

## Community Development Committee

Meeting date: December 6, 2021

For the Metropolitan Council meeting of December 22, 2021

**Subject:** City of Mounds View Mixed Use Text Change Comprehensive Plan Amendment, Review File 22396-2

**District(s), Member(s):** District 10, Peter Lindstrom

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

**Staff Prepared/Presented:** Jerome Benner II, Senior Planner] (651-602-1494)  
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)

**Division/Department:** Community Development / Regional Planning

### Proposed Action

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

1. Authorize the City of Mounds View to place its comprehensive plan amendment into effect.
2. Revise the City's forecasts for population and households upward as shown in Table 1 of the Review Record.

### Background

The City submitted the Mounds View Mixed Use Text Change comprehensive plan amendment on October 14, 2021. The City proposes to change the density range for the Mixed Use guiding land use from 15-30 units per acre to 15-50 units per acre. This is the City's first amendment to its 2040 Comprehensive Plan.

### 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 MSP2040*. 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 opposition.

# REVIEW RECORD

City of Mounds View

Mixed Use Text Change Comprehensive Plan Amendment

Review File No. 22396-2, Business Item No. 2021-348

## BACKGROUND

The City of Mounds View (City) is located in northwestern Ramsey County, bordered by Blaine to the north, Shoreview and Arden Hills to the east, New Brighton to the south, and Fridley and Spring Lake Park to the west.

*Thrive MSP 2040* (Thrive) designates Mounds View with a “Suburban” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 88,299 to 93,300 population and 38,047 to 41,250 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 86,530 to 109,700 jobs.

The Metropolitan Council reviewed the City of Mounds View 2040 Comprehensive Plan ([Business Item 2020-320 JT](#), Review File No. 22396-1) on December 23, 2020. This is the first comprehensive plan amendment since the 2040 Plan was reviewed.

## REQUEST SUMMARY

The amendment proposes to change the density range for the Mixed Use guiding land use from 15-30 units per acre to 15-50 units per acre. The purpose of the amendment is to allow more flexibility for PUDs in the Mixed Use areas.

## 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 2040 Plan on December 23, 2020 ([Business Item 2020-320 JT](#), Review File No. 22396-1).

## 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 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 included below.

#### Wastewater Service

Reviewer: Roger Janzig, Environmental Services (ES) – Wastewater Planning and Community 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 City proposes to change the density range for the Mixed Use guiding land use from 15-30 units per acre to 15-50 units per acre. The regional system has adequate capacity to serve the increase in density proposed for the Mixed Use guiding land use.

### 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 are detailed below.

#### Forecasts

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

City and Council staff discussed a proposed increase to the City's forecast, which is shown in Table 1. Council staff find this increase is justified based upon the Mixed Use land supply detailed in table 2.2 of the City's comprehensive plan, known developments expected in the current decade, and the increase in allowable density for Mixed Use. City and Council staff agree to the following forecast revisions underlined in Table 1 below.

Table 1. City of Mounds View Forecasts

	Census	Current Forecast		Council-Proposed Forecast			
	2020	2020	2030	2040	2020	2030	2040
<b>Population</b>	13,249	13,500	13,700	13,700	13,500	<u>13,900</u>	<u>14,800</u>
<b>Households</b>	5,207	5,280	5,500	5,500	5,280	5,500	<u>5,900</u>
<b>Employment</b>	6,736	6,800	7,100	7,200	6,800	7,100	7,200

### Thrive MSP 2040 and Land Use

Reviewer: Jerome Benner II, CD – Local Planning Assistance (651-602-1494)

The amendment is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. Thrive identifies the City as a Suburban Community, which is required to plan for new development and redevelopment at overall average minimum density of 5 units per acre. The City proposes to change the density range for the Mixed Use guiding land use from 15-30 units per acre to 15-50 units per acre. The purpose of the amendment is to allow more flexibility for greater densities, maximum building height, and functional open space for Planned Unit Developments (PUDs) in the areas guided as Mixed Use.

The areas guided for Mixed Use are generally located along either side of County Road 10 between Spring Lake Road NE and the eastern city limits (Figure 3). The total number of acres affected by this change is approximately 51 acres. However, as shown in Table 1, the Plan had identified 21 acres that

the City anticipated would accommodate future development or redevelopment. That assumption is not changing.

As result of the amendment, the City’s overall maximum planned density increases from 16.7 units per acre to 26 units per acre, as shown in Table 1, with changes associated with this amendment underlined. The Plan, with this amendment, remains consistent with the Thrive policies for Suburban communities.

Table 1. Planned Residential Density, City of Mounds View

Category	Density			2018-2040 Change	
	Min	Max	Net Acres	Min Units	Max Units
Single Family Detached	1	5	15	15	75
Single Family Attached	1	5	9	9	45
Mixed Use*	15	<u>50</u>	21	315	<u>1,050</u>
<b>TOTALS</b>			<b>45</b>	<b>339</b>	<b>1,170</b>
			<b>Overall Density</b>	<b>7.5</b>	<b><u>26</u></b>

\*60% residential

### Housing

Reviewer: Ashleigh Johnson, CD - Housing (651-602-1106)

The amendment is consistent with the Council’s *Housing Policy Plan*. There are no changes to the acreage or minimum density for residential land uses and therefore the amendment does not inhibit Mounds View from implementing their housing element nor from promoting sufficient land to address their share of the region’s affordable housing need for 2021 -2030.

Mounds View is a participant in Livable Communities programs, and most recently received \$500,000 in Local Housing Incentive Account funds in 2017 for the construction of a 60-unit affordable housing development called The Boulevard. These units, all of which are affordable, range in affordability below 30 and 60% of Area Median Income.

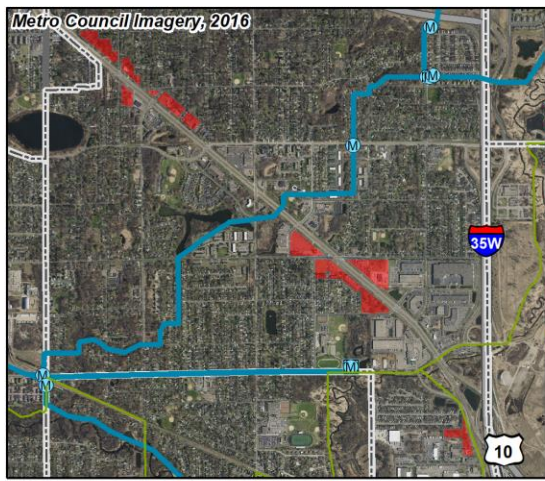
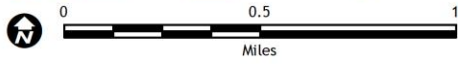
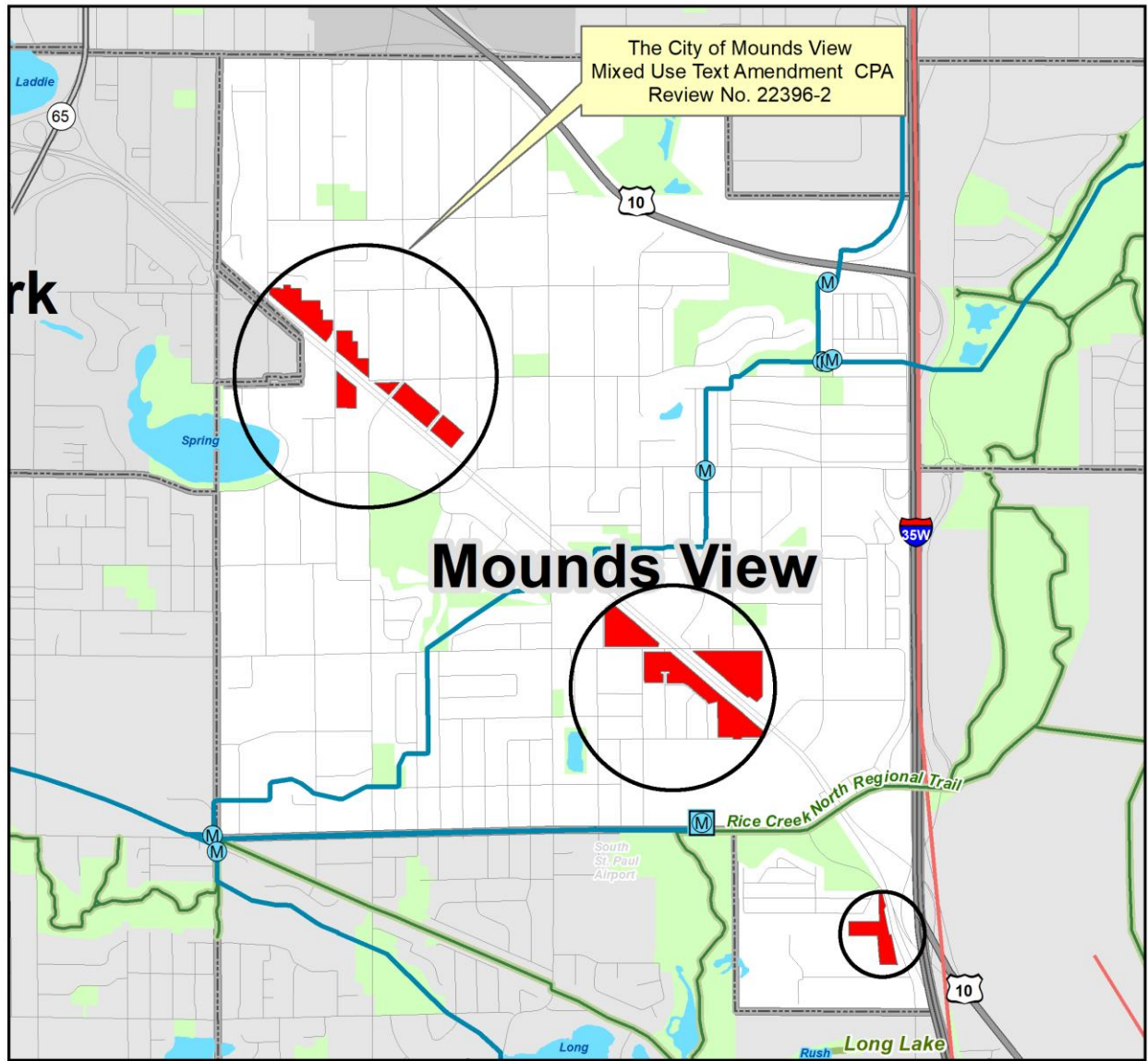
### Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

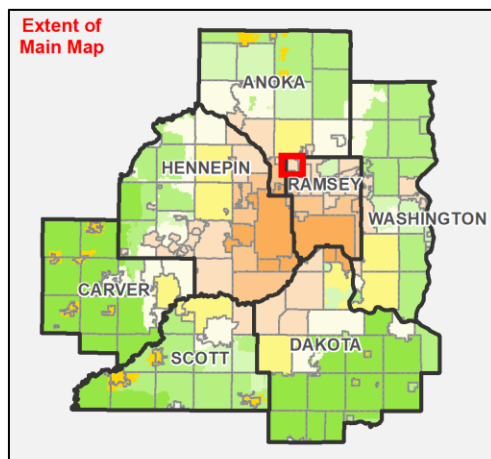
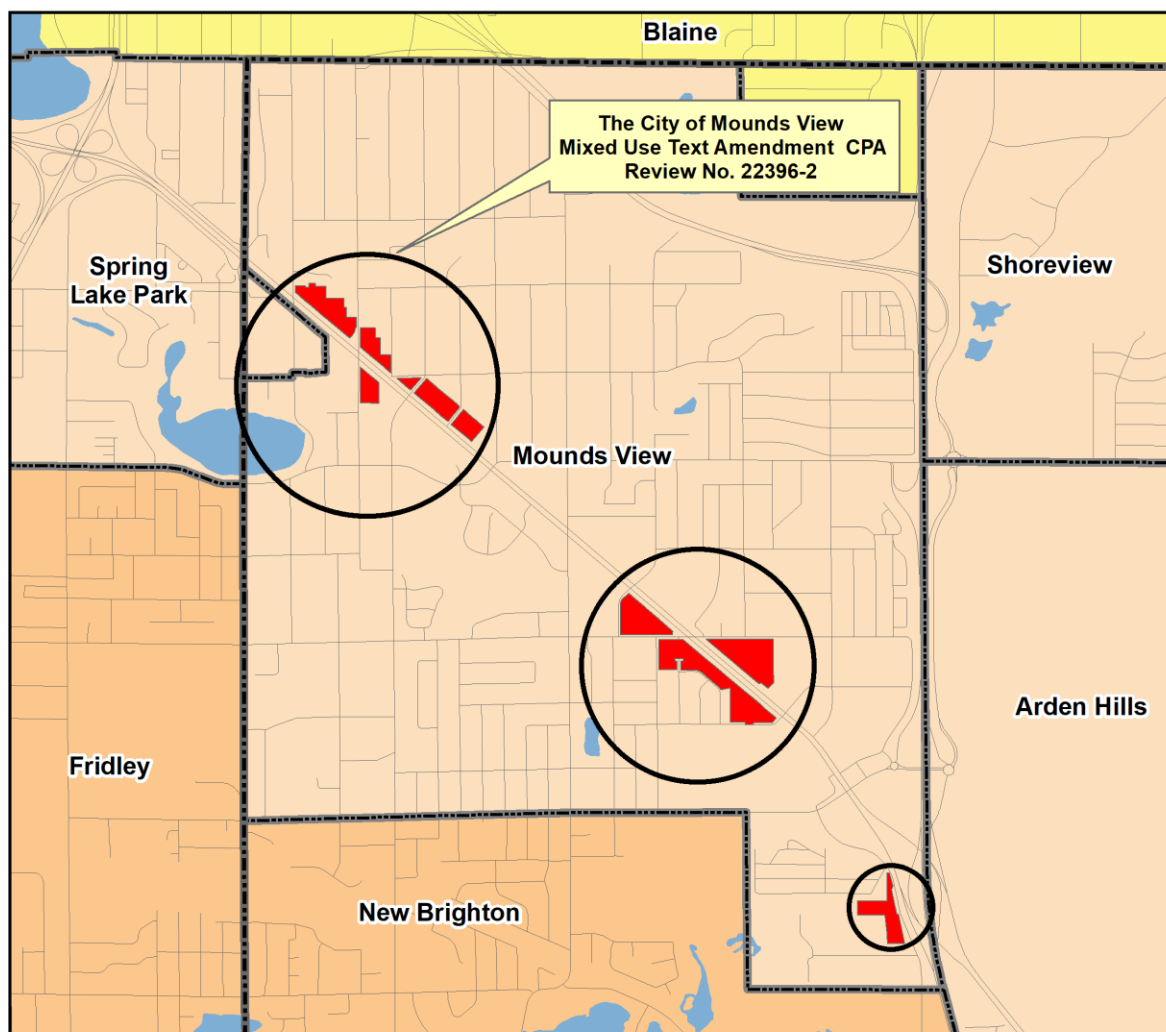
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current and Proposed Land Use Guiding

Figure 1. Location Map Showing Regional Systems



- Regional Systems**
- Regional Transitways**
    - Existing
    - Planned Current Revenue Scenario
    - Planned Current Revenue Scenario - CTIB Phase 1 Projects
    - Potential Increased Revenue Scenario
  - Waterwater Treatment**
    - Meters
    - MCES Interceptors
    - Lift Stations
    - 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
    - Other Parks, Preserves, Refuges and Natural Areas
  - Regional Trails**
    - Existing (Open to Public)
    - Existing (Not Open to Public)
    - Planned Regional Trails
    - Regional Trail Search Corridors

Figure 2. 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 3. Current and Proposed Land Use Guiding

