

Community Development Committee

Meeting date: June 3, 2013

For the Metropolitan Council meeting of June 12, 2013

Subject: City of Shoreview Lakeview Terrace Comprehensive Plan Amendment, Review File No. 20417-4

District(s), Member(s): District 10, Council Member John Đoàn

Policy/Legal Reference: Minnesota Statutes Section 473.175

Staff Prepared/Presented: LisaBeth Barajas, Local Planning Assistance Manager, 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 Shoreview to put the Lakeview Terrace 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 Update, Review File No. 20417-1, on March 25, 2009, and allowed the City to put the Update into effect. The City submitted one amendment in 2010 to reflect the removal of the Vadnais Lakes Area Watershed Management Organization's jurisdiction in the City. The City submitted their 2011 System Statement CPA in response to the Council's issuance of System Statements reflecting revisions to the *2030 Transportation Policy Plan* and the *2030 Regional Parks Policy Plan*. The Council reviewed on that CPA on March 28, 2012 (Review File No. 20417-3, Business Item 2012-89), and allowed the amendment to be put into effect.

The proposed amendment reguides 1.23 acres from Commercial to High Density Residential in support of the redevelopment of the Midland Plaza retail center. The new development will include a 104-unit rental housing building and will realign Owasso Street to line up with the west leg of County Road E.

This is the City's third CPA since the review of the Update.

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 Shoreview
Lakeview Terrace Comprehensive Plan Amendment

Review File No. 20417-4, Council Business Item No. 2013-163

BACKGROUND

The City of Shoreview (City) is an urban community of approximately 12.7 square miles, located in northwestern Ramsey County. The City is bordered by the Cities of Blaine, Circle Pines, and Lino Lakes to the north; White Bear Township, the Cities of North Oaks, Vadnais heights, and Little Canada to the east; the City of Roseville to the south; and the Cities of Arden Hills and Mounds View to the west.

The *2030 Regional Development Framework* (RDF) identifies the City as a Developed community. The Metropolitan Council (Council) forecasts that the City will grow between 2010 and 2030 from 28,500 to 29,000 people; from 11,000 to 11,300 households; and that employment will grow from 14,200 to 16,800 jobs.

The Council reviewed the City's Update, Review File No. 20417-1, on March 25, 2009. The City submitted a comprehensive plan amendment (CPA) to reflect the removal of the Vadnais Lakes Area Watershed Management Organization's jurisdiction in the City and update information from a 2010 Federal Emergency Management Agency flood hazard study (Review File No. 20417-2). The CPA met the Comprehensive Plan Amendment Administrative Review Guidelines revised by the Council on July 28, 2010, and was allowed to be placed into effect under those guidelines on May 26, 2010.

This is the City's second CPA since the review of the Update.

REQUEST SUMMARY

The proposed amendment reguides a 1.2-acre portion of the 6.28-acre project site from Commercial to High Density Residential in support of the redevelopment of Midland Plaza retail center, a former strip mall, which will be demolished. The remainder of the site is already guided High Density Residential, and also includes portions of Lake Shoreview to the south. The subject property is located in the northeast corner of the intersection of Owasso Street and Vitoria Street. The new development will include a 104-unit market rate rental housing building and will realign Owasso Street to line up with the west leg of County Road E.

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 March 25, 2009 (Review File No. 20417-1, Business Item 2010-21).
- The Surface Water Management CPA was administratively approved by the Council on May 26, 2010 (Review File No. 20417-2)
- The Council acted on the City's 2011 System Statement CPA on March 28, 2012 (Review File No. 20417-3, Business Item 2012-89)

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 proposed amendment conforms to the regional system plan for Wastewater, with no substantial impact on, or departure from this plan. Additional comments are included below.

Regional Parks

Reviewer: Jan Youngquist (651-602-1029)

The proposed CPA conforms to the *2030 Regional Parks Policy Plan*. The change in land use guiding from Commercial to High Density Residential will not negatively impact the regional parks system.

Transportation

Reviewer: Ann Braden (651-602-1705)

The proposed amendment conforms to the *2030 Transportation Policy Plan (TPP)*. The proposed realignment to the roadway and the proposed land use change will not negatively impact the regional transportation system.

Consistency with Council Policy

The proposed CPA is consistent with the Council's policies for subsurface sewage treatment systems, surface water management, and water supply. Additional review regarding consistency with Council policies is detailed below.

Land Use

Reviewer: LisaBeth Barajas (651-602-1895)

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 104 total units at a net density of approximately 43.3 units per acre, and proposes to redevelop an otherwise underutilized property.

Housing

Reviewer: LisaBeth Barajas (651-602-1895)

The CPA is consistent with Council housing policy requirements of the Metropolitan Land Planning Act. The High Density Residential guiding of this CPA will provide an opportunity for

the City to address its negotiated life-cycle housing goal of adding 105-300 lifecycle units by 2020.

Forecasts

Reviewer: Todd Graham (651-602-1322)

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

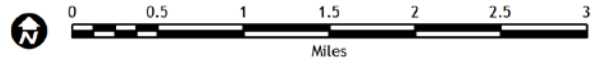
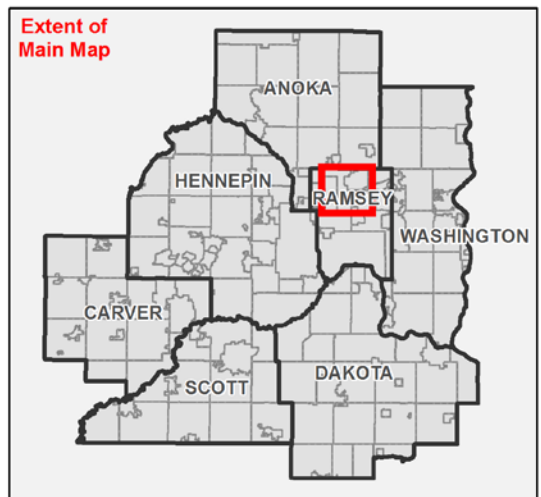
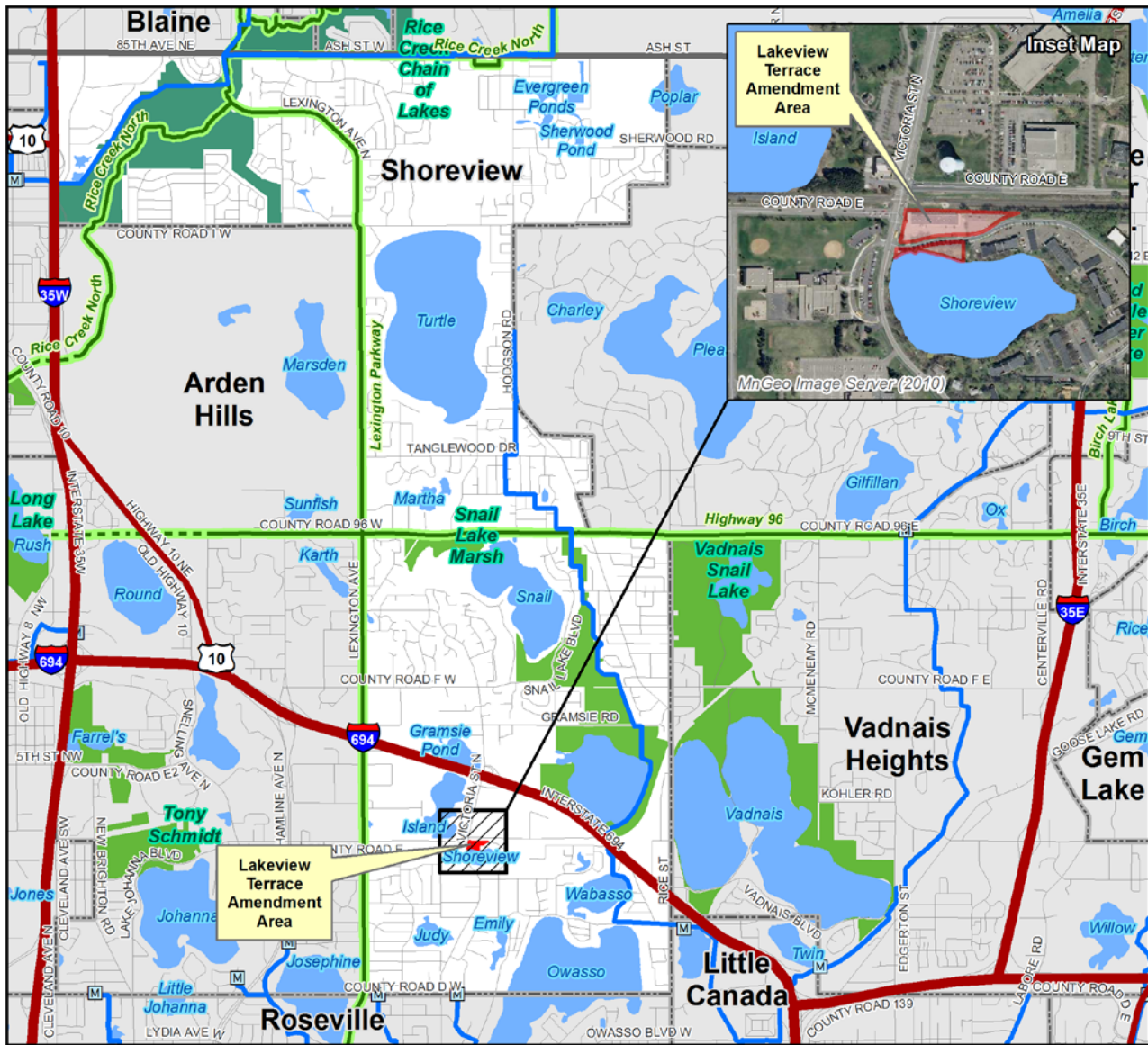
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

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: Shoreview – Location & Regional Systems
- Figure 2: Proposed Amendment Site
- Figure 3: Proposed Road Realignment

Figure 1: Shoreview – Location & Regional Systems



- Regional Systems**
- Transportation**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - Wastewater Services**
 - Meters
 - Lift Stations
 - MCES Interceptors
 - MCES Treatment Plants
 - Recreation Open Space**
 - Park Reserve
 - Regional Park
 - Special Recreation Feature
 - Regional Trails**
 - STATUS**
 - Existing
 - Planned
 - Airports
 - Ncompass Street Centerlines, 2013

Figure 2: Proposed Amendment Area

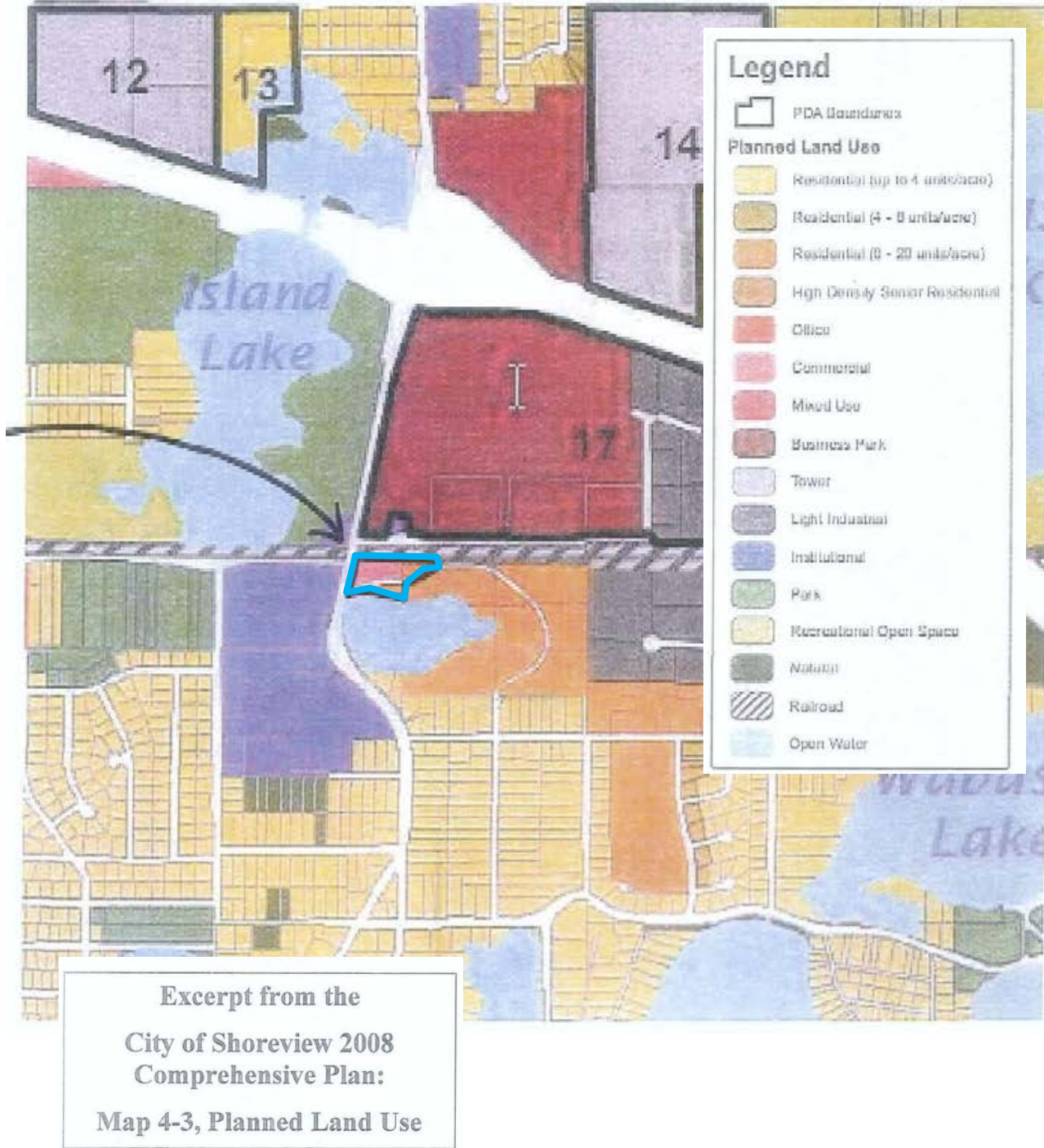


Figure 3: Proposed Road Realignment

