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Community Development Committee

Meeting date: February 16, 2010

ADVISORY INFORMATION

Subject:	City of Anoka, Comprehensive Plan Amendment Transit Oriented Development (TOD), Review File No. 20444-2
District(s), Member(s):	District 9, Councilmember Natalie Steffen
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff	Susan Hoyt, Principal Reviewer (651-602-1330)
Prepared/Presented:	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 allows the City of Anoka (City) to put the Transit Oriented Development (TOD) comprehensive plan amendment (CPA) into effect.
2. Finds that the CPA does not change the City's forecasts.
3. Advise the City to participate in the redevelopment monitoring program.

Background

The Metropolitan Council reviewed the City's 2030 Comprehensive Plan Update on May 13, 2009. This is the first CPA since the Update.

The 2030 Regional Development Framework identifies the City as a Developed Community. The CPA affects a 95 acre area that was identified as two planning study areas in the 2030 Update. The area is currently guided for 34 acres of general industrial land, 56 acres of public and institutional land and 5 acres of medium density residential from 5 to 10 units acre. The area is adjacent to the Northstar Station and will encourage TOD with mixed use. The residential densities are planned to be 11 to 37 units per acre, which is consistent with Council policies for development along a transit corridor. TOD land uses are proposed to be within one-quarter to on-half mile from a major transit hub. The City's 2030 Update identified a goal of developing a Commuter Rail Transit Village. This is the implementation of that goal.

Rationale

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

Funding

No Metropolitan Council funding required.

Known Support / Opposition

The City of Ramsey stated its support for the use of TOD in the vicinity of train stations along the corridor. There is no known opposition.

REVIEW RECORD

City of Anoka Transit Oriented Development (TOD) Comprehensive Plan Amendment (CPA) File: 20444-2

BACKGROUND

- The City of Anoka (City) is located in Anoka County, surrounded by the cities of Champlin to the South, Coon Rapids to the southeast, Andover to the northeast, Ramsey to the northwest and Dayton to the southwest.
- The Council reviewed the City's 2020 Comprehensive Plan Update (Update) on May 13, 2009.
- The 2030 forecasts remain unchanged because the 2030 forecasts assumed more intense development in the CPA – TOD area. The forecasts are 20,800 people, 9,000 households and 16,200 jobs by 2030.
- This is the first CPA for the City since the Council acted on its 2030 Comprehensive Plan Update.

REQUEST SUMMARY

The CPA requests both a text and a future land use map amendment to incorporate TOD into the 2030 Update. The CPA covers a 95 acre area that was identified for two planning studies as part of the 2030 Update. The area is currently guided for general industrial (34 acres), public/institutional (56 acres), and medium density residential (5 acres). Forty-three (43) of these acres are currently vacant.

The text amendment defines the purpose of TOD is for easy access to transit and to create a safe pedestrian environment. The types of permitted development within the TOD land use category. It includes mixed use with a variety of high density residential uses at 11 to 37 units/acre, retail, public buildings, food oriented retail. uses, industrial uses with a high number of employees and personnel service establishments. TOD is designed to be located within ¼ to ½ mile of a major transit hub.

OVERVIEW

Conformity with Regional Systems

The CPA 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 Policy

The CPA is consistent with the Council's *2030 Regional Development Framework*, with water resources management, and 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

The Council acted on the City's 2030 Update on May 13, 2009.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the *Development Framework* and other Council policies?
- III. Does the amendment change the city's forecasts?
- IV. Is the amendment compatible with adjacent local governmental units?

ISSUE ANALYSIS AND FINDINGS

CONFORMANCE WITH REGIONAL SYSTEMS

REGIONAL PARKS

Parks and Trails

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

The CPA conforms to the *2030 Regional Parks Policy Plan*. The Rum River Regional Trail traverses the western properties that are proposed to be guided as Transit Oriented Development and zoned as TOD Mixed Use-Residential Emphasis. Transit oriented development and the regional trail can complement one another. The trail may serve as an alternate mode of transportation to the area and encourage pedestrian activity, while the type of mixed use that is envisioned may bring more users to the regional trail.

Advisory comment:

- Ensure that future development of this area does not negatively impact the regional trail.

TRANSPORTATION

Roads and Transit

Reviewers: Karen Lyon, (651-602-1703), Bob Paddock (651-602-1340), MTS – Systems Planning; Steve Mahowald – Metro Transit (612-349-7775)

The CPA conforms to the *2030 Regional Transportation Policy Plan (TPP)* and supports the regional transportation system.

Aviation

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

The CPA conforms to the aviation policies of the TPP and is consistent with Council aviation policy.

Wastewater

Reviewer: Roger Janzig, ES – Engineering Services, (651-602-1119)

The CPA conforms to the 2030 Regional Water Resources Management Policy Plan (WRMPP). The CPA is for land use changes on several parcels near the Station Area of the Commuter Rail Transit Village in the City for a total of 95 acres. The amendment proposes to re-guide the parcels from Single Family Density Residential, Low Density Multiple Family Residential, High Density Multiple Family Residential, and General Industrial to Transit Oriented Development. This will allow a mixture of Residential, Commercial, and Civic uses in close to the commuter rail station at densities and intensities that support and increase transit use. This comprehensive plan amendment does not represent a change to any of the forecasts for the City. The Metropolitan Disposal System that provides service to this project location has adequate capacity

Surface Water Management

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1156)

The CPA conforms to the WRMPP for local surface water management.

CONSISTENCY WITH COUNCIL POLICY

FORECASTS

Reviewer: Todd Graham, CD – Research, (651-602-1322)

The CPA is consistent with regional policy for forecasts.

Metropolitan Council Forecast				
	Anoka			
	2000	2010	2020	2030
Population	18,076	19,000	19,800	20,800
Households	7,262	7,900	8,500	9,000
Employment	13,489	14,400	15,200	16,200

2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

Reviewer: Susan Hoyt, CD – Local Planning Assistance, (651-602-1330)

The CPA is consistent with the Regional Development Framework (RDF) policies for developed communities. It acknowledges the potential opportunities for TOD along and in the vicinity of the Northstar Commuter Rail Station at a density of 11 to 37 units per acre. It’s intent is to create a Commuter Rail Transit Village.

Advisory Comment:

- Advise the City to participate in the redevelopment monitoring program.

HOUSING

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

The CPA is consistent with the affordable housing and housing diversification objectives of the MLPA and Council policy. The land use change, which will result in

the opportunity for higher density residential development, will assist the community in providing opportunities to address its share of the regions 2011-2020 affordable housing need, and in providing additional lifecycle housing options in the city

INDIVIDUAL SEWAGE TREATMENT SYSTEMS (ISTS) PROGRAM

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

The CPA is consistent with Council policy. There are no ISTS within the area of the CPA.

WATER SUPPLY

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

The CPA is consistent with the *WRMPP* for water supply.

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

The CPA is compatible with plans of adjacent jurisdictions. The City sent the proposed amendment to adjacent local governments, school districts, and other jurisdictions on October 23, 2009. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

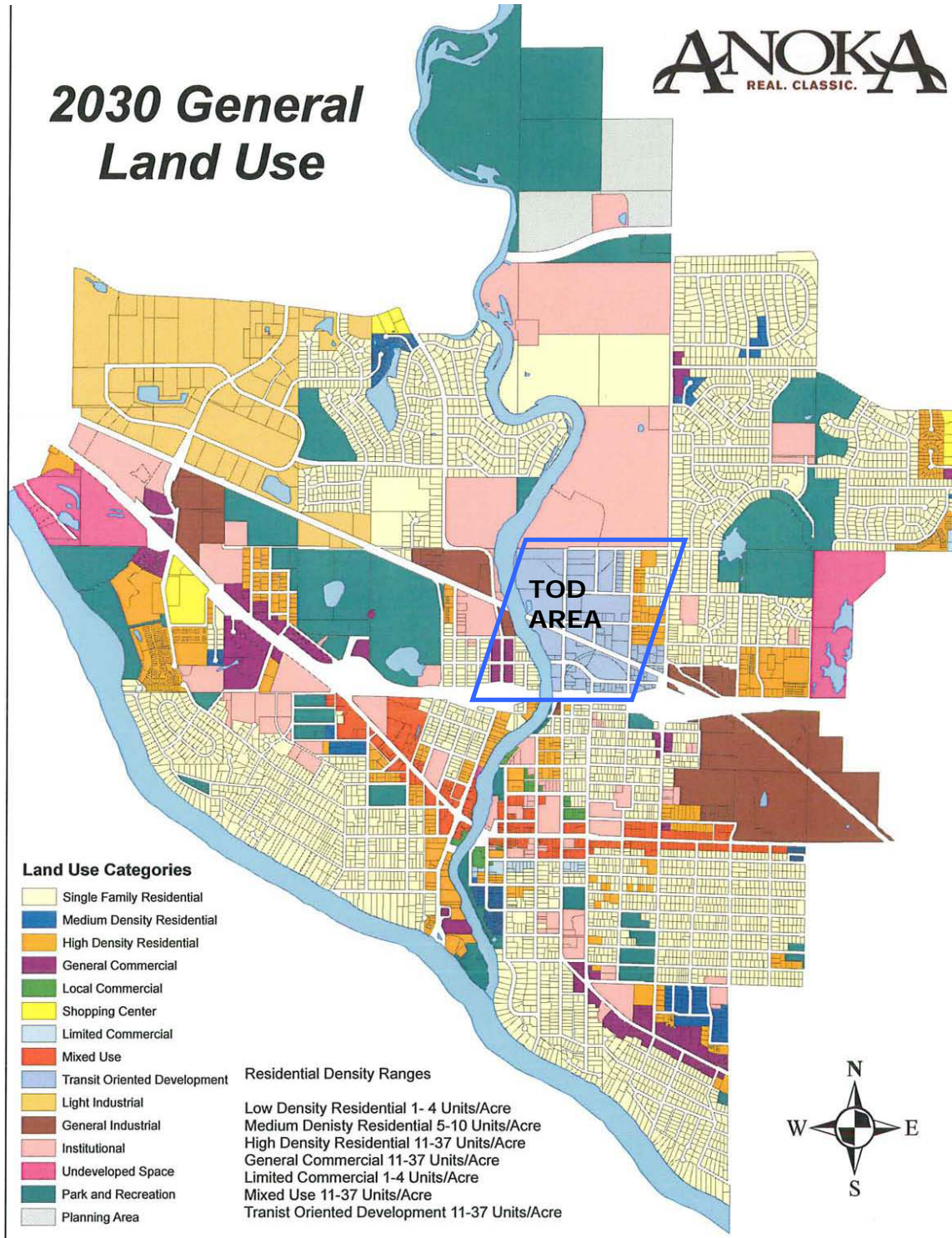
Figure 1: 2030 Proposed Future Land Use Map with Site

Figure 2: Current and proposed future zoning to implement TOD

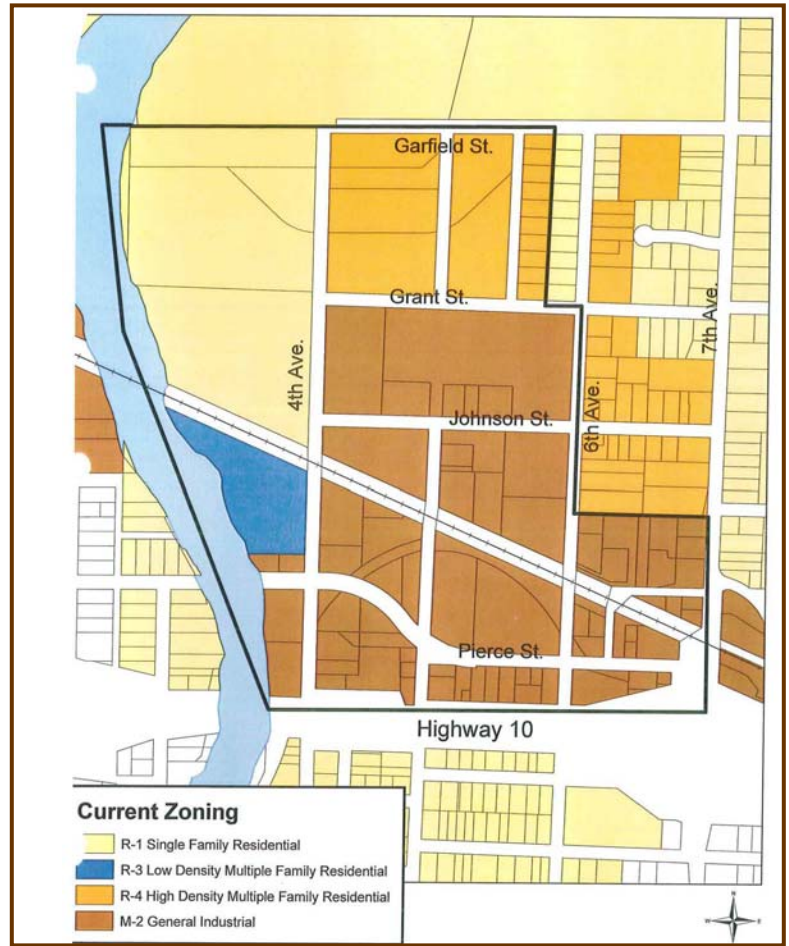


Figure 1:

2030 Future Land Use
with TOD



**Figure 2:
Current Zoning**



**Figure 3: Future Zoning
with TOD**

