

Business Item

Community Development Committee



Committee Meeting Date: August 5, 2024

For the Metropolitan Council: August 14, 2024

Business Item: 2024-200

City of Vadnais Heights 3400 Arcade Street and HDR Text Amendment Comprehensive Plan Amendment, Review File 22173-5

District(s), Member(s):	District 10, Peter Lindstrom
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513
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:

1. Authorize the City of Vadnais Heights to place its comprehensive plan amendment into effect.
2. Advise the City to implement the advisory comments in the Review Record for Transportation and Water Supply.

Background

The City submitted the 3400 Arcade Street and HDR Text comprehensive plan amendment on June 21, 2024. The City submitted supplemental information on June 25, 2024. The amendment proposes to reguide 1.75 acres from Medium Density Residential to High Density Residential located north of Berwood Avenue West and east of Arcade Street. The amendment also proposes to revise the High Density Residential (HDR) density range from 9-22 units per acre (u/a) to 9-45 u/a that would affect the 31 acres designated as HDR, as well as an additional 1.75 identified in this amendment. The purpose of the amendment is to accommodate future development. The amendment site is located north of Berwood Ave West and east of Arcade Street. 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.



REVIEW RECORD

City of Vadnais Heights

3400 Arcade Street and HDR Text Amendment Comprehensive Plan Amendment

Review File No. 22173-5, Business Item No. 2024-200

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 fourth comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The City submitted the 3400 Arcade Street and HDR Text comprehensive plan amendment on June 21, 2024. The City submitted supplemental information on June 25, 2024. The amendment proposes to reguide 1.75 acres from Medium Density Residential to High Density Residential located north of Berwood Avenue West and east of Arcade Street. The amendment also proposes to revise the High Density Residential (HDR) density range from 9-22 units per acre (u/a) to 9-45 u/a that would affect the 31 acres designated as HDR, as well as an additional 1.75 identified in this amendment. The purpose of the amendment is to accommodate future development. The amendment site is located north of Berwood Ave West and east of Arcade Street.

OVERVIEW

Conformance with Regional Systems

The amendment conforms to the Regional System Plans for Regional 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 Council administratively approved the Luther Acura/Subaru Expansion amendment 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 Council authorized the Office-Business to Mixed Use amendment on April 22, 2020 ([Business Item 2020-115](#), Review File No. 22173-2). The amendment regulated 13.44 acres from Office-Business to Mixed Use for a multi-family residential development that includes 160-180 units.
- The Council authorized the Saturday Properties amendment on November 10, 2021 ([Business Item No. 2021-294, Review Number 22173-4](#)). The amendment regulated 5 acres from Industrial to City Center.

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 and Trails System in the vicinity of the proposed land use change of 1.75 acres from Medium Density Residential to High Density Residential. The nearest unit – Vadnais-Snail Lake Regional Park – is approximately 0.6 mile west of the proposed land use change. Neither the proposed land use change nor the HDR text amendment will have an impact on the Vadnais-Snail Lake Regional Park or the Regional Parks and Trails system more broadly (see Figure 1).

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 potential development associated with this amendment.

Transportation

Reviewer: Bethany Brandt-Sargent, Metropolitan Transportation Services (MTS) (651-602-1725)

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. The amendment accurately responds to updates to the TPP. A development of this scale is not anticipated to cause a significant impact to traffic volumes on the adjacent street network and is not anticipated to have any access issues as Arcade Street is a Minor Collector. There are no Regional Bicycle Transportation Network (RBTN) corridors near the site. The nearest corridor is 1/2 mile to the west, Arcade Street features sidewalks on both sides and space for bikes within the street (but not a bike lane).

Advisory Comments

Pedestrian and bicycle access currently exists along Arcade Street; however, non-motorized internal access and circulation around the retail center and to the park and ride facility are lacking. As the Arcade Street corridor develops with denser housing options, the City should consider



collaborating with the property owner on ways in which non-motorized access and safety can be improved within the retail center and to the park and ride facility.

Transit

Reviewer: Benjamin Picone, Metro Transit (MT) (612-349-7679)

There is a park and ride facility located 1/2 mile to the north of the site served during peak periods by Route 275 which provides service between Hugo and downtown St Paul. Dense, affordable housing is supportive of transit service and is welcome to be located nearby the park and ride.

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. Council staff find: the 50 or more households expected at 3400 Arcade Street are a minor development. A forecast revision is not required at this time. Households and population levels in Vadnais Heights are approaching, but have not exceeded, the year 2030 forecast level.

Table 1. Metropolitan Council City of Vadnais Heights Forecasts

Category	Census 2020	Current Approved Forecast		
		2020	2030	2040
Population	12,912	13,300	13,800	14,100
Households	5,407	5,700	6,100	6,300
Employment	7,979	8,900	10,100	11,200

Thrive MSP 2040 and Land Use

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

Thrive MSP 2040 identifies the City as a Suburban Community. The amendment proposes to re-guide 1.75 acres from Medium Density Residential, to High Density Residential. The amendment also proposes a text amendment that revises the High Density Residential density range from 9-22 u/a to 9-45 u/a that affects 31 acres designated as HDR, as well as the additional 1.75 acres identified in this amendment. The increase in the density range of the HDR land use category amounts to a planned maximum unit increase for HDR of 792 units. The amendment site is located generally north of Berwood Avenue West and east of Arcade Street (see Figure 2). The purpose of the amendment is to accommodate future development.

Suburban communities are expected to plan for forecasted population and household growth at overall average densities of at least five units per acre. The amendment increases the City's planned residential density from 5.98 units per acre to 6.06 units per acre (Table 2). The City's planned density continues to exceed the minimum density (5 units per acre) expected of Suburban communities.



Table 2. Planned Residential Density, City of Vadnais Heights

Category	2018-2040 Change				
	Min	Density Max	Net Acres	Min Units	Max Units
Low Density Residential	2.5	5	42.7	107	214
Medium Density Residential	5	9	28.7	143	258
High Density Residential	9	45	32.8	295	1,474
Manufactured Housing Park	6	9	0.0	0	0
City Center*	12	30	13.6	163	408
Mixed Use*	8	30	2.9	23	87
TOTALS			120.6	731	2,440
			Overall Density	6.06	20.23

*75% residential

Housing

Reviewer: Olivia Boerschinger, CD – Housing (651-602-1327)

The amendment is consistent with the Council’s *Housing Policy Plan*. The Plan currently provides sufficient land to address the City’s share of the region’s 2021-2030 need for affordable housing, which is 134 units. The proposed amendment slightly increases 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 17 acres of higher density residential land such that at least 154 units could be built.

The proposed amendment will allow for the construction of multi-family development up to 45 units per acre, and reguides the parcel from Medium Density Residential to High Density Residential. This amendment allows the City to implement the housing element of their 2040 Plan and increases high density developable acres, contributing to their efforts to address their share of the region’s need for affordable housing in the 2021-2030 decade.

Vadnais Heights is a participant in Livable Communities Act (LCA) programs, and has received over \$600,000 in grant awards since 2003.

Water Supply

Reviewer: Lanya Ross, MCES – Water Resources (651-602-1803)

The amendment is consistent with the Council’s *2040 Water Resources Policy Plan*.

The site is located in the St. Paul Regional Water Services’ Priority A surface water and their groundwater Drinking Water Supply Management Areas (DWSMAs). At this location, the drinking water for several cities’ drinking water supplies are moderately to highly vulnerable to contamination from land use activities.

Advisory Comments

Planners and developers should work with the City’s wellhead protection plan coordinator to ensure water supplies are protected from contamination. A map of the DWSMA is online at <https://mdh.maps.arcgis.com/apps/View/index.html?appid=8b0db73d3c95452fb45231900e977be4>

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

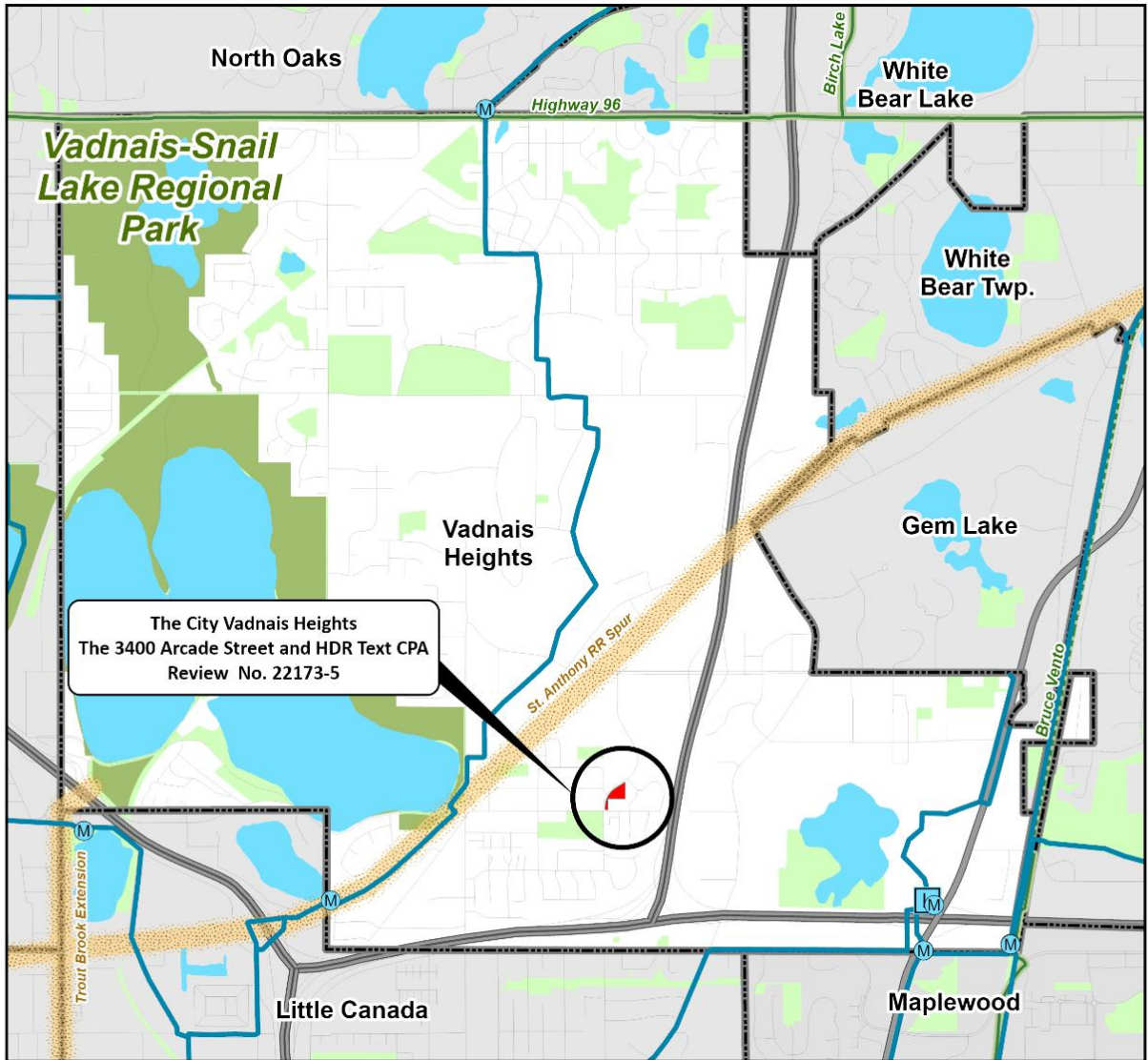
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations



Figure 3: Current and Proposed Land Use Guiding
Figure 4: Land Guided for Affordable Housing



Figure 1. Location Map Showing Regional Systems



Regional Systems

Regional Transitways

- Existing
- - - Planned Current Revenue Scenario
- - - Potential Increased Revenue Scenario

Wastewater Treatment

- M Meters
- MCES Interceptors
- L Lift Stations
- WTP 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

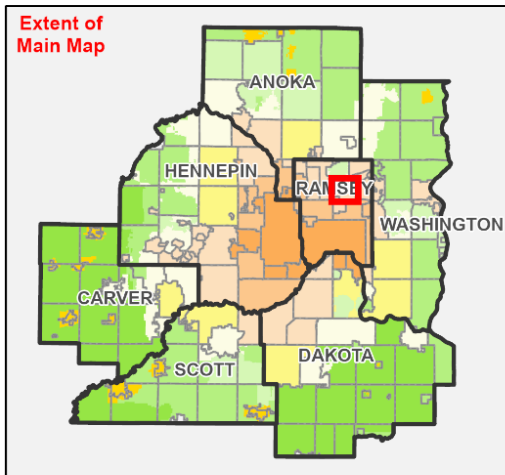
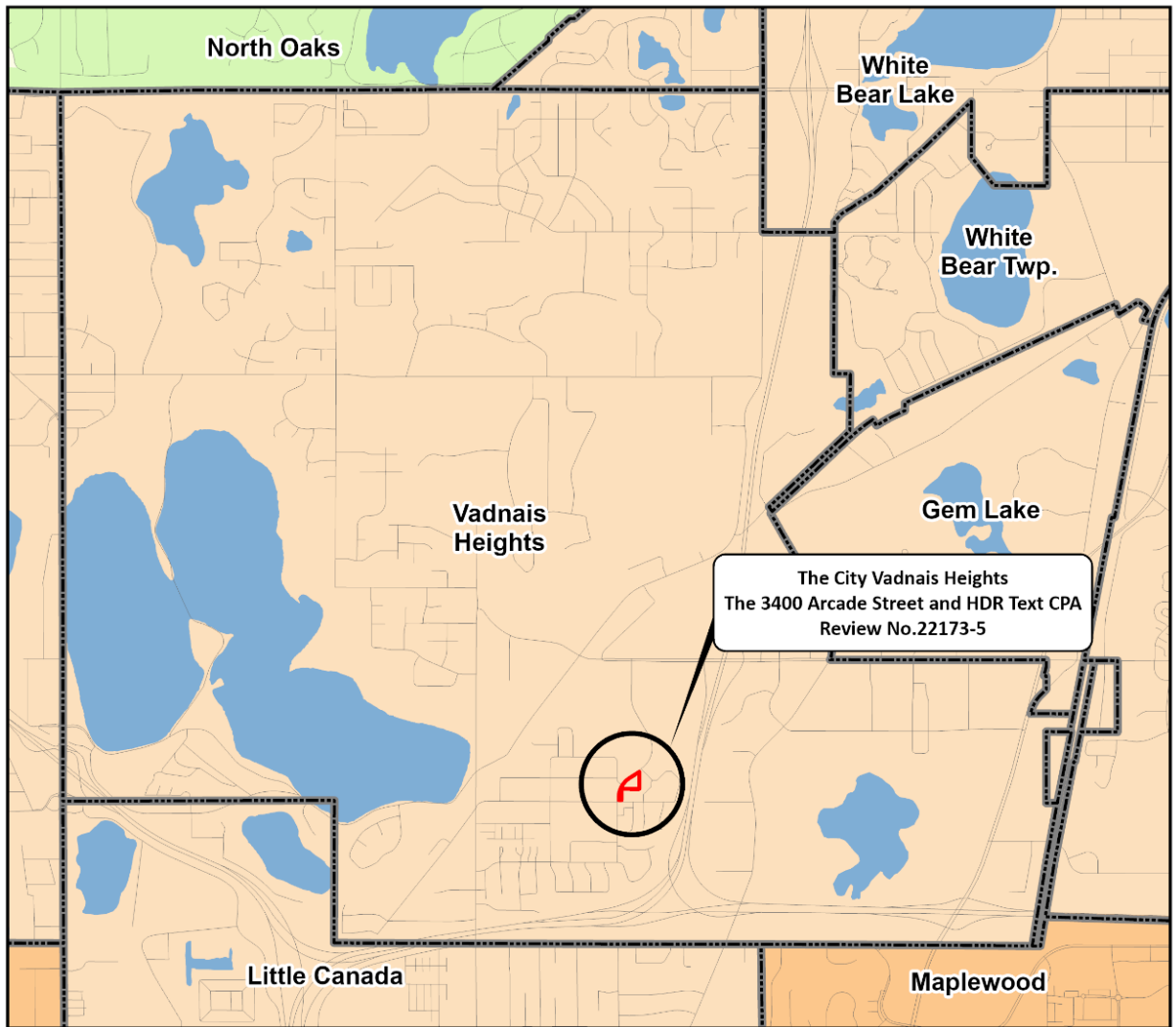
- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned Regional Trails
- Regional Trail Search Corridors



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Alt Text: a map showing the City of Vadnais Heights and the regional system components present in the community.

Figure 2. Location Map Showing Community Designations

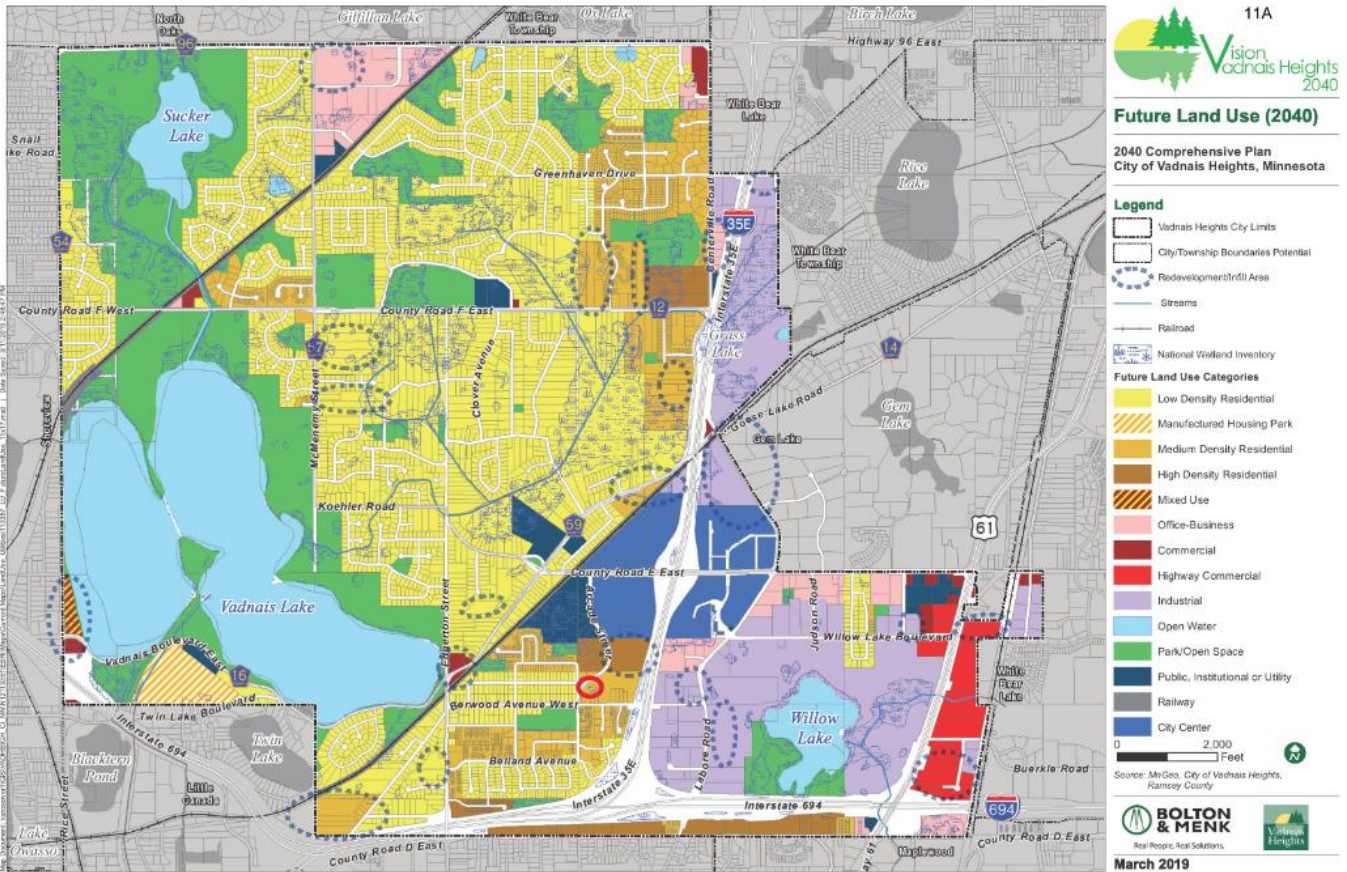
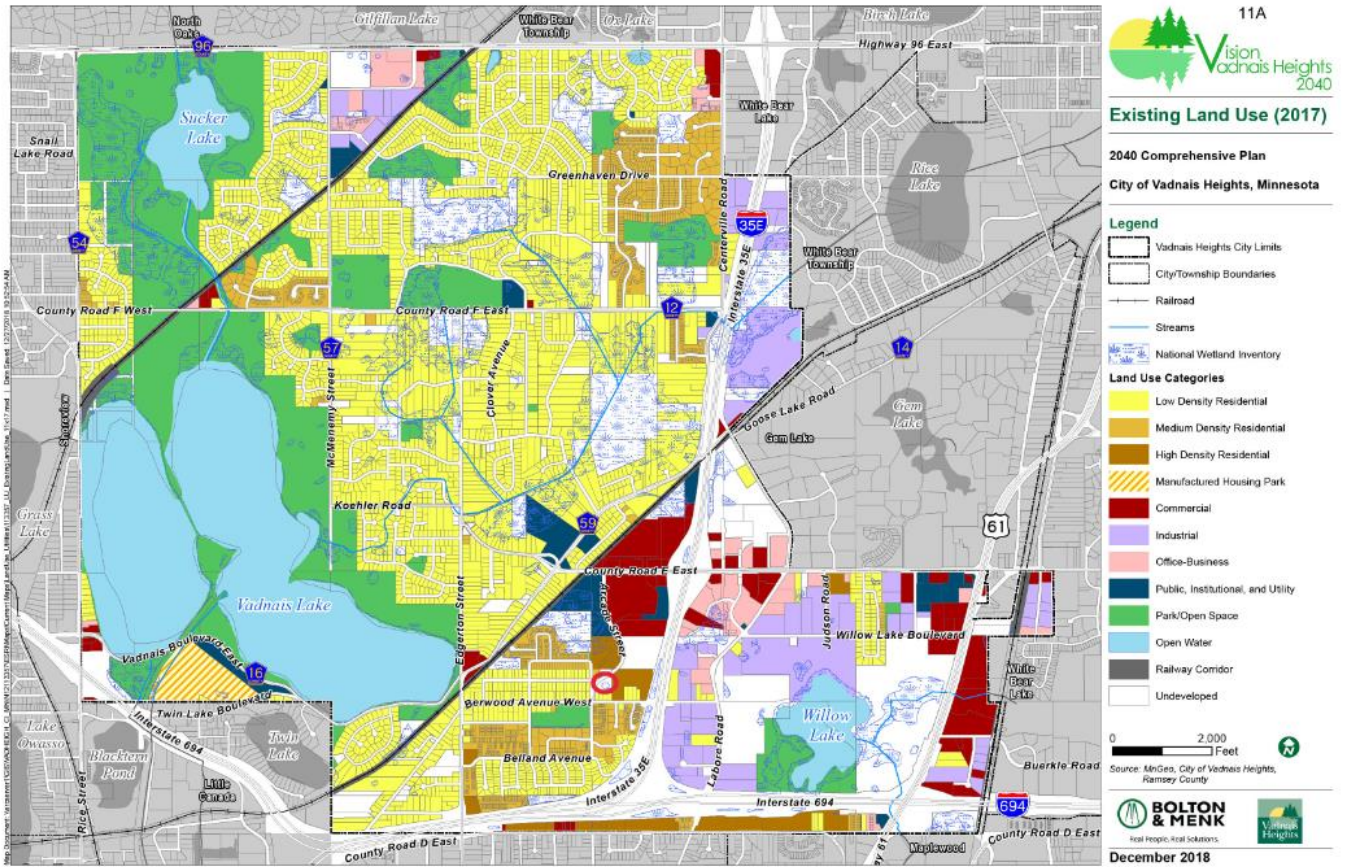


ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center

Alt text: a map showing the City of Vadnais Heights and its Thrive 2040 designation as a Suburban community.

Figure 3. Current and Proposed Land Use Guiding



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Figure 4. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **134 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
High Density Residential	13.35		9		100%		121
Mixed Use	0.60		8		75%		4
City Center	3.20		12		75%		29
Total	17						154

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

