

City of Blaine – District 9

Groveland Village Comprehensive Plan Amendment

June 7, 2021

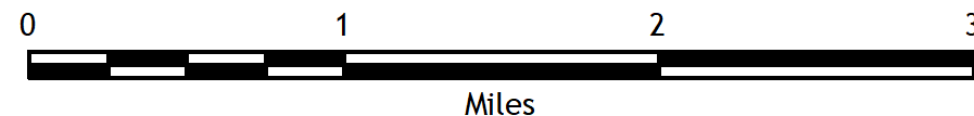
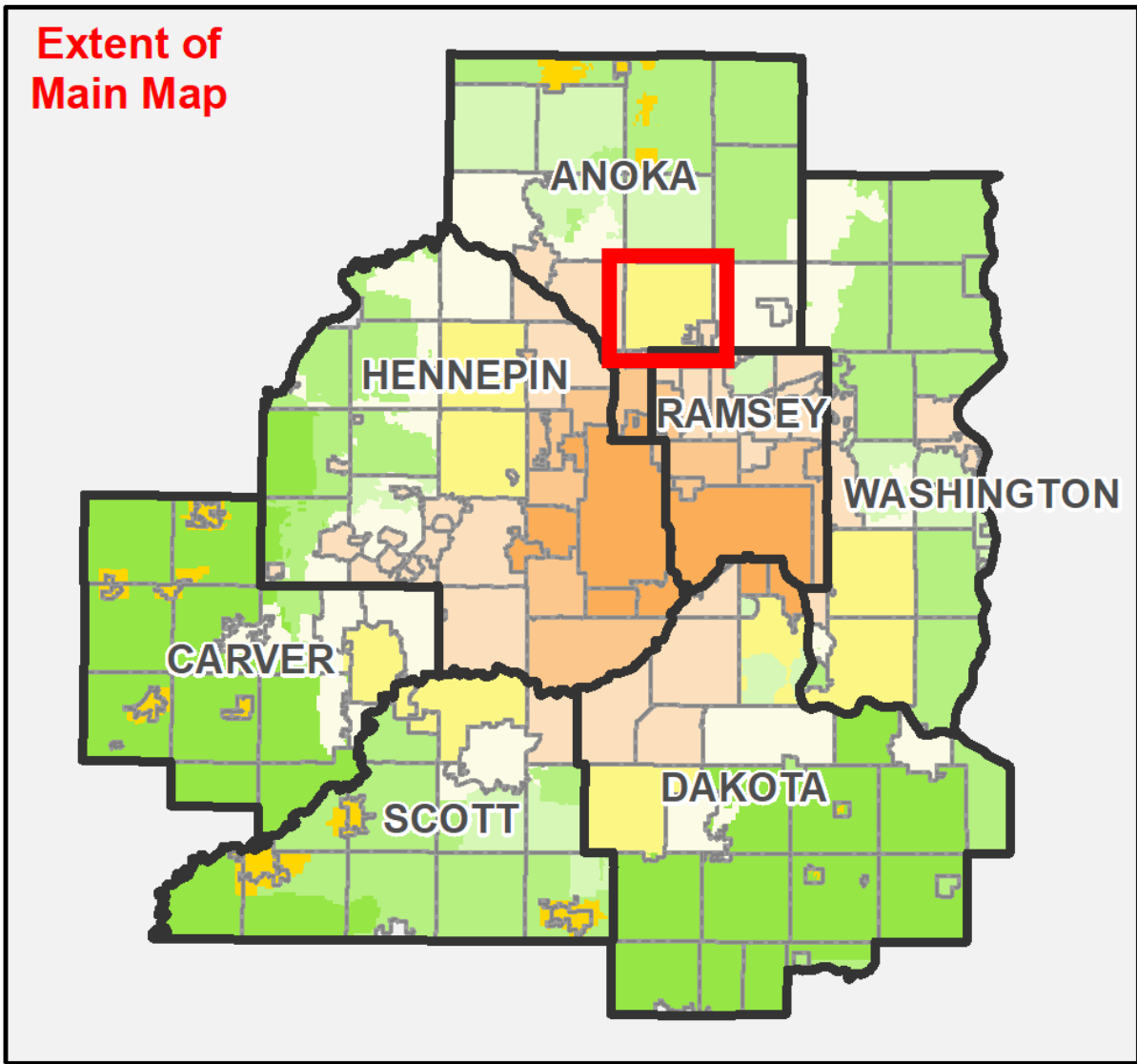
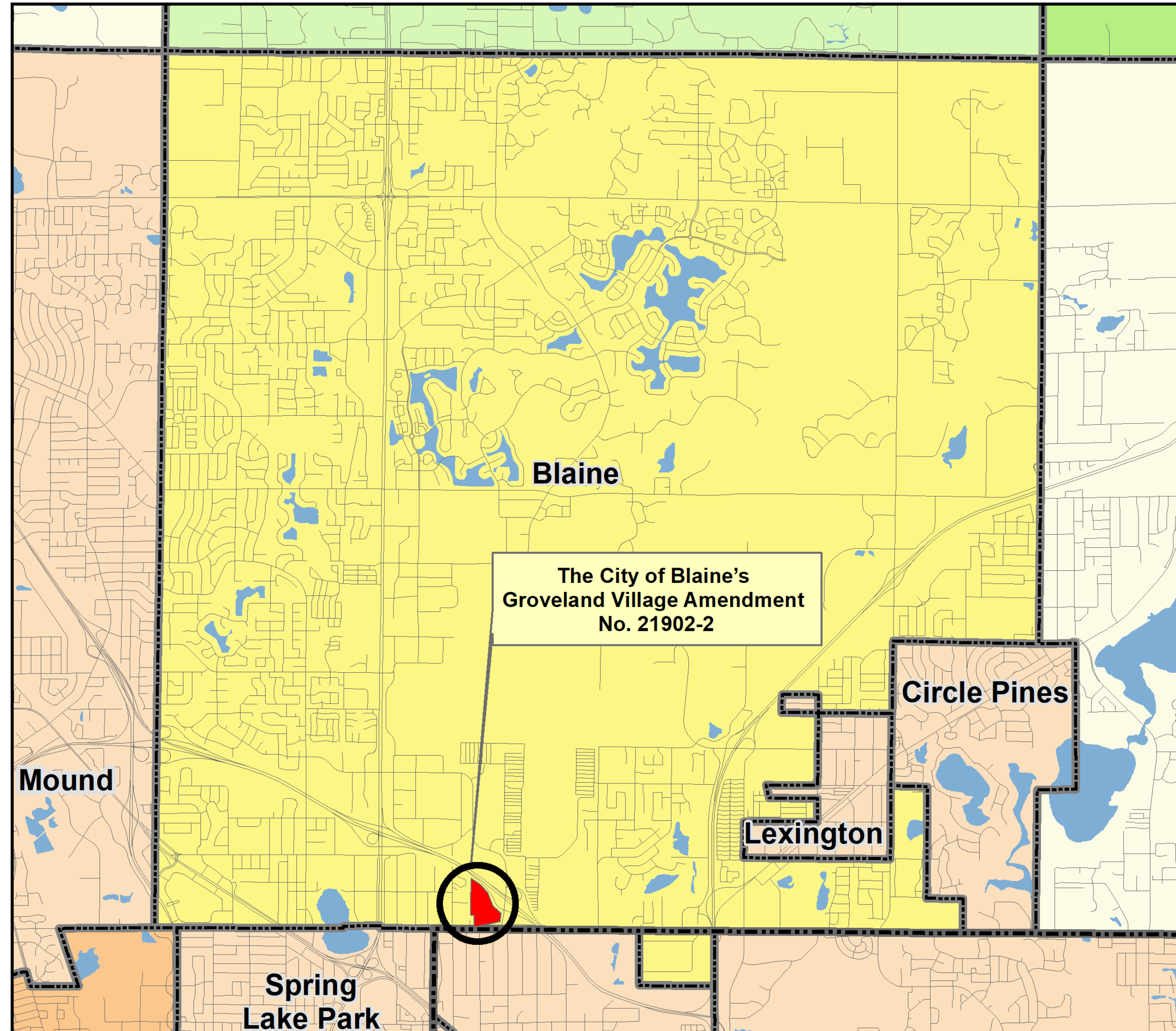
Community Development Committee



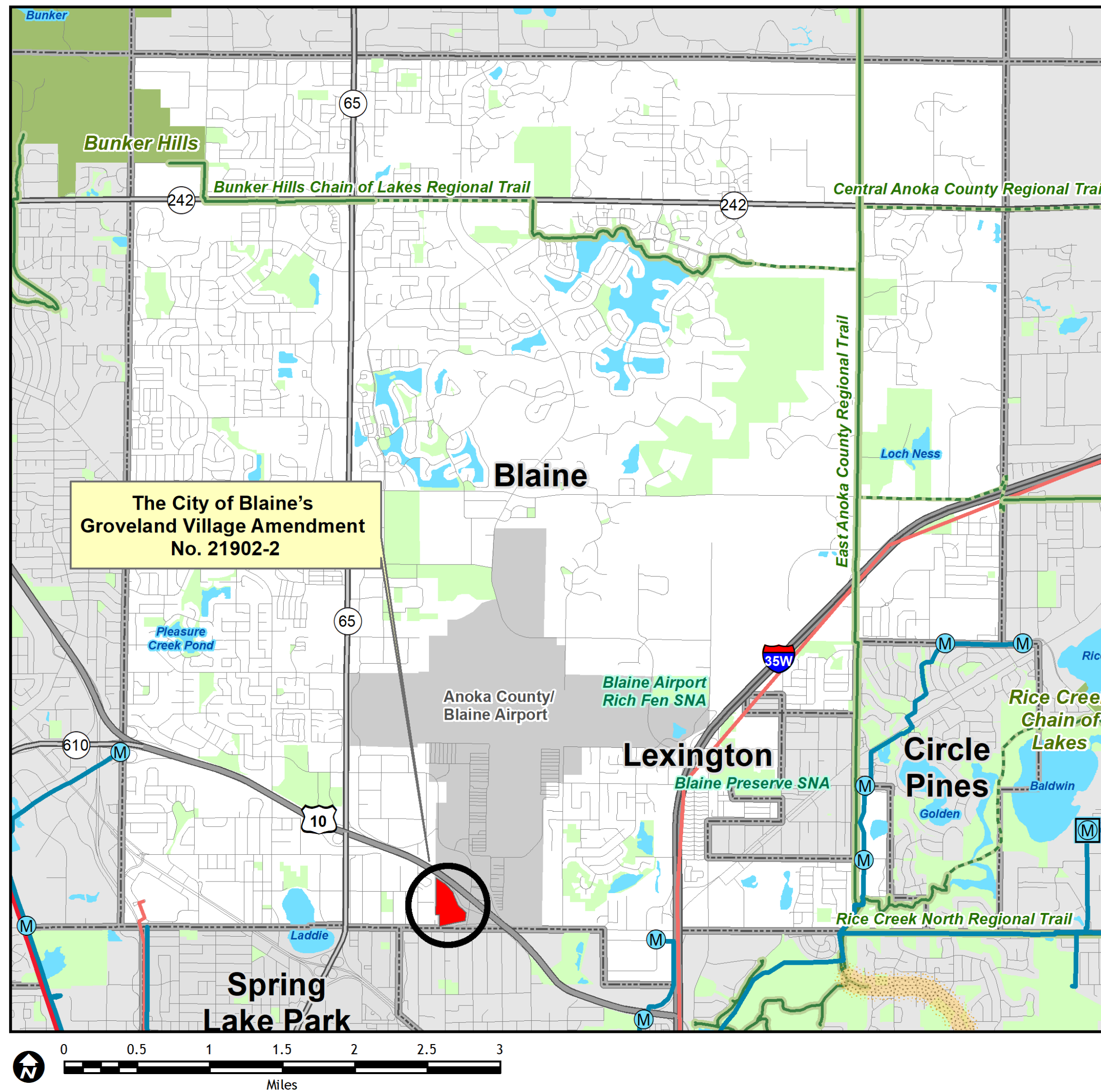
Community Designation

ThriveMSP 2040 Community Designations

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



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

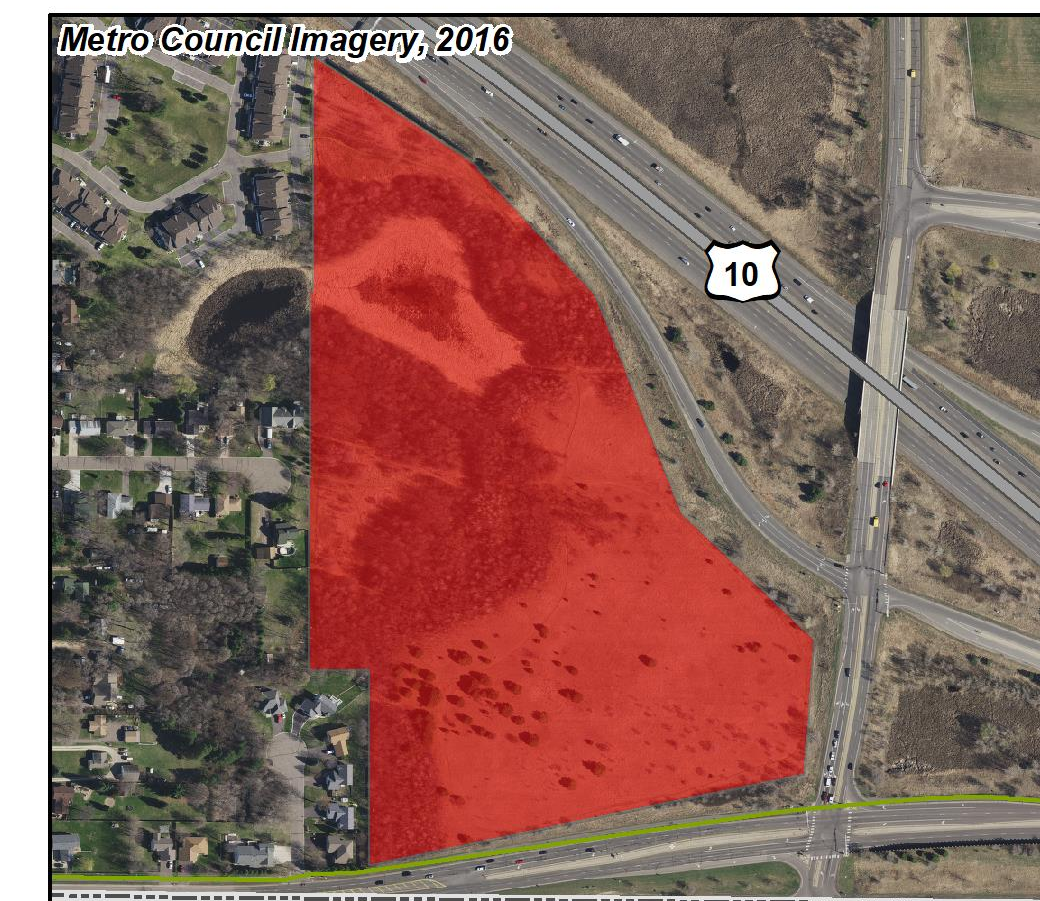
- Interstates
- US Highways
- State Highways
- County Roads
- Ncompass Street Centerlines

Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Other Parks, Preserves, Refuges and Natural Areas

Regional Trails

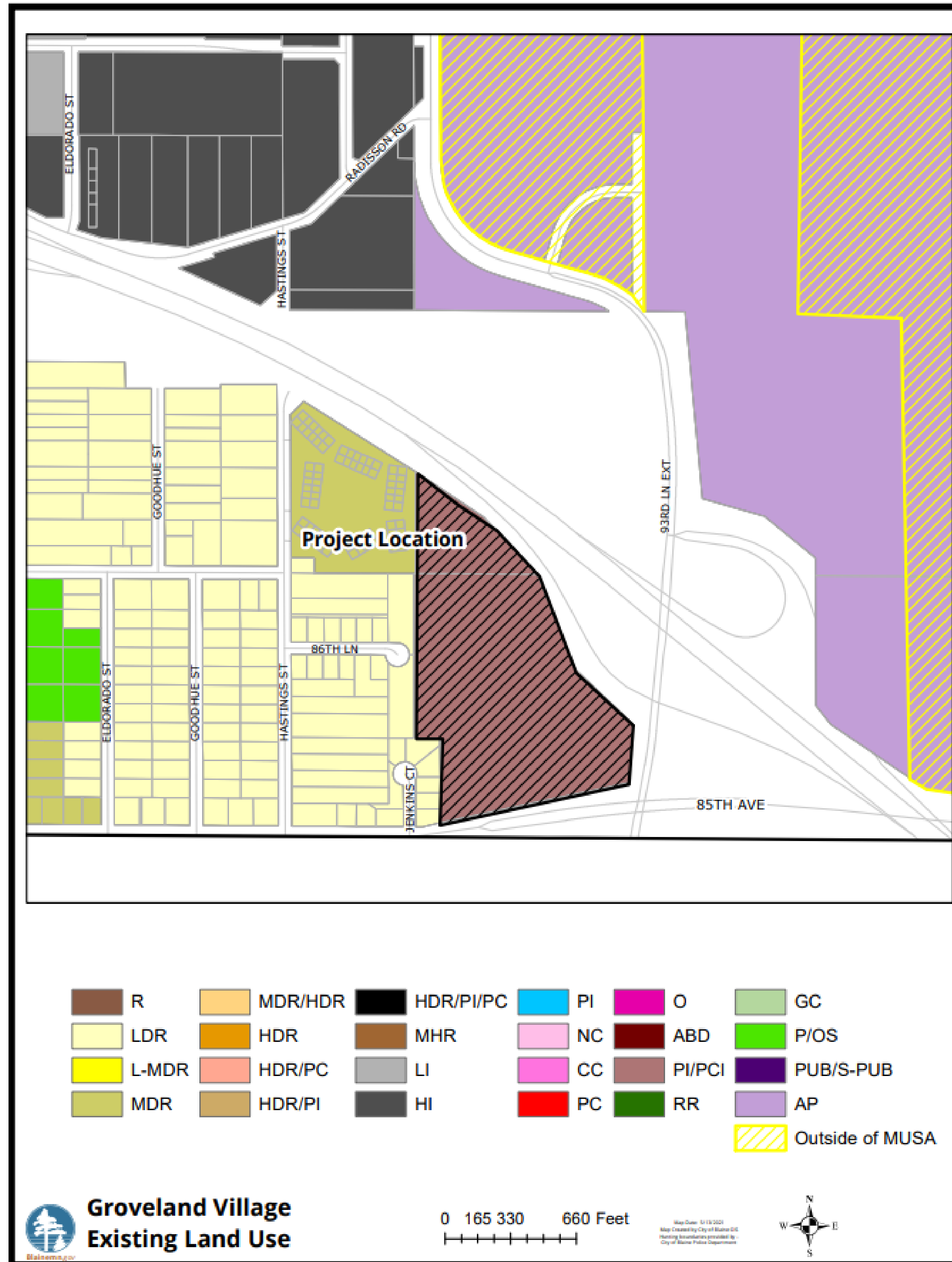
- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned Regional Trails
- Regional Trail Search Corridors



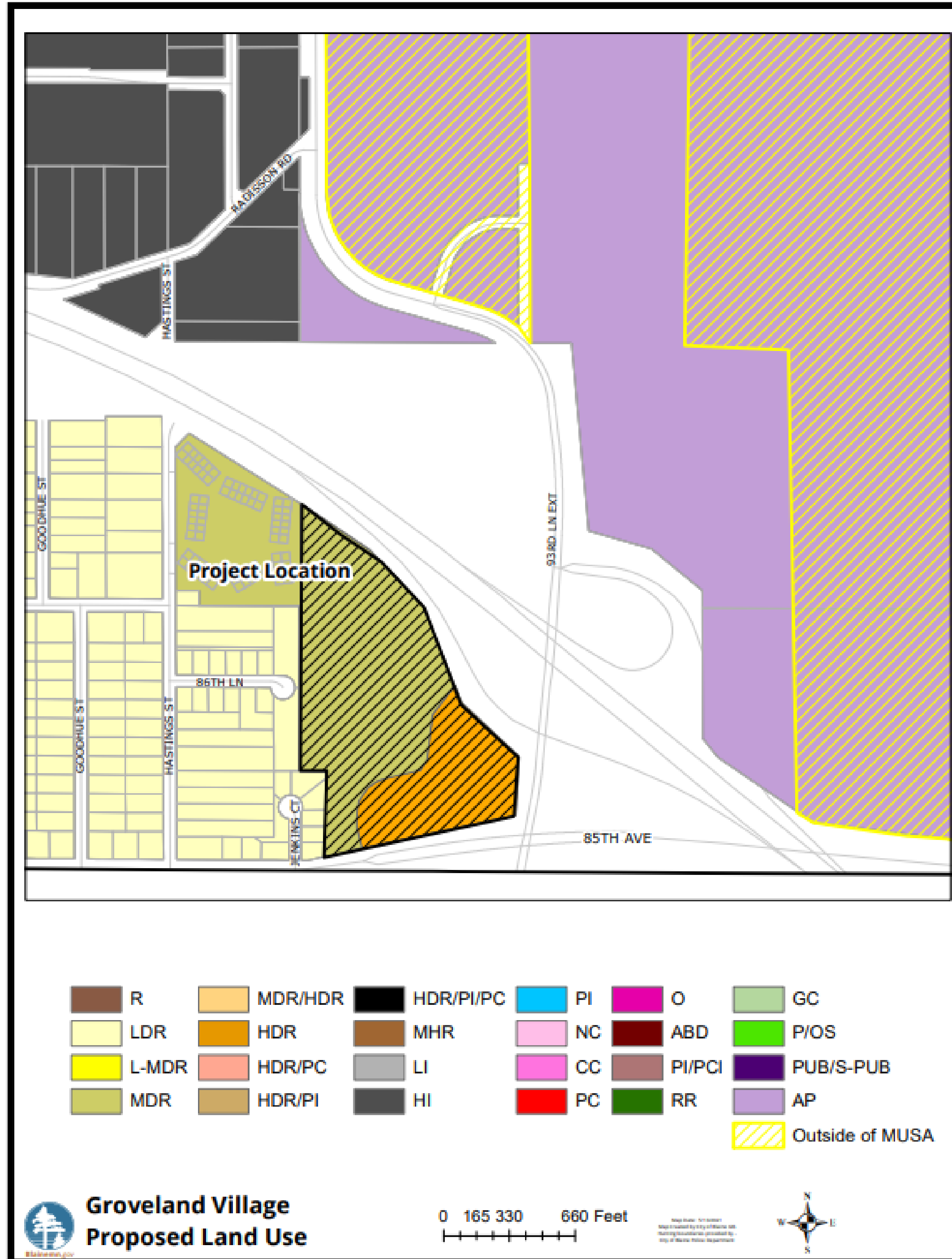
Amendment Details

- Reguides 27 acres of Planned Commercial/Planned Industrial to:
 - 8 acres of High Density Residential
 - 19 acres of Medium Density Residential
- The amendment site is located adjacent to Highway 10 at the northwest corner of 93rd Lane and County Road J.
- The purpose of the amendment is to accommodate 106 townhomes and 152 apartment units.

Existing Planned Land Use



Proposed Planned Land Use



Planned Residential Density

Table 1. Planned Residential Density, City of Blaine

2018-2040 Change

Category	Density			Net Acres	Min Units	Max Units
	Min	Max				
Low Density Residential	2.5	6		1,417.9	3,544	8,507
Low/Medium Density Residential	2.5	12		3.5	8	42
Medium Density Residential	6	12		<u>75.9</u>	<u>455</u>	<u>910</u>
Med/High Density Residential (High)	6	25		9.5	57	239
High Density Residential	12	25		<u>44.7</u>	<u>536</u>	<u>1,118</u>
HD Residential/Commercial*	12	25		23.3	279	582
HD Residential/Industrial*	12	25		12.5	150	313
HD Residential/Commercial/Industrial*	12	25		18.5	222	462
	TOTALS			1,605.9	5,251	12,173
				Overall Density	3.3	7.6

* 50% residential

Findings

That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies
- Is compatible with the plans of adjacent and affected jurisdictions

Proposed Action

That the Metropolitan Council:

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.
3. Due to the proximity to the Anoka-Blaine (ANE) Airport, strongly encourage the City to:
 - a. Consider suspending the development until updated noise contours are available and to analyze the impact of noise on the development.
 - b. Implement the notification requirements and noise mitigation standards if the City chooses to move forward with this development proposal.
4. Advise the City to implement the advisory comments in the Review Record for Forecasts and Natural Resources.

Questions

