

C Community Development Committee

For the Metropolitan Council meeting of December 12, 2007

Item 376

ADVISORY INFORMATION

Date

Prepared: November 20, 2007
St. Jude Medical Complex Comprehensive Plan Amendment (CPA)
City of Little Canada

Subject: Metropolitan Council Review No. 16845-3

Summary of Committee Discussion:

There was a question asking for clarification of the “Special Study Area” on the City’s 1998 Proposed Land Use plan map. Staff responded that the area corresponds to the downtown area that was still under study at the time the 1998 plan was submitted for Council review. There were no other questions or discussion.

Recommendation:

That the Metropolitan Council adopt the following:

1. Allow the City of Little Canada to put the St. Jude Medical Complex Comprehensive Plan Amendment into effect with no required plan modifications.
2. Advise the City that its 2008 comprehensive plan update needs to reflect revisions of Metropolitan Council forecasts contained in this report.
3. This comprehensive plan amendment revises the City’s employment forecasts per this report.
4. This comprehensive plan amendment revises the City’s sewer service projections per this report.
5. In its 2008 Comprehensive Plan Update Little Canada needs to include a description of activities that it plans to carry out aimed at identifying and reducing sources of excessive inflow/infiltration.

C	Community Development Committee	Business Item
	Meeting date: November 19, 2007	

ADVISORY INFORMATION

<i>Date</i>	November 9, 2007
Subject	St. Jude Medical Complex Comprehensive Plan Amendment (CPA) City of Little Canada Metropolitan Council Review No. 16845-3
Districts, Members	District 11, Georgie Hilker (651-426-1750)
<i>Prepared by</i>	Bob Mazanec, Principal Reviewer (651-602-1330) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566) Mark Vander Schaaf, Dir., Planning & Growth Management (651-602-1441) Guy Peterson, Director, Community Development (651-602-1418)
<i>Division/Department</i>	Local Planning Assistance / Planning & Growth Management

BACKGROUND

- The City of Little Canada is located in northeast Ramsey County. Adjacent communities are Vadnais Heights, Maplewood, Roseville, and Shoreview.
- Little Canada is a *developed* community in the *2030 Regional Development Framework*.
- In 2000 the City's population was 9,771 with 4,375 households and 5,693 jobs. According to its metropolitan systems statement the 2030 population is expected to be 12,800 with 5,700 households and 7,300 jobs.

REQUEST SUMMARY

The City of Little Canada proposes to change land use on 10 acres from *Public/Institutional* to *Regional Commercial* to accommodate expansion of the St. Jude Medical Complex. The subject 10 acres are shown in green on the attached map in the northwest corner of the larger 47-acre St. Jude site; the other 37 acres are already guided for *Regional Commercial*. The City shows an employment increase of 600 in the 2010 time period for the building to be located on the 10-acre parcel. The CPA also shows an increase in sewer flow projections due to the entire 47-acre project.

PROPOSED ACTION

- That the Metropolitan Council adopt the following:**
- 6. Allow the City of Little Canada to put the St. Jude Medical Complex Comprehensive Plan Amendment into effect with no required plan modifications.**
 - 7. Advise the City that its 2008 comprehensive plan update needs to reflect revisions of Metropolitan Council forecasts contained in this report.**
 - 8. This comprehensive plan amendment revises the City's employment forecasts per this report.**
 - 9. This comprehensive plan amendment revises the City's sewer service projections per this report.**
 - 10. In its 2008 Comprehensive Plan Update Little Canada needs to include a description of activities that it plans to carry out aimed at identifying and reducing sources of excessive I/I.**

ISSUES

None.

OVERVIEW	
Conformity with Regional Systems	The amendment conforms with Regional System Policy Plans for Parks, Transportation and Water Resources Management (wastewater, water supply, and surface water) and does not represent “more likely than not” substantial impacts or departures. This CPA changes the City’s sewer service forecasts slightly due to employment growth adjustments.
Consistency with Council Policy	The amendment is consistent with the Council’s 2030 Development Framework. This CPA changes the City’s employment growth forecasts.
Compatibility with Adjacent Community Plans	The amendment is compatible with the plans of adjacent communities. No negative comments were received from adjacent communities or affected school districts.
PREVIOUS COUNCIL ACTIONS	

- This amendment is part of a 47-acre expansion project that the Council recently reviewed in an Environmental Assessment Worksheet (Review No. 20059-1, August 2007). In its review comments the Council recommended that the City include an employment estimate with its CPA.
- In October, 2002 the Council reviewed Little Canada’s comprehensive plan and allowed the plan to go into effect without required modifications. Recommendations were that the City complete its Tier 2 sewer plan and include strategies for addressing inflow and infiltration within its municipal system. There have been no other plan amendments.

ANALYSIS AND FINDINGS

Metropolitan Development Framework (Bob Mazanec, 651-602-1330)

Little Canada is a *developed* community in the 2030 Regional Development Framework. As such, it is expected to grow primarily through redevelopment and infill. Expansion of the St. Jude Medical Complex is an infill project in keeping with Council strategies for this geographic policy area.

Growth Forecasts (Todd Graham, 651-602-1322)

Council systems statement forecasts underestimate Little Canada's employment potential. Last year Little Canada surpassed its 2010 forecast. There is a need to recalibrate the City’s Metropolitan Council employment forecasts as it undertakes its 2008 comprehensive plan update. In this CPA Little Canada specifies that the 2010 employment forecast should be +600 higher, an appropriate increase. Revised forecasts would be:

	2010	2020	2030
Population	10,900	11,900	12,800
Households	4,900	5,300	5,700
Employment	7,000	7,500	7,900

Little Canada’s future planning and 2008 comprehensive plan update need to reflect the above revision of metropolitan employment forecasts as the most current growth forecasts for the City. Household and population figures remain unchanged.

Water Resources Management (Roger Janzig, 651-602-1119)

This comprehensive plan amendment would increase employment forecasts by 600 employees. This translates into a 2010 flow increase of 0.012 MGD for this 10 acre project. The increases in flow projections for the entire 47 acres are as follows: 0.03 MGD for the year 2010 and 0.06 MGD for the year 2020. The Metropolitan Disposal System that provides service to this CPA location has adequate capacity.

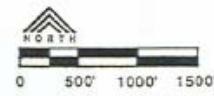
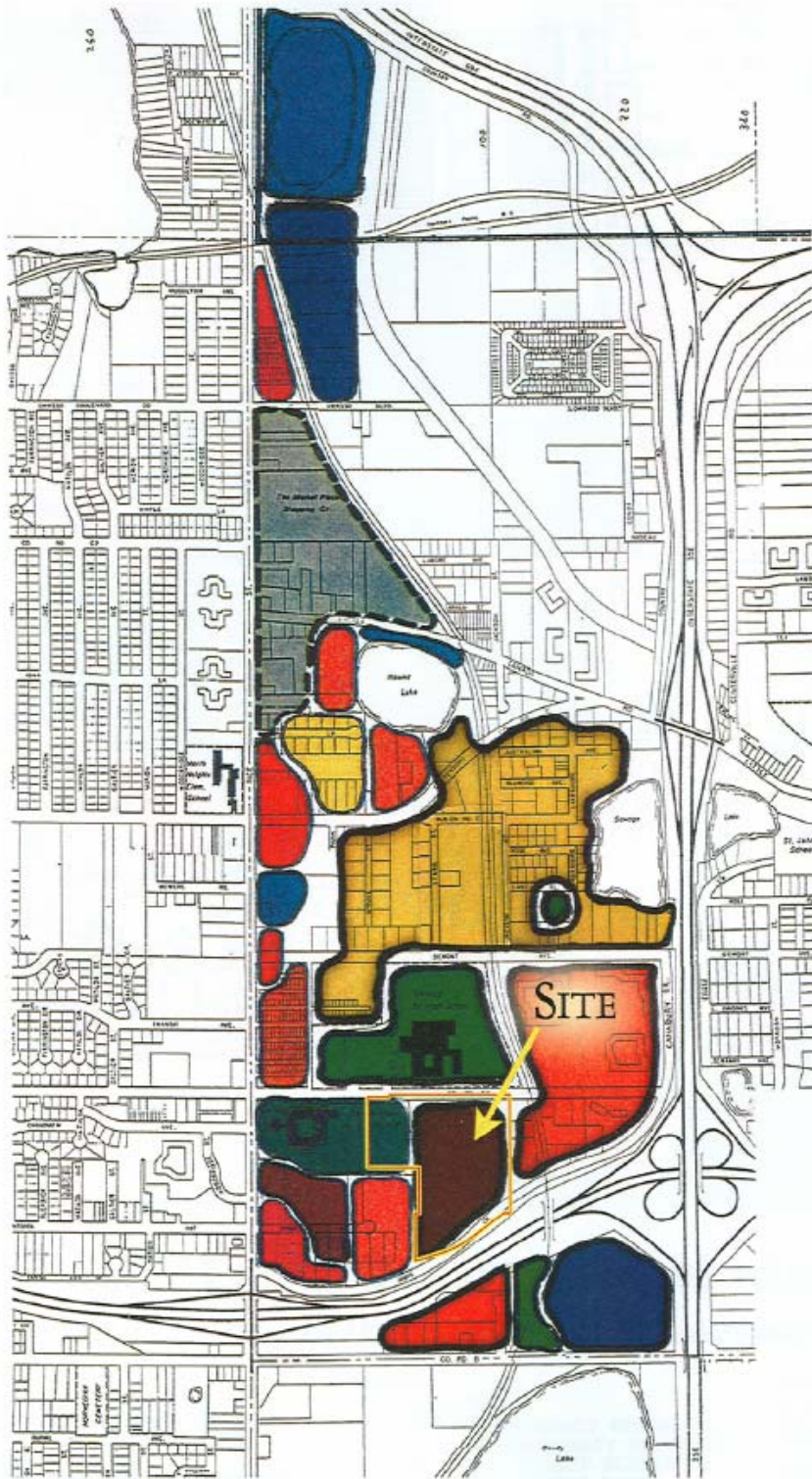
The City of Little Canada's future planning and 2008 comprehensive plan update need to reflect the following revision of metropolitan sewer service projections as the most current projections for the City:

	2010	2020	2030
Sewered Population	10,900	11,900	12,800
Sewered Households	4,900	5,300	5,700
Sewered Employment	7,000	7,500	7,900
Average Annual Wastewater Flow (MGD)	1.32	1.38	1.43
Allowable Peak Hourly Flow (MGD)	3.94	4.12	4.27

Little Canada has been identified as a community that had exceeded its inflow/infiltration (I/I) goals in 2001 and 2003. Although the community does not have an identified I/I reduction goal, Metropolitan Council Environmental Services believes the City may be vulnerable to excessive I/I events. Little Canada should include a description of activities in its 2008 Comprehensive Plan Update that it plans to carry out aimed at identifying and reducing sources of excessive I/I.

ATTACHMENTS

Map: Little Canada Proposed Land Use



LEGEND

- LOW DENSITY RESIDENTIAL
- MEDIUM/HIGH DENSITY RESIDENTIAL
- REGIONAL COMMERCIAL
- AUTO RELATED COMMERCIAL
- NEIGHBORHOOD COMMERCIAL
- INDUSTRIAL
- PUBLIC/SEMI-PUBLIC
- OPEN SPACE
- SPECIAL STUDY AREA

FIGURE 13
LOUCKS ASSOCIATES

PROPOSED LAND USE
 CITY OF LITTLE CANADA COMPREHENSIVE PLAN - 1998
 ST. JUDE MEDICAL ENVIRONMENTAL ASSESSMENT WORKSHEET