

Community Development Committee

Meeting date: July 6, 2021

Environment Committee

Meeting date: July 13, 2021

For the Metropolitan Council meeting of July 28, 2021

Subject: City of Champlin Comprehensive Plan and Comprehensive Sewer Plan, Review File 22288-1

District(s), Member(s): District 2, Reva Chamblis

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

Staff Prepared/Presented: Jake Reilly, Senior Planner (651-602-1822)
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:

Recommendations of the Community Development Committee

1. Authorize the City of Champlin to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward/downward as shown in Table 1 of the attached Review Record.
3. Revise the City's affordable housing need allocation for 2021-2030 to 201 units.
4. Advise the City that 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.

Recommendation of the Environment Committee

1. Approve the City of Champlin's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Champlin 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. Stat. §§ 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 Champlin is located in the northeastern part of Hennepin County. It is surrounded by the communities of Anoka, Coon Rapids, Brooklyn Park, Maple Grove, and Dayton.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 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

None.

Known Support / Opposition

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

REVIEW RECORD

City of Champlin 2040 Comprehensive Plan

Review File No. 22288-1, Business Item No. 2021-168 JT

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)*. Three Rivers Park District is the Park Implementing Agency for Regional Parks System components in Champlin, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves or Special Recreation Features in the City include Elm Creek Park Reserve. Regional Trails located within the City include the West Mississippi River Regional Trail Search Corridor (Figure 1). There are no State or Federal recreation lands in 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)* adopted in 2015. 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.

Roadways

The Plan conforms to the Roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials. There is one Principal Arterial in the City, which is US 169.

The Plan accurately reflects the regional functional classification map of A-minor arterials roadways and has identified major collector roads. The City notes that it has minor collector roadways as well.

The Plan identifies all the required characteristics of the community's roadways, including existing and future functional classification, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting was done consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies the barrier that U.S. Highway 169 presents to local access trying to cross the highway.

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 Area III.

The Plan discusses the Northstar Commuter Rail and that there are two stops near Champlin. The Plan also mentions that the Blue Line Extension may also draw ridership from Champlin.

Aviation

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions, addresses aircraft noise, and describes how off-site air navigation aids will be protected.

Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. The Plan describes the City's long-term plans for addressing bicycle and pedestrian facilities and includes a map of facilities. The Plan identifies that there is one Tier 1 corridor, one Tier 2 corridor and one Tier 2 alignment of the RBTN within the city limits.

Freight

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the community, noting that there are few freight generators in the city and that most freight is carried on US 169, through the city to the rest of the region.

Transportation Analysis Zones (TAZs)

The Plan conforms to the TPP regarding TAZ allocations. The City's TAZ allocations for employment, households, and population appropriately sum to the Council's citywide 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 accepted forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services (MCES). Wastewater generated within the City is conveyed by Council Interceptors 8252-482, 8010, and 8751 to the Metropolitan Council's Metropolitan Treatment Plant in St. Paul for treatment. The Plan projects that the City will have 9,400 sewered households and 4,800 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 average day flow projections is given in the Plan and determined appropriate for planning local services. The Metropolitan 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 community's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in both the local municipal (city) and private property sanitary sewer systems. The Plan identifies previous projects including pipe lining, sump pump inspections and discharge

drainage monitoring and public service lateral evaluation. The Plan outlines future projects reflecting a continuation of these types of projects. The City has an annual sanitary sewer televising program in which 25% of all clay tile pipes are televised, and 10% of all Polyvinyl Chloride (PVC) pipe is inspected. Defects found through these inspections are addressed. The Plan also states that the City will be starting a water meter replacement project in the future that will also include sump pump inspections. The City's Capital Improvement Plan reflects an annual average budget of approximately \$288,000 per year between 2021 and 2025 for sanitary sewer rehabilitation.

The Plan describes the requirements and standards for minimizing I/I and references City Code (Article IV, Section 58-199) which states that the discharge of any stormwater, groundwater, roof runoff, yard drainage, or any substance other than sanitary sewer into the sanitary collection system is prohibited. Section 58-201 further requires the disconnection of any of these connections and discharges if found.

The Plan describes the sources, extent, and significance of existing I/I within the entire public and private wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering the public and private property collection systems. The Plan indicates that approximately 11% of the homes were built before 1970 when services were predominately made of clay tile pipe. The significance of clay tile pipe is that as it ages it can become more susceptible to I/I. Approximately 67% of the pre-1970 residential services have been evaluated for I/I susceptibility. Using wastewater flow data between 2015 through 2019 to determine base dry weather, average daily, and peak monthly flow, the Plan states that the City's annual I/I averages approximately 6%, and annual peak month I/I averages about 11%.

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 Metropolitan Council for its records.

Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources (651-602-1156)

The Plan is consistent with Council policy requirements and in conformance with the Council's 2040 *Water Resources Policy Plan* for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Champlin lies within the oversight boundaries of the Elm Creek and West Mississippi River Watershed Management Commissions. Champlin submitted a draft Local Water Management Plan (LWMP) update for review on November 29, 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watershed Management Commissions in a letter dated January 9, 2019. The LWMP was approved by the Elm Creek Watershed Management Commission on January 9, 2019, and by the West Mississippi River Watershed Management Commission on December 13, 2018. The City adopted the final LWMP on May 28, 2019. The Plan incorporates the City's final LWMP in Appendix A of Chapter 5.

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

The Plan provides a proposed forecast revision (section 2 table 1.1, section 4 table 4.2, and section 8 table 8.6). Population adjustments are larger than the households adjustments. Council staff find that average household sizes have not declined as previously expected. The City’s proposed revisions are underlined in Table 1.

Table 1. City of Champlin Forecasts

	Census 2010	Council’s System Statement			City Proposed Forecast		
		2020	2030	2040	2020	2030	2040
Population	23,089	23,200	24,200	24,000	<u>24,400</u>	<u>25,600</u>	<u>25,400</u>
Households	8,328	8,800	9,500	9,600	<u>8,700</u>	<u>9,400</u>	<u>9,400</u>
Employment	4,012	4,400	4,600	4,800	4,400	4,600	4,800

The Council will officially revise the City’s forecasts simultaneous with action on the Plan.

With this forecast revision, the 2021-2030 Affordable Housing Need for the City calculates to: 115 units at <=30% AMI, 66 units at 31-50% AMI; 20 units at 51-80% AMI; 201 units total. This revision is acknowledged in the Plan (page 3.5).

The Land Use Plan describes future land supply. The undeveloped land supply includes 125 acres of low-density residential, 8 acres of medium-density, 4 acres of high-density, and 8 acres of residential mixed use (supplemental information, table 2.4). At minimum densities, the City estimates that this yields 658 housing units; another 50 units are expected in scattered infill and large-lot developments (table 2.4). This supply accommodates the 2020-2040 forecast.

Thrive MSP 2040 and Land Use

Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)

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 experienced 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 Champlin are predominately residential (61%), with most of the existing commercial/office and industrial areas (5%) are near transportation corridors. Approximately 24% of the City is comprised of institutional/school uses and parks/open space, including Elm Creek Regional Park Reserve and the Mississippi River (Figure 3).

Detached single family neighborhoods comprise over half of Champlin’s land area. Attached and multi-family residential areas are located at the periphery of single-family neighborhoods, along major streets. The majority of commercial and industrial areas are located along the U.S. Highway 169 corridor.

The Plan is consistent with Thrive for land use and residential density policies for a Suburban community designation. Thrive calls for Suburban communities to plan for forecasted population and

household growth at overall average densities of at least 5 units per acre. As shown below in Table 2, the City’s overall density is planned for a minimum of 5.4 units per acre and a maximum of 9.4 units per acre.

Table 2. Planned Residential Density, City of Champlin

Category	Density		Net Acres	2018-2040 Change	
	Min	Max		Min Units	Max Units
Low Density Residential	2	5	95	190	475
Medium Density Residential	5	12	8	40	96
High density residential	12	18	8	96	144
Mixed Use*	40	50	8	320	400
TOTALS			119	646	1115
Overall Density				5.4	9.4

*50% residential

Housing

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

The Plan is consistent with the 2040 Housing Policy Plan (HPP). As of 2016, the City has more than 8,600 homes including 850 multifamily units and nearly 7,800 single-family homes. Approximately 1,450 homes are rented. More than 2,100 housing units are currently affordable to households earning under 80% of Area Median Income (AMI); however, nearly 1,250 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are about 145 units affordable to households with income at or below 30% AMI and more than 220 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including housing preservation and rehabilitation assistance for low-income homeowners at or below 60% AMI, rental units for large families at all affordability levels, and preservation of naturally-occurring affordable housing within all bands of affordability. The City has more than 300 publicly subsidized housing units, including 24 age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 201 units; 115 of which are needed at prices affordable to households earning 30% of AMI or less, 66 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 20 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 5, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 416 new housing units.

The housing implementation plan component of the Plan describes that the City will consider TIF and housing bonds for projects that are affordable. The Plan also indicates that the City will work to preserve expiring low-income housing tax credit (LIHTC) properties and preserve naturally occurring affordable housing using Housing Improvement Areas and a local 4d tax incentive program. The City states that they will partner with Hennepin County to use several different programs and funding sources, including HOME dollars.

Water Supply

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

The 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’s water supply plan indicates that there is adequate storage and treatment capacity to meet the project future water demand.

Advisory Comments

If needed, the City should share the updated version of the Water Supply Plan with the DNR.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan does not indicate that there are any public or privately-owned Community Wastewater Treatment Systems within the community. It does state however that there are currently 19 properties served by SSTSs within the City and that all will be phased out through connections to the public collection system by 2040. All developed parcels are required to connect to public sanitary sewer within two years of availability. All new residential and commercial uses are required by City policy to connect to the local sanitary sewer system. The City has requested through resolution to have Hennepin County administer the construction, maintenance, and inspection of SSTS within the City, and the County incorporates the requirements of Minnesota Rules Chapter 7080 through its Ordinance 19.

Special Resource Protection

Mississippi River Corridor Critical Area

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

The Plan includes a Mississippi River Corridor Critical Area Plan (MRCCA Plan) component that was reviewed by Minnesota Department of Natural Resources (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 March 12, 2020, conditional approval letter is attached to the Council staff report as Figure 5. 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).

Aggregate Resource Protection

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

The Plan does not address the presence or absence of aggregate resources in the community. However, *Minnesota Geological Survey Information Circular 46*, the Council's aggregate resources inventory, does not identify the presence of any aggregate resources available for mining in the nearly fully developed City.

Historic Preservation

Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)

The Plan addresses historic and cultural resources as required by the Metropolitan Land Planning Act. The Plan notes that there are no listed sites in the City but that the Champlin Historical Society is active and will be a partner when needed to ensure that historic resources are not destroyed, particularly American Indian/indigenous burial mounds.

Plan Implementation

Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, and the housing implementation program, detailed in each individual chapter.

The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan. Specific implementation strategies are contained in individual chapters of the Plan, with capital improvements planning detailed in each chapter's appendices, where appropriate.

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

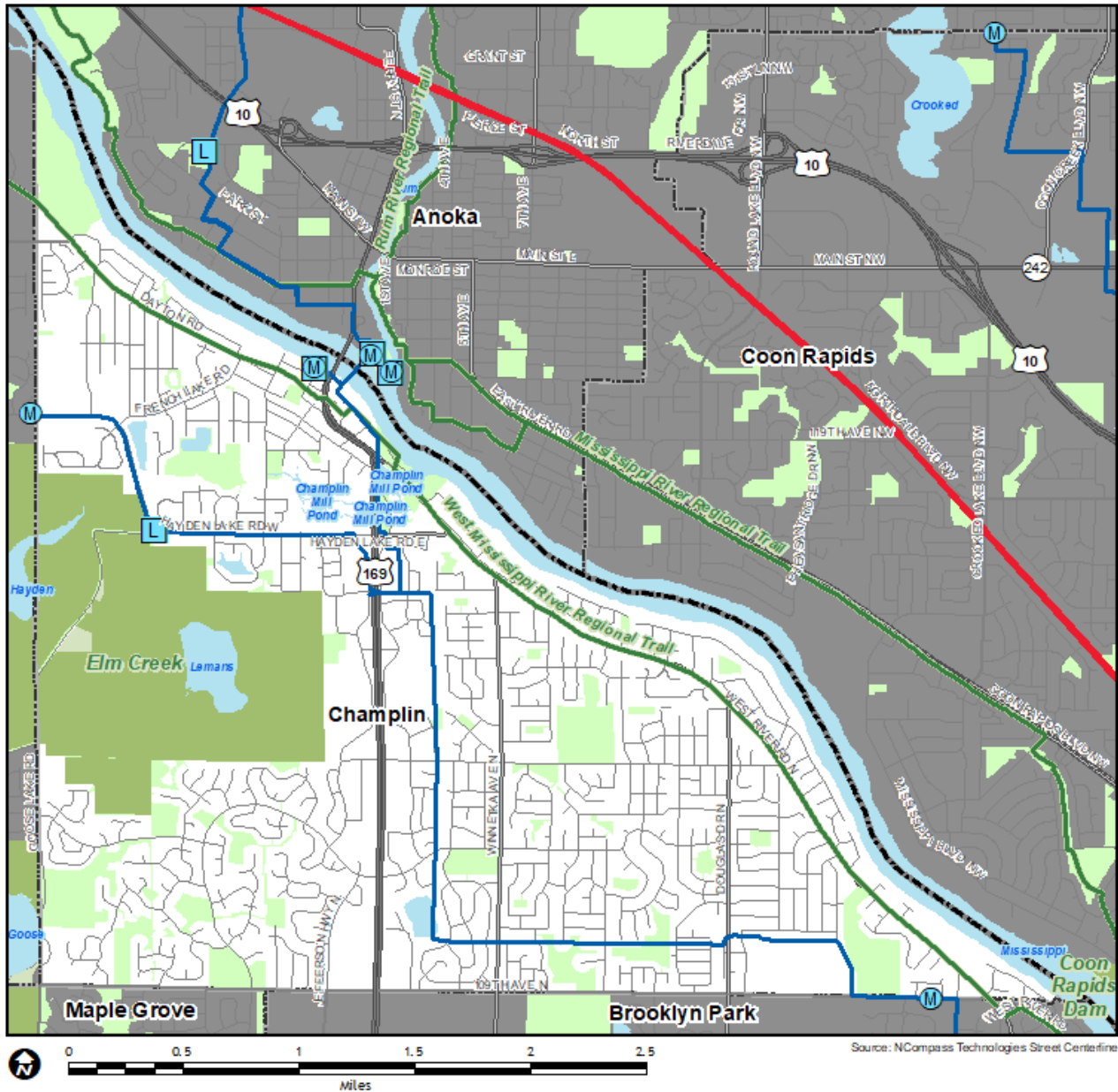
In response to the 2015 System Statement, the City submitted the following documents for review:

- June 3, 2019: City of Champlin 2040 Comprehensive Plan
- July 25, 2019: Revised Mississippi River Corridor Critical Area (MRCCA) Plan
- December 27, 2019: Revised Comprehensive Plan Responding to Council Incomplete Items for MRCCA
- July 29, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Land Use, Forecasts, Housing, MRCCA, and Implementation
- April 30, 2021: Revised Comprehensive Plan Responding to Council Incomplete Items for Wastewater, Land Use, Forecasts, and Housing
- May 17, 2021: Updated Sanitary Sewer Information
- May 21, 2021: Revised Water Supply 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 Plan
- Figure 5: DNR Conditional MRCCA Approval Letter
- Figure 6: Land Guided for Affordable Housing

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

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

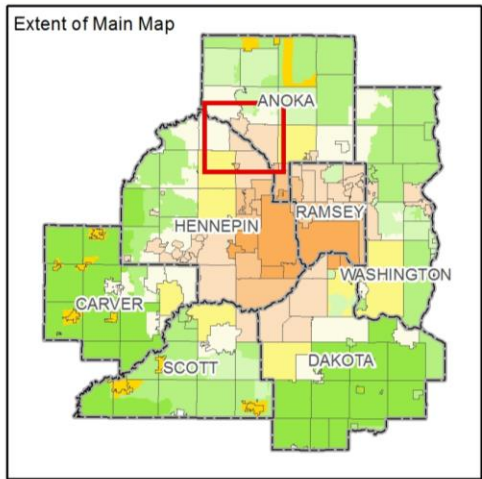
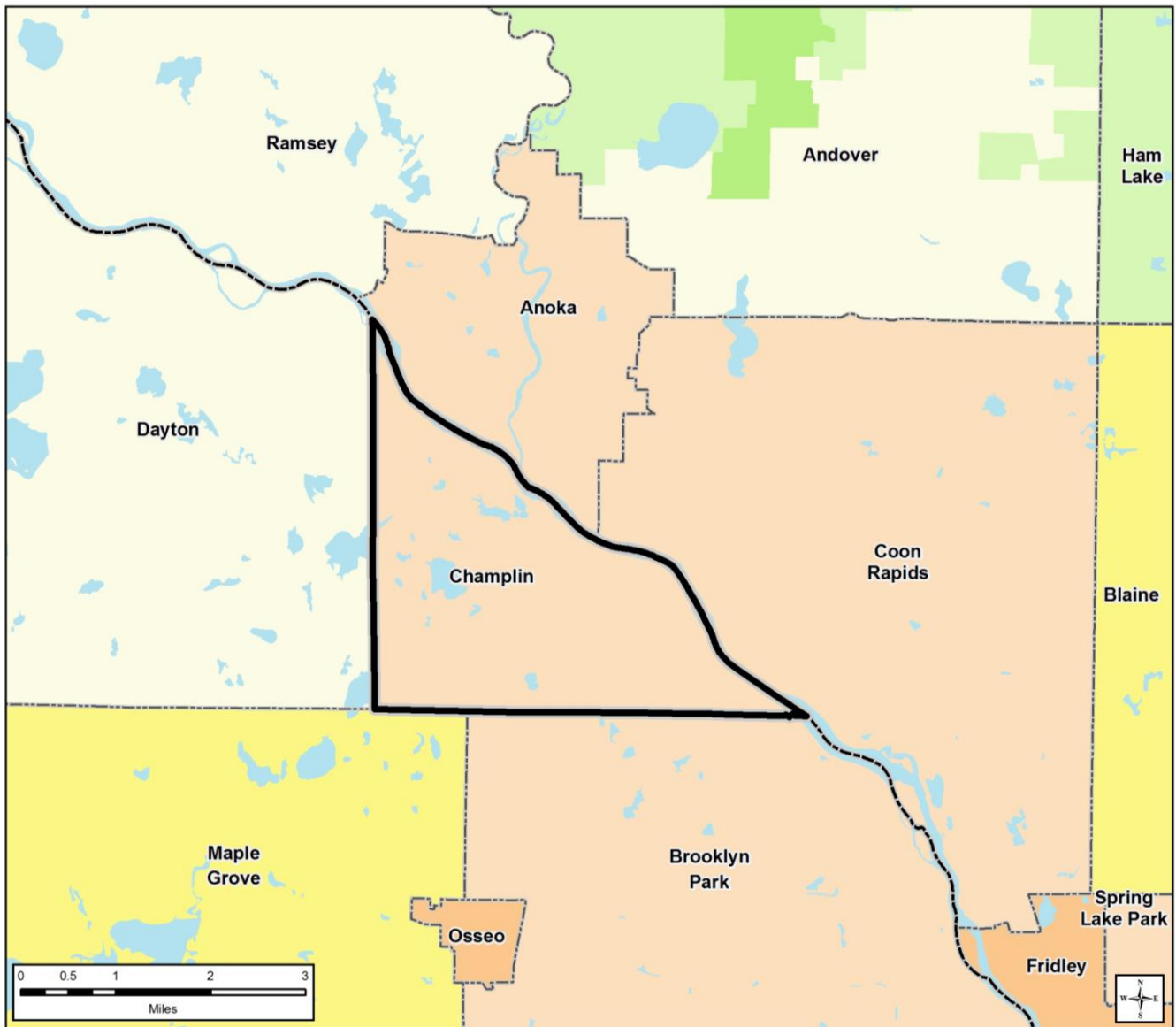
Regional Park Search Areas and Regional Trail Search Corridors

- 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

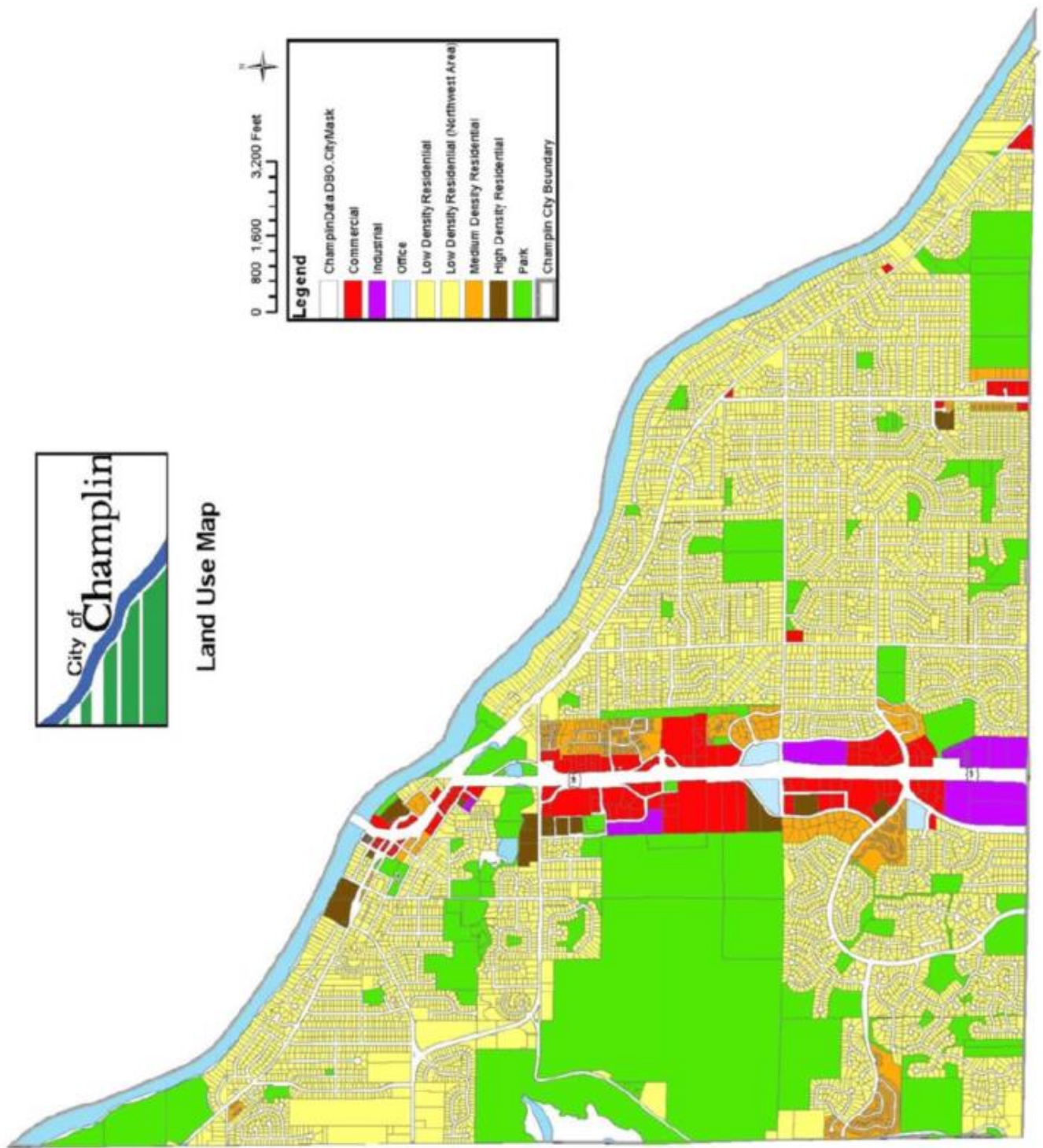


Figure 4. 2040 Future Land Use Plan

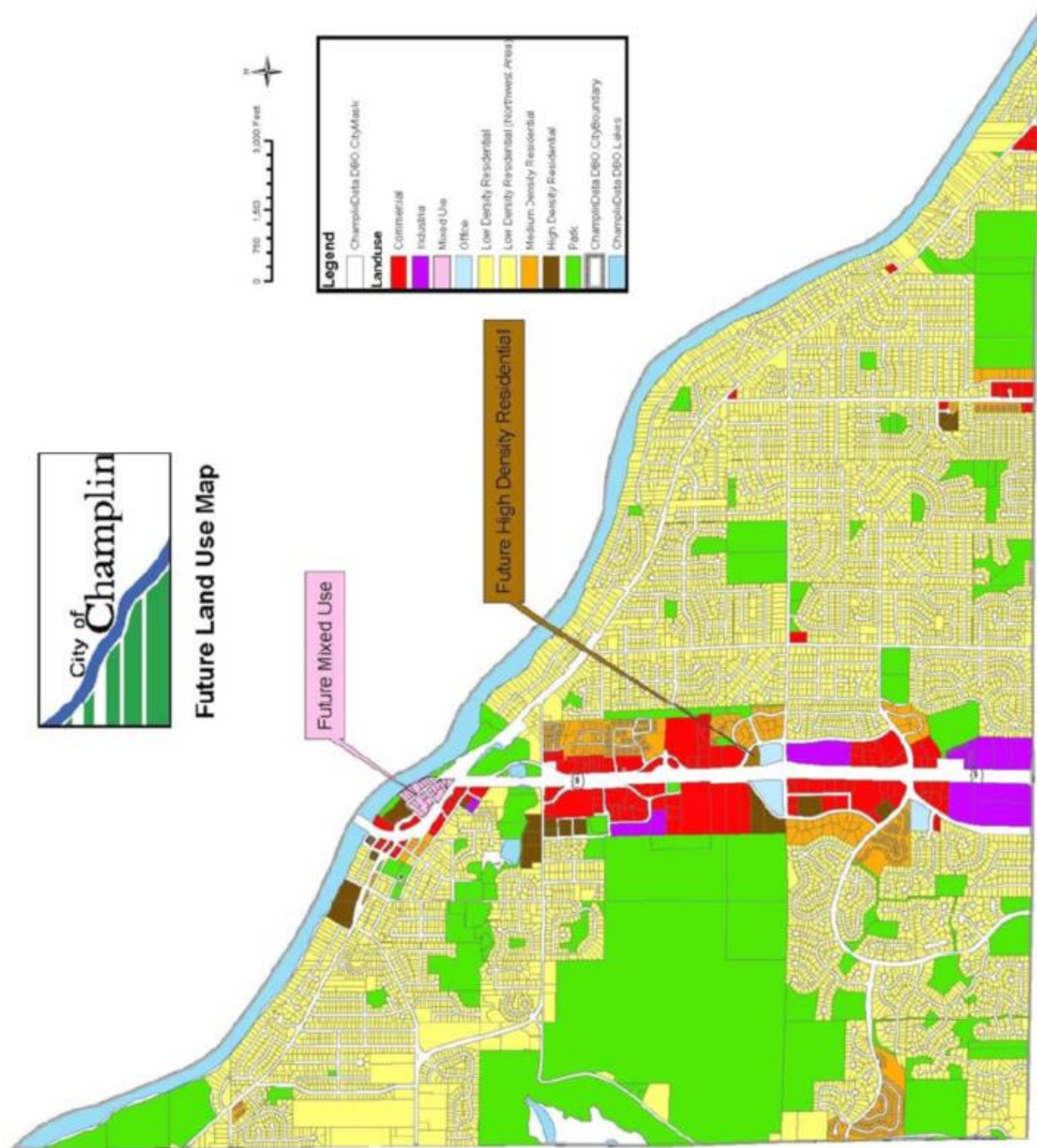


Figure 5. DNR Conditional MRCCA Plan Approval Letter



March 12, 2020

City of Champlin
Scott Schulte, Community Development Director
11955 Champlin Drive
Champlin, MN 55316

Re: Conditional Approval of City of Champlin MRCCA Plan

Dear Mr. Schulte:

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

We reviewed the MRCCA plan chapter of your 2040 Comprehensive Plan submitted to the Metropolitan Council on January 3, 2020. 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,



Jennifer Shillcox
Land Use Unit Supervisor

c: Raya Esmaeili, Metropolitan Council
Alan Robbins-Fenger, National Park Service

Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **201 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
High Density Residential	8.00		12		100%		96
Mixed Use	16.00		40		50%		320
Total	24						416

Sufficient/(insufficient) units possible against share of regional need: **215**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **215**

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

