

Business Item

Community Development Committee



Committee Meeting Date: March 17, 2025

For the Metropolitan Council: March 26, 2025

Business Item: 2025-77

City Of Coon Rapids Low Density Residential and Very Low Density Residential Text Amendment Comprehensive Plan Amendment, Review File 21880-9

District(s), Member(s):	District 9, Diego Morales
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Eric Wojchik, Principal Reviewer, 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 Coon Rapids 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 Wastewater, Transportation, and Land Use.

Background

The City of Coon Rapids submitted the Low Density Residential and Very Low Density Residential Text Comprehensive Plan Amendment on January 30, 2025. The City submitted supplemental information regarding forecasts on February 12, 2025. The amendment proposes to amend the density range of the Low Density Residential (LDR) land use category from 3-5 units per acre to 2.25-5 units per acre. This change affects 476.59 acres within the Low-Density Residential land use category. The text amendment also creates a new land use entitled Very Low Density Residential (VLDR) with a density of 1 unit per acre – 2.25 units per acre (no acres are allocated to this new designation). This is the City's eighth 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. The purpose of the amendment is to allow for flexibility in the LDR so that certain developments can proceed where site constraints exist.

Funding

None.



REVIEW RECORD

City of Coon Rapids

Low Density Residential and Very Low Density Residential Text Comprehensive Plan Amendment

Review File No. 21880-9, Business Item No. 2025-77

BACKGROUND

The City of Coon Rapids is located in southwestern Anoka County, bordered by Andover to the north, Anoka to the northwest, Fridley to the southwest, Spring Lake Park to the southeast, and Blaine to the east.

Thrive MSP 2040 (Thrive) designates Coon Rapids with an “Suburban” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 64,800 to 72,100 population and 25,500 to 29,300 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 27,100 to 30,900 jobs.

The Metropolitan Council reviewed the City of Coon Rapids 2040 Comprehensive Plan ([Business Item No. 2019-293 JT](#)), Review File No. 21880-1) on November 13, 2019. This is the eighth comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment proposes to amend the density range of the Low Density Residential (LDR) land use category from 3-5 units per acre to 2.25-5 units per acre. This change affects 476.59 acres within the Low Density Residential land use category. The text amendment also creates a new land use entitled Very Low Density Residential (VLDR) with a density of 1 unit per acre – 2.25 units per acre (no acres are allocated to this new designation). This is the City’s eighth amendment to its 2040 Comprehensive Plan. The purpose of the amendment is to allow for flexibility in the LDR and VLDR so that certain developments can proceed where site constraints exist.

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 November 13, 2019 ([Business Item No. 2019-293 JT](#)), Review File No. 21880-1).
- The Council administratively reviewed the Shamrock CPA amendment on August 13, 2020 (Review File No. 21880-2). The amendment reguided 6.5 acres from General Commercial to Commercial Mixed Use located along Highway 10, Goldenrod Street, and 102nd Avenue.
- The Council administratively reviewed the Robinson Drive Development CPA on June 16, 2021 (Review File No. 21880-3). The amendment reguided 2.63 acres from Commercial



Mixed Use to Moderate Density Residential located on Robinson Drive south of Hanson Boulevard. The purpose of the amendment is to accommodate a 12-15 unit townhome project.

- The Council administratively reviewed the Brookside Construction CPA on June 16, 2021 (Review File No. 21880-4). The amendment reguided 1.96 acres from Institutional to Moderate Density Residential located at 12691 Hanson Boulevard. The purpose of the amendment is to accommodate 10-12 townhome units.
- The Council administratively reviewed the SMC Real Estate CPA on August 16, 2021 (Review File No. 21880-5). The amendment reguided 1 acre from Commercial Mixed Use and 0.81 acres from Low Density Residential (a total of 1.81 acres) to Moderate Density Residential located on Coon Rapids Boulevard, west of Egret Boulevard.
- The Council administratively reviewed the PCTHS Building Co. CPA on September 8, 2021 (Review File No. 21880-6.) The amendment reguided 5.56 acres from Commercial Mixed Use to Institutional located adjacent to Highway 10, the post office, and an apartment building. The purpose of the amendment was to allow for the redevelopment of the existing office building to a charter high school.
- The Council administratively reviewed the NorBella Senior Living CPA on March 30, 2023 (Review File No. 21880-7). The amendment reguided 6.36 acres from Commercial to Commercial Mixed Use located north of 124th Avenue NW, west of Highway 10, and south of Main Street NW. The purpose of the amendment is to accommodate the development of a senior housing project consisting of 24 assisted-living and 16 memory care units.
- The Council administratively reviewed the Hidden Creek Woods 2nd Addition CPA on January 14, 2025 (Review File No. 21880-8). The amendment reguided 3.39 acres from High Density Residential to Moderate Density Residential located at 1210 117th Lane Northwest. The purpose of the amendment was to build a 20-unit townhome and multi-family residential development.

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 (RPPP)*. The proposed text amendment to the Low Density Residential land use category and the proposed creation of a new Very Low Density Residential land use category will not impact the Regional Parks and Trails System.

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

amendment is being driven by a proposed text amendment to the Low Density Residential (LDR) land use to reduce the minimum density of this land use from 3 – 5 dwelling units per acre to 2.25 – 5 dwelling units per acre, affecting 476.59 acres. The text amendment also creates a new land use category entitled Very Low Density Residential (VLDR) with a density of 1 – 2.25 dwelling units per acre, with no acres allocated at this time.

The proposed Low Density Residential (LDR) Land Use density reduction from 3 – 5 dwelling units per acre to 2.25 – 5 dwelling units per acre does not represent an impact to or departure from the Metropolitan Disposal System.

Advisory Comments

The proposed addition of a new land use category entitled Very Low Density Residential (VLDR) with a density of 1 – 2.25 dwelling units per acre will require the submittal and approval of a Comprehensive Plan Amendment before assignment of this land use category to any acreage. The City should note that the Council will review the City’s overall planned density at the time of any proposed additions to this category to ensure conformance with regional system plans and required minimum densities.

Transportation

Reviewer: Joe Widing, Metropolitan Transportation Services (MTS) (651-602-1822)

The amendment conforms with the 2040 Transportation Policy Plan (TPP). The text amendment changes will not impact the regional transportation system.

Advisory Comments

This change would not impact the installation of pedestrian and bicycle infrastructure for future single family home developments. This reduction of minimum density for LDR could potentially reduce future traffic generated by low density development in undeveloped areas.

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)

In supplemental correspondence received February 12, 2025, City staff clarified that a forecast adjustment is not requested. Met Council staff agree with the staff assessment. The Plan from 2019 had 2020-2040 forecasted growth of +3,800 households (Table 1). The City’s housing capacity, after being reduced, still accommodates the legacy forecast in the Coon Rapids 2040 Plan. No forecast adjustment is needed at this time.

Table 1. Metropolitan Council City of Coon Rapids Forecasts

Category	Census 2020	Current Approved Forecast		
		2020	2030	2040
Population	63,599	64,800	68,400	72,100
Households	24,518	25,500	27,500	29,300
Employment	23,206	27,100	28,900	30,900

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 change the density range of the Low Density Residential (LDR) land use category from 3-5 units per acre, to 2.25 – 5 units per acre. This change in density range would affect all land in the Low Density Residential land use category, consisting of 476.59 acres (see Figure 4). The text

amendment also creates a new land use category entitled Very Low Density Residential (VLDR) with a density of 1 – 2.25 units per acre (no acres are allocated to this new designation). The purpose of the text amendment is to allow for flexibility in the LDR and the VLDR so that certain developments can proceed where site constraints exist.

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 reduces the City’s planned residential density from 5.8 units per acre to 5.3 units per acre (Table 2). The City’s planned density continues to exceed the minimum density (5 units per acre) expected of Suburban communities.

Advisory Comments

If the City is to add acres to the VLDR land use category, such a change will require submittal and review of a Comprehensive Plan Amendment for authorization from the Metropolitan Council. As noted in the Wastewater section of this report, the Council will review the City’s overall planned density at the time of any proposed additions to this category to ensure conformance with regional system plans and consistency with the Council’s density policy.

Table 2. Planned Residential Density, City of Coon Rapids

Category	2018-2040 Change				
	Min	Density Max	Net Acres	Min Units	Max Units
Very Low Density Residential	1	2.25	0	0	0
Low Density Residential	2.25	5	476.5	1,072	2,382
Moderate Density Residential	5	10	9.8	48	97
High Density Residential	10	50	0	0	0
Mobile Home Residential	5	10	0	0	0
Residential Mixed Use*	10	50	70.0	699	3,497
Residential Mixed Use – TOD*	20	50	10.6	212	530
Commercial Mixed Use**	10	50	214.8	2,147	10,739
TOTALS			781.7	4,178	17,245
Overall Density				5.3	22.0

*70% residential
**30% residential

Housing

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

The amendment is consistent with the Council’s 2040 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 457 units. 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 will be guiding approximately 364 acres of higher density residential land such that at least 1,303 units could be built and has already built 168 units of affordable housing so far this decade.

The proposed amendment reduces the lowest allowed residential density within the Low Density Residential land use area and created a new land use area, Very Low Density Residential. This amendment still allows for the City to implement the housing element of their 2040 Plan and does not directly contribute to their efforts to address its share of the region’s need for affordable housing in the 2021-2030 decade.

The City participates in Livable Communities Act (LCA) programs. In 2018, the City was awarded over \$200,000 in Local Housing Incentive Account (LHIA) funds and received over \$900,000 in TOD Development funds in 2016.



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

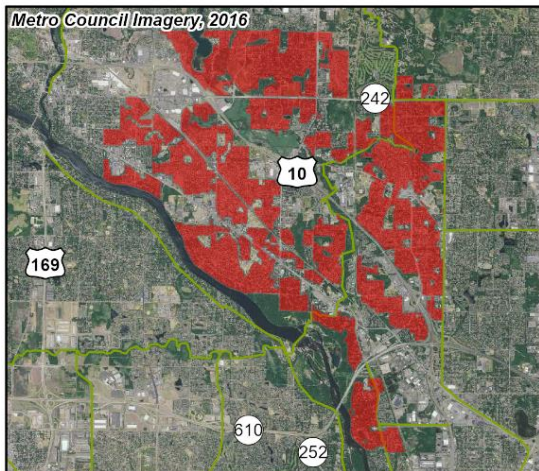
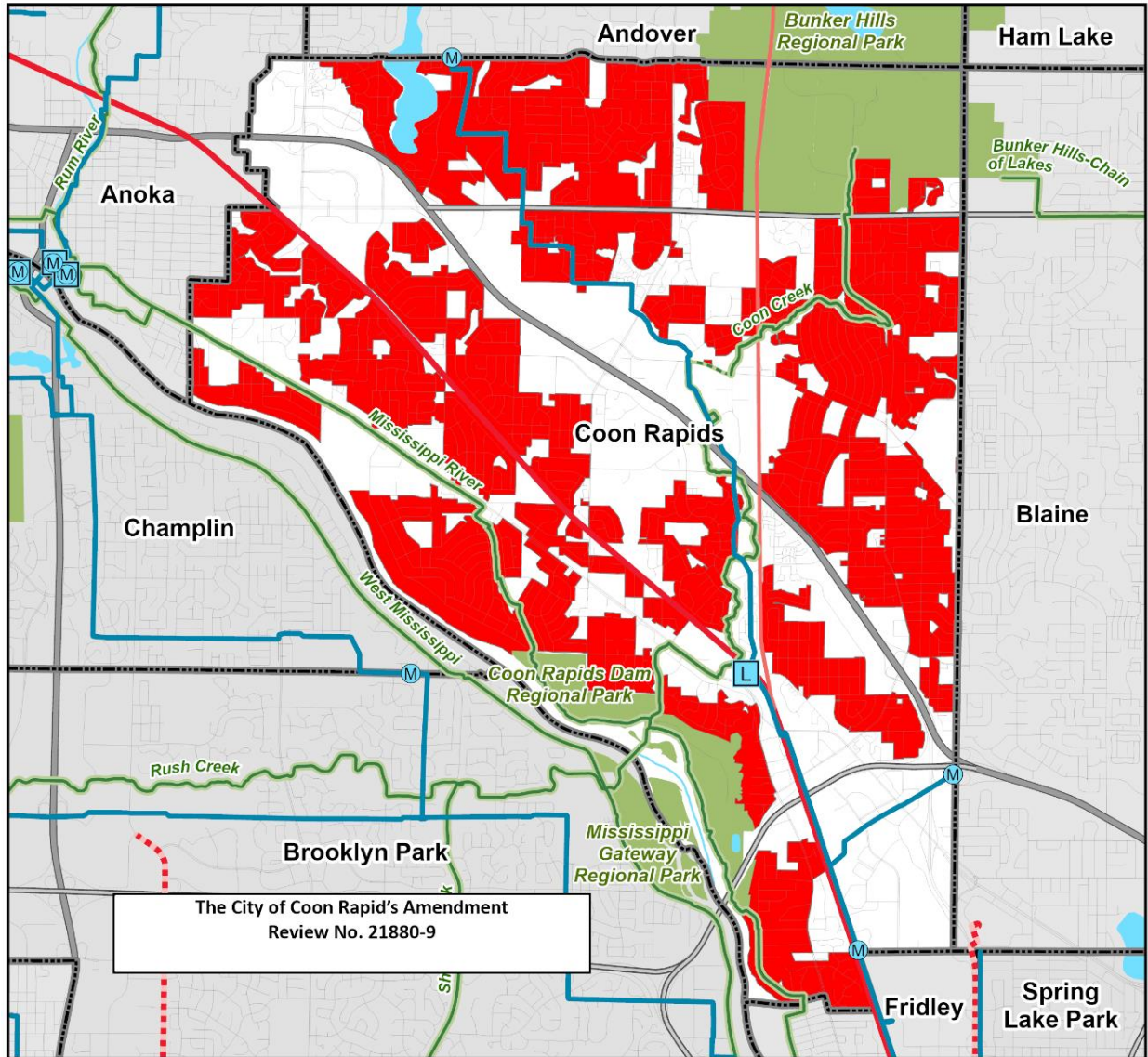
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Existing Land Use Guiding
- Figure 4: Future Land Use Guiding



Figure 1. Location Map Showing Regional Systems



Regional Systems

- Low Density Residential Areas subject to the density range change
- 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

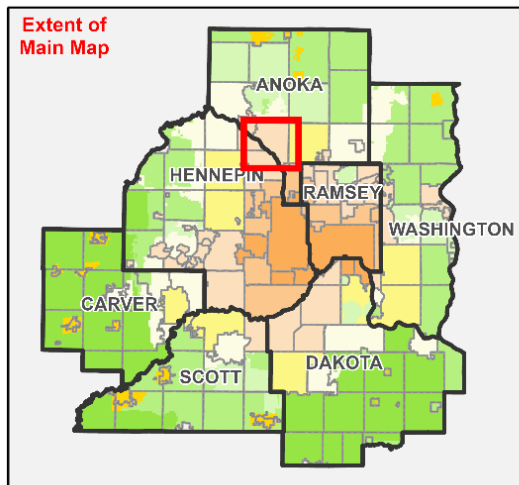
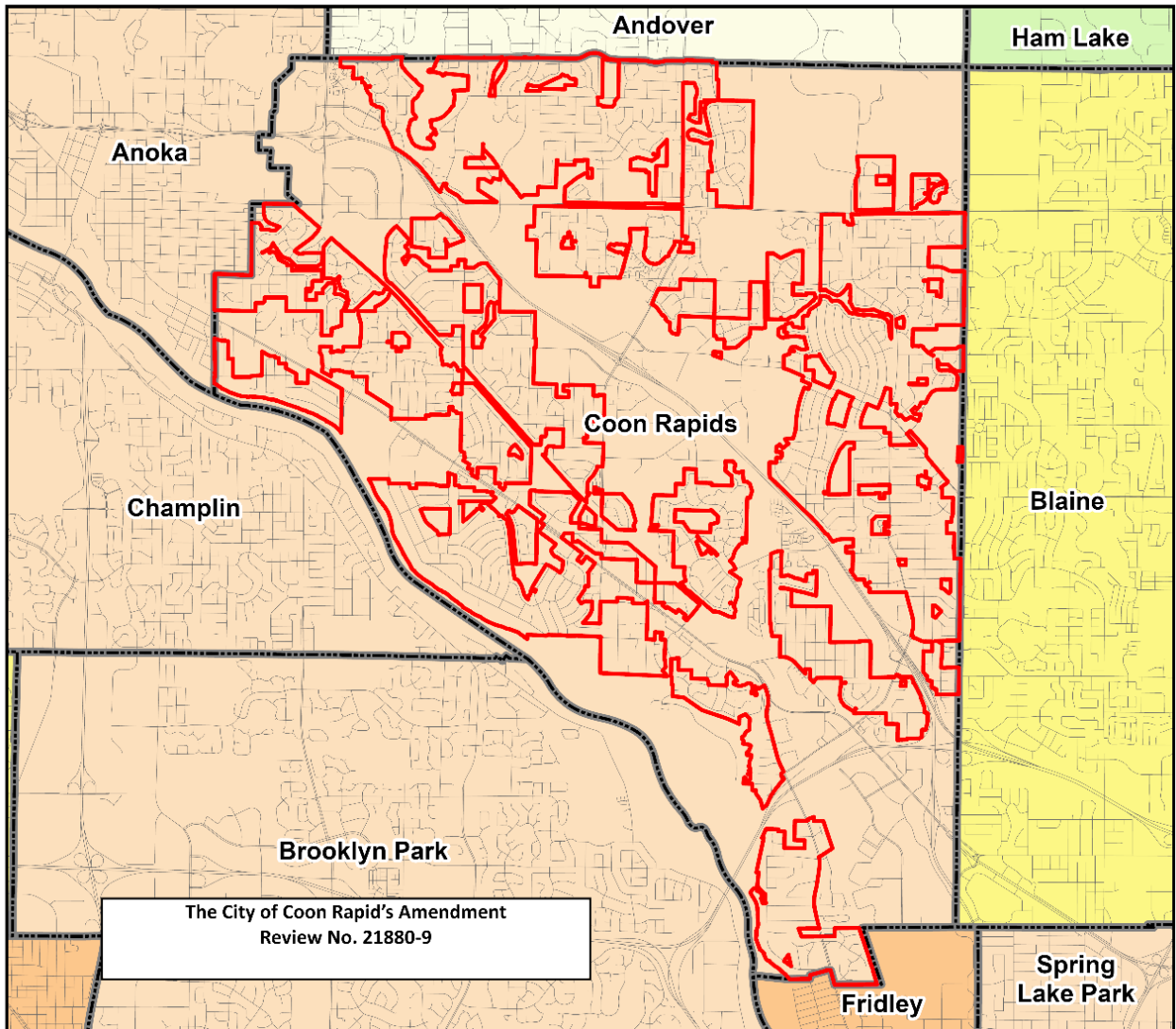
Regional Parks

- 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

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
- Low Density Residential Areas subject to the density range change



Figure 3. Existing Land Use Guiding

MAP 2:2 - Existing Land Use

CITY OF COON RAPIDS

0 0.5 1 2 Miles

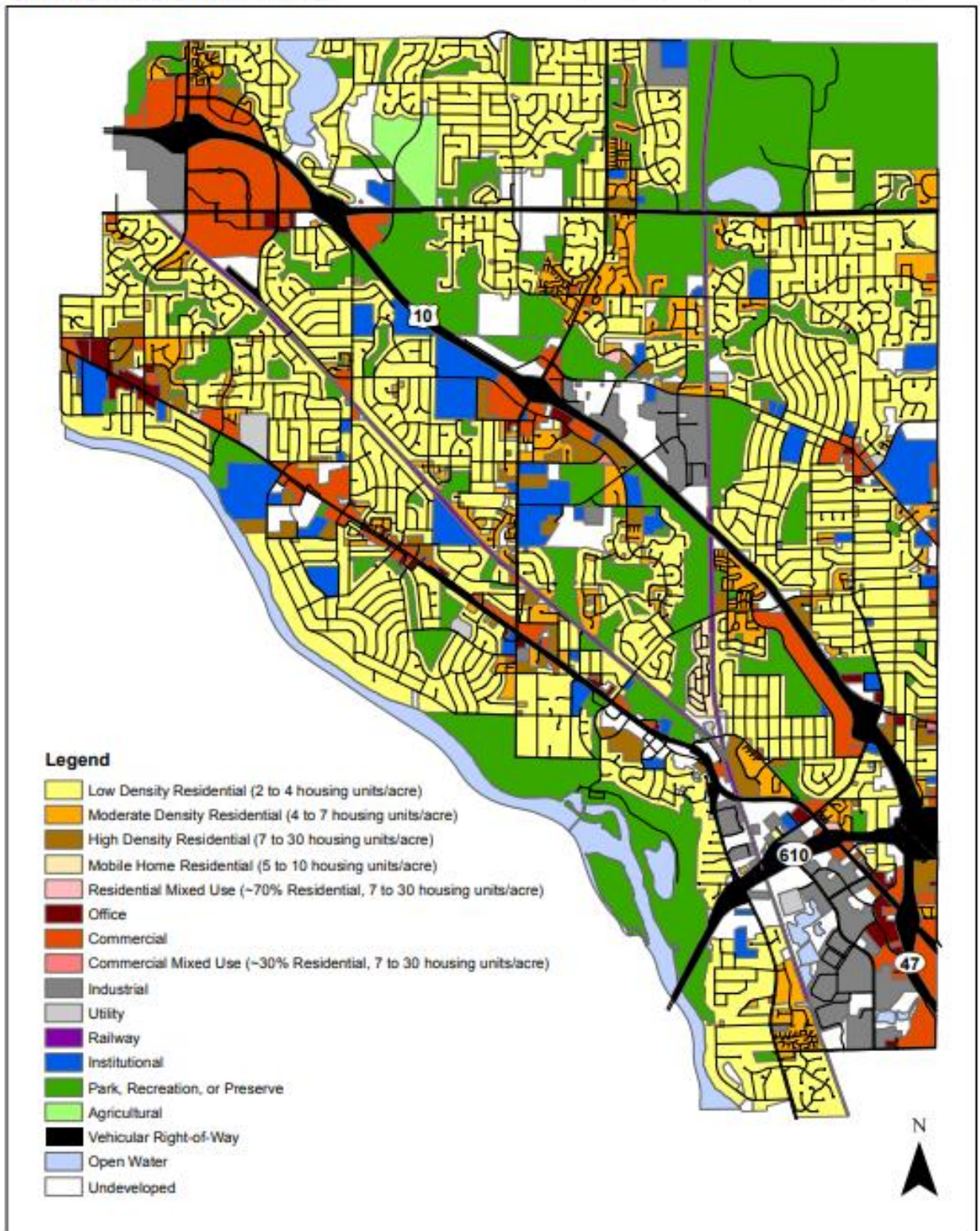
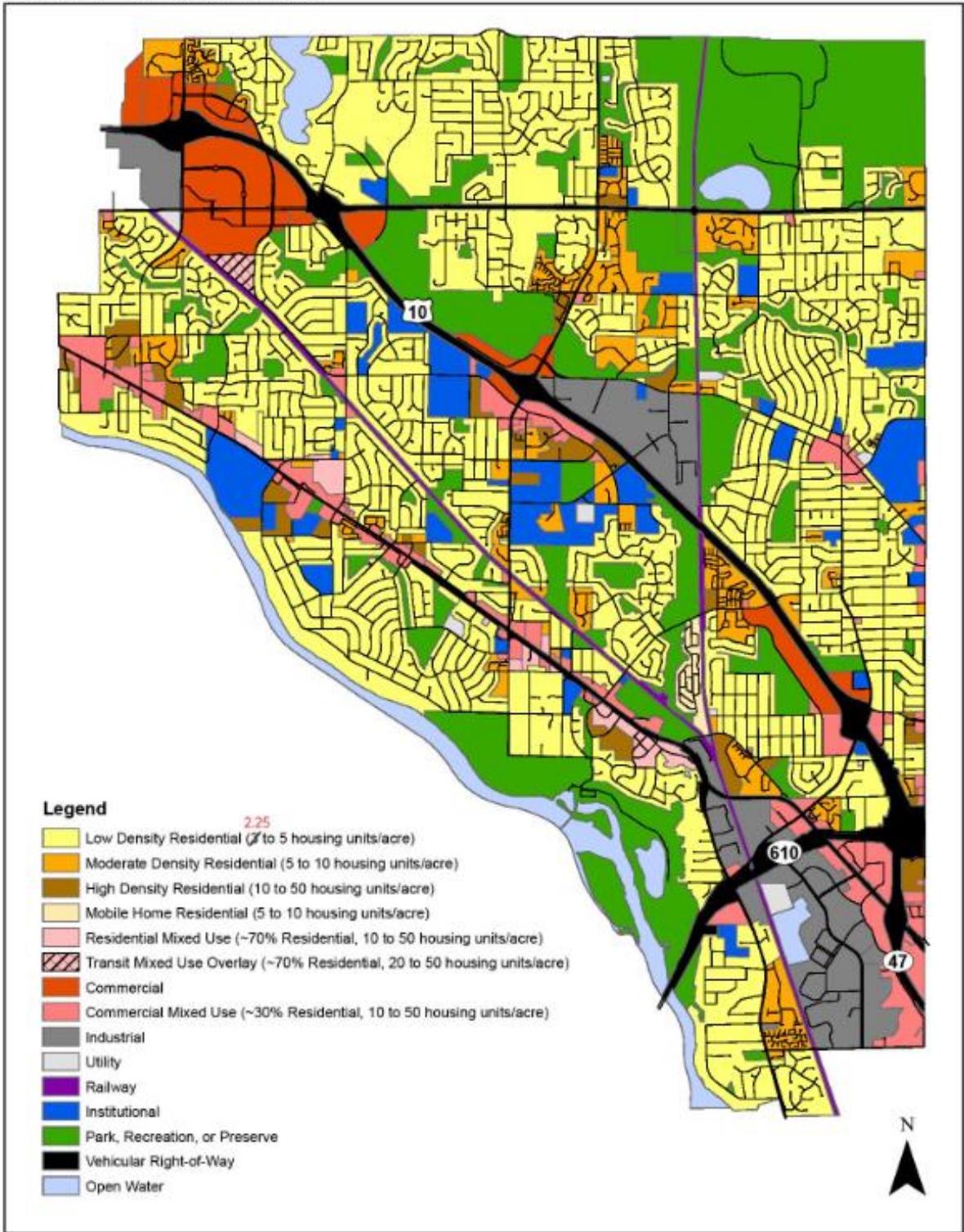


Figure 4. Future Land Use Guiding

MAP 2-6: Future Land Use

CITY OF COON RAPIDS

0 0.5 1 2 Miles



Metropolitan Council