

Community Development Committee

Meeting date: April 6, 2020

For the Metropolitan Council meeting of April 22, 2020

Subject: City of Vadnais Heights Office-Business to Mixed Use Comprehensive Plan Amendment, Review File No. 22173-2

District(s), Member(s): District 11, Susan Vento

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 Vadnais Heights to place the Office-Business to Mixed Use Comprehensive Plan 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 Regional Parks and Forecasts.

Background

The proposed amendment reguides 13.44 acres from Office-Business to Mixed Use for a multi-family residential development that includes 160-180 units in an apartment building and townhomes. The property is located in the southeast quadrant of County Highway 96 and McMenemy Street.

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 .

Funding

None.

Known Support / Opposition

Council staff received a comment from a Vadnais Heights resident concerned with the potential traffic impacts and insufficient mitigation strategies in order to make the nearby intersection safer.

REVIEW RECORD

City of Vadnais Heights

Office-Business to Mixed Use Comprehensive Plan Amendment

Review File No. 22173-2, Council Business Item No. 2020-115

BACKGROUND

The City of Vadnais Heights (City) is located in north-central Ramsey County. It is surrounded by the communities of North Oaks, White Bear Township, White Bear Lake, Gem Lake, Maplewood, Little Canada, and Shoreview.

Thrive MSP 2040 (Thrive) designates Vadnais Heights with a Suburban community designation. The Council forecasts from 2018 to 2040 that the City will grow from 13,198 to 14,100 population and 5,386 to 6,300 households. The Council also forecasts that between 2010 and 2040, the City's employment will increase from 6,678 to 11,200 jobs

The Metropolitan Council reviewed the City of Vadnais Heights 2040 Comprehensive Plan (Plan) ([Business Item 2019-265 JT](#), Review File No. 22173-1) on October 23, 2019. This is the first comprehensive plan amendment since the Plan was reviewed.

REQUEST SUMMARY

The amendment proposes to revise the local comprehensive plan to reguide 13.44 acres from Office-Business to Mixed Use for a 160-180 units in an apartment building and townhomes. The property is located in the southeast quadrant of County Highway 96 and McMenemy Street.

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 acted on the City's 2040 Comprehensive Plan on October 23, 2019 (Review File No. 22173-1).

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, wastewater, and transportation are included below.

Regional Parks

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

The proposed amendment conforms to the *2040 Regional Parks Policy Plan*. The Highway 96 Regional Trail traverses the north side of the subject property and Vadnais-Snail Lake Regional Park is approximately 0.25 mile west of the subject property. The change in land use is not anticipated to have an adverse impact on either the regional trail or the regional park.

Advisory Comments

Any future development activities on this site should be coordinated with Ramsey County, the regional parks implementing agency overseeing both Highway 96 Regional Trail and Vadnais-Snail Lake Regional Park.

Wastewater

Reviewer: Roger Janzig, Environmental Services (ES) – Engineering Programs

[\(roger.janzig@metc.state.mn.us\)](mailto:roger.janzig@metc.state.mn.us)

The amendment conforms to the *2040 Water Resources Policy Plan (WRPP)*. The amendment is being driven by the re-guiding of 13.44 acres from Office-Business to Mixed Use for a proposed multi-family residential development that will include a four-story apartment building and townhomes, with between 160-180 total units. The regional system has adequate capacity to serve the proposed development associated with this amendment.

Transportation

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

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

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments regarding consistency with land use and housing policies are detailed below.

Land Use

Reviewer: Raya Esmaili, CD - Local Planning Assistance (651-602-1616)

Thrive MSP 2040 identifies the City as a Suburban community, which includes expectations for the overall density of new development and redevelopment at a minimum average residential density of 5 units per acre (units/acre). The amendment proposes to re-guide a 13.44-acre site designated as Office-Business to Mixed Use. The site is located generally in the southeast quadrant of County Highway 96 and McMenemy Street (see Figure 2). The purpose of the amendment is to allow the development of a 160-180 units for a multi-family residential development that includes an apartment building and townhomes.

The Mixed Use category allows for a density range of 8 to 30 units per acre and at least a 75% residential share as part of a development. The density of the proposed development is between 11.9 and 13.4 units per acre, which is consistent with the proposed land use guiding of Mixed Use. As a result of the amendment, the City’s overall minimum planned density increases slightly from 5.72 to 5.90 units/acre, as shown in Table 1 , with changes associated with this amendment underlined.

Table 1. City of Vadnais Heights Planned Residential Density

Category	2016-2040 Change				
	Density		Net Acres	Units	
	Min	Max		Min Units	Max Units
Low Density Residential	2.5	5	42.7	107	214
Medium Density Residential	5	9	30.4	152	274
High Density Residential	9	22	31	279	682
City Center*	12	30	8.6	103	258
Mixed Use*	8	30	<u>11.68</u>	<u>93</u>	<u>350</u>
TOTALS			124.38	734	1,778
			Overall Density	5.90	14.29

*75% residential

Forecasts

Reviewer: Todd Graham, CD - Research (651-602-1322)

The City offers that the amendment does not affect the city-wide forecast. Council staff find that the expected development fits within the existing city-wide forecast. The amendment increases housing capacity on the site. The proposed project would have 160-180 townhouse and apartment units.

In 2019, the City prepared an allocation of forecasts to Transportation Analysis Zones (TAZ). This site is the northeast corner of the much larger TAZ #1765. The City expected TAZ #1765 to grow by 150 households and 275 population between 2014 and 2040. To reflect the Mixed Use guidance and expected development, Council staff recommend an increase of the 2040 forecast allocation for TAZ #1765 by +100 additional households and +250 population. This increase will be balanced with reductions in other TAZs in the City.

Advisory Comments

Separate from this Council action, Council staff will adjust the TAZ allocations, incorporating the changes discussed above into the Council’s online published dataset. City staff are welcome to contact Council research staff if they wish to discuss this.

Housing

Reviewer: Hilary Lovelace, CD - Housing (651-602-1555)

The amendment is consistent with the Council’s *2040 Housing Policy Plan*. The Plan currently provides sufficient land to address its share of the region’s 2021-2030 need for affordable housing, which is 134 units. The proposed amendment does not change the City’s inventory of land guided to support the development of low- and moderate-income housing for the 2021-2030 decade as this development is slated to occur this year. As of this amendment, the Plan will be guiding over 15 acres of higher density residential land, such that at least 138 units could be built.

The proposed amendment will allow for the construction of more than 160 units of market rate housing. It will allow the City to implement their housing element, aide in supporting the affordable housing need allocation for the current decade, and will not hinder their efforts to address its share of the region’s need for affordable housing in the 2021-2030 decade.

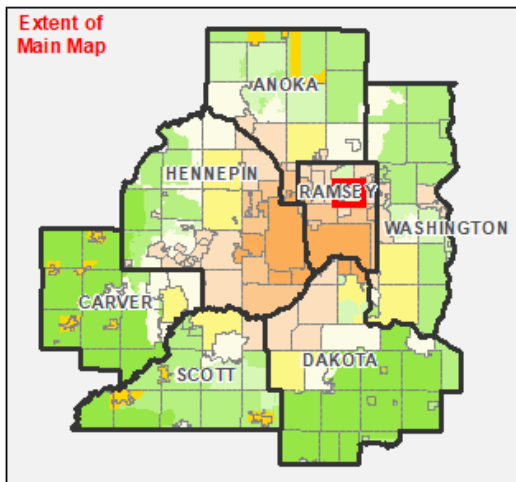
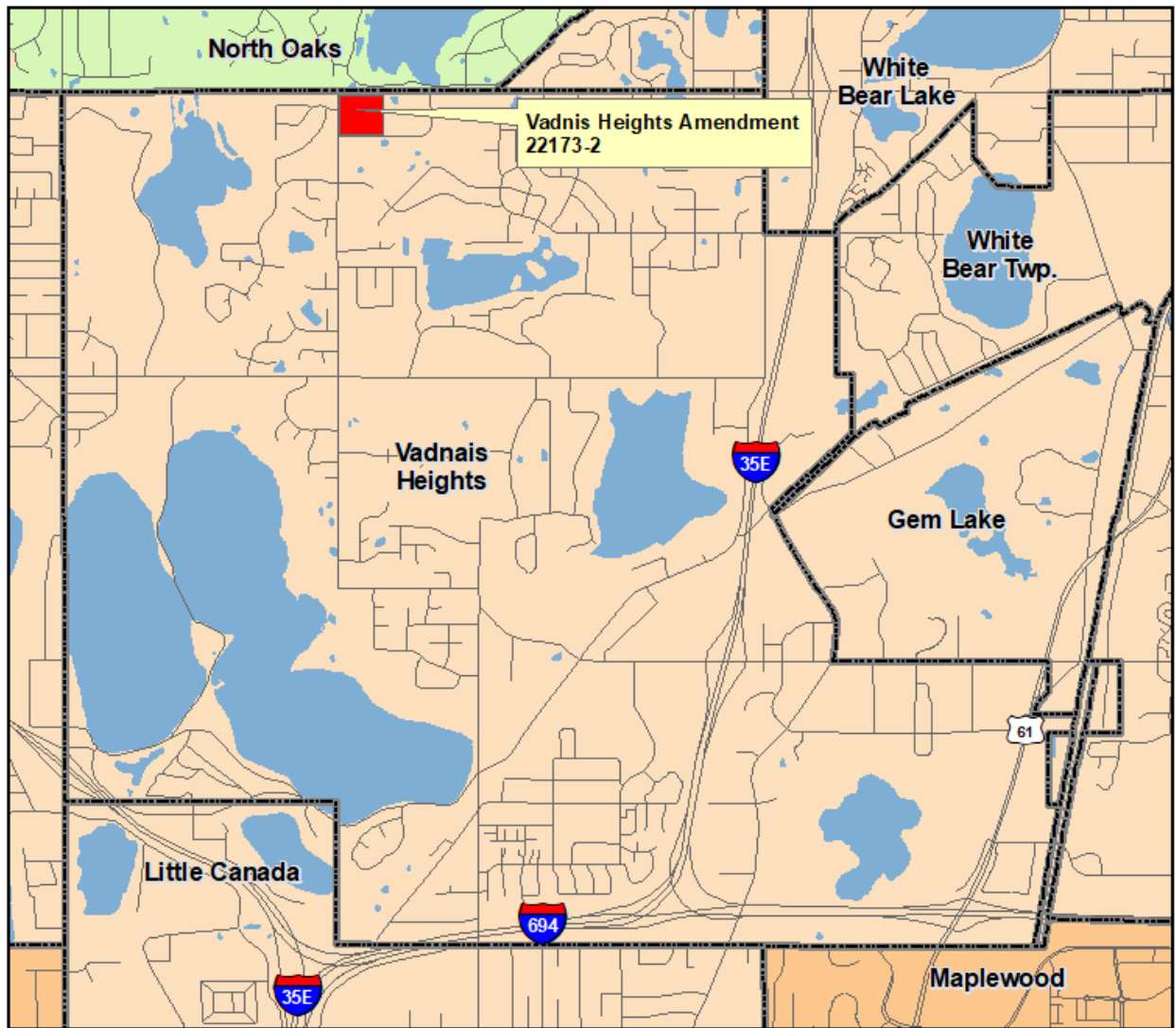
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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 Future Land Use Guiding
- Figure 4: Proposed Future Land Use Guiding

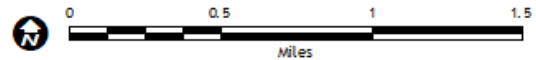
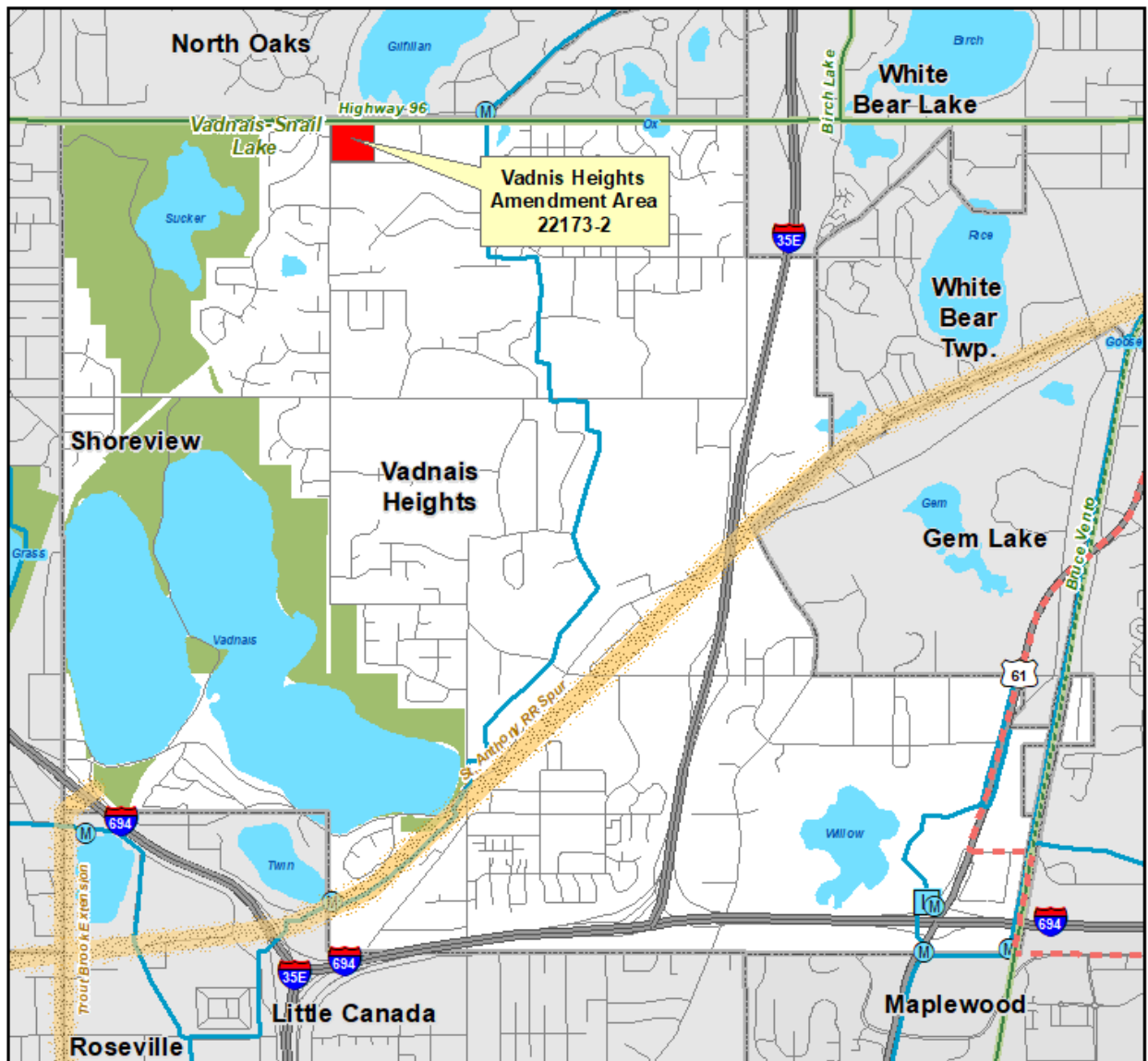
Figure 1: Location Map Showing Community Designations



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

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

Regional Trail Search Corridors

Regional Trails

- STATUS**
- Existing (Open to Public)
 - Existing (Not Open to Public)
 - Planned

- Minnesota Valley National Wildlife Refuge
- USFWS Approved Boundary

Figure 3: Current Future Land Use Guiding

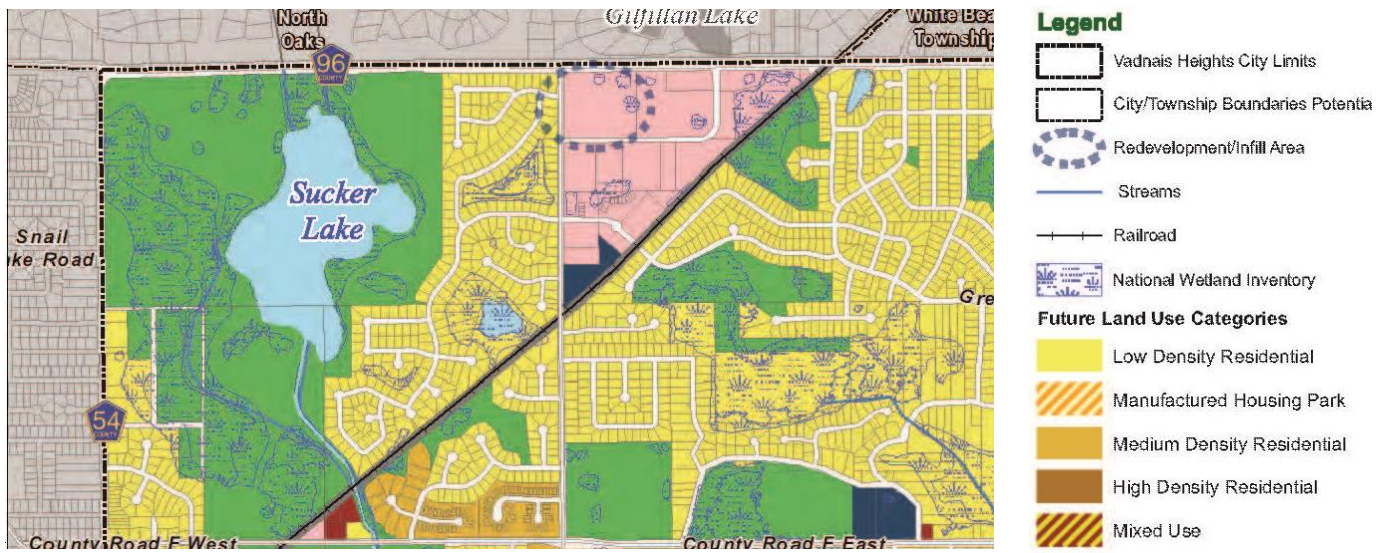


Figure 4: Proposed Future Land Use Guiding

