

Committee Report

Community Development Committee



Committee Meeting Date: March 18, 2024

For the Metropolitan Council: March 27, 2024

Business Item: 2024-57

City of Arden Hills TCAAP Land Use and Text Comprehensive Plan Amendment, Review File 21914-7

Proposed Action

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

1. Authorize the City of Arden Hills 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 Transportation, Transit, and Forecasts.

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 March 18, 2024.



Business Item

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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

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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 Transportation, Transit, and Forecasts.

Background

The amendment includes a text amendment to the Neighborhood Residential (NR) land uses to increase the density range and allow for multi-family residential land uses in the Neighborhood Residential (NR) classifications. The amendment adds more detail by splitting out the NR 3-4 land use into two specific land uses with different density ranges, NR3 and NR4. The amendment also proposes to re-guide portions of Town Center North and South from Neighborhood Residential 3-4 (NR 3-4) to Neighborhood Residential 3 (NR3) and Neighborhood Residential 4 (NR4) and changes the southwest corner of the subject property from Flex Office to NR3 and NR4. The location of these changes is within the Rice Creek Commons development area, formerly known as the Twin Cities Army Ammunition Plan (TCAAP). The purpose of the amendment is to accommodate future development. This is the City's sixth 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.



REVIEW RECORD

City of Arden Hills

TCAAP Land Use and Text Comprehensive Plan Amendment

Review File No. 21914-7, Business Item No. 2024-57

BACKGROUND

The City of Arden Hills is located in northwestern Ramsey County. It is surrounded by the communities of Shoreview, Roseville, New Brighton, and Mounds View.

Thrive MSP 2040 (Thrive) designates Arden Hills with a Suburban community designation. The Council forecasts from 2020 to 2040 that the City will grow from 10,000 to 13,500 population and 3,200 to 4,600 households. The Council also forecasts that between 2020 and 2040, the City's employment will increase from 15,000 to 17,500 jobs.

The Metropolitan Council reviewed the City of Arden Hills 2040 Comprehensive Plan ([Business Item 2019-296 JT](#)), Review File No. 21914-1, on November 13, 2019. This is the sixth comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment includes a text amendment to the Neighborhood Residential (NR) land uses to increase the density range and allow for multi-family residential land uses in the Neighborhood Residential (NR) classifications. The amendment adds more specificity by splitting out the NR 3-4 land use into two specific land uses with different density ranges, NR3 and NR4. The amendment also proposes to re-guide portions of Town Center North and South from Neighborhood Residential 3-4 (NR 3-4) to Neighborhood Residential 3 (NR3) and Neighborhood Residential 4 (NR4) and changes the southwest corner of the subject property from Flex Office to NR3 and NR4. The purpose of the amendment is to accommodate future development. The location of these changes is within the Rice Creek Commons development area, formerly known as the Twin Cities Army Ammunition Plan (TCAAP). This is the City's sixth amendment to its 2040 Comprehensive Plan.

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 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

1. The Council acted on the 2040 Plan on November 13, 2019 ([Business Item 2019-296 JT](#), Review File No. 21914-1).
2. The Council administratively reviewed the Arden Hills Senior Living amendment on July 13, 2020 (Review File No. 21914-2). The amendment proposed to re-guide 5.32 acres from Medium Density Residential to High Density Residential land use.
3. The Council administratively reviewed the High Density text amendment on June 12, 2020



(Review File No. 21914-3). The amendment raised the maximum density for the HDR land use category from 12dua to 24dua for developments meeting certain criteria.

4. The Council administratively reviewed the High Density Part 2 text amendment on July 31, 2020 (Review File No. 21914-4). The amendment raised the maximum density for the HDR land use category from 12dua to 24dua for developments meeting certain criteria.
5. The Council administratively reviewed the Chapter 6, Section 6.4.10 text amendment on August 11, 2022 (Review File No. 21914-5). The text amendment allowed the City to increase residential density for the High Density Residential land use category by 100% through use of a Planned Unit Development (PUD).
6. The Council administratively reviewed the Future Land Use Map amendment on August 11, 2022 (Review File No. 21914-6). The amendment proposed to reguide 8.29 acres from Public and Institutional to High Density Residential and use.

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 Regional Parks System and is consistent with Council's *Regional Parks Policy Plan*. There are two units of the Regional Park System in the vicinity of proposed land use changes. Highway 96 Regional Trail and Rice Creek North Regional Trail Extension are both approximately 0.1 mile from the proposed land use changes.

Neither the proposed text amendment nor the proposed land use changes will impact Highway 96 Regional Trail, Rice Creek North Regional Trail Extension, or the Regional Park System more broadly. Future residents will benefit by the proximity to these regional trails and their connections to Long Lake Regional Park, Vadnais-Snail Lake Regional Park, and other destinations.

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)*. The regional system has adequate capacity to serve the proposed potential development associated with this amendment.

Transportation

Reviewer: Bethany Brandt-Sargent, Metropolitan Transportation Services (MTS) (651-602-1725)

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

A Regional Bicycle Transportation Network (RBTN) Tier 2 alignment has been identified through the TCAAP site, and this alignment would provide significant utility to cyclists traveling between Highway 96 and the Rice Creek North Trail, both Tier 1 RBTN alignments.

The residential area proposed to replace the office use would be located adjacent to US-10, a limited access highway with high speeds and traffic volumes (60 MPH and 55,000 AADT). The high speed and traffic volumes of the highway create a concern regarding roadway noise exposure for the proposed residential units. Previously the site was designated as office which typically is less sensitive to highway vehicle noise.

Advisory Comments

It is advised that safe and adequate measures are provided for cyclists to cross Hwy 96 to access the TCAAP site and to connect to the Rice Creek Trail and further destinations north and west.

Prior to residential development commencing at the proposed location, it is recommended that a noise analysis be conducted to determine if noise mitigation measures are warranted, as is noted in the MnDOT response letter.

Transit

Reviewer: Scott Thompson, Metro Transit (MT) (612-349-7774)

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

Advisory Comments

Metro Transit encourages the City and the developer to include high quality pedestrian connections in and around this site, as such facilities will allow users of all abilities to access transit in the area when it is provided.

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 Arden Hills TCAAP amendment is consistent with regional policy. The City offers that the plan amendment does not affect the communitywide forecast. Council staff find that re-guidance from “flex office” to Neighborhood Res -3 and -4 adds housing capacity in the southwestern part of TCAAP: approximately 275 units at the mid-point of respective ranges. This fits within the approved communitywide forecast.

Advisory Comments

A community total forecast revision is not required at this time. However, the Transportation Analysis Zones allocation for Arden Hills needs revision.

Re-guidance in the southwestern part of TCAAP, TAZ #1709, amounts to approximately 275 units at the mid-point of respective ranges. The Plan expects the entire zone to gain +310 households and +720 population during 2020-2040. Separate from this Council action, Council staff will revise the TAZ allocation in TAZ #1709, adding +200 households and +400 population to the 2040 timepoint. Re-allocated 2040 amounts will be balanced with the remainder of the city, leaving the communitywide totals unaffected.

The City expects adjacent TAZ #1708 (includes Town Center) to add +650 households and +1,520 population during 2020-2040; no adjustment is needed in TAZ #1708.

Table 1. Metropolitan Council City of Arden Hills, Forecasts

Category	Census 2020	Current Approved Forecast		
		2020	2030	2040
Population	9,939	10,000	12,000	13,500
Households	3,114	3,200	4,100	4,600
Employment	10,182	15,000	16,300	17,500



Thrive MSP 2040 and Land Use

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

The proposed amendment is consistent with *Thrive MSP 2040*, which identifies the City as a Suburban Community. The amendment includes text amendments that add detail to the Neighborhood Residential (NR) land use by splitting out the NR3-4 to create a discreet Neighborhood Residential 3 land use (4-8 units per acre) and a Neighborhood Residential 4 land use (5-21 units per acre). The text amendment includes multi-family housing as a housing type for NR4. The text amendment removes the NR3-4 land use by delineating locations for NR3 and NR4 land uses in Rice Creek Commons (TCAAP). The amendment also includes a provision for affordable housing at 60% Area Median Income for 20% of housing units within Rice Creek Commons. The amendment includes a reguinding of 32.4 acres from Flex Office to NR3 (21 acres) and NR4 (11.4 acres). The location of these changes is within the Rice Creek Commons development area, formerly known as the Twin Cities Army Ammunition Plan (TCAAP).

Suburban communities are expected to plan for forecasted population and household growth at overall average densities of at least five units per acre. The amendment reduces the City’s planned residential density from 5.27 units per acre to 5.17 units per acre (Table 2). The City’s planned density continues to exceed the minimum density (5 units per acre) expected of Suburban communities.

Table 2. Planned Residential Density, Arden Hills

Category	Density		Net Acres	2018-2040 Change	
	Min	Max		Min Units	Max Units
Medium Density Residential	6	9	1.7	10	15
High Density Residential	9	12	13.6	122	163
Neighborhood Residential 1	1.5	2.5	42.9	64	107
Neighborhood Residential 2	2.5	4	51.5	129	206
Neighborhood Residential 3	<u>4</u>	<u>8</u>	<u>64.5</u>	<u>258</u>	<u>516</u>
Neighborhood Residential 4	<u>5</u>	<u>21</u>	<u>20.0</u>	<u>100</u>	<u>420</u>
Town Center	21	67	15.9	334	1,065
Community Mixed Use*	12	20	10.0	120	200
	TOTALS		220.1	1,138	2,693
			Overall Density	5.17	12.24

*10-50% residential

Housing

Reviewer: Olivia Boerschinger, CD – Housing (651-602-1327)

The amendment is consistent with the Council’s Housing Policy Plan. The Plan currently provides sufficient land to address its share of the region’s 2021-2030 need for affordable housing, which is 373 units. As of this amendment, the Plan will be guiding approximately 116 acres of higher density residential land such that at least 455 units could be built.

This amendment allows the City to implement the housing element of their 2040 Plan and directly contributes to their efforts to address its share of the region’s need for affordable housing in the 2021-2030 decade. The City’s 2030 forecast and 2030 affordable housing need target are unaffected by the proposal.

Arden Hills is a participant in Livable Communities Act (LCA) programs, and in 2022 was awarded over \$75,000 million in LCDA pre-development funds for the TCAAP redevelopment.

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



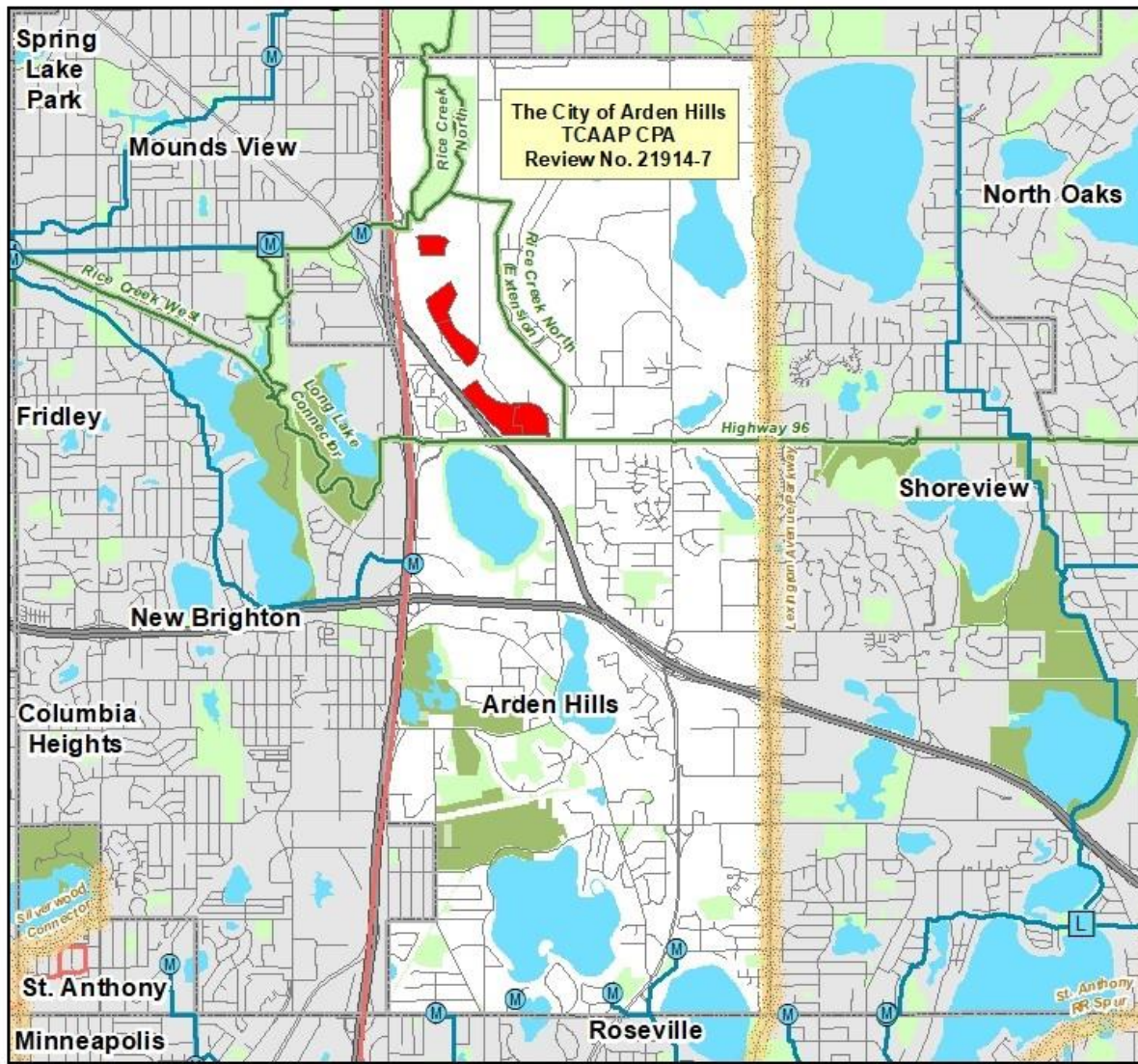
districts were identified.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current and Proposed Land Use Guiding
- Figure 4: Land Guided for Affordable Housing



Figure 1. Location Map Showing Regional Systems



Regional Systems

Regional Transitways

- Existing
- Planned Current Revenue Scenario
- 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

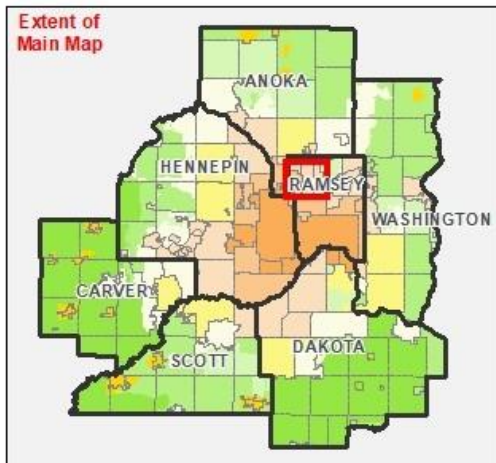
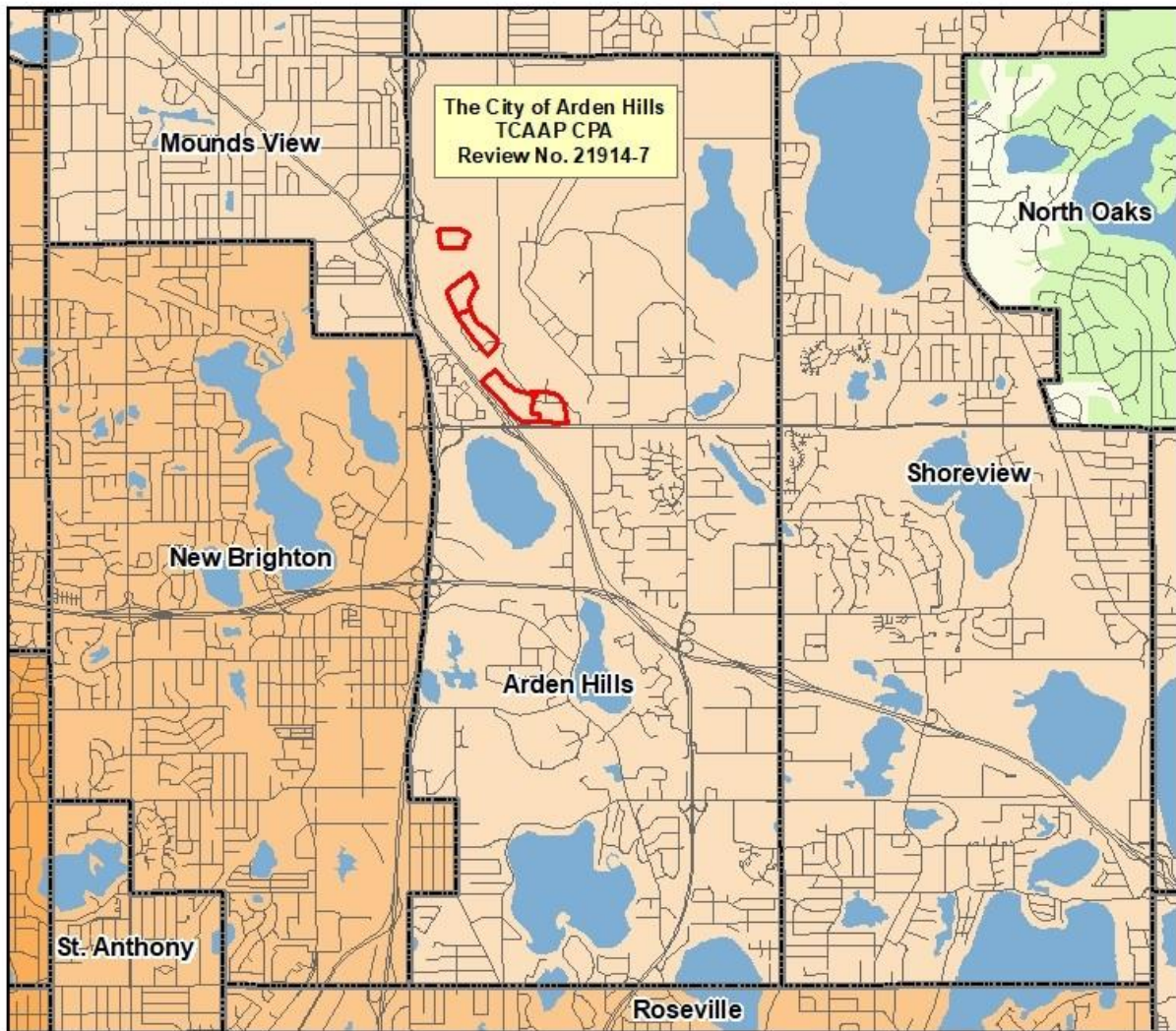
Regional Parks

- 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

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



Figure 3. Current and Proposed Land Use Guiding

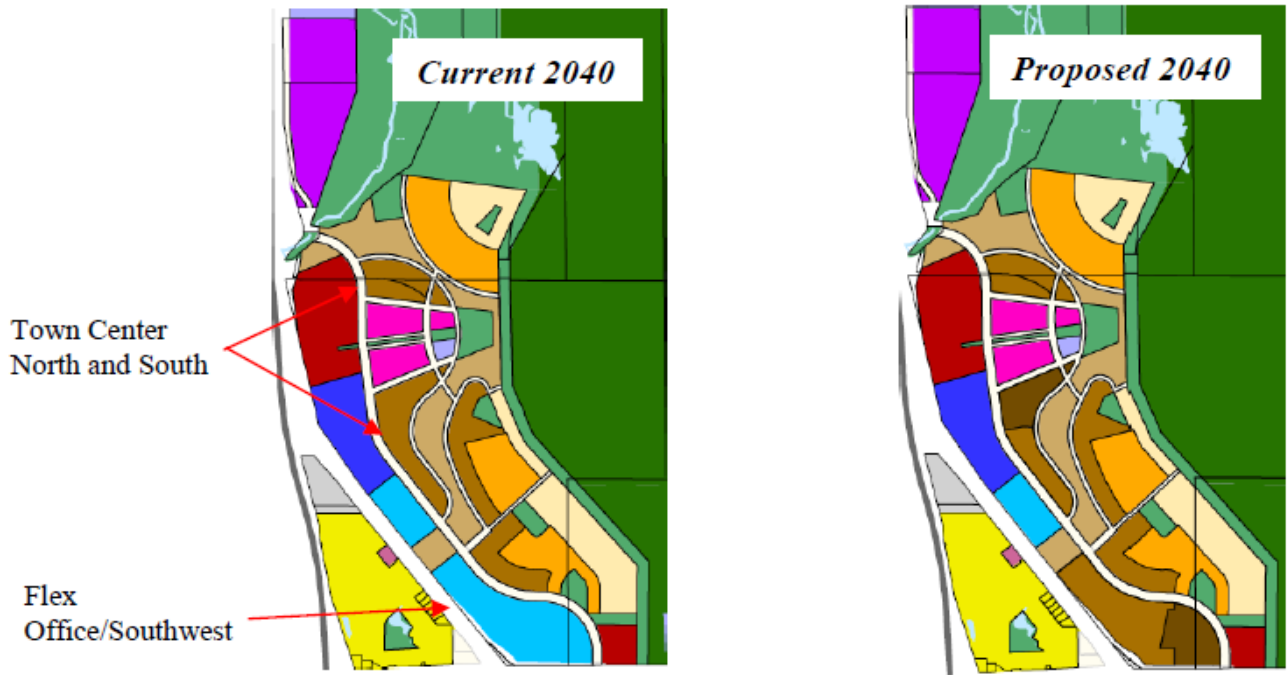


Figure 4. Land Guided for Affordable Housing

Land Guided for Affordable Housing 2021-2030

Arden Hills

Ramsey County

Council Member Peter Lindstrom, District 10

2021-2030 share of regional need for Affordable Housing: **373 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<i>Available Acres</i>	x	<i>Minimum Density (units per acre)</i>	x	<i>Expected % Residential (if mixed use)</i>	=	<i>Minimum Units Possible</i>
Community Mixed Use	100.20		12		10%		121
Town Center	15.90		21		100%		334
High Density Residential	8.29		9		100%		75
Total	116						455

Sufficient/(insufficient) units possible against share of regional need: **82**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **82**

