



# Community Development Committee

Business Item

Item: 2010-144

Meeting date: April 19, 2010

ADVISORY INFORMATION	
<b>Subject:</b>	City of St. Paul, Comprehensive Plan Amendment: District 4 Plan Update & East Seventh Street Design Guidelines, Review File No. 20535-2
<b>District(s), Member(s):</b>	District 13, Rick Aguilar
<b>Policy/Legal Reference:</b>	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
<b>Staff</b>	Denise Engen, Principal Reviewer (651-602-1513)
<b>Prepared/Presented:</b>	Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)
<b>Division/Department:</b>	Community Development/Planning & Growth Management

## Proposed Action

That the Metropolitan Council:

1. Adopts the attached review record and allows the City of St. Paul to put the District 4 Plan Update Summary comprehensive plan amendment (CPA) into effect.
2. Finds that the CPA does not change the City's forecasts.

## Background

The Metropolitan Council reviewed the City's 2030 Comprehensive Plan (Update), Review No. 20535-1, on December 9, 2009. This is the City's first CPA since this review.

The *2030 Regional Development Framework* identifies the City as a Developed Community. The CPA affects a 1,379-acre area bounded on the south by the Mississippi River and Warner Road; on the east by Johnson Parkway and Etna Street; on the north by Phalen Boulevard and Minnehaha Avenue; and, on the west by Lafayette Road and I-35E. The CPA adds a summary of the *District 4 Plan Update Summary* and the *East Seventh Street Design Guidelines* to the Update.

## Rationale

The proposed 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

None.

## Known Support / Opposition

No known support or opposition.

## REVIEW RECORD

### City of St. Paul, Comprehensive Plan Amendment *District 4 Plan Update & East Seventh Street Design Guidelines*

Review File No. 20535-2, Council Business Item No. 2010-144

#### BACKGROUND

- The city of St. Paul is approximately 36,000 acres, or 56 square miles. The city, located in southern Ramsey County, is north of Lilydale, Mendota, Mendota Heights, South St. Paul and West St. Paul in Dakota County and of Newport in Washington County. It is south of the Ramsey county cities of Roseville, Falcon Heights, and Lauderdale, and south and west of Maplewood, and east of the Hennepin County city of Minneapolis. The Mississippi River forms part of the city's southern and western boundaries.
- The *2030 Regional Development Framework (RDF)* identifies St. Paul as a Developed Community. The Metropolitan Council (Council) forecasts that between 2010 and 2030 the city will grow from 305,000 to 331,000 people, from 120,000 to 133,000 households, and that employment will grow from 196,600 to 220,600 jobs.
- The Metropolitan Council reviewed the City's Update, Review No. 20535-1, on December 9, 2009. This is the City's first CPA since this review.

#### REQUEST SUMMARY

The CPA affects a 1,379-acre area bounded on the south by the Mississippi River and Warner Road; on the east by Johnson Parkway and Etna Street; on the north by Phalen Boulevard and Minnehaha Avenue; and, on the west by Lafayette Road and I-35E.

The CPA updates a 1986 district plan and adds a summary of the *District 4 Plan Update Summary* and the *East Seventh Street Design Guidelines* to the City's 2030 Update. The CPA focuses on selected planning issues, specifically economic development, community life and public spaces, housing and residential life, neighborhood safety, and transportation. The CPA does not include a land use component that changes the density and growth calculations included in the City's Update.

#### 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 RDF*, with water resources management, and is consistent with Council forecasts.

##### Compatibility with Plans of Adjacent Communities

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 December 9, 2009.

## ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the *2030 RDF* 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

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

The amendment is in conformance with the *Regional Parks Policy Plan*. The regional parks system facilities located in the CPA area include Indian Mounds Regional Park, Bruce Vento Regional Trail and Bruce Vento Nature Sanctuary. The policies outlined in the District 4 plan for Community Life, Public Spaces and Recreation will serve to enhance the regional park facilities.

#### TRANSPORTATION

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

*Reviewers: Ann Braden (651-602-1705), Scott Thompson – Metro Transit (612-349-7774)*

The CPA is in conformance with the *2030 Transportation Policy Plan (TPP)* and supports the regional transportation system.

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

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

The CPA is in conformance with the Aviation policies of the TPP and is consistent with Council aviation policy.

#### WATER RESOURCES MANAGEMENT

##### ***Wastewater Service***

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

The CPA is in conformance with the Water Resources Management Policy Plan (*WRMPP*) for Wastewater.

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

*Reviewer: James Larsen, CD, (651-602-1159)*

The CPA is in conformance with 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.

### 2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

*Reviewer: Denise Engen, CD – Local Planning Assistance, (651-602-1513)*

The CPA is consistent with the Regional Development Framework (RDF) policies for developed communities.

### HOUSING

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

The CPA is consistent with regional policy for housing.

### INDIVIDUAL SEWAGE TREATMENT SYSTEMS (ISTS) PROGRAM

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

The CPA is consistent with the *WRMPP* for ISTS.

### WATER SUPPLY

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

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

### MISSISSIPPI RIVER CRITICAL AREA

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

The southwest portion of the CPA area is within the Mississippi River Critical Area corridor, where both state Critical Area act requirements and federal Mississippi National River and Recreation Area (MNRRA) standards apply. The City has an approved Critical Area and MNRRA plan. The CPA includes two policies that address proposed riverfront projects, and indicates their consistency with the City's Critical Area plan and MNRRA standards.

## 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 February 1, 2010. 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 1: Location Map Showing Regional Systems**  
**City of St. Paul CPA: District 4 Plan Update & East Seventh Street Design Guidelines**

