

Business Item

Community Development Committee



Committee Meeting Date: September 19, 2022

For the Metropolitan Council: September 28, 2022

Business Item: 2022-253

City of Andover URHL/Mixed Use Comprehensive Plan Amendment, Review File 22301-5

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, Senior 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:

- Authorize the City of Andover to place its comprehensive plan amendment into effect.
- Find that the amendment does not change the City's forecasts.
- Advise the City to implement the advisory comments in the Review Record for natural resources.

Background

The City submitted the URHL/Mixed Use comprehensive plan amendment on August 5, 2022. The amendment has two parts. The first part of the amendment proposes a text change to allow for up to 20% of commercial use in multifamily buildings within the Urban Residential High Low land use district. The second part of the amendment reguides 14 acres from General Commercial (7 acres) and Urban Residential Medium (7 acres) to entirely within the Urban Residential High Low (12-20 units/acre). The amendment site is located southeast of the Hanson Boulevard and Crosstown Boulevard intersection. The purpose of this amendment is to accommodate a multifamily senior housing project and townhomes consisting of a total of 232 units. This is the City's fourth 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 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 Andover

URHL/Mixed Use Comprehensive Plan Amendment

Review File No. 22301-5, Business Item No. 2022-253

BACKGROUND

The City of Andover (City) is located in Central Anoka County, bordered by Oak Grove to the north, Ramsey and Anoka to the west, Coon Rapids to the south, Blaine to the southeast, Ham Lake to the east, and East Bethel to the northeast.

Thrive MSP 2040 (Thrive) designates Andover with an “Emerging Suburban Edge,” “Rural Residential,” and “Diversified Rural” community designations. The Council forecasts from 2020 to 2040 that the City will grow from 33,500 to 39,800 population and 10,800 to 13,500 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 6,300 to 7,100.

The Metropolitan Council reviewed the City of Andover 2040 Comprehensive Plan ([Business Item 2020-307 JT](#), Review File No. 22301-1) on December 9, 2020. This is the fourth comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment proposed has two parts. The first part of the amendment proposes a text change to allow for up to 20% of commercial use in multifamily buildings within the Urban Residential High Low land use district. The second part of the amendment reguides 14 acres from General Commercial (7 acres) to entirely within the Urban Residential High Low (12-20 units/acre) located southeast of the Hanson Boulevard and Crosstown Boulevard intersection. The purpose of this amendment is to accommodate a multifamily senior housing project and townhomes consisting of a total of 232 units. The location of this development is South of Crosstown Road and east Hanson Boulevard.

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 December 9, 2020 ([Business Item 2020-307 JT](#), Review File No. 22301-1).
- The Council administratively reviewed the Holasek Parcel amendment on March 17, 2021 (Review File No. 22301-2). The amendment proposed to reguide 1.9 acres from Rural Residential to Transitional Residential.
- The Council administratively reviewed the Urban Residential Low Text amendment on June 11, 2022 (Review File No. 22301-3). The amendment proposed a tool by which the



Andover City Council can authorize reductions in minimum net density requirements in the Urban Residential Low (URL) land use/Transitional Residential (TR) district if certain criteria are met. The minimum density for the URL land use is currently 2.4 acres to 1.75 units per acre.

- The Council administratively reviewed 7th Bunker Development amendment on April 14, 2021 (Review File No. 22301-4). The amendment changed the land use on an undeveloped 7.5-acre parcel from Urban Residential Medium to Urban Residential Medium-Low. The amendment also included a land use change at a separate location of 5 acres from Public to Urban Residential High Low.

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.

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.

Transportation

Reviewer: Jed Hanson, Metropolitan Transportation Services (MTS) (651-602-1716)

The proposed amendment conforms to the 2040 Transportation Policy Plan (TPP). The amendment accurately responds to updates to the TPP.

Transit

Reviewer: Victoria Dan, Metro Transit (MT) (612-349-7648)

Andover is outside the Transit Capital Levy District, hence there is no fixed route transit directly within the community. The nearest transit facilities are over 4 miles away: the Anoka Station and Coon Rapids-Riverdale Station, where riders can park-and-ride and access Northstar commuter rail (as well as other nearby bus routes).

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 City offers that the amendment does not affect the communitywide forecast as shown below in Table 1. Council staff agree: Currently forecasted growth is sufficient. No forecast adjustment is needed at this time.

Table 1. Metropolitan Council City of Andover Forecasts

Category	Census 2020	Current Approved Forecast		
		2020	2030	2040
Population	32,601	33,500	36,500	39,800
Households	10,782	10,800	12,150	13,500
Employment	5,601	6,300	6,700	7,100

Thrive MSP 2040 and Land Use

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

Thrive MSP 2040 identifies the City with three community designations: Rural Residential, Diversified Rural, and Emerging Suburban Edge Community. The amendment proposes a text change to allow for up to 20% of commercial use in multifamily buildings within the Urban Residential High Low land use district. The second part of the amendment proposes to reguide 14 acres from General Commercial (7 acres) and Urban Residential Medium (7 acres) to entirely within the Urban Residential High Low (12-20 units/acre) located southeast of the Hanson Boulevard and Crosstown Boulevard Intersection (see Figure 2). The purpose of this amendment is to accommodate a multifamily senior housing project and townhomes consisting of a total of 232 units. The location of this development is South of Crosstown Road and east Hanson Boulevard.

The amendment is consistent with Thrive policies for the Emerging Suburban Edge designation. Emerging Suburban Edge areas are transitioning into urbanized levels of development and are expected to accommodate sewer residential growth with overall average net densities of 3 to 5 units per acre. The amendment increases residential density within the Emerging Suburban Edge portion of the City of Andover from 3.0 units per acre to 3.1 units per acre.

Table 2. Planned Residential Density, City of Andover

Category	2018-2040 Change				
	Min	Density Max	Net Acres	Min Units	Max Units
Urban Residential Low	2.4	4	711.9	1709	2848
Urban Res Low (Transitional)	1.75	4	34.5	60	138
Urban Res Medium-Low	4	8	70.8	283	566
Urban Res Medium	8	12	17.7	142	212
Urban Res High-Low (MU)	12	20	24.5	293	489
Urban Res High	20	25	10.0	200	250
TOTALS			869.4	2687	4503
			Overall Density	3.1	5.2

*80% residential

Housing

Reviewer: Hilary Lovelace, CD – Housing (651-602-1106)

The amendment is consistent with the Council's *Housing Policy Plan*. The Plan currently provides sufficient land to address its share of the region's 2021-2030 need for affordable housing, which is 362 units. The proposed amendment does not change 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 roughly 35 acres of higher density residential land such that at least 382 units could be built. (Figure 4).

The proposed amendment will allow for the construction of more than 200 units of market rate senior housing. This amendment allows the City to implement the housing element of their 2040 Plan and does not contribute to their efforts to address its share of the region's need for affordable



housing in the 2021-2030 decade.

Natural Resources

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

The amendment is consistent with the Council’s natural resources policies.

Advisory Comments

The City need to develop a stormwater management plan as they start planning the site and use proper stormwater practices to reduce runoff from the site.

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

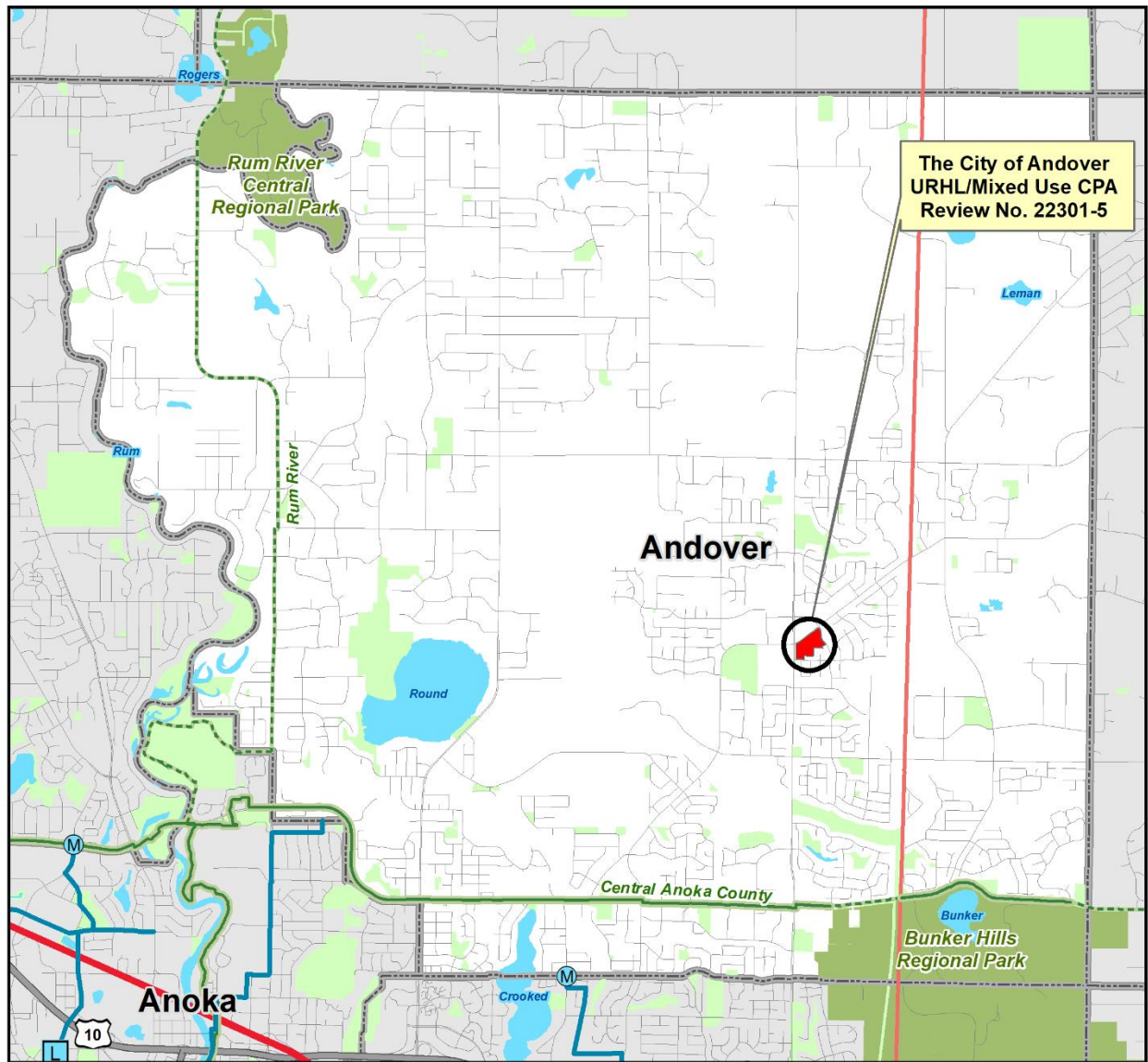
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

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



The City of Andover
URHL/Mixed Use CPA
Review No. 22301-5

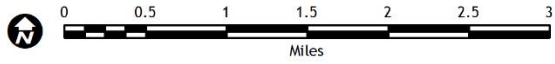
Andover

Anoka

Rum River
Central
Regional Park

Bunker Hills
Regional Park

Central Anoka County

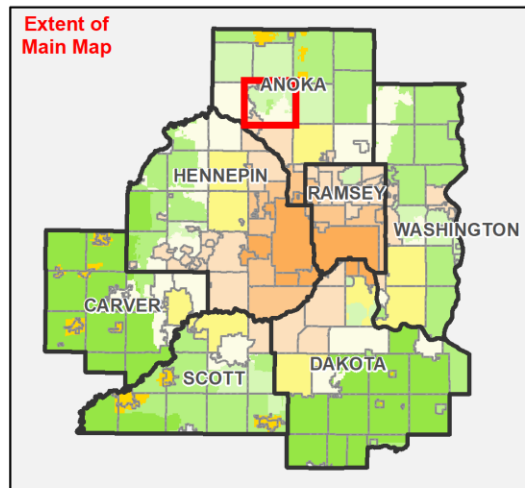
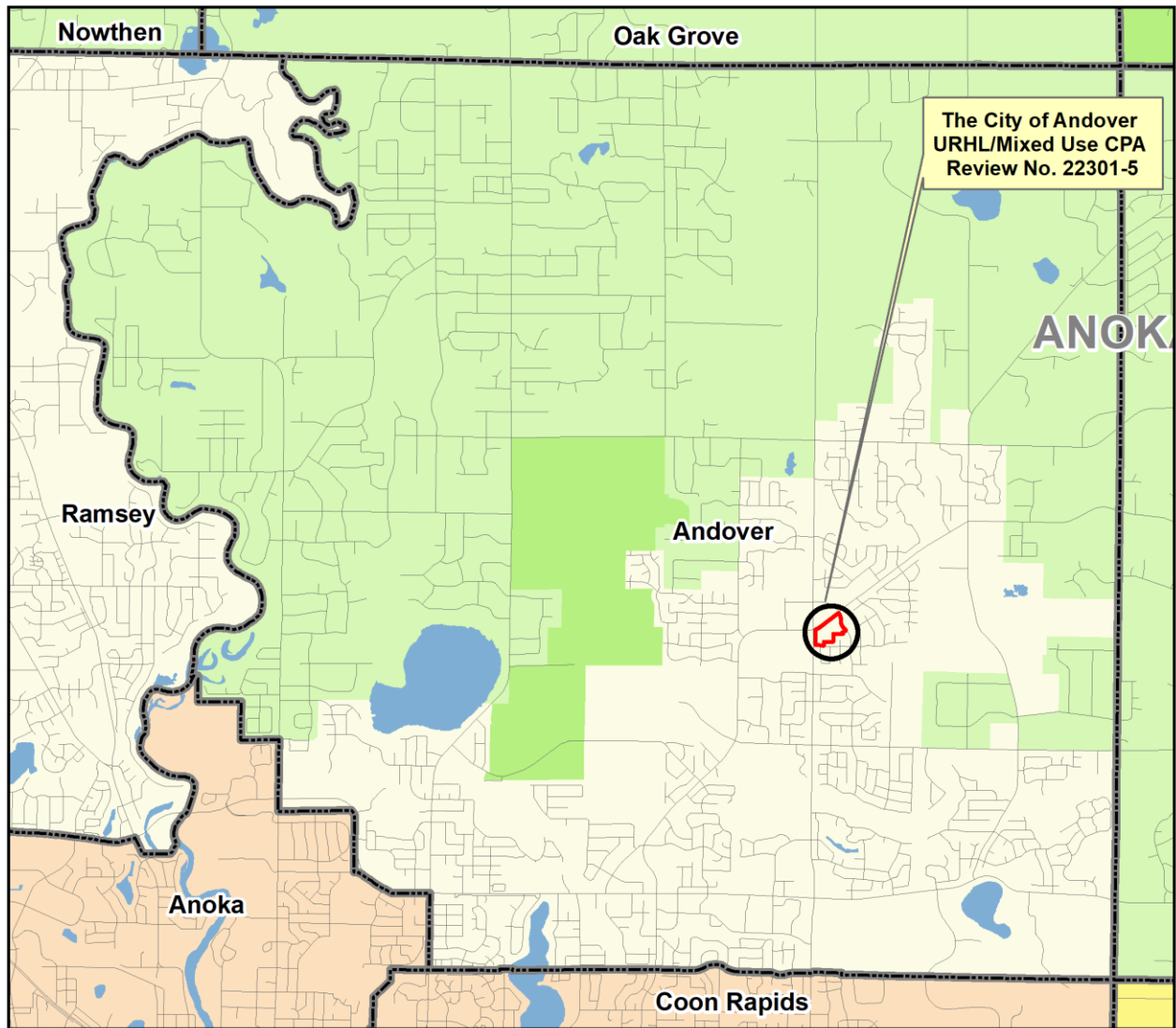


Metro Council Imagery, 2016

- Regional Systems**
- Regional Transitways**
 - Existing
 - Planned Current Revenue Scenario
 - Planned Current Revenue Scenario - CTIB Phase 1 Projects
 - Potential Increased Revenue Scenario
- Wastewater**
 - Meters
 - MCES Interceptors
 - Lift Stations
 - MCES Treatment Plants
- Regional Highway System**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - Road 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

Metropolitan Council

Figure 2. Location Map Showing Community Designations



Metropolitan Council

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

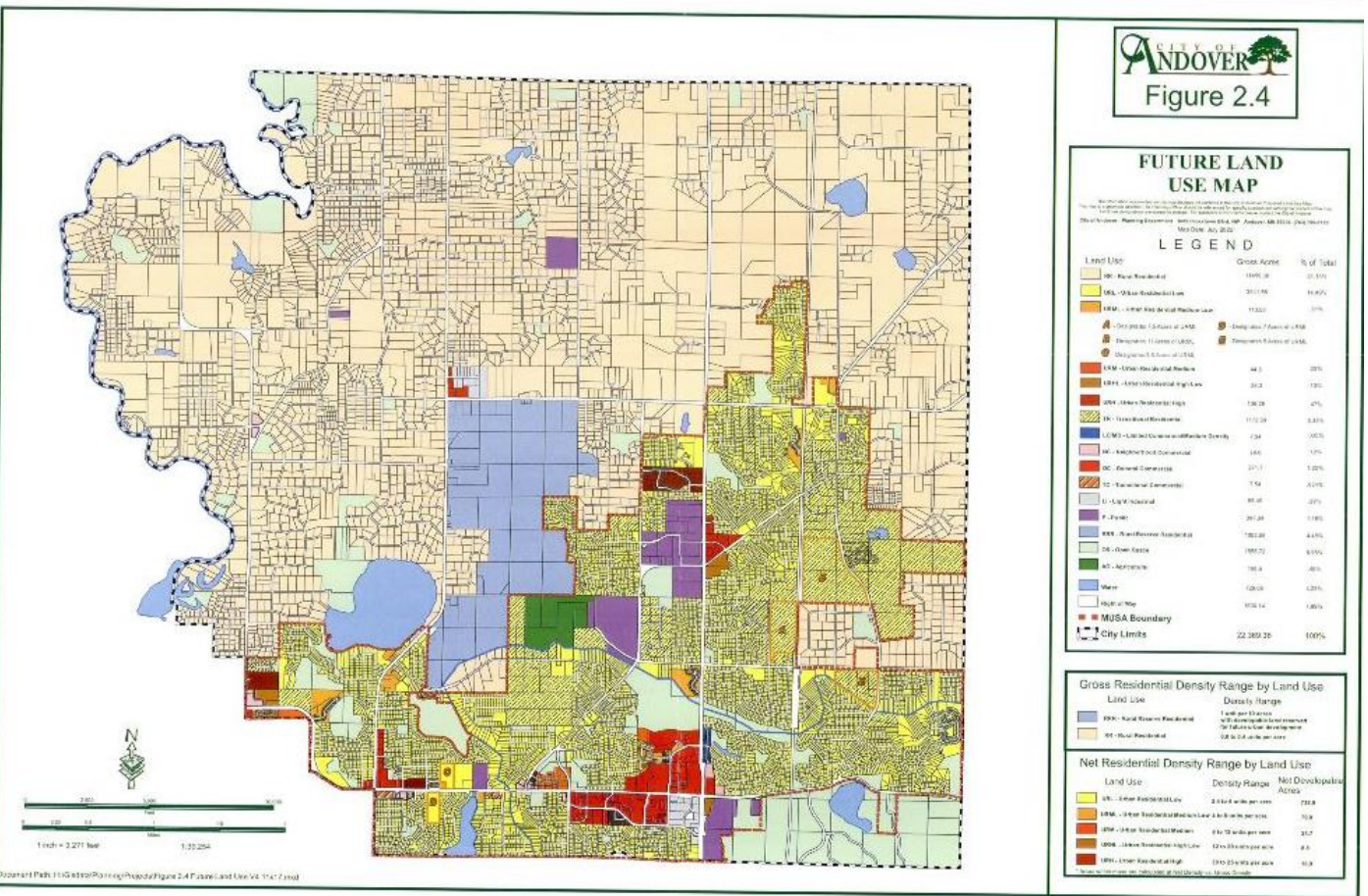
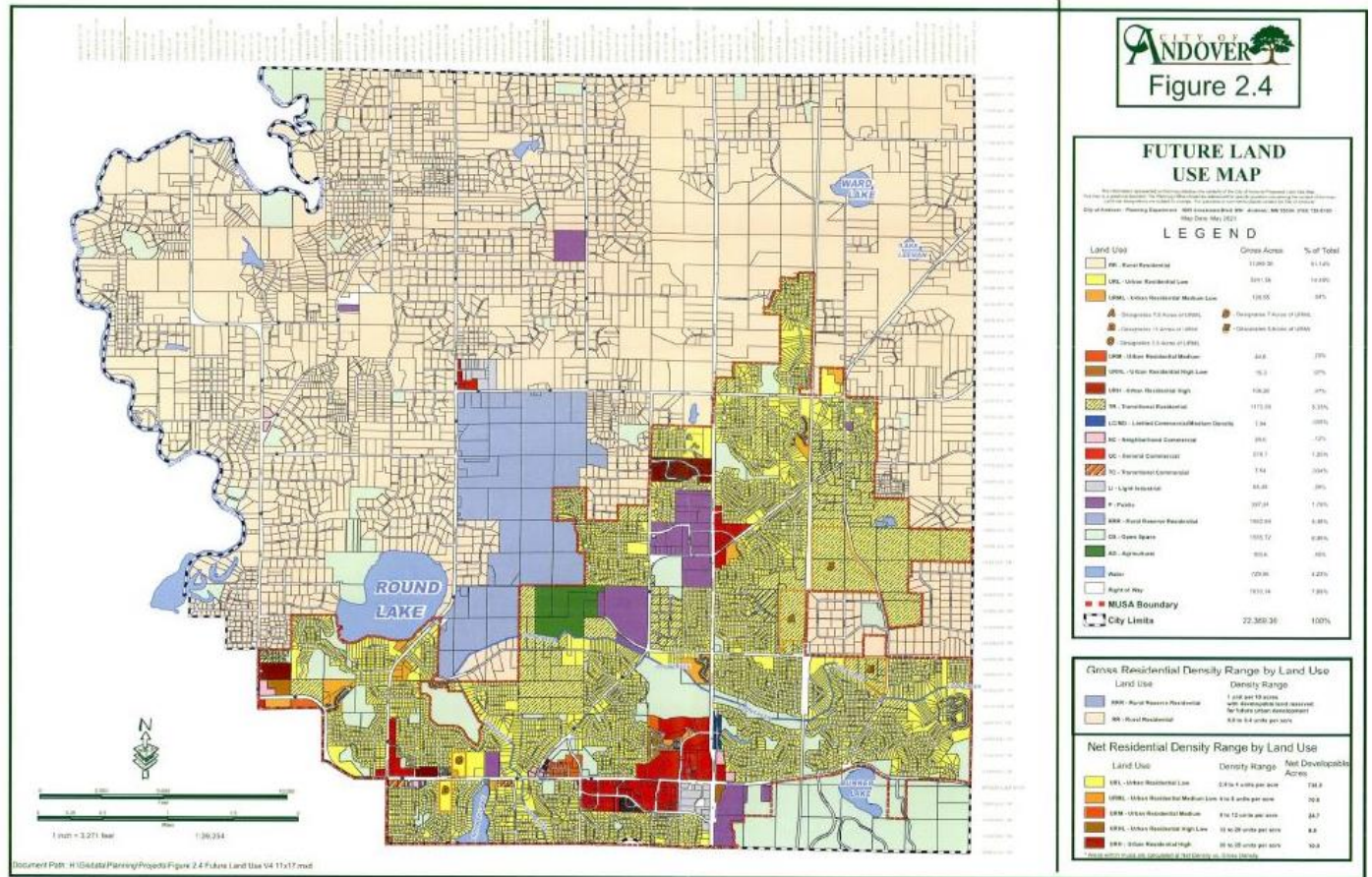


Figure 4. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **362 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
Urban Residential Medium Density (URM) (M2)	22.00		8		100%		176
Urban Residential High-Low Density (URHL) (H1)	8.80		12		100%		106
Urban Residential High Density (URH) (H2)	5.00		20		100%		100
Total	35.80						382

Sufficient/*(insufficient)* units possible against share of regional need: **20**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **20**

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

