

**C** Community Development Committee  
Meeting date: April 6, 2009

**Business Item**  
Item: 2009-97

**E** Environment Committee  
Meeting date: April 28, 2009

**ADVISORY INFORMATION**

<b>Subject:</b>	City of Falcon Heights 2030 Comprehensive Plan Update Review File No. 20398-1 Tier II Comprehensive Sewer Plan
<b>District(s), Member(s):</b>	District 10, Councilmember Kris Sanda, 763-757-1962
<b>Policy/Legal Reference:</b>	Minnesota Statute Section 473.175
<b>Staff Prepared/Presented:</b>	Victoria E. Dupre, Principal Reviewer, (651-602-1621) Phyllis Hanson, Local Planning Assistance Manager, (651 602-1566) Kyle Colvin, Engineering Services Asst. Manager, (651-602-1151)
<b>Division/Department:</b>	Community Development / Planning and Growth Management Environmental Services / Engineering Services

**Proposed Action**

That the Metropolitan Council adopts the attached Review Record and takes the following actions from each committee:

Recommendations of the Community Development Committee

1. Authorize the City of Falcon Heights to put its 2030 Comprehensive Plan Update into effect without any plan modifications.
2. Inform the Council of the date when the Rice Creek Watershed District approved the City's Water Resources Management Plan, and forward to the Council a copy of the approved plan.

Recommendations of the Environment Committee:

Approve the City's Tier II Comprehensive Sewer Plan.

## ADVISORY COMMENTS

### City of Falcon Heights 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. **20398-1** - Council Business Item No. **2009-97**

The following Advisory Comments are part of the Council's action authorizing the City to implement its 2030 Comprehensive Plan Update ("Update") and approving the City's Tier II Comprehensive Sewer Plan:

#### Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:
  - (a) Adopt the Update in final form after considering the Council's review recommendations; and
  - (b) Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.

A copy of the City Council resolution evidencing final approval of the Update should be submitted to the Council.

2. The Council's *Handbook* also states that local governments must formally adopt their comprehensive plan within nine months after the Council's final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the comprehensive plan or respond to the Council before "final approval" by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3).
3. Local governmental units must adopt official controls as described in their adopted Comprehensive Plan Update and must submit copies of the official controls to the Council within 30 days after official controls are adopted. (Minn. Stat. § 473.865, subd. 1).
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plan or which permit activities in conflict with the Council's metropolitan system plans. (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans. (Minn. Stat. § 473.865, subd. 3).

#### Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update receives final approval by the City's governing body. After the Update receives final approval by the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

## Background

The City of Falcon Heights (City) is located in Ramsey County, surrounded by the Cities of Roseville, St. Paul and Lauderdale (see Figure 1). The *2030 Regional Development Framework* (RDF), as adopted by the Metropolitan Council (Council) in January 2004, identifies Falcon Heights as a “*Developed*” community. Figure 2 shows the geographic planning area designation and regional systems serving Falcon Heights and the surrounding area.

The City submitted its 2030 Comprehensive Plan (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. § 473.175) and the Council’s 2005 Systems Statement requirements.

## Rationale – Standard of Review & Findings

1. Does the Update conform to Regional Systems Plans?
2. Is the Update consistent with Metropolitan Council policies?
3. Is the Update compatible with plans of adjacent governmental units, affected special districts and school districts?

### Conformance with Regional Systems Plans:

- |   |     |
|---|-----|
| 1. Regional Parks   | Yes |
| 2. Transportation including Aviation  | Yes |
| 3. Water Resources Management<br>(Wastewater Services and Surface Water Management) | Yes |

### Consistent with Council Policy Requirements:

- |   |     |
|---|-----|
| 1. Forecasts  | Yes |
| 2. Housing  | Yes |
| 3. 2030 Regional Development Framework and Land Use   | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program | Yes |
| 5. Water Supply                                       | Yes |

### Compatible with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- |                                |     |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

## Funding

The Council provided no funding assistance to Falcon Heights.

## Known Support / Opposition

There is no known opposition.

# **REVIEW RECORD**

## **Review of the City of Falcon Heights 2030 Comprehensive Plan Update**

### **STATUTORY AUTHORITY**

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

### **CONFORMANCE WITH REGIONAL SYSTEMS**

#### **Regional Parks**

##### ***Parks and Trails***

*Reviewer: Jan Youngquist, CD – Regional Parks System Planning (651-602-1029)*

The Update is in conformance with the *2030 Regional Parks Policy Plan*. The revised parks information reflects the proposed Mississippi-Como Regional Trail and its general alignment along the Falcon Heights' southern border. The Update describes the trail, alignment and future planning.

#### **Transportation**

##### ***Roads and Transit***

*Reviewer: James Andrew (651-602-1721, MTS – Systems Planning (651-602-1721))*

The Update is in conformance with the Transportation Policy Plan (TPP) and addresses all the applicable transportation and transit requirements. The City is served by three "A" Minor Arterials and is in transit market area II. The Council staff advises the City to recognize Route 272, serving the University of Minnesota Twin Cities St Paul campus, in the Update's transit element.

##### ***Aviation***

*Reviewer: Chauncey Case, MTS – Systems Planning (651-602-1724)*

The Update is in conformance with the *Transportation Policy Plan* and the Aviation system plan. The revised aviation information meets the TPP requirements for airspace protection.

## **Water Resources Management**

### ***Wastewater Service***

*Reviewer: Kyle Colvin, ES – Engineering Services (651-602-1151)*

The Update is in conformance with the *2030 Water Resources Management Policy Plan (WRMPP)*. The Metropolitan Council Environmental Services currently provides wastewater treatment services to Falcon Heights, conveying wastewater to the Council's Metropolitan Wastewater Treatment Plant in St. Paul for treatment. The City is served by two interceptors 1-SP-224 and 1-SP-255. The Update projects that the City will have 2,500 sewered households and 4,200 sewered employees by 2030. The Metropolitan Disposal System with its planned scheduled improvements has, or will have adequate capacity to serve the City's needs.

The Update summarizes the City's vision for the next 20 years and includes growth forecasts that are consistent with the Council's forecasts. It includes sanitary flow projections in 10-year increments. The basis for the projections were given in the Update and were determined appropriate for the planning of local services.

The Metropolitan Council has currently not identified Falcon Heights as a community that is impacted by wet weather occurrences. However, the Update does include a clear water inflow and infiltration (I/I) reduction plan which places emphasis on system repair and rehabilitation. The City's policy prohibits any clear water discharge into the sanitary sewer system, directly or indirectly from roofs, storm water, surface water, or groundwater.

### ***Tier II Comments***

The Update's Tier II Comprehensive Sewer Plans is consistent with Council policies and requirements for developed communities. The Council's approval of the Tier II Plan becomes effective upon the City's adoption of the Update. At that time, the City may alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting the final Update needs to be submitted to the Metropolitan Council for its records.

### ***Surface Water Management***

*Reviewer: Judy Syvontek, ES – Water Resources Assessment (651-602-1156)*

The Update is consistent with the *2030 Water Resources Management Policy Plan (WRMPP)* requirements for local surface water management plans. Falcon Heights lies within the Capitol Region and Rice Creek watersheds. The Board of Water and Soil Resources (BWSR) approved the Capitol Region Watershed District's watershed management plan in 2000, and approved the Rice Creek Watershed District's watershed management plan in 1997. Falcon Heights updated its Water Resources Management Plan (WRMP) in 2008, and the Council staff found that the WRMP met the Council's expectations for local water management plans and was consistent with Council policy. The City needs to inform the Council of the date that the Rice Creek Watershed District approved the WRMP, and forward to the Council a copy of the final WRMP.

## **CONSISTENCY WITH COUNCIL POLICY**

### **Forecasts**

*Reviewer: Dennis Farmer, CD - Research (651-602-1552)*

The Update is consistent with Council's forecasts and with Council policies. The Update's forecasts are consistent throughout the document and match the Council's 2005 System Statement forecasts, as shown in the table below. The forecasts represent the City's total sewered forecasts.

**Table 1: Council Forecasts as Compared to the City's Update**

	<b>2010</b>	<b>2020</b>	<b>2030</b>
<b>Population</b>	<b>6,100</b>	<b>6,100</b>	<b>6,100</b>
<b>Households</b>	<b>2,350</b>	<b>2,400</b>	<b>2,500</b>
<b>Employment</b>	<b>3,900</b>	<b>4,050</b>	<b>4,200</b>

**2030 Regional Development Framework and Land Use**

*Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1621)*

The Update is consistent with the 2030 Regional Development Framework (RDF), which identifies Falcon Heights as a community in the “Developed” geographic planning area, in which the Council will invest resources to maintain existing infrastructure, and facilitate redevelopment. The Council recommends that communities accommodate growth and redevelopment at five-plus units per acre density, with higher densities along transportation corridors.

Falcon Heights is 1432.6 acres in size and about 32 percent of the City’s existing development is institutional, with 23 percent residential. The Update intends to accommodate the forecast growth of 150 households from 2010 to 2030 in redevelopment focused along Larpenteur Avenue. The City’s land uses area shown in Table 2.

**Table 2: Falcon Heights - Existing and Planned Land Uses (acres)**

Within Urban Service Area	Min	Max	Existing (2007)	2020	2030	Existing to 2030 Change
	Res Density					
<b>Residential</b>	<b>Min</b>	<b>Max</b>	<b>334.16</b>	<b>341.22</b>	<b>345.35</b>	<b>10.89</b>
Low Density Residential	1	3	270.34	270.86	270.86	0.52
Medium Density Residential	4	9	59.21	59.43	54.60	-4.61
Mixed Use Primarily Residential	6	15	4.91	10.93	19.89	14.98
<b>Commercial &amp; Industrial</b>			<b>24.20</b>	<b>19.18</b>	<b>15.05</b>	<b>-9.15</b>
Commercial and Mixed Use Comm.			24.20	19.18	15.05	-9.15
Industrial			0	0	0	0
<b>Public/Semi Public</b>						
Institutional			456.25	457.75	457.75	1.50
Parks and Recreation			184.56	184.56	184.56	0
Roadway Rights of Way			156.10	156.10	156.10	156.10
Open Water, Rivers and Streams			0	0	0	0
<b>Total</b>			<b>1432.6</b>	<b>1432.6</b>	<b>1432.6</b>	<b>0</b>

## **Housing**

*Reviewer: Linda Milashius, CD – Livable Communities, (651-602-1541)*

The Update is consistent with the Council's housing policy and meets the affordable housing planning requirements of the MLPA. The Update acknowledges the City's share of the region's affordable housing need, 21 affordable units, for the 2011 to 2020 period.

Falcon Heights is a fully developed community with little vacant developable land, so it will address affordable housing needs through redevelopment opportunities along the Larpenteur and Snelling Corridors. The Update indicates that these areas have potential to develop with higher density, transit-oriented housing, including affordable and life-cycle. Through 2020, approximately 6.5 acres will be available for high density residential development, at 10 to 30 units per acre and 13 acres within the Mixed Use Residential land use category, at 6 to 15 units per acre.

The Update includes implementation tools and programs to promote opportunities to address the City's share of the regional affordable housing need. The City will institute a provision that at least 10 percent of all multifamily rental projects be affordable when housing assistance is available. The City will continue to support Section 8 rental assistance vouchers, implement licensing and safety inspection programs for rental housing, participate in and partner with federal, state and non-profit community land trust organizations to promote affordable housing and rehabilitation. Falcon Heights is a Livable Communities Local Housing Incentives Program participant, and has applied for and received funding through this program. The City intends to continue to participate to aid in financing potential affordable housing opportunities.

## **Individual Sewage Treatment Systems (ISTS)**

*Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)*

The Update is consistent with the 2030 Water Resources Management Policy Plan (WRMPP) requirements for ISTS. The community is served by a local sanitary sewer system that flows to the MCES system, and the City has identified no ISTS in operation.

## **Water Supply**

*Reviewer: Sara Bertelsen, ES – Water Supply Planning, (651-602-1035)*

The Update is consistent with the 2030 Water Resources Management Policy Plan (WRMPP) since Falcon Heights does not own or operate a water supply system, and needs no water supply plan.

## **Resource Protection**

### ***Historic Preservation***

*Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1621)*

The Update includes a section addressing Historic Preservation as required by the MLPA.

### ***Solar Access Protection***

*Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1621)*

The Update includes a section addressing Solar Access Protection as required by the MLPA.

### ***Aggregate Resources Protection***

*Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)*

The Update but is consistent with the MLPA, but does not address aggregate resources because Falcon Heights is a fully developed community. While the Council's aggregate resources inventory

shows the presence of aggregate resources potentially available for mining, the properties are controlled by either the University of Minnesota or Minnesota State Fair.

## PLAN IMPLEMENTATION

*Reviewer: Tori Dupre, CD – Local Planning Assistance, (651-602-1361)*

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Not needed, City fully developed
- ISTS Codes Not needed, City has no ISTS
- Housing Implementation Program Yes

The Update contains a 5-year CIP, a copy of the existing zoning districts and map, and a description of possible future changes. The Council reminds the City that it must submit copies of changes made to any of these documents within 30 days following their adoption.

## COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

On January 17, 2008, the City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts. The responses are included in the Update and no compatibility issues were indicated.

## DOCUMENTS SUBMITTED FOR REVIEW:

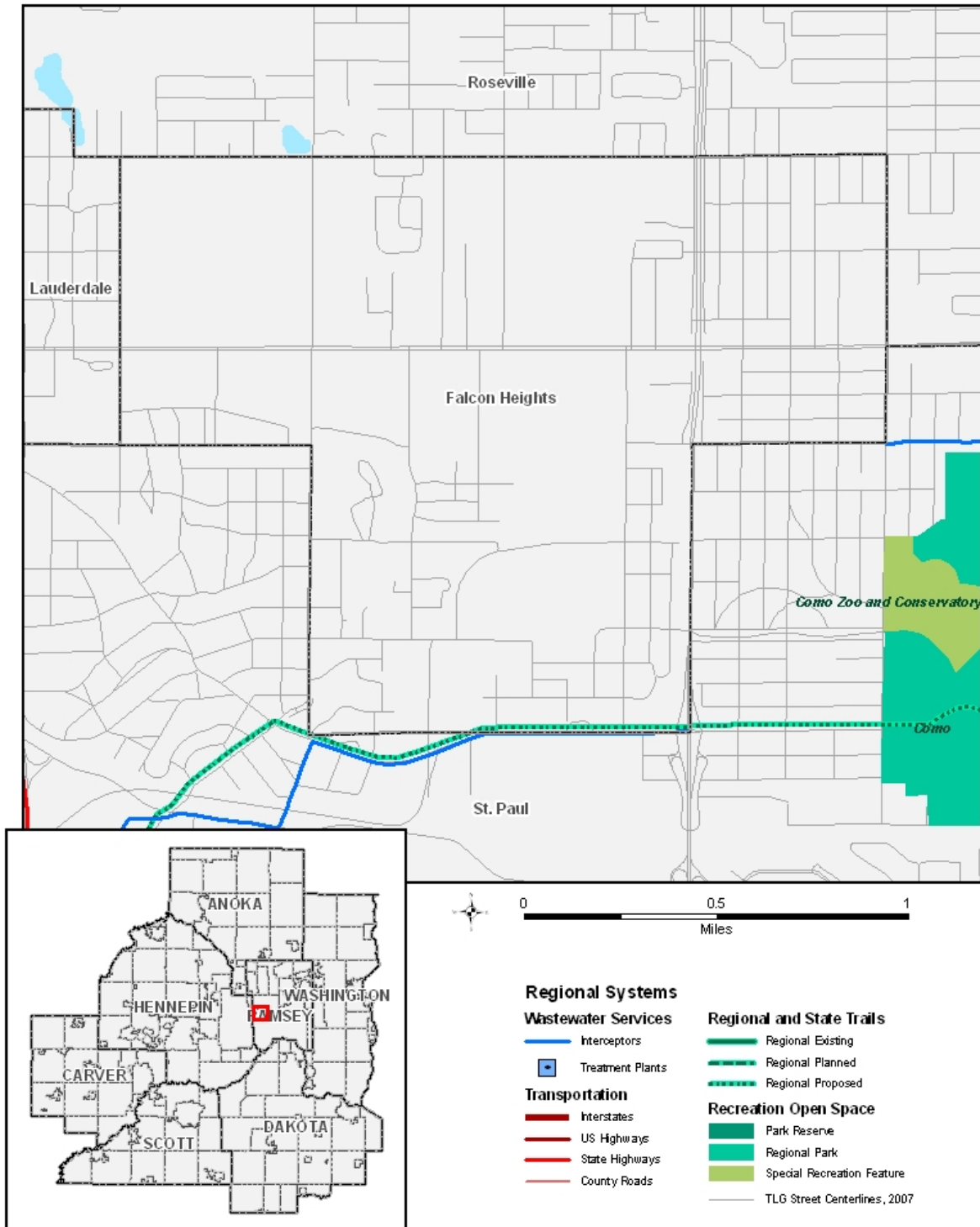
- City of Falcon Heights *2030 Comprehensive Plan*, received August 4, 2008
- *City of Falcon Heights Local Surface Water Management Plan* dated August 2008, received October 22, 2008
- City Council Resolution No. 072208A accepting the Update to submit to the Metropolitan Council for review, dated July 22, 2008
- Comprehensive Plan Transmittal form and responses from the City of St. Paul, Rice Creek Watershed District, City of Roseville, City of Lauderdale, Capitol Region Watershed District, University of Minnesota, and Roseville Area Schools.
- Supplemental Information/Update revisions (“corrections and additions”) to Aviation, Housing, Parks and Figure 21, *Proposed Bicycle and Pedestrian Facility Plan*, Traffic Analysis Zones, Wastewater dated January 2009 and received February 17, 2009.

## ATTACHMENTS

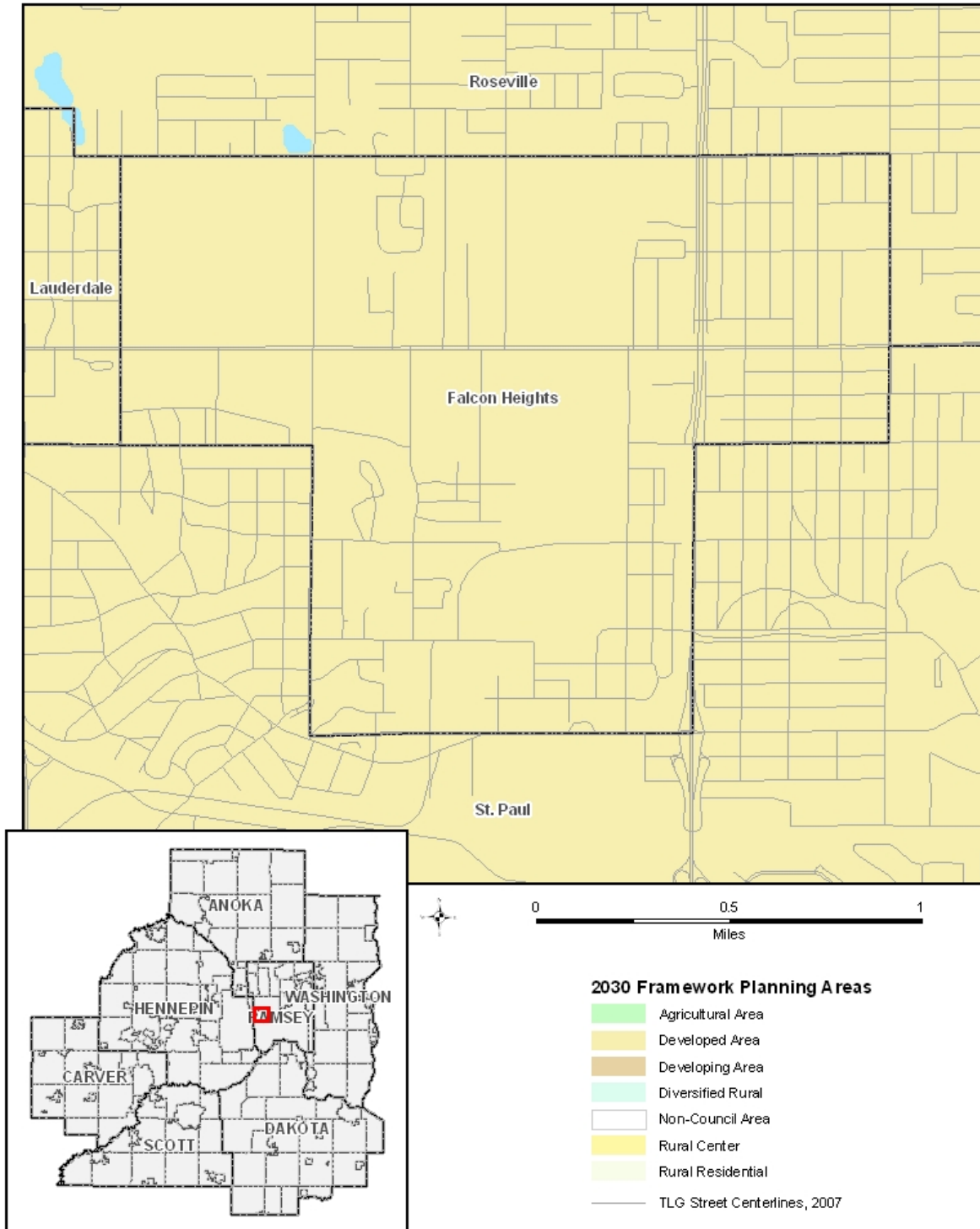
- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use
- Figure 4: 2030 Land Use Plan
- Table 3: Existing and Planned Land Use Table in 5-year Stages



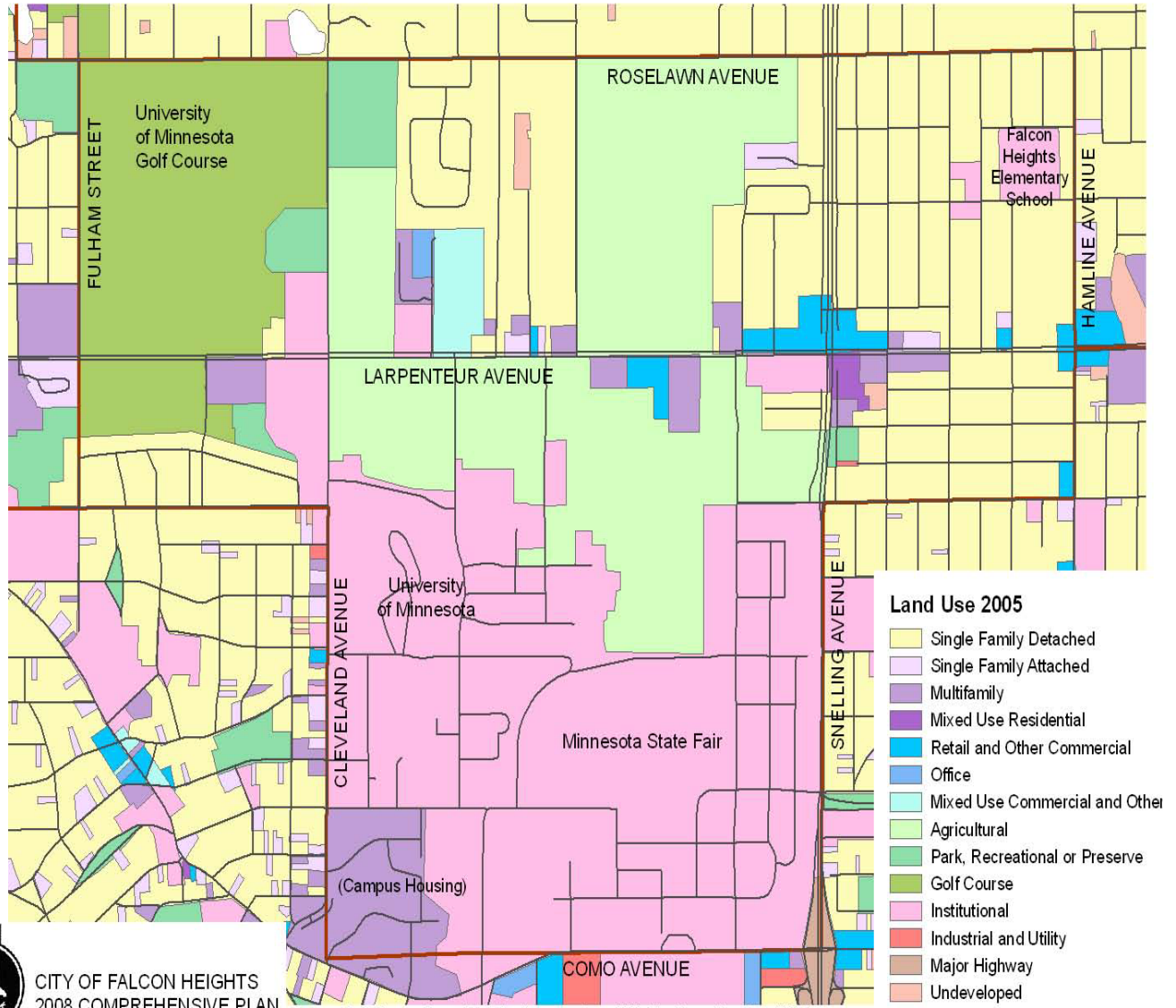
**Figure 1. Location Map Showing Regional Systems  
City of Falcon Heights**



**Figure 2. 2030 Regional Development Framework Planning Areas  
City of Falcon Heights**

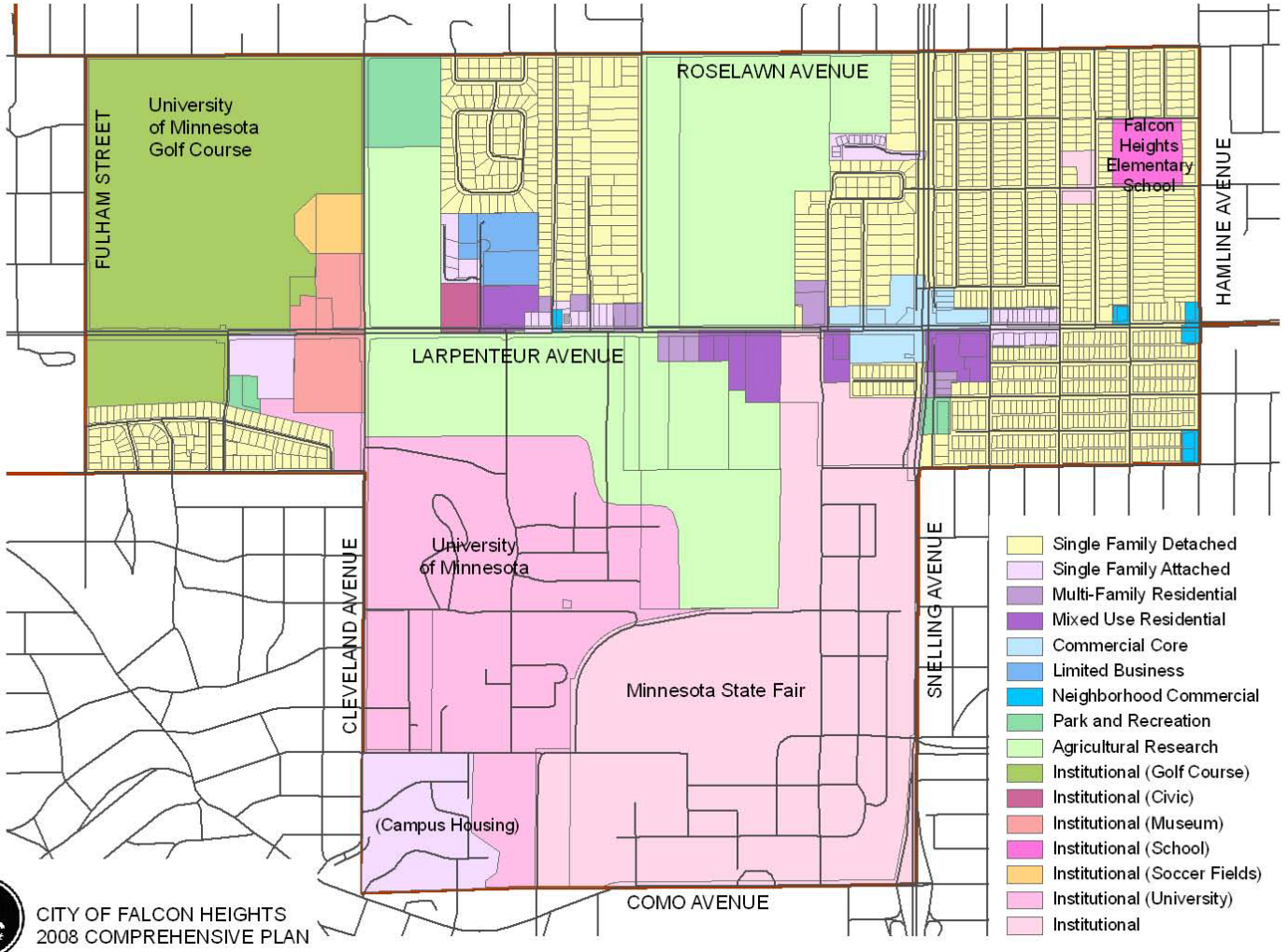


**Figure 3. Existing Land Use  
City of Falcon Heights**



CITY OF FALCON HEIGHTS  
2008 COMPREHENSIVE PLAN

**Figure 4. 2030 Future Land Use  
City of Falcon Heights**



CITY OF FALCON HEIGHTS  
2008 COMPREHENSIVE PLAN