

Community Development Committee

Meeting date: September 3, 2019

Environment Committee

Meeting date: September 10, 2019

For the Metropolitan Council meeting of September 25, 2019

Subject: The City of North St. Paul 2040 Comprehensive Plan, Review File 22159-1

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 North St. Paul to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts downward as shown in Table 1 of the attached Review Record.
3. Revise the City's allocation of affordable housing need to 25 units.
4. Advise the City to implement the advisory comments in the Review Record for Transportation, Water Resources, Surface Water Management, and Water Supply.

Recommendation of the Environment Committee

1. Approve the City of North St. Paul's Comprehensive Sewer Plan.
2. When available, the City is advised to provide to the Council the date the City adopted the final LWMP.

Community Development Committee Summary of Committee Discussion/Questions

Senior Planner Corrin Wendell presented the staff's report to the Committee. There were no representatives from the City in attendance. The Community Development Committee unanimously recommended approval of the proposed action with no questions or discussion at its meeting on September 3, 2019.

Environment Committee Summary of Committee Discussion/Questions

No comments or questions. This item was approved on the Environment Committee consent agenda for Tuesday, September 10, 2019.

Community Development Committee

Meeting date: September 3, 2019

Environment Committee

Meeting date: September 10, 2019

For the Metropolitan Council meeting of September 25, 2019

Subject: City of North St. Paul 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 22159-1

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: Corrin Wendell, Senior Planner (651-602-1832)
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

5. Authorize the City of North St. Paul to place its 2040 Comprehensive Plan into effect.
6. Revise the City's forecasts downward as shown in Table 1 of the attached Review Record.
7. Revise the City's allocation of affordable housing need to 25 units.
8. Advise the City to implement the advisory comments in the Review Record for Transportation, Water Resources, Surface Water Management, and Water Supply.

Recommendation of the Environment Committee

3. Approve the City of North St. Paul's Comprehensive Sewer Plan.
4. When available, the City is advised to provide to the Council the date the City adopted the final LWMP.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of North St. Paul 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 North St. Paul is located in northeastern Ramsey County. It is surrounded by the City of Maplewood to the north, west, and south, and by the City of Oakdale and the Washington County border to the east.

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, with the proposed changes
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

None.

Known Support / Opposition

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

REVIEW RECORD

City of North St. Paul 2040 Comprehensive Plan

Review File No. 22159-1, Business Item No. 2019-244 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). Ramsey County would be the Park implementing agency for Regional Parks System components in the City of North St. Paul, however there are no Regional Parks System components in the City. The Plan appropriately acknowledges State lands within the City, including the Gateway State Trail (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). It accurately reflects transportation system components of the TPP as well as applicable land use policies for regional transitways. The Plan is also 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 conforms to the Roadways system element of the TPP. The Plan accurately accounts for the metropolitan highway system of principal arterials. The Plan accurately accounts for the metropolitan highway system of principal arterials.

The Plan accurately reflects the regional functional classification map of A-minor arterials and has delineated major and minor collectors.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting is consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use. It includes the Highway 36 corridor study and the Highway 120 access study. The Plan accurately describes the status of such facilities, including needs for right-of-way and the likelihood and timing of funding.

Transit

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Areas III and Emerging Market Area II.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its Community Designation of Urban, as well as the opportunities and challenges related to its Transit Market Areas.

Aviation

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions.

Bicycling and Walking

The Plan is consistent with the Bicycle and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of and connections to the Regional Bicycle Transportation Network (RBTN) and regional trails.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

Freight

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the City, including accessibility to freight terminals and facilities.

Transportation Analysis Zones (TAZs)

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

The City's planned land uses and areas identified for development and redevelopment can accommodate the TAZ forecasted allocations in the Plan, and at densities consistent with the community's Thrive designation of Urban.

Advisory Comments

Council staff offer the following minor corrections to be incorporated into the Plan prior to final adoption.

- On page 47, under *Transit*, please note that the City is primarily Transit Market Area III and a portion is Emerging Market Area II; not Emerging Market Area III. Please remove all mention of Emerging Market Area III.
- On page 47, under *Transit*, please note that Routes 64 and 270 are provided by Metro Transit. Route 219 is provided by the Metropolitan Council.
- On page 47, under *Transit*, please note that Route 270 is not classified as a "limited stop" route type. Route 270 is a commuter/express route.
- On page 47, under *Transit*, please note that the statement, "...the city is also served by Washington County Transit Link..." is incorrect. Transit Link is provided by the Council, not Washington County.
- On page 47, under *Transit*, please note the description of Transit Link service needs further clarification. Transit Link is the Twin Cities' *shared* dial-a-ride service for the general public and is available where regular *fixed-route service is more than a 1/2 mile away (1/4 mile in winter)*.
- North St. Paul (within city limits) does not have any:
 - existing and planned park-and-rides and express bus corridors;
 - However, North St. Paul residents may use nearby transit facilities if they care to do so.
- The Transit chapter needs to include the transit support facilities (passenger waiting shelter) located on:
 - 11th Avenue at McKnight Road;
 - Margaret Street at Seppala Boulevard;

- 7th Avenue at Helen Street; and
- 7th Avenue at North St. Paul Drive
- The Transit chapter needs to include the existing transit advantages (bus-only shoulder lanes) located on Hwy 36.

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). It 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.

Current wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. The majority of wastewater generated within the City is conveyed through Council Interceptor 1-MW-413. However, small areas of the City are provided service through indirect connections to surrounding interceptors located in adjacent communities. These interceptors are 1-MW-414, 1-SP-215, and 1-WO-501. All wastewater is treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 5,200 sewer households and 3,500 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 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 Urban communities.

The Plan defines the community's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) and private property sanitary sewer systems; including a summary of activities and programs intended to mitigate I/I from both public and private property sources including MH sealing and reconstruction or relining sewer pipe, and the continued enforcement of the City's sump pump ordinance.

The Plan describes the requirements and standards for minimizing I/I and references City Code (56.36) that prohibit clear water discharges from sump pumps, foundation drains, roof down spouts, area drains, swimming pools, and cistern overflow water sources to the sanitary sewer system. The Code also requires the disconnection of such connections if discovered. The City has a biennial street and utility improvement program whereby selected segments of the collection system are cleaned and televised. If there is evidence of leaking services, or clear water discharges, corrective measures are initiated with the property owner.

The Plan describes the sources, extent, and significance of existing I/I within the entire collection system by comparing wastewater flow generation, and winter period water usage between 2012 and 2016. The City determined that the annual average I/I is approximately 38% of the total annual flow, and that peak month I/I represents 54% of the total peak month flow. The Plan states that 61% of the private service laterals within the City were built prior to 1970 where the use of clay tile pipe was prevalent. However, most of these services have been evaluated for I/I as part of previous studies conducted between 1974 through 2006. The City has included between \$600,000 and \$800,000 in its annual capital improvement program on projects that are related to sanitary sewer work and attributable to I/I mitigation through 2040.

Sewer Element Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Urban 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 Update 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 Council for its records.

Surface Water Management

Reviewer: Judy Sventek, Environmental Services (ES) – Water Resource Management (651-602-1156)

The Plan is consistent with Council policy requirements and in conformance with the Council's WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans. North Saint Paul lies within the oversight boundaries of the Ramsey-Washington Metro and Valley Branch Watershed Districts. North Saint Paul submitted a draft Local Water Management Plan (LWMP) update to the Council in March 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and two Watershed Districts in a letter dated March 26, 2018. The LWMP was approved by the Ramsey-Washington Metro Watershed District by default in May 2018 and by the Valley Branch Watershed District on December 13, 2018. The Plan includes a summary of the City's LWMP in Chapter 11 and the City's November 2018 LWMP in Appendix B.

Advisory Comments

When available, we request that the City provide to the Council the date the City adopted the final LWMP.

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

The Plan is consistent with regional forecasting, with the proposed changes below. The City has proposed forecast revision, reflecting the limited development capacity of the City. Much of the households growth will occur in the near-term (now to 2020); City population will level off due to demographic trends. The revised forecast is found in Table 3.7 of the Plan and shown in Table 1 below (changes are underlined).

Table 1. City of North St. Paul Forecasts

	Census	Estimated	Previous Forecasts			Revised Forecasts		
	2010	2018	2020	2020	2040	2020	2020	2040
Population	11,460	12,159	12,000	11,900	12,000	12,000	<u>12,000</u>	12,000
Households	4,615	4,841	5,000	5,200	5,400	5,000	<u>5,100</u>	<u>5,200</u>
Employment	2,942	3,019	3,200	3,350	3,500	3,200	3,350	3,500

The Council will approve this forecast revision simultaneous with Council action on the Plan.

With the forecast revision, above, the 2021-2030 Affordable Housing Need expectation for the City is reduced, since Affordable Housing Need calculations are proportionate to forecasted households growth. The revised 2021-2030 Affordable Housing Need is: 13 units at <=30% AMI, 2 units at 31-50% AMI; 10 units at 51-80% AMI; 25 units total. The Table in Chapter 5, page 14 of the Plan, reflects the revision.

Chapter 4 of the Plan inventories land supply for future development and redevelopment. Tables 4.5 and 4.7 detail capacity for 441 housing units at the *mid-point* of allowed density ranges. Council staff find that much of the households growth will occur in the near-term (now to 2020). This land supply accommodates the forecasted households growth to 2040.

Thrive MSP 2040 and Land Use

Reviewer: Corrin Wendell, AICP, CD – Local Planning Assistance (651-602-1832)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the Thrive community designation of Urban (Figure 2). Thrive describes Urban communities as having experienced rapid development during the post-World War II era and exhibit the transition toward the development stage dominated by the influence of the automobile. Thrive calls for Urban communities to plan for forecasted population and household growth at average densities of at least 10 units per acre for new development and redevelopment. In addition, Urban communities are expected to target opportunities for more intensive development near regional transit investments, identify areas for redevelopment, particularly areas that are well-served by transportation options and nearby amenities, and that contribute to better proximity between jobs and housing.

The current acreage of the City includes 1,927 acres, with the vast majority of the City has already been developed. North St. Paul’s largest land use category is its single-family detached neighborhoods which encompass nearly 60 percent of the land area. Parks and Recreational areas, as well as Institutional lands (which include schools, City properties and churches) together account for approximately 16 percent of the City’s land area. (Figure 3).

The Plan is consistent with Thrive for land use and residential density policies for an Urban community designation. As shown in Table 2 and Figure 4, the City is planning to accommodate new sewer residential development at a minimum net density of 10.31 units per acre, consistent with Council policy.

The Plan accommodates forecasted growth between now and 2040 through redevelopment shown in the 2040 land use map (Figure 4). This map also shows the City’s Low and Medium Density Residential, Multi-Family Residential, Downtown Mixed Use, Transitional Mixed Use, and Corridor Mixed Use, and Parks; all of which support small scale buildings that serve a market at a neighborhood scale, commercial retail, or service businesses, offices, and a mix of housing. Redevelopment within the Future Land Use Map occurs at both Highway 120 and Hwy 36 and McKnight Avenue and Hwy 36.

Table 2. Planned Residential Density, City of North St. Paul

Category	2018-2040 Change				
	Density		Net Acres	Min Units	Max Units
Min	Max				
Low Density Residential	3	5.5	0	0	0
Medium Density Residential	6	12	6.15	37	74
Multi-Family Residential	12	22	2.46	30	55
Downtown Mixed Use*	12	22	4.95	0	0
Transitional Mixed Use	12	22	0	0	0
Corridor Mixed Use**	12	40	44.08	159	529
TOTALS			21.83	225	657
Overall Density			10.31	30.09	

*0% residential

**30% residential

Housing

Reviewer: Tara Beard, CD – Housing (651-602-1051)

The Plan is consistent with the *2040 Housing Policy Plan*. As of 2016, the City currently has more than 5,000 homes including more than 1,300 multifamily units and nearly 3,600 single-family homes. Roughly 260 homes are rented. More than 4,600 housing units are currently affordable to households earning under 80% of Area Median Income (AMI.) Nearly 1,400 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. Notably, there are 293 units affordable to households with income at or below 30% AMI and more than 540 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including maintenance and reinvestment in existing housing stock especially unsubsidized affordable housing, variety of housing types for all stages of life, and housing that is affordable to households making less than 30% AMI. North St. Paul specifically mentions the need for homes for households making less than 30% AMI. The City does not currently have more than 400 publicly subsidized units, including 117 units for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 49 units; 25 of which are needed at prices affordable to households earning 30% of AMI or less, 4 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 20 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 5, 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 82 new housing units.

The housing implementation plan component of the Plan describes that the City will consider housing bonds for housing developments that offer affordability for households below 50% AMI, and Tax Abatement and TIF for housing developments affordable at or below 80% AMI. The Plan also indicates that the City will provide effective referrals to housing programs offered by other organizations. The Plan states that they will consider project based rental assistance for preservation or development of housing affordable at 30% AMI.

Water Supply

Reviewer: Dave Brown, ES – Water Supply Planning (651-602-1072)

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 community prepared a Local Water Supply Plan that was submitted to both the MN Department of Natural Resources and Metropolitan Council and reviewed under separate cover on April 12, 2019.

Advisory Comments

The Comprehensive Water Plan (CWP) included with the Supplemental Information of the City's Plan is dated February 7, 2018. That CWP has information in "Table 4 – Projected Annual Water Demand" which is inconsistent with the information provided in the April 12, 2019 LWSP which is located after the CWP in the Plan. Council recommends that the City consider modifying the CWP information to be consistent with the LWSP.

If changes are made to the City's water supply plan resulting from the DNR's review of the Plan, the City will need to provide the Council and DNR with the updated LWSP.

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that North Saint Paul is entirely served by the local sanitary sewer collection system which directs flow into the MCES interceptor system for ultimate treatment at the Metropolitan

Wastewater Treatment Plant in Saint Paul. There are no public or privately-owned Community Wastewater Treatment or individual SSTS in operation in the City.

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 is silent on the presence of viable aggregate resources within the City. This determination is 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 available for extraction within the fully developed community.

Historic Preservation

Reviewer: Corrin Wendell, CD – Local Planning Assistance (651-602-1832)

The Plan appropriately addresses historic preservation within the City. The Plan identifies that the City is committed to protecting the historical and cultural resources of the City's natural and structural heritage. The City will continue its policies of assisting in efforts to preserve historical sites and buildings, and utilizing State, County, and private historic preservation resources to preserve and/or restore historic building sites.

Plan Implementation

Reviewer: Corrin Wendell, CD – Local Planning Assistance (651-602-1832)

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

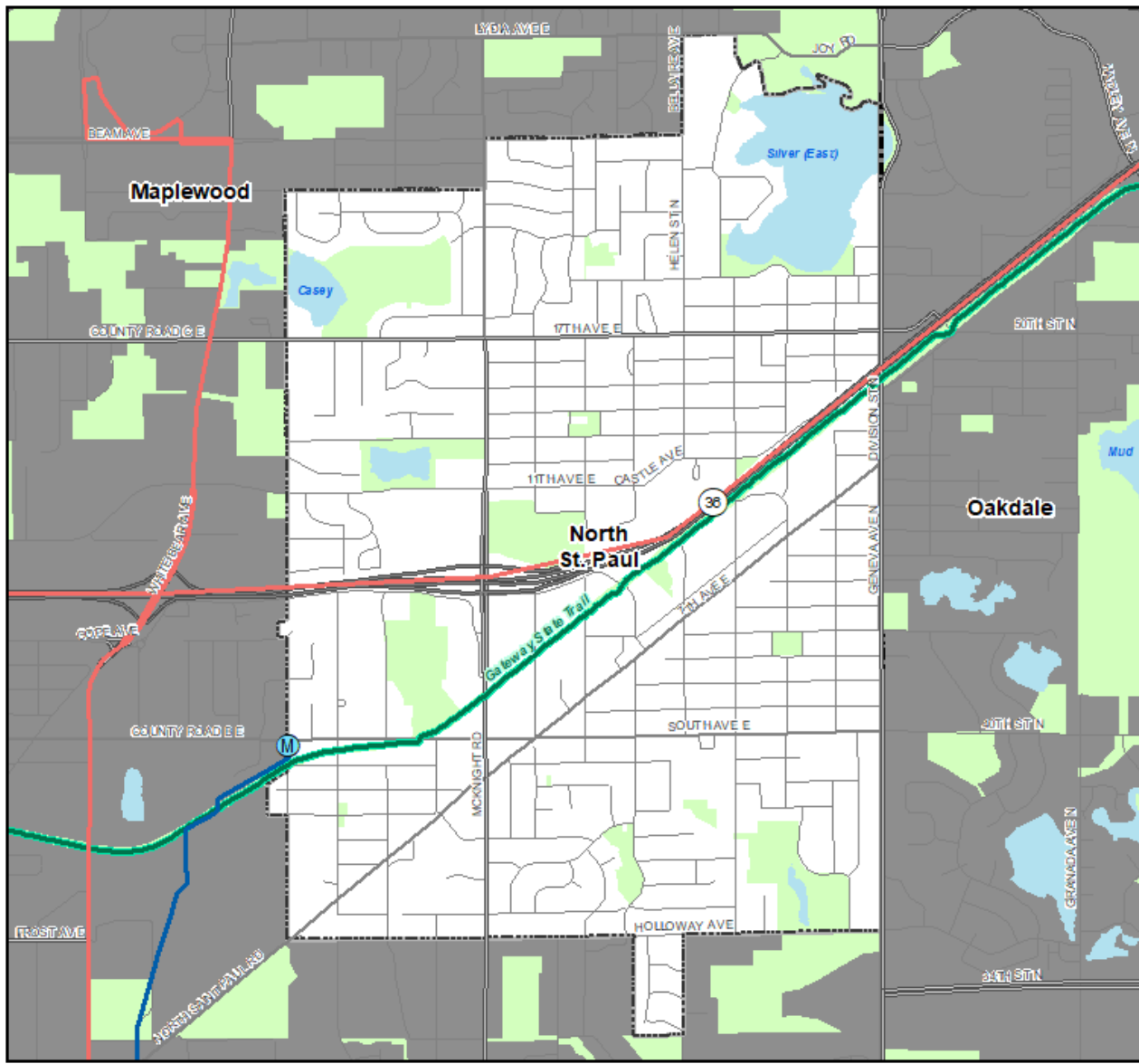
In response to the 2015 System Statement, the City submitted the following documents for review:

- December 21, 2018: North St. Paul 2040 Comprehensive Plan
- March 20, 2019: Water Supply Plan
- April 22, 2019: Revisions to Water Supply Plan
- June 27, 2019: Revisions to wastewater plan and forecasts
- June 28, 2019: Revisions to wastewater plan and forecasts

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: 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

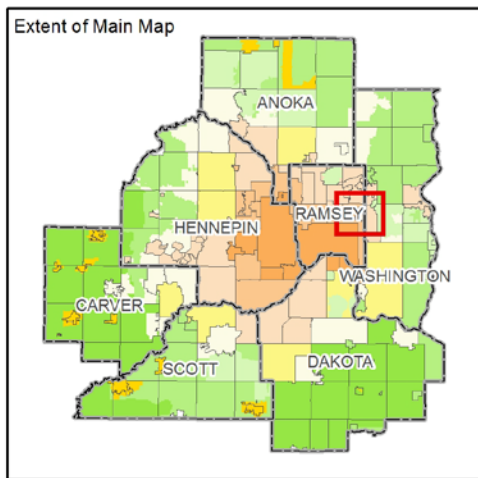
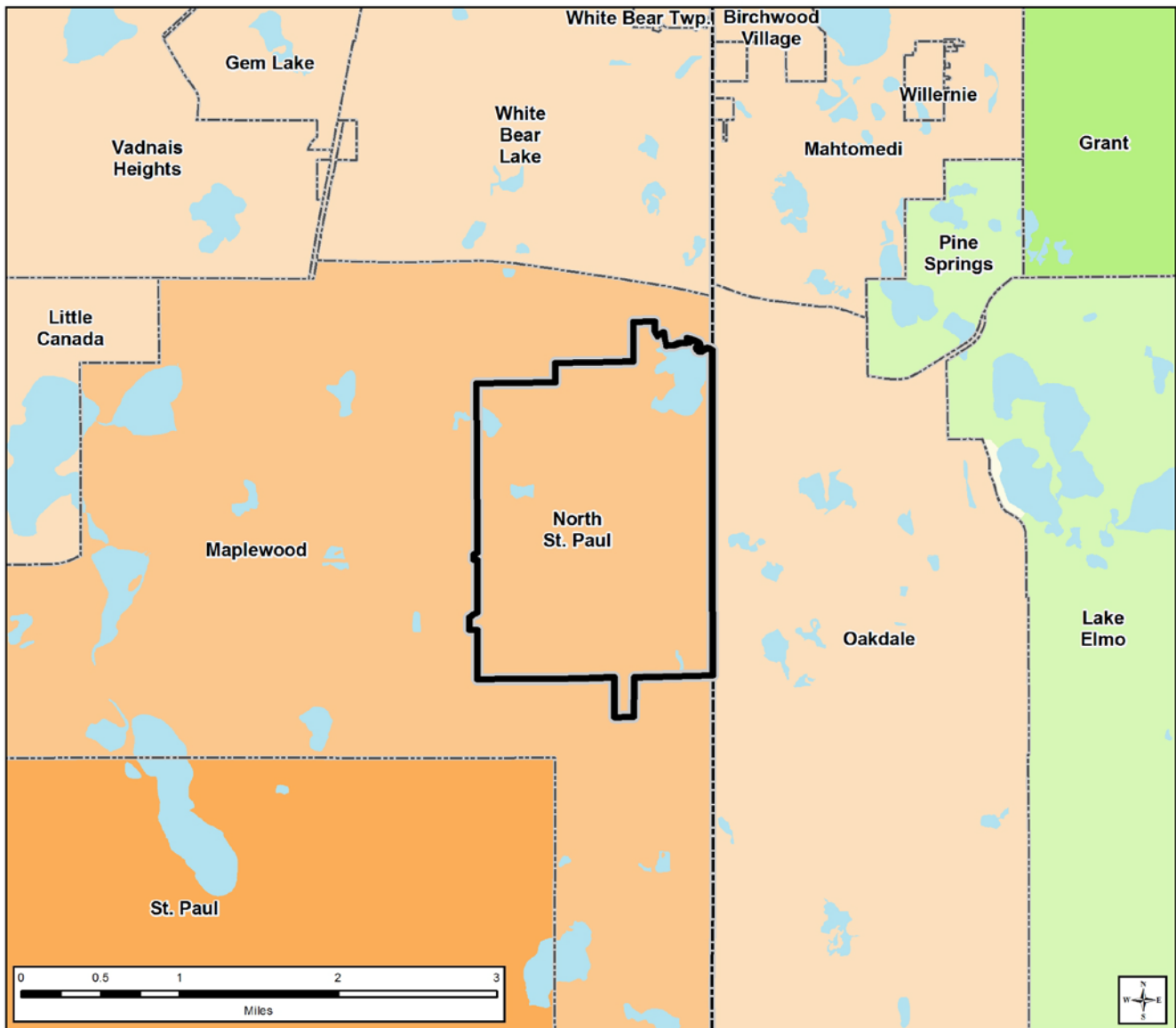
- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

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

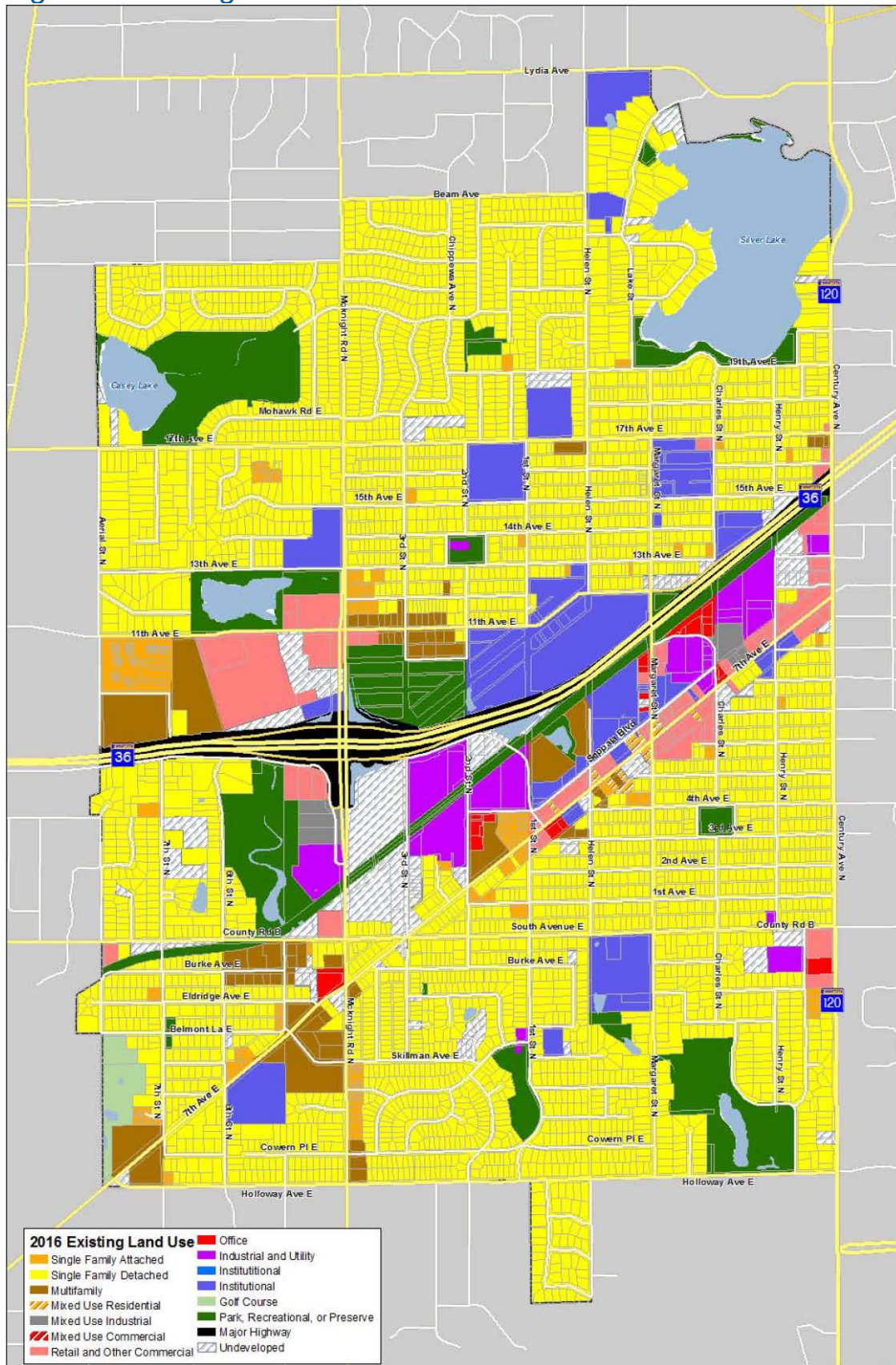


Figure 4. 2040 Future Land Use

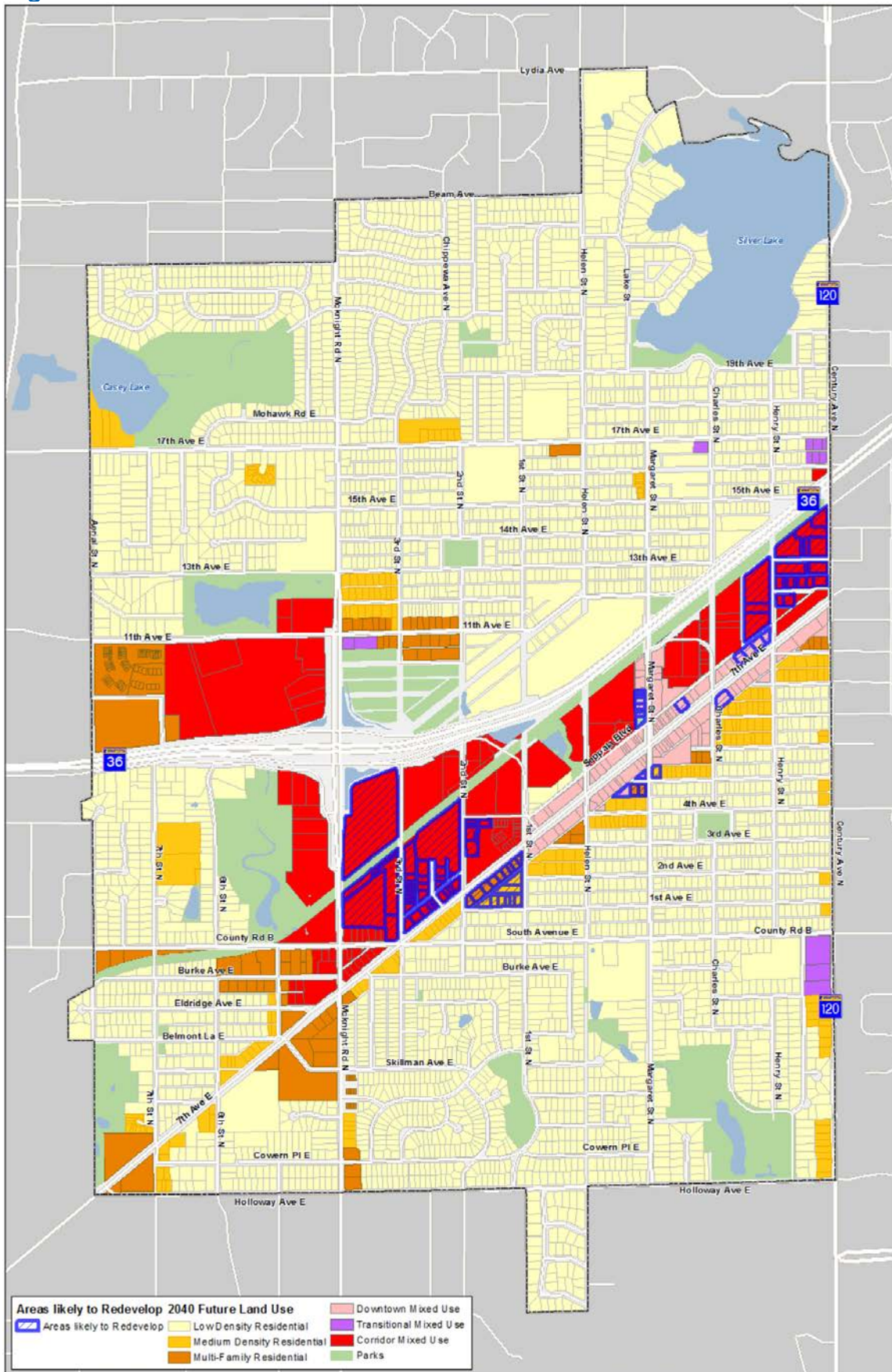


Figure 5. Land Guided for Affordable Housing

Land Guided for Affordable Housing 2021-2030

North St Paul

Dakota County

Council Member Susan Vento, District 11

2021-2030 share of regional need for Affordable Housing:	25 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
Multi-Family Residential	0.46		12		100%		6
Corridor Mixed Use	21.05		12		30%		76
Total	22						82

Sufficient/*(insufficient)* units possible against share of regional need: **57**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **57**

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

