

Community Development Committee

Meeting date: October 7, 2019

Environment Committee

Meeting date: October 8, 2019

For the Metropolitan Council meeting of October 23, 2019

Subject: City of Columbus 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22174-1

District(s), Member(s): District 11, Susan Vento

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

Staff Prepared/Presented: Jake Reilly, Senior Planner (651-602-1822)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

Division/Department: Community Development / Regional Planning
Environmental Services / Technical Services

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Columbus to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Transportation, Wastewater, Surface Water Management, and Land Use.

Recommendation of the Environment Committee

1. Approve the City of Columbus's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Columbus to implement its 2040 Comprehensive Plan (Plan).

Community Development Committee

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
 - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
 - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
 - c. Submit to the Council a copy of the City Council resolution evidencing final adoption of the Plan.
2. The *Local Planning Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

Background

The City of Columbus is located in east-central Anoka County. It is surrounded by the communities of Linwood Township, Wyoming, Forest Lake, Hugo, Lino Lakes, Blaine, Ham Lake, and East Bethel.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that "the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans" (Minn. Stat. § 473.175, subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment, and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

Thrive Lens Analysis

The proposed 2040 comprehensive plan 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

The Metropolitan Council awarded the City a Planning Assistance Grant of \$10,000 to complete its 2040 comprehensive plan. The first half of this grant was paid to initiate the local planning process. The

second half of the grant will be paid after Council authorization of the City's plan, local adoption, and the City's submittal of final reporting requirements.

Known Support / Opposition

There is no known local opposition to the 2040 comprehensive plan.

REVIEW RECORD

City of Columbus 2040 Comprehensive Plan

Review File No. 22174-1, Business Item No. 2019-274 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

Regional Parks and Trails

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

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP). Anoka County is the Park implementing agency for the Regional Parks System components in the City of Columbus, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves, or Special Recreation Features located within the City include Rice Creek Chain of Lakes Park Reserve. Regional Trails located within the City include the East Anoka County Extension Regional Trail Search Corridor. The City also appropriately acknowledges State lands within the community, including the Carlos Avery and Lamprey Pass wildlife management areas. (See Figure 1.)

Regional Transportation, Transit, and Aviation

Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)

The Plan conforms to the 2040 Transportation Policy Plan (TPP) as discussed below. The Plan accurately reflects transportation system components of the TPP and is consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight.

Roadways

The Plan generally conforms to the highway system element of the TPP. The Plan reflects I-35W, I-35E and I-35, which are the principal arterials/metropolitan highways within the City's boundaries. The Plan correctly shows that all the improvements to these highways that are identified in the Current Revenue Scenario of the 2015 TPP are currently under construction.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class and existing and forecasted traffic volumes for principal and A-minor arterials. Traffic forecasts on Figure 5.6 reflect 2040 model projections produced by the Anoka County model. These future forecasts are only moderately higher than today's traffic volumes, so there are no plans to widen roads or reserve right-of-way for future expansions. Future plans including paving, maintenance, and some minor realignments/upgrades, especially near the CSAH 23/TH 97 interchange which were recommended in the "CSAH 23/TH 97 at I-35 Corridor Study" completed by Anoka County in 2014.

The Plan acknowledges that some additional local roads may be needed to provide access to development sites, but the timing and exact locations are not shown since those will be determined at the time of the development. The Plan cites Anoka County and MnDOT guidelines to manage access for their roads, and the Plan discusses the City's subdivision ordinance which provides guidance for local road access and

spacing. A chart showing those guidelines is included in the Plan. The Plan has sections analyzing roadway safety, system preservation needs and considerations in addressing these needs, and roadway jurisdiction and number of lanes.

Advisory Comments

Table 5-1, indicating the number of lanes on the principal arterials, shows that all of these highways have four lanes, which should be corrected to reflect that the stretch of I-35 from the merger of I-35E and I-35W in Columbus to US 8 in Forest Lake now has six lanes.

Transit

The Plan shows the City is within the Transit Capital Levy District and Market Area V and defines appropriate transit for that area. The Plan maps the location of existing express bus routes (275 to downtown St. Paul and 288 to downtown Minneapolis) and the park and ride facility at Running Aces, which holds approximately 300 vehicles. The Plan acknowledges the City is also served by the Transit Link dial-a-ride program and Anoka County Medlink, which provides rides to medical appointments and County buildings through the generosity of volunteers.

Aviation

The Plan conforms to the aviation system element of the TPP. There is no existing or planned airport within Columbus but the City is within the influence area of the Forest Lake airport which is located south of TH 97 and 1.5 miles east of the City. The City is a member of the Joint Zoning Board for that airport. The Plan also identifies the Anoka Blaine airport about six miles to the south, and that there are four lakes within the City that allow seaplane use. There are currently no structures taller than 200 feet. The City's zoning ordinance has regulations related to airspace, including notifying FTA about any tall structures proposed in the future and protection of regional airspace from obstructions.

Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. Figure 5-8 identifies existing and bicycle facilities. There are no Regional Bicycle Transportation Network (RBTN) corridors in or near the City, but the Plan does reflect a planned regional trail connection along the western edge of the City. The Plan also has a discussion of pedestrian facilities and needs.

Freight

The Plan is consistent with freight policies of the TPP. The City has no railroads. The Plan includes heavy commercial vehicle traffic counts (Map 6-2) for I-35, 35E and 35W, and CSAH 23, the major truck routes within the City which were all identified (as Tier 1,2, or 3) in the Metropolitan Council's 2017 Regional Truck Highway study. The Plan also indicates that most of the freight generating uses in the City are either in the I-35 freeway corridor or along CSAH 23/Lake Drive, and that no significant truck issues, such as road or bridge weight restrictions or intersection turning radii, have been identified.

Transportation Analysis Zones (TAZs)

The Plan conforms to the TPP regarding TAZ allocations. The City's TAZ allocations for employment, households, and population appropriately sum to the Metropolitan Council's citywide forecast totals for all forecast years.

Water Resources

Wastewater Service

Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs (651-602-1151)

The Plan conforms to the 2040 Water Resources Policy Plan (WRPP). The Plan represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment.

Wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through Council Interceptor 7029. All flow is treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 340 sewer households and 1,090 sewer employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth forecasts.

The Plan identifies potential future service considerations of serving portions of the City through Lino Lakes and East Bethel. Further discussions and review by the Council will be necessary before service through these adjacent communities can occur. Regional wastewater system improvements may be required, and a formal comprehensive sewer plan amendment will be needed prior to initiation of these services. These potential future service areas were not defined in the Plan.

The Plan provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan.

The Land Use Plan reflects an overall minimum residential sewer density that is consistent with Council policy for future sewer residential growth for Emerging Suburban Edge communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (public) sanitary sewer system. The Plan cites the fact that the City's wastewater collection system is relatively new, and that there are few residential connections to the system. Review of wastewater flow data show that the system is not impacted by I/I. The Plan does summarize activities and programs intended to identify and mitigate I/I from the public system. These activities include routine review of wastewater flow data, inspection of the City's sanitary sewer collection system, and inspection of MH structures for potential inflow sources from misaligned MH castings, vented covers, and periodic flooding.

The Plan describes the requirements and standards for minimizing I/I. The Plan states that the City does not have a specific Ordinance that prohibits the connection of sump pumps to the sanitary sewer system or one that requires their disconnection upon discovery. However, the Plan does state that the City is willing to investigate the need to develop such an ordinance.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering the municipal sewer systems. The Plan states that City's wastewater system flow is not significantly impacted by I/I. The City has never been assigned I/I mitigation work plan by the Council since the inception of the Council's Regional I/I Mitigation Program in 2005.

Comprehensive Sewer Plan Comments

The City is covered under two *Thrive MSP 2040* community planning designations: Diversified Rural and Emerging Suburban Edge. That portion of the City that is serviced through the Regional Wastewater System is identified in the Emerging Suburban Edge area; therefore, the Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Emerging Suburban Edge communities. It was found to be complete and consistent with Council policies. Upon adoption of the Plan by the City, the action of the Council to approve the Sewer Plan becomes effective. At that time, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

Advisory Comments

The City acknowledges that it does not have an ordinance that prohibits the connection of sump pumps to the sanitary system or requires the disconnection of them if discovered. The Council strongly encourages that it develops such an ordinance to support the enforcement of these prohibited connections. If the City develops such an ordinance, it will need to submit a copy to the Council for our records.

Surface Water Management

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan is consistent with Council policy requirements and in conformance with the WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. Columbus lies within the oversight boundaries of the Rice Creek and Coon Creek Watershed Districts and Sunrise River Watershed Management Organization. Columbus submitted a draft Local Water Management Plan (LWMP) update to the Council in July 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated August 29, 2018. The Plan incorporates the City’s draft LWMP dated December 27, 2018 in Appendix B.

Advisory Comments

When available, we request that the City provide to the Council the dates the three Watersheds approved the final LWMP, and the date the City adopted the final LWMP. We also request that the City provide the Council with a copy of the final adopted LWMP that will be included in the final Plan document that the City adopts.

Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City’s Plan and find that it is consistent with the Council’s policies, as detailed below.

Forecasts

Reviewer: Paul Hanson, CD – Research (651-602-1642)

The Plan includes the Council forecasts for the City in Table 2.1 (page 10). For reference, Council forecasts are:

Table 1. City of Columbus Forecasts

	Census	Estimated	Council Forecasts		
	2010	2017	2020	2030	2040
Population	3,914	3,873	4,220	4,950	5,500
Households	1,416	1,440	1,600	1,930	2,200
Employment	1,172	1,630	1,500	1,670	1,800

All forecasts tables throughout the Plan are consistent and the City has sufficient land guided to accommodate future household growth.

Thrive MSP 2040 and Land Use

Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)

The 2040 comprehensive plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges two *Thrive* community designations: Emerging Suburban Edge and Diversified Rural (Figure 2).

The existing land uses in Columbus are predominately Park uses at 37% (primarily Carlos Avery Wildlife Management Area), with another 28 % of the land used as agricultura/undeveloped land and residential (23%). The City is characterized by a rural landscape, large publically-owned nature preserves, and large residential lots.

The Plan goals include: protecting the health, safety and welfare of the public; preserving natural features and environmental systems; protecting the rural character and identity of the city; and developing new employment and tax base in the community.

Diversified Rural

Thrive describes Diversified Rural communities as home to a variety of farm and nonfarm land uses including very large-lot residential, clustered housing, hobby farms, and agricultural uses. Diversified Rural communities are expected to plan for growth not to exceed forecasts and in patterns that do not exceed 4 units per 40 acres. In addition, Diversified Rural communities are expected to manage land uses to prevent the premature demand for extension of urban services, and so that existing service levels will meet service needs.

The Plan guides much of the land within the Diversified Rural area for Park, with the next largest guiding for this area being Rural Residential. The Rural Residential category is carried forward from the 2030 Plan and guides parcels at a density of no more than 1 unit per 5 acres. Much of this land area is constrained by the significant amount of wetlands in this area (see Figures 3 and 4), resulting in an effective overall density of 4 units per 40 acres, consistent with the Diversified Rural designation. The Plan also encourages clustering of housing and natural resource protection.

The south-central portion of the City along Lake Drive is home to an existing industrial corridor. The Plan continues the 2030 guiding for this area, with some refinement to Commercial/Industrial guiding. This area is also presented with wetlands constraints, which can also impact the viability of private septic in this area. Therefore, the City has identified some potential future service to this area via Lino Lakes. As discussed in the Wastewater section of this report, there is not additional detail at this time, and any changes to provide wastewater service would require an amendment to the Plan.

The northwest portion of the City is disconnected from the remainder of the City by Carlos Avery WMA. This small corner contains a number of historically platted lots on Coon Lake, as well as some larger off-lake lots to the southwest. The Plan does not anticipate any additional development in this area, but does discuss the potential to serve this area with wastewater service at some point in the future.

Emerging Suburban Edge

Thrive describes Emerging Suburban Edge communities as jurisdictions that are in the early stages of transitioning into urbanized levels of development. Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment. This designation is in the area closest to Interstate 35 and adjacent to Forest Lake accounting for less than 10 percent of the City’s land area.

The Plan is consistent with Thrive for land use and residential density policies for the Emerging Suburban Edge community designation. Thrive calls for Emerging Suburban Edge communities to plan for forecasted population and household growth at overall average densities of at least 3-5 units per acre in sewered areas. The Plan accommodates an average net density for new development of 12.1 units per acre.

Table 2. Planned Residential Density, City of Columbus

Category	2018-2040 Change				
	Density Min	Density Max	Net Acres	Min Units	Max Units
Mixed-use Residential Medium Density*	8	16	31.1	248	497
Mixed-use Residential High Density*	17	30	26.3	447	789
	TOTALS			695	1,286
	Overall Density			12.1	22.4

*90% residential

The largest category of land in the City is anticipated to be Rural Residential (44.3%), followed by Wildlife Management Area (33.7%). Other residential uses make up less than 1 percent of the total land area.

Emerging Suburban Edge communities must include a staging plan to show the sequence of sewered growth and anticipated timing of development needed to accommodate the City's forecasted growth. The staging plan identifies the portion of the City within the Emerging Suburban Edge designation as within the Metropolitan Urban Service Area (MUSA) by 2020.

Advisory Comment

Growth in Columbus is planned to be supported in the City's "freeway commercial area" in the southeast corner of the City, with some additional employment growth expected near the Lake Drive commercial/industrial area at the end of the planning horizon. This area is currently served by private wastewater systems and, if it were to be served by regional wastewater service, may require amendments to this Plan. As discussed in the Wastewater section of this report, because the Plan identifies potential future service considerations of serving portions of the City through Lino Lakes and East Bethel, further discussions and review by the Council will be necessary before service through these adjacent communities can occur. Regional wastewater system improvements may be required, and a formal comprehensive sewer plan amendment will be needed prior to initiation of these services. These potential future service areas were not defined in the Plan. Also, any plan to serve the northwestern portion of the City via East Bethel would also require a comprehensive plan amendment.

Housing

Reviewer: Hilary Lovelace, CD – Housing (651-602-1555)

The Plan is consistent with the *2040 Housing Policy Plan*. As of 2016, the City has nearly 1,500 homes including about 25 multifamily units and more than 1,450 single-family homes. About 115 homes are rented. More than 800 housing units are currently affordable to households earning under 80% of Area Median Income (AMI); however, nearly 250 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. There are no units affordable to households with income at or below 30% AMI and more than 144 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including preserving existing rental stock, supporting first time homeowners, maintaining homeownership, providing senior housing, providing affordable housing at 80% AMI and below, and increasing livability. The City does not currently have any publicly subsidized housing.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 27 units; 15 of which are needed at prices affordable to households earning 30% of AMI or less, 12 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and none of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 6, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 259 new housing units.

The housing implementation plan component of the Plan describes that the City will consider TIF, the Minnesota Housing Consolidated RFP, and tax abatement for projects that provide affordable units at 80% AMI or below. Notably, the Plan also indicates that the City will consider the exploration and development of an inclusionary zoning policy to incentivize development of affordable housing in the City. The Plan states that the City will consider creating a Housing Improvement Association to meet City goals.

Water Supply

Reviewer: Lanya Ross, ES – Water Supply Planning (651-602-1803)

The Plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

The City has prepared a Local Water Supply Plan in 2017 that was submitted to both the MN Department of Natural Resources and the Council and reviewed under separate cover in a letter to DNR dated May 29, 2017. The local water plan is also included as Appendix B in the 2040 Plan .

Community and Subsurface Sewage Treatment Systems (SSTS)

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates that there are an estimated 1,420 individual residential and 160 non-residential septic systems for a total of 1,580 SSTS, and no public or privately-owned Community Wastewater Treatment Systems in the City. Columbus has adopted Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Anoka County Sewage Treatment Ordinance (2013-1) by reference. The City's SSTS maintenance management program is consistent with Council 2040 WRPP requirements.

Special Resource Protection

Solar Access Protection

Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)

The Plan is consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required solar planning elements.

Aggregate Resource Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are no viable aggregate resource deposits within the City.

Historic Preservation

Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)

The Plan includes a section on Historic Preservation. It discusses the history of the City and the Plan expresses an intent to work with the Anoka County Historical Society and the Minnesota Historic Preservation Office to preserve the cultural resources in the community.

Plan Implementation

Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)

The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, the SSTS code, and the housing implementation program.

The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan. Specific implementation strategies are contained in individual chapters of the Plan, with capital improvements planning detailed in the appendix.

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

The proposed Plan 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.

Documents Submitted for Review

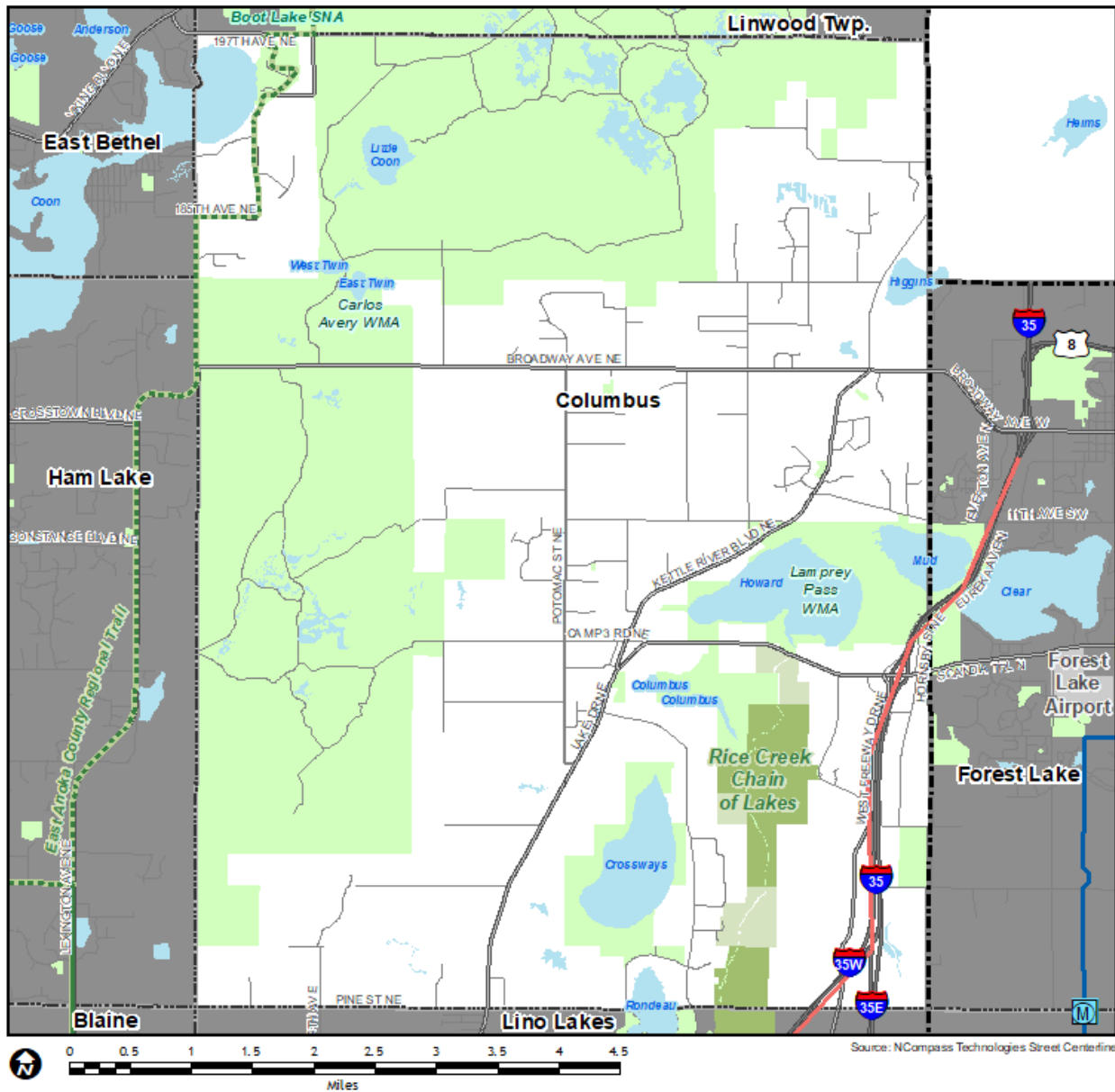
In response to the 2015 System Statement, the City submitted the following documents for review:

- December 31, 2018: Columbus 2040 Comprehensive Plan
- July 8, 2019: Revisions to land use, housing, parks and trails, transportation, and wastewater
- July 24, 2019: Surface water management plan
- July 26, 2019: Revisions to land use, housing, and water resources

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: Future Land Use
- Figure 5: Staging Plan
- Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Source: NCompass Technologies Street Centerline

Regional Systems

Transportation

- Transitways**
2040 Transportation System Policy - adopted January 2015
- Existing
 - - - - Planned Current Revenue Scenario
 - - - - Planned Current Revenue Scenario - CTIB* Phase 1 Projects
 - Potential Increased Revenue Scenario

Regional Highway System

- Existing Principal Arterials
- - - - Planned Principal Arterials
- Existing Minor Arterials
- - - - Planned Minor Arterials
- Existing Other Arterials
- - - - Planned Other Arterials

Recreation Open Space

- Regional Parks**
- Existing (Open to Public)
 - In Master Plan (Not Open to Public)
 - ▨ Planned Units
- Regional Trails**
- Existing (Open to Public)
 - - - - Existing (Not Open to Public)
 - - - - Planned

Wastewater

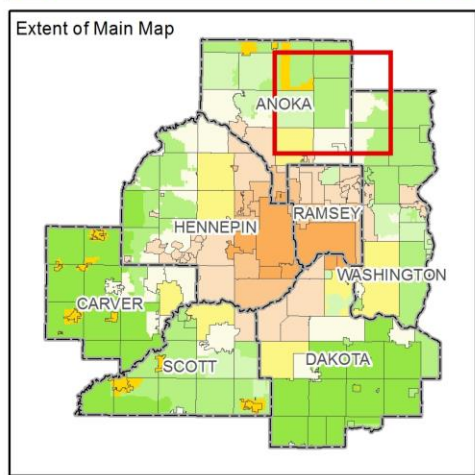
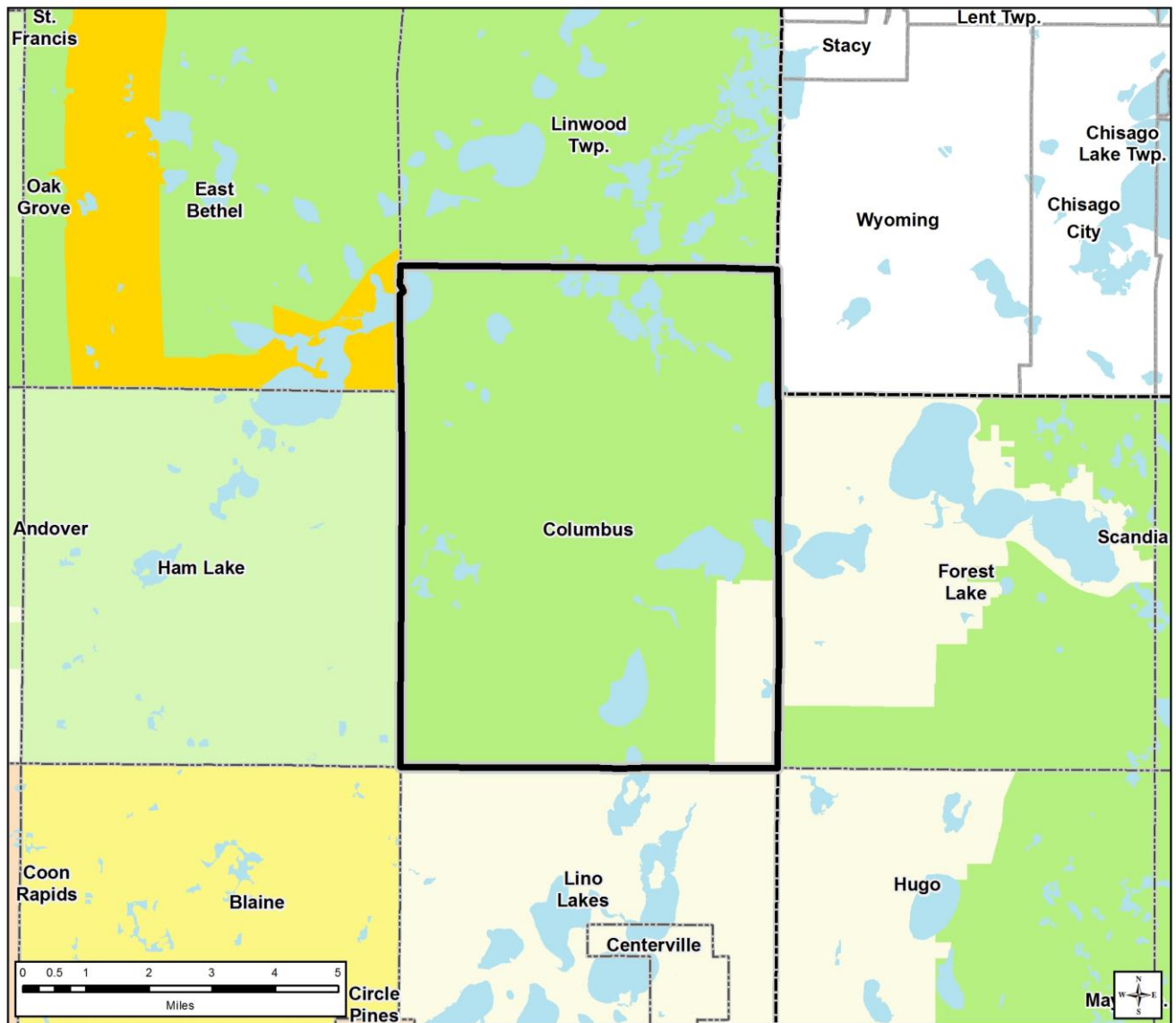
- M Meters
- L Lift Stations
- MCES Interceptors
- MCES Treatment Plants

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- ▨ Regional Trail Search Corridors
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

Figure 2. Thrive MSP 2040 Community Designations



Community Designations

- Outside Council planning authority
 - Agricultural
 - Rural Residential
 - Diversified Rural
 - Rural Center
 - Emerging Suburban Edge
 - Suburban Edge
 - Suburban
 - Urban
 - Urban Center
-
- County Boundaries
 - City and Township Boundaries
 - Lakes and Major Rivers

Figure 3. Existing Land Use

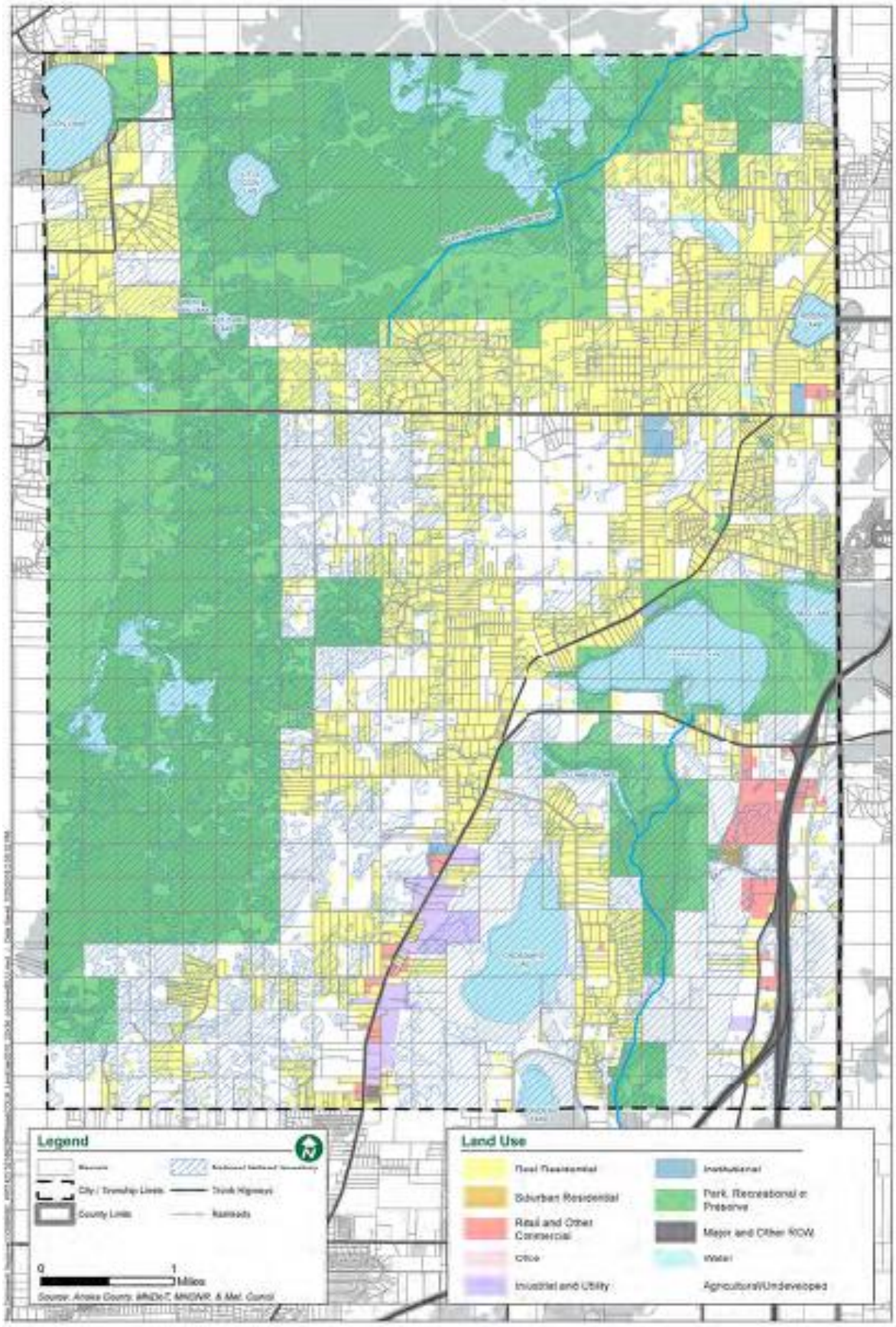


Figure 4. Future Land Use

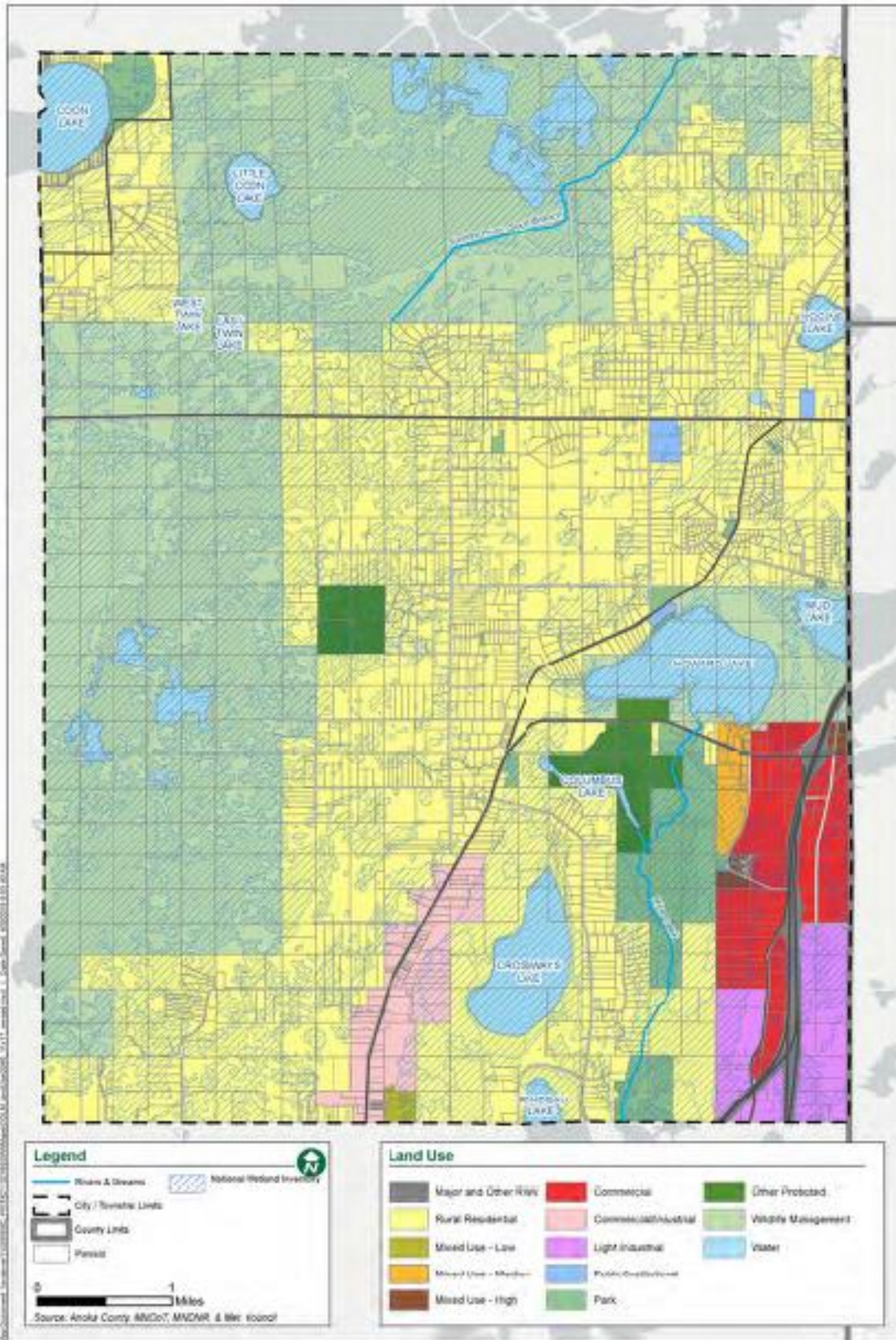


Figure 5. Staging Plan

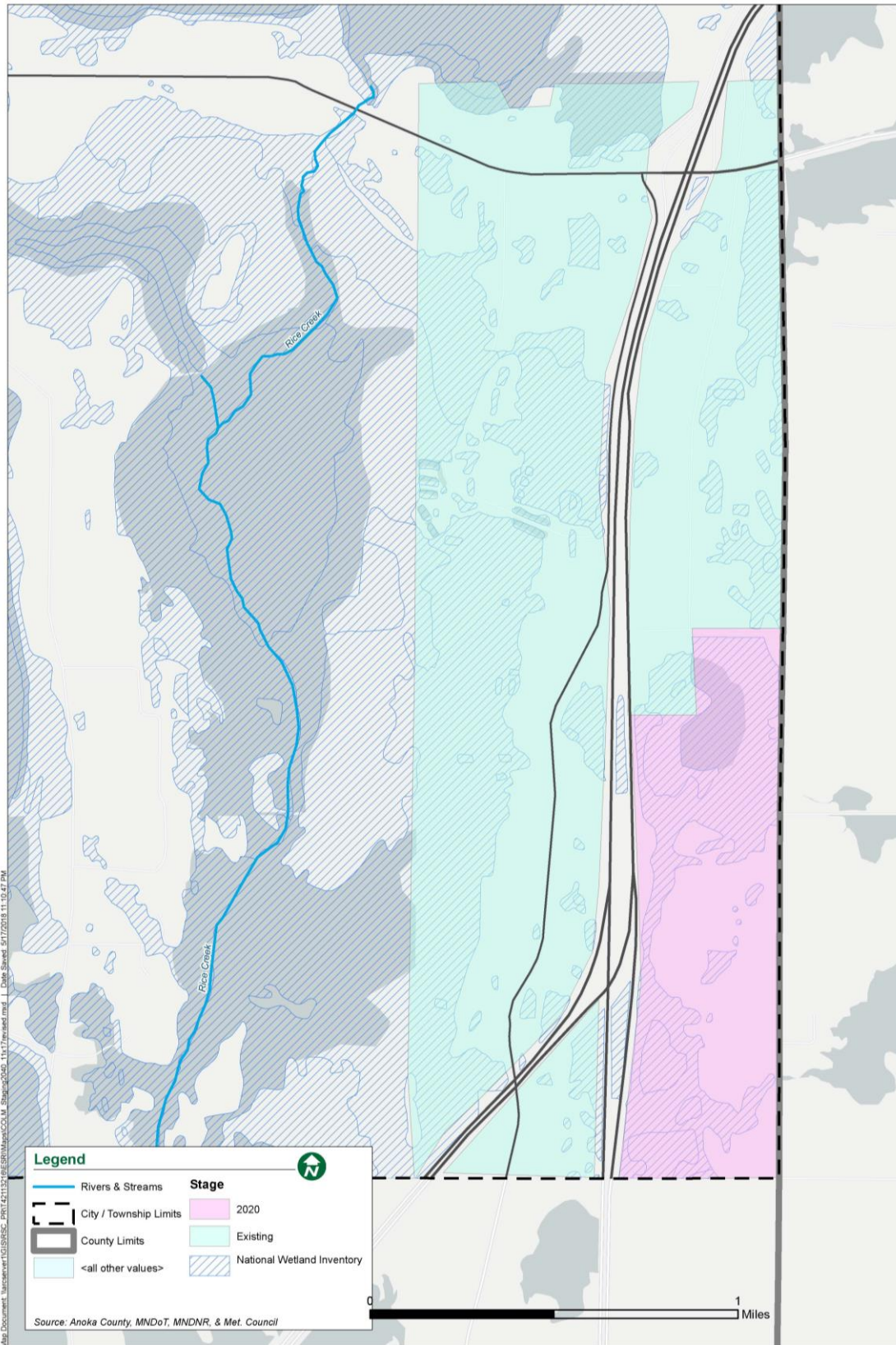


Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **27 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
Residential Mixed Use - Medium Density	12.30		8		100%		99
Residential Mixed Use - High Density	9.40		17		100%		160
Total	22						259

Sufficient/*(insufficient)* units possible against share of regional need: **232**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **232**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

