



Community Development Committee

Meeting date: November 17, 2008

Business Item

Item: 2008-300

ADVISORY INFORMATION	
Subject:	City of Shoreview Comprehensive Plan Amendment Southview, Review File No. 16933-9
District(s), Member(s):	District 10, Kris Sanda
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Tori Dupre, Principal Reviewer (651-602-1621) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)
Division/Department:	Community Development/Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Shoreview to put the comprehensive plan amendment (CPA) into effect.
2. Find that the CPA does not change the City’s forecasts.

Background

The Metropolitan Council received the City’s comprehensive plan amendment (CPA) on September 26, 2008. The CPA amends the City’s 2020 Comprehensive Plan (No. 16933-3, 2000-159) which the Metropolitan Council reviewed on April 5, 2000. With this amendment, the City has submitted six amendments to the 2020 comprehensive plan to the Metropolitan Council for review, affecting 38.18 acres.

The *2030 Regional Development Framework* identifies Shoreview within the Developed geographic planning area. In this planning area, communities should accommodate growth through reinvestment at appropriate densities of five units-plus in locations with adequate infrastructure and transportation access. The Metropolitan Council forecasts the City to reach 29,000 people, 11,300 households and 16,800 jobs by 2030. In comparison, Shoreview had 25,924 people, 10,125 households and 12,982 jobs in 2007.

The 4.5-acre CPA site is located at 4684 & 4710 Hodgson Road, on the City’s border with North Oaks. The proposed amendment changes the land use from low and medium density residential to high density senior housing and office. The proposed development is a mixed-use senior residential and office complex that includes a 104-unit residential facility owned by Southview Senior Living.

Rationale

The proposed CPA is in conformance with the regional systems’ plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts. The City received responses from all adjacent local governments and addressed comments relating primarily to transportation access and public safety.

Funding

No Metropolitan Council funding required.

Known Support / Opposition

None.

C	Community Development Committee	2008-300
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Prepared by	Tori Dupre, Principal Reviewer (651-602-1621) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Guy Peterson, Community Development Division Director, (651-602-1418)
Division/Department	Community Development/Local Planning Assistance

BACKGROUND
<ul style="list-style-type: none"> • The City of Shoreview is located in Ramsey County bordered mainly by Lino Lakes, North Oaks, Vadnais Heights, Roseville, Arden Hills, Blaine and Circle Pines. • The <i>2030 Regional Development Framework</i> identifies Shoreview within the Developed geographic planning area. The Metropolitan Council forecasts the City to reach 29,000 people, 11,300 households and 16,800 jobs by 2030. • The Metropolitan Council reviewed the City's 2020 Comprehensive Plan (No. 16933-3, 2000-159) on April 5, 2000 and reviewed six amendments from 2002 to date, affecting 38 acres.

REQUEST SUMMARY
<p>The proposed CPA reguides 4.5 acres from low and medium density residential to high density senior housing and office. The development proposed is a mixed-use senior residential and office complex, that includes a 104-unit residential facility owned by Southview Senior Living.</p> <p>The CPA does not change the City's forecasts.</p>

PROPOSED ACTION
<ol style="list-style-type: none"> 1. Adopt the attached review record and allow the City of Shoreview to put the CPA into effect. 2. Find that the comprehensive plan amendment (CPA) does not change the city's forecasts.

OVERVIEW	
Conformity with Regional Systems	The CPA conforms to the Regional Systems' Plans for Parks, Transportation (including Aviation), and Wastewater, 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</i> , with water resources management, and is consistent with Council forecasts.
Compatibility with Adjacent Community Plans	The CPA will not have an impact on adjacent communities, school districts, or watersheds.

PREVIOUS COUNCIL ACTIONS

- **April 2000:** Metropolitan Council action on Shoreview's 2020 Comprehensive Plan.
- **2002 to 2008:** Council action on six CPAs affecting 38 acres.

ISSUES

- Does the CPA conform to the regional system plans? **Yes**
- Is the CPA consistent with the *2030 Regional Development Framework* and other Council policies? **Yes**
- Does the CPA change the city's forecasts? **No**
- Is the CPA compatible with adjacent local governmental units? **Yes**

ISSUE ANALYSIS AND FINDINGS

I. Conformance with Regional System Plans

A. TRANSPORTATION SYSTEM (includes Aviation)

The amendment is in conformance with the *Regional Transportation Policy Plan* and supports the regional transportation system.

Aviation: Chauncey Case (651 602-1724)

The CPA is in conformance with the aviation system and is consistent with Council policy.

B. WATER RESOURCES MANAGEMENT SYSTEM

1. Wastewater: Kyle Colvin (651-602-1151)

The amendment is in conformance with the *Water Resources Management Policy Plan (WRMPP)* for wastewater, and the metropolitan disposal system has adequate capacity to serve this location.

2. Water Supply, Sara Bertelsen (651-602-1035)

The CPA is consistent with regional water supply policies of the *WRMPP*.

3. Surface Water Management: James Larsen (651-602-1159), Judy Sventek (651-602-1156)

The CPA is consistent with regional surface water management policies of the *WRMPP*.

C. REGIONAL PARKS SYSTEM: Jan Youngquist (651-602-1029)

The CPA is in conformance with the *Regional Parks Policy Plan*.

II. Consistency with 2030 Regional Development Framework and Council policies

A. 2030 REGIONAL DEVELOPMENT FRAMEWORK: Tori Dupre (651 602-1621)

The CPA is consistent with the *2030 Regional Development Framework* policies for the Developed geographic planning area. The CPA represents a site redevelopment at a high-density use (104 units on 4.5 acres) with access to transportation and urban infrastructure, consistent with regional policy.

B. HOUSING: Linda Milashius (651 602-1541)

The CPA is consistent with the Council's Housing policy.

III. Consistency with System Statement Forecasts: Todd Graham (602 651-1322)

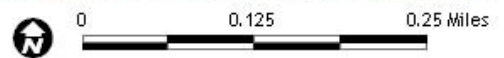
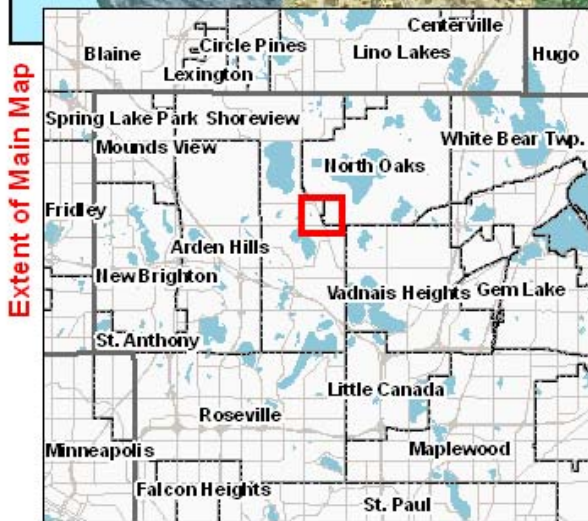
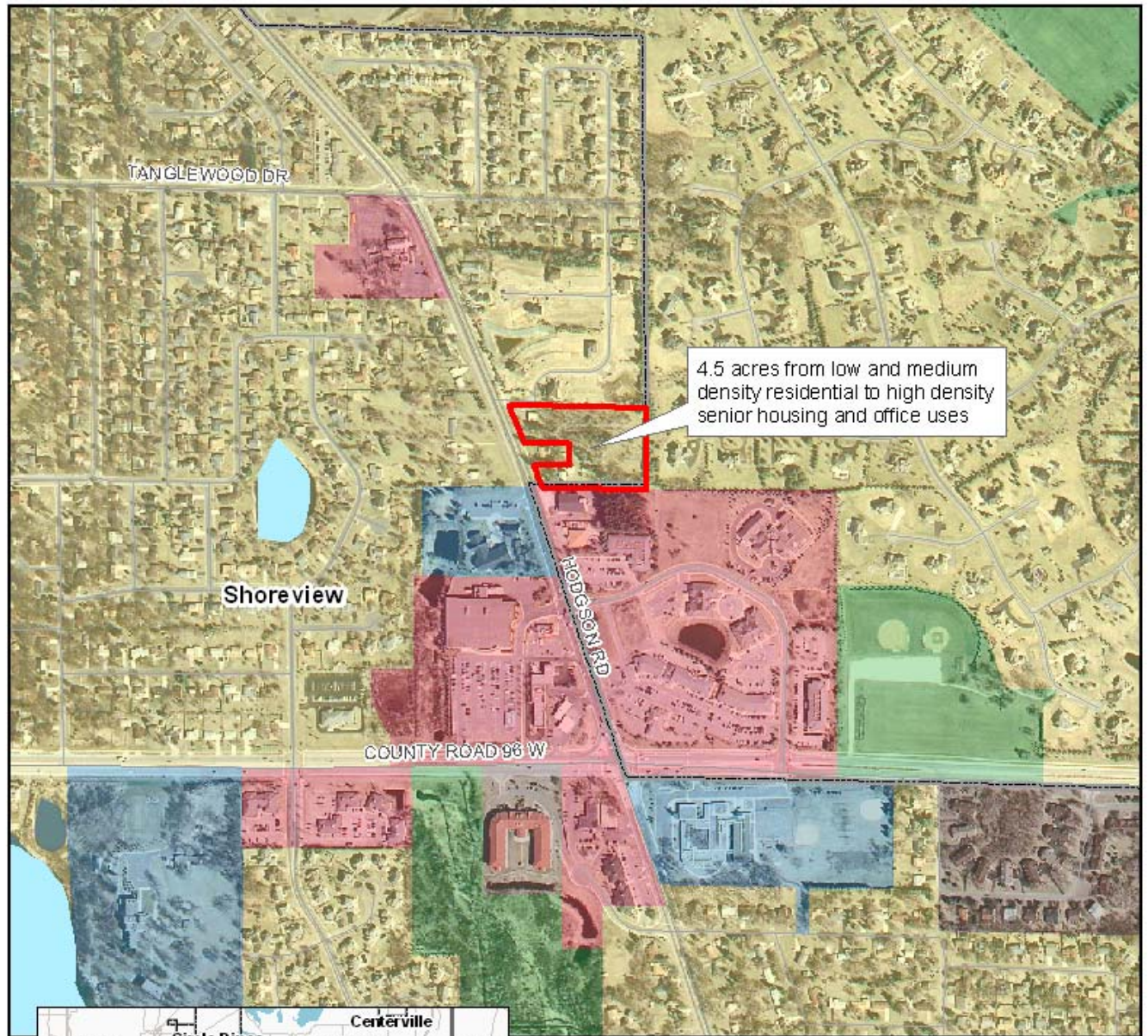
The CPA proposes no changes to the City's system statement forecasts.

IV. Compatibility with Adjacent Governmental Units: Tori Dupre (651 602-1621)

The CPA is compatible with plans of adjacent jurisdictions.

ATTACHMENT
Figure 1 – Planned Land Use

Figure 1. Location Map Showing Planned Land Use and the Southview Amendment Area, City of Shoreview, Ramsey County



Generalized Planned Land Use

- | | |
|--------------------------------|-------------------------------|
| Agricultural | Park and Recreation |
| Rural or Large-Lot Residential | Open Space or Restrictive Use |
| Single Family Residential | Rights-of-Way (i.e., Roads) |
| Multifamily Residential | Railway (inc. LRT) |
| Commercial | Airport |
| Industrial | Vacant or Unknown |
| Institutional | Open Water |
| Mixed Use | Southview CPA |
| Multi-Optional Development | TLG Street Centerlines, 2008 |

Aerial Photography: MARKHURD 2005