

C Community Development Committee

Meeting Date: November 19, 2012

For the Council Meeting of November 28, 2012

ADVISORY INFORMATION

Subject:	City of Golden Valley Tiburon Comprehensive Plan Amendment Review File No. 20585-3
District(s), Member(s):	District 6, Council Member Jim Brimeyer
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Freya Thamman, Principal Reviewer (651-602-1750) LisaBethBarajas, Manager, Local Planning Assistance (651-602-1895)
Division/Department:	Community Development / Regional Planning

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Golden Valley to put the Tiburon comprehensive plan amendment (CPA) into effect.
2. Find that the proposed CPA changes the City's forecasts by adding 150 households and 300 people.

Background

The Council reviewed the City's 2030 Comprehensive Plan Update (Update), Review File No. 20585-1, on May 26, 2010. This CPA proposes a 2.57-acre land use change from Commercial-Retail/Service to High Density Residential to accommodate approximately 142 market rate apartments. This is the second CPA since the Council's action on 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

There is no known opposition.

REVIEW RECORD
Golden Valley Tiburon Comprehensive Plan Amendment
Review File No. 20585-3, Council Business Item No. 2012-356

BACKGROUND

The City of Golden Valley is a first-ring suburban community in Hennepin County. It bordered by the cities of New Hope, Crystal and Robbinsdale on the north, Minneapolis on the east, Saint Louis Park on the south and Plymouth on the west (Figure 1).

The *2030 Regional Development Framework* (RDF), as adopted by the Metropolitan Council identified Golden Valley as being a “Developed Community”. Between 2010 and 2030, Metropolitan Council forecasts the City will grow from 22,700 to 24,000 people, from 9,000 to 9,600 households, and that employment will grow from 31,700 to 34,500 jobs.

REQUEST SUMMARY

The CPA proposes a 2.57-acre land use change from Commercial-Retail/Service to High Density Residential to accommodate approximately 142 market rate apartments. The CPA site is located at 9310 and 9220 Olson Memorial Highway on the western border of the city (Figure 1).

OVERVIEW

Conformance with Regional Systems	The CPA conforms to the Metropolitan 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 <i>2030 RDF</i> , with water resources management, and is consistent with Council forecasts.
Compatibility with Plans of Adjacent Jurisdictions	The CPA will not have an impact on the planning of adjacent communities, school districts, or watershed districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's Update on May 26, 2010 (Review File No. 20585-1).
- The *General Land Use Plan CPA* (Review File No. 20585-2) re-guided 8 acres from Medium-High Density Residential to Low Density Residential and 9.75 acres from Medium Low Density Residential to Low Density Residential was approved by the Council on March 28, 2012.

ISSUES

- I. Does the amendment conform to the Metropolitan 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

TRANSPORTATION

Roads and Transit

Reviewers: Ann Braden, MTS (651-602-1705)/Steve Mahowald, MetroTransit (612-349-7775)

The CPA conforms to the *2030 Transportation Policy Plan*. A change to High Density Residential is more likely to increase transit ridership.

PARKS

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

The CPA conforms to the *2030 Regional Parks Policy Plan*.

WATER RESOURCES MANAGEMENT

Wastewater Service

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

The CPA conforms to the *2030 Water Resources Management Policy Plan (WRMPP)*. The Metropolitan Disposal System that provides service to the project location has adequate capacity.

Surface Water Management

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

The CPA conforms to the *2030 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. The City indicated that the CPA will result in 142 new housing units and add +300 population to the forecasts for 2020 and 2030. Council staff support the City's request for a forecast revision. The change in forecasts will be rounded to +150 households and +300 population.

Metropolitan Council's forecasts of households and population will be officially revised, as shown below, effective upon Council action on the amendment.

Metropolitan Council Forecasts - Golden Valley

	Census	Previous Council Forecasts			Revised Council Forecasts		
	2000	2010	2020	2030	2010	2020	2030
Population	20,281	22,700	23,000	24,000	22,700	23,300	24,300
Households	8,449	9,000	9,200	9,600	9,000	9,350	9,750
Employment	30,142	31,700	33,100	34,500	31,700	33,100	34,500

2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

Reviewer: Freya Thamman, CD- Local Planning Assistance (651-602-1750)

The CPA is consistent with *2030 Regional Development Framework (RDF)* policies for Developed communities. The RDF directs Developed communities to accommodate forecasted growth at an overall residential density of 5 units plus per acre and to target higher densities in locations with convenient access to transportation corridors and with adequate sewer capacity. The CPA re-guides 2.57-acres from Commercial-Retail/Service to High Density Residential for 142 units (approximately 52 units/acre) located on Olson Memorial Highway.

HOUSING

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

The CPA is complete and consistent with Council Housing policy. Although the proposed land use change from Commercial-Retail/Service to High Density Residential to accommodate a market-rate apartment development will not assist the City in addressing its affordable housing goal of 104 units, it will provide the opportunity for the City to address its negotiated life-cycle housing goal of adding 100-200 multifamily units by 2020.

WATER SUPPLY

Reviewer: Lanya Ross, ES – Water Supply Planning (651-602-1803)

The CPA is consistent with the *2030 WRMPP* and 2010 Master Water Supply Plan. The CPA proposes no change in projected water use from the water supply plan. The project site is located in the Drinking Water Supply Management Area for the City of St. Louis Park, which has been designated by the City and the Minnesota Department of Health as being highly vulnerable to potential contamination. Therefore, St. Louis Park's wellhead protection plan should be considered as site development plans are drafted.

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

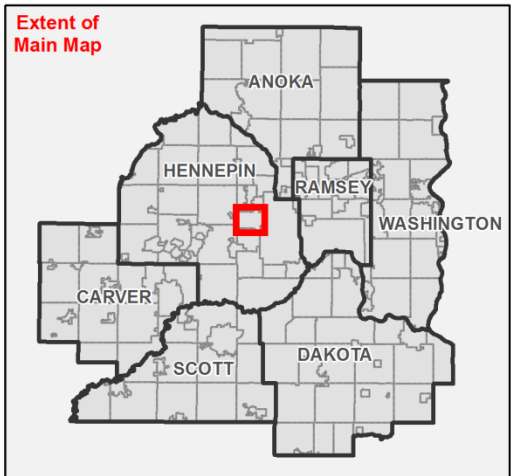
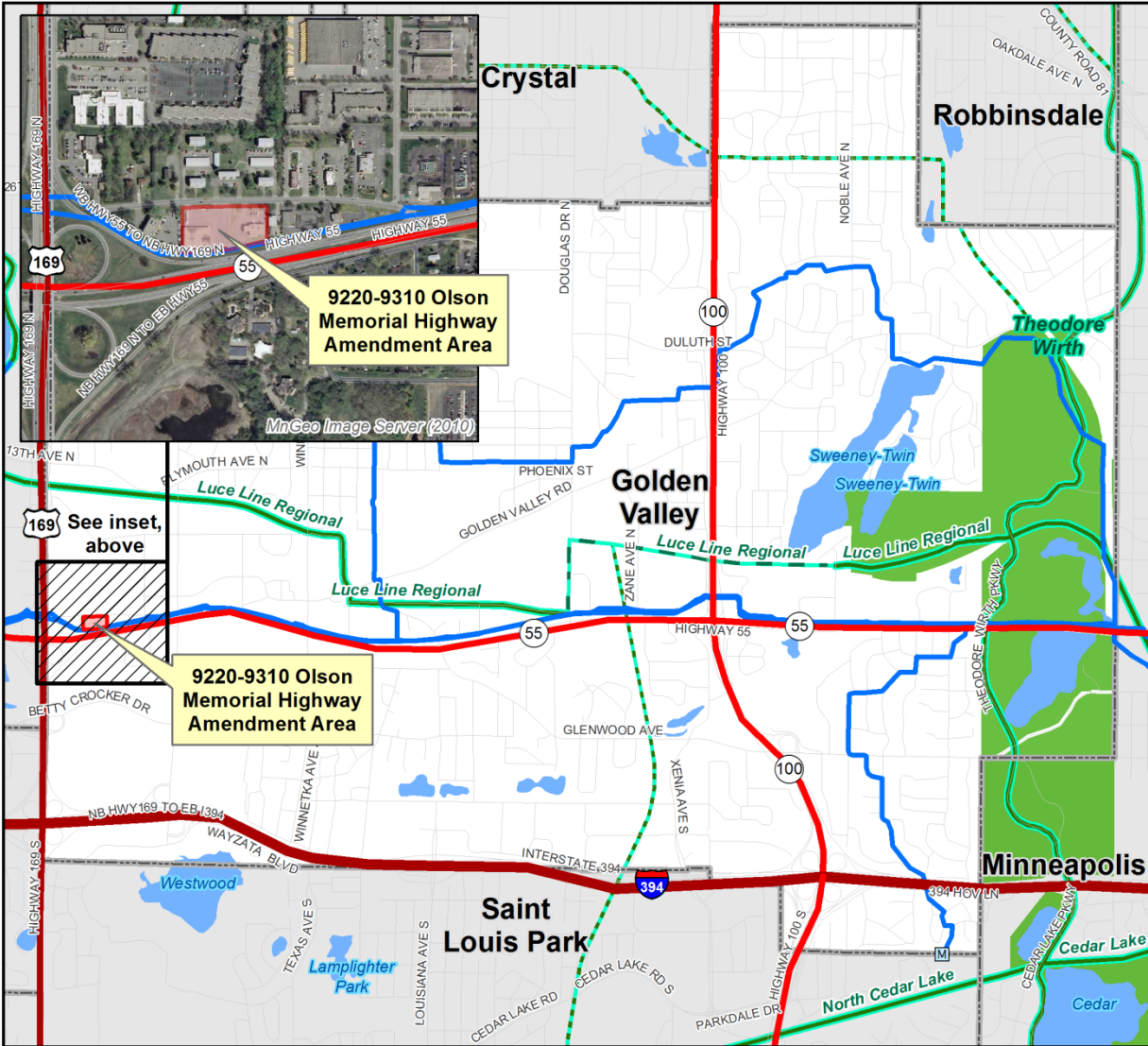
The CPA is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

Figure 1: Location Map & Regional Systems

Figure 2: Proposed Land Use Change

Figure 1: Location Map and Regional Systems



Regional Systems

Transportation

- Interstates
- US Highways
- State Highways
- County Roads
- Airports

Wastewater Services

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

Recreation Open Space

- Park Reserve
- Regional Park
- Special Recreation Feature

Regional and State Trails

- Regional Existing
- Regional Planned
- Regional Proposed
- State Existing

— Ncompass Street Centerlines, 2012

Figure 2: Proposed Land Use Change

2.57 acres from Commercial- Retail/Service to High Density Residential

