

C Community Development Committee
Meeting date: May 7, 2012
For the Council Meeting of May 23, 2012

Business Item
Item: 2012-113

ADVISORY INFORMATION

Subject: City of Mound Comprehensive Plan Amendment, Pedestrian Mixed Use, Review File No. 20438-2
District(s), Member(s): District 3, Council Member Jennifer Munt
Policy/Legal Reference: Minnesota Statutes Section 473.175
Staff Prepared/Presented: Tom Caswell, Principal Reviewer, 651-602-1319
Phyllis Hanson, Local Planning Assistance Manager, 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 Mound to put the Pedestrian Mixed Use comprehensive plan amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts.
3. Advise the City that it should make every effort to add the 15 affordable units lost, through this land use change, to its affordable housing need obligation between 2011 and 2020, meaning its share of the regional need would be a total of 83 units instead of 68.

Background

The Metropolitan Council reviewed the City of Mound 2030 Comprehensive Plan (Update) on October 28, 2009 and allowed the Plan to be put into effect.

This is the first amendment to the Update the Council has received. The CPA proposes to reguide four parcels totaling 0.77 acres. Two parcels totaling 0.65 acres will be reguided from High Density Residential to Pedestrian Mixed Use to allow construction of a Walgreens. The other two parcels, of 0.06 acres each, will essentially trade Park for Pedestrian Mixed Use, and Pedestrian Mixed Use for Park. This property transfer will increase the amount of right-of-way along the Dakota Rail Regional Trail, where the trail intersects Commerce Boulevard.

Rationale

The proposed CPA conforms to regional system plans, does not create an inconsistency with Council policies, and is compatible with the plans of other local communities, school districts, and affected special districts. The City's Comprehensive Plan Update (2008) provides enough higher density land to accommodate up to 660 units of affordable housing.

Funding

None.

Known Support / Opposition

Council staff received telephone calls and email from two residents opposed to this CPA for a variety of reasons. Neither of them is a resident of the 15-unit apartment building. According to City staff, these are all affordable units.

REVIEW RECORD

City of Mound Comprehensive Plan Amendment, Pedestrian Mixed Use Review File No. 20438-2, Council Business Item No. 2012-113

BACKGROUND

The Metropolitan Council reviewed the City's Update on October 28, 2009.

This is the first amendment to the Update the Council has received.

The City of Mound is located in Hennepin County, on the northwestern portion of Lake Minnetonka. Mound is designated as a Developed community in the 2030 Regional Development Framework. The City is forecasted to grow from its current 4,350 households to about 4,800 by 2030. This amendment does not change the City's forecasts.

REQUEST SUMMARY

The CPA proposes to redesignate .77 acres from High Density Residential and Park to Pedestrian Mixed Use to allow construction of a Walgreens pharmacy at the intersection of County Road 15, and County Road 110.

OVERVIEW

Conformance 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 Policies	The CPA is consistent with the Council's RDF, with water resources management, and is consistent with Council forecasts.
Compatibility with Plans of Adjacent Jurisdictions	The CPA will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's Update in February 2009.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the RDF and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUE ANALYSIS AND FINDINGS

CONFORMANCE WITH REGIONAL SYSTEMS

The proposed CPA conforms to regional policies plans for parks, transportation (including aviation), and water resources management.

Water Resources

Wastewater Service

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

The CPA is in conformance with the *2030 Water Resources Management Policy Plan*.

The Metropolitan Disposal System that provides service to this project location has adequate capacity.

The proposed retail center development is north of the Metropolitan Council's Interceptor (6-MO-650). This interceptor was built in 2006 and is a 27 inch RCP + Steel Casing at a depth of approximately 17 feet. To assess the potential impacts to our interceptor system, prior to initiating this project, preliminary plans should be sent to Scott Dentz, Interceptor Engineering Manager (651-602-4503) at the Metropolitan Council Environmental Services for review and comment.

Regional Parks

Park and Trails

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

The CPA is in conformance with the *2030 Regional Parks Policy Plan*. The CPA affects a portion of the Dakota Rail Regional Trail corridor. The Dakota Rail Regional Trail is operated by Three Rivers Park District and is located on land owned by the Hennepin County Regional Railroad Authority (HCRRA). The CPA includes a change in the future land use guiding of two parcels to facilitate a property transfer between the developer of the CPA site and the HCRRA. A .06 acre parcel currently guided Park will be reguided as Pedestrian District and transferred from the HCRRA to the developer. Conversely, a .06 acre parcel currently guided Pedestrian District will be reguided as Park and transferred to the HCRRA. This property transfer will not negatively impact the regional trail corridor and will increase the amount of right-of-way where the trail intersects Commerce Boulevard. The HCRRA and Three Rivers Park District consented to the comprehensive plan amendment. The CPA does not create a negative impact to the regional parks system.

CONSISTENCY WITH COUNCIL POLICY

The proposed CPA is consistent with the Council's policies for housing, subsurface sewage treatment systems, and water supply. The proposed CPA is consistent with the *2030 Regional Development Framework* (RDF) policies for Diversified Rural communities. The CPA will not change the City's forecasts.

Housing

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

The CPA does not create an inconsistency with Council Housing policy, though it will facilitate the reduction of affordable housing in the City. The CPA proposes a land use designation change on a .77 acre parcel from High Density Residential to Pedestrian District, which would result in the removal of 15 non-publicly assisted affordable apartment units. This change does not pose any major impact to the City's ability to address its 2011-2020 share of the region's affordable housing need of 68 units. The City's Comprehensive Plan Update ~~guides 45 acres of land for medium density residential development, at 7-12 units per acre, and 29 acres designated for high density residential development at 12+ units per acre, which provide sufficient opportunity to address the need for new affordable housing. These land~~

~~use densities could accommodate nearly 10 times the number of units representing the City's share of the regional need, and several times more household growth than forecasted for the City. guides 15 acres for mixed-use development of 7 to 20 units per acre, and 25 acres for medium density residential development of 7 to 12 units per acre. These land uses provide sufficient opportunity for redevelopment to areas in the city that could add from between 280 to 600 units of housing. Even if all of the housing presently on this land, 122 units, were removed, and along with the 15 affordable units being removed by this CPA were to be added to its fair share housing need, this total of 205 units is less than the minimum number of units that can be developed on these 40 acres.~~

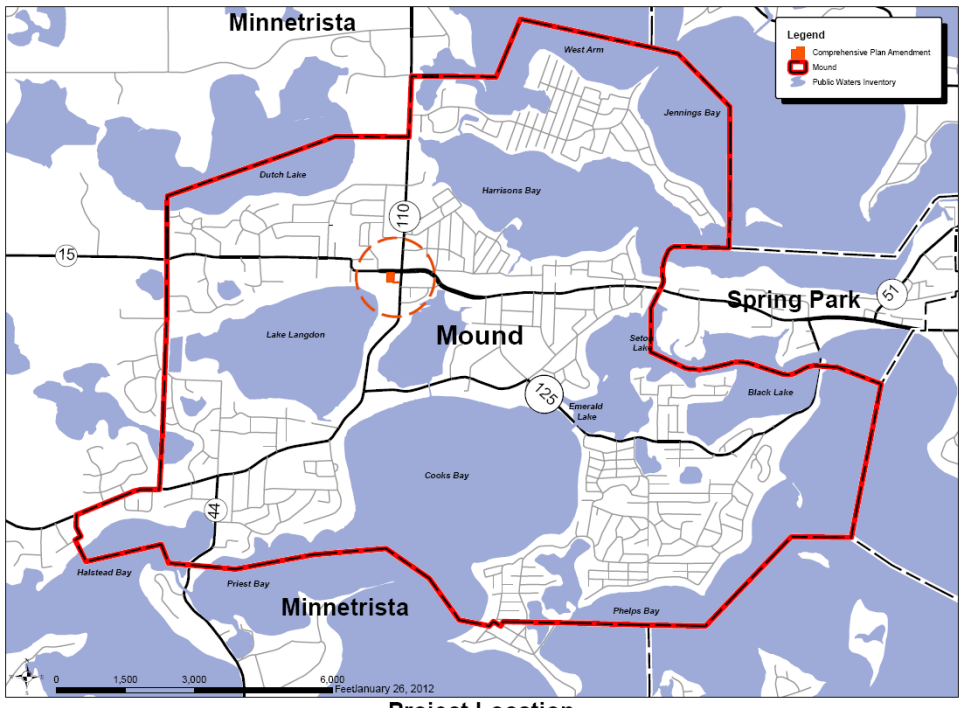
COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

The proposed CPA is compatible with the plans of adjacent jurisdictions. 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
- Figure 2: Current Planned Land Use
- Figure 3: Proposed Land Use

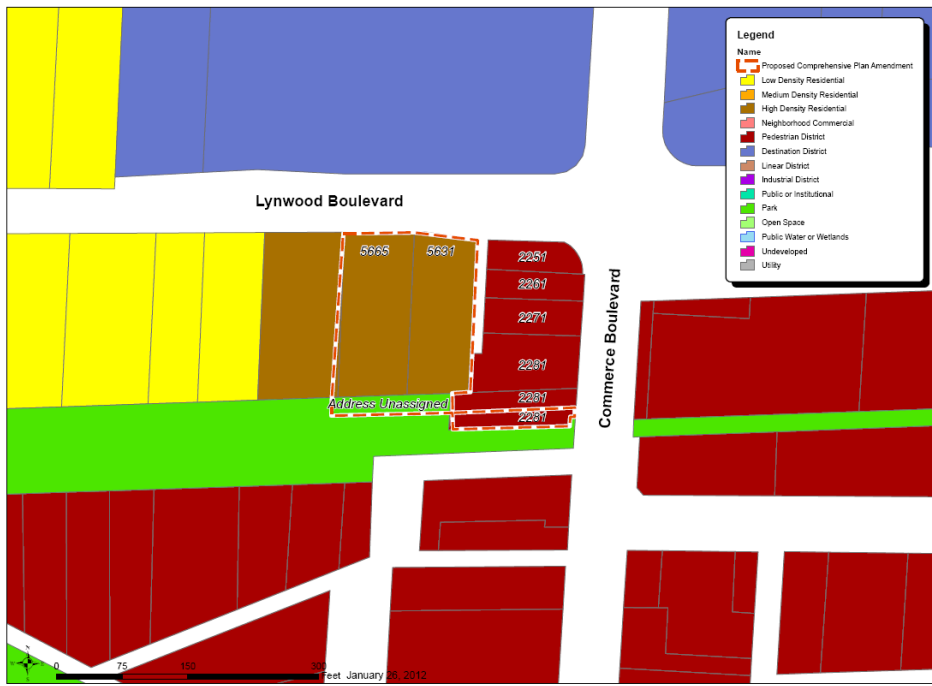
Figure 1: Location



Project Location
Downtown Mound Lynwood/Commerce Boulevards Comprehensive Plan Amendment

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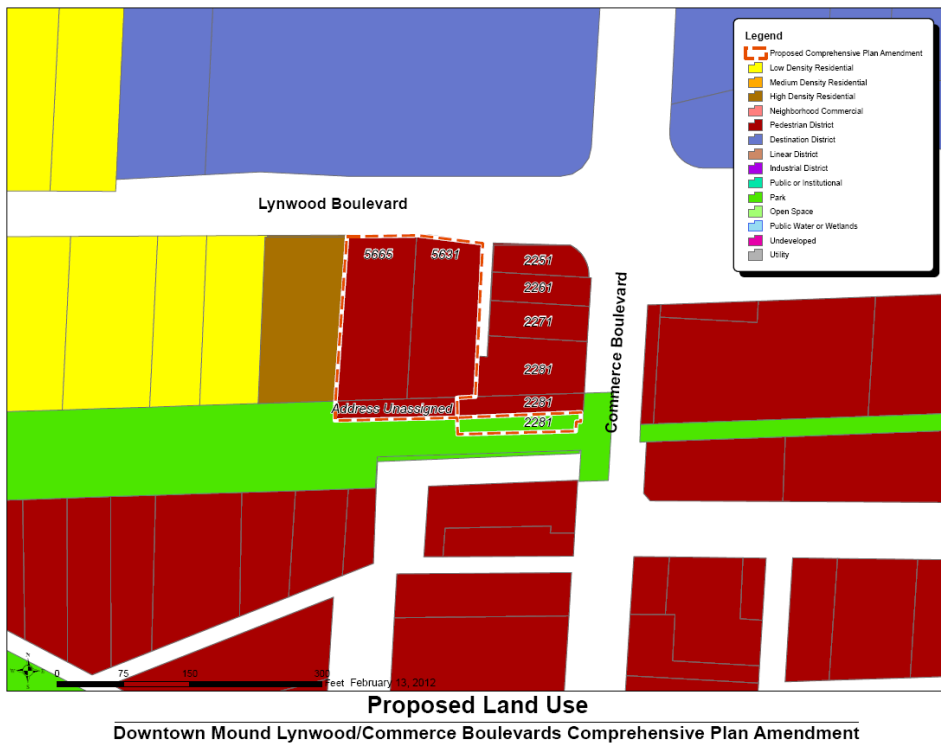
Figure 2: Current Planned Land Use



Current Proposed Land Use
 Downtown Mound Lynwood/Commerce Boulevards Comprehensive Plan Amendment

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Figure 3: Proposed Land Use



January 17, 2012

To: Honorable Mayor and Council Members, City of Mound

From: Tom Casey, 2854 Cambridge Lane, Mound, MN 55364. Telephone: (952) 472-1099.

Re: January 24, 2012 Agenda - **Walgreens' Application to Amend Comprehensive Plan**

FACTS

Walgreens has requested that the Mound City Council amend its 2030 Comprehensive Plan, the most important step to approve its proposal to:

1. Rip down all of the present buildings on the southwest corner of Lynwood Blvd. and Commerce Blvd. (from John's Variety and Pets northward to Lynwood Blvd.);
2. Rip down one 15-unit apartment building at 5665 Lynwood Blvd., displacing _____ people;*
3. Have the right to rip down a second 15-unit apartment building at 5701 Lynwood Blvd. to expand its commercial activities in the future, which would displace another _____ people;*
4. Build a large Walgreens store (with a 54-car parking lot and drive-through window) on the southwest corner of Lynwood Blvd. and Commerce Blvd.;
5. Abandon its present building in downtown Mound, its present home – and the former home of Thrifty White Pharmacy for decades; and
6. Create another empty building in Mound for an indefinite period of time, similar to the empty Snyders building in Navarre, which Walgreens bought out a few years ago.

[*Note: It is the City of Mound's obligation to determine exactly how many people will be displaced, assuming present occupancy rates, before the City Council votes on this issue.]

The process to adopt the City of Mound's 2030 Comprehensive Plan formally began on July 10, 2007 when the City of Mound posted a notice of a "public informational meeting" to be held by the Mound Planning Commission on July 20, 2007. Mound's citizens were asked, "What do the city's residents want Mound to look like in the year 2030?" (The Laker, July 14, 2007.)

After an effort of over 2-1/2 years – and lots of tax dollars spent – the 2030 Comprehensive Plan was adopted by the City Council in March, 2010, **less than 2 years ago.** These are important facts to keep in mind when considering whether the 2030 Comprehensive Plan should be amended.

LEGAL ISSUE

The main legal question is whether or not Walgreens' application to amend the City's 2030 Comprehensive Plan satisfies the legal criteria? My conclusion is **no**, as explained below.

City Planner Rita Trapp's Planning Report, dated November 28, 2011, states on page 34:

“... **the goals and policies are used in evaluating ideas and proposals** that **may** result in **changes to the Comprehensive Plan ...**” [Emphasis added.]

It is my assertion, that the Walgreens’ proposal is incompatible with the following goals and policies:

Incompatibility: Comprehensive Plan - Land Use

“GOALS AND POLICIES. As land use decisions of property owners can be every-changing, the plan should be dynamic enough to respond to the needs of the community. This is not to say that the plan should accommodate every request. The goals and polices of the Land Use Plan should be used to ensure that, as request for Comprehensive Plan changes are considered, the community’s overall vision is not compromised.” [Comp. Plan, page 4.1. Emphasis added.]

[Comment: In other words, it is the needs of the community that come first and, thus not every development proposal should be approved. Furthermore, Mound’s vision should not be compromised. Mound’s Vision is stated in the Comp. Plan, page 3.1:

“Located on the western shores of Lake Minnetonka, Mound is a full-service community that recognizes and appreciates its unique setting. Its strong neighborhoods, quality schools, **walkability** and lake access make it a desirable place for **residents of all ages**. In the heart of the community, Downtown is easily accessible with places for people to live, shop, work, and gather. Our commitment to preserving the natural environment ensures everyone can enjoy the community’s four lakes and numerous wetlands, varied topography, open spaces and parks.” [Emphasis added.]

Walgreens’ proposal will compromise the Vision of Mound by: (1) making downtown more attractive to cars (e.g. another parking lot and drive-through window) and, consequently, less desirable for pedestrians; and (2) making Mound less desirable for residents by allowing Walgreens to displace people from two 15-unit residential apartment buildings.]

Walgreens’ proposal will also violate the following land use goals and policies:

“Policies:

“... 2. Promote land use pattern changes that are compatible and transitional with existing development patterns.” [Comp. Plan, page 4.2, paragraph 2. Emphasis added.]

[Comment: Walgreens’ proposal is not compatible with existing residential development to the west: either (1) the apartment building; or (2) if the apartment building is torn

down by Walgreens, then the single-family building to the west of the apartment building. In either event, Walgreens would be a very abrupt change from commercial to residential land uses.]

“3. Encourage improvement and development of existing commercial areas to enhance available services, provide employment opportunities and expand the tax base.” [Comp. Plan, page 4.2, paragraph 3. Emphasis added.]

[Comment: To the contrary, Walgreens proposal is not within existing commercial areas. It would not expand the tax base; it would displace current taxpaying properties.]

“4. Support the redevelopment of older business areas through close coordination with the business community and by undertaking public action when feasible, including but not limited to, HRA activities, tax increment financing, and the provisions of public improvements.” [Comp. Plan, page 4.2, paragraph 4. Emphasis added.]

[Comment: Contrary to this language, Walgreens’ proposal does not redevelop an older business area but, instead, displaces residents from up to 30 apartments to expand the commercial district, in spite of so much empty or underutilized developable land in downtown Mound.]

“5. Promote a mix of downtown business including retail, offices, entertainment and services. Maintain the downtown and its periphery as the focus of Mound’s commercial activity.” [Comp. Plan, page 4.2, paragraph 5. Emphasis added.]

[Comment: Walgreens would add nothing to the mix of downtown businesses. Instead, it would displace other businesses and decrease the mix of businesses.]

“6. Support the continued operation and enhancement of the community’s employment centers but discourage the expansion of these areas into adjacent residential neighborhoods.” [Comp. Plan, page 4.2, paragraph 6. Emphasis added.]

[Comment: Walgreens would expand its operations and be able to convert two residential apartment buildings into commercial operations.]

“... 9. Support the development of mixed use areas with housing, retail, office, entertainment and institutional uses which can take advantage of regional investments in transportation such as roadways, transit and trails.” [Comp. Plan, page 4.2, paragraph 9. Emphasis added.]

[Comment: Walgreens’ proposal has no mixed use elements.]

“FUTURE LAND USE PLAN. The future land use plan, shown in Figure 4.2, builds on the community’s previous planning efforts. The community continues to be focused on maintaining a predominantly single family residential character while encouraging multi-family housing, commercial services, and mixed use areas in downtown, along major corridors and at major nodes.” [Comp. Plan, page 4.4.]

[Comment: Mound’s “Future Land Use” plan (Figure 4.2) guides the two apartment buildings as “High Density Residential” and guides the present commercial buildings – along with the lot behind - as “Pedestrian District.” The Comp. Plan defines “Pedestrian District” on page 4.4 as “A **mixed use** area at the core of downtown. It is an intense downtown area with a **mix** of retail, office, and attached residential housing uses. Other buildings with a pedestrian orientation include public, multi-unit residential, entertainment, retail commercial and office. Resident development is intended to be medium to high density. The pedestrian district incorporates traditional downtown planning techniques to encourage a higher standard for development.”]

Finally, the Comprehensive Plan states on pages 4.6 to 4.7:

“The redevelopment of this area [Pedestrian District] is being guided by an effort called ‘Mound Visions.’ Mound Visions began in 1991 when the City began to explore ways to strengthen its downtown business community ...”

“The Mound Visions plan establishes five basic themes for redevelopment to ensure a connected fabric:

“... *Concentrated Development* – Downtown development will grow up, not out. Multi-level buildings with structured parking will house uninterrupted retail on the ground level with office and living above, creating an environment that is walkable, lively and dynamic.” [Emphasis added.]

[Comment: Again, this language of the Comprehensive Plan is incompatible with Walgreens’ proposal]

Incompatibility: Comprehensive Plan – Housing

“Affordable Housing. A portion of Mound’s residents ... will have a critical need for affordable housing over the next 20 years ... The Metropolitan Council has allocated a need of 68 affordable housing units for Mound between now and the year 2020 ...” [Comp. Plan, page 4.13. Emphasis added.]

[Comment: Walgreens proposal would allow them to remove 30 affordable housing

units, when Mound needs just the opposite – 68 more affordable housing units.]

“Goal. Promote and encourage the provision of life-cycle housing opportunities for all residents, supporting creative multi-family housing while emphasizing the construction and maintenance of high quality single family dwelling units.”
[Comp. Plan, pages 3.2 and 4.15. Emphasis added.]

[Comment: Contrary to this goal, Walgreens would be allowed to remove 30 affordable housing units, just when our economic predicament requires more affordable housing options. To repeat, the Metropolitan Council has stated that Mound needs 68 additional housing units by 2020.]

“Housing Policies:

“1. Encourage a mixture of life-cycle housing types to provide for all stages of life while maintaining a predominately single family housing base throughout the city.”
[Comp. Plan, pages 3.2 and 4.15. Emphasis added.]

[Comment: To state again, Walgreens proposal would allow them to remove 30 affordable housing units, when Mound needs just the opposite – 68 more affordable housing units.]

“... 6. Promote and support the development of new affordable housing units to meet the community’s share of the regional affordable housing needs as well as the community’s affordable housing goals.” [Comp. Plan, pages 3.2 and 4.15. Emphasis added.]

[Comment: Again, contrary to this policy, Walgreens would be allowed to remove two affordable 15-unit apartment buildings, just when our economic predicament requires more housing options. The Met. Council has stated that Mound needs 68 additional affordable housing units by 2020.]

“HOUSING IMPLEMENTATION PROGRAM. [Comp. Plan, page 10.6]

“As a developed community, Mound’s housing implementation program is primarily focused on three priority areas:

- **Promoting and supporting property owners’ capacities to reinvest in and maintain the community’s existing housing stock in a safe, sound, and attractive condition;**
- **Optimizing existing opportunities to add new housing types in redevelopment areas, particular in future downtown mixed-use districts, to meet a broader range of lifecycle and affordability needs ...”**

[Comment: Contrary to these paragraphs, Walgreens' proposal will not maintain the community's existing housing stock and will not add housing in downtown mixed use districts.]

Incompatibility: Comprehensive Plan – Transportation

“Transportation Goal: Ensure the development of a transportation system that provides convenient and effective multi-modal connections within Mound and to adjacent municipalities, the remainder of the Twin Cities Metropolitan Area and greater Minnesota.” [Comp. Plan, page 3.3.]

“Transportation Policies:

“... 4. Transit/Alternative modes of Transportation – To prevent and reduce congestion on roadways, the City should promote expansion of alternate and/or integrated transportation methods, including transit, park & ride facilities, carpooling, biking and walking.” [Comp. Plan., page 3.4. Emphasis added.]

[Comment: Walgreens proposes a 54-car parking lot and a drive-through window. Instead of encouraging biking or walking, Walgreens' plan encourages more use of cars to go from one place to another in downtown Mound and elsewhere.]

SUMMARY

Walgreens ignores the fact that Mound taxpayers paid big bucks to move out some existing businesses and clear land for future development. Most of this land remains vacant and far too many empty commercial buildings already exist. Walgreens should take advantage of these opportunities, instead of displacing existing businesses and removing up to 30 affordable housing units for Mound's citizens.

Mound taxpayers also paid big bucks – and our citizens and City Council worked for over 2-1/2 years - to complete our 2030 Comprehensive Plan in March, 2010. This plan is **our community's** plan for what we want Mound to look like in the year 2030. There is no reason to amend the Comp. Plan so soon – and without justification.

Walgreens' proposal conflicts with Mound's 2030 Comprehensive Plan in many important ways:

1. Development should be encouraged in existing commercial areas and discouraged to expand in residential areas;
2. Downtown should be a mix of retail, office, entertainment, institutional, and residential uses;
3. “Downtown development will grow up, not out. Multi-level buildings with structured parking will house uninterrupted retail on the ground level with office and living above, creating an environment that is walkable, lively and dynamic.”

*Tom Casey to Mound City Council
January 17, 2012*

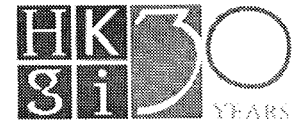
4. Mound will need to maintain its existing housing stock and add 68 more affordable housing units between now and the year 2020.

I want to emphasize that I am not against Walgreens. It's just that Walgreens has provided no justification why a viable pharmacy can't exist in the areas presently planned and zoned for commercial uses. In fact, Thrifty White Pharmacy did just fine at the present location for a long time – until Walgreens bought them out about 1 year ago.

Please vote “NO” on Walgreens’ plan to displace current businesses and residents. Thereafter, the City Council will have the opportunity to explore, with public input, other existing commercial land that suits Walgreens’ needs – without compromising our community’s vision.

Please place this letter in the City Council packet for its January 24th meeting and include it as part of the public record.

THANK YOU for your kind consideration.



TO: Metropolitan Council
FROM: Sarah Smith, Community Development Director
Rita Trapp, Consulting City Planner
DATE: April 9, 2012
RE: Consistency between the Comprehensive Plan and Zoning Map

It is the City of Mound's understanding that concerns have been raised about the consistency between the City's Comprehensive Plan and its Zoning Map. In the fall of 2010 and winter of 2011, the City of Mound undertook a review process to ensure consistency between the two documents. As a result of that process, there were four small, developed areas of the community where the zoning was subsequently modified to address consistency issues. In each of those areas the need to change the zoning was due to a change made in the 2010 Comprehensive Plan. The changes in both documents reflected the existing land use of the sites.

As with many communities, the City of Mound has many more zoning districts than land use categories in the Comprehensive Plan. This is due to the general nature of the Comprehensive Plan versus the specific guidance intended to be provided through zoning. To assist with determining whether an individual parcel's zoning designation was in conformance with the Comprehensive Plan, Staff created the following chart showing each Comprehensive Plan Land Use Category and those Zoning Districts which are consistent based on allowable use and density.

<i>Comprehensive Plan</i>	<i>Consistent Zoning Districts</i>
LDR	R-1, R-1A, R-2
MDR	R-1A, R-2, R-3, R-3 PDA
HDR	R-3
Neighborhood Commercial	B-2, B-3
Pedestrian District	B-1, Pedestrian District
Destination District	B-1, Destination District, R-3
Linear District	B-1, R-1, R-2, Linear District

<i>Comprehensive Plan</i>	<i>Consistent Zoning Districts</i>
Industrial District	I-1
Public/Institutional	Any
Park	Any
Open Space	Any
Public Waters/Wetlands	Any

As a developed community, less than 5% of Mound is undeveloped. Of the 74 undeveloped acres, few are developable due to site conditions. Thus, the Comprehensive Plan assumes that most of the new residential and commercial development will come through the redevelopment of existing sites primarily in and around the Downtown area. These areas have been designated to be part of the Pedestrian, Destination or Linear Districts. All three of these districts are anticipated to be mixed use with a variety of residential, commercial, public, park and institutional uses.

Over a decade ago, the City of Mound created corresponding Pedestrian, Destination and Linear Planned Unit Development zoning districts. Each of these districts allow for a mix of uses on a site, if desired, and flexibility in bulk and design characteristics to facilitate redevelopment. Each district is managed through a planned unit development conditional use permit process. This process results in the creation of unique standards for each redevelopment process.

Given that any site that is designated as part of the Pedestrian, Destination or Linear Districts needs to have its own conditional use permit for a planned unit development, the City has not zoned any existing developed properties to these zoning districts. Rather ***the City's policy is to rezone properties to the Pedestrian, Destination or Linear Planned Unit Development District once a redevelopment project is proposed and under review. This means that properties that are intended for redevelopment will have zoning district designations which reflect their current land use rather than one that reflects the mixed-use guidance of the Comprehensive Plan.***

Johann Chemin
6039 Beachwood Road
Mound, MN

2012/04/16

Dear Members of the Metropolitan Council,

Even though I cannot attend today's meeting, I wish to voice through this letter my opposition to the comprehension plan amendment for Mound, city where I live.

My reasons are the following:

1. Many families with modest income will be shoed away from our city, some losing their long term anchor with our community.
2. In contradiction with the VisionForMound plan put together by citizens and consultants (and voted on very recently), the plan is not proposing any mixed used habitation/business in a downtown area.
3. The current mayor and a majority of city council members are opposed to creating more affordable housing in the center of our city. This would benefit our community by bringing more residents and re-energizing businesses. It would also benefit the future residents who could use the close-by metro-transit station to commute.
Mayor Hanus has completely shot down a proposal from a corporation to revitalize a downtown shopping center: a big portion on the north side has been vacant for the last 5 years, and the south end would be vacated by Walgreens.

Please read the following article, recently published in the local newspaper
(http://www.waconiapatriot.com/articles/2012/04/14/the_laker/news/news04.txt)
Development company no longer interested in shopping center

Published: Friday, April 13, 2012 1:34 PM CDT

About a month after a special meeting with the Mound City Council, it appears that development company Schafer Richardson is no longer seeking a redevelopment of the Commerce Place Shopping Center in Mound

Representatives from Schafer Richardson and affordable housing company CommonBond Communities met with council members at a Feb. 16 special meeting to propose redevelopment to the north half of the shopping center to a 50-unit apartment complex.

But on March 13, Schafer Richardson Senior Project Manager Maureen Michalski contacted Mound city staff to say the company was no longer seeking redevelopment of the shopping center.

Sarah Smith, the community director for Mound, said that Michalski opted for the change after hearing what the council said in the special meeting.

"A couple of weeks after the meeting, Michalski shared that they were no longer seeking redevelopment," said Smith. "She also said she thanked the city staff for their time."

During the Feb. 16 special meeting, Mayor Mark Hanus said two conditions he would have to consider before agreeing to the redevelopment plan would be no loss of tax revenues for Mound, and a written agreement from affected

businesses in the Commerce Place Shopping Center that they would agree to move locations. Most of the council members seemed in agreement with the conditions.

When contacted by The Laker, Michalski said she had no comment at this time in the change of plans for Schafer Richardson.

You will have noticed that the municipality did not put so many hurdles for Walgreens to move: not so many precautions have been taken to ensure the welfare of the citizens that are to move, nor so much assurance have being taken that the businesses that are sitting at Walgreens proposed location would relocate within Mound. You will also remember that the city of Mound (same leading team) has acquired several businesses that were sitting on the old main street and bombed them down, really causing a short-fall in property tax, since the land is now owned by our city.

4. The parking requirement for Walgreens is disproportioned. Even though the study plan sent to the city of Mound and reviewed by the city Planning Commission clearly states that the peak demand would be for 23 cars, it is requiring space to build a parking lot for 54 cars, most of it is sitting on the apartment complex planned for demolition. If there was a smaller parking lot, there would not be a need to destroy this residential unit.

Other reasons for my opposition to the project are:

- The area is proposed to be re-designated as pedestrian, when it is strictly car oriented.
- It proposes the construction of a massive parking lot, when our city is overflowing with parking spaces.
- It strongly deviates from citizens' desire for their city's evolution, as expressed in the VisionForMound document.

Thanks for your time
Johann Chemin
6039 Beachwood Road
Mound, MN

From: gmlfour@gmail.com [<mailto:gmlfour@gmail.com>] **On Behalf Of** George Matthew Linkert
Sent: Monday, April 16, 2012 3:08 PM
To: Munt, Jennifer; Peterson, Guy
Subject: Statement

I had planned to come to the meeting today regarding the City of Mound Comp Plan Amendment. Unfortunately family and business life is not going to let me attend.

I was planning to come to the meeting to voice objection to the amendment for the following reasons.

The proposal fails to capitalize on the Dakota Rail Trail, and is in fact detrimental to the area and region as a whole.

The proposal is being built in the "Pedestrian District" defined as a place "that celebrates the pedestrian and accommodates the automobile" and "Pedestrian, bike, boat and bus linkages will be created or strengthened within downtown and between downtown and surrounding neighborhoods"

The proposal is focused mostly being built for the automobile. They are creating a second driveway access for vehicles that has not existed before. There is a drive through lane being built. The only entrance for the proposed Walgreens is for automobile customers.

The proposal is not pedestrian friendly. The drive through is being placed between the Walgreens, and the Dakota Rail Trail. Pedestrians and Bicyclists need to navigate around a drive through and the Walgreens building to get to the entrance. They are building a Walgreens that is not welcoming to Dakota Rail Trail users, including putting signs and boundaries between their parking lot and the trail.

Traffic study report studied only auto traffic, and not pedestrians and bicyclists.

The City of Mound and Walgreens can make a place that will capitalize on this important intersection of Commerce/Lynwood and the Dakota Rail Trail and create a place where Walgreens, and the surrounding blocks and region can prosper. Please deny this resolution, and insist on an improved development plan.

Thank you for your considerations.

George Linkert
Mound Planning Commission
5017 Avon Dr, Mound, MN 55364
[612-245-1030](tel:612-245-1030)



5341 MAYWOOD ROAD
MOUND, MN 55364-1687

PH: (952) 472-0600
FAX: (952) 472-0620
WEB: www.cityofmound.com

April 27, 2012

Metropolitan Council
Community Development Committee (CDC)
390 Robert Street North
St. Paul, MN 55101

Re: Business Item 2012-113

Mr. Chairman, Council Members and Staff,

While attending the CDC meeting on 4-16-12 regarding the Case # 2012-113 for the City of Mound, I discovered a letter had been submitted by Mr. Johann Chemin dated 4-16-12 in opposition to the city's request. I feel compelled to respond to this letter as it is not an accurate representation of what has been occurring. Mr. Chemin's letter intentionally tries to paint a false picture that the Mound City Council doesn't want housing in this district. Nothing is further from the truth as will be explained below.

Point #1. Mr. Chemin's point labeled as #1 is not accurate. It's true that there are 15 units in the building that would be removed by this project, Mound has historically been known as a community with a healthy supply of affordable housing and life cycle housing choices. Therefore, we are not "shooing" people away from our city as he would like you to believe.

Point #2. Mr. Chemin seems to think that every land parcel in the entire district (our entire downtown) must have mixed use, specifically with housing on it. Of course this is impractical and unrealistic. The district is guided generally as mixed use, but not every parcel within the district is required to incorporate mixed use. Nonetheless in this instance, the mixed use is retail and restaurant.

Point #3. Mr. Chemin hasn't noticed that the Mayor and the council brought nearly 100 units (Village by the Bay) to the edge of our downtown where no housing existed before. We understand the need for housing in the area and are not at all opposed as Mr. Chemin wrongly states. In fact, we have a keen understanding of the need to bolster our local businesses by placing housing in close proximity to these businesses.

He further states that the Mayor "has completely shot down a proposal" to tear down one half of a small shopping area (Commerce Place) in order to place housing in its place. Mr. Chemin takes it upon himself to tell only half of the story. He correctly states that I proposed 2 conditions to the proposal.

The first condition was that the property must produce as much tax revenue as the current retail configuration. The reason for this is as follows: This retail center was built using TIF financing. That TIF district ran for 25 years and expired in December 2010. Now, after 25 years with not one dollar of taxes collected on it, the proposal was to tear down a building that has only been producing revenue for just over 1 year and replace it with lower taxed property. After 25 years of investing in this property by way of foregoing tax revenues, the citizens of Mound expect and demand a better return on their investment. Tearing down TIF funded properties only a year after they start producing tax revenue is contrary to the objectives of TIF program unless there are assurances that losses will not occur against the investment. When this condition was discussed with the applicant, they stated that this should not be a problem for them.

The second condition was that the existing businesses in the subject buildings agree to move rather than be forced out or put out of business. These are long standing businesses that have been there for many years; some for as long as the building has been there (25 years). It would be ill-advised when trying to redevelop a difficult downtown area, to forcibly remove long term successful businesses and replace them with a lower tax base. When this was discussed with the applicants they stated that they did not anticipate any problems with this either.

Point #4. Mr. Chemin states that the city is requiring way too much parking. What he doesn't understand or wish to acknowledge is that the parking is for two uses. This mixed use project would produce both a Walgreens as well as a small restaurant that will be positioned to best serve not only pedestrian traffic from the trail but also pedestrian traffic along the street. As I stated in the last CDC meeting, this project solves a serious parking shortfall that has existed there for many years. There is no other reasonable parking available to this site. So we must remain careful to not repeat the longstanding shortfall we have been trying to solve for the last 20 years or more.

Mr. Chemin's closing comments are based on a lack of understanding of development districts. It's true that this district is designated as a pedestrian district. The roads in the area have been moved to create a core center to make it pedestrian friendly. It would appear that pedestrian friendly to Mr. Chemin means no autos allowed at all. But you can't eliminate all traffic from an entire downtown area, especially where two county roads intersect. Not every parcel in the district can be solely oriented for pedestrian only traffic. Any destination business needs parking and cannot rely only on pedestrian traffic. Not having sufficient parking would stifle and end any hope of any economic development nearly everywhere. Balance is the key and that is what we are attempting to achieve.

The "massive parking lot" that Mr. Chemin mentions includes 54 parking spaces to accommodate both the proposed new Walgreens and restaurant-bistro buildings. Parking in the pedestrian district is considered a shared system to create a more efficient and balanced parking program. Thus, there are not any specific parking minimums or maximums prescribed for any use. The regulations require developers to determine parking demand based on the tenant mix and design, and to consider parking demand of existing uses and supply in the district both on and off the street. To further this point, if the city's standard parking requirement was applied, Staff estimates approximately 96 spaces would be needed for the Walgreens' building alone. While we have improved our parking facilities over the years, it is far from "overflowing" and still is short of what it should be. This project would be one more step in the direction our citizens have asked us to take.

This project is very much in line with the Mound Visions concept which was written close to 20 years ago. I know its intentions as I helped write it. But Mr. Chemin chooses to take a 20 year old general concept and turn it into a rigid and unwieldy rule with no exceptions. Mound Visions is a vision, not a final design.

I thank you for allowing me to respond to Mr. Chemin's letter as it is not representative of the facts or the desires of the citizens of Mound.

A handwritten signature in black ink, appearing to read "Mark Hanus", with a long horizontal flourish extending to the right.

Mark Hanus, Mayor
City of Mound



TO: Metropolitan Council
FROM: Sarah Smith, Community Development Director
Rita Trapp, Consulting City Planner
DATE: April 30, 2012
RE: Future Housing Development

The information provided in this memorandum and attachments demonstrates that the City of Mound has guided enough land at appropriate densities to meet its affordable housing responsibilities. The Community Development Commission's review of the Downtown Mound Lynwood/Commerce Boulevard Comprehensive Plan Amendment has focused extensively on the ability of additional medium and high density housing to be developed in Mound and the removal of the 15 unit apartment building as part of the project. The information provided below and in the attachments is intended to address these concerns.

Potential Sites for Housing Identified in the Comprehensive Plan

In its current Comprehensive Plan the City of Mound identified 60 acres as potential locations for future medium and high density housing. Given the developed nature of the community, almost all of the sites will need to be a part of a redevelopment project for housing to be constructed. The sites identified are guided medium density residential, pedestrian district, destination district, and linear district. None of the potential sites included in the City's housing projections in the Comprehensive Plan were guided high density residential.

At the request of CDC members and Metropolitan Council Staff, the City has prepared the attached summary for each of the six potential locations for medium and high density residential development. The summary provides existing land use, existing number of housing units, future land use guiding, and existing zoning. Recognizing that in the mixed-use districts not all of the area will be focused on housing, the summary provides a percentage of how much will be housing. The summary also estimates the potential new net housing units that could be created. The sites have been organized in ascending order of the number of new units created. At the densities proposed, redevelopment of all of these sites could generate between 163 and 488 new housing units.

Support for Housing Redevelopment

In addition to the possible redevelopment sites previously referenced, the City would like to note that the community is open to redevelopment on other sites within the community. One example is an existing 10 building, 40 unit multi-family complex located between Basswood and

Belmont on Church Road that is currently guided and zoned high density residential. The site is located just northeast of Downtown. City officials have previously mentioned the 1.8 acre site to housing developers hoping to generate interest. In a redevelopment using modern site design techniques, Staff estimates that the amount of housing on the site could be doubled to add more housing to the community.

Clarification of Schafer Richardson Concept Proposal for Commerce Place Shopping Center

The City of Mound would like to respond to what was presented by individuals at the April 16th CDC meeting. The City Council did not reject the concept proposal for housing on the site at the northwest corner of Shoreline Drive and Commerce Boulevard. The site is currently the location of Commerce Place, a commercial development which was developed with Tax Increment Financing (TIF). The TIF District expired on December 31, 2010. The site is guided Destination District and zoned B-1. Redevelopment of the site for housing was not contemplated as part of the Comprehensive Plan. However, when the concept was presented to be City Council the concerns raised were not related to the creation of affordable housing or the proposed density of about 40 units per acre (52 units). Rather, the concerns were about the potential loss of tax revenue given that the TIF district was only recently retired and the desire for the long-standing businesses to be relocated within the community. The difference between this site and the Walgreens redevelopment site in terms of the commercial relocation is that the Walgreens site had four separate property owners who voluntarily agreed to sell their property rather than a property management company with individual business leases. In addition, given that the proposed housing units were to be financed through public funds, relocation assistance would be required by federal law.

Removal of 5665 Lynwood Boulevard Apartment Building

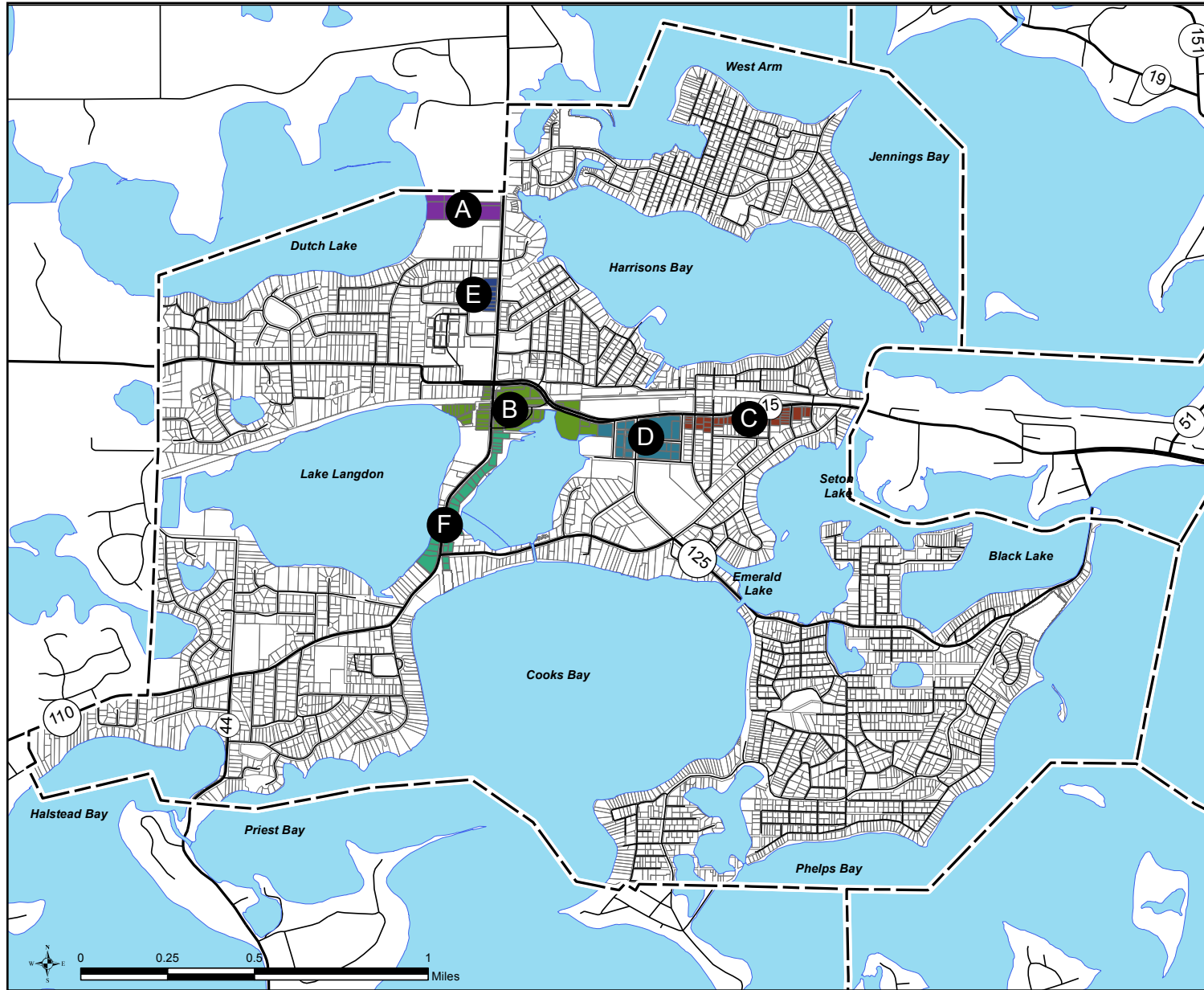
A number of questions have been raised concerning the 15 units of affordable housing which are to be removed at 5665 Lynwood Boulevard as part of this project. The apartment complex is under the same ownership as the 5701 Lynwood Boulevard apartment building next door which is to remain after the redevelopment project. Both apartment buildings were built in 1969 and are completely privately owned and managed. There are no subsidies and the affordable apartments are naturally occurring. At this time, 8 of the 15 units are occupied. The City of Mound has no financial interest or involvement in the subject property. There are also no requirements in the leases between the tenant and landlord that trigger relocation assistance. As a result, there are no relocation responsibilities for any of the parties for this private redevelopment project.



City of Mound Medium and High Density Housing Development Analysis

Site	A	B	C	D	E	F	Total
Comprehensive Plan	MDR	Pedestrian District	MDR	Destination District	MDR	Linear District	
Existing Land Use	Single Family Home, Undeveloped	Commercial/Retail, Townhomes (new), Undeveloped	Single Family Homes	Commercial/Retail, Apartment	Single Family Homes	Commercial/Retail, Apartment, Single Family Homes	
Existing Number of Units	1	11	36	26	7	41	122
Existing Zoning	B-2	Pedestrian, B-1	R-1A, R-2	B-1	R-2	B-1(27), R-2 (1), R-1 (2)	
Acres	9.19	18.28	7.72	12.23	2.35	10.31	60
Percent Residential	100%	50%	100%	50%	100%	60%	
Comp Plan Units Per Acre	Low	7	7	7	7	7	
	Medium	9	12	9	12	9	
	High	12	20	12	20	12	
Estimated Net Units (projected- existing)	Low	63	53	18	17	9	163
	Medium	82	99	33	47	14	290
	High	109	172	57	96	21	488

Medium and High Density Housing Sites

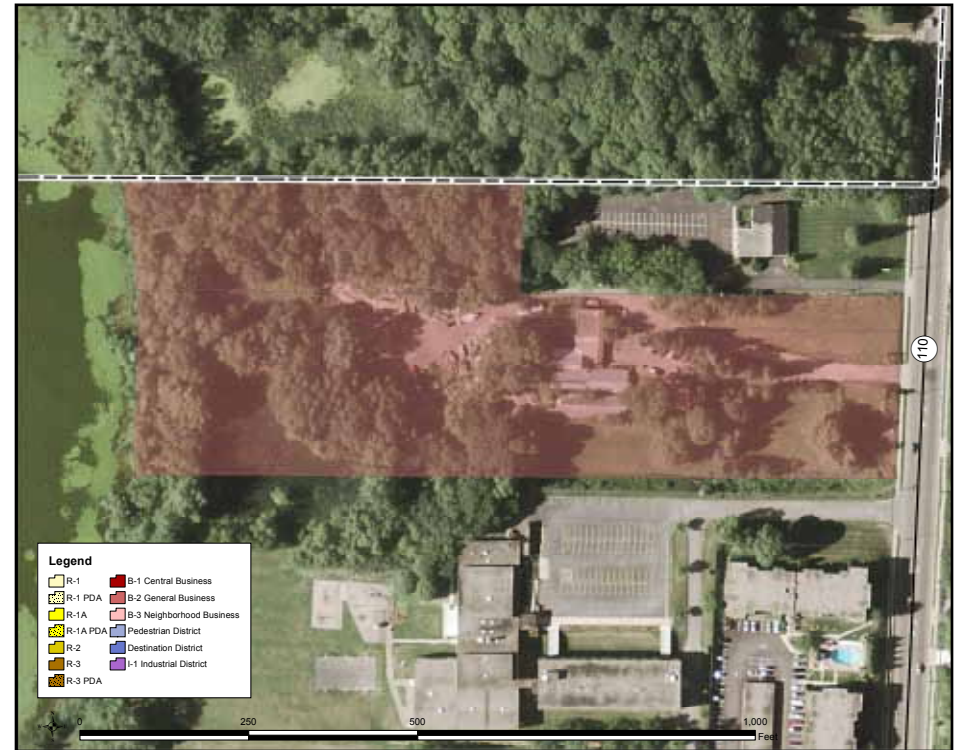


Site A - Medium Density Residential

Existing Land Use



Zoning



Area Summary

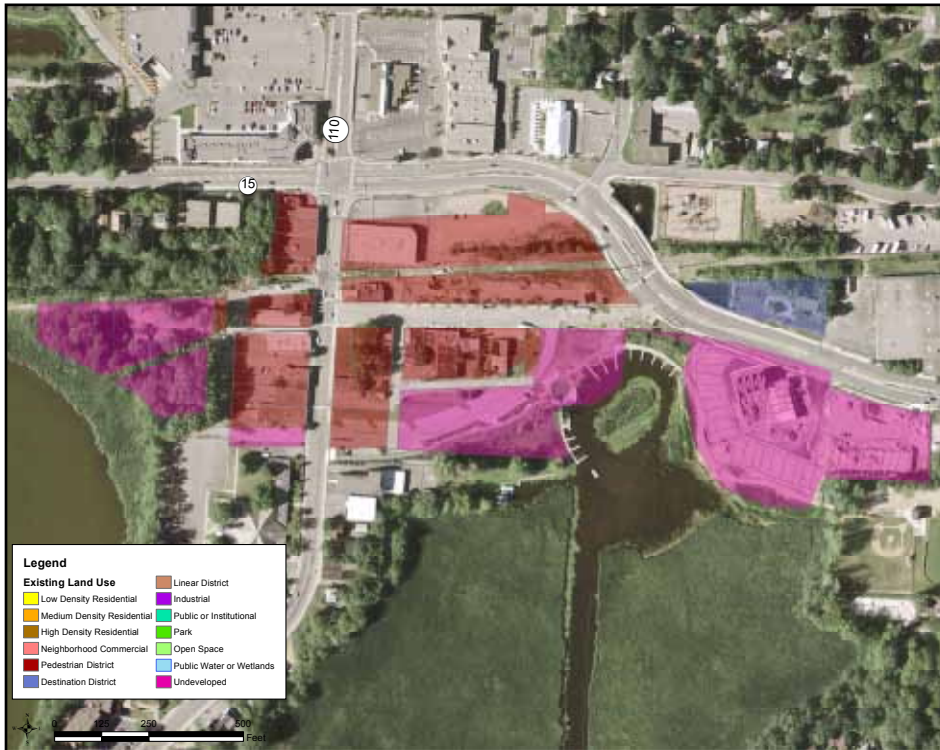
Number of Parcels: 5
 Number of Acres: 9
 Existing Number of Residential Units: 1
 Existing Land Use: Mixed Use - Retail and Home

Future Land Use: MDR at 7 to 12 units/acre
 Percent Residential: 100%
 Zoning: B-2
 Proposed Net New Units: 63 to 109



Site B - Pedestrian Mixed-Use District

Existing Land Use



Zoning



Area Summary

Number of Parcels: 53
 Number of Acres: 18
 Existing Number of Residential Units: 11 (new post 2006)
 Existing Land Use: Commercial, Public and Townhomes

Future Land Use: Pedestrian at 7 to 20 units/acre
 Percent Residential: 60%
 Zoning: Pedestrian where development has occurred, B-1
 Proposed Net New Units: 53 to 172



Site C - Medium Density Residential

Existing Land Use



Zoning



Area Summary

Number of Parcels: 34
 Number of Acres: 7
 Existing Number of Residential Units: 36
 Existing Land Use: Single Family Detached and Attached Homes

Future Land Use: MDR at 7 to 12 units/acre
 Percent Residential: 100%
 Zoning: R-1A, R-2
 Proposed Net New Units: 18 to 57 units



Site D - Destination Mixed Use District

Existing Land Use



Zoning



Area Summary

Number of Parcels: 22
 Number of Acres: 12
 Existing Number of Residential Units: 26
 Existing Land Use: Commercial/Retail and Apartments

Future Land Use: Destination at 7 to 20 units/acre
 Percent Residential: 60%
 Zoning: B-1
 Proposed Net New Units: 17 to 96 units



Site E - Medium Density Residential

Existing Land Use



Zoning



Area Summary

Number of Parcels: 7
 Number of Acres: 2
 Existing Number of Residential Units: 7
 Existing Land Use: Single Family Homes

Future Land Use: MDR at 7 to 12 units/acre
 Percent Residential: 100%
 Zoning: R-2
 Proposed Net New Units: 9 to 21 units



Site F - Linear Mixed Use District

Existing Land Use



Zoning



Area Summary

Number of Parcels: 31
 Number of Acres: 10
 Existing Number of Residential Units: 41
 Existing Land Use: Commercial/Retail, Apartments
 and Single Family Homes

Future Land Use: Linear at 7 to 12 units/acre
 Percent Residential: 60%
 Zoning: B-1, R-2, R-1A
 Proposed Net New Units: 2 to 33 units

