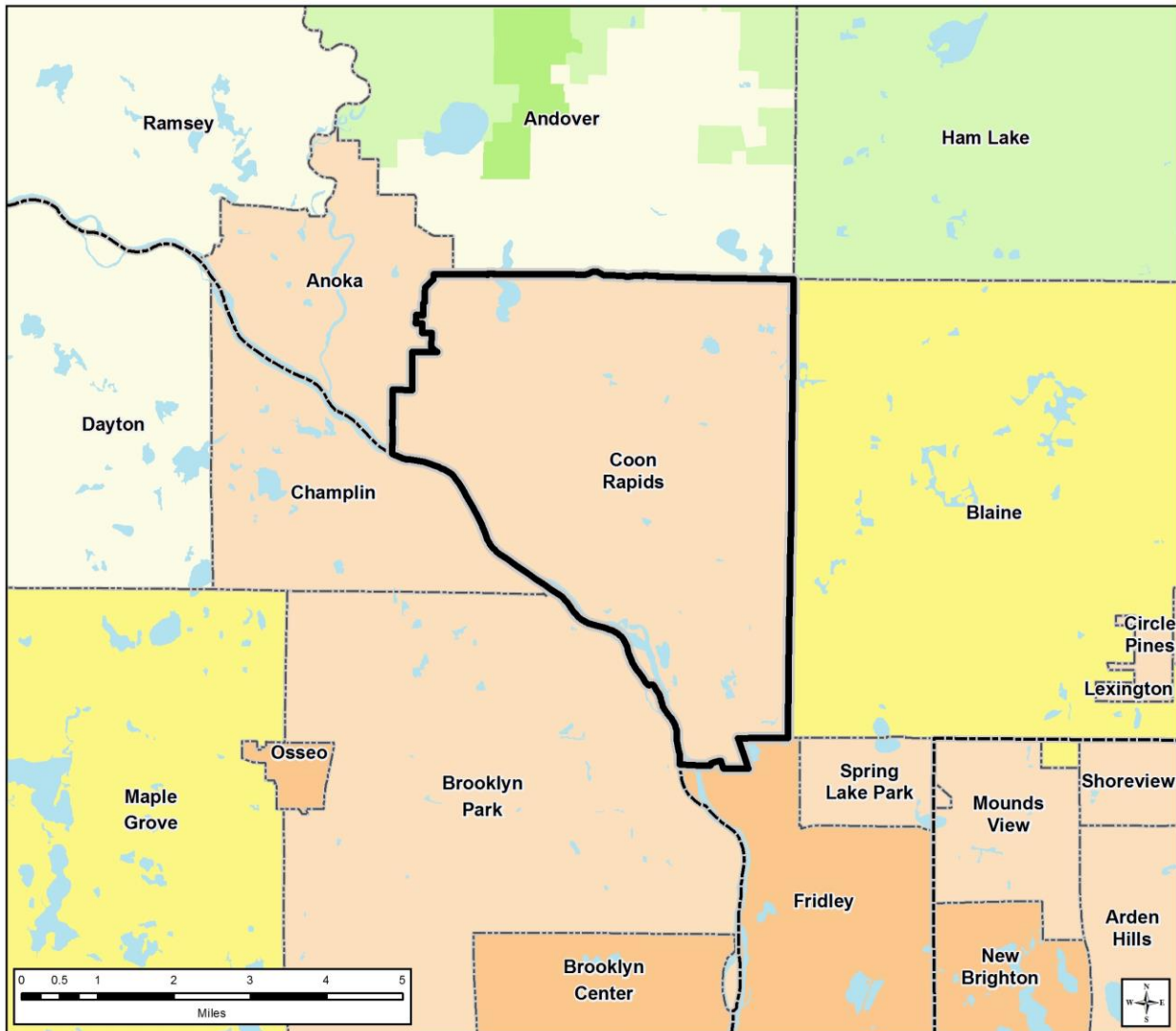
- M Meters
- L Lift Stations
- MCES Interceptors
- MCES Treatment Plants

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

Figure 2. Thrive MSP 2040 Community Designations



Community Designations

- Outside Council planning authority
- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- County Boundaries
- City and Township Boundaries
- Lakes and Major Rivers

Figure 3. Existing Land Use

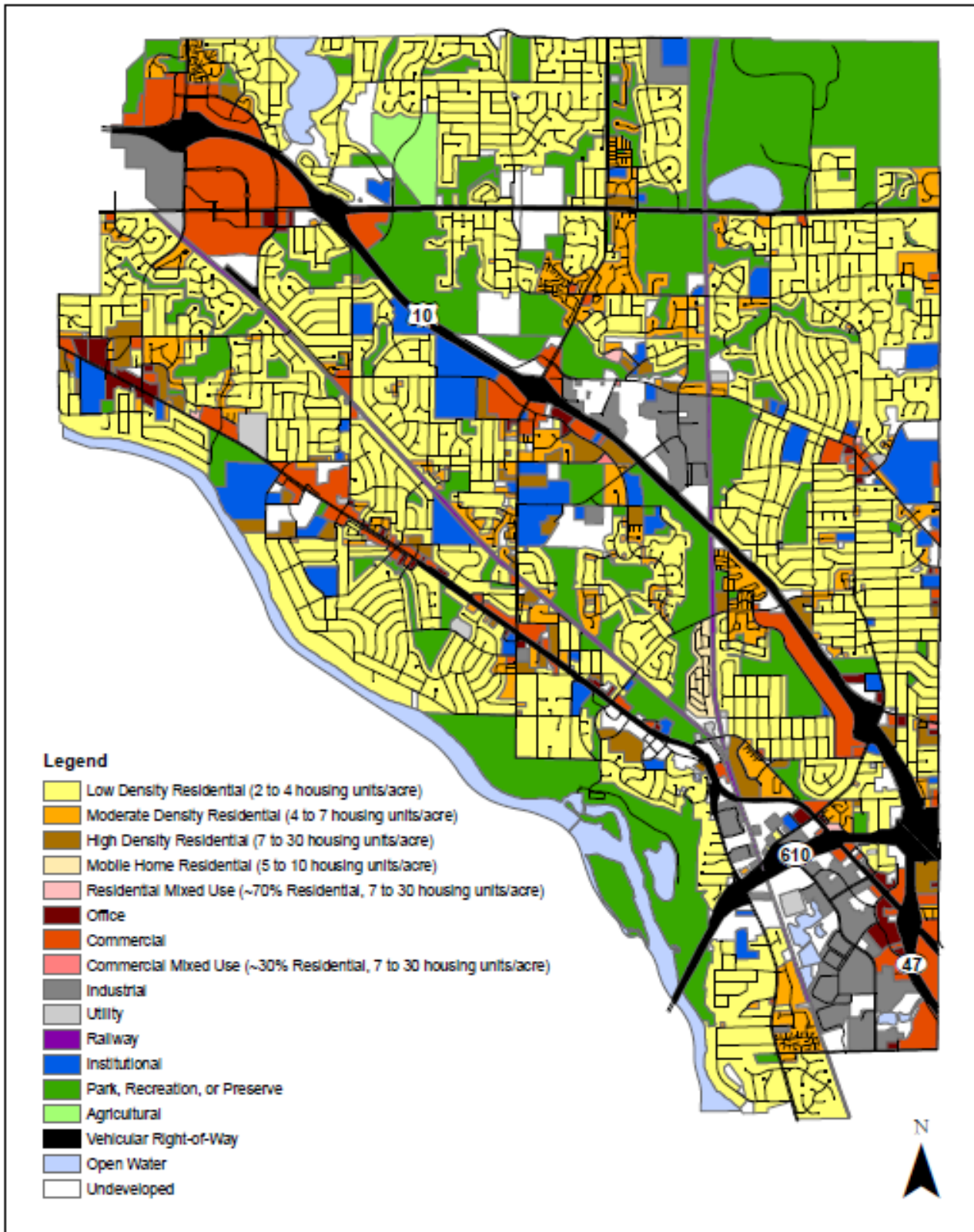


Figure 4. 2040 Future Land Use

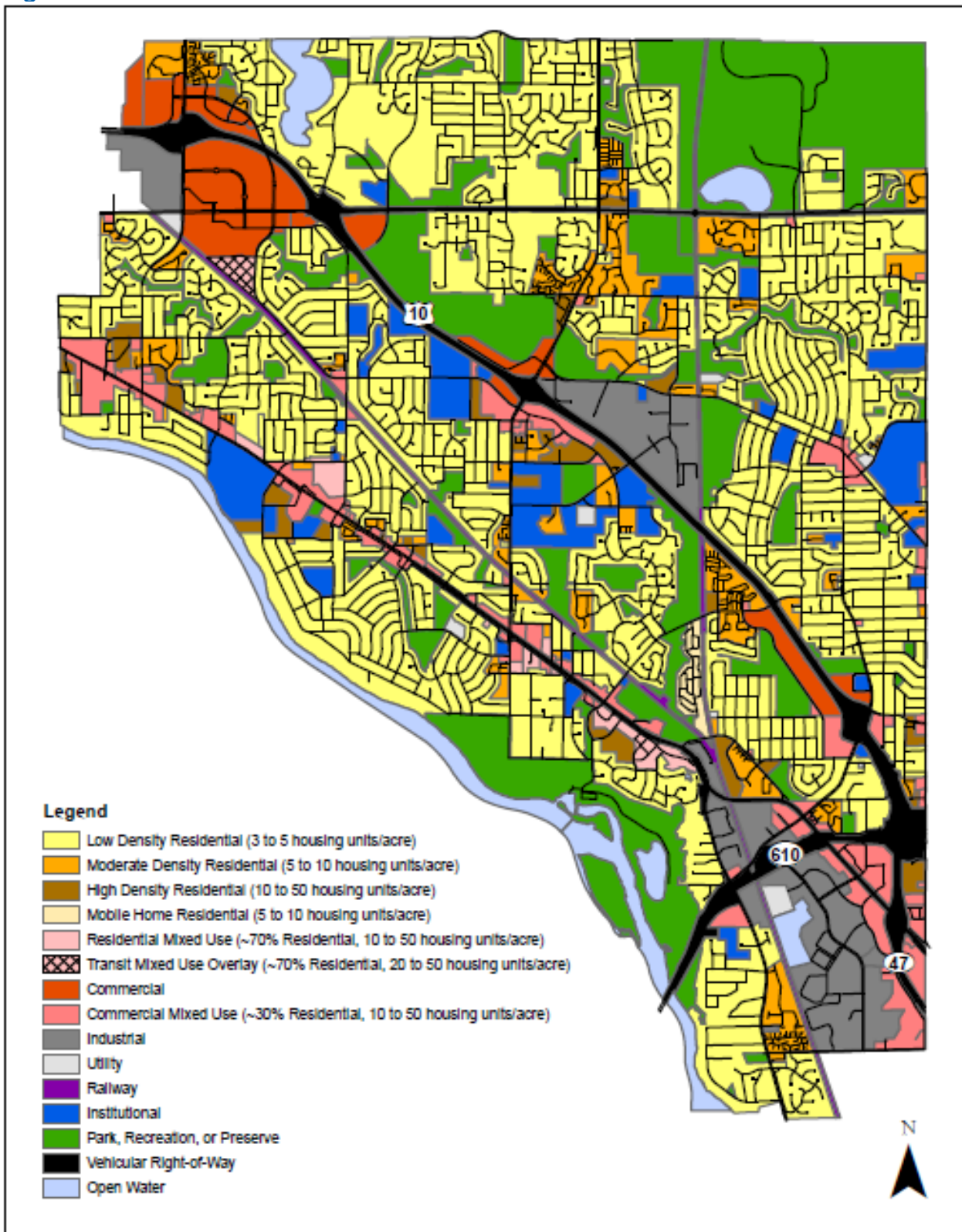


Figure 5. Development and Redevelopment Areas

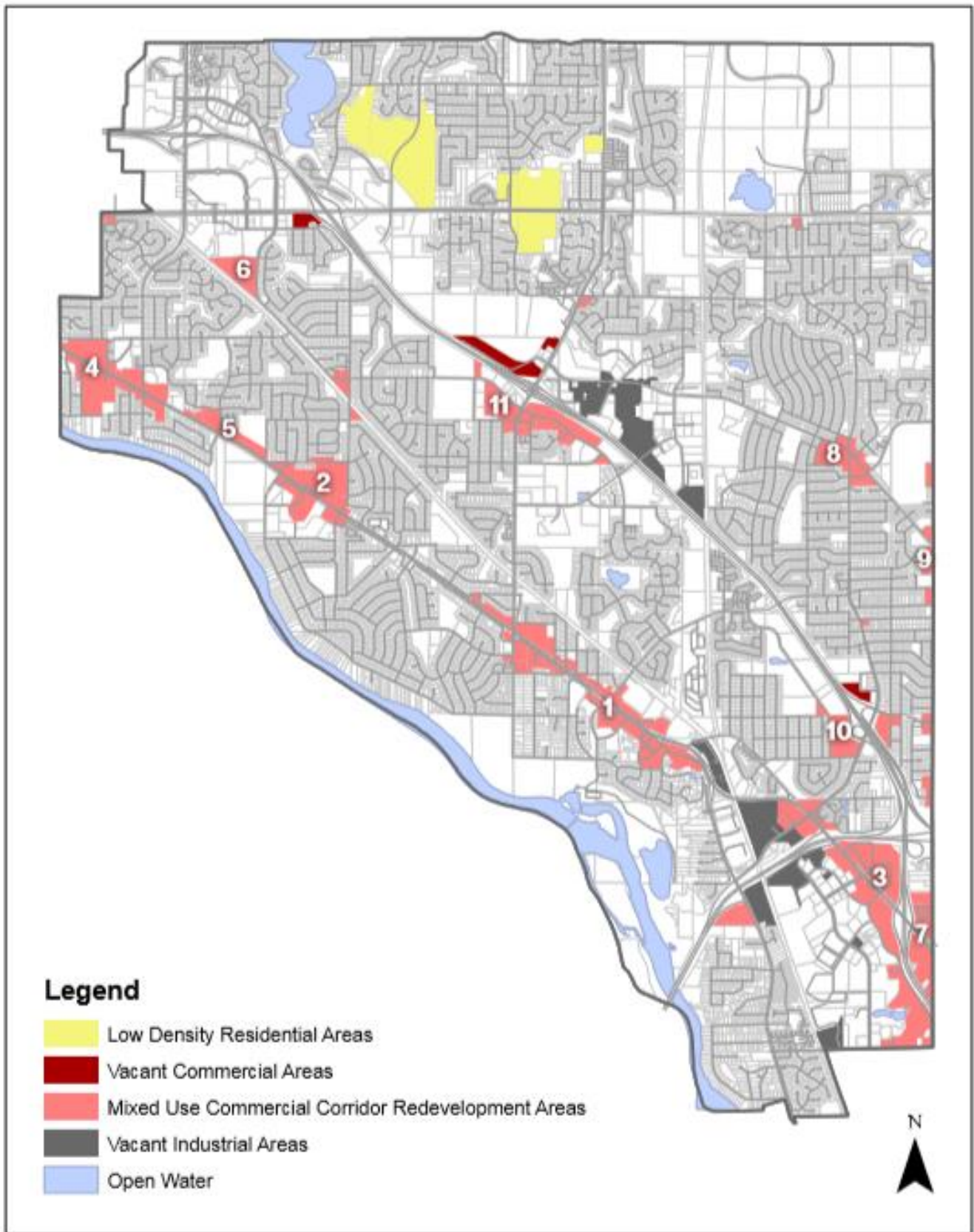


Figure 6. Land Guided for Affordable Housing

Land Guided for Affordable Housing 2021-2030

Coon Rapids

Anoka County

Council Member Raymond Zeran, District 9

2021-2030 share of regional need for Affordable Housing: **457 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
Residential Mixed Use	52.40		10		70%		367
Commercial Mixed Use	319.90		10		30%		960
Total	372						1,327

Sufficient/~~insufficient~~ units possible against share of regional need: **870**

Affordable units built since 2021: **0**

Sufficient/~~insufficient~~ units possible adjusted for affordable units built: **870**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**



Figure 7. MRCCA Plan Approval Letter



January 18, 2019

Matt Brown
City of Coon Rapids
11155 Robinson Drive
Coon Rapids, MN 55433

Re: Conditional Approval of Coon Rapids MRCCA Plan

Dear Mr. Brown:

I am pleased to inform you that the Minnesota Department of Natural Resources (DNR) conditionally approves the City of Coon Rapids' Mississippi River Corridor Critical Area (MRCCA) plan.

We reviewed the MRCCA plan chapter of your 2040 Comprehensive Plan submitted to the Metropolitan Council on December 31, 2018. We have found that the MRCCA plan is substantially consistent with Minnesota Statutes, §116G and Minnesota Rules, chapter 6106. We will send final approval of your MRCCA plan after the Metropolitan Council authorizes the City to put the Comprehensive Plan into effect. Within 60 days of receiving DNR final approval, the City must adopt the MRCCA plan. The City must then submit a copy of the final adopted plan, with evidence of adoption, to the DNR, the Metropolitan Council, and the National Park Service within ten days of the adoption.

Only MRCCA plans and plan amendments approved by the DNR have the force and effect of law. Once in effect, local governments must implement and enforce the DNR-approved plans.

We appreciate your efforts to develop and adopt the MRCCA plan, which provides a solid basis for future ordinance amendments and MRCCA management. Please contact Matt Bauman at 651-259-5710 or at matthew.bauman@state.mn.us, if you have any questions about next steps.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jennifer Shillcox', is written over a light blue horizontal line.

Jennifer Shillcox
Land Use Unit Supervisor

c: Raya Esmaili, Metropolitan Council
Rory Stierler, National Park Service
Jason Spiegel, DNR Region 3 Area Hydrologist
Matt Bauman, DNR Land Use Unit