

C Community Development Committee
Meeting date: November 16, 2009
E Environment Committee
Meeting date: November 10, 2009

ADVISORY INFORMATION

Subject:	City of Maplewood 2030 Comprehensive Plan Update Review File No. 20628-1 Tier II Comprehensive Sewer Plan
District(s), Member(s):	District 11, Council Member Georgeanne Hilker, 651-426-1750
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 Kyle Colvin, Engineering Services Asst. Manager, 651-602-1151
Division/Department:	Community Development / Planning & Growth Management Environmental Services / Engineering Services

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee:

1. Authorize the City of Maplewood to put its 2030 Comprehensive Plan Update into effect.
2. Advise the City to:
 - a. Implement the advisory comments for Transportation and Mississippi River Critical Area.
 - b. Participate in the Council’s activities to monitor redevelopment in developed communities.

Recommendation of the Environment Committee:

Approve the City of Maplewood’s Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS

City of Maplewood 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan

Review File No. 20628-1 – Council Business Item No. 2009-413

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update (“Update”) and approving the City’s Tier II Comprehensive Sewer Plan:

Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:
 - a. Adopt the Update in final form after considering the Council’s review recommendations; and
 - b. Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.
 - c. Submit to the Council a copy of the City Council resolution evidencing final approval of the Update.
2. The Council’s *Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council’s final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the plan or respond to the Council before “final approval” of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council’s metropolitan system plans (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update also receives final approval from the City’s governing body. After the Update receives final approval from the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand, or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
2. A copy of the City Council resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

Background

The City of Maplewood is located in eastern Ramsey County and is bordered by the City of Vadnais Heights and the City of White Bear Lake to the north, the City of Mahtomedi to the northeast, the City of North St. Paul and the City of Oakdale to the east, the City of Woodbury to the southeast, the City of Newport to the south, the City of St. Paul to the south and southwest, and the City of Roseville and the City of Little Canada to the west. The *2030 Regional Development Framework* designates the City as a “Developed” geographic planning area (see Figure 2).

The City submitted its *2030 Comprehensive Plan (Update)* to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council’s 2005 System Statement requirements.

Rationale

1. Does the proposed Update conform to Regional Systems Plans?
2. Is the Update consistent with Metropolitan Council policies?
3. Is the Update compatible with the plans of adjacent governmental units and plans of affected special districts and school districts?

Conformance with Regional Systems Plans:

- | | |
|---|-----|
| 1. Regional Parks | Yes |
| 2. Transportation, including Aviation | Yes |
| 3. Water Resources Management
(Wastewater Services and Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|--|-----|
| 1. Forecasts | Yes |
| 2. Housing | Yes |
| 3. <i>2030 Regional Development Framework</i> and Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program | Yes |
| 5. Water Supply | Yes |

Compatible with the Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- | | |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

Funding

None.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

Review of the City of Maplewood 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans (plans) and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Update is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

CONFORMANCE WITH REGIONAL SYSTEMS

Regional Parks

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

The Update conforms to the *2030 Regional Parks Policy Plan*. The Update acknowledges the regional park system facilities in the City, which include: Phalen-Keller Regional Park, Battle Creek Regional Park, Bruce Vento Regional Trail, and Afton Bluffs Regional Trail. The Gateway State Trail, which is managed by the Minnesota Department of Natural Resources, also traverses the City. The Update facilitates long-range planning for Battle Creek Regional Park by guiding the future land use of inholding properties as "Park."

Transportation

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning, (651-602-1705)

The Update conforms to the *2030 Transportation Policy Plan (TPP)*, adopted in 2004, and addresses all the applicable transportation and transit requirements of a comprehensive plan.

The City is served by segments of several principal arterials: I-94, I-694, I-35E, and TH 36, as well as a number of "A" Minor Arterials and collectors.

The City is within the Metropolitan Transit Taxing District. The central portion of the City is within Market Area II, with the remaining portion in Market Area III. Service options for Market Area II include regular-route locals, all-day expresses, small vehicle circulators, special needs paratransit (ADA, seniors), and ridesharing. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing.

Advisory Comments

The City should be aware that, although the segment of I-35E in the City was identified as an expansion project in the TPP adopted in 2004, the TPP adopted in 2009 indicates that the region will not have sufficient financial resources to build all of these expansion projects by 2030. The plan identifies this segment of I-35E as one of 12 projects that must be reassessed in an attempt to reduce its costs while still achieving substantial capacity expansion benefits.

Aviation

Reviewer: Chauncey Case, MTS – Systems Planning (651-602-1724)

The Update conforms to the TPP and is consistent with Council aviation policy.

Water Resources Management

Wastewater Service

Reviewer: Kyle Colvin, ES – Engineering Services, (651-602-1151)

The Update conforms to the *2030 Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City’s vision for the next 20 years or to year 2030. It includes growth forecasts that are consistent with the Council’s recommended forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services. Wastewater generated within the City is conveyed to and treated at the Metropolitan Council’s Metropolitan Wastewater Treatment Plan located in St. Paul. The City’s wastewater conveyance service is provided by multiple Council Interceptors. The Update projects that the City will have 18,150 sewer households and 44,500 sewer employees by 2030. The Metropolitan Disposal System, with its scheduled improvements, has, or will have, adequate capacity to serve the City’s growth needs.

The Update provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Update and determined appropriate for planning for local services.

The City has been identified as a community impacted by wet weather occurrences. The City is currently on the Council’s list of communities having an I/I reduction goal. The City has committed to mitigating excessive I/I at levels equal to the Council’s surcharge amount. The Update includes a description of a reduction plan, which includes identifying and addressing I/I issues in the public sanitary sewer system. The current capital improvement plan (CIP) for the City includes activities to address illegal sump pump connections.

Tier II Comments

The Tier II Sewer Element of the Update has been reviewed against the requirements for Tier II Comprehensive Sewer Plans for Developed communities. It was found to be complete and consistent with Council policies. Upon adoption of the Update by the City, the action of the Council to approve the Tier II Plan becomes effective. At that time, the City may implement its Update to alter, expand, or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council resolution adopting the Update needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources Assessment, 651-602-1156

The Update conforms to the WRMPP for local surface water management. The City lies within the Ramsey Washington Metro, Valley Branch, and Capitol Region watersheds. The

Board of Water and Soil Resources (BWSR) approved the Ramsey Washington Metro Watershed District’s latest watershed management plan in 2007. BWSR approved the Valley Branch and Capitol Region Watershed Districts’ watershed management plans in 2005 and 2000 respectively.

The City prepared a Surface Water Management Plan (SWMP) in 2009 that was reviewed under separate cover. A revised SWMP was submitted to the Council in August 2009. The revised SWMP was found to be generally consistent with Council policy and with the Council’s WRMP.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

Reviewer: Todd Graham, CD - Research, (651-602-1322)

The Update, with supplemental information submitted October 2009, is consistent with regional policy for forecast-related content.

In 2007, the Metropolitan Council revised the City’s 2030 forecasts upward to 18,150 households and 40,900 population, in conjunction with the Gladstone Area Plan Amendment (Review File No. 18153-3, Business Item 2007-212). These forecasts are used through the Update and shown in Table 1 below.

Table 1. City of Maplewood Forecasts

	2010	2020	2030
Population	37,500	38,500	40,900
Households	15,600	16,650	18,150
Employment	36,600	41,000	44,500

2030 Regional Development Framework and Land Use

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

The Update is consistent with the *2030 Regional Development Framework* (RDF), which designates the City as a Developed geographic planning area. The RDF directs Developed communities to 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. Developed communities are also expected to accommodate forecasted residential growth 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).

The Update establishes goals and objectives to encourage innovative concepts in new development or redevelopment that provide access to a variety of transportation systems, link life-cycle housing to employment and shopping opportunities, and protect natural resources and open space. The Update also describes goals to coordinate land use planning with transportation, encourage attractive commercial and industrial development while limiting its impacts on surrounding uses, and to promote efficient commercial and industrial expansion in the City.

The City has identified 1,076 acres of land available for development. Due to the unusual shape of the community with a long, narrow extension to the south and having access to several metropolitan highways in different locations, much of this undeveloped land is scattered throughout the community. The City is guiding 327 acres of this land for Low Density Residential (2.6 to 6.0 units per acre), 324 acres for Medium Density Residential (6.1 to 10.0 units per acre), 134 acres for High Density Residential (10.1 to 25 units per acre), and 95 acres for Mixed Use (6.0 to 31.0 units per acre). The guiding for new

development and redevelopment between now and 2030 results in a net density of at least 5.4 units per acre, consistent with the Council’s policy for sewerred residential development in Developed communities (see Table 2 below).

Table 2. Density Calculation for Development and Redevelopment, 2010-2030

Category	Density Range		Acres	Min Units	Max Units
	Min	Max			
Low Density Residential	2.6	6	262	681.2	1572
Medium Density Residential	6.1	10	258	1573.8	2580
High Density Residential	10.1	25	107	1080.7	2675
Mixed Use	6	31	38	228	1178
TOTALS			665	3563.7	8005
Planned Density				5.36	12.04

The Update also guides 49 acres for Commercial and Office use. The Commercial guiding is largely concentrated along the U.S. Highway 61 corridor north of the intersection with TH 36, along the Highway 36 corridor, and along the I-694 corridor in the northern part of the City. The higher density residential land uses are also located in those areas, with scattered pockets of Medium and High Density guiding in the rest of the City.

Advisory Comment

The City needs to participate in the Council’s activities to monitor development and redevelopment in Developed communities.

Housing

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

The Update fulfills the housing planning requirements of the Metropolitan Land Planning Act. The Update acknowledges the City’s share of the region’s affordable housing need for 2011-2020, which is 388 units.

To provide opportunities to meet this need, the Update indicates that, between 2011 and 2020, approximately 128 acres of land will be available for Medium Density Residential development at 6 to 10 units per acres, and 53 acres are designated for High Density Residential development at 10 to 25 units per acre.

The Update provides the implementation tools and programs that the City will use to promote opportunities to address its share of the region’s affordable housing need. These include participating in local, state, and federal programs that address lifecycle and affordable housing needs, and using local financial resources, such as CDBG funds and TIF. The City’s HRA will continue to administer rental assistance programs. The City is an active participant in the Local Housing Incentives program of the Livable Communities Act and has applied for and received over \$2.2 million in grants through the LCA program.

Community and Individual Sewage Treatment Systems (ISTS)

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)

The Update is consistent with the WRMP for ISTS. It indicates that there are currently 112 ISTS in operation in the City. The City’s ISTS Ordinance and maintenance management program are consistent with MPCA Rules and with Council policy requirements.

Water Supply

Reviewer: Sara Smith, ES – Water Supply Planning, (651-602-1035)

The City does not own or operate a water supply system, and therefore is not required to complete a water supply plan as part of its Update. St. Paul Regional Water Services currently supplies water to the City on a retail basis.

Resource Protection

Historic Preservation

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

The Update appropriately addresses historic preservation in the community. The Update contains an “Historical Resources” chapter, which details standards for preservation planning, implementation steps for historic preservation, and goals and objectives.

Solar Access Protection

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

The Update contains a section in the Land Use Chapter addressing Solar Access Protection as required by the MLPA.

Aggregate Resources Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1159)

The Update contains a section on aggregate resources protection, as required by the MLPA. Consistent with *Minnesota Geological Survey Information Circular 46* data, the Update indicates that there are extractable aggregate resource deposits located in the City. However, the City believes that it is unlikely that any of the potentially viable aggregate resources will be extracted because the resources are located in areas that are already generally developed. The City does indicate that it will explore the feasibility of extraction with any property or business owner that approaches them directly and expresses an interest in such a pursuit.

Mississippi River Critical Area

Reviewer: Tori Dupre,,CD – Local Planning Assistance, (651-602-1621)

The Update includes a Critical Area component acknowledging the City’s 166-acre Mississippi River Critical Area corridor and its designation as an “Urban Diversified District.” The existing Critical Area Plan is consistent with the requirement of the State’s Executive Order 79-19 and with the federal Mississippi National River and Recreation Area (MNRRA). The Update proposes no land use or policy changes to the existing Critical Area Plan, which the Metropolitan Council reviewed on December 19, 2001 (Business Item 2001-530).

Advisory Comment

The Council will forward the Update’s review record and the Council’s final actions to the Minnesota Department of Natural Resources and the National Park Service for their records.

PLAN IMPLEMENTATION

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

The Update includes a description of and schedule for any necessary changes to:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Yes
- ISTS Code Yes
- Housing Implementation Program Yes

The Update contains an Implementation Plan, which describes the official controls and fiscal devices that the City will employ to implement the Update, as well as specific implementation strategies for different chapters of the Update.

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

The City submitted its Update to the adjacent communities, county and affected school districts, affected watershed districts, and other special districts for comment on December 31, 2008. There do not appear to be any conflicts with the plans of adjacent and affected jurisdictions.

DOCUMENTS SUBMITTED FOR REVIEW

- City of Maplewood 2030 Comprehensive Plan (June 22, 2009)
- Revisions to aggregate resource protection, aviation, implementation, land use, parks, and surface water management in response to Council incomplete letter (September 14, 2009)
- Revisions to implementation, land use, parks, forecasts, and transportation in response to Council incomplete letter (October 8, 2009)

ATTACHMENTS

- Figure 1: Location Map with Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing and Future Land Use Tables
- Figure 4: Existing Land Use
- Figure 5: 2030 Future Land Use

Figure 1. Location Map with Regional Systems
City of Maplewood

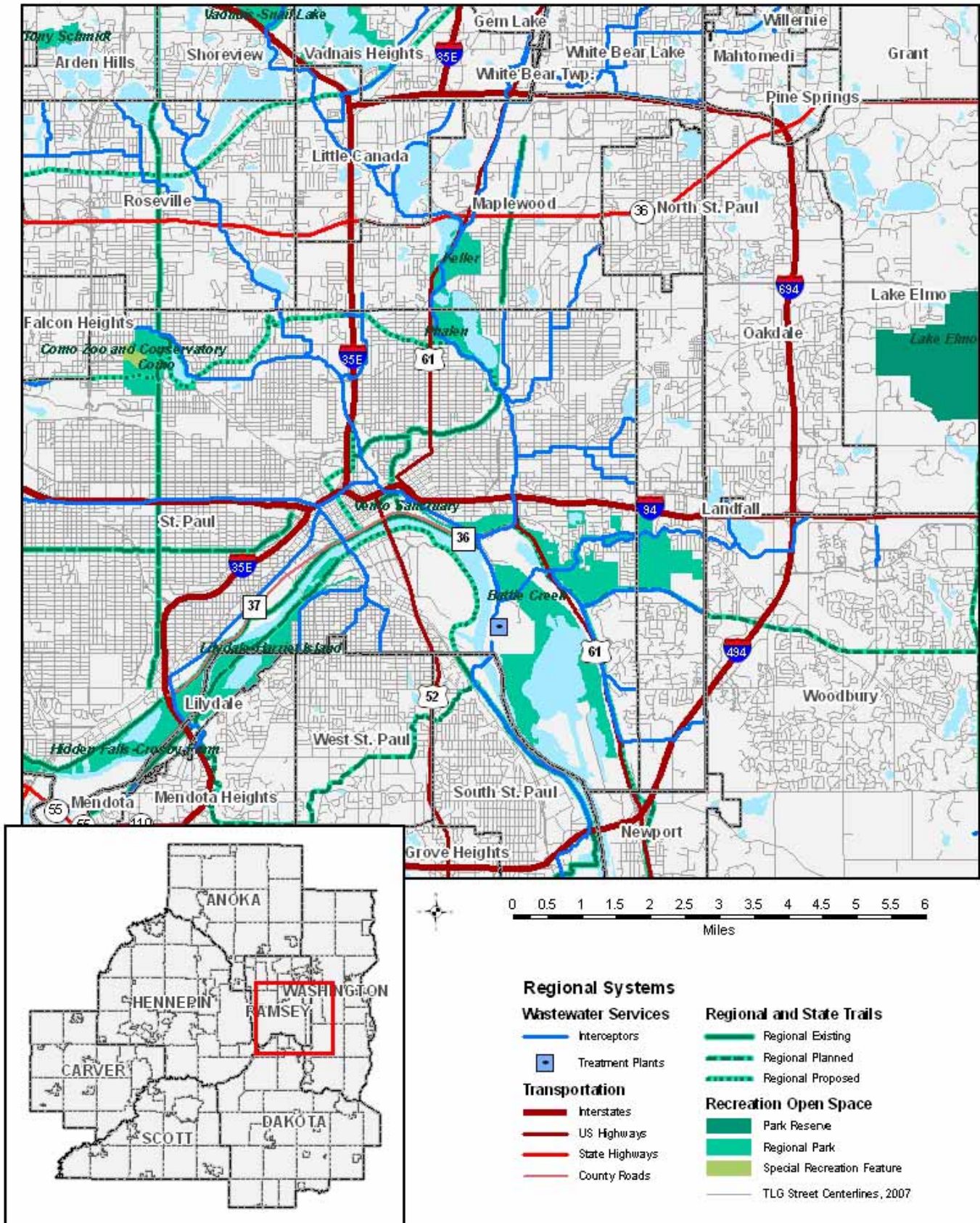


Figure 2. 2030 Regional Development Framework Planning Areas
 City of Maplewood

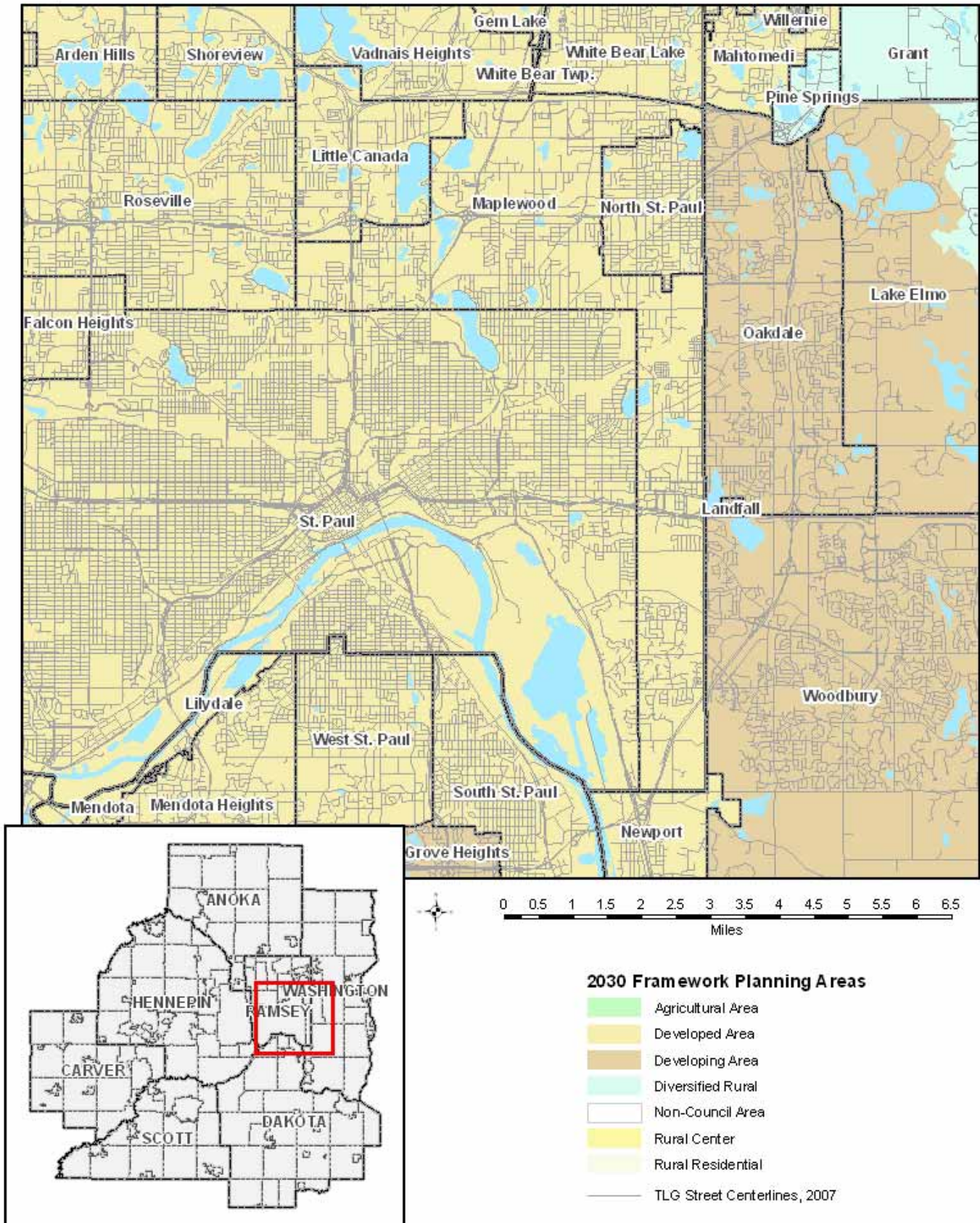


Figure 3. Existing Land Use
City of Maplewood

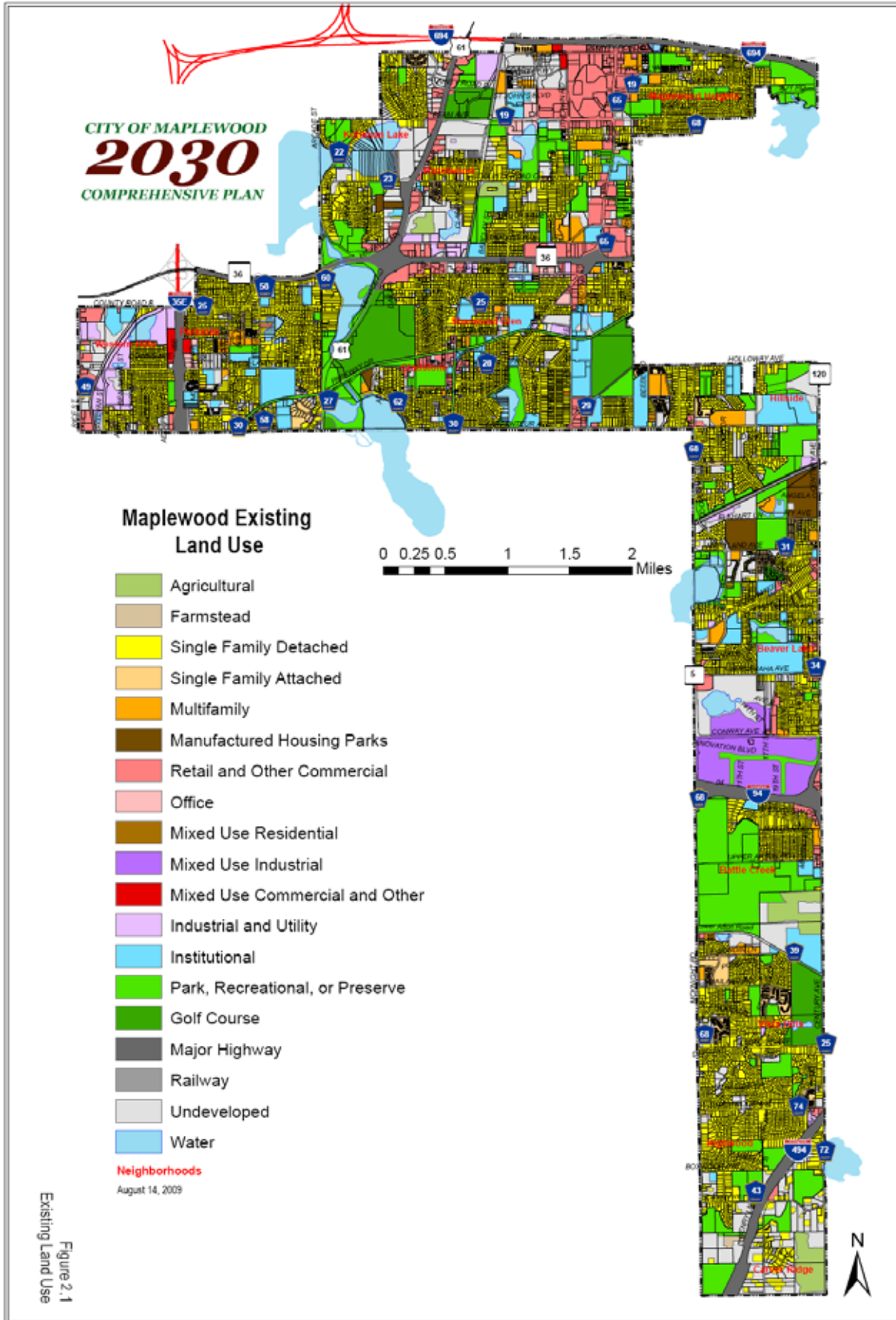


Figure 4. 2030 Future Land Use
City of Maplewood

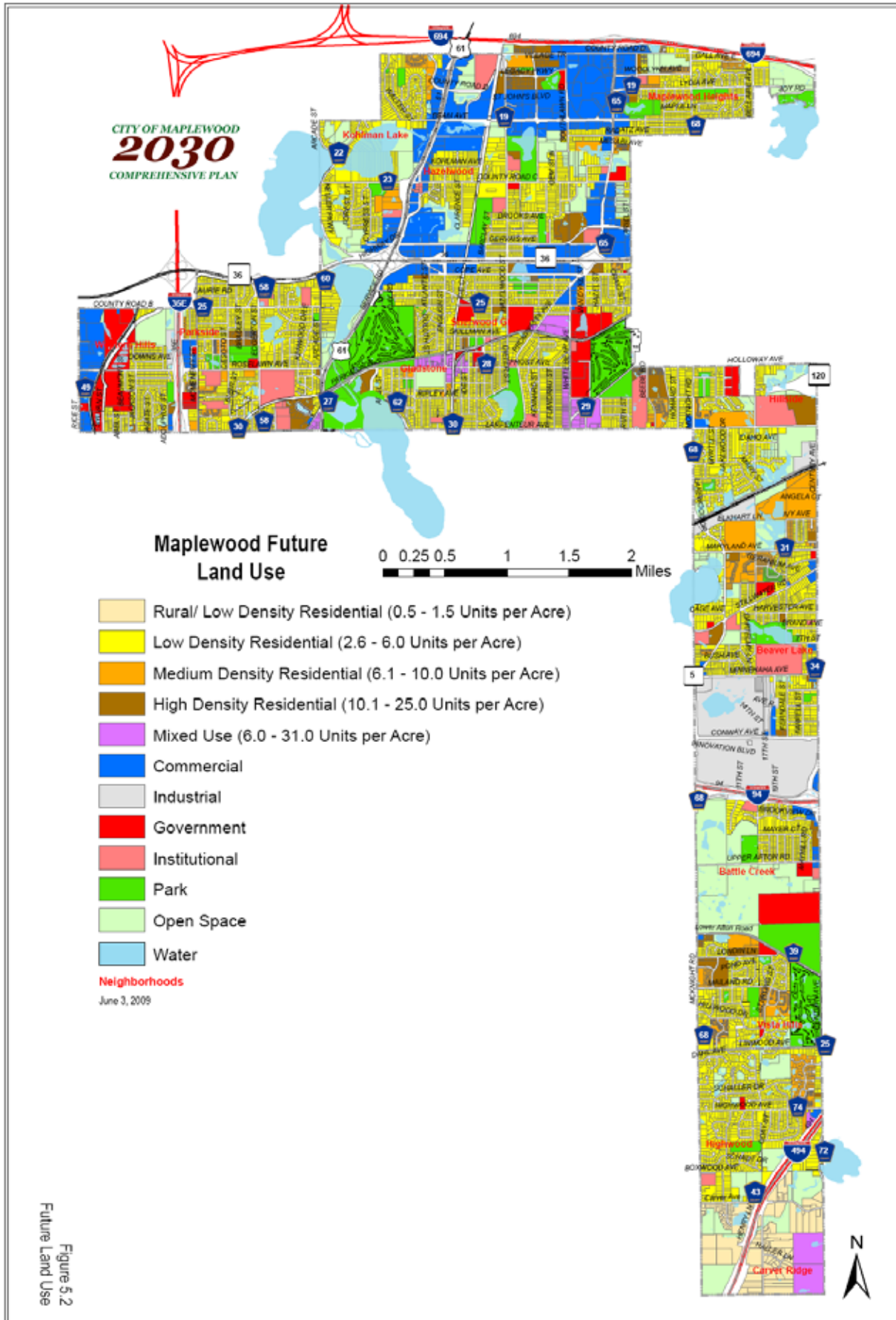


Figure 5. Existing Land Use and Staging Tables
City of Maplewood

Table 2.13
Existing Land Use, 2005

Land Use	Acres	Percentage
Single-Family Residential	4,416	38%
Parks, Recreation and Preserves	2,106	18%
Undeveloped	1,405	12%
Commercial – Includes Retail, Office, Mixed Use Commercial	794	7%
Institutional	707	6%
Multi-Family Residential	538	5%
Industrial – Includes Industrial and Utility, Railway, and Mixed Use Industrial	529	5%
Open Water	458	4%
Major Highway	456	4%
Agricultural	154	1%
Total	11,563	100%

Source: Metropolitan Council

Table 5.2
Future Land Use, 2008

Total City of Maplewood	Units / Net Acre		2006	2010	2015	2020	2025	2030	2006 -
	Min.	Max.							2030
Rural/Low Density Residential	0.5	1.5	276	276	276	276	276	276	0
Low-Density Residential	2.6	6.0	2,588	2,653	2,718	2,783	2,848	2,915	327
Medium-Density Residential	6.1	10.0	1,932	1,998	2,062	2,126	2,191	2,256	324
High-Density Residential	10.1	25.0	166	193	220	246	273	300	134
Mixed-Use	6.0	31.0	25	44	63	82	101	120	95
	Emp. / Net Acre								0
Commercial and Office	15	50	1,244	1,252	1,262	1,273	1,283	1,293	49
Industrial and Utility	20	44	45	45	45	45	45	45	0
Public and Semi-Public			707	707	707	707	707	707	0
Parks, Recreation and Open Space			2,106	2,106	2,106	2,106	2,106	2,106	0
Undeveloped			1,076	891	706	521	335	147	-929
Agriculture			154	154	154	154	154	154	0
Steep Slopes (18% or greater)			27	27	27	27	27	27	0
Wetlands			303	303	303	303	303	303	0
Open water			458	458	458	458	458	458	0
Major Road Right-of-Way			456	456	456	456	456	456	0
Total Acreage within Maplewood			11,563	11,563	11,563	11,563	11,563	11,563	0

Source: MFRA and Metropolitan Council