

<b>C</b>	<b>Community Development Committee</b>	<b>2007-73</b>
	Meeting date: <b>March 5, 2007</b>	<b>Consent</b>

<b>ADVISORY INFORMATION</b>	
<b>Date</b>	February 23, 2007
<b>Subject</b>	City of Woodbury—Vacant Commercial-Industrial Land Use Changes Comprehensive Plan Amendment (CPA) Review File No. 18452-12
<b>Districts, Members</b>	District 12, Chris Georgacas (651-292-8062)
<b>Prepared by</b>	Bob Mazanec, Principal Reviewer (651-602-1330) Phyllis Hanson, Local Planning Assistance Manager (651-602-1566) Guy Peterson, Community Development Director (651-602-1418)
<b>Division/Department</b>	Community Development/Local Planning Assistance

<b>BACKGROUND</b>
<p>The City of Woodbury is located in Washington County, surrounded by Lake Elmo, Oakdale, Afton, Cottage Grove, Newport, and Maplewood. The Council’s <i>2030 Regional Development Framework</i> identifies Woodbury as a “developing community.” As a developing community, the City should plan and stage development that accommodates forecasts for local growth through 2030 at net densities of at least 3-5 units per acre. The City is connected to the Metropolitan Disposal System with treatment occurring at the Metropolitan and Eagles Point Wastewater Treatment Plants.</p> <p>The Metropolitan Council reviewed Woodbury’s latest comprehensive plan update in Spring, 2000 (Review No. 18161-1). At that time the City had 15,700 jobs and 46,463 residents in 16,676 households. Forecasts for 2030 currently show 37,000 employment and 84,000 residents in 35,000 households. Since the City’s 2000 update there have been three plan amendments with acceptable adjustments to the City’s urban service area timing-staging.</p>

<b>REQUEST SUMMARY</b>
<p>The City of Woodbury is proposing to reconfigure land uses on 628 acres of vacant commercial-industrial land throughout the city, or less than three per cent of the City’s total land area. According to CPA documentation, the net effect leaves forecasts and sewer flows unchanged, but there would be a small automobile trip generation increase due to additional retail areas.</p>

<b>PROPOSED ACTION</b>
<p>Staff recommends that the Metropolitan Council allow the City of Woodbury to put the Vacant Commercial-Industrial Land Use Changes Comprehensive Plan Amendment into effect with no modifications required.</p>

<b>ISSUES</b>
<ol style="list-style-type: none"> <li>1. Does the proposed CPA change the Council’s forecasts?</li> <li>2. Does the City need to fulfill any requirements previously identified by the Council?</li> <li>3. Does the proposed CPA conform to regional systems? Is it consistent with Council policy? Is it compatible with adjacent community plans?</li> </ol>

## OVERVIEW

### Conformity with Regional Systems

The CPA conforms to Regional System Plans for **Parks, Transportation and Water Resources Management** with no substantial impact on or departure from these plans. Advisory comments are offered with respect to transportation, regional parks and trails, and surface water management.

### Consistency with Council Policy

The CPA is consistent with the Council's **2030 Regional Development Framework**, including growth forecasts and housing. This CPA does not change the City's 2010, 2020 or 2030 forecasts.

### Compatibility with Adjacent Community Plans

The amendment is compatible with plans of adjacent communities.

## REGIONAL PLAN AND POLICY ANALYSES

### REGIONAL SYSTEMS

#### Transportation (Ann Braden, 651-602-1705)

The proposed CPA is in conformance with the regional transportation system plan and will not adversely affect the regional transportation system.

The land use mix for the northeast site includes housing, retail and business park development that would generate an estimated 94,800 daily trips, or as much as 124,000 daily trips if the "high" intensity of scenario were selected. In order to alleviate the traffic congestion at the existing I-94/Manning Avenue interchange that would be generated by development of this site, the analysis recommends construction of a new interchange at I-94 and Cottage Grove Drive. Any new interchange proposals must be evaluated against the criteria found in *Appendix I, Transportation Policy Plan: Highway Interchange Requests: Evaluation Criteria and Review Procedures*. Review of this plan amendment does not constitute approval of the interchange.

#### Regional Parks and Trails (Jan Youngquist, 651-602-1029)

The proposed CPA is in conformance with the regional parks system plan and will not adversely affect regional parks and trails.

CPA documentation correctly identifies the planned regional trails in the vicinity of two of the affected amendment sites. In both cases the regional trail exists on the opposite side of the street from the plan amendment areas, so there is no anticipated direct impact from development of those sites. The Council encourages the City to continue its strong working relationship with Washington County to minimize conflicts between trail users and automobiles and to examine appropriate crossings and access points to the regional trail system. Jim Luger, the Washington County Parks Director, can be contacted at 651-430-4325.

Specifically, the Afton Bluffs Regional Trail is proposed to run east-west from the village area of Afton to the City of Woodbury and east to Battle Creek Regional Park. The trail is planned to run along Valley Creek Road in Woodbury. In the vicinity of the 494 West plan amendment site, a segment of the trail already exists on the north side of Valley Creek Road.

Also, the Washington County Greenway is a proposed regional trail that will connect the City of Hastings to Cottage Grove Regional Park, Lake Elmo Park Reserve and Big Marine Park Reserve. The Woodbury

portion of the regional trail is proposed to follow Woodbury Drive. In the vicinity of the Woodbury Drive plan amendment site, a segment of the trail already exists on the east side of Woodbury Drive.

**Water Resources Management—Sanitary Sewers** (Roger Janzig, 651-602-1119)

The proposed CPA is in conformance with the regional water resources management system plan and will not adversely affect the regional wastewater system.

The City of Woodbury currently receives sewer service through the Metropolitan Disposal System in accordance with a previously approved land use and staging plan. Although this CPA changes the mix of commercial-industrial land uses in 628 acres of the study area, there is no net change to expected sewer flows or service timing-staging.

Woodbury does not have an identified Inflow/Infiltration (I/I) reduction goal that applies to a specific part of the community or to the community as a whole. The City will need to include a description of its I/I program in its 2008 comprehensive plan update.

**Water Resources Management—Surface Water Management** (Jim Larsen, 651-602-1159)

The proposed CPA is in conformance with the regional water resources management system plan regarding surface water management.

Documentation for this CPA indicates that the City is currently in the process of updating its local surface water management plan. Storm water management in the City of Woodbury is overseen by the Ramsey Washington Metro, South Washington and Valley Branch Watershed Districts. The Ramsey Washington Metro and South Washington ‘second-generation’ watershed plans were approved by the Board of Water and Soil Resources (BWSR) in 1997. The Valley Branch watershed plan was approved by BWSR in October 2005. Therefore, Woodbury will be required to update its local surface water management plan by October of 2007. The plan should be submitted to the Council for its review concurrent with the review by the watershed management organizations. For guidelines on the contents of local surface water management plans, please refer to *Appendix B2-b, 2030 Water Resources Management Policy Plan*, at <http://www.metrocouncil.org/planning/environment/WRMPP/WRMPP2005.htm> .

**Water Resources Management—Water Supply** (Sara Bertelsen, 651-602-1035)

The proposed CPA is in conformance with the regional water resources management system plan regarding water supply.

As part of its 2008 comprehensive plan update the City of Woodbury will need to update its local water supply plan consistent with the new guidelines and submit the water supply plan to the Council for review. For content requirements of local water supply plans, please refer to *Appendix B2-c, 2030 Water Resources Management Policy Plan*.

## **REGIONAL POLICIES**

**2030 Regional Development Framework** (Bob Mazanec, 651-602-1330)

This CPA is the result of the City examining its remaining vacant commercial and industrial land to determine if the land use designations needed to be changed. The review included an extensive public involvement process, alternative development plans, and analyses of the alternatives based on fiscal, market, and public infrastructure/service impacts. 1,409 acres of the City’s total acreage of 22,856 were included in the original study area. 781 acres, however, were designated as future study areas and were not changed. This CPA deals with the remaining 628 acres where changes to the land use mix were recommended. The table below summarizes the changes.

Land Use Designation (fill in specific land use categories)	All Land Uses		Residential Land Uses Only	
	Acres		# Units and Density Range	
	Pre CPA	Post CPA	Pre CPA	Post CPA
Places to Work	532	136	NA	NA
Places to Shop	26	63	NA	NA
Urban Mixed Residential (avg 3.5 units/acre)	0	297	0	1,039
Medium Density Residential	0	0	0	0
High Density Residential (avg. 15 units/acre)	40	20	600	300
Mixed Use (avg. 15 u/acre)	30	37	450	555
Gateway	0	75	NA	NA
Total	628	628	1,050	1,894

CPA = Comprehensive Plan Amendment

The net effects of changing the land use mix on 628 out of the City's 22,856 total acres fall within regional planning parameters established for the City. The plan amendment results in no changes to growth forecasts, sanitary sewer flows, or transportation plans. In terms of Woodbury's geographic planning area designation, the proposed changes are consistent with *Development Framework* policies for *Developing* communities.

**Consistency with the Council's 2030 Forecasts** (Todd Graham, 651-602-1322)

The City's forecasts are consistent with the Council's forecasts, and this CPA will not change them.

**Housing** (Linda Milashius, 651-602-1541)

The housing element of the city's comprehensive plan remains consistent with Council housing policy. Because there are no forecast changes regarding households, the City's share of affordable housing through 2010 represented by its goals remains the same. This amendment adds 354 urban residential acres to a base amount of 1,530 acres, thereby increasing potential housing opportunities. This level of change to the urban residential mix is already taken into account by existing housing plans.

**ADJACENT COMMUNITY AND PREVIOUS REVIEW ANALYSES**

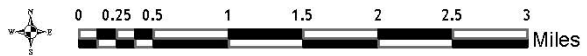
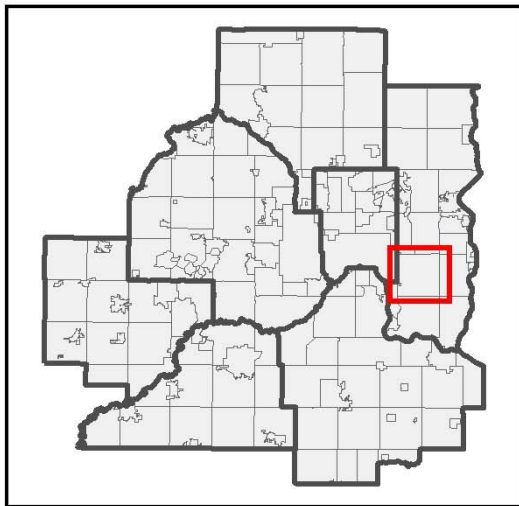
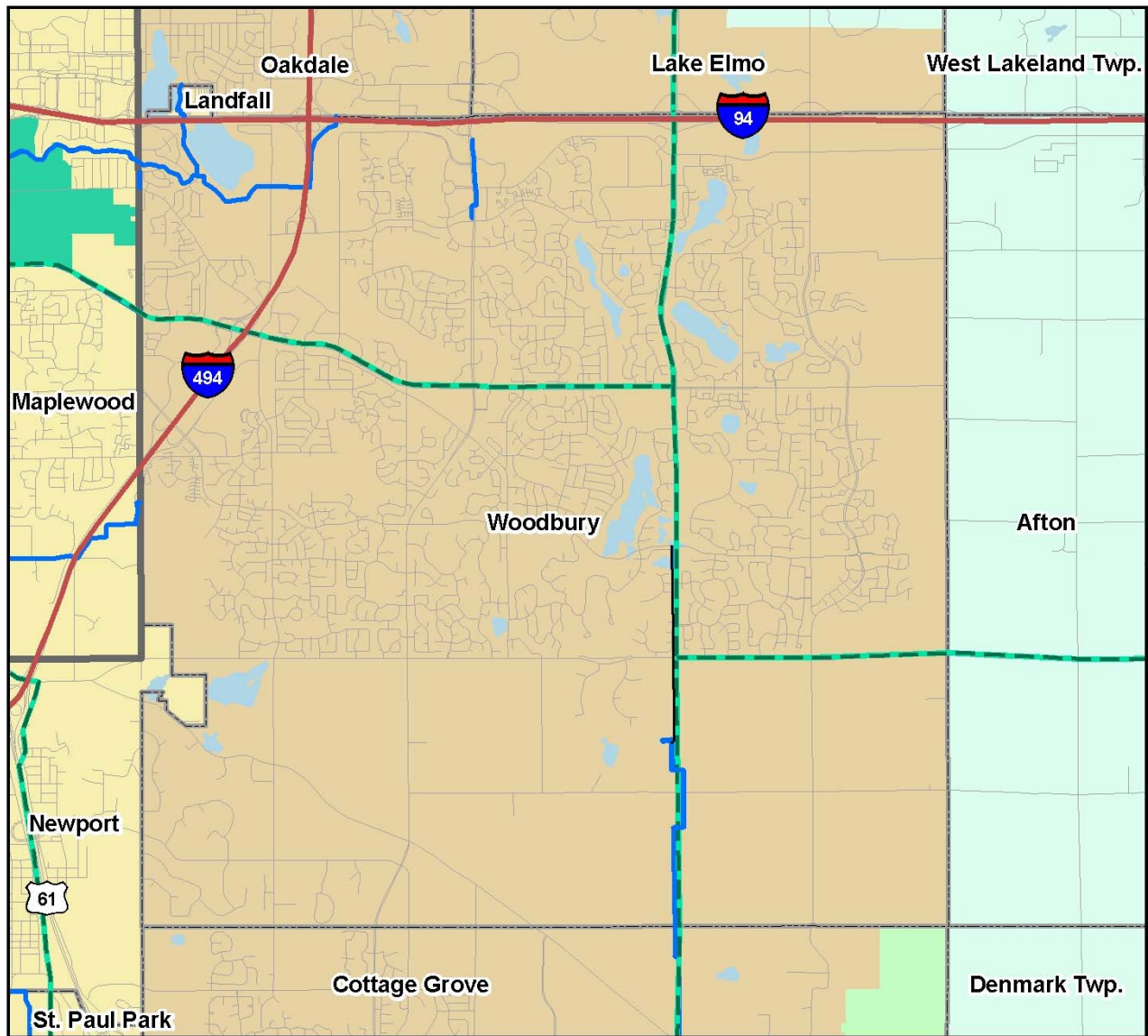
State law requires two notifications to adjacent and affected jurisdictions about intended comprehensive plan amendments. Prior to Metropolitan Council review the City circulated this proposed plan amendment to adjacent communities and affected school districts for review and comment. Also, during its review the Council notified adjacent and overlapping jurisdictions of a review in process and offered an opportunity to request a hearing before the Council. No objections were raised or hearing requests received.

Council review of Woodbury's 1998 comprehensive plan update raised no regional issues nor required any follow-up actions the City needed to take. In fact, the review commended the City of Woodbury for a comprehensive plan well done.




**ATTACHMENTS**

- City Location Map — Figure 1
- 2020 Land Use Map Comparisons — Figure 2

Figure 1: Location Map



**Legend**

-  Planned Regional Trail
-  MCES Interceptor
-  Regional Park

**2030 Framework Planning Areas**





-  Agricultural Area
-  Developed Area
-  Developing Area
-  Diversified Rural



Figure 2: Existing and Proposed Land Use Maps

