

C Community Development Committee

For the Metropolitan Council meeting of March 28, 2012

Item: 2012-92

Date Prepared: March 21, 2012

Subject: City of Golden Valley, Comprehensive Plan Amendment, *General Land Use Plan Map Amendment*, Review File No. 20585-2

Proposed Action:

That the Metropolitan Council:

1. Adopts the attached review record and allows the City of Golden Valley to put *The General Land Use Plan Amendment* comprehensive plan amendment (CPA) into effect.
2. Advise the City to implement the advisory comments for Transportation, Forecasts, Land Use and Housing.

Summary of Committee Discussion / Questions:

Council staff Denise Engen introduced the amendment, and presented a summary of the CPA and requested action. Council Member (CM) Smith expressed concerns about the potential effect of reducing housing density on the City's ability to meet its affordable housing goals, and asked whether the City would be able to do so after this amendment. Ms. Engen replied that the City has guided enough high-density land elsewhere in the City, particularly along the I-394 corridor, to meet these goals. CM Wulff expressed support for the amendment and commented that the City had little control over redevelopment of land unless there were willing sellers, and that the City was supporting the residents' desire to keep their neighborhood as it is now. CM Elkins asked about development proposals on the sites, and about the status of land ownership in the CPA areas. Golden Valley Community Development Director Mark Grimes explained that the City had received some inquiries about proposed senior housing, but that no plans were finalized, and that there was current interest by a developer to put in single-family homes on smaller, denser lots. Mr. Grimes explained that ownership varied from private individual homeowners, to a developer in Omaha, to developer and individual properties in foreclosure. CM Elkins expressed agreement with CM Smith about the decline in density and concern for providing higher density housing. CD Director Peterson explained that the City, in its comprehensive plan, had guided several times the amount of high-density land as needed to meet its affordable housing goals. Peterson commented that the effort to revise the Regional Development Framework provided opportunities to for the Council to explore linking density requirements to locations proximate to transit, and to explore providing incentives, requirements and enforcement tools. Committee members had no further questions.

A motion to approve the amendment was made and seconded. The Committee approved the amendment with three dissenting votes.

C Community Development Committee
Meeting date: March 19, 2012
For the Council Meeting of March 28, 2012

ADVISORY INFORMATION

Date:	March 14, 2012
Subject:	City of Golden Valley, Comprehensive Plan Amendment, <i>General Land Use Plan Map Amendment</i> , Review File No. 20585-2
District(s), Member(s):	District 5, James Brimeyer
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Denise Engen, Principal Reviewer (651-602-1513) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)
Division/Department:	Community Development/Planning & Growth Management

Proposed Action

That the Metropolitan Council:

3. Adopts the attached review record and allows the City of Golden Valley to put *The General Land Use Plan Amendment* comprehensive plan amendment (CPA) into effect.
4. Advise the City to implement the advisory comments for Transportation, Forecasts, Land Use and Housing

Background

The Metropolitan Council reviewed the City's 2030 Comprehensive Plan (Update), Review No. 20413-1, on May 26, 2010. This is the City's first CPA since this review.

The *2030 Regional Development Framework* identifies the City as a Developed Community. The CPA proposes to re-guide two areas located at near the intersection of Hwy 55 and Winnetka Avenue. The City proposes to re-guide *Area A*, (8 acres) from "Medium-High Density Residential" to "Low Density Residential." *Area B* (9.5 acres) is also proposed to be re-guided to "Low Density Residential" from "Medium Low Density Residential." The sites currently have 30 existing housing units.

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

None known.

REVIEW RECORD

City of Golden Valley, Comprehensive Plan Amendment *General Land Use Plan Map Amendment*

Review File No. 20585-2, Council Business Item No. 2012-92

BACKGROUND

- The City of Golden Valley (City) is a first-ring suburban community of approximately 7,040 acres, or 11 square miles, located 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 (Council) in January 2004, identified Golden Valley as within the "Developed Community" geographic planning area.
- The Metropolitan Council reviewed the City's Update, Review No. 20585-2, on May 26, 2010. This is the City's first CPA since this review.

REQUEST SUMMARY

The CPA proposes to re-guide two areas located at near the intersection of Hwy 55 and Winnetka Avenue. Area A, (8 acres) is proposed to be re-guided from "Medium-High Density Residential" to "Low Density Residential." Area B (9.5 acres), is also proposed to be re-guided to "Low Density Residential" from "Medium Low Density Residential" (Figure 2). The sites currently have 30 existing housing units.

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 May 26, 2010.

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 CPA conforms to the *2030 Regional Parks Policy Plan*. The CPA area is within .5 mile of the Luce Line Regional Trail, although the amendment is not anticipated to affect the regional trail corridor.

TRANSPORTATION

Roads and Transit

Reviewers: Ann Braden – MTS (651-602-1705), Steve Mahowald – Metro Transit (612-349-7775)

The CPA conforms to the *2030 Transportation Policy Plan (TPP)*. Please note the following comment for transit.

- *Advisory Comment*

Area A is within ¼-mile walk of transit service for Routes 705 and 755. The re-guiding of Area A from Medium-High Density Residential to Low Density Residential is could reduce potential future transit use.

WATER RESOURCES MANAGEMENT

Wastewater Service

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

The CPA is in conformance with the *Water Resources Management Policy Plan (WRMPP)* for Wastewater. The Metropolitan Disposal System has adequate capacity to serve the project at this location.

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. Please note the following.

- *Advisory Comment*

The CPA Submittal Form indicates that the City expects “no change in community-level forecasts.” Council Research staff finds that the change in land guidance could lower Golden Valley’s build-out capacity by -300 households, potentially affecting Golden Valley’s ability to reach the 2030 forecast of 9,600 households. Council Research staff agrees to leave the forecasts unchanged. Staff advises the City that in 2014 the Council expects to revise forecasts for all cities and towns.

2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

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

The City’s 2030 Comprehensive Plan Update (CPU) as reviewed in May 2010 is consistent with the *Regional Development Framework* (RDF) policies for developed communities.

The review record for the CPU noted that, “The RDF states that developed communities need to ‘accommodate growth forecasts through reinvestment at appropriate densities (5 units plus in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity).’ Therefore, the City will be expected to meet densities of at least five units an acre through reinvestment, redevelopment, planning and zoning.”

The CPA re-guides parcels A and B to “Low-Density Residential”, which only allows development less than five units per acre (u/ac). The previous designation of “Medium-High Density Residential” in Parcel A allowed 12-19.99 u/ac; Parcel B was designated “Medium-Low Density Residential”, which allowed 5 to 11.9 u/ac. The CPA areas are located on Highway 55, a principal arterial.

The parcels reflect the current land use and the proposed Low-Density Residential land use designation is consistent with the City’s previous 2020 comprehensive plan (Figure 3).

- *Advisory Comment*

Where appropriate and when redevelopment opportunities occur, the City is encouraged and expected to meet densities of at least five units an acre through reinvestment, redevelopment, planning and zoning.

HOUSING

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

The CPA is consistent with regional policy for housing. CPA proposes a land use designation change on two parcels (17.5 acres) from Medium-High Density Residential and Medium Density Residential to Low Density Residential. While this is a reduction in the amount of higher density residential land that may be available for the development of affordable housing, 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 104

units. The City's CPU guides 60 acres of land at higher densities, at 12-20+ units per acre, which provides sufficient opportunities through the designation of higher density residential land to address this need. Please note the following comment.

- *Advisory Comment*

The City is advised that future reductions in the supply of medium-high and high-density residential land could adversely affect the City's ability to address its affordable and life-cycle housing goals.

WATER SUPPLY

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

The CPA is consistent with the *WRMPP* for water supply. The City of Golden Valley has an updated water supply plan, which covers all cities served by the Joint Water Commission (Golden Valley, Crystal, and New Hope); the MN Department of Natural Resources approved this plan in 2009. The amendment will not change projected water use from the Joint Water Commission's current water supply plan.

Both areas being reviewed are entirely within the City of Golden Valley's Drinking Water Supply Management Area (DWSMA), which has been delineated as low to moderately vulnerable by the City and the Minnesota Department of Health. Planners and developers working in these areas should be aware of the City's Wellhead Protection Plan.

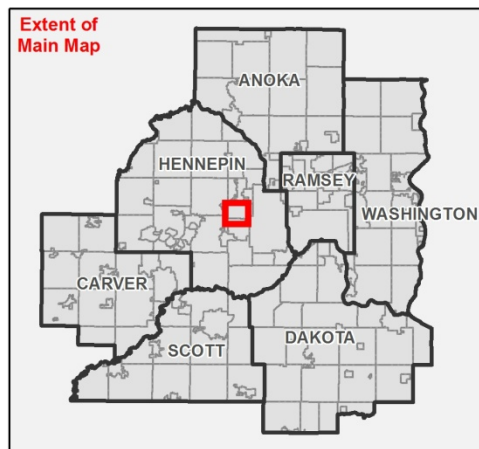
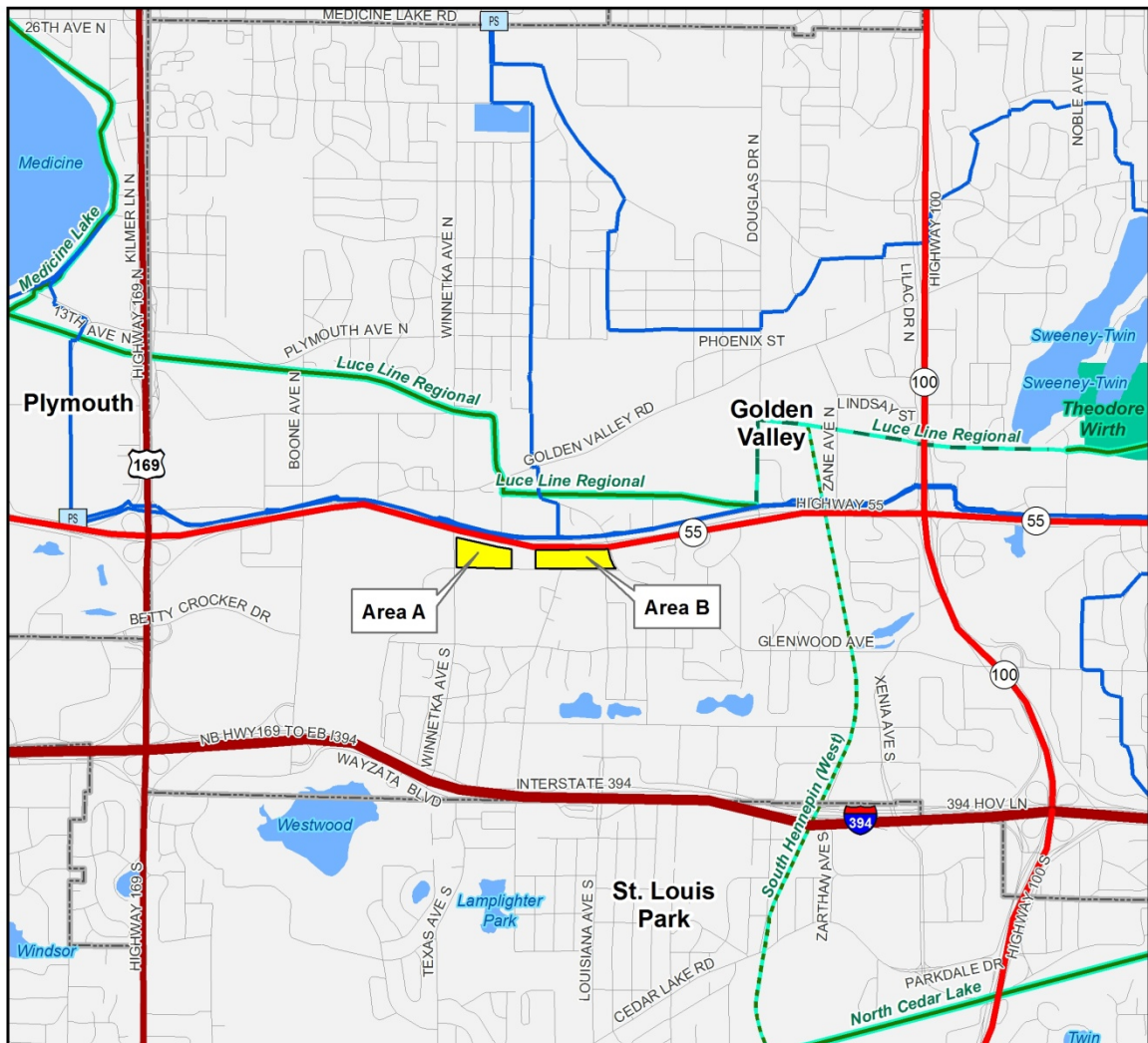
The Council encourages the City to continue to implement water conservation programs and measures in an effort to promote the efficient use of water. Re-development always presents opportunities to implement new water conservation as part of construction and site landscaping.

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 November 17, 2011. 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 2: Future Land Use Map: Location Map and Existing Guiding
- Figure 3: 2020 General Land Use Plan



Regional Systems

Transportation

- Interstates
- US Highways
- State Highways
- County Roads

Wastewater Services

- M Meters
- PS Lift Stations
- Interceptors
- 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: Future Land Use Map, Location Map and Existing Guiding City of Golden Valley CPA: General Land Use Map Amendment

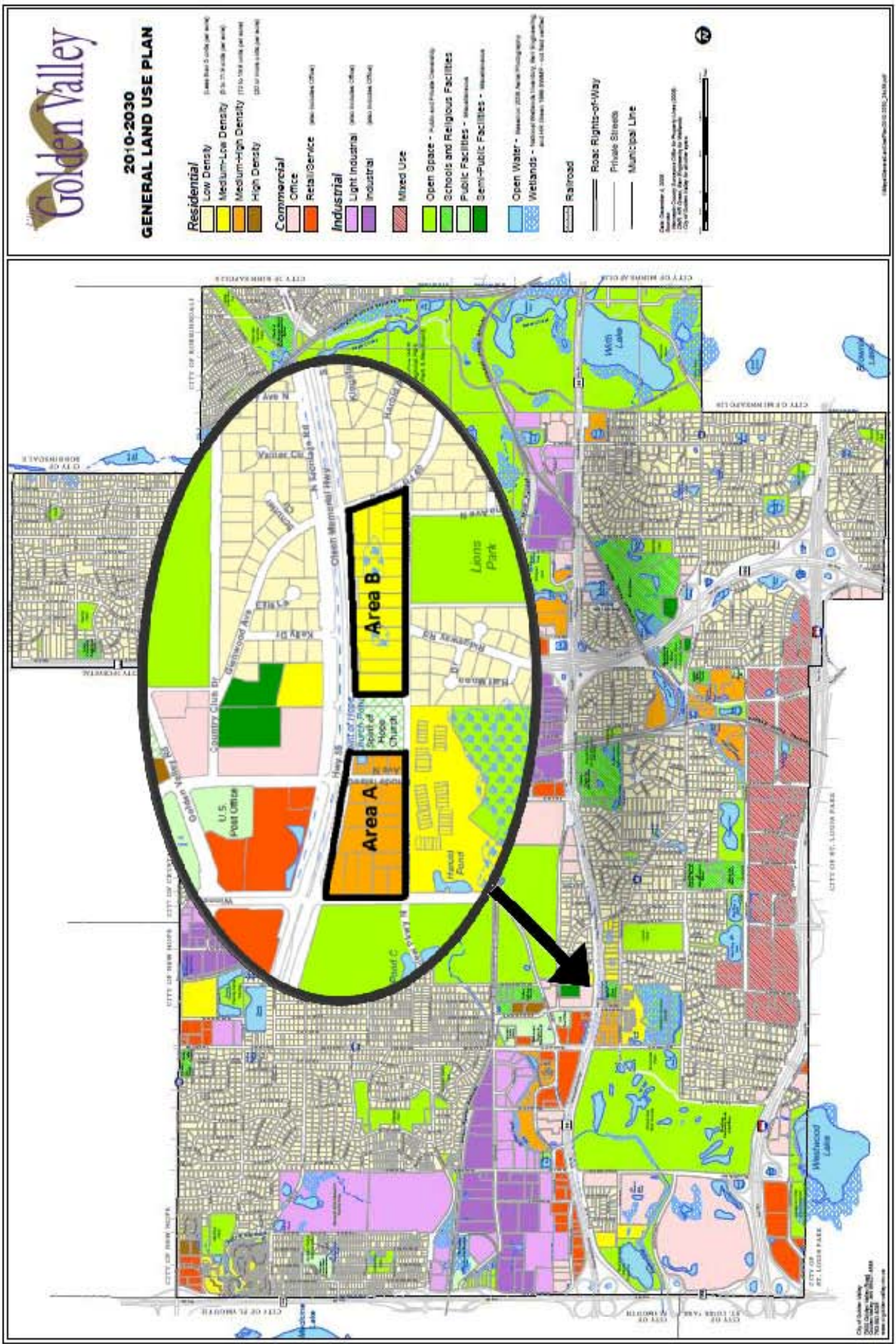


Figure 3: 2020 General Land Use Plan
 City of Golden Valley CPA: General Land Use Map Amendment

