

Community Development Committee

Meeting date: April 1, 2013

For the Metropolitan Council meeting of April 10, 2013

Subject: City of St. Louis Park, Eliot Park Apartments Comprehensive Plan Amendment, Review File No. 20619-5

District, Member: District 6, Council Member Brimeyer

Policy/Legal Reference: Minnesota Statutes Section 473.175

Staff Prepared/Presented: Freya Thamman, Principal Reviewer (651-602-1750)
LisaBeth Barajas, Manager, Local Planning Assistance (651-602-1895)

Division/Department: Community Development / Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of St. Louis Park to put the Eliot Park Apartments comprehensive plan amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts.

Background

The Council reviewed the City's 2030 Comprehensive Plan Update (2009-441, Review File No. 20619-1) on December 9, 2009. This is the fourth CPA since the Update was reviewed.

The proposed CPA is for a 4.27-acre land use change from Civic to High Density Residential (3.78 acres) and Low Density Residential (0.49 acre). A total of 141 units, including two 69-unit apartments and three single-family residential units, are proposed.

Rationale

The proposed CPA conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities, school districts, and affected special districts.

Funding

None.

Known Support / Opposition

There is no known opposition.

City of St. Louis Park - Eliot Park Comprehensive Plan Amendment

Review File No. 204619-5, Council Business Item No. 2013-106

BACKGROUND

The City of St. Louis Park (City) is a first-ring suburban community of approximately 10.5 square miles, located in Hennepin County. It bordered by Minneapolis on the east, Golden Valley and Plymouth on the north, Minnetonka on the west, and Hopkins and Edina on the south (Figure 1).

The *2030 Regional Development Framework* (RDF) identified St. Louis Park as a Developed Community. The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 47,000 to 51,500 people; from 22,000 to 24,000 households; and that employment will grow from 46,200 to 52,500 jobs.

The Council reviewed the City's 2030 Update, Review File No. 20619-1, on December 9, 2009. Since review of the Update, the City has submitted three comprehensive plan amendments (CPAs); all three have met the CPA Administrative Guidelines revised by the Council on July 28, 2010, and were allowed to be placed into effect under those guidelines. This is the City's fourth CPA.

REQUEST SUMMARY

The proposed CPA is for a 4.27-acre land use change from Civic to High Density Residential (3.78 acres) and Low Density Residential (0.49 acre). A total of 141 units, including two 69-unit apartments and three single-family residential units, are proposed. The CPA site is located at 6720 and 6800 Cedar Lake Road (Figure 2).

OVERVIEW

Conformance with Regional Systems

The CPA 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 CPA is consistent with the Council's RDF, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The CPA 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 City's Update on December 9, 2009 (Review No. 20619-1).
- The following CPAs (Review File No. 20619-2, 3, and 4) have been administratively approved by the Council:
 - *Galaxy Drive-In Parking Lot Expansion CPA* on March 8, 2010
 - *Three Sites CPA* on April 6, 2010 to re-guide 23.1 acres from Business Park and High Density Residential to High Density Residential and Industrial.
 - *St. Louis Park Plan by Neighborhood CPA* on June 27, 2012

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the RDF and other Council policies?
- III. Does the amendment change the Township'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 CPA conforms to the Council's regional system plans. Additional review regarding conformance with regional system plans is provided below.

Regional Parks

Reviewer: Jan Youngquist (651-602-1029)

The CPA conforms to the *2030 Regional Parks Policy Plan*. The CPA site is within 0.5 mile of the North Cedar Lake Regional Trail. The change in the land use guiding is not anticipated to impact the regional trail corridor.

Transportation/Transit

Reviewers: Ann Braden (651-602-1705)/ Steve Mahowald (612-349-7775)

The CPA conforms to the *2030 Transportation Policy Plan*. The CPA would increase transit ridership.

Wastewater Services

Reviewer: Roger Janzig (651-602-1119)

The CPA conforms to the *2030 Water Resources Management Policy Plan (WRMPP)*. The Metropolitan Disposal System that provides service to the project location has adequate capacity to serve the City's sanitary sewer needs.

Consistency with Council Policy

The CPA is consistent with Council policies. Additional review regarding consistency with Council policies is detailed below.

2030 Regional Development Framework and Land Use

Reviewer: Freya Thamman (651-602-1750)

The CPA is consistent with *2030 Regional Development Framework (RDF)* policies for Developed communities. The RDF directs communities to accommodate forecasted growth at an overall residential density of at least 5 units per acre and target higher densities in locations with convenient access to transportation corridors and with adequate sewer capacity. The CPA proposes 141 total units, including two new 69-unit apartment buildings on 3.78 acres at approximately 36 units per acre.

Forecasts

Reviewer: Todd Graham (651-602-1322)

The CPA is consistent with regional policy for forecasts. The CPA will not affect communitywide forecasts. The site contributes to housing growth within the existing forecast.

Housing

Reviewer: Freya Thamman (651-602-1750)

The CPA is consistent with Council housing policy requirements of the Metropolitan Land Planning Act. The High Density Residential area will provide the opportunity for the City to address its negotiated life-cycle housing goal of adding 500-1000 multifamily units by 2020.

Surface Water Management

Reviewer: James Larsen (651-602-1159)

The CPA is consistent with the 2030 WRMPP for local surface water management.

Water Supply Planning

Reviewer: Lanya Ross (651-602-1803)

The CPA is consistent with the 2030 WRMPP and 2010 Master Water Supply Plan. The City has an approved water supply plan and this CPA does not propose to change the projected water use in that plan.

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

The proposed CPA 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: St. Louis Park - Location Map & Regional Systems

Figure 2: Proposed Land Use Changes

Figure 1: St. Louis Park - Location Map and Regional Systems

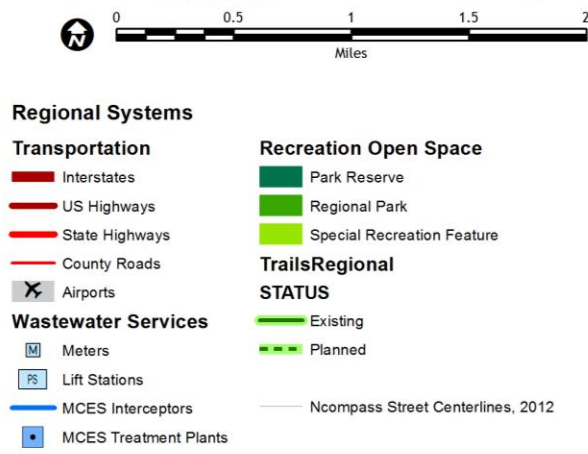
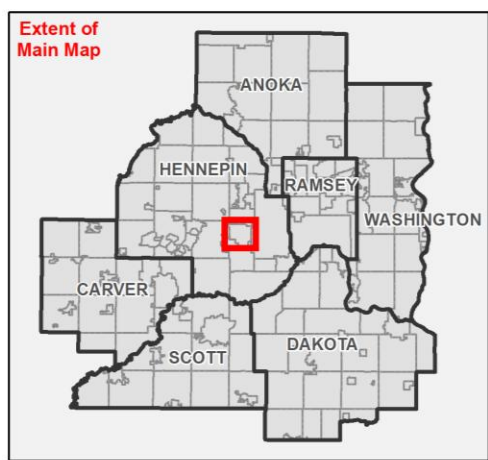
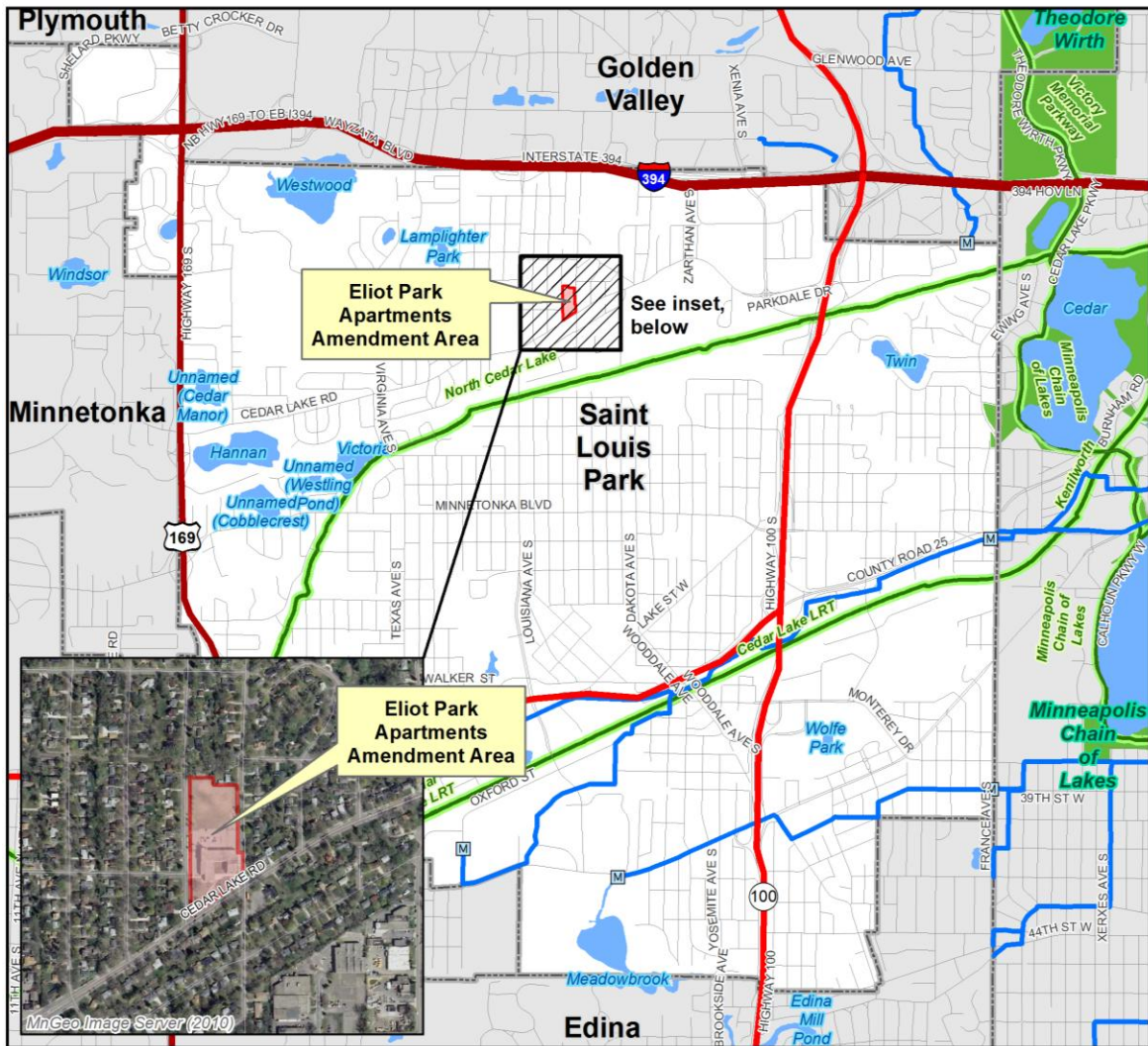


Figure 2: St. Louis Park Eliot Park Apartments CPA - Proposed Land Use Changes

