

## Community Development Committee

Meeting date: November 1, 2021

For the Metropolitan Council meeting of November 10, 2021

**Subject:** City of Ramsey Lynwood Subdivision Comprehensive Plan Amendment, Review File 21819-2

**District(s), Member(s):** District 9, Raymond Zeran

**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  
Environmental Services / Technical Services

### Proposed Action

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

1. Authorize the City of Ramsey to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Find that the amendment renders the City's comprehensive plan inconsistent with the Council's housing policy, and that the City is therefore considered "not in good standing" for the purposes of the Livable Communities Act (LCA) programs.
4. Advise the City:
  - a. To be consistent with Council housing policy, the City needs to re-guide additional acres expected to develop in the 2021-2030 decade to a land use with a minimum density of 8 units per acre or raise the minimum density of an existing land use to 8 units per acre to accommodate a minimum of 233 additional units.
  - b. To implement the advisory comments in the Review Record for land use and housing.

### Background

The City submitted the Lynwood Subdivision comprehensive plan amendment on September 20, 2021. The amendment proposes to re-guide 27.5 acres from High Density Residential (HDR, 8-15 units/acre) to Medium Density Residential (MDR, 4-8 units/acre) located north of Bunker Lake Boulevard NW and west of Armstrong Boulevard NW Radisson Road. The purpose of the amendment is to accommodate attached townhomes in the central and southeastern portions and detached, single family homes in the northwest, totaling 133 units. The amendment site is located north of Bunker Lake Boulevard NW and west of Armstrong Boulevard NW Radisson Road. This is the City's first amendment to its 2040 Comprehensive Plan.

### Rationale

The proposed amendment conforms to regional system plans and is compatible with the plans of other local communities and school districts. The amendment is inconsistent with the *Housing Policy Plan*; however, is consistent with other Council policies.

### 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 Ramsey

Lynwood Subdivision Comprehensive Plan Amendment

Review File No. 21819-2, Business Item No. 2021-295

## BACKGROUND

The City of Ramsey is located along the western border of Anoka County. It is surrounded by the communities of Nowthen, Oak Grove, Andover, Anoka, Champlin, Dayton, and Rogers.

*Thrive MSP 2040* (Thrive) designates Ramsey with an “Emerging Suburban Edge” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 27,550 to 39,150 population and 9,600 to 13,500 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 6,900 to 8,400 jobs.

The Metropolitan Council reviewed the City of Ramsey 2040 Comprehensive Plan ([Business Item 2020-309 JT](#), Review File No. 21819-1) on December 9, 2020. This is the first comprehensive plan amendment since the 2040 Plan was reviewed.

## REQUEST SUMMARY

The amendment proposes to revise the local comprehensive plan to re-guide 27.5 acres from High Density Residential (HDR, 8-15 units/acre) to Medium Density Residential (MDR, 4-8 units/acre). The project will include attached townhomes in the central and southeastern portions and detached, single family homes in the northwest, totaling 133 units. The proposed net density of the development is 4.8 units/acre. The site is located on north of Bunker Lake Boulevard NW and west of Armstrong Boulevard NW Radisson Road.

## 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 water resources management, and is consistent with Council forecasts. The Amendment is inconsistent with the *Housing Policy Plan*.

**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 9, 2020 ([Business Item 2020-309 JT](#), Review File No. 21819-1).

## 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.

#### **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 – the planned Mississippi River Regional Trail (Anoka County) – is approximately 1.1 miles to the south. The proposed land use change will not have an adverse impact on the Regional Parks System (Figure 1).

#### **Wastewater Service**

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

This proposed amendment conforms to the 2040 Water Resources Policy Plan (WRPP). The regional system has adequate capacity to serve the proposed development associated with this amendment.

#### **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, sub-surface sewage treatment systems, and water supply. However, the amendment is inconsistent with housing policy within the *Housing Policy Plan*. Additional review comments are detailed below.

#### **Forecasts**

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

The City offers that the plan amendment does not affect the communitywide forecast. Council staff agree in part: The re-guidance reduces housing capacity potential of the site by -151 units (at midpoint of allowed density range). There is capacity elsewhere in this part of Ramsey; the City can still accommodate the Council forecast.

#### **Thrive MSP 2040 and Land Use**

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

*Thrive MSP 2040* identifies the City as an Emerging Suburban Edge community. The amendment proposes to re-guide 27.5 acres from High Density Residential (HDR – 8-15 units/acre) to Medium Density Residential (MDR – 4-8 units/acre). The site is located on north of Bunker Lake Boulevard NW and west of Armstrong Boulevard NW Radisson Road (see Figure 2). The purpose of the amendment is to accommodate attached townhomes in the central and southeastern portions and detached, single family homes in the northwest, totaling 133 units.

The Lynwood Subdivision project proposes a project site density of 4.83 units per acre. With this amendment, the overall planned, guided density in the City decreases from 3.2 units per acre to 3.1 units per acre as shown in Table 1 below (changes underlined). This density remains consistent with regional land use policy for Emerging Suburban Edge communities.

Table 1. Planned Residential Density, City of Ramsey

| Category  | 2018-2040 Change       |     |             |             |             |
|---|------------------------|-----|-------------|-------------|-------------|
|   | Min                    | Max | Net Acres   | Min Units   | Max Units   |
| Low Density Residential   | 3                      | 4   | 1096.9      | 3291        | 4388        |
| Medium Density Residential  | 4                      | 6   | <u>77.1</u> | <u>308</u>  | <u>463</u>  |
| High Density Residential  | 8                      | 15  | <u>2.0</u>  | <u>16</u>   | <u>30</u>   |
| Mixed Use*  | 5                      | 75  | 33.0        | 165         | 2471        |
| *50% residential. The MU land use includes MU subcategories with density ranges within the minimum and maximum shown here | <b>TOTALS</b>          |     |             | <b>3780</b> | <b>7352</b> |
|   | <b>Overall Density</b> |     |             | <b>3.1</b>  | <b>6.1</b>  |

### Advisory Comments

City staff have indicated that the City has no immediate plans to address Housing Policy inconsistency discussed in the Housing section below. However, Council staff are available to work with the City to identify enough land to re-guide at sufficient densities to re-establish consistency with Council Housing Policy.

Council staff encourage City staff to submit a revised Future Land Use Map and table that details the Mixed Use subcategories and density ranges within the Center of Ramsey (COR) planning area. This clarification would increase and more accurately reflect the City’s overall density. The COR, as currently mapped, includes a single Mixed Use land use category (5-75 units/acre). Calculations of the COR density must be calculated based on the minimum of each density range, so such densities are currently calculated at five units per acre which does not accurately reflect the City’s planning vision for higher density and mixed uses within the COR.

### Housing

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

With the proposed amendment, the Plan is no longer consistent with the Council’s *Housing Policy Plan* (HPP). The proposed amendment decreases the City’s inventory of land guided to support the development of low- and moderate-income housing. As of this amendment, the Plan will be guiding approximately 56 acres of higher density residential land such that at least 266 units could be built (Figure 4).

The Plan no longer provides sufficient land to address its share of the region’s 2021-2030 need for affordable housing, which is 499 units.

Communities found inconsistent with the Council’s Housing Policy Plan may not draw down funds awarded via Livable Communities Act (LCA) programs. The City of Ramsey is a current participant in LCA but has no current outstanding awards to draw down.

### Advisory Comments

This proposed amendment will change the City’s status to “not in good standing” for LCA Programs. This prevents the City from being able to draw funds from any awards that they have received or may receive until such time as the 2040 Plan is determined consistent with the Housing Policy Plan. In order to become consistent with the Council’s Housing Policy Plan, the City needs to re-guide additional

acres expected to develop in the 2021-2030 decade to a land use with a minimum density of 8 units per acre to accommodate a minimum of 233 additional units.

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

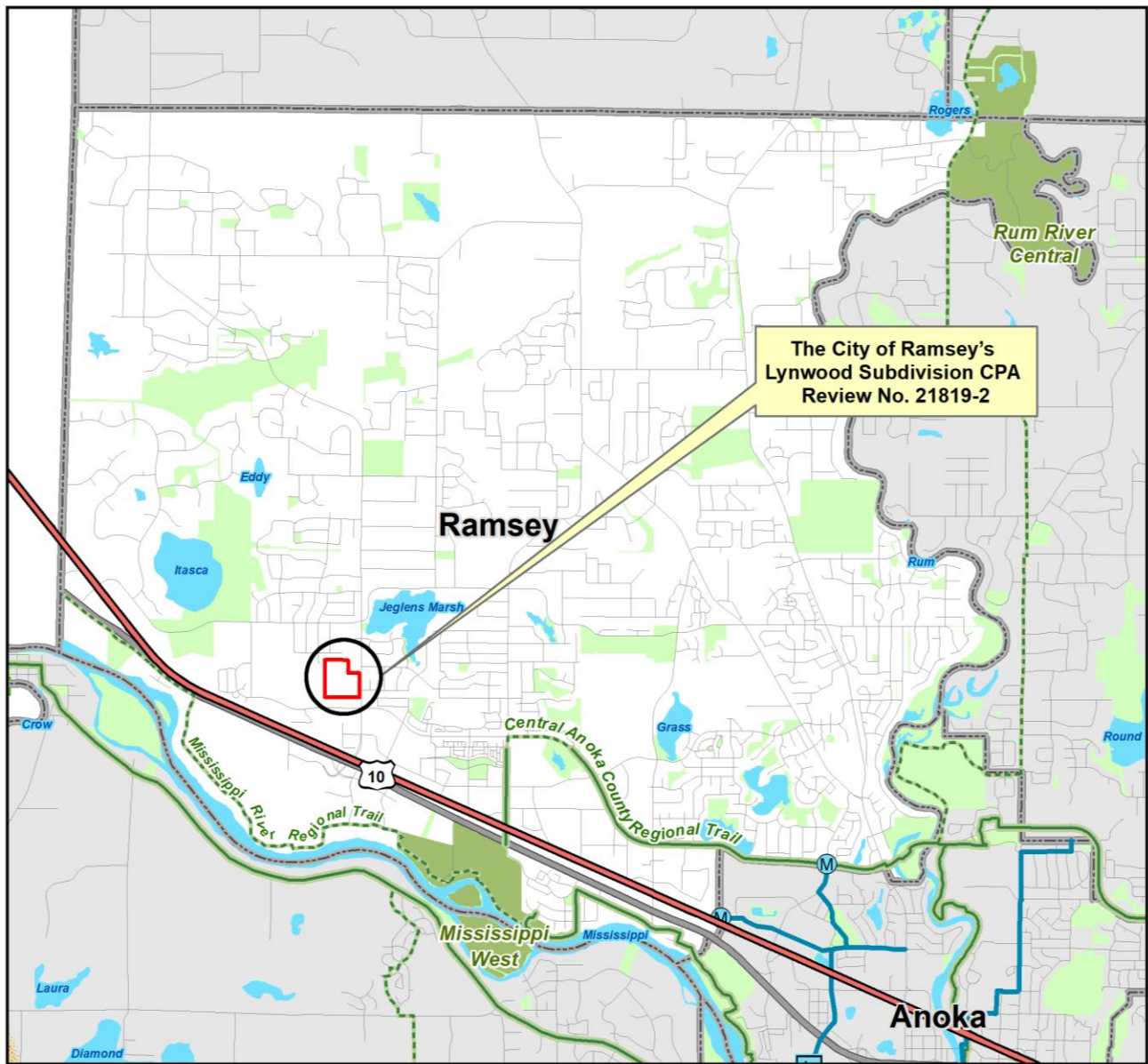
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

## **ATTACHMENTS**

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

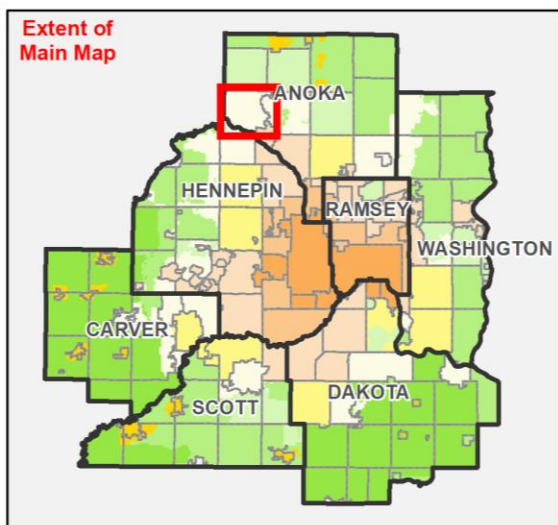
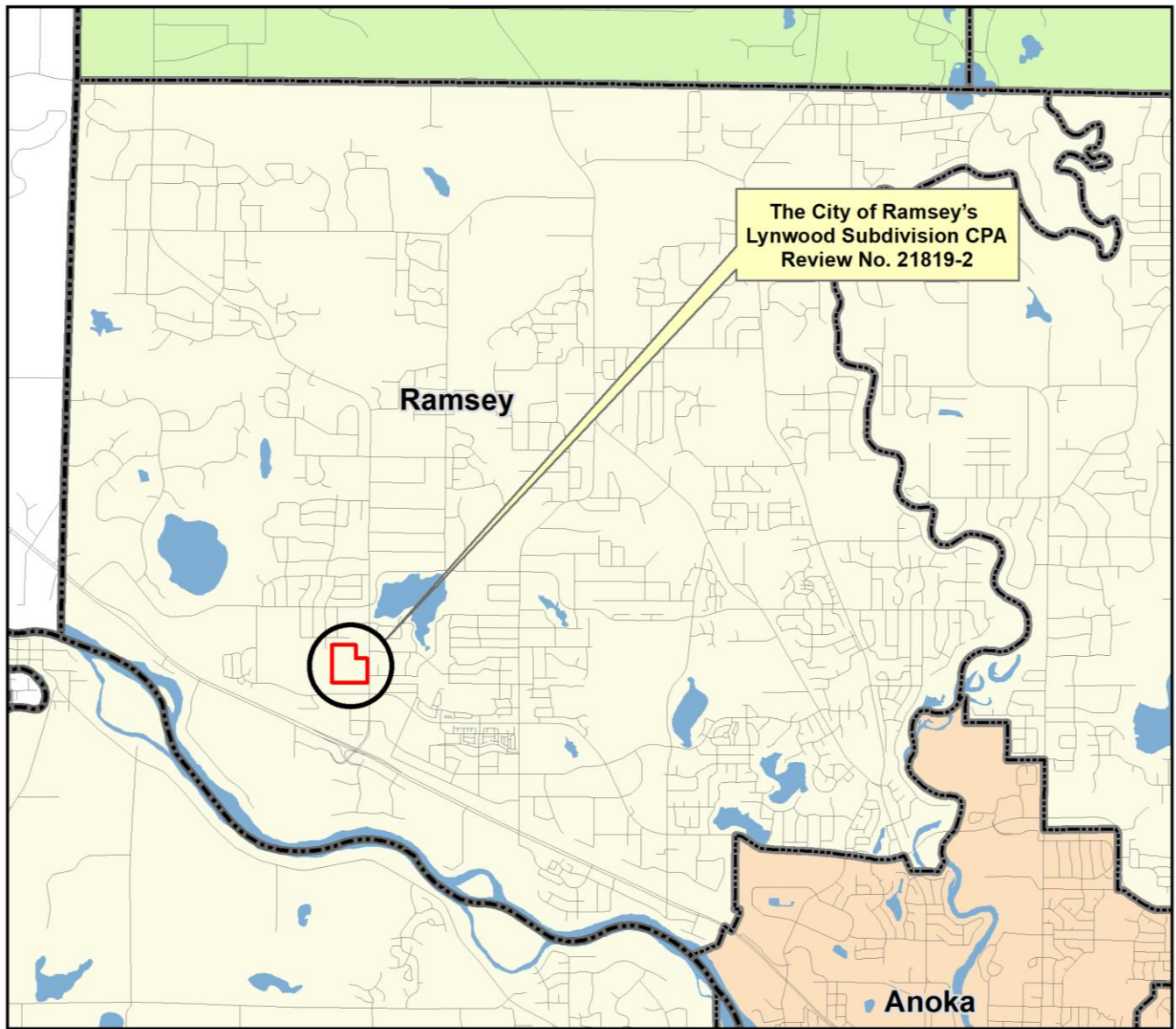


Figure 1. Location Map Showing Regional Systems



- |  |  |
|--|--|
| <p><b>Regional Systems</b></p> <p><b>Regional Transitways</b></p> <ul style="list-style-type: none"> <li><span style="color: red;">—</span> Existing</li> <li><span style="color: red;">- - -</span> Planned Current Revenue Scenario</li> <li><span style="color: red;">- - -</span> Planned Current Revenue Scenario - CTIB Phase 1 Projects</li> <li><span style="color: red;">- - -</span> Potential Increased Revenue Scenario</li> </ul> <p><b>Waterwater Treatment</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid blue; border-radius: 50%; padding: 2px;">M</span> Meters</li> <li><span style="color: blue;">—</span> MCES Interceptors</li> <li><span style="border: 1px solid blue; padding: 2px;">L</span> Lift Stations</li> <li><span style="border: 1px solid blue; padding: 2px;">WTP</span> MCES Treatment Plants</li> </ul> | <p><b>Regional Highway System</b></p> <ul style="list-style-type: none"> <li><span style="border-bottom: 2px solid black; width: 20px; display: inline-block;"></span> Interstates</li> <li><span style="border-bottom: 2px dashed black; width: 20px; display: inline-block;"></span> US Highways</li> <li><span style="border-bottom: 2px solid gray; width: 20px; display: inline-block;"></span> State Highways</li> <li><span style="border-bottom: 1px solid gray; width: 20px; display: inline-block;"></span> County Roads</li> <li><span style="border-bottom: 1px dashed gray; width: 20px; display: inline-block;"></span> Ncompass Street Centerlines</li> </ul> <p><b>Regional Parks</b></p> <ul style="list-style-type: none"> <li><span style="background-color: #90EE90; width: 20px; height: 10px; display: inline-block;"></span> Existing (Open to Public)</li> <li><span style="background-color: #90EE90; border: 1px dashed black; width: 20px; height: 10px; display: inline-block;"></span> In Master Plan (Not Open to Public)</li> <li><span style="background-color: #90EE90; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span> Planned Units</li> <li><span style="background-color: #90EE90; width: 20px; height: 10px; display: inline-block;"></span> Other Parks, Preserves, Refuges and Natural Areas</li> </ul> <p><b>Regional Trails</b></p> <ul style="list-style-type: none"> <li><span style="border-bottom: 2px solid green; width: 20px; display: inline-block;"></span> Existing (Open to Public)</li> <li><span style="border-bottom: 2px dashed green; width: 20px; display: inline-block;"></span> Existing (Not Open to Public)</li> <li><span style="border-bottom: 2px dotted green; width: 20px; display: inline-block;"></span> Planned Regional Trails</li> <li><span style="background-color: #FFD700; border: 1px solid black; width: 20px; height: 10px; display: inline-block;"></span> Regional Trail Search Corridors</li> </ul> |
|--|--|

Figure 2. Location Map Showing Community Designations



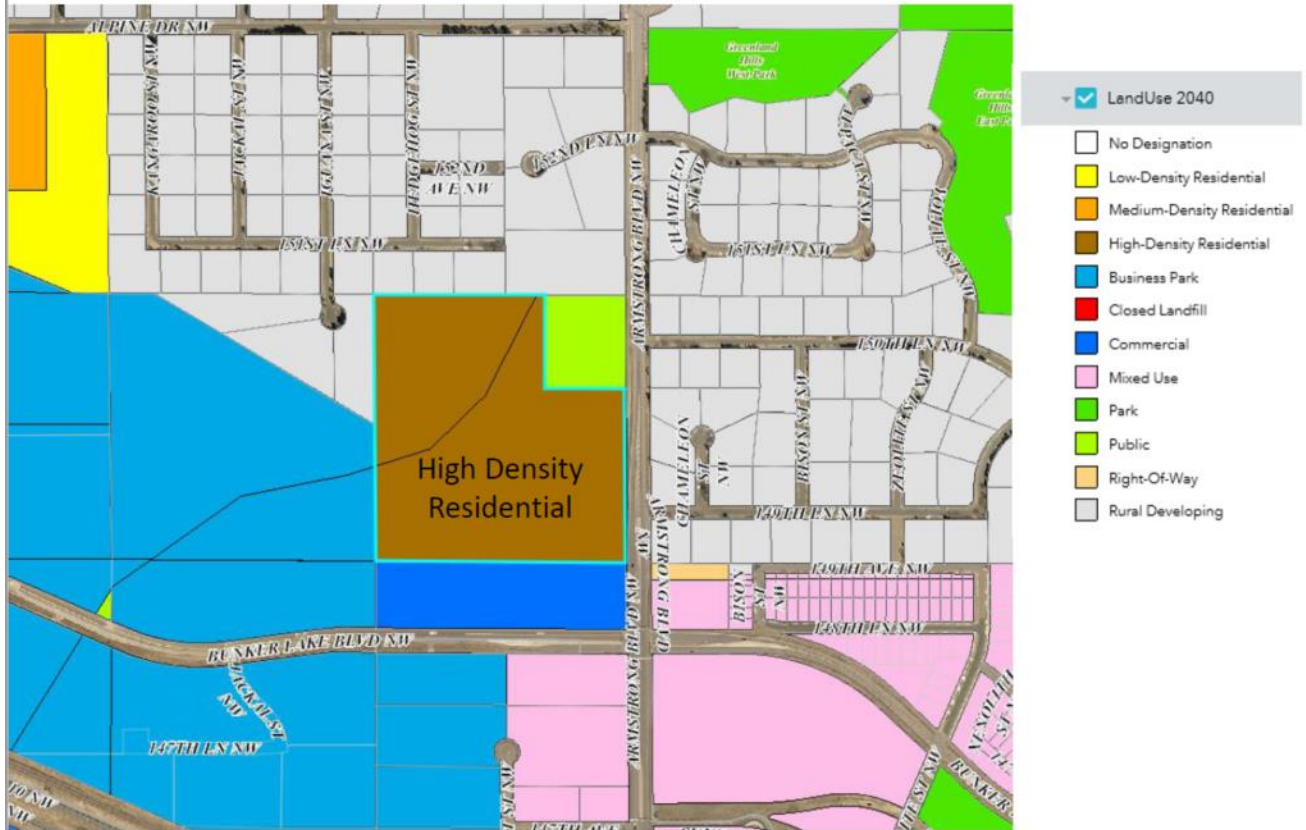
**ThriveMSP 2040 Community Designations**

- 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 Designation on 2040 Future Land Use Map



Proposed 2040 Future Land Use Designation

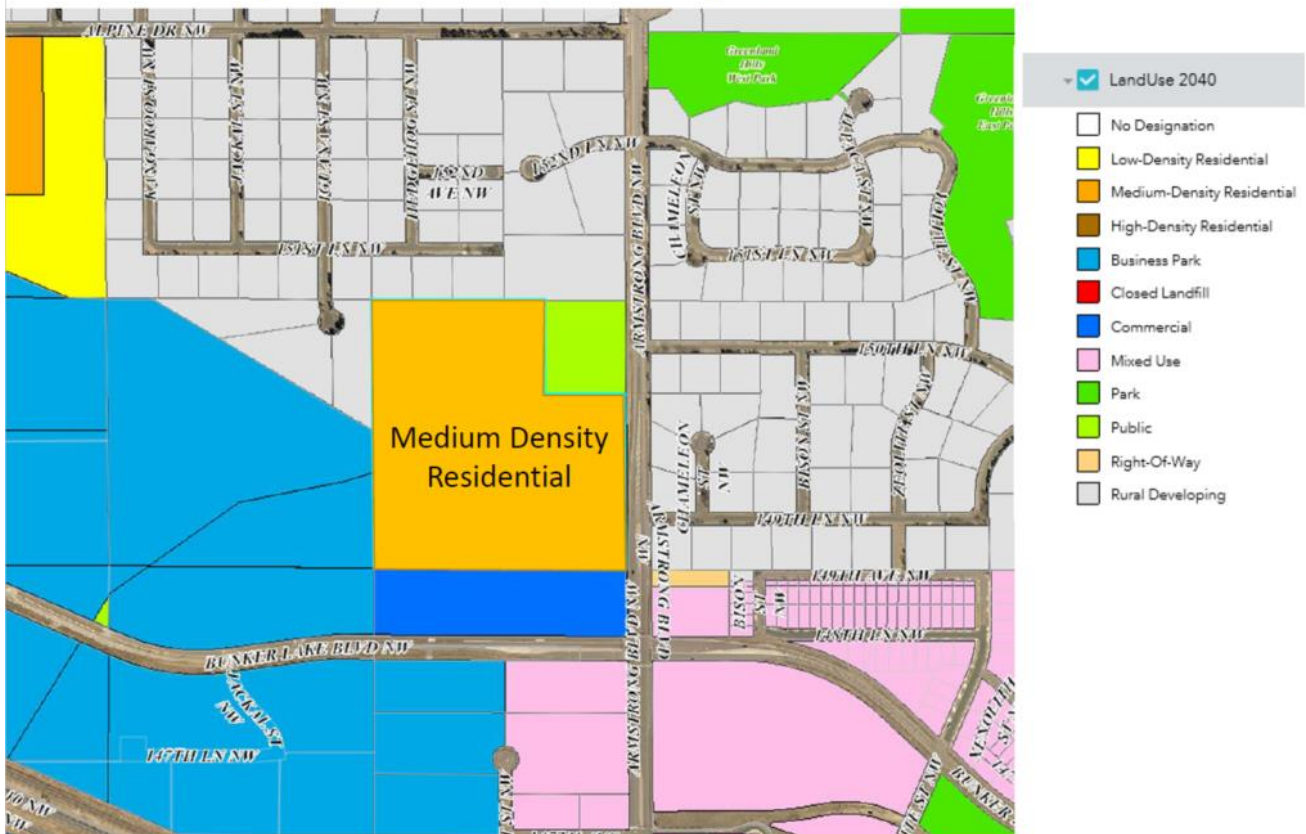


Figure 4. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **499 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

|                                 | <b>Available Acres</b> | <b>×</b> | <b>Minimum Density</b><br><i>(units per acre)</i> | <b>×</b> | <b>Expected % Residential</b><br><i>(if mixed use)</i> | <b>=</b> | <b>Minimum Units Possible</b> |
|---------------------------------|------------------------|----------|---|----------|--|----------|-------------------------------|
| <b>High Density Residential</b> | 0.00                   |          | 8   |          | 100%   |          | 0                             |
| <b>Mixed Use - Medium</b>       | 45.30                  |          | 8   |          | 50%  |          | 182                           |
| <b>Mixed Use - High</b>         | 11.13                  |          | 15  |          | 50%  |          | 84                            |
| <b>Total</b>                    | <b>56</b>              |          |   |          |  |          | <b>266</b>                    |

Sufficient/(insufficient) units possible against share of regional need: **-233**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **(233)**

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

