

Committee Report

Community Development Committee



Committee Meeting Date: June 21, 2022

For the Metropolitan Council: July 13, 2022

Business Item: 2022-174

City of Blaine Lexington and Main Development Comprehensive Plan Amendment, Review File 21902 -8

Proposed Action

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

1. Authorize the City of Blaine 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 regional parks.

Summary of Community Development Committee Discussion/Questions

The Community Development Committee unanimously recommended approval of the proposed action as part of its consent agenda at its meeting on June 21, 2022.



Business Item

Community Development Committee



Committee Meeting Date: June 21, 2022

For the Metropolitan Council: July 13, 2022

Business Item: 2022-174

City of Blaine Lexington and Main Development Comprehensive Plan Amendment, Review File 21902-8

District(s), Member(s):	District 10, Peter Lindstrom
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Eric Wojchik, Planning Analyst (651-602-1330) Angela R. Torres, Local Planning Assistance 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 Blaine 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 regional parks.

Background

The City of Blaine submitted the Lexington and Main Development comprehensive plan amendment on April 11, 2022, and supplemental information regarding regional trails on April 27, 2022. The amendment proposes to reguide 9 acres of Low Density Residential and 91.22 acres of Planned Industrial/Planned Commercial to Planned Commercial for a total area of 100.2 acres. The amendment site is located at the southwest corner of 125th Avenue and Lexington Avenue. There is not a specific development project associated with the proposed amendment. This is the City's seventh 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.

Funding

None.

Known Support / Opposition

There is no known opposition.



REVIEW RECORD

City of Blaine

Lexington and Main Development Comprehensive Plan Amendment

Review File No. 21902-8, Business Item No. 2022-174

BACKGROUND

The City of Blaine (City) is located in northern Anoka County, bordered by Ham Lake to the north, Columbus to the northeast, Lino Lakes and Circle Pines to the east, Shoreview, Mounds View, Spring Lake, and Fridley to the south, Coon Rapids to the west, and Andover to the northwest.

Thrive MSP2040 (Thrive) designates Blaine with a “Suburban” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 66,300 to 87,300 population and 25,100 to 33,300 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 25,800 to 31,000 jobs.

The Metropolitan Council reviewed the City of Blaine 2040 Comprehensive Plan ([Business Item 2020-301 JT](#)), Review File No. 21902-1 on November 18, 2020. This is the seventh comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment proposes to reguide 9 acres of Low Density Residential and 91.22 acres of Planned Industrial/Planned Commercial to Planned Commercial for a total area of 100.2 acres. The amendment site is located at the southwest corner of 125th Avenue and Lexington Avenue. The purpose of the amendment is to accommodate future development, but there is not a specific development project associated with the proposed amendment.

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 MSP2040*, 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 Comprehensive Plan on March 11, 2009 ([Business Item 2020-301 JT, Review File No. 21902-1](#)).
- The Council authorized the Groveland Village amendment on June 9, 2021 ([Business Item 2021-140, Review File No. 21902-2](#)). The amendment reguided 27 acres of Planned Commercial/Planned Industrial (PI/PC) to 8 acres of High Density Residential (HDR) and 19 acres of Medium Density Residential (MDR) to accommodate a development that will consist of 106 townhomes and 152 apartments units.
- The Council administratively reviewed the Harpers Landing amendment on May 24, 2021 (Review File No. 21902-3). The amendment reguided 14.2 acres from Low Density Residential to Medium Density Residential to accommodate 40 single family units and 112 townhome units.

- The Council authorized the Lexington Meadows Apartments amendment on July 28, 2021 ([Business Item 2021-179, Review File No. 21902-4](#)). The amendment regulated 5.2 acres from Planned Industrial/Planned Commercial to High Density Residential to allow the development of a 182-unit, four-floor market rate apartment.
- The Council administratively reviewed the Arris Apartments amendment on August 10, 2021 (Review File No. 21902-5). The amendment regulated 2 acres from Planned Industrial/Commercial to High Density Residential-2 to accommodate the development of a 64-unit apartment building.
- The Council administratively reviewed the Applewood Pointe amendment on October 26, 2021 (Review File No. 21902-6). The amendment proposed a land change from Medium Density Residential to High Density Residential to accommodate an 88-unit senior housing development.
- The Council administratively reviewed the Xylite Industrial amendment on April 29, 2022 (Review File No. 21902-7). The amendment regulated 18.5 acres from Heavy Industrial to Light Industrial to accommodate the development of office spaces, storage facilities, and a contractor's yard.

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*. The amendment acknowledges these units of the Regional Parks System (Figure 1).

There are two units of the Regional Parks System units in the vicinity (i.e., within a 1/2 mile) of the proposed amendment site. The existing East Anoka County Regional Trail and planned Bunker Hills – Chain of Lakes Regional Trail both overlap / are within the proposed change area.

East Anoka County Regional Trail traverses the amendment site north-south along the west side of Lexington Avenue Northeast. A master plan for this unit of the Regional Parks System was approved by the Metropolitan Council in 2004. Anoka County is the Regional Parks Implementing Agency for this unit of the Regional Parks System.

Bunker Hills – Chain of Lakes Regional Trail is planned to traverse the proposed amendment site east-west, connecting Lakes Parkway to the west with the East Anoka County Regional Trail along Lexington Avenue Northeast. A master plan for this unit of the Regional Parks System was adopted by the Metropolitan Council in 2016. Anoka County is the Regional Parks Implementing Agency for this unit of the Regional Parks System.

Advisory Comments

Council staff recommend the City of Blaine and any future developers of this space coordinate with Anoka County to ensure these planned units of the Regional Parks System are not impacted.



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). This amendment is a land supply assembly action by the City, and there is not a specific development proposed for this site. The regional system has adequate capacity to serve the proposed land use changes associated with this development.

Transportation

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

The proposed amendment conforms to the 2040 Transportation Policy Plan (TPP). The amendment accurately responds to updates to the TPP.

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)

The City offers that the amendment does not affect the communitywide forecast. Council staff agree: the amendment reguides mostly (about 90 percent) from one employment-bearing use to another; the forecast is not affected.

Thrive MSP 2040 and Land Use

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The Plan with the proposed amendment is consistent with the land use policies of *Thrive MSP 2040*, which identifies the City as a Suburban Edge community. Thrive directs Suburban Edge communities to plan for development and redevelopment of minimum overall densities of 3 to 5 units per acre. The amendment proposes to re-guide 9 acres of Low Density Residential land and 91.22 acres of Industrial/Planned Commercial land to Planned Commercial land use (total 100.2 acres). The amendment location is at the southwest corner of 125th Avenue and Lexington Avenue (see Figure 2). The purpose of the amendment is to accommodate future development. There is no development associated with this amendment proposal.

The amendment primarily consists of a reguiding from a commercial land use to a different commercial land use; however, there is a nine-acre reduction in Low Density Residential land use which is reflected in Table 1 below. This does not affect the City’s overall communitywide density, which remains at 3.4 units per acre.

Table 1. Planned Residential Density, City of Blaine

Category	2018-2040 Change				
	Min	Max	Net Acres	Min Units	Max Units
Low Density Residential	<u>2.5</u>	<u>6</u>	<u>1,394.9</u>	<u>3,487</u>	<u>8,370</u>
Low/Medium Density Residential	2.5	12	3.5	9	42
Medium Density Residential	6	12	81.44	489	977
Med/High Density Residential	6	25	9.6	57	240
High Density Residential	12	25	53.1	637	1,328
High Density Residential - 2	12	60	7.6	91	457
HD Residential/Commercial*	12	25	23.3	280	582
HD Residential/Industrial*	12	25	12.6	151	314
HD Residential/Commercial/Industrial*	12	25	18.5	222	463
TOTALS			1604.5	5,423	12,772
			Overall Density	3.4	8.0

*50% residential



Housing

Reviewer: Hilary Lovelace/Ashleigh Johnson, CD – Housing (651-602-1555; 651-602-1106)

The amendment is consistent with the Council's *Housing Policy Plan*. The City's share of the region's affordable housing need from 2021-2030 is 1,139 units. This amendment does not change the amount of land available to support this housing need; the City still has over 169 acres available guided at densities high enough to support this need. This amendment does not inhibit the City from implementing their housing element nor from promoting sufficient land to address their share of the region's affordable housing need for 2021-2030.

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

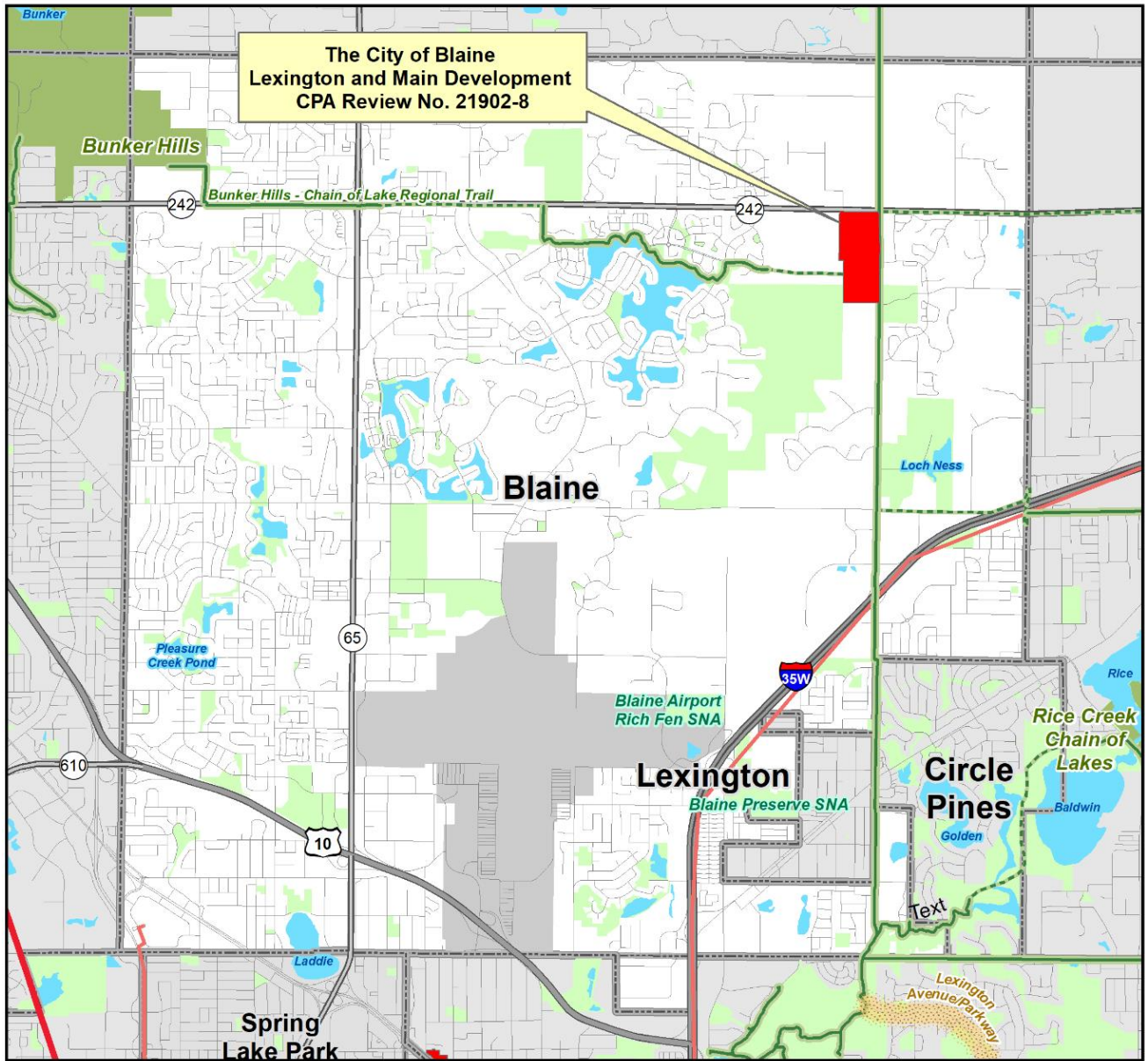
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

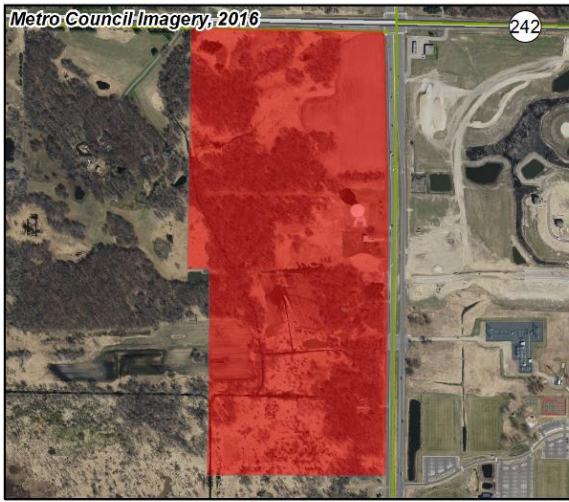
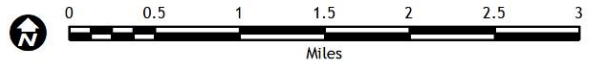
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Existing Land Use Guiding
- Figure 4: Proposed Land Use Guiding



Figure 1. Location Map Showing Regional Systems

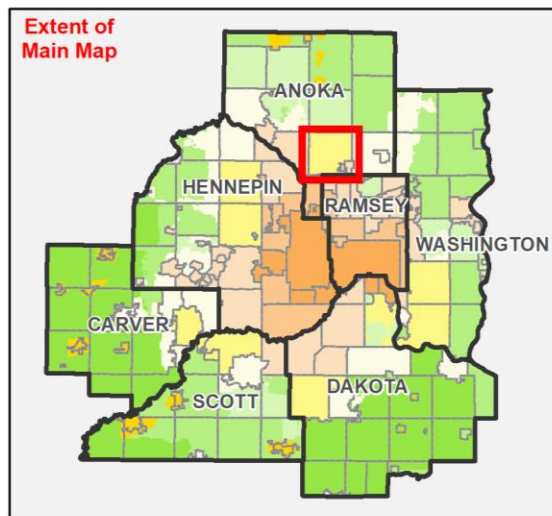
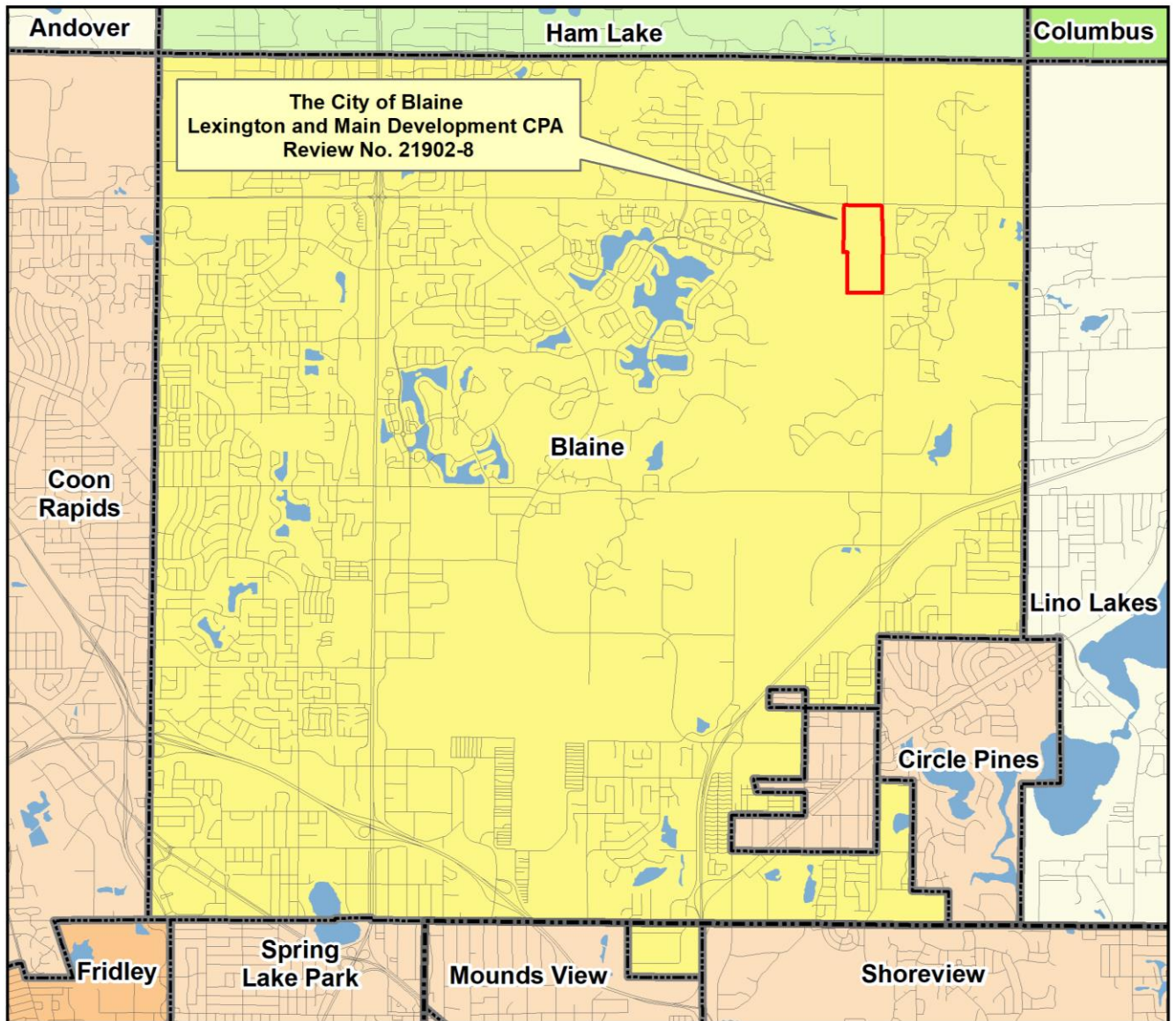


Metropolitan Council



- Regional Systems**
- Regional Transitways**
 - Existing
 - Planned Current Revenue Scenario
 - Planned Current Revenue Scenario - CTIB Phase 1 Projects
 - Potential Increased Revenue Scenario
 - Wastewater Treatment**
 - Meters
 - MCES Interceptors
 - Lift Stations
 - MCES Treatment Plants
 - Regional Highway System**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - Ncompass Street 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
- Ncompass Street Centerlines

Figure 3. Existing Land Use Guiding

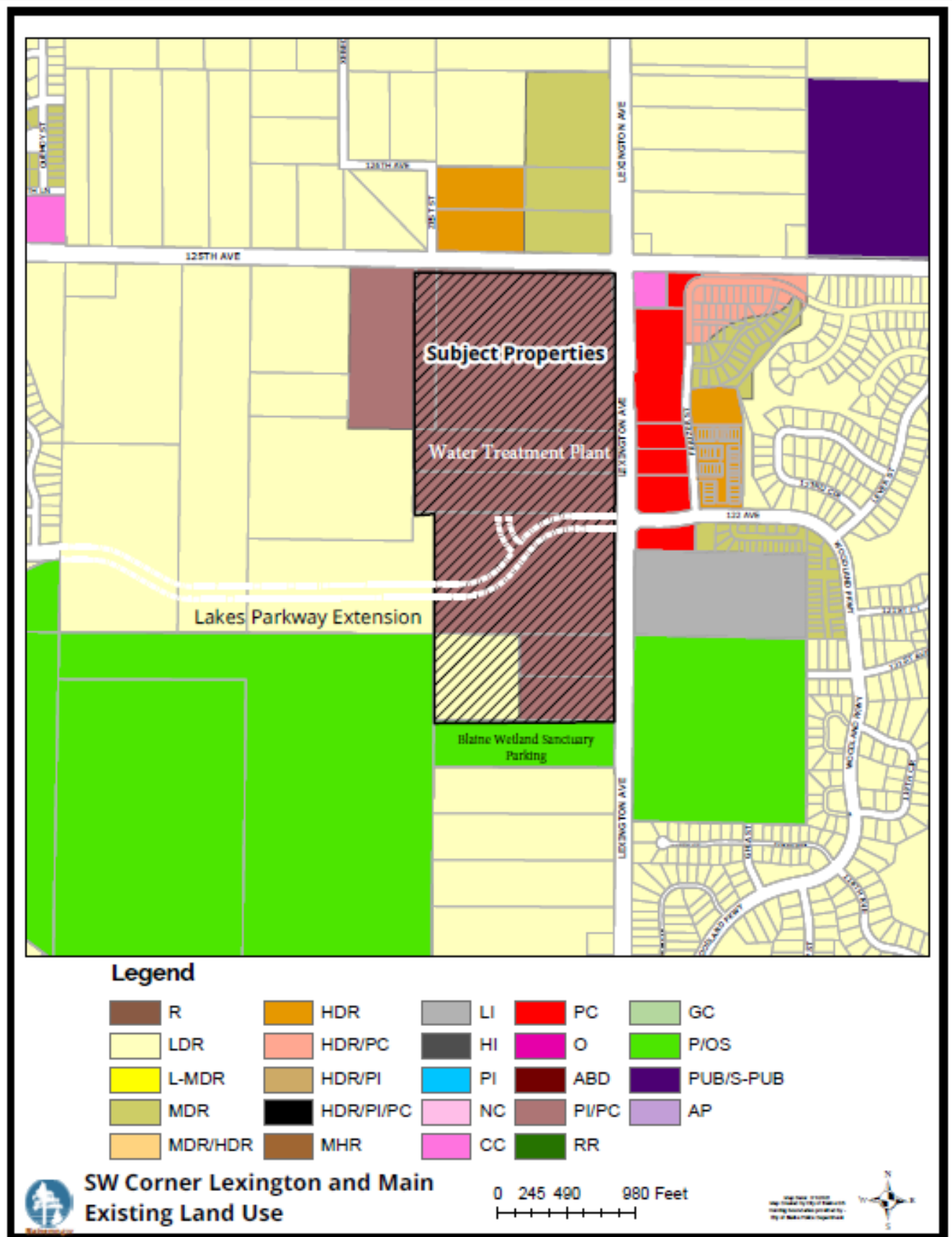
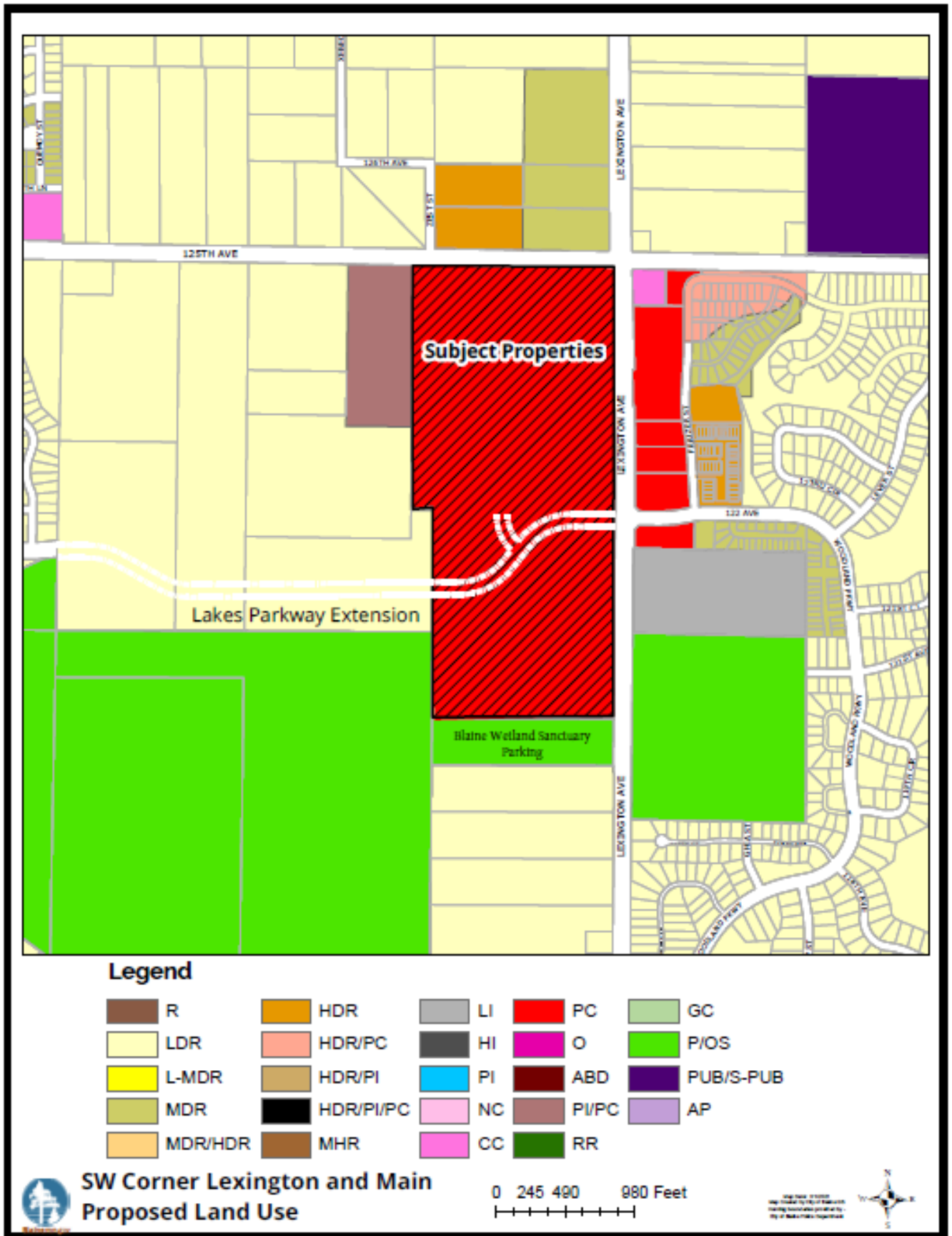


Figure 4. Proposed Land Use Guiding



Metropolitan Council