

Community Development Committee

Meeting date: July 19, 2021

For the Metropolitan Council meeting of July 28, 2021

Subject: City of Blaine Lexington Meadows Apartments Comprehensive Plan Amendment, Review File 21902-4

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

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

Staff Prepared/Presented: Eric Wojchik, Planning Analyst (651-602-1330)
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 action s:

1. Authorize the City of Blaine to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.

Background

The City submitted the Lexington Meadows Apartments comprehensive plan amendment on June 9, 2021. The purpose of the amendment is to allow the development of a 182-unit market rate apartment building by creating and apply a new guiding land use. The amendment proposes to reguide 5.62 acres from Planned Industrial/Planned Commercial (PI/PC) to the newly created guiding land use of High Density Residential 2 (HDR-2). The amendment site is located east of Austin Street and south of 108th Avenue .

The proposed amendment includes text amendments for the new land use of High Density Residential 2 (HDR-2), which will allow residential uses with a density range of 12 – 60 units per acre. The Lexington Meadows Apartments development will be the first application of the new HDR-2 guiding land use. This is the City's third 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 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

There is no known opposition.

REVIEW RECORD

City of Blaine

Lexington Meadows Apartments Comprehensive Plan Amendment

Review File No. 21902-4, Business Item No. 2021-XX

BACKGROUND

The City of Blaine (City) is located in northern Anoka County, bordered by Ham Lake to the north, Columbus to the northeast, Lino Lakes and Circle Pines to the east, Shoreview, Mounds View, Spring Lake, and Fridley to the south, Coon Rapids to the west, and Andover to the northwest.

Thrive MSP 2040 (Thrive) designates Blaine with a “Suburban” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 66,300 to 87,300 population and 25,100 to 33,300 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 25,800 to 31,000 jobs.

The Metropolitan Council reviewed the City of Blaine 2040 Comprehensive Plan ([Business Item 2020-301 JT](#), Review File No. 21902-1 on November 18, 2020. This is the third comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment reguides 5.62 acres from Planned Industrial/Planned Commercial (PI/PC) to High Density Residential 2 (HDR-2). The site is located at east of Austin Street and south of 108th avenue . The purpose of the amendment is to allow the development of a 182-unit, four-floor market rate apartment. The proposal also includes a text amendment for a new land use entitled HDR-2, which allows for residential uses with a density range of 12 – 60 units per acre. The Lexington Meadows Apartments development will be the first application of the new HDR-2 land use.

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 Comprehensive Plan on March 11, 2009 ([Business Item 2020-301 JT, Review File No. 21902-1](#)).
- The Groveland Village amendment was administratively reviewed by the Council on June 10, 2021 (Review File No. 21902-2). The amendment reguided 27 acres of Planned Commercial/Planned

Industrial (PI/PC) to 8 acres of High Density Residential (HDR) and 19 acres of Medium Density Residential (MDR) to accommodate a development that will consist of 106 townhomes and 152 apartments units.

- The Harpers Landing amendment was administratively reviewed by the Council on May 24, 2021 (Review File No. 21902-3). The amendment re-guided 14.2 acres from Low Density Residential to Medium Density Residential to accommodate 40 single family units and 112 townhome units.

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.

Regional Parks

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

The proposed amendment conforms to the *2040 Regional Parks Policy Plan*. There is one planned unit of the Regional Park System in the vicinity (within a ½ mile) of the proposal to change the land use designation of 5.62 acres from Planned Industrial/Planned Commercial (PI/PC) to High Density Residential (HDR-2). The nearest unit of the Regional Parks System – the existing East Anoka County Regional Trail – is approximately 0.1 miles east of the subject site (see Figure 1).

The amendment acknowledges the proximity of the regional trail to the project site, noting there are “no impacts proposed.” Council staff concur that the proposed change will not have an adverse impact on the East Anoka County Regional Trail or the Regional Parks System more broadly.

Wastewater Service

*Reviewer: Roger Janzig, Environmental Services (ES) – Engineering Programs
(roger.janzig@metc.state.mn.us)*

The proposed amendment conforms to the *2040 Water Resources Policy Plan (WRPP)*. The amendment involves the re-guiding of 5.62 acres from Planned Industrial/Planned Commercial to High Density Residential-2 to allow for a proposed 182-unit market rate apartment building. The regional system has adequate capacity to serve the proposed development.

Transportation

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

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. The development associated with the amendment is unlikely to have an impact on the regional transportation system.

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)

Council staff find that there is adequate growth capacity in the current communitywide forecast to accommodate this development proposal. A forecast revision is not needed at this time.

Thrive MSP 2040 and Land Use

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

The Plan, with the proposed amendment, is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. Thrive identifies the City with the Suburban Edge community designation (Figure 2). Suburban communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment.

The proposal includes a text amendment to create a new land use called High Density Residential – 2 (HDR-2), which allows for residential uses with a density range of 12 – 60 units per acre. The proposed development with this amendment, Lexington Meadows Apartments, will be the first application of the new HDR-2 land use. The amendment also re-guides 5.62 acres from Planned Industrial/Planned Commercial (PI/PC) to High Density Residential - 2 (HDR-2) as shown in Figures 3 and 4. The site is located at east of Austin Street and south of 108th Avenue in the Lexington Meadows Development. The purpose of the amendment is to allow the development of a 182-unit, four-floor market rate apartment building.

As shown in Table 1 below (changes underlined), the overall planned residential density in the City is between 3.3 and 7.8 units per acre, which is consistent with Thrive for land use and residential density policies for Suburban Edge community designation.

Table 1. Planned Residential Density, City of Blaine

Category	Density		Net Acres	2018-2040 Change	
	Min	Max		Min Units	Max Units
Low Density Residential	2.5	6	1403.9	3,510	8,424
Low/Medium Density Residential	2.5	12	3.5	9	42
Medium Density Residential	6	12	89.9	539	1,078
Med/High Density Residential	6	25	9.6	57	240
High Density Residential	12	25	44.7	536	1,118
<u>High Density Residential - 2</u>	<u>12</u>	<u>60</u>	<u>5.6</u>	<u>67</u>	<u>337</u>
HD Residential/Commercial*	12	25	23.3	280	582
HD Residential/Industrial*	12	25	12.6	151	314
HD Residential/Commercial/Industrial*	12	25	18.5	222	463
	TOTALS		1,611.5	5,371	12,597
	Overall Density			3.3	7.8

*50% residential

Housing

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

The Plan, with the proposed amendment, is consistent with the Council's *Housing Policy Plan*. The City's share of the region's affordable housing need from 2021-2030 is 1,139 units. The City has over 177 acres available guided at densities high enough to support this need.

This amendment proposes to re-guide 5.62 acres of Planned Industrial/Planned Commercial to High Density Residential land. This City's inventory of land guided to support the development of low- and

moderate-income housing for the 2021-2030 decade will remain the same; market rate development does not add to land available for affordable housing. Blaine will retain a surplus of 148 units above their share of regional need, as shown in Figure 5.

The City of Blaine is a Livable Communities Act (LCA) participating community. Over the past decade they were awarded \$186,000 in LCA funds including a Local Housing Incentives Account (LHIA) grant supporting the development of four single-family ownership units.

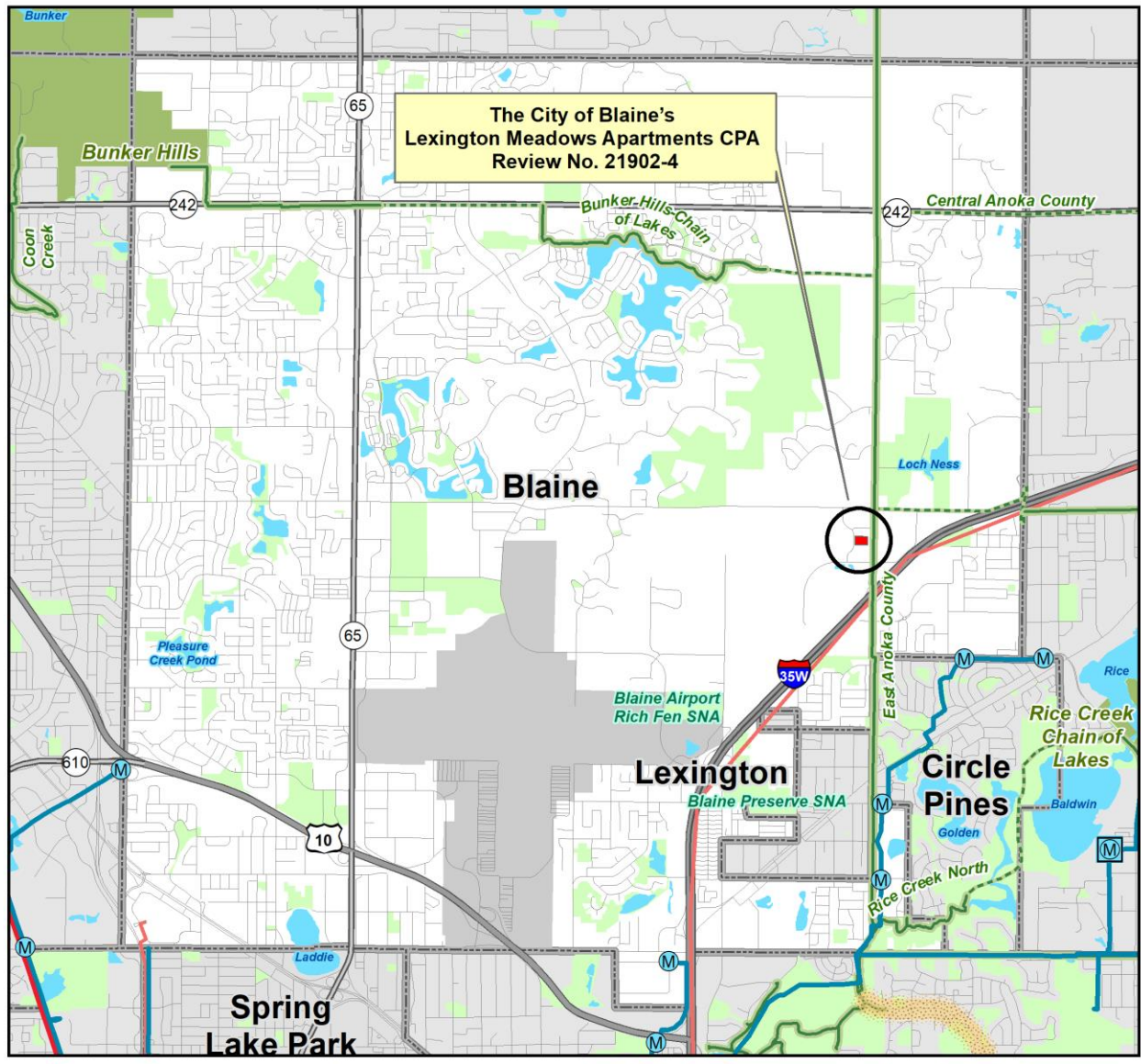
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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

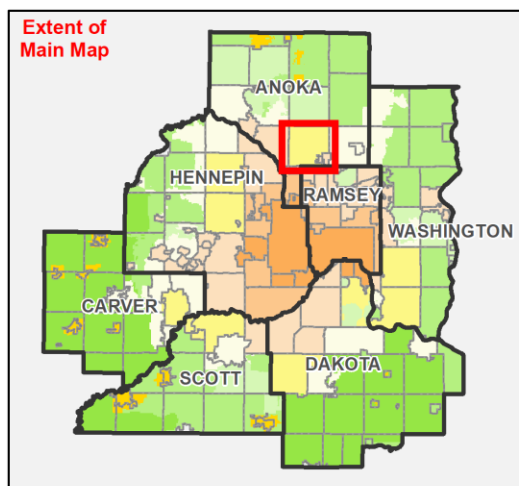
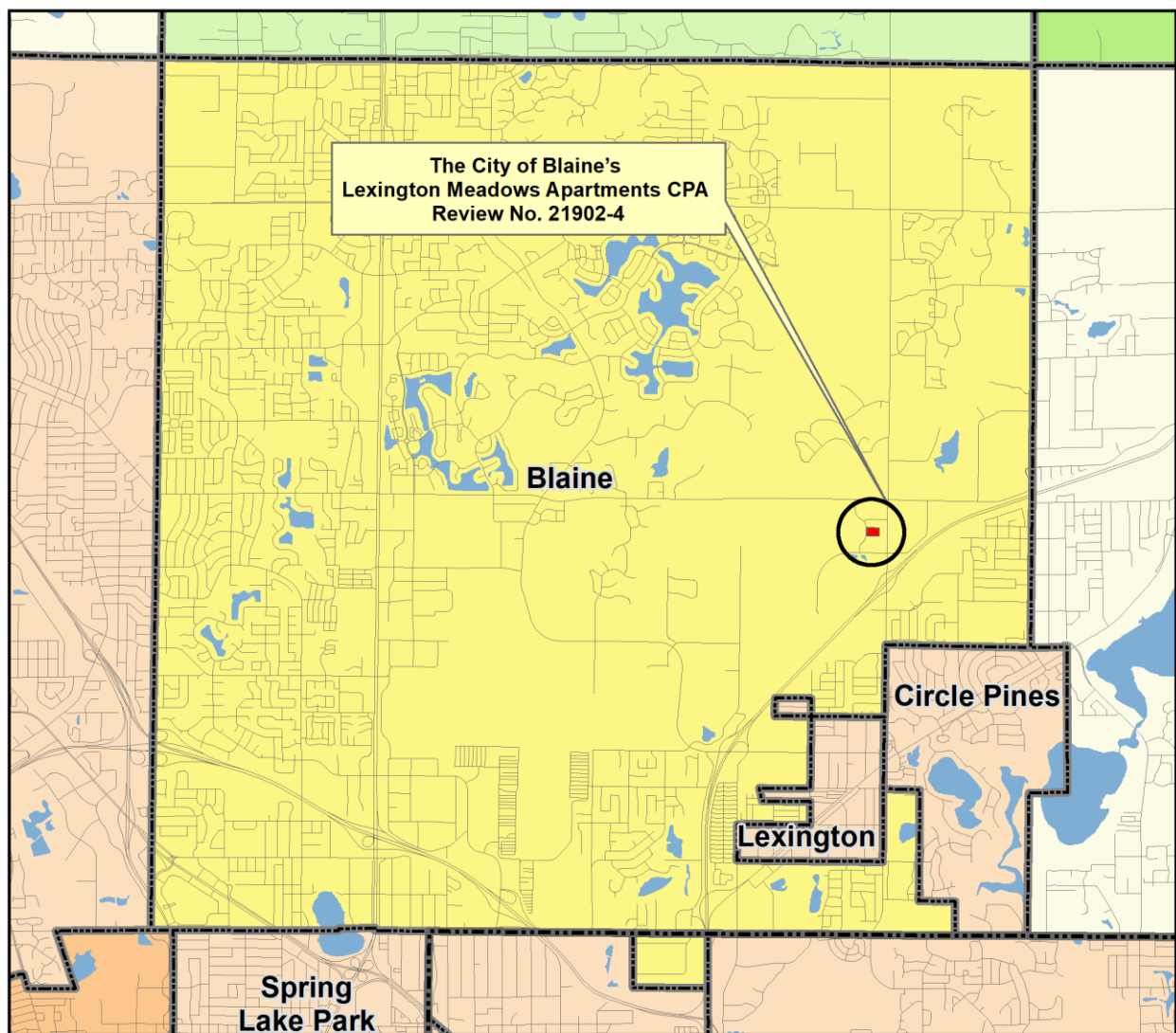
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Proposed Land Use Guiding
- Figure 4: Existing Land Use Guiding
- Figure 4: Land Guided for Affordable Housing

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

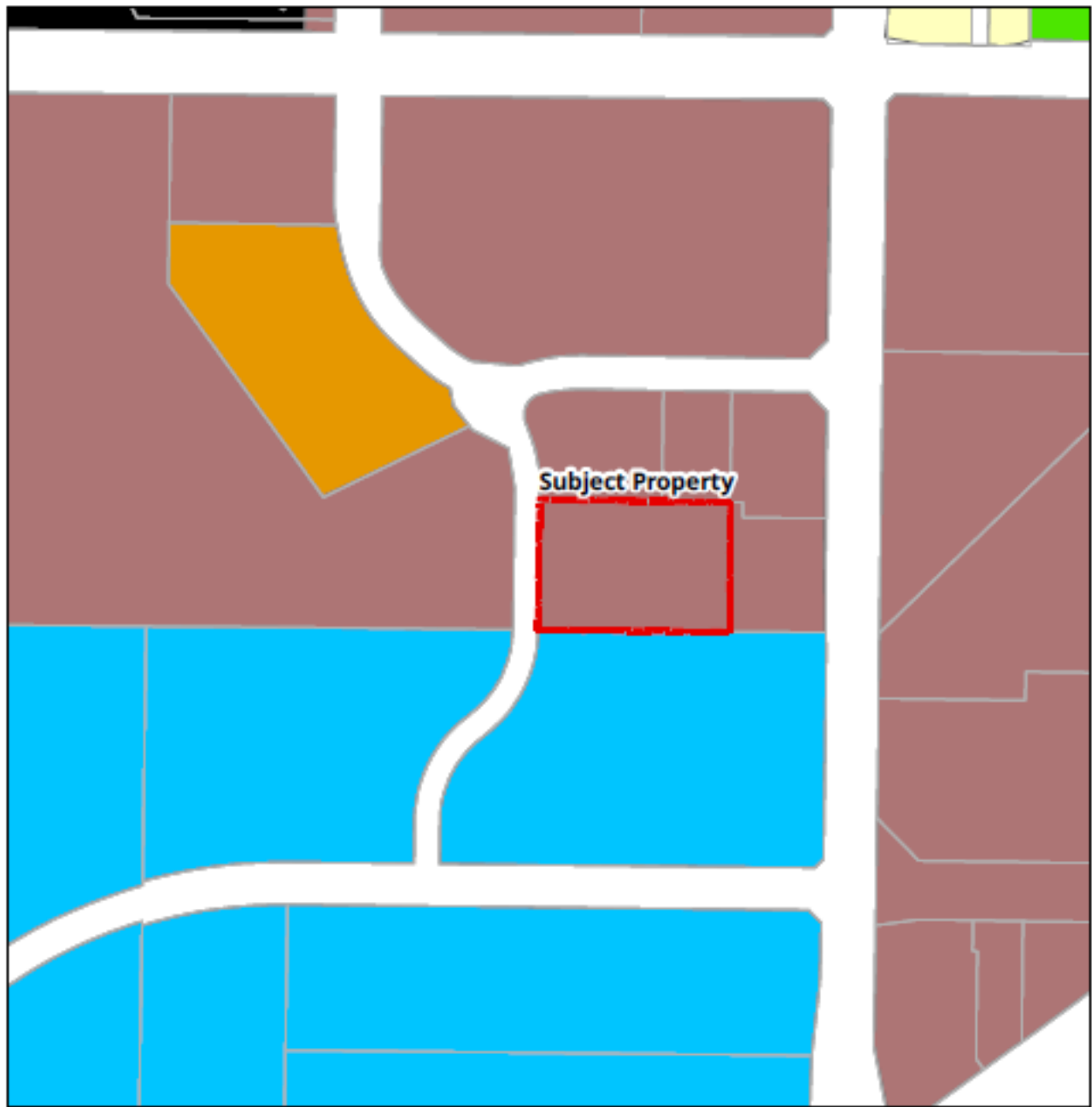
Figure 2. Location Map Showing Community Designations



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines

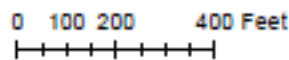
Figure 3. Existing Land Use Guiding



R	HDR	LI	PC	GC
LDR	HDR/PC	HI	O	P/OS
L-MDR	HDR/PI	PI	ABD	PUB/S-PUB
MDR	HDR/PI/PC	NC	PI/PC	AP
MDR/HDR	MHR	CC	RR	



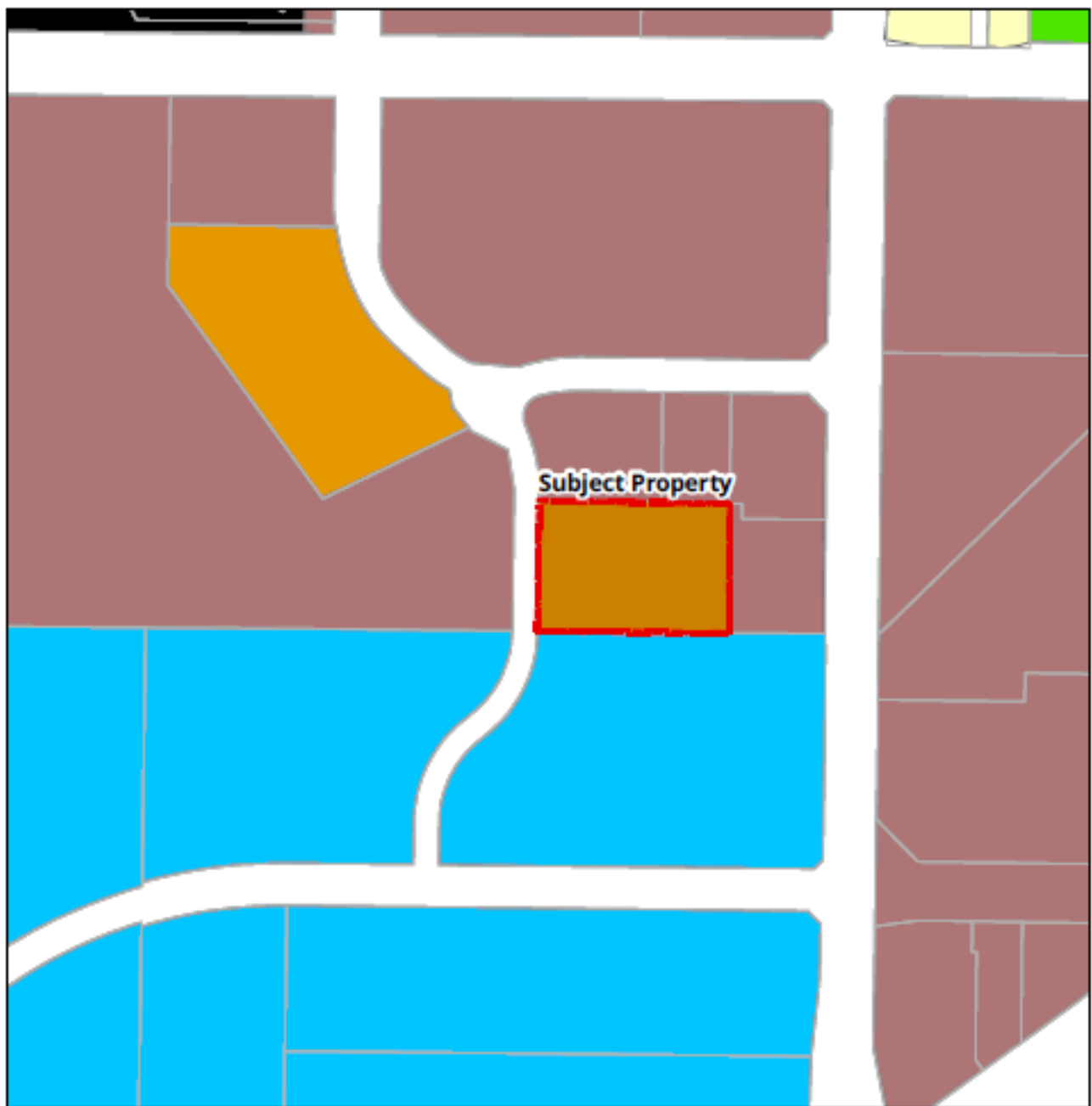
Lexington Meadows Apartments
Existing Land Use



Map Date: 08/2011
Map Prepared by: City of Lexington
Map of Metropolitan Council
City of Metropolitan Council



Figure 4. Proposed Land Use Guiding

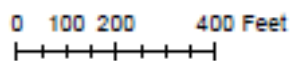


Legend

R	HDR	LI	PC	GC
LDR	HDR/PC	HI	O	P/OS
L-MDR	HDR/PI	PI	ABD	PUB/S-PUB
MDR	HDR/PI/PC	NC	PI/PC	AP
MDR/HDR	MHR	CC	RR	HDR-2



**Lexington Meadows Apartments
Proposed Land Use**



Map made by METRO
Map created by City of Madison
Printing provided by
City of Madison Department



Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing at 50% AMI and Below:	826 units
2021-2030 share of regional need for Affordable Housing between 51 to 80% AMI:	313 units
TOTAL 2021-2030 share of regional need for Affordable Housing:	1139 units
2021-2030 total regional need for Affordable Housing:	37,900 units

	Available Acres	×	Minimum Density <i>(units per acre)</i>	×	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
Medium Density Residential	40.3		6		100%		242
Medium/High Density Residential	9.6		6		100%		58
High Density Residential	36.7		12		100%		441
High Density Residential/Planned Commercial	41.9		12		50%		252
High Density Residential/Planned Industrial	25.1		12		50%		151
High Density Residential/Planned Industrial/Commercial	23.7		12		50%		143
Total	177.3						1,287

- Sufficient/(insufficient) units affordable at 50% AMI and below possible in areas with ≥12 units per acre minimum against share of regional need: **148**
- Sufficient/(insufficient) total units affordable between 51 to 80% AMI possible in areas with ≥6 units per acre minimum possible against share of regional need: **0**
- Sufficient/(insufficient) total units possible against share of regional need: **148**
- Affordable units built since 2021: **0**
- Sufficient/(insufficient) units possible adjusted for affordable units built: **148**
- Number of Comp Plan Amendments approved since Comp Plan Update: **0**

