

## Community Development Committee

Meeting date: November 1, 2021

For the Metropolitan Council meeting of November 10, 2021

**Subject:** City of Vadnais Heights Saturday Properties Comprehensive Plan Amendment, Review File 22173-4

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

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

**Staff Prepared/Presented:** Jake Reilly, Senior Planner (651-602-1822)  
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 Vadnais Heights to place its 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 forecasts.

### Background

The City submitted the Saturday Properties comprehensive plan amendment on September 7, 2021. The amendment reguides five acres from Industrial to City Center located on Goose Lake Road, adjacent to the Interstate 35E right-of-way. The purpose of the amendment is to accommodate a five-story multifamily building with approximately 223 units. 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 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 Vadnais Heights

Saturday Properties Comprehensive Plan Amendment

Review File No. 22173-4, Business Item No. 2021-294

## BACKGROUND

The City of Vadnais Heights (City) is located in northern Ramsey County, bordered by North Oaks and White Bear Township to the north, Shoreview to the west, Little Canada and Maplewood to the south, and Gem Lake and White Bear Lake to the east.

*Thrive MSP 2040* (Thrive) designates Vadnais Heights with a “Suburban” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 13,300 to 14,100 population and 5,700 to 6,300 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 8,900 to 11,200 jobs.

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

## REQUEST SUMMARY

The amendment reguides five acres from Industrial to City Center located on Goose Lake Road, adjacent to the Interstate 35E right-of-way. The purpose of the amendment is to accommodate a five-story multifamily building with approximately 223 units.

## 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 October 23, 2019 ([Business Item 2019-265 JT](#), Review File No. 22173-1).
- The Luther Acura/Subaru Expansion amendment was administratively approved by the Council on March 26, 2020 (Review File No. 22173-3). The amendment reguided two acres from Industrial to Highway Commercial located at the northeast corner of Willow Lake Boulevard and International Drive.

- The Office-Business to Mixed Use amendment was approved by the Council on April 22, 2020 ([Business Item 2020-115](#), Review File No. 22173-2). The amendment reguided 13.44 acres from Office-Business to Mixed Use for a multi-family residential development that includes 160-180 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 are no existing or planned units of the Regional Parks System in the vicinity of the proposed land use change. The nearest unit of the Regional Parks System – a planned segment of the Bruce Vento Regional Trail – is approximately 1.3 miles to the east of the proposed change. The proposed change will not have an adverse impact on the Bruce Vento 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](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 5 acres from Industrial to City Center for a proposed multi-family residential development that will include a five-story apartment building, with approximately 223 total units. The Metropolitan Disposal System has adequate capacity for this project location.

#### **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 are detailed below.

#### **Forecasts**

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

The subject site is a small part of TAZ #1794 (east of I-35E, north of County Road E). The Plan expects the Vadnais Heights portion of TAZ #1794 to gain +49 households and +104 population during 2020 - 2040.

Separate from this Council action, Council staff are responsible for Transportation Analysis Zones data maintenance. Council staff will revise the TAZ allocation to add +200 households and +400 population

in 2030 and 2040. The re-allocated amount will be debited from the remainder of Vadnais Heights, leaving the communitywide total unaffected.

**Advisory Comments**

Also, Council staff advise the employment forecast for Vadnais Heights be reduced by -100 jobs in all years, commensurate with the loss of future industrial land supply. This is advisory, and not a required change, for the City’s consideration. City staff are welcome to contact Metropolitan Council Research staff if discussion is needed.

**Thrive MSP 2040 and Land Use**

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

Thrive MSP 2040 identifies the City as a Suburban Community, which are required to plan for new development at overall average minimum density of 5 units per acre. The amendment reguides five acres from Industrial to City Center located on Goose Lake Road, adjacent to the Interstate 35E right-of-way. (see Figure 2). The purpose of the amendment is to accommodate a five-story multifamily building with approximately 223 units.

The City Center category allows for a density range of 12 to 30 units per acre and at least a 75% residential share as part of a development. The density of the proposed development is approximately 24 units per acre, which is consistent with the proposed land use guiding of City Center. As a result of the amendment, the City’s overall minimum planned density increases slightly from 5.9 to 6.0 units/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 Vadnais Heights

Category	2021-2040 Change				
	Density		Net Acres	Min Units	Max Units
Min	Max				
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
Manufactured Housing Park	6	9	0.00	0	0
City Center*	12	30	<u>13.6</u>	<u>163</u>	<u>408</u>
Mixed Use*	8	30	1.6	13	48
<b>TOTALS</b>			<b>119.3</b>	<b>714</b>	<b>1626</b>
<b>Overall Density</b>			<b>6.0</b>	<b>13.6</b>	

\*75% residential

**Housing**

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

The 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 134 units. With this amendment, the City has over 15 acres available guided at densities high enough to support this need. This amendment does not change acres from the original 15 acres that were guided to support their affordable housing allocation.

Vadnais Heights is a participant in Livable Communities programs, and most recently received more than \$100,000 for toxic site cleanup in 2016, which included more than 140 affordable units at 60% AMI.

**Natural Resources**

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

Council staff find that the stormwater management methods included in the amendment application are sufficient to meet the requirements of the city and watershed district.

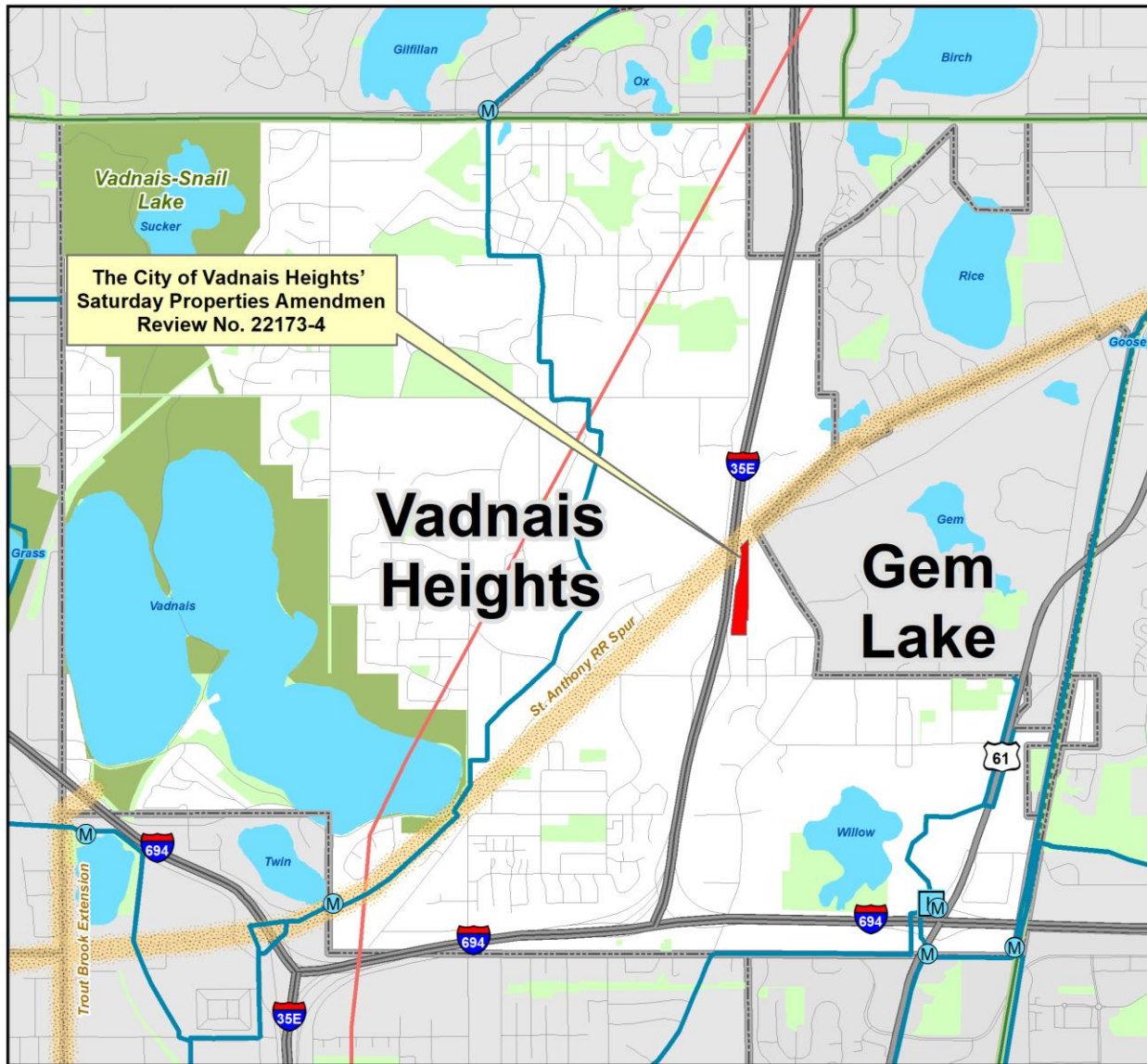
### *Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts*

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**

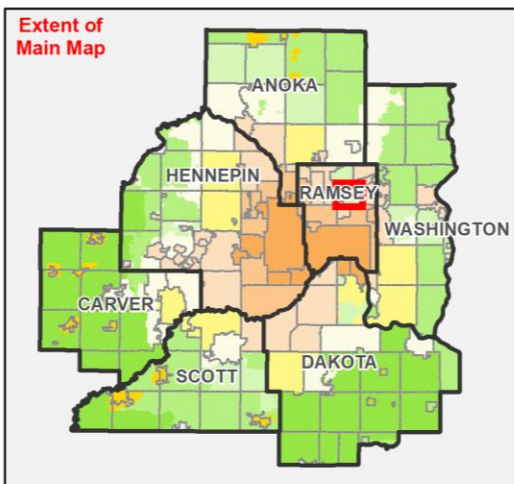
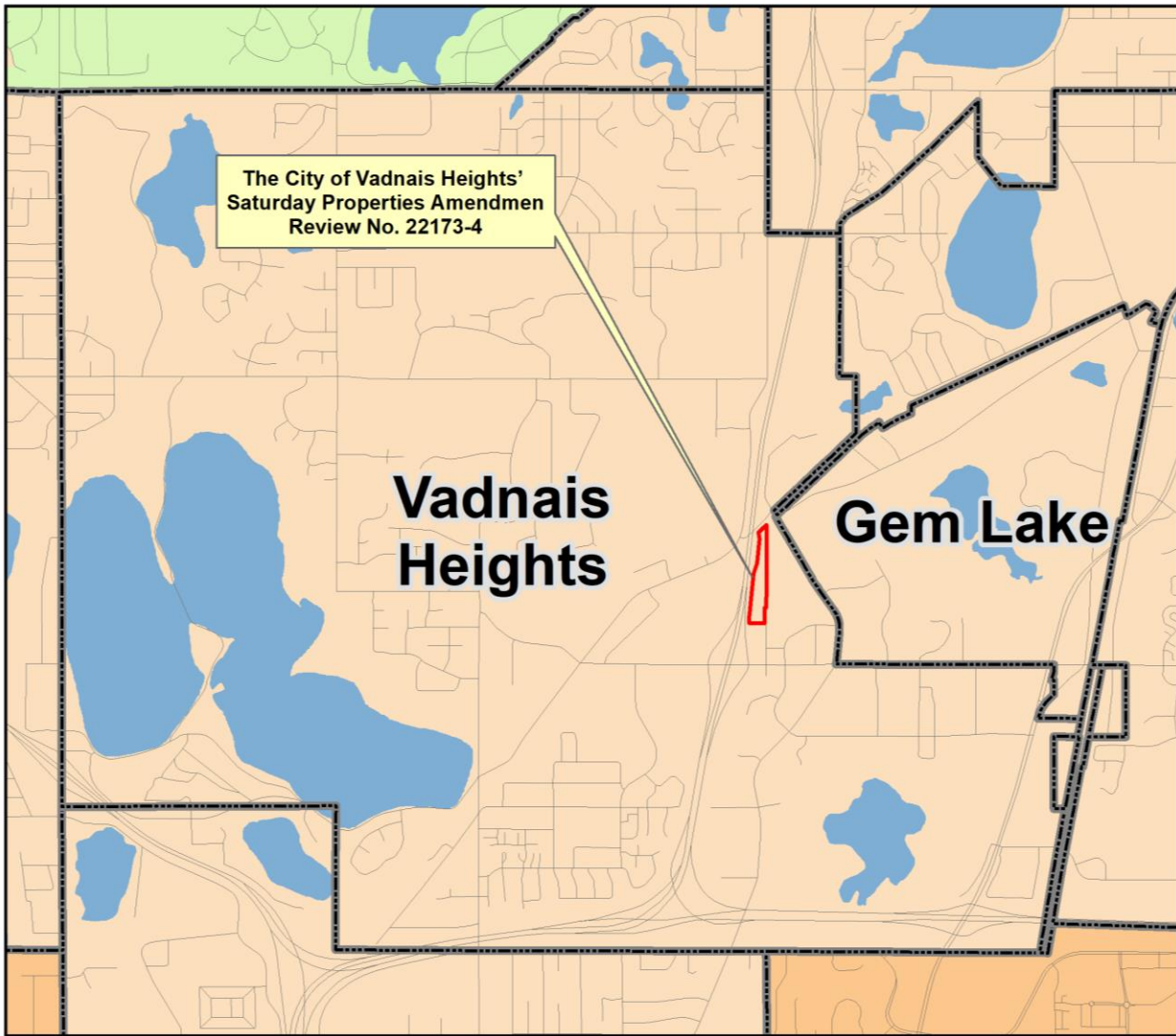
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current and Proposed Land Use Guiding

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
- Wastewater 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

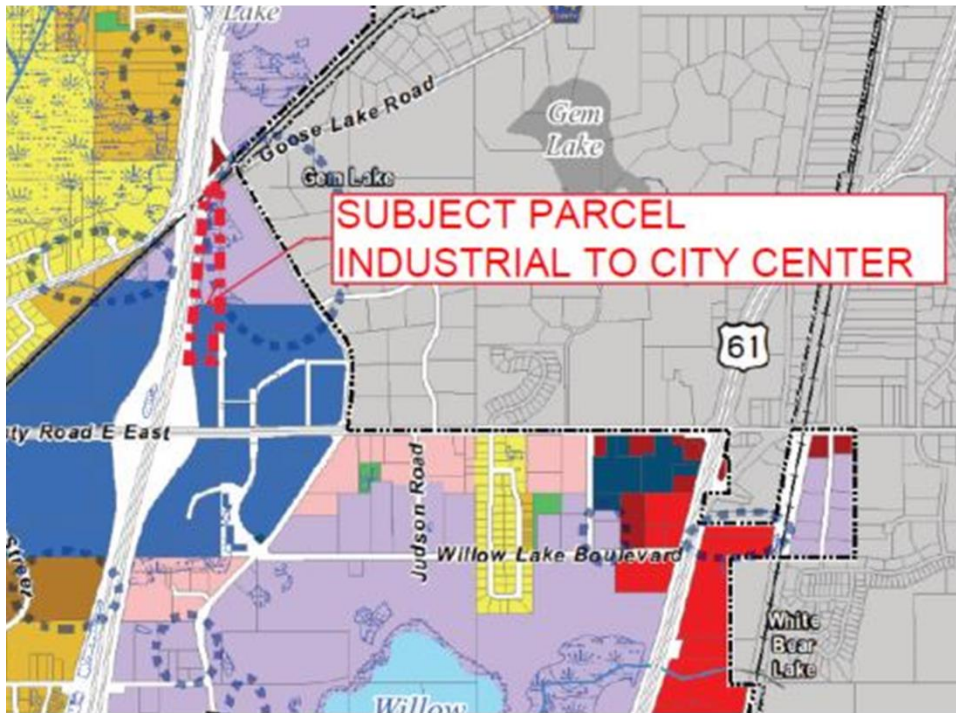


**ThriveMSP 2040 Community Designations**

- 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

### Current Guiding



#### Legend

- Vadnais Heights City Limits
  - City/Township Boundaries Potential
  - Redevelopment/Infill Area
  - Streams
  - Railroad
  - National Wetland Inventory
- #### Future Land Use Categories
- Low Density Residential
  - Manufactured Housing Park
  - Medium Density Residential
  - High Density Residential
  - Mixed Use
  - Office-Business
  - Commercial
  - Highway Commercial
  - Industrial
  - Open Water
  - Park/Open Space
  - Public, Institutional or Utility
  - Railway
  - City Center

### Proposed Guiding

