

Community Development Committee

Meeting date: December 17, 2007

ADVISORY INFORMATION

Date: December 11, 2007
Subject: City of Blaine Comprehensive Plan Amendment
Pheasant Ridge
Review File No 17055-18
District, Member: District 10, Council Member Kris Sanda
Staff: Tori Dupre, Principal Reviewer (651-602-1621)
Prepared/Presented: Phyllis Hanson, Manager Local Planning Assistance (651-602-1566)
Guy Peterson, Community Development Div. Dir. (651-602-1306)
Division/Department: Community Development / Planning and Growth Management

Proposed Action

That the Metropolitan Council authorize the City of Blaine to:

1. Put the proposed comprehensive plan amendment (CPA) into effect with no modifications, and
2. Approve a Metropolitan Council forecast change to Blaine's employment forecasts, adding 1,300 employees in 2020, and 1,400 employees in 2030. Blaine's revised employment forecasts are 23,740 in 2020 and 25,350 in 2030, as shown in the report.

Background

The City of Blaine is located in Anoka County surrounded by Ham Lake to the north, Lino Lakes to the east, Shoreview and Mounds View to the south, and Coon Rapids to the west. In 2000, the City's population was 45,014; In 2030, the Council forecasts the City to have 78,000 people, 31,200 households and 23,950 employees.

The *2030 Regional Development Framework* identifies Blaine as a Developing Area community. Council investments in regional systems and incentives for the Developing Communities focus on accommodating growth, supporting centers along corridors, encouraging connected land use patterns for new development and encouraging development of communities where shopping, jobs and a variety of housing choices coexist by design.

The Pheasant Ridge CPA represents the 18th amendment to the City's 2020 comprehensive plan, on which the Metropolitan Council acted in February 2000.

Rationale

The proposed CPA is in conformity with regional system plans, consistent with Council policies and compatible with the plans of other local communities and school districts.

Funding

No Metropolitan Council funding required.

Known Support / Opposition

None.

Overview

Conformance with Regional Systems	The CPA conforms to the Regional System Plans for Transportation, including Aviation, Wastewater, and Parks with no substantial impact on, or departure from, these plans.
Consistency with Council Policy	The CPA is consistent with the Council's <i>2030 Regional Development Framework (2030 RDF)</i> , water resources management and housing policy.
Compatibility with Adjacent Community Plans	The City submitted the CPA to the adjacent communities, school districts and watersheds on August 18, 2007.

Analysis and Findings

The 340-acre project site is now guided rural and light industrial and the site is undeveloped. The proposed CPA changes the land use to Planned Industrial and adds the northern 160 acres to the Metropolitan Urban Service Area (MUSA).

The Council received the proposed CPA on November 7, 2007, and found it complete on November 28, 2007. The Council's 60 day review ends January 5th, 2008.

Regional Systems

Parks (Jan Youngquist, 651-602-1029)

The proposed CPA conforms to the *Regional Parks Policy Plan*.

Transportation/Aviation (Ann Braden, 651-602-1705/ Chauncey Case, x1724)

The proposed CPA is in conformance with the *Regional Transportation (and Aviation) Policy Plan* and will not impact the regional roadway system. The CPA is in conformance with Regional Aviation policy.

Transit (Cindi Harper, Metro Transit, 612 349-7723)

The CPA site develops, it may offer opportunities for enhanced transit service, and has the potential for reverse-commute transit service because of its proximity to several park and ride locations. The city should continue to work with Anoka County to develop appropriate access and improvements to affected county roads.

The City should make sure that it can accommodate the weight and turning radius of the 60-foot articulated buses as the road network develops. A direct connection to Naples is important since it would be the fastest connection with the 95th Avenue Park and Ride. Pedestrian connections, such as sidewalks, are important as well as easy access to major roadways.

Water Resources Management - Sewers (Roger Janzig, 651-602-1119)

The proposed CPA conforms to the regional wastewater system, and *Water Resources Management Policy Plan*. The 160-acre MUSA expansion to include industrial land uses converts to approximately 750 gallons per acre/ per day based on usable acre. The CPA anticipates 85 net, buildable acres since a major portion of the 160 acres is regulated wetland.

The Metropolitan Council is currently working on a system improvement project, the Blaine Relief Interceptor, with a projected completion date of 2011. This project will provide additional sewer capacity to the City. The Metropolitan Disposal System has adequate capacity to serve this project and increase sewer flows.

Blaine is not currently identified as a community with excessive peak hourly flow during wet weather events. Blaine's 2008 Comprehensive Plan should include a description of activities to identify and reduce sources of stormwater inflow and infiltration into the wastewater system.

Water Resources Management—Surface Water (James Larsen, 651-602-1159)

Blaine is located within three watersheds, including the Coon Creek Watershed District, the and Rice Creek Watershed District, and the Six Cities Watershed Management Organization. The Board of Water and Soil Resources (BWSR) approved the Six Cities and Rice Creek watershed management plans in 1997. The BWSR approved the Coon Creek watershed management plan in 2004. The City prepared a local surface water management plan in 1998, adopting it in May 2000, and is currently updating this plan.

The watershed organizations granted the City a time extension in preparing the local surface water management plan. The City's plan will incorporate a required Municipal Separate Storm Sewer System (MS4) permit, a Storm Water Pollution Prevention Plan (SWPPP), and a non-degradation plan into the local plan. The City's anticipated completion date is late 2007.

The Council will review the local plan for consistency with statutory content requirements found in Appendix B2-b of the Council's *2030 Water Resources Management Policy Plan*.

Regional Policies

The proposed CPA is consistent with the Council's *2030 Regional Development Framework* policies that identify Blaine as a Developing community, where approximately 60 percent of the region's new households and 40 percent of new jobs will occur. The CPA is consistent with the Council's MUSA implementation guidelines.

MUSA Implementation Guidelines:

1. Does the City's overall residential density meet a minimum of three units per net developable acre? Yes. Since 2000, the City has approved 6,395 total housing units on 1,747 net developable acres, at a net density of 3.66 units per acre.
2. Does the City have adequate capacity, or staged capacity, to accommodate the development staging? Yes. The Blaine Relief Interceptor project will provide additional sewer capacity to the City.
3. Does the city have an identified inflow and infiltration (I&I) problem that currently impacts the metropolitan disposal system? No.
4. Has the City addressed and fulfilled previous Council actions and negotiations regarding the City's 2020 comprehensive plan? Yes.
5. Has the City addressed consistency between the plan amendment and the Council's 2030 forecasts for households and employment? Yes, this plan amendment is consistent with the Council's Regional Development Framework forecasts through 2030.
6. Does the City have a parks and open space system plan, strategies for implementation of best practice-storm water management plans, and natural resource protection ordinances? Yes.

Forecasts (Todd Graham, 651-602-1322)

The CPA proposes to change the City's 2005 System Statement Forecasts (shown below), adding 1,300 employees in 2020, and 1,400 employees in 2030. City staff indicates that employment forecasts may further increase as they evaluate future land use in the 2030 comprehensive plan.

	Revised Development Framework		
	2010	2020	2030
Population	64,800	76,100	78,000
Households	24,000	29,300	31,200
Employment	20,870	22,440	23,950
Revised Employment	nc	23,740	25,350

The proposed Rural to Industrial land use change increases Blaine's employment potential and the Council considers it likely that the CPA's proposed employment growth will occur. The CPA proposes no change to the 2010 employment forecast.

ATTACHMENTS
Figure 1 – Regional Location, Regional Systems and Proposed CPA Map

Figure 1. Location Map, Showing Regional Systems, 2030 Framework Planning Areas and the Pheasant Ridge CPA Area, City of Blaine

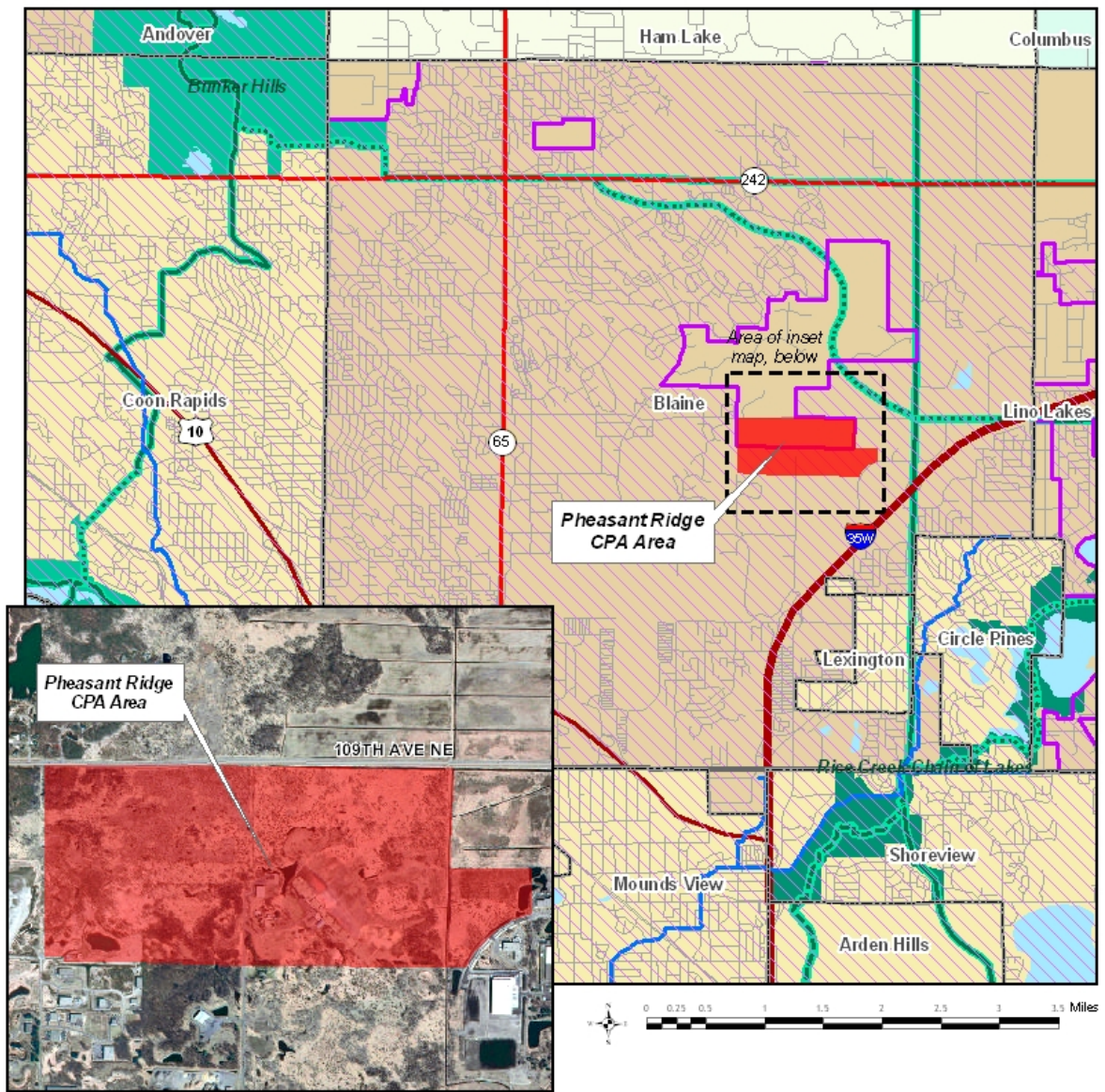


Photo Source: Markhurd (2005)

Regional Systems

Wastewater Services

- Interceptors
- Treatment Plants

Transportation

- Interstates
- US Highways
- State Highways
- County Roads

Regional and State Trails

- Regional Existing
- Regional Planned
- Regional Proposed
- State Existing

Recreation Open Space

- Park Reserve
- Regional Park
- Special Recreation Feature

2030 Framework Planning Areas

- Agricultural Area
- Developed Area
- Developing Area
- Diversified Rural
- Non-Council Area
- Rural Center
- Rural Residential

- MUSA**
- 2020

