

Business Item

Community Development Committee



Committee Meeting Date: August 5, 2024

For the Metropolitan Council: August 14, 2024

Business Item: 2024-208

City of Ramsey Haviland Fields and Text Amendment Comprehensive Plan Amendment, Review File 21819-6

District(s), Member(s):	District 9, Diego Morales
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:

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 City remains inconsistent with the Housing Policy Plan and maintains its status of "not in good standing" for LCA Programs until the 2040 Plan comes into consistency with regional housing policy. The City needs to reguide additional acres expected to develop in the 2021-2030 decade to a land use with a minimum density of 12 units per acre to accommodate a minimum of 233 additional units.
4. Advise the City to implement the advisory comments in the Review Record for Transportation, Forecasts, and Water Supply.

Background

The City submitted the Haviland Fields and Text comprehensive plan amendment on May 30, 2024. The City submitted supplemental information to support the amendment on July 10, 2024. Prior to submission of this amendment, the City completed an Environmental Assessment Worksheet (EAW) for the project. The Council provided comments on the EAW on August 29, 2023. The amendment proposes to reguide 11.80 acres from High Density Residential and 23.73 acres from Public/Institutional (total acres 35.53) to Mixed Use (High) land use (15-75 u/a; 50% residential). The amendment site is located at 14501 Nowthen Boulevard. This is the City's fifth 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 Ramsey

Haviland Fields and Text Comprehensive Plan Amendment

Review File No. 21819-6, Business Item No. 2024-208

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 fifth comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The City submitted the Haviland Fields and Text comprehensive plan amendment on May 30, 2024. The City submitted supplemental information to support the amendment on July 10, 2024. Prior to submission of this amendment, the City completed an Environmental Assessment Worksheet (EAW) for the project. The Council provided comments on the EAW on August 29, 2023. The amendment proposes to reguide 11.8 acres from High Density Residential and 23.7 acres from Public/Institutional (total acres 35.5) to Mixed Use (High) land use (15-75 u/a; 50% residential). The amendment site is located at 14501 Nowthen Boulevard. This is the City’s fifth amendment to its 2040 Comprehensive Plan.

OVERVIEW

Conformance with Regional Systems

The amendment conforms to the Regional System Plans for Regional Parks and Trails, 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 remains 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](#), Review File No. 21819-1).
- The Council authorized the Lynwood Subdivision amendment on November 10, 2021 ([Business Item 2021-295](#), Review File No. 21819-2). The amendment reguided 27.5 acres from High Density Residential to Medium Density Residential to allow the development of attached townhomes.
- The Council reviewed the Trott Brook Crossing Project EAW on October 28, 2021 (Review



File No. 22692-1). The EAW identified a proposed development on approximately 200.5 acres of land with a proposed project of 275 single-family homes.

- The Council authorized the Establishment of Urban Residential Low Density amendment on June 22, 2022 ([Business Item 2022-128](#), Review File No. 21819-3). The amendment reguided 228 gross acres from Low Denisty Residential to Urban Residential Low Density to accommodate 347 detached single-family homes.
- The Council administratively reviewed the PACT Charter School amendment on August 8, 2024 (Review File No. 21819-4). The amendment reguided 18 acres from Low Denisty Residential to Public/Institutional to accommodate a second school campus for PACT Charter Schools.
- The Council administratively reviewed the Davis Farms Second Addition/Green Valley Greenhouse amendment on August 30, 2024 (Review File No. 21819-5). The amendment reguided 6 acres from Medium Density Residential to Low Density Residential, and 7 acres of Low Density Residential to Medium Density Residential to accommodate future development.
- The Council reviewed the Haviland Fields EAW on August 29, 2024 (Review File No. 22890-1). The proposed project includes the development of 22 townhomes and three multifamily residential buildings.

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 and Trails, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

Regional Parks and Trails

Reviewer: Colin Kelly, Community Development (CD) – Regional Parks (651-602-1361)

The proposed amendment conforms to the *2040 Regional Parks Policy Plan*. The nearest unit – the Central Anoka County Regional Trail – is approximately 0.9 miles to the south of the proposed land use change. The proposed land use change will not have an impact on the Central Anoka County Regional Trail 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 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: Joseph Widing, Metropolitan Transportation Services (MTS) (651-602-1822)

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

Advisory Comments

The development associated with the amendment should consider the addition of non-motorized facilities along the western side of St Francis Boulevard to improve non-motorized mobility and access to and from the site.

Transit

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

There is no fixed route service or facilities directly at or adjacent to the site. The closest service is located at Anoka Station, with park-and-ride access to Northstar Commuter Rail and Suburban Local Route 805.

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 proposed amendment is consistent with regional policy. The City offers that the amendment does not affect the communitywide forecast. Council staff agree, in part. The expected development amounts to one-quarter of the current decade growth forecasted in the City of Ramsey. The current, approved forecast accommodates the expected development. However, Met Council staff will need to adjust Transportation Analysis Zone allocations for Ramsey.

Advisory Comments

The development proposal includes 460 housing units, mainly multifamily apartments. Transportation Analysis Zone allocations for Ramsey will need adjustment. The Haviland Fields site is the southern end of TAZ #54. The City anticipated minimal growth in this area. The 2040 Plan expects TAZ #54 to gain 12 households and no population during 2020-2040. Met Council staff will add +450 households and +1,000 population to TAZ #54. The same amounts will be debited from the remainder of Ramsey; communitywide totals will be unchanged.

Table 1. Metropolitan Council City of Ramsey Forecasts

Category	Census 2020	Current Approved Forecast		
		2020	2030	2040
Population	27,646	27,550	33,350	39,150
Households	9,591	9,600	11,500	13,500
Employment	6,337	6,900	7,800	8,400

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. Prior to submission of this amendment, the City completed an Environmental Assessment Worksheet (EAW) for the project. The Council provided comments on the EAW on August 29, 2023.

The amendment proposes to reguide 11.8 acres from High Density Residential and 23.7 acres from Public/Institutional (total acres 35.5) to Mixed Use (High) land use (15-75 u/a; 50% residential). The amendment site is located at 14501 Nowthen Boulevard (see Figure 2). The purpose of the amendment is to accommodate two new multi-family buildings, including 20 townhome units – totaling 460 units. The planned density of the proposed development is 25.8 units per acre.

The City submitted supplemental information to support the amendment on July 10, 2024. The supplemental information added Institutional and Public uses into the Mixed Use land use category.

Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at overall average densities of at least three units per acre. The amendment increases the City's planned residential density from 2.9 units per acre to 3.1 units per acre (Table



2). The City’s planned density exceeds the minimum density (3 units per acre) expected of Emerging Suburban Edge communities.

Table 2. Planned Residential Density, City of Ramsey

Category	2018-2040 Change				
	Min	Density Max	Net Acres	Min Units	Max Units
Urban Residential Low	1.5	4	160.5	241	642
Low Density Residential	3	4	918.4	2,755	3,674
Medium Density Residential	4	6	78.1	312	469
Mixed Use*	5	75	33.0	165	2,471
Mixed Use (High)*	15	75	17.8	266	1,332
	TOTALS		1,207.8	3,740	8,588
			Overall Density	3.1	7.1

*50% residential

Housing

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

With the proposed amendment, the Plan remains inconsistent with the Council’s *Housing Policy Plan* (HPP). The proposed amendment does not impact the City’s inventory of land guided to support the development of low- and moderate-income housing. As of this amendment, the Plan guides approximately 56 acres of higher density residential land such that at least 266 units could be built.

The Plan does not provide 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. Ramsey is a current participant in LCA, but has no current outstanding awards to draw down.

Advisory Comments

This proposed amendment will maintain the City’s status of “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 HPP. In order to become consistent with housing policy, the City needs to reguide additional acres expected to develop in the 2021-2030 decade to a land use with a minimum density of 12 units per acre to accommodate a minimum of 233 additional units.

Water Supply

Reviewer: John Clark, MCES – Water Resources (651-602-1452)

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

Advisory Comments

This amendment submittal states that the new development will be served by the existing municipal system. The city and the developers should ensure that the increase in water demand associated with the development is accounted for in the Minnesota Department of Natural Resources (DNR) approved Ramsey Local Water Supply Plan. If changes to the plan are needed, the City should submit a revised plan to the DNR and submit the revised plan as an amendment to the Council.



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

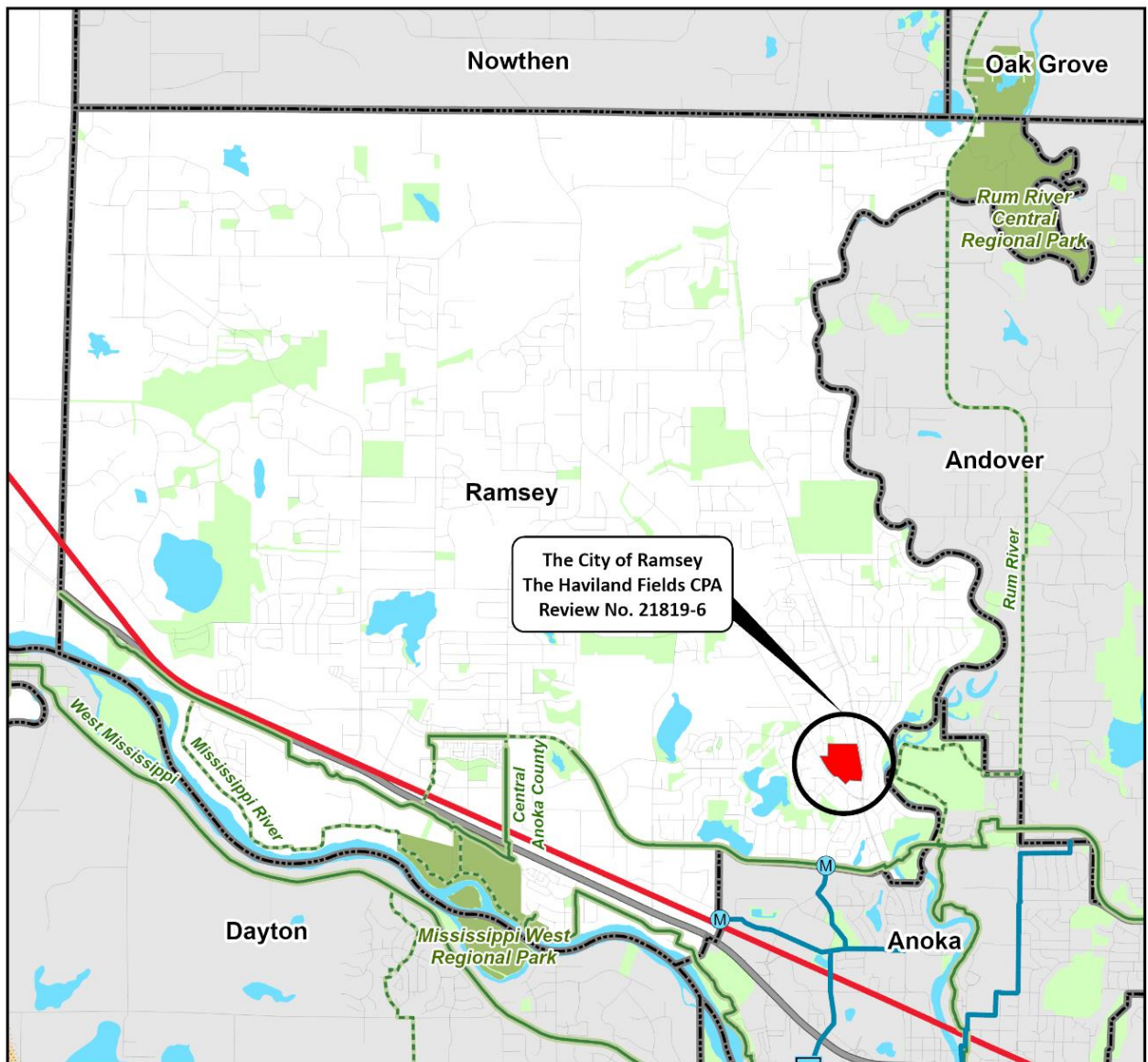
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

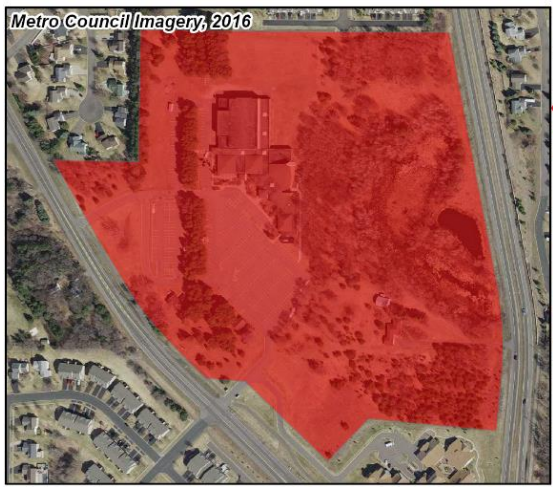
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current and Proposed Land Use Guiding
- Figure 4: Land Guided for Affordable Housing



Figure 1. Location Map Showing Regional Systems



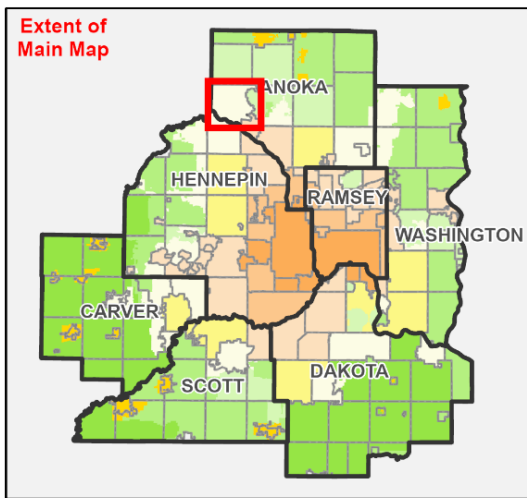
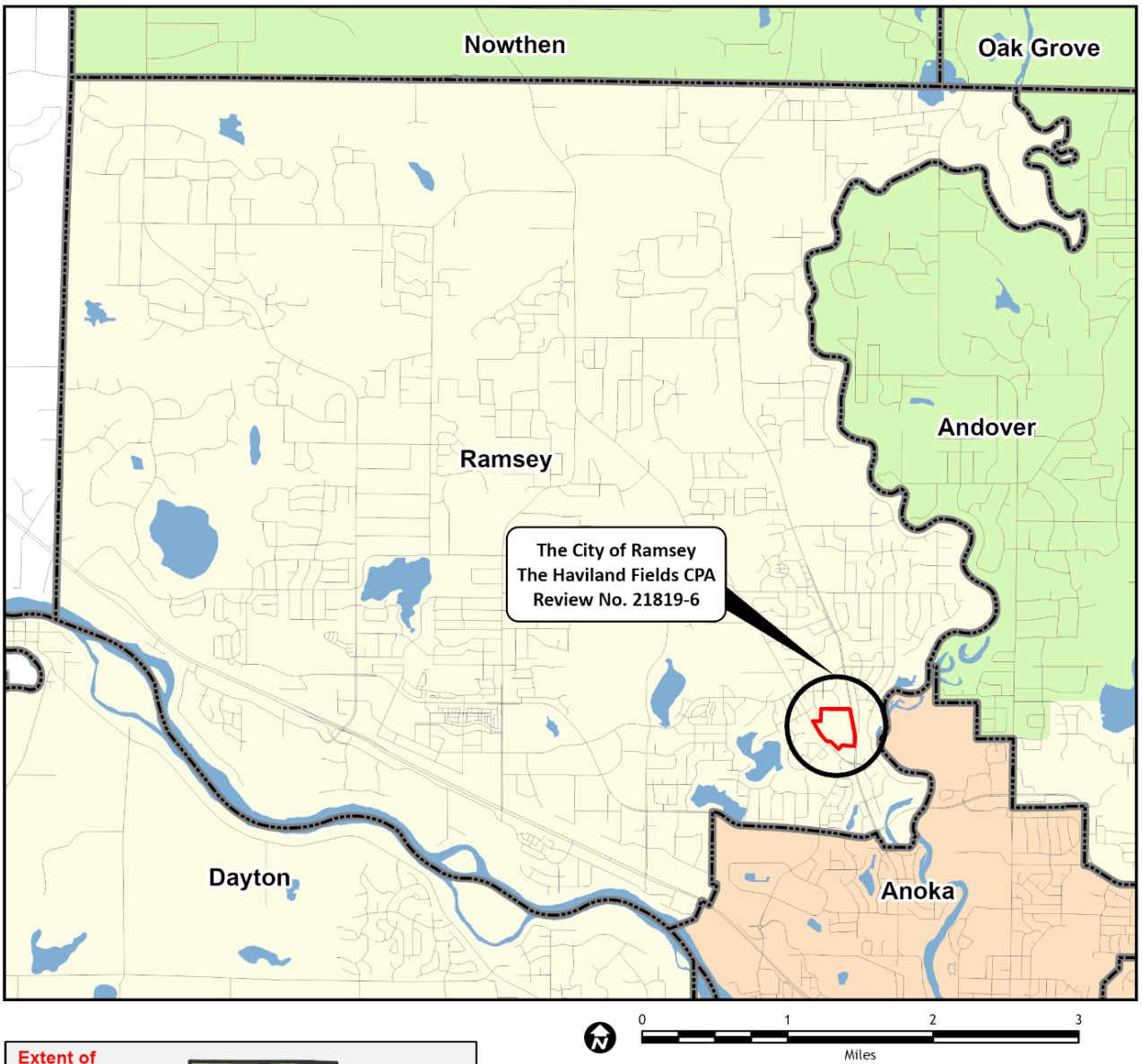
The City of Ramsey
The Haviland Fields CPA
Review No. 21819-6



- Regional Systems**
- Regional Transitways**
- Regional Highway System**
- Regional Parks**
- Regional Trails**

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Figure 2. Location Map Showing Community Designations

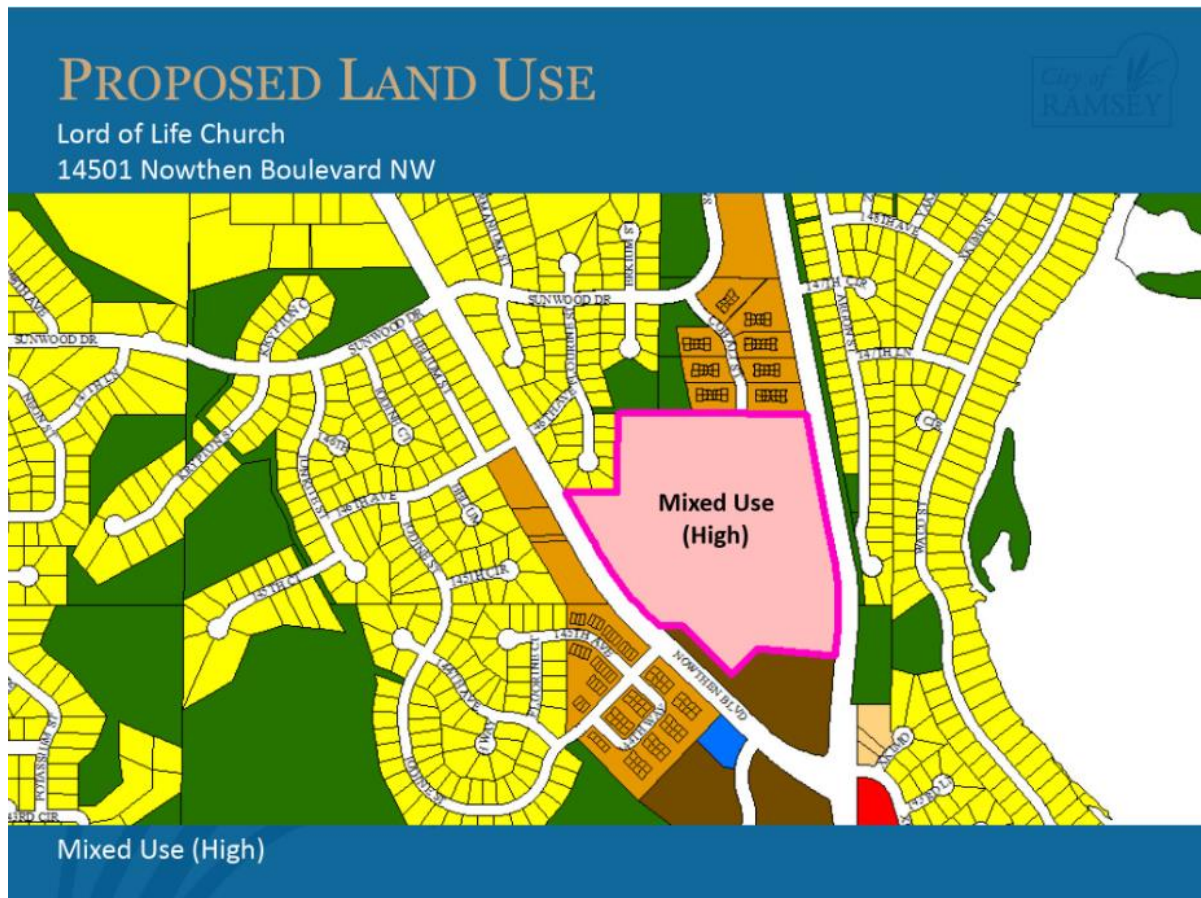
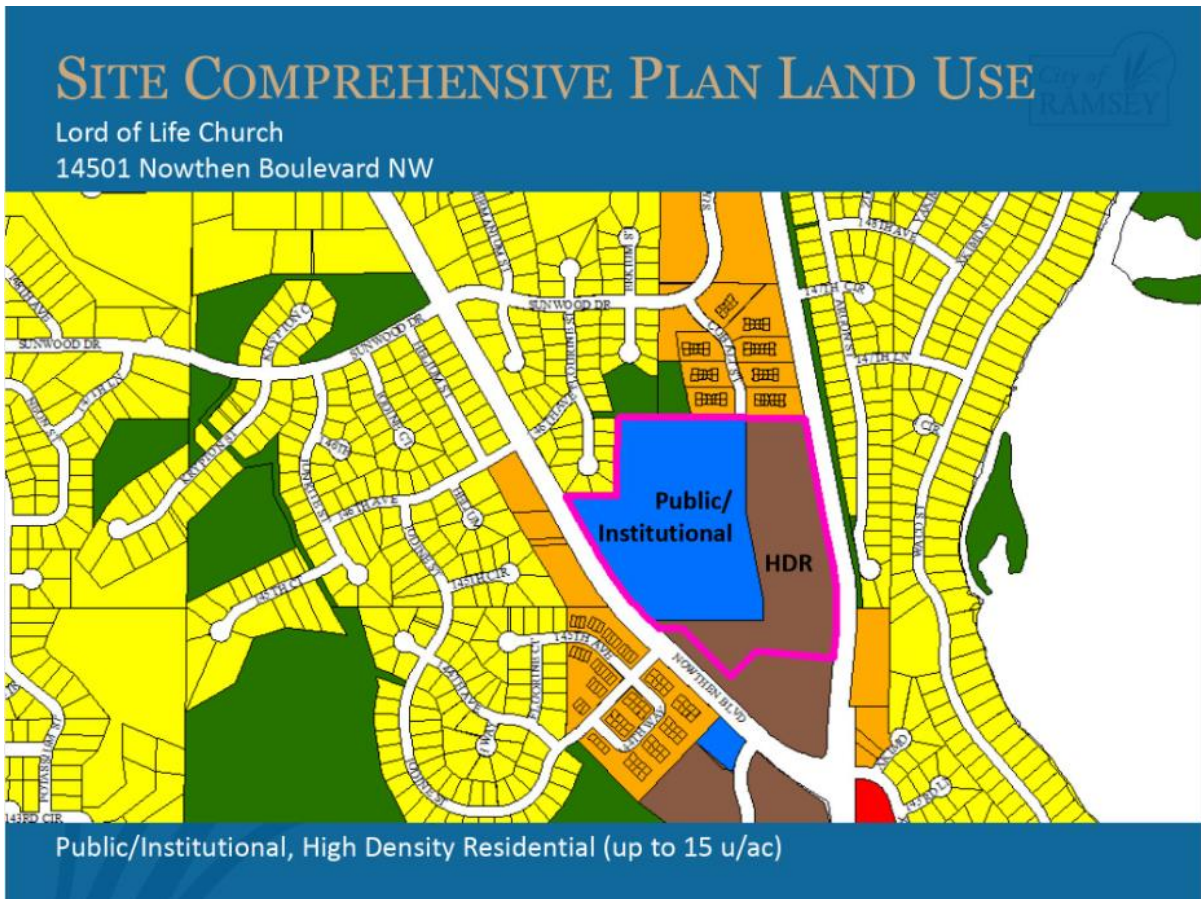


ThriveMSP 2040 Community Designations

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



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

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

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)**

