

Business Item

Community Development Committee



Committee Meeting Date: August 15, 2022

For the Metropolitan Council: August 24, 2022

Business Item: 2022-226

White Bear Township Capital Partners Comprehensive Plan Amendment, Review File 22083-2

District(s), Member(s):	District 11, Susan Vento
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Michael Larson, Planning Analyst (651-602-1407) 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 Township to place its comprehensive plan amendment into effect.
2. Revise the Township's forecasts in 2030 and 2040 as shown in Tables 1 and 2 in the Review Record.
3. Revise the Township's affordable housing need allocation for 2021-2030 to 37 units.
4. Find that the amendment renders the Township's comprehensive plan inconsistent with the Council's housing policy and, therefore, that the Township will be ineligible to receive grant funds from Livable Communities Act programs.
5. Advise the Township:
 - a. to explore opportunities for higher density and mixed-use residential development to increase housing affordability and choice.
 - b. that to be consistent with Council housing policy and eligible for Livable Communities grant programs, the Township needs to identify an inventory of land guided with sufficient minimum densities (8+ units per acre) to support the Township's revised allocation of affordable housing need of 37 units for the 2021-2030 decade.

Background

The amendment proposes to reguide 13.5 acres at 5300 Centerville Road from Residential PUD to Industrial. The purpose of the amendment is to align the guiding land use with the current zoning of the site to accommodate a light industrial development. This amendment is associated with the Polar Industrial Environmental Assessment Worksheet (Review File No. 22753-1), which was reviewed by the Council on June 15, 2022. The amendment is accompanied by a forecast adjustment. This is the Township's first amendment to its 2040 Comprehensive Plan.

Rationale

The proposed amendment is not consistent with Council policies related to housing affordability and choice. The proposed amendment otherwise 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

White Bear Township

Capital Partners Comprehensive Plan Amendment

Review File No. 22083-2, Business Item No. 2022-226

BACKGROUND

White Bear Township (Township) is located in northeastern Ramsey County. It is surrounded by the communities of Lino Lakes, Hugo, Grant, Dellwood, Birchwood Village, White Bear Lake, Gem Lake, Maplewood, Vadnais Heights, Shoreview, and North Oaks.

Thrive MSP 2040 (Thrive) designates White Bear Township with a “Suburban” community designation. The Council forecasts from 2020 to 2040 that the Township will grow from 11,200 to 11,300 population and 4,450 to 4,650 households. The Council also forecasts that between 2020 and 2040, the Township’s employment will increase from 2,600 to 3,200 jobs.

The Metropolitan Council reviewed the White Bear Township 2040 Comprehensive Plan ([Business Item 2020-53 JT](#), Review File No. 22083-1) on March 25, 2020. This is the first comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment proposes to reguide 13.5 acres located at 5300 Centerville Road from Residential PUD to Industrial. The purpose of the amendment is to align the guiding land use with the current zoning of the site to accommodate an industrial development. The amendment is accompanied by forecast adjustment.

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, with the proposed changes. 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 March 25, 2020 ([Business Item 2020-53 JT](#), Review File No. 22083-1).

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 Township’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.

Wastewater Service

Reviewer: Roger Janzig, Environmental Services (ES) – Wastewater Planning and Community Programs (roger.janzig@metc.state.mn.us)

The 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.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, sub-surface sewage treatment systems, and water supply. The amendment is inconsistent with Council policies for housing affordability and choice. Additional review comments are detailed below.

Forecasts

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

The amendment reduces capacity for residential development and increases the capacity for employment-related development. With the re-guiding of 13.5 acres of residential land for light industrial development, the Township will only have 51 acres of land supply, all of which is guided for low-density residential development. With concurrence by the Township, Council staff recommend forecast adjustments that include a decrease in forecasted household growth and an increase in forecasted employment growth. Table 1 below indicates the proposed revised forecasts, with changes underlined.

Table 1 White Bear Township Forecasts

	Council Approved Forecasts				Proposed Forecast Revisions		
	Census 2020	2020	2030	2040	2020	2030	2040
Population	11,049	11,200	11,300	11,300	<u>11,050</u>	11,300	11,300
Households	4399	4450	4600	4650	<u>4400</u>	<u>4500</u>	<u>4550</u>
Employment	2837	2600	2900	3200	<u>2800</u>	<u>3100</u>	<u>3300</u>

With the reduction of forecasted household growth, the Township's affordable housing need allocation for 2021-2030 decreases from 55 to 37 units, 21 of which are needed at prices affordable to households earning 30% of AMI or less, 13 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 3 of which are needed at prices affordable to households earning between 51 and 80% of AMI.

Thrive MSP 2040 and Land Use

Reviewer: Michael Larson, CD – Local Planning Assistance (651-602-1407)

The amendment is consistent with land use polices of *Thrive MSP 2040* (Thrive) for Suburban Communities, except for Housing Affordability and Choice. 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.

Consistent with the Metropolitan Urban Service Area (MUSA) Implementation Guidelines as amended in April 2017 ([Business Item 2017-90](#)), the Council reviews planned densities in 2040 plans by reviewing any changes to land use within the 2030 MUSA and combining that with the

additional guided land use through 2040.

Infill and redevelopment opportunities in the Township are limited as it is a fully developed community with only 8% undeveloped land. The Township's 2040 comprehensive plan had identified areas of infill development throughout the community with guiding land uses that were established in the Township's previous 2030 comprehensive plan. That included 51.07 acres with a guiding land use of Residential – Low Density (3 units per acre).

The Township's 2040 comprehensive plan had newly guided the 13.5-acre amendment site at 5300 Centerville Road as Residential PUD. This location assumed a mix of densities that met the Thrive density policy minimum of 5 units per acre. The Plan included a stipulation that 7 acres at this location would develop at densities that could support affordable housing (8-10 units per acre). The amendment now removes all 13.5 acres of land from the inventory available for residential development. Consequently, the Township's Plan no longer accommodates land supply to support a mix of housing affordability and choice. Furthermore, as described above under Forecasts, the amendment necessitates changes to the Township's forecasts.

The change is consistent with Thrive Land Use Policies for Orderly and Efficient Land Use. The purpose of the amendment to align the guiding land use with the current zoning of the site to accommodate a light industrial development. This change increases the employment capacity of the Township and is adjacent to land to the south that is also guided as Industrial. This district has access to the regional highway system via Centerville Road.

Advisory Comments

Through its consultant planner, the Township has expressed a willingness to consider potential alternative locations for higher density and affordable housing. Staff encourage the Township to explore possibilities for higher density and mixed-use development that increase housing affordability and choice and to be consistent with regional policy.

Housing

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

The amendment is inconsistent with the Council's *Housing Policy Plan*. The reguiding eliminates all land that the Township had identified in its plan for development at densities sufficient to support affordable housing (8 or more units per acre). Under the previous guiding of Residential PUD High Density (8 to 10 units per acre), the comprehensive plan had identified that 7 of the 13.5 acres in this location could develop at a minimum of 8 units per acre.

With the reduction of forecasted household growth because of the change in guiding land use, the Township's affordable housing need allocation for 2021-2030 decreases from 55 to 37 units, 21 of which are needed at prices affordable to households earning 30% of AMI or less, 13 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 3 of which are needed at prices affordable to households earning between 51 and 80% of AMI.

Through its consultant planner, the Township has expressed a willingness to consider potential alternative locations for higher density and affordable housing.

Advisory Comments

The Plan is otherwise consistent with policies of the *Housing Policy Plan*. The Township is a participant in the Local Housing Incentives program and has a negotiated set of goals for affordable and lifecycle housing. The Council encourages the Township to explore potential locations for higher density and affordable housing at 8 or more units per acre. To be consistent with Council housing policy, the Township would need to identify at least 4.7 acres of land guided at a minimum of 8 units per acre. Alternatively, less acreage could be identified with a higher minimum density. Any reguiding of land to be consistent with Council housing policies would need to occur prior to any disbursement of Livable Communities grant funds.

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: Location of Guiding Land Use Change



Figure 1. Location Map Showing Regional Systems

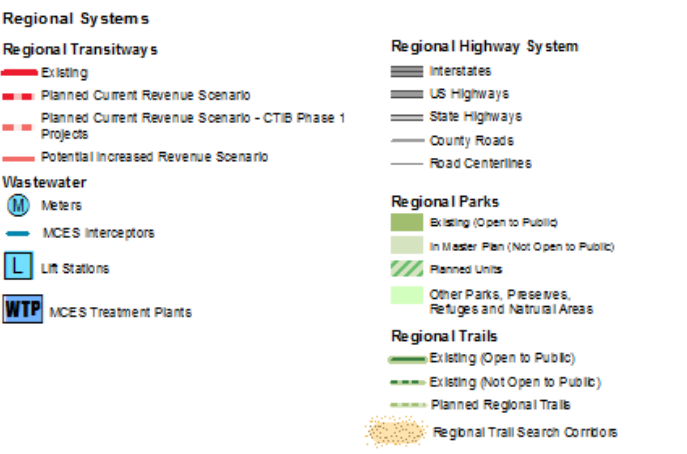
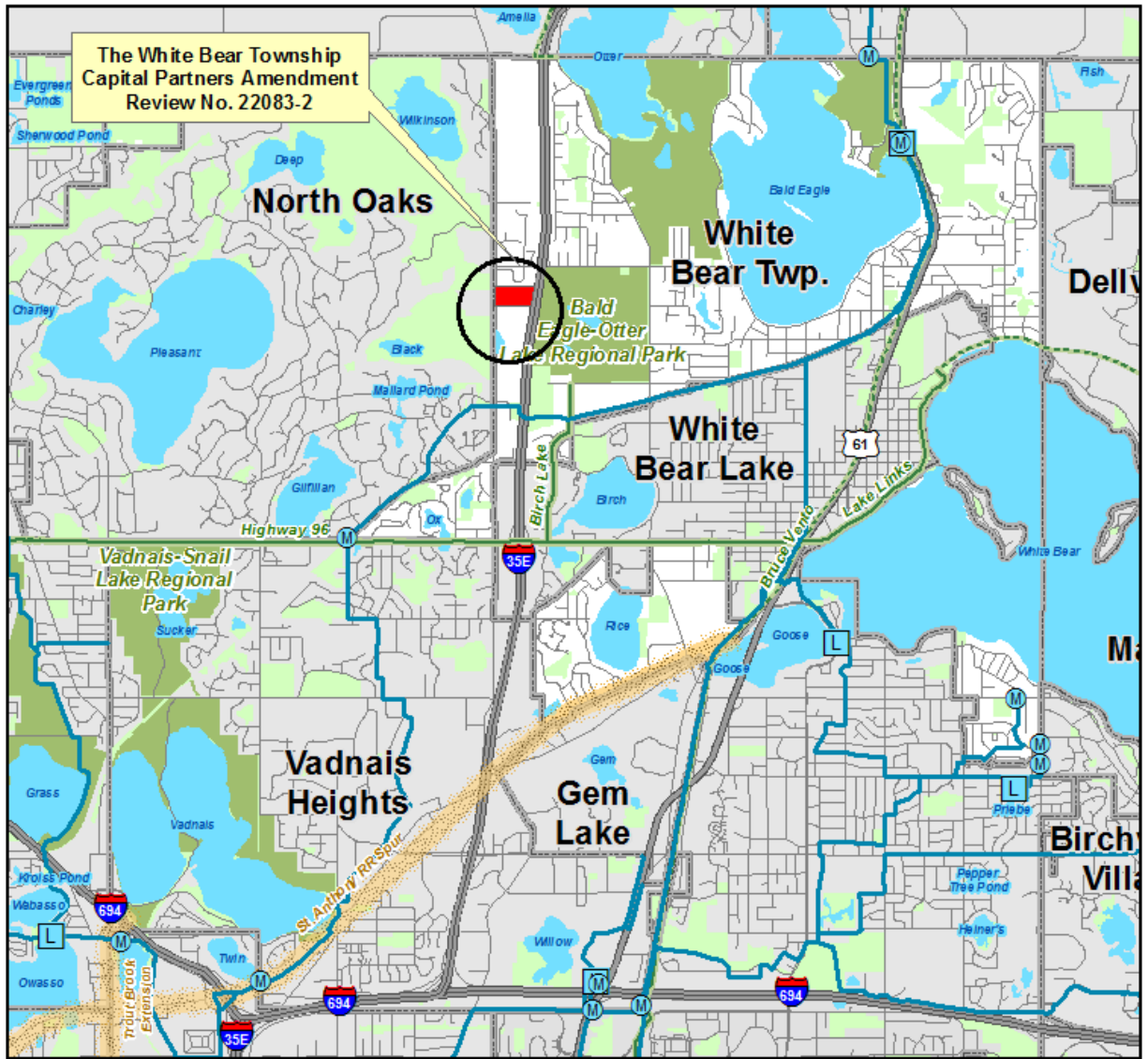
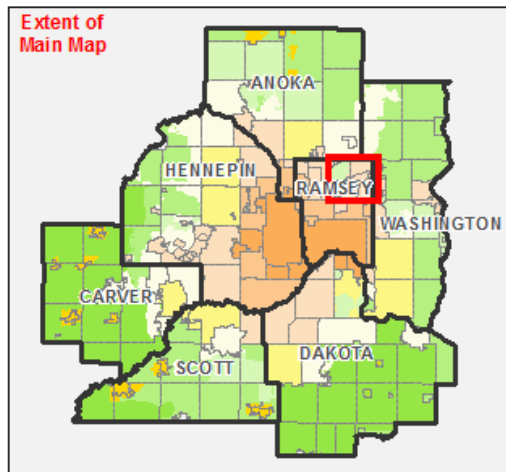
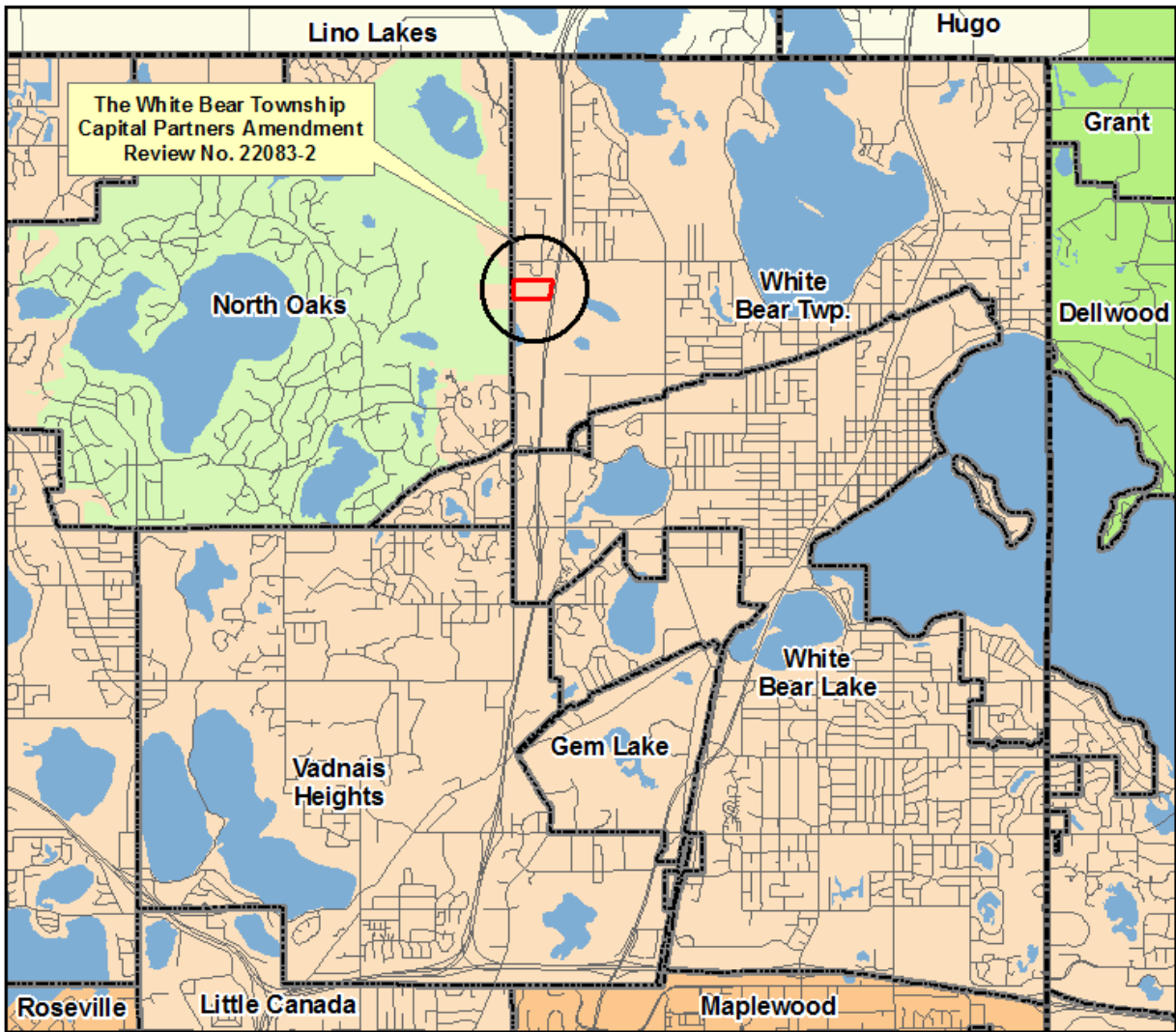


Figure 2. Location Map Showing Community Designations



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. Location of Guiding Land Use Change



2040 Land Use

- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- Residential PUD
- Commercial

- Public-Institutional
- Industrial District
- Airport
- Railroad
- Open Water
- Township Green Space

- Township Park Property
- County Park Property
- ROW
- Undevelopable

