



Community Development Committee

Meeting date: January 18, 2011

ADVISORY INFORMATION

Subject:	City of Coon Rapids, Comprehensive Plan Amendment PORT Campus Square, Review File No. 20227-3
District(s), Member(s):	District 9, Councilmember Natalie Steffen
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff	Susan Hoyt, Principal Reviewer (651-602-1330)
Prepared/Presented:	Phyllis Hanson, Manager, Local Planning Assistance (651-602-1566)
Division/Department:	Community Development/Planning & Growth Management

Proposed Action

That the Metropolitan Council:

1. Adopt the attached review record and allows the City of Coon Rapids (City) to put the Preservation OR Renovation Tract (PORT) Campus Square Comprehensive Plan Amendment (CPA) into effect.
2. Finds that the CPA does not change the City's forecasts.
3. Advise the City to participate in the redevelopment monitoring program.

Background

The Metropolitan Council reviewed the City's 2030 Comprehensive Plan Update on June 10, 2009.

The 2030 Regional Development Framework identifies the City as a Developed Community. The CPA affects an 87 acre area to accommodate a new small area plan to guide the future redevelopment of the PORT Campus Square, which is located along Coon Rapids Boulevard, and is one of four PORT redevelopment sites identified in the City's 2030 Comprehensive Plan Update. The proposed change in land use guiding is as follows:

- 38 acres to 40 acres of commercial mixed use (30% for high density residential)
- 49 acres to 30 acres of high density residential
- 0 acres to 13 acres of institutional use
- 0 acres to 4 acres of parks, recreation, and preserve.

Rationale

The 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

There is no known opposition.

REVIEW RECORD

City of Coon Rapids PORT Campus Square Comprehensive Plan Amendment (CPA) File: 20227-3

BACKGROUND

- The City of Coon Rapids (City) is located in Anoka County, surrounded by the cities of Champlin and Brooklyn Park to the south, Blaine to the east, Andover to the north and Anoka to the west.
- The Council reviewed the City's 2030 Comprehensive Plan Update (Update) on June 10, 2009.
- The 2030 forecasts remain unchanged because the 2030 forecasts assumed redevelopment in this area. The forecasts are for 65,000 people, 27,000 households and 27,800 jobs.

REQUEST SUMMARY

The CPA requests both a text and a future land use map amendment to incorporate the new small area plan for the Port Campus Square CPA. The CPA covers an 87 acre area. It adds acreage for institutional use and park, recreation and preserve use while reducing acreage for high density residential use.

- 38 acres to 40 acres of commercial mixed use (30% of MU for high density residential)
- 49 acres to 30 acres of high density residential
- 0 acres to 13 acres of institutional use
- 0 acres to 4 acres of parks, recreation, and preserve.

The text amendment defines the City's intent to review and update redevelopment plans along Coon Rapids Boulevard on an on-going basis and states that development within a PORT District must adhere to the adopted master plan, which further refines land uses allowed by the zoning district. This is one of the four PORT districts' master plan.

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 Regional Development Framework*, with water resources management, and consistent with Council forecasts.

Compatibility with Adjacent Community Plans

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 June 10, 2009.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the *Development Framework* 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

Parks and Trails

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

The CPA conforms to the *2030 Regional Parks Policy Plan*. The Mississippi River Regional Trail traverses the site, parallel to Coon Rapids Boulevard. The plan amendment does not impact the regional trail.

Advisory comment:

- Ensure that future development of this area is designed to minimize impacts to the trail and ensure the safety of trail users.

TRANSPORTATION

Roads and Transit

Reviewers: Ann Braden, MTS, (651-602-1705)

Cyndi Harper – Metro Transit (612-349-7723)

The CPA conforms to the *2030 Regional Transportation Policy Plan (TPP)* and supports the regional transportation system.

Aviation

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

The CPA conforms to the aviation policies of the TPP and is consistent with Council aviation policy.

Wastewater

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

The CPA conforms to the *2030 Regional Water Resources Management Policy Plan (WRMPP)*. The CPA is for land use changes to incorporate a new small area plan for

a redevelopment area located on Coon Rapids Boulevard on 87 acres. It re-guides property from High Density Residential to Commercial Mixed Use, Institutional and Parks. The Metropolitan Disposal System that provides service to this project location has adequate capacity.

Surface Water Management

Reviewer: Jim Larsen, CD – Local Planning Assistance, (651-602-1156)

The CPA conforms to the WRMP 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.

Metropolitan Council Forecast				
Coon Rapids				
	2000	2010	2020	2030
Population	61,607	65,700	66,000	65,000
Households	22,578	25,600	26,500	27,000
Employment	21,682	24,200	26,000	27,800

2030 REGIONAL DEVELOPMENT FRAMEWORK AND LAND USE

Reviewer: Susan Hoyt, CD – Local Planning Assistance, (651-602-1330)

The CPA is consistent with the Regional Development Framework (RDF) policies for developed communities. It guides residential redevelopment along a transportation corridor, Coon Rapids Boulevard, at residential densities of 7 units to 30 units per net acre.

HOUSING

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

The CPA is not inconsistent with the affordable housing and housing diversification objectives of the MLPA and Council policy or those of the City because the reduced potential to develop 129 units of high density housing, applying the minimum density of 7 units per acre, leaves enough land guided at 7 to 30 units per net acre to meet the city’s affordable housing goals of 130 - 200 units and 200 – 900 units of lifecycle housing.

Change in housing units in MU and HDR Districts under the CPA:

- 7 units/net acre X (-19) acres of High Density Residential (HDR)= - 133 units
- 7 units/net acre X (+ 2 acres X 30% MU HDR)= + 4 units
- Net =(- 129) units

Total future acres available for high density housing at a minimum of 7 units/net acre:

- 222 MU acres X .3 (30% Residential) X 7 units/acre = 466 units of high density housing in MU
- 20 HDR acres X 7 units / acre = 140 units of high density housing in HDR
- Total future housing potential at a minimum of 7 units per acre = 606 units

INDIVIDUAL SEWAGE TREATMENT SYSTEMS (ISTS) PROGRAM

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

The CPA is consistent with Council policy. There are no ISTS within the area of the CPA.

WATER SUPPLY

Reviewer: Chris Elvrum, ES – Water Supply Planning, (651-602-1066)

The CPA is consistent with the *WRMPP* for water supply.

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

The CPA is compatible with the plans of neighboring communities, which were notified of the amendment on September 14, 2010.

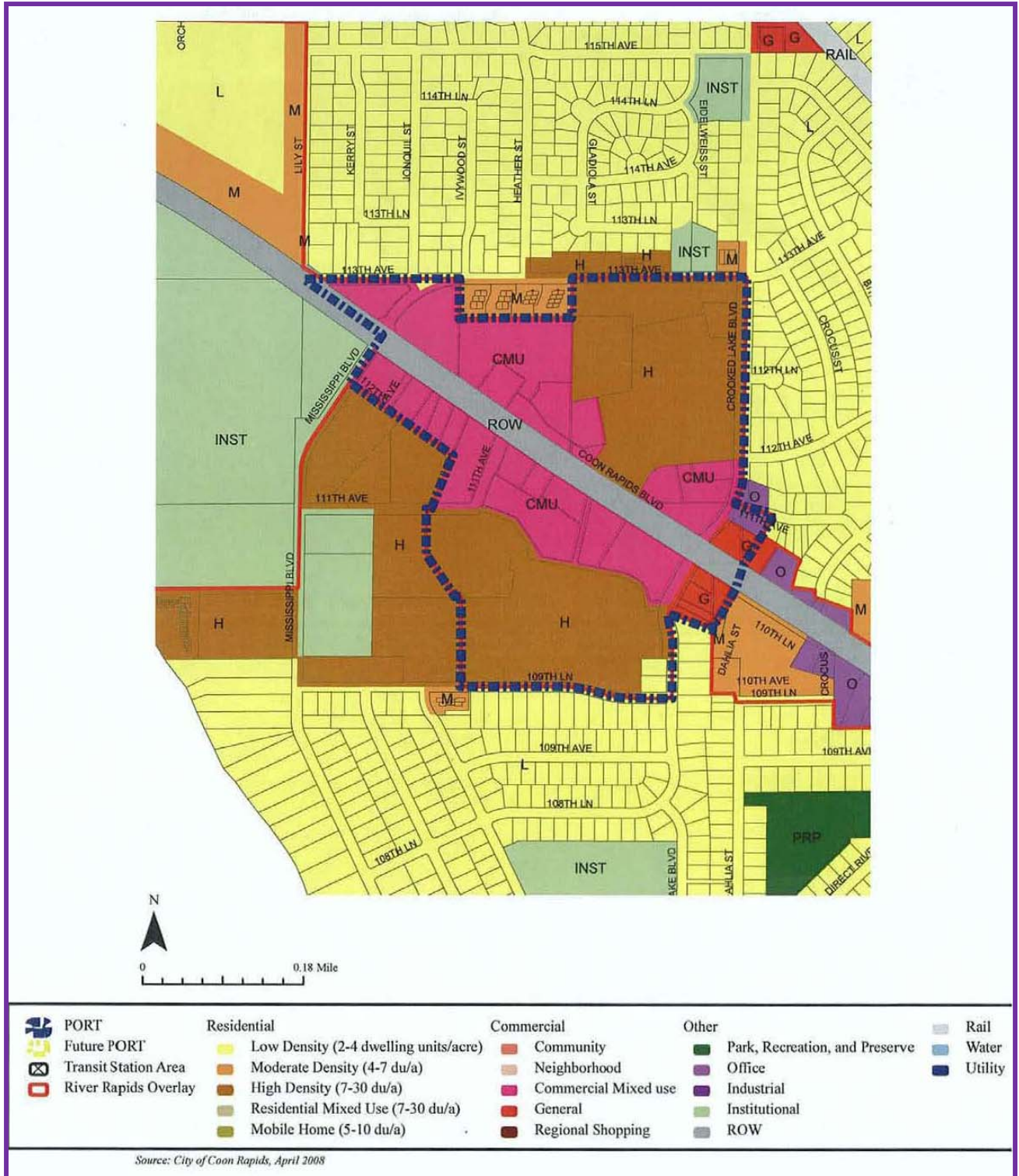
ATTACHMENTS

Figure 1: 2030 Existing Future Land Use Map detail of CPA Site

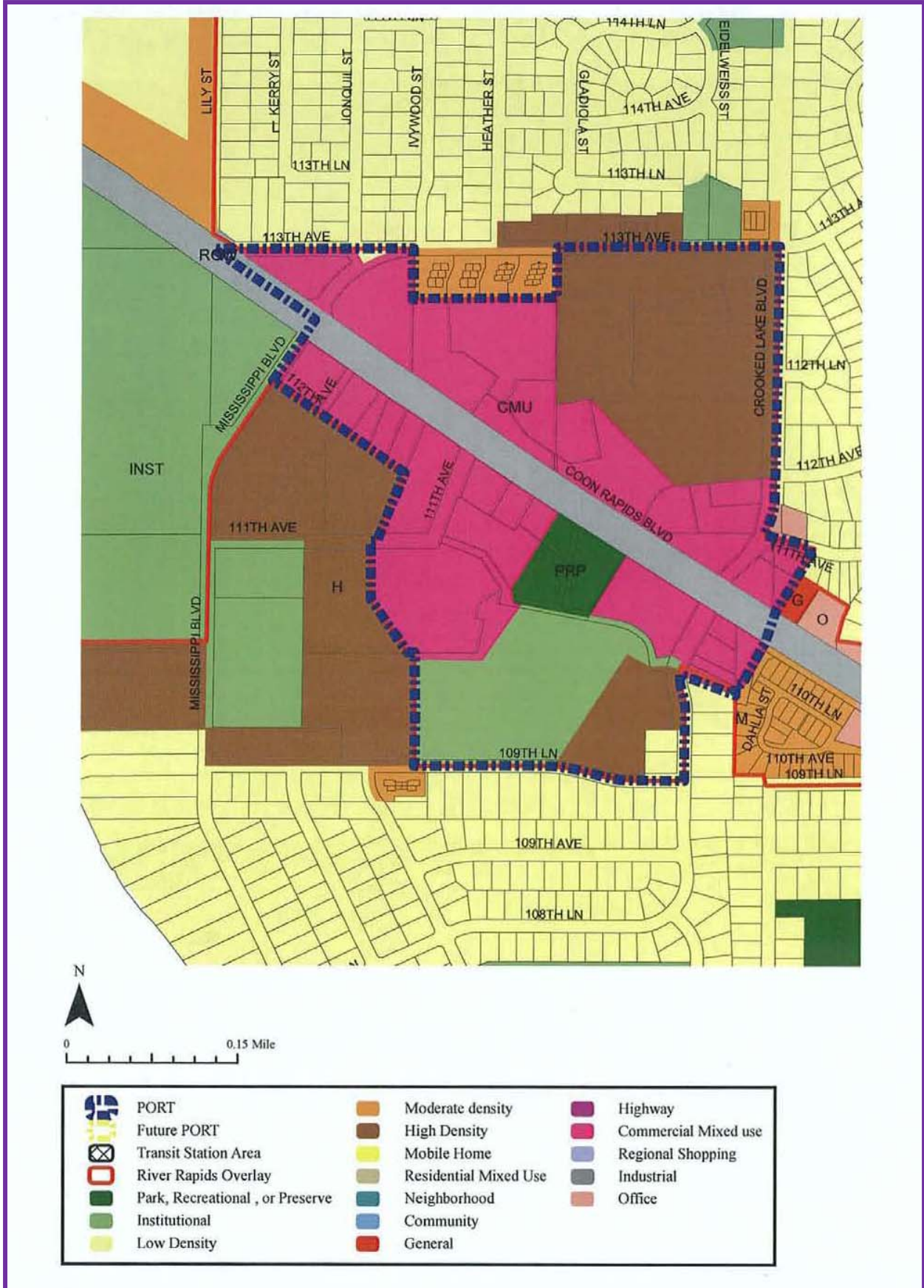
Figure 2: 2030 Future Land Use Map detail of CPA Site

Figure 3: 2030 Future Land Use Map of City with CPA Site

**Figure 1: Existing
PORT CAMPUS SQUARE
Land Use**



**Figure 2: Future
PORT CAMPUS SQUARE
Land Use**



**Figure 3: Future 2030
Land Use Map with
PORT CAMPUS SQUARE
Amendment**

