

Business Item

Community Development Committee



Committee Meeting Date: September 16, 2024

For the Metropolitan Council: September 25, 2024

Business Item: 2024-257

City of Ramsey – Low Density Residential Text Amendment Comprehensive Plan Amendment, Review File 21819-7

District(s), Member(s):	District 9, Diego Morales
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Emma Dvorak, Senior Planner (651-602-1399) 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. Advise the City to implement the advisory comments in the Review Record for Land Use.

Background

The City submitted the Low Density Residential Text Amendment comprehensive plan amendment on August 19, 2024. The amendment redefines the Low-Density Residential (LDR) Land Use category from 3.00-4.00 units per acre to 2.25-4.00 units per acre. The amendment affects all areas guided LDR in the 2040 Comprehensive Plan. The purpose of this amendment is to accommodate future development. This is the City's sixth 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

Low Density Residential Text Comprehensive Plan Amendment

Review File No. 21819-7, Business Item No. 2024-257

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.

REQUEST SUMMARY

The City submitted the Low Density Residential Text Amendment comprehensive plan amendment on August 19, 2024. The amendment proposes to redefine the Low-Density Residential (LDR) Land Use category from 3.00-4.00 units per acre to 2.25-4.00 units per acre. The amendment affects all areas guided LDR in the 2040 Comprehensive Plan. The purpose of this amendment is to accommodate future development.

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 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.
- The Council authorized the Haviland Fields amendment on August 14, 2024 ([Business Item 2024-208](#), Review File No. 21819-6). The amendment proposed 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)

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. The comprehensive plan acknowledges the regional parks system facilities.

Wastewater Service

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

The proposed amendment satisfies the Met Council’s current policy for overall minimum sewered residential density, thereby not departing from, nor impacting the Regional Wastewater System. The amendment redefines the density range for the City’s Low Density Residential (LDR) land use category in which the lower density range decreases from 3 units per acre to 2.25 units per acre. This change provides the City the option to create a transition areas in residential development density between the rural area within the City (unsewered), and other higher development densities within the low density residential developments (sewered). Based on the City’s Land Use Plan, and using the new proposed lower residential density within the LDR category, and the acreages for future development, the overall city-wide future residential development density is 3.4 units per acre, as described in more detail in the Land Use section of this report. This conforms to the 2040 Water Resources Policy Plan’s policy for overall minimum sewered residential density, thereby not departing from, nor impacting the Regional Wastewater System.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply.



Forecasts

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

The proposed amendment is consistent with regional policy. Council staff find that there is sufficient land supply in the City’s Plan such that Ramsey will continue to accommodate forecasted growth. No forecast adjustment is needed at this time. The current approved forecasts for the city are shown in Table 1 for reference.

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: Emma Dvorak, CD – Local Planning Assistance, (651-602-1399)

The proposed amendment is consistent with *Thrive MSP 2040* (Thrive). Thrive identifies the City as an Emerging Suburban Edge Community, and directs those communities to plan for a minimum average density of at least 3 units per acre.

The amendment proposes to redefine the Low-Density Residential (LDR) land use category by lowering the minimum allowable density, changing the allowable density range from 3.00-4.00 units per acre to 2.25-4.00 units per acre. The purpose of the amendment is to accommodate future development. The amendment affects all areas guided LDR in the 2040 Comprehensive Plan (see Figure 2). Some of these areas are already developed, but the remaining 918.4 acres would be most affected by this change. As shown in Table 2 below (proposed changes are underlined), the net minimum density for the community will be reduced from 3.7 to 3.4, including the credit for development via Plat Monitoring Program data. As shown in the PMP data, the City has a history of developing above the minimum density requirement, with an overall average developed density of 4.4 units per acre.

Table 2. Planned Residential Density, City of Ramsey

Category	Density		Net Acres	Min Units	Max Units
	Min	Max			
Urban Residential Low	1.5	4	160.5	241	642
Low Density Residential	<u>2.25</u>	4	918.4	<u>2,067</u>	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
*50% residential	TOTALS		1,207.8	3,051	8,588
	Overall Planned Density			2.5	7.1
	Plat Monitoring Program (PMP)		1,044	4,637	
	Total Plat Monitoring and PMP		2,252	7,688	
	Overall Density with PMP			3.4	

Advisory Comments

With the inclusion of data from the Plat Monitoring Program, the City remains consistent in meeting overall average net density requirements of 3.0 units per acre for the Emerging Suburban Edge Community Designation. Met Council staff encourage the City to increase densities for its planned land use to ensure a degree of flexibility in remaining consistent with regional land use policy.

Housing

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



The amendment is consistent with the Council's *Housing Policy Plan*. There are no changes to LGAH related residential land uses (land use with minimum 8 units/acre) and therefore the amendment does not inhibit Ramsey from implementing their housing element nor from promoting sufficient land to address their share of the region's affordable housing need for 2021-2030.

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.

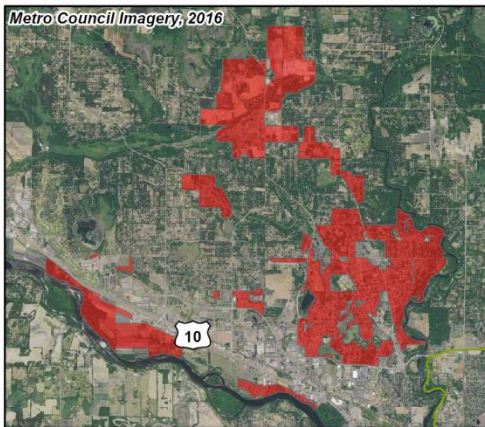
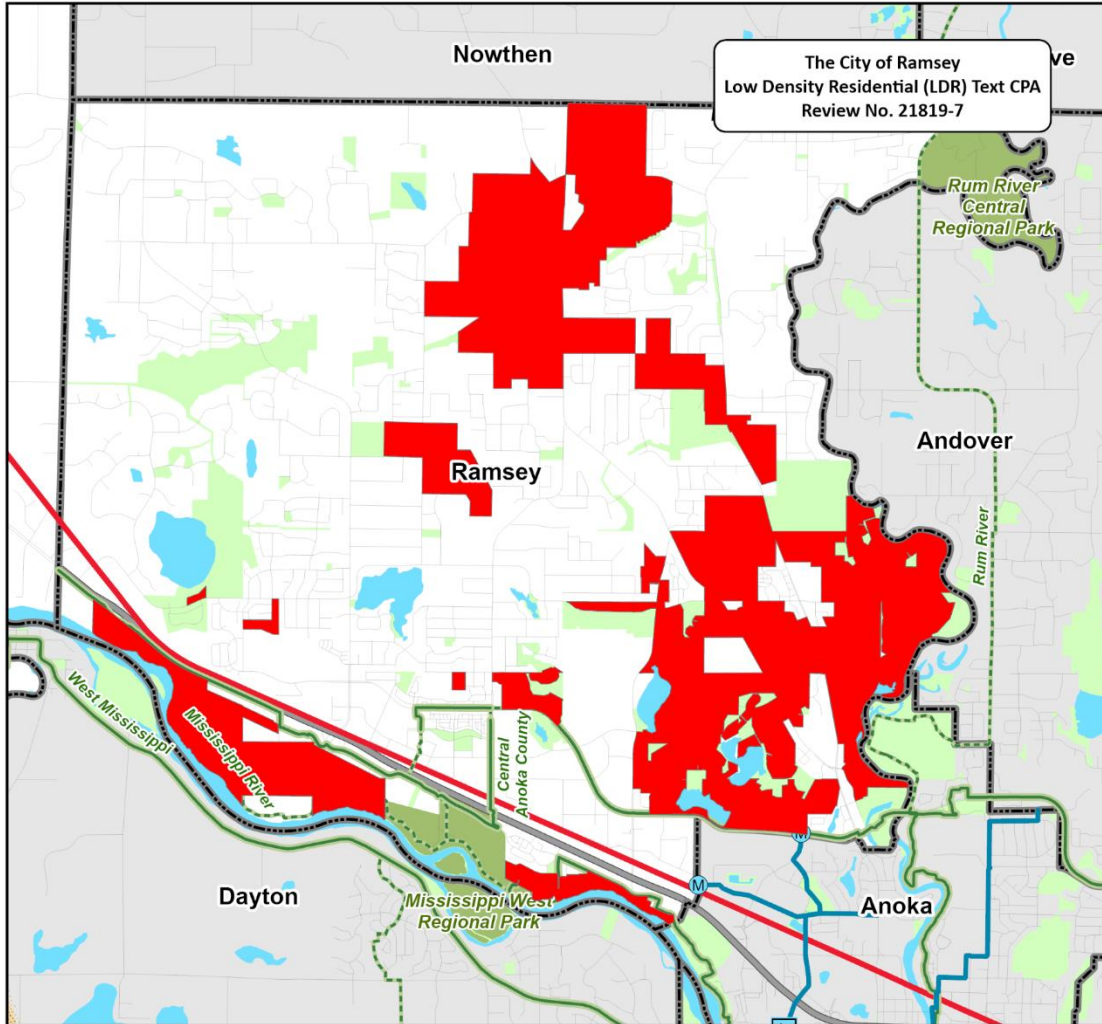
ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Land Use Guiding



Figure 1. Location Map Showing Regional Systems

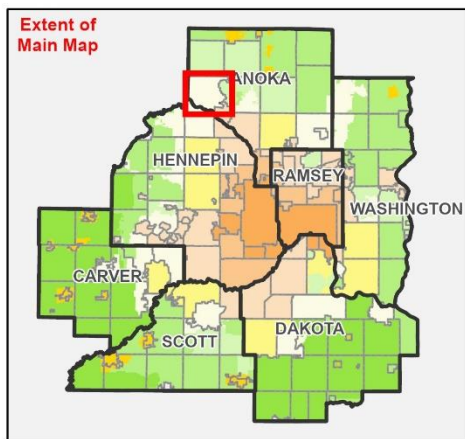
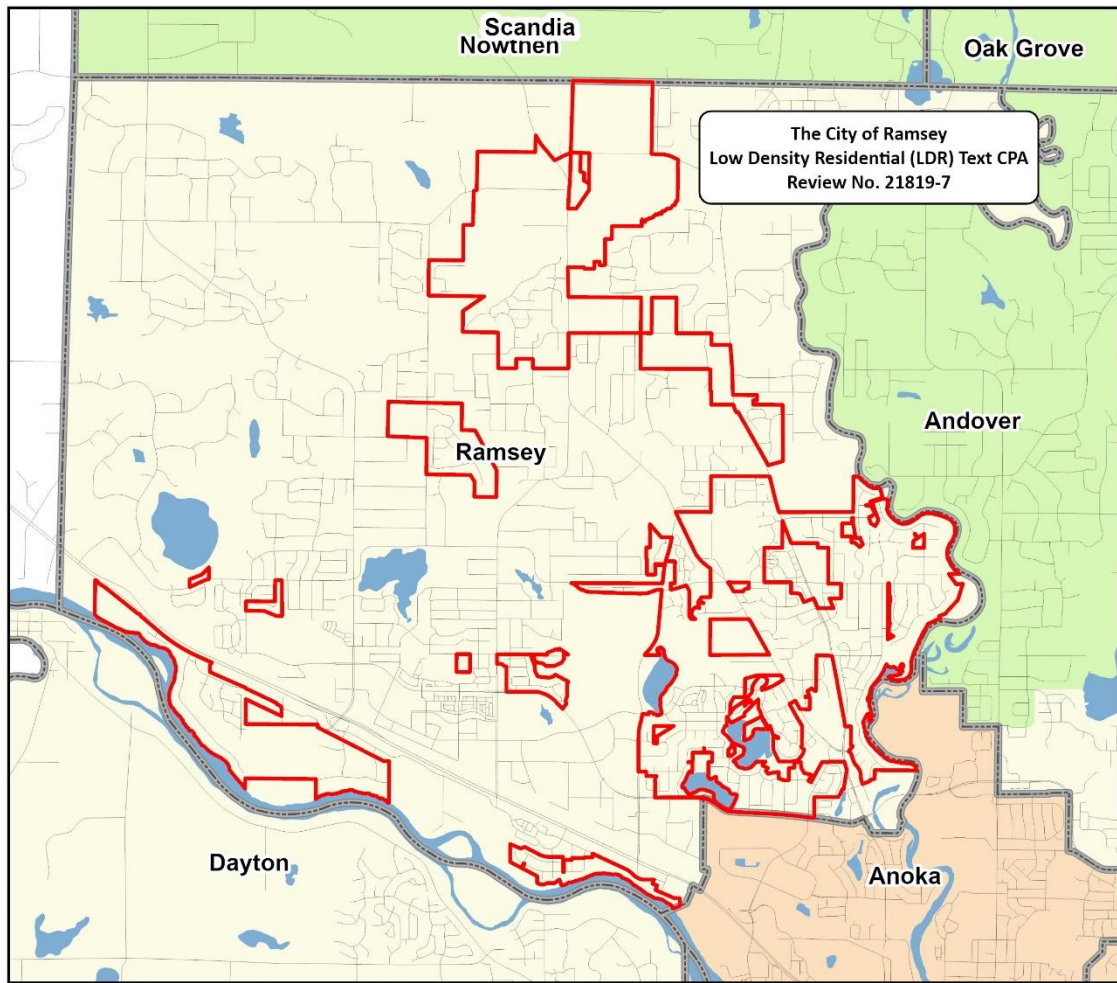
Insert figure here. Be sure to add alternative text describing the map in the map in the properties dialog



- Regional Systems**
- Regional Transitways**
 - Existing
 - Planned Current Revenue Scenario
 - Potential Increased Revenue Scenario
- Wastewater Treatment**
 - 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

Figure 2. Location Map Showing Community Designations

Insert figure here. Be sure to add alternative text describing the map in the map in the properties dialog



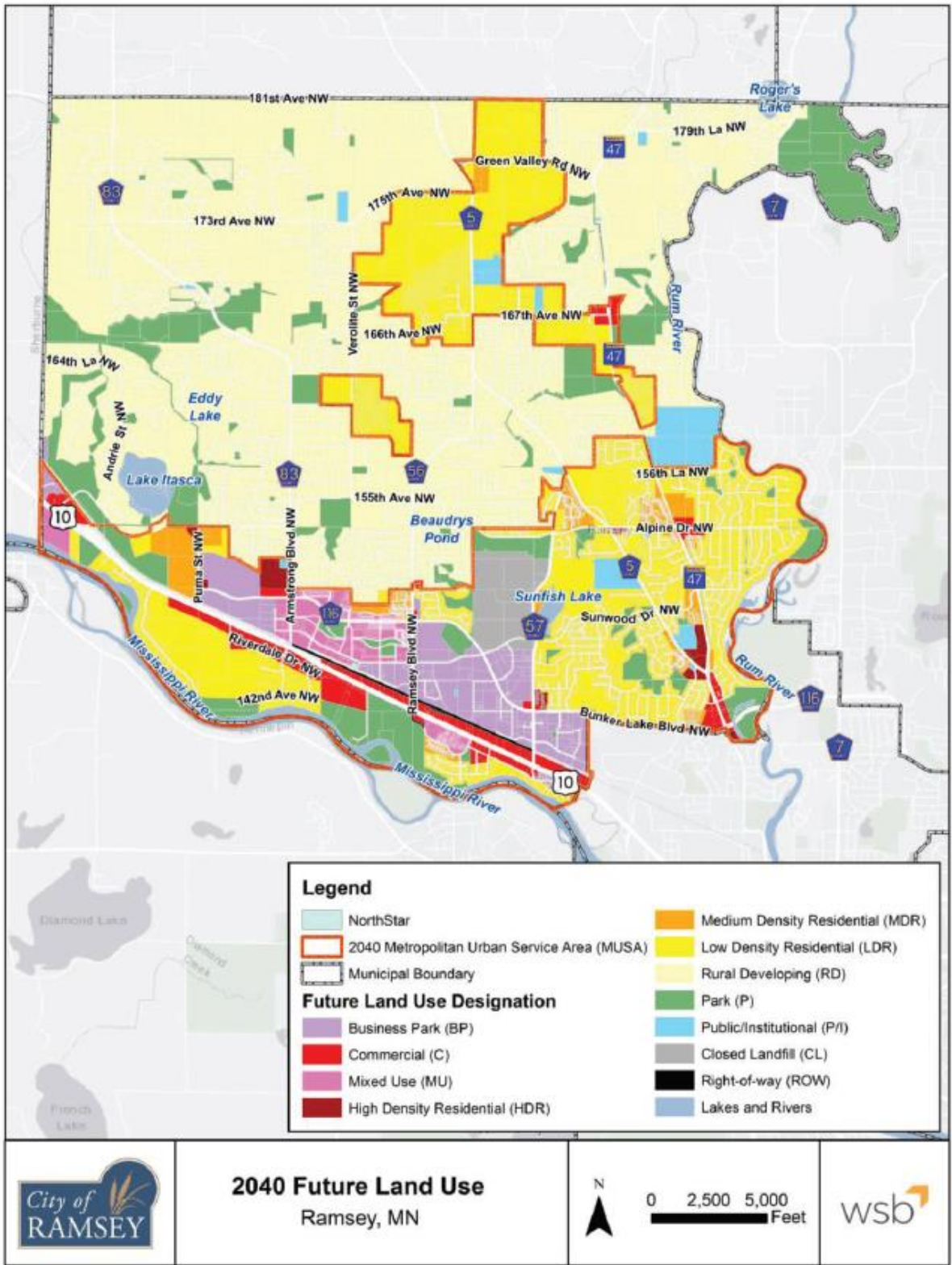
ThriveMSP 2040 Community Designations

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



Metropolitan Council

Figure 3. Land Use Guiding



2040 Future Land Use
Ramsey, MN



0 2,500 5,000 Feet

