



# Community Development Committee

**Business Item**

Item: 2008-273

Meeting date: **October 20, 2008**

<b>ADVISORY INFORMATION</b>	
<b>Subject:</b>	City of Maplewood CPA, Gethsemane Senior Housing Development, Review File No. 1815304
<b>District(s), Member(s):</b>	District 11, Georgeanne Hilker
<b>Policy/Legal Reference:</b>	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
<b>Staff Prepared/Presented:</b>	Lisa Barajas, Principal Reviewer (651-602-1895) Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)
<b>Division/Department:</b>	Community Development / Planning & Growth Management

## Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Maplewood to put the Gethsemane Senior Housing comprehensive plan amendment (CPA) into effect.
2. Find that the comprehensive plan amendment does not change the City’s forecasts.
3. Remind the City to include a description of its I/I program in its 2008 comprehensive plan update.

## Background

The Metropolitan Council reviewed the City’s 2020 Comprehensive Plan (Review File No. 18153-1) in May 2002. Since then, the City has submitted one plan amendments to the Council for review.

The *2030 Regional Development Framework* identifies Maplewood as a Developed Community. The Metropolitan Council forecasts that between 2000 and 2030 the City will grow from 35,258 to 40,900 people and from 13,758 to 18,150 households. The Council forecasts the City’s employment to grow from 4,170 to 9,400 jobs over the same period.

The CPA affects a 6-acre area located on Stillwater Road just south of the Gethsemane Lutheran Church near the southeast corner of the intersection of Stillwater Road and Lakewood Drive in Maplewood. The CPA changes the land use from “Park” to “High Density Residential” in support of a 111-unit senior housing facility. The Gethsemane Lutheran Church and School currently owns 10 acres of land south of the church site that had been leased to the City for park purposes over the past 25 years. This CPA proposes to re-guide the western 6 acres of the property.

## 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

No Metropolitan Council funding required.

## Known Support / Opposition

No comments were provided by the neighboring jurisdictions, but the proposed amendment is locally controversial. City staff had surveyed 77 property owners within 500 feet of the project site. Of these, 71 property owners were opposed to the project, citing concerns regarding property values, increased traffic, and loss of green space.

<b>C</b>	<b>Community Development Committee</b>	2008-273
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<b>Subject</b>	City of Maplewood CPA, Gethsemane Senior Housing Development, Review File No. 1815304
<b>Districts, Members</b>	District 11, Georgeanne Hilker
<b>Prepared by</b>	Lisa Barajas, Principal Reviewer (651-602-1895) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Guy Peterson, Community Development Division Director (651-602-1306)
<b>Division/Department</b>	Community Development / Local Planning Assistance

**BACKGROUND**

Located in Ramsey County, the City of Maplewood is adjacent the cities of Little Canada, Vadnais Heights, White Bear Lake to the north, Mahtomedi, Oakdale, Woodbury, North Saint Paul to the east, Newport to the South, and St. Paul and Roseville to the south and west.

The Council reviewed the City's 2020 Comprehensive Plan Update in May 2002. Since the Comprehensive Plan Update the Council has reviewed one Comprehensive Plan Amendments.

The *2030 Regional Development Framework* identifies Maplewood as a Developed Community. The Metropolitan Council forecasts that between 2000 and 2030 the City will grow from 35,258 to 40,900 people and from 13,758 to 18,150 households. The Council forecasts the City's employment to grow from 4,170 to 9,400 jobs over the same period.

**REQUEST SUMMARY**

The CPA affects a 6-acre area located on Stillwater Road just south of the Gethsemane Lutheran Church near the southeast corner of the intersection of Stillwater Road and Lakewood Drive in Maplewood. The CPA changes the land use from "Park" to "High Density Residential" in support of a 111-unit senior housing facility. The Gethsemane Lutheran Church and School currently owns 10 acres of land south of the church site that had been leased to the City for park purposes over the past 25 years. This CPA proposes to re-guide the western 6 acres of the property.

**PROPOSED ACTION**

That the Metropolitan Council:

1. Adopt the attached review record and allow the City of Maplewood to put the Gethsemane Senior Housing Development CPA into effect.
2. Find that the comprehensive plan amendment does not change the City's forecasts.
3. Remind the City to include a description of its I/I program in its 2008 comprehensive plan update.

<b>OVERVIEW</b>	
<b>Conformance with Regional Systems</b>	The amendment conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Water Resources, with no substantial impact on or depart from these plans.
<b>Consistency with Council Policy</b>	The amendment is consistent with the Council's <i>2030 Regional Development Framework</i> , forecasts, water resources management, and housing policy. The amendment does not change the City's forecasts.
<b>Compatibility with Adjacent Community Plans</b>	The amendment will have not have an impact on adjacent communities, school districts, or watersheds.

## **ISSUE ANALYSIS AND FINDINGS**

### **I. Conformance with Regional System Plans**

#### **A. TRANSPORTATION SYSTEM (includes Aviation)**

The amendment conforms to the *2030 Transportation Policy Plan* and supports the regional transportation system.

#### **B. WATER RESOURCES: Roger Janzig (651-602-1119)**

The amendment conforms to the *2030 Water Resources Management Policy Plan*. The Metropolitan Disposal System that provides service to this amendment project location has adequate capacity for the proposed 111-unit senior housing facility. Maplewood has been identified as a community with excessive peak hourly flow during wet weather occurrences. As such, the community has an identified I/I reduction goal that applies to specific part(s) of the community or to the community as a whole. The Council reminds the City of Maplewood that the City will need to include a description of it's I/I program in its 2008 comprehensive plan update.

#### **C. REGIONAL PARKS SYSTEM**

The amendment is conforms to the *2030 Regional Parks Policy Plan*.

### **II. Consistency with 2030 Regional Development Framework and Council Policies**

#### **A. 2030 REGIONAL DEVELOPMENT FRAMEWORK: Lisa Barajas (651-602-1895)**

The amendment is consistent with the *2030 Regional Development Framework* policies for Developed Area communities.

#### **B. HOUSING: Linda Milashius (651-602-1541)**

The amendment is consistent with the Metropolitan Council housing policy.

#### **C. WATER SUPPLY: Sara Bertelsen (651-602-1035)**

The amendment is consistent with Metropolitan Council water supply policies.

### **III. Consistency with System Statement Forecasts: Todd Graham (602-651-1322)**

The forecast request included in the proposed amendment is inconsistent with the Council's *Regional Development Framework* forecasts. The City proposes that forecasts for 2010, 2020, and 2030 should be increased by 61 households, 175 population, and 15 jobs (CPA submittal form, question #8). These are the expected direct impacts of the proposed development in the CPA.

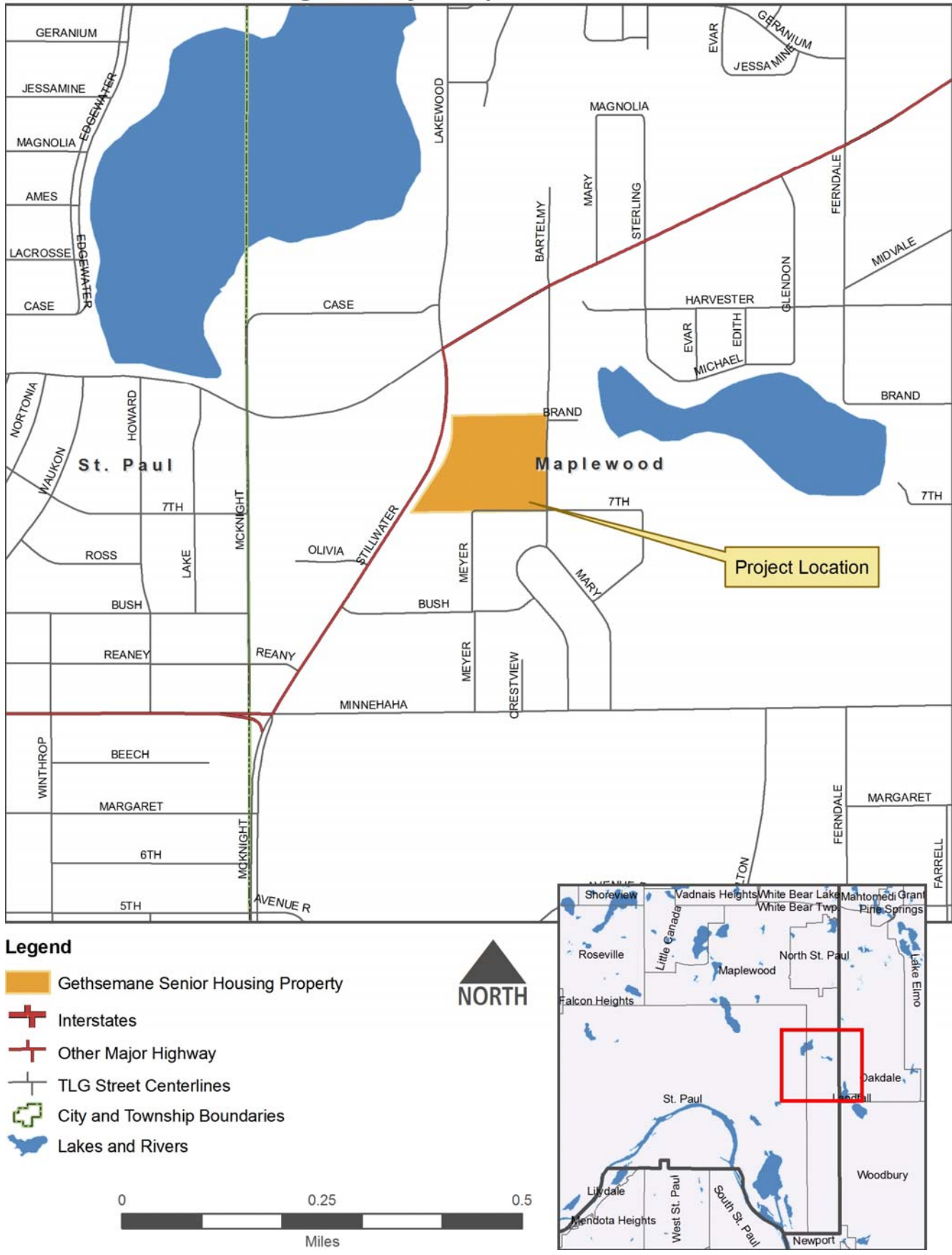
Council staff disagree with the proposal to revise the forecasts. There is already significant growing room within the 2010, 2020, and 2030 forecasts for Maplewood. The City can assume that the new development allowed by the amendment is already assumed within the Council's 2010 forecast. While it is reasonable to expect the proposed development to increase sewer flow in its Sanitary District 41, it does not warrant a revision to the City-wide forecast totals.

### **IV. Compatibility with Adjacent Government Units: Lisa Barajas (651-602-1895)**

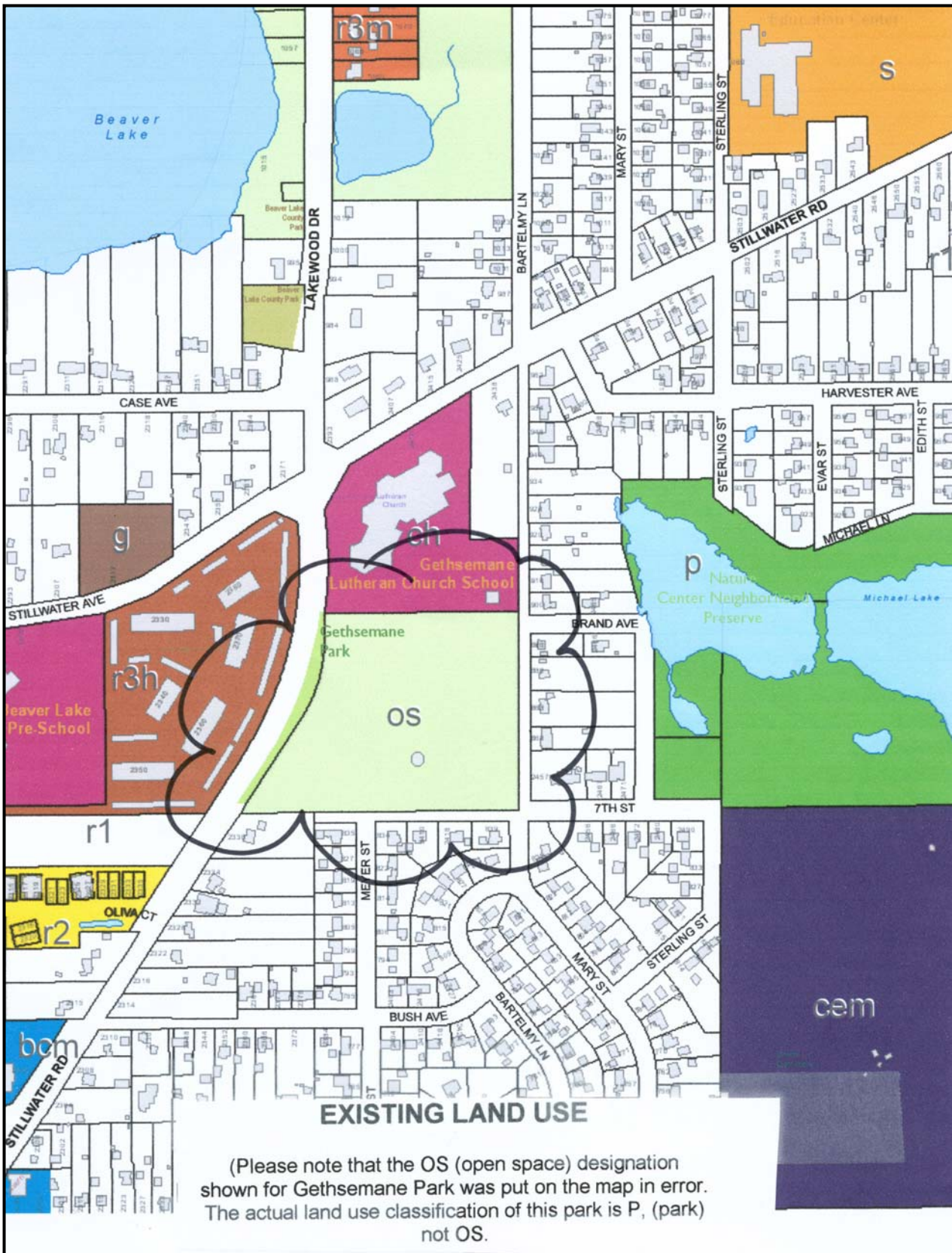
The amendment is compatible with the plans of adjacent jurisdictions. The City sent the proposed amendment to adjacent local governments on August 4, 2008. No comment letters were forwarded to the Metropolitan Council.

<b>ATTACHMENTS</b>
<b>Figure 1</b> – General Location Map <b>Figure 2</b> – Existing Land Use <b>Figure 3</b> – Proposed Land Use

**Figure 1: Location Map**  
**Gethsemane Senior Housing CPA, City of Maplewood**



**Figure 2: Existing & Proposed Land Use  
Gethsemane Senior Housing CPA, City of Maplewood**



**Figure 3: Proposed Land Use  
Gethsemane Senior Housing CPA**

