



Subject: City of Oakdale Comprehensive Plan Amendment, Tartan Crossing
Review File No. 20281-2

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Oakdale to put the Tartan Crossing comprehensive plan amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts.

Summary of Committee Discussion / Questions

Planning Analyst Lisa Barajas presented the staff report to the Committee. Representatives from the City were not in attendance. Committee member Rummel remarked on the enthusiasm that the City and its residents have for the redevelopment of this site. There were no further questions or discussion.

Motion to approve passed unanimously.

C Community Development Committee

Meeting date: December 5, 2011

Business Item
Item: 2011-345

ADVISORY INFORMATION

Subject:	City of Oakdale Comprehensive Plan Amendment, Tartan Crossing Review File No. 20281-2
District(s), Member(s):	District 11, Council Member Sandy Rummel
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	LisaBeth Barajas, Principal Reviewer, 651-602-1895 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 Oakdale to put the Tartan Crossing comprehensive plan amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts.

Background

The Metropolitan Council reviewed the City's 2030 Comprehensive Plan (Update), Review File No. 20281-1, on August 12, 2009. This is the City's first CPA since the review of the Update.

The *2030 Regional Development Framework* identifies the City as a Developed community. The CPA proposes to reguide 28.6 acres from Commercial to Mixed Use in support of redeveloping the Oakdale Mall site. The mixed use development, called Tartan Crossing, is located in the northwest corner of I-694 and 10th Street North, and is proposed to have 120 units of senior housing, 114,000 square feet of retail/commercial space, and 40,000 square feet of medical office space.

Rationale

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

Funding

The City of Oakdale received a Livable Communities Demonstration Account award in 2010 of \$1,171,566 for demolition of the existing mall and addition of a new street through the site in preparation for the planned redevelopment.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

City of Oakdale Comprehensive Plan Amendment Tartan Crossing

Review File No. 20281-2, Council Business Item No. 2011-345

BACKGROUND

The City of Oakdale (City) is an urban community of approximately 11.3 square miles, located in west central Washington County. It is bordered by the City of Mahtomedi and the City of Pine Springs to the north; the City of Lake Elmo to the east; the City of Woodbury and the City of Landfall to the south; and the City of Maplewood, the City of North St. Paul, and the City of White Bear Lake to the west.

The *2030 Regional Development Framework* (RDF) identifies the City as a Developed community. The Metropolitan Council (Council) forecasts that the Township will grow between 2010 and 2030 from 28,000 to 30,000 people, from 11,300 to 13,000 households, and that employment will growth from 9,300 to 11,900 jobs.

The Council reviewed the City's Update, Review File No. 20281-1, on August 12, 2009. This is the City's first CPA since the review of the Update.

REQUEST SUMMARY

The CPA proposes to reguide 28.6 acres from Commercial to Mixed Use in support of redeveloping the Oakdale Mall site. The mixed use development, called Tartan Crossing, is located in the northwest corner of I-694 and 10th Street North, and is proposed to have 120 units of senior housing, 114,000 square feet of retail/commercial space, and 40,000 square feet of medical office space.

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 on August 12, 2009 (Review File No. 20412-1).

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 Township'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 system plans for parks, transportation (including aviation), and wastewater.

CONSISTENCY WITH COUNCIL POLICY

The proposed CPA is consistent with the Council's policies for housing, subsurface sewage treatment systems, water resources management, and water supply. The proposed CPA is consistent with the *2030 Regional Development Framework (RDF)* policies for Developed communities. The CPA does not propose and will not change the City's forecasts, as new employment and households are already accounted for in the citywide growth expected by current forecasts. Additional comments for the affected Council policies are detailed below.

Housing

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

The proposed CPA is consistent with the Council's Housing policies and will afford the community an opportunity to address its 2011-2020 negotiated housing goals, which call for the addition of 184 affordable housing units and 180 to 520 lifecycle units. The City's comprehensive plan update specifically identified this redevelopment site as the primary location for addressing its affordable and lifecycle housing goals.

This project area received a LCDA award in 2010 of \$1,171,566 for the demolition of the existing mall and the addition of a new street through the site in preparation for the planned redevelopment that will include office and retail space and affordable senior rental units.

Land Use

Reviewer: Lisa Barajas, CD – Local Planning Assistance, (651-602-1895)

The proposed CPA is consistent with the *2030 Regional Development Framework (RDF)* for land use, which designates the City as a Developed community. The RDF directs Developed communities to maintain current infrastructure; renew and improve infrastructure, buildings, and land to provide for additional growth, particularly at centers along transit corridors; and to support developments that integrate land uses.

The City's comprehensive plan identifies the Oakdale Mall site as a primary redevelopment site as it had been functionally obsolete for some time. The City purchased the site in 2011 and has been actively working with the developer to redevelop the site with a mixed use project. The proposed regarding from Commercial to Mixed Use will support those efforts and the development concept for the site, which includes housing, medical office space, and retail/commercial space.

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.

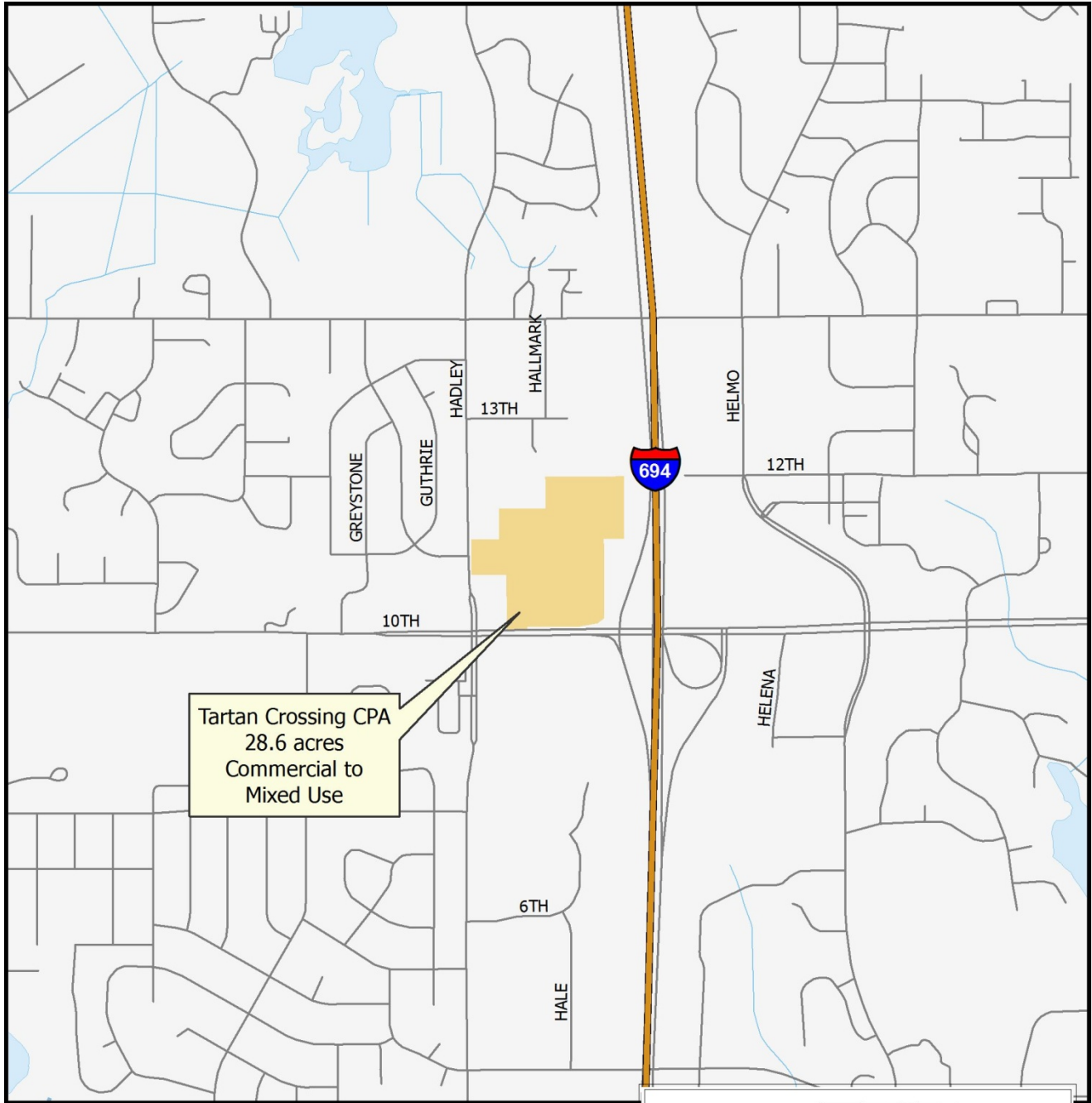
ATTACHMENTS

Figure 1: Location Map with Regional Systems

Figure 2: Future Land Use Map: Current and Proposed Guiding

Figure 1. Location Map with Regional Systems

City of Oakdale CPA: Tartan Crossing



Tartan Crossing CPA
28.6 acres
Commercial to
Mixed Use

Regional Systems

Regional Parks

- Park Reserve
- Regional Park
- Special Recreation Feature

Regional Trails

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

Wastewater Services

- Waste Water Treatment Plants
- Interceptors
- Major Highways
- Plan Amendment Area
- Streams Network
- Other State, County, and Local Recreation & Open Space Features

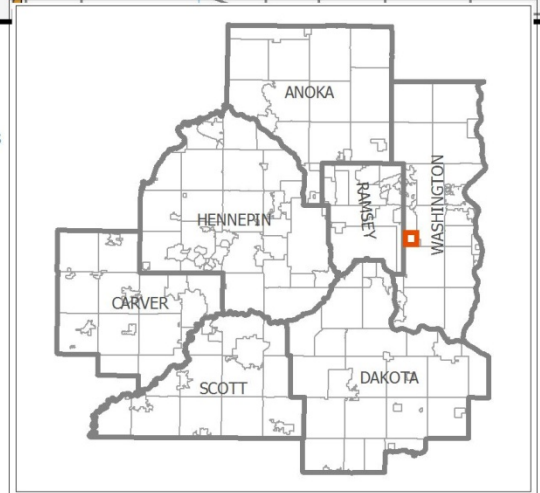
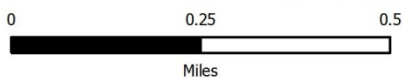
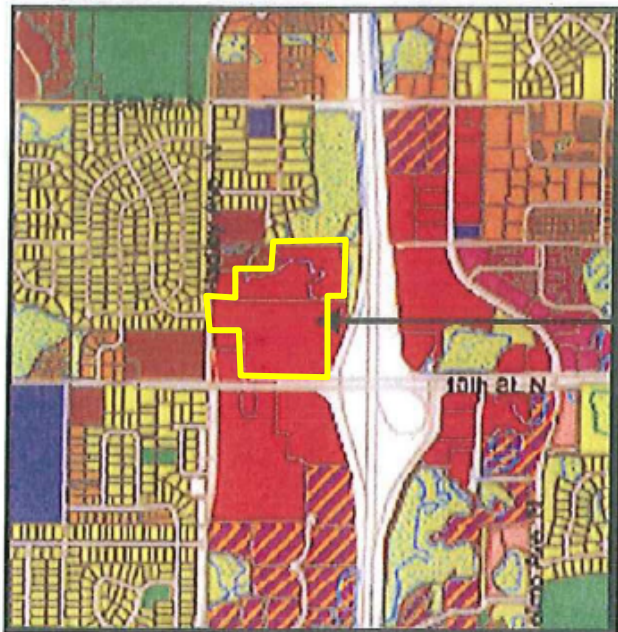


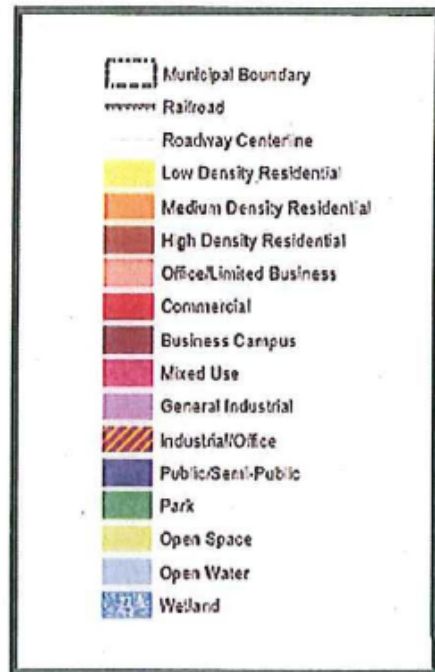
Figure 2. Future Land Use Map: Current and Proposed Guiding

City of Oakdale CPA: Tartan Crossing

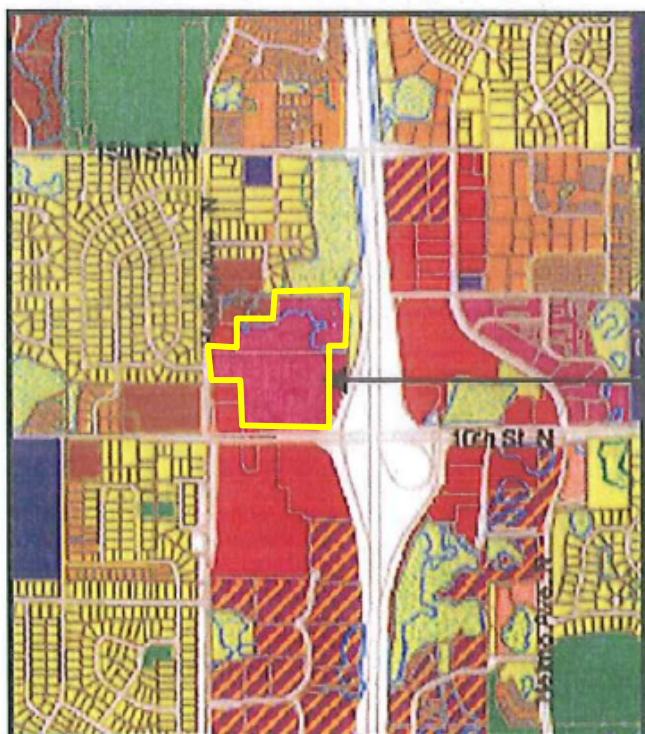
Existing Future Land Use Classification



Commercial



Proposed Future Land Use Classification



Mixed Use