

# Committee Report

Community Development Committee



**Committee Meeting Date:** May 15, 2023

**For the Metropolitan Council:** May 24, 2023

## Business Item: 2023-110

City of North Oaks Lapoutre Comprehensive Plan Amendment, Review File 21796-2

### Proposed Action

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

1. Authorize the City of North Oaks to place its comprehensive plan amendment into effect.
2. Revise the Community Designation of the amendment area from Rural Residential to Emerging Suburban Edge.
3. Find that the amendment does not change the City's forecasts.
4. Find that the amendment does not change the 2040 Plan's status of inconsistent with the Housing Policy Plan. The City remains ineligible to enroll in Livable Communities Act programs.
5. Advise the City that the advisory comments in the 2040 Plan staff report related to wastewater, local water management plan adoption, and affordable housing need allocation remain in effect and need to be addressed in future amendments.
6. Advise the City to implement the advisory comments in the Review Record for Land Use.

### 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 May 15, 2023.



# Business Item

Community Development Committee



Committee Meeting Date: May 15, 2023

For the Metropolitan Council: May 24, 2023

## Business Item: 2023-110

City of North Oaks Lapoutre Comprehensive Plan Amendment, Review File 21796-2

**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, 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 North Oaks to place its comprehensive plan amendment into effect.
2. Revise the Community Designation of the amendment area from Rural Residential to Emerging Suburban Edge.
3. Find that the amendment does not change the City's forecasts.
4. Find that the amendment does not change the 2040 Plan's status of inconsistent with the *Housing Policy Plan*. The City remains ineligible to enroll in Livable Communities Act programs.
5. Advise the City that the advisory comments in the 2040 Plan staff report related to wastewater, local water management plan adoption, and affordable housing need allocation remain in effect and need to be addressed in future amendments.
6. Advise the City to implement the advisory comments in the Review Record for Land Use.

### Background

The City submitted the Lapoutre comprehensive plan amendment on March 31, 2023. The amendment proposes to modify the Municipal Urban Service Area (MUSA) boundary to include two lots totaling 17.4 acres. The purpose of the amendment is to accommodate future development and serve these two lots with regional wastewater services. The amendment site is located at 15 and 17 North Deep Lake Road. There are no known development proposals for this site at the time of this report. A Community Designation change from Rural Residential to Emerging Suburban Edge for the subject properties is also required for this proposed change. This is the City's first 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 North Oaks

Lapoutre Comprehensive Plan Amendment

Review File No. 21796-2, Business Item No. 2023-110

## BACKGROUND

The City of North Oaks is located in the northern part of Ramsey County. It is surrounded by the communities of White Bear Township, Vadnais Heights, and Shoreview.

*Thrive MSP 2040* (Thrive) designates North Oaks with “Rural Residential” and “Emerging Suburban Edge” Community Designation. The Council forecasts from 2020 to 2040 that the City will grow from 5,370 to 5,700 population and 2,130 to 2,310 households. The Council also forecasts that the City’s employment will not change between 2020 and 2040 and will remain the same at 1,530 jobs.

The Metropolitan Council reviewed the City of North Oaks 2040 Comprehensive Plan ([JT Business Item 2021-341](#), Review File No. 21796-1) on December 22, 2021. This is the first comprehensive plan amendment since the 2040 Plan was reviewed.

## REQUEST SUMMARY

The City submitted the Lapoutre comprehensive plan amendment on March 31, 2023. The amendment proposes to modify the MUSA boundary to include two lots totaling 17.4 acres. The purpose of the amendment is to accommodate future development and serve these two lots with regional wastewater services. The amendment site is located at 15 and 17 North Deep Lake Road. There are no known development proposals for this site at the time of this report. A Community Designation change from Rural Residential to Emerging Suburban Edge for the subject properties is also required for this proposed change.

## 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 MSP 2040*, with water resources management and is consistent with Council forecasts. The amendment does not change the 2040 Plan status of inconsistent with the *Housing Policy Plan*.

### 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

7. The Council acted on the 2040 Plan on December 22, 2021 ([Business Item 2021-341 JT](#), Review File No. 21796-1)

## 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 amended plan conforms to the Regional Parks System. The amended plan is consistent with Council's *Regional Parks Policy Plan*.

There are no existing or planned units of the Regional Parks System in the vicinity (i.e., within 1/2 mile) of the proposal to modify the MUSA boundary to include two lots. The nearest unit of the Regional Parks System – Bald Eagle-Otter Lake Regional Park – is approximately 2.1 miles to the east of the proposed change, in White Bear Township. The amendment will not impact Bald Eagle-Otter Lake Regional Park or the Regional Parks System more broadly.

#### Wastewater Service

*Reviewer: Roger Janzig, Environmental Services (ES) – Wastewater Planning and Community Programs ([roger.janzig@metc.state.mn.us](mailto:roger.janzig@metc.state.mn.us))*

The proposed amendment conforms to the *2040 Water Resources Policy Plan (WRPP)*. The amendment is driven by a Community Designation change and a MUSA expansion to include the subject parcels in the 2030 MUSA to provide local sanitary sewer service for two single family residential lots. The regional system has adequate capacity to serve the proposed development associated with this amendment.

#### Transportation

*Reviewer: Jed Hanson, Metropolitan Transportation Services (MTS) (651-602-1716)*

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 Council finds that the comprehensive plan amendment does not affect the communitywide forecast. No forecast change is needed at this time (Table 1).

The 2040 Comprehensive Plan authorized in 2021 included expected development for five sewer-serviced subdivisions with a combined 599 housing units on 182.4 acres of land. This additional amendment revises the totals to 601 housing units on 199.9 acres of land.

*Table 1. Metropolitan Council City of North Oaks Forecasts*

Category	Census 2020	Current Approved Forecast		
		2020	2030	2040
Population	5,272	5,370	5,580	5,700
Households	1,972	2,130	2,270	2,310
Employment	1,290	1,530	1,530	1,530



## Thrive MSP 2040 and Land Use

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

*Thrive MSP 2040* identifies the City as an Emerging Suburban Edge Community and as a Rural Residential Community (Figure 2). The amendment proposes to modify the MUSA to include two lots totaling 17.4 acres. The purpose of the amendment is to accommodate future development and serve these two lots with regional wastewater services. The amendment site is located at 15 and 17 North Deep Lake Road. At the time of writing of this report, there are no known future development proposals for this site nor a change in guided land uses. As such, the Council is reviewing the inclusion of just the two existing properties as part of this amendment. Any future development proposals for the subject property may require an amendment to the comprehensive plan. A Community Designation change from Rural Residential to Emerging Suburban Edge for the subject properties is also required for this proposed change.

The City is unique in the region that, with few exceptions, the entire City is part of the North Oaks Home Owners' Association (NOHOA). Perpetual covenants are part of all deeds and declarations since 1950, except for 14 properties, 12 of which are on the City's western border. Some neighborhoods include sub-associations that have more restrictive provisions, but they remain subordinate to the NOHOA. All roads in the City are private; and local utilities are the responsibility of the HOAs. Since 1999, the primary governing planning and regulatory document for the City is the East Oaks Planned Unit Development (PUD), which is memorialized in the Plan.

Table 3 below identifies the guiding land uses and development status for the sewered portion of the East Oaks Planned Unit Development (PUD). The PUD provides limited flexibility to reallocate units among the neighborhoods and convert commercial space in the Mixed Use districts to residential uses. The addition of two large previously unsewered lots (totaling 17.4 acres) reduces the communitywide net density from 3.3 units per acre to 3.0 units per acre. 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. The plan with the proposed amendment is consistent with the land use policies for the Emerging Suburban Edge Community Designation.

Table 3. Planned Residential Density (Emerging Suburban Edge), City of North Oaks

Category: Neighborhood	Status	Net Acres	Planned Units
Mixed Residential: Rapp Farm (#4)	Developed/platted	92.0	156
Mixed Use: East Wilkinson (#5)	Developed/platted	31.4	283
Mixed Residential: Anderson Woods (#6)	Developable	19.9	13
Mixed Use: Gate Hill (#7)	Under development	29.1	73
Mixed Use: Island Field (#8)	Developable	10.1	74
Nord (addition x 2 lots)	Under development	17.4	2
<b>TOTALS</b>		<b>199.9</b>	<b>601</b>
<b>Overall Density</b>			<b>3.0</b>

### Advisory Comments

The Council advises the City to guide other areas of North Oaks to higher densities to ensure that the City's planned land use remains at or above 3.0 units per acre, consistent with regional land use policy. If the density drops below 3.0 units per acre, this would represent a regional policy inconsistency and a potential wastewater system conformance issue.

### Housing

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

The 2040 Plan remains inconsistent with the *Housing Policy Plan*. This amendment does not create any further inconsistencies with housing policy. At the time of comprehensive plan authorization, the Plan did not guide any areas for forecasted growth with land use with a minimum density above 1 unit per acre. There are no changes in this amendment to create residential land



uses with high enough density to support the development of affordable housing at scale and therefore the amendment does not inhibit North Oaks from implementing their housing element but neither does it guide 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

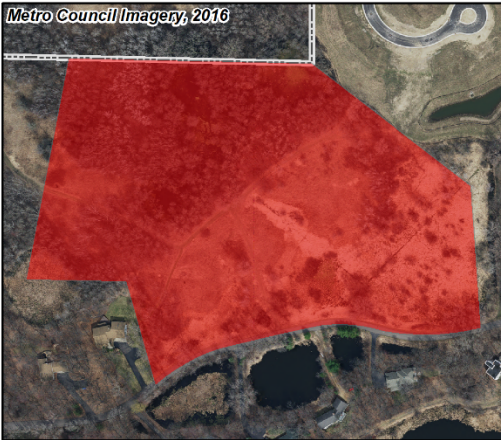
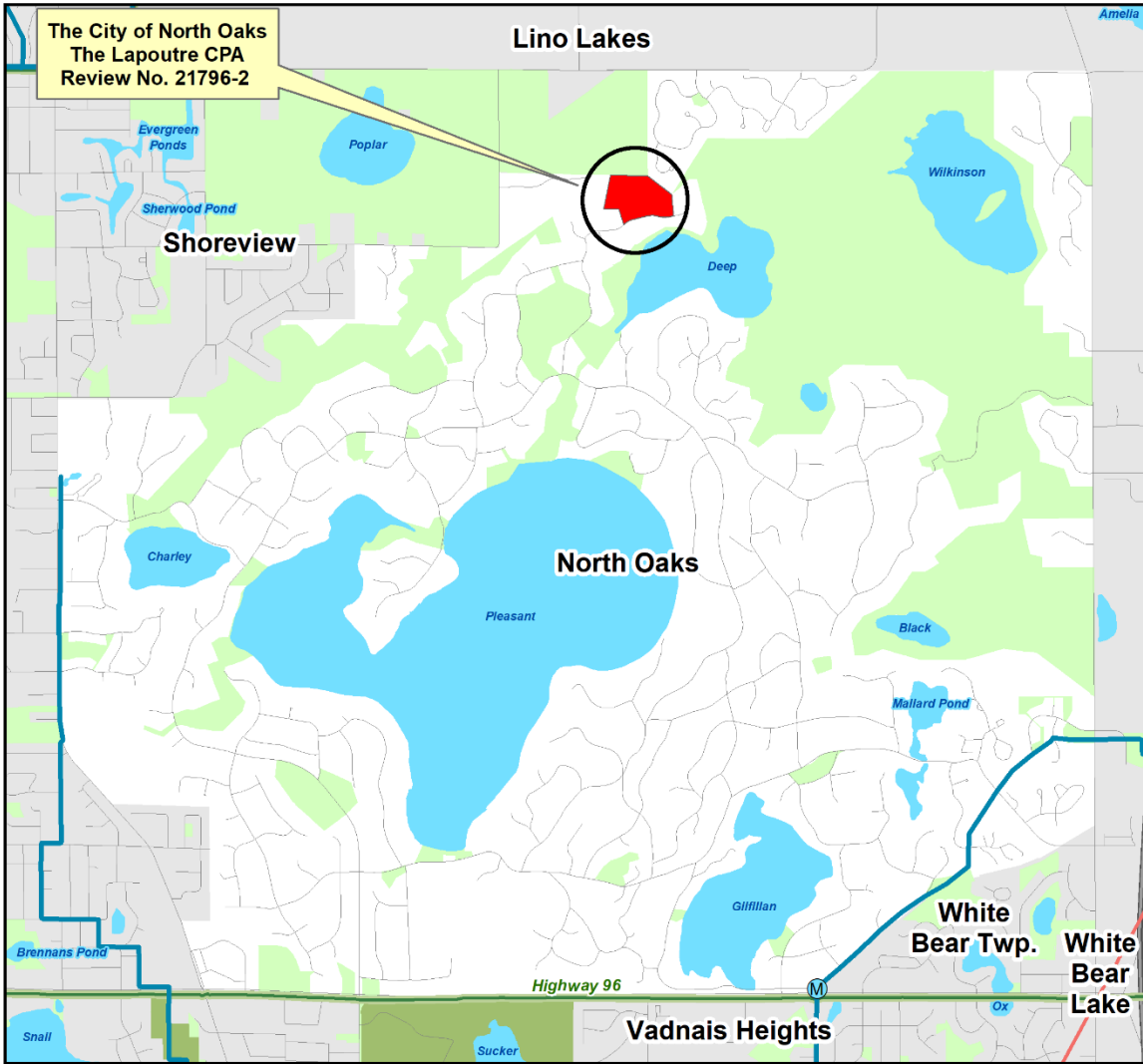
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

### ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Location Map showing Metropolitan Urban Service Area (MUSA)



**Figure 1. Location Map Showing Regional Systems**



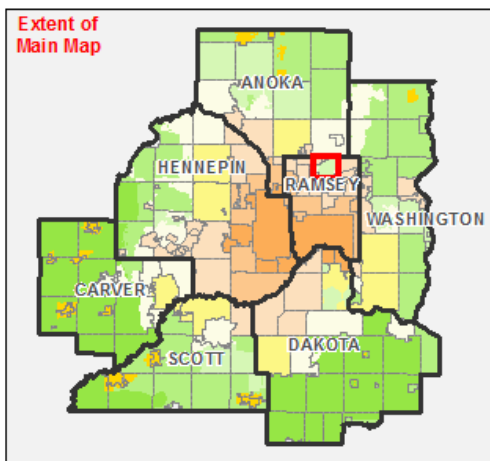
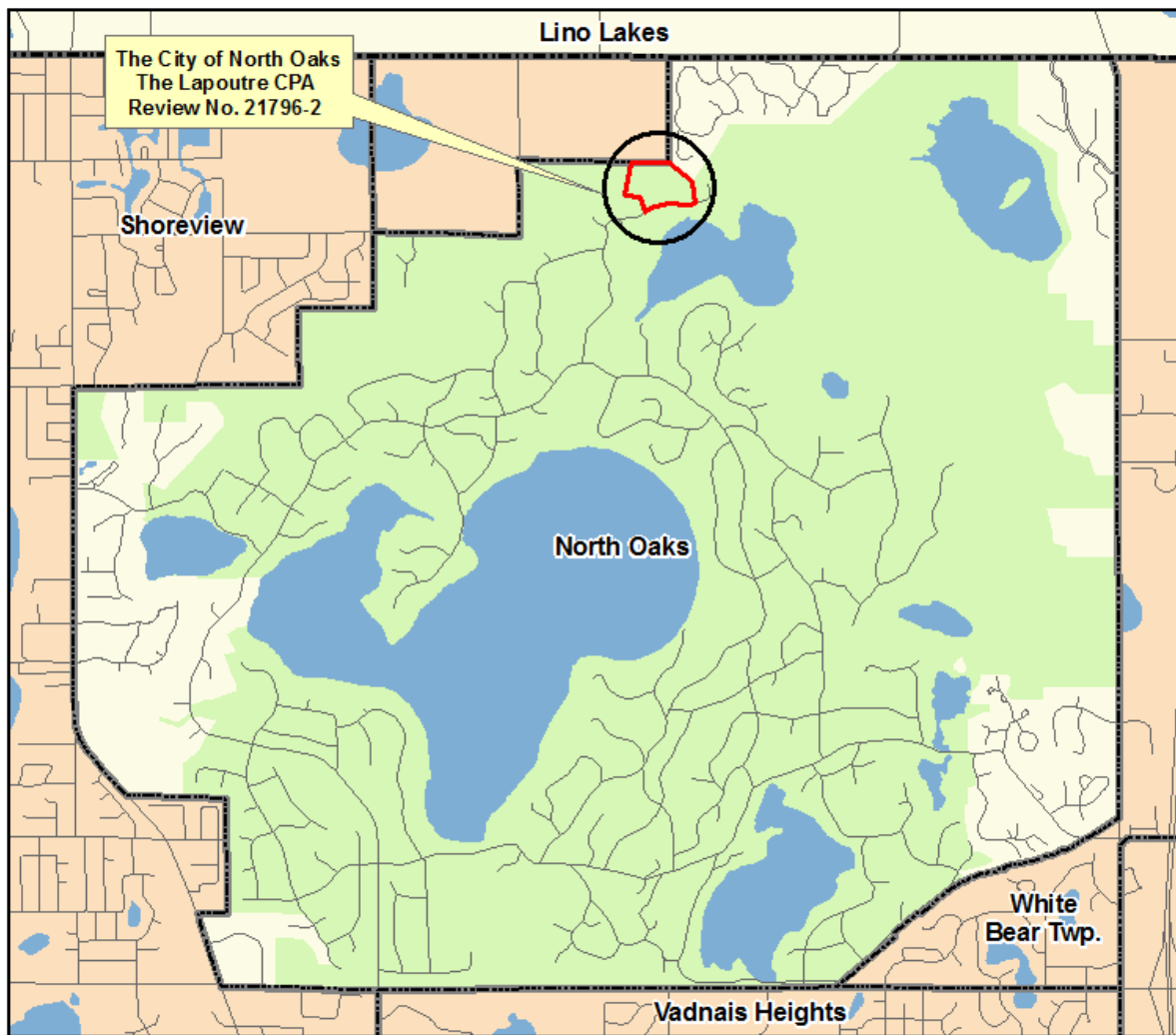
- Regional Systems**
- Regional Transitways**
- Existing
  - Planned Current Revenue Scenario
  - Planned Current Revenue Scenario - CTIB Phase 1 Projects
  - Potential Increased Revenue Scenario
- Wastewater**
- (M) Meters
  - MCES Interceptors
  - (L) Lift Stations
  - (WTP) MCES Treatment Plants
- Regional Highway System**
- Interstates
  - US Highways
  - State Highways
  - County Roads
  - Road 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



x



**Figure 2. Location Map Showing Community Designations**



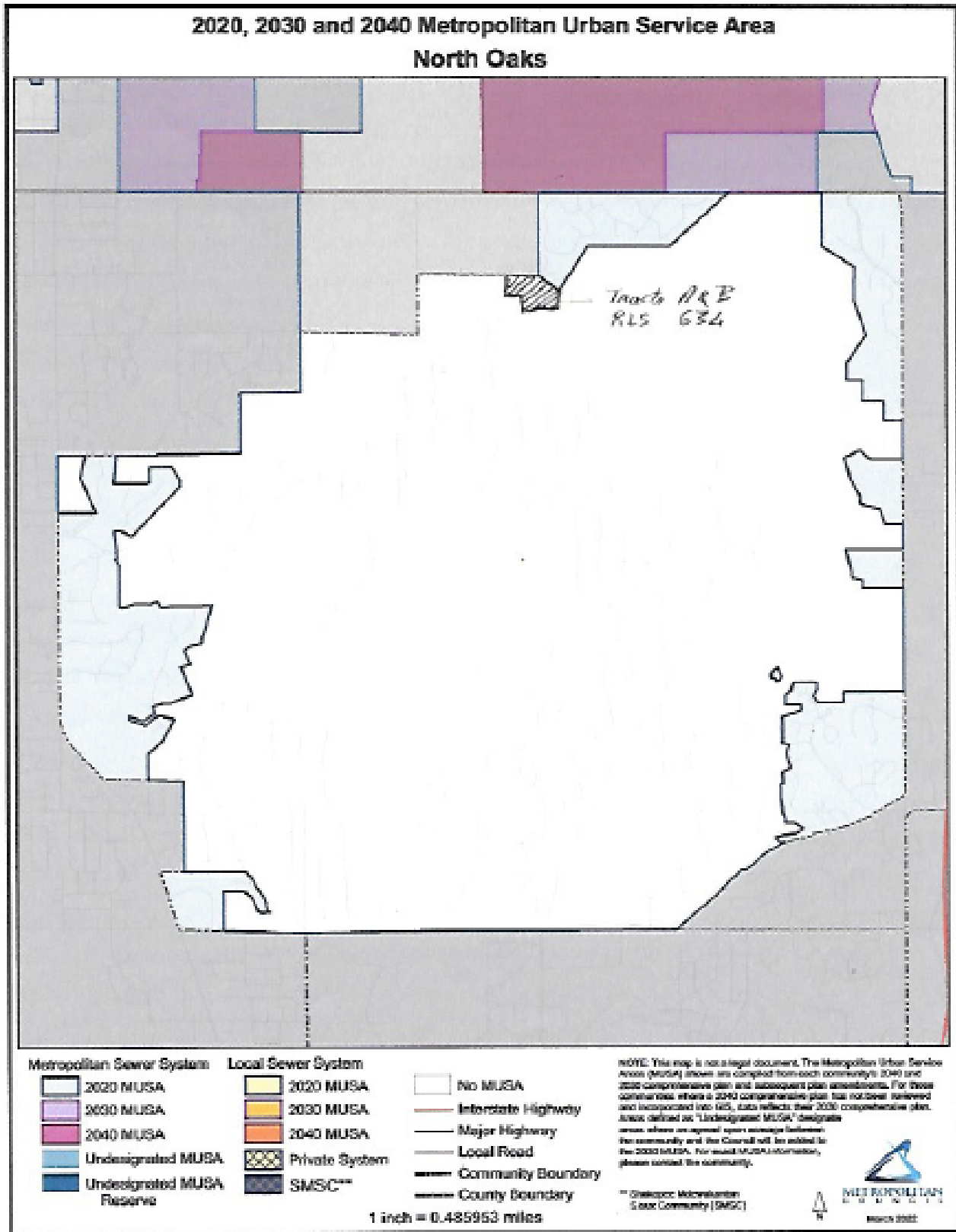
**ThriveMSP 2040 Community Designations**

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines



This amendment includes proposed change to the Community Designation from Rural Residential to Emerging Suburban Edge.

Figure 3. Location Map Showing Metropolitan Urban Service Area (MUSA)



The amendment area is proposed to be included in the 2030 MUSA.

