



Community Development Committee

Meeting date: April 18, 2011

Business Item

Item: 2011- 109

ADVISORY INFORMATION

Subject:	City of Ramsey, Comprehensive Plan Amendment Legacy Christian Academy, Review File No. 20652-2
District(s), Member(s):	District 9, Councilmember Edward Reynoso
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 allow the City of Ramsey to put the Legacy Christian Academy Comprehensive Plan Amendment (CPA) into effect.
2. Adopt the City forecasts in Table 1.

Background

The Metropolitan Council reviewed the City's 2030 Comprehensive Plan Update on January 27, 2010.

The 2030 Regional Development Framework identifies the City as a developing community.

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 Ramsey Legacy Christian Academy Comprehensive Plan Amendment (CPA) File: 20652-2

BACKGROUND

- The City of Ramsey (City) is located in Anoka County to the north of Dayton and Anoka and to the west of Andover and south of Nowthen.
- The Council reviewed the City's 2030 Comprehensive Plan Update (Update) on January 27, 2010.
- The 2030 forecasts (done prior to the 2010 Census) are being revised because the area is being re-guided to public/quasi public for a school campus, which replaces medium and high density residential land use (housing units) that was planned for this area.

REQUEST SUMMARY

The CPA requests a future land use map amendment to re-guide 95 acres from residential, commercial and office park to public/quasi-public for the Legacy Christian Academy. The private high school's build out plans include classrooms for 1,500 students, a football stadium, a base field, four softball fields and a soccer stadium. The 95 acre land use public/quasi public acreage including ROW is the result of re-guiding

- 3.83. acres of Low Density Residential
- 19.68 acres of Medium Density Residential
- 41.38 acres of High Density Residential
- 29.94 acres of Commercial
- .46 acres of office park

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. The CPA application provided letters from adjacent communities stating no objection to the CPA.

PREVIOUS COUNCIL ACTIONS

The Council acted on the City's 2030 Update on January 27, 2010.

ISSUES

1. Does the amendment conform to the regional system plans?
2. Is the amendment consistent with the *Development Framework* and other Council policies?
3. Does the amendment change the City's forecasts?
4. 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*.

TRANSPORTATION

Roads and Transit and Aviation

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

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

Wastewater

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

The CPA conforms to the *2030 Regional Water Resources Management Policy Plan (WRMPP)*. The Metropolitan Disposal System that provides service to this area has adequate capacity.

Surface Water Management

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

The CPA conforms to the WRMPP for local surface water management.

The City lies within the Lower Rum River watershed. The Lower Rum River Watershed Management Organization's (LRRWMO) third-generation watershed management plan is currently under review for approval by the Board of Water and Soil Resources. The City's most recent surface water management plan (SWMP) was prepared in 2008. The CPA indicates that storm water runoff will be managed by on-site detention and treatment ponds, consistent with LRRWMO requirements.

CONSISTENCY WITH COUNCIL POLICY

FORECASTS

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

The CPA proposes a revision to the forecasts in the City's Update as follows:

TABLE 1:

	2010	2020	2020 Revised in CPA	2030	2030 Revised in CPA
Population	28,100*	36,200	35,600	43,500	42,500
Households	9,800*	13,000	12,800	16,300	15,900
Employment	6,700	9,100	9,250	11,900	12,050

*The 2010 census:

Population = 23,668 or 20% less than forecast

Households = 8,033 or 18% less than forecast

Council staff finds these revisions reasonable and acceptable based upon the land use change from residential land use to public/quasi-public. The Council forecasts will be officially revised upon Council action on the CPA.

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 developing communities. The development does not change the minimum of three units per net acre for residential development on the regional wastewater system.

HOUSING

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

The City's housing need number is based upon weighted factors on access to jobs, transit service and pre-existing affordability that create a percentage to calculate the City's future share of the region's affordable housing need. The City's forecast revision results in a reduction in the need from 669 units to 625 units because of the reduced number of households planned for the City due to the location of a school campus on land previously planned for medium and high density residential development.

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 despite the City's reduced planned potential to develop 310 units of high density housing because of the change in land use, the City's plan continues to identify enough land guided at densities of 6+ units/ net acre or more to accommodate the affordable housing need of 625 units.

TABLE 2: Change in housing units in Mixed Use and High Density Residential Districts under the CPA: (These districts guide land at > 6 units/net acre)

	Density Range units/net acre	Pre – CPA Developable Acres	Post – CPA Developable Acres by 2030	Net Acres X Minimum units/acre	Minimum number of Units
High density residential	7- 15	93	52	52 X 7	287 units
Mixed use (residential acreages)	10 - 15	334	334 (200 by 2020)	334 X 10 (200 X 10)	3,340 units (2,000 units)

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 in January, 2011.

ATTACHMENTS

- Figure 1: 2030 Existing 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 with CPA Site

Figure 1: Future Land Use – PRE CPA – Legacy Christian Academy

Figure 2: Future Land Use – POST CPA – Legacy Christian Academy

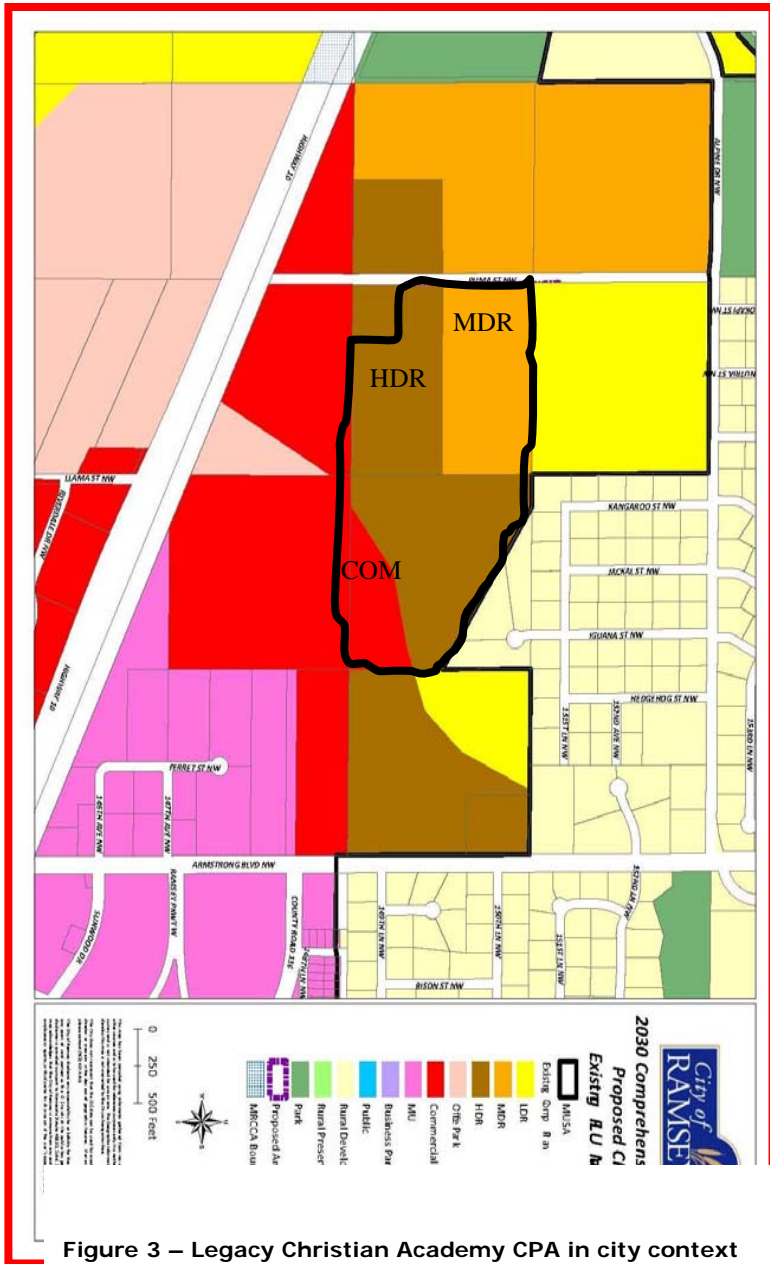
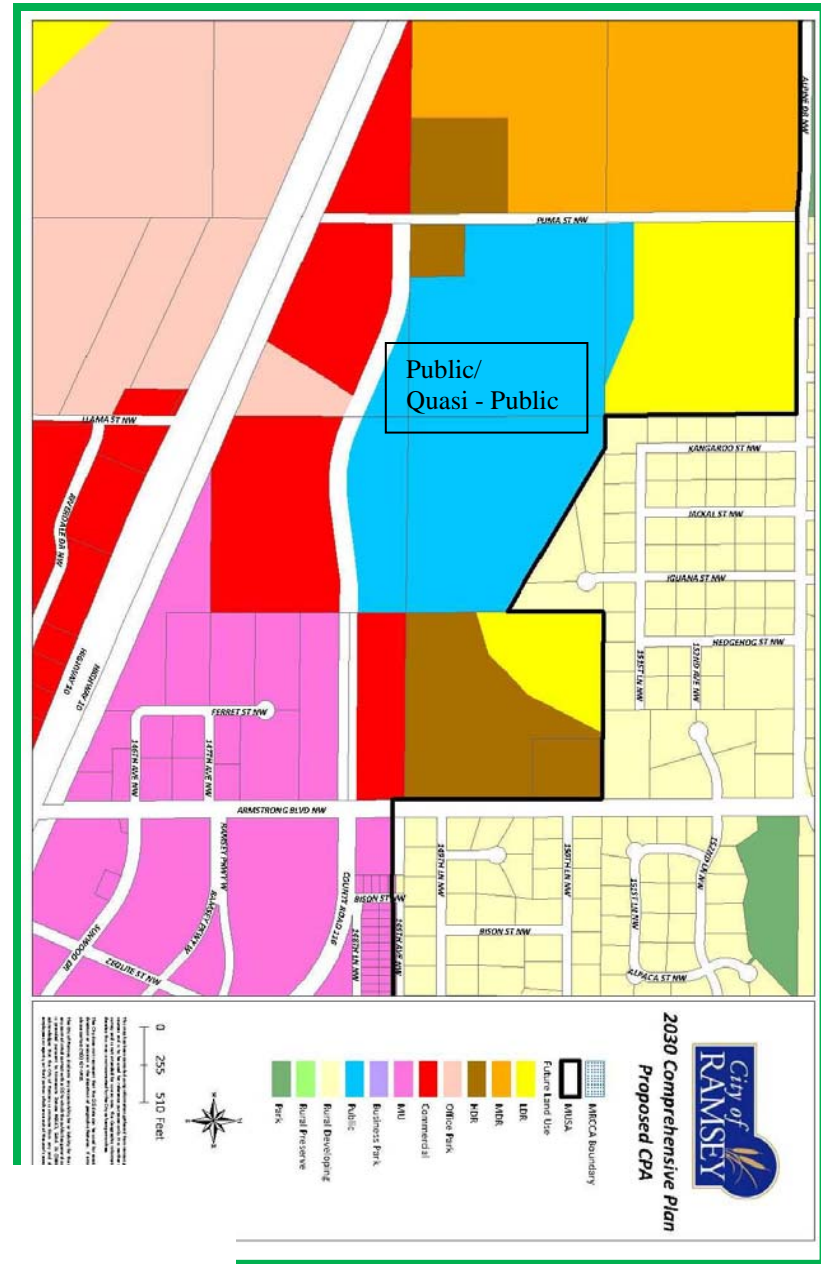
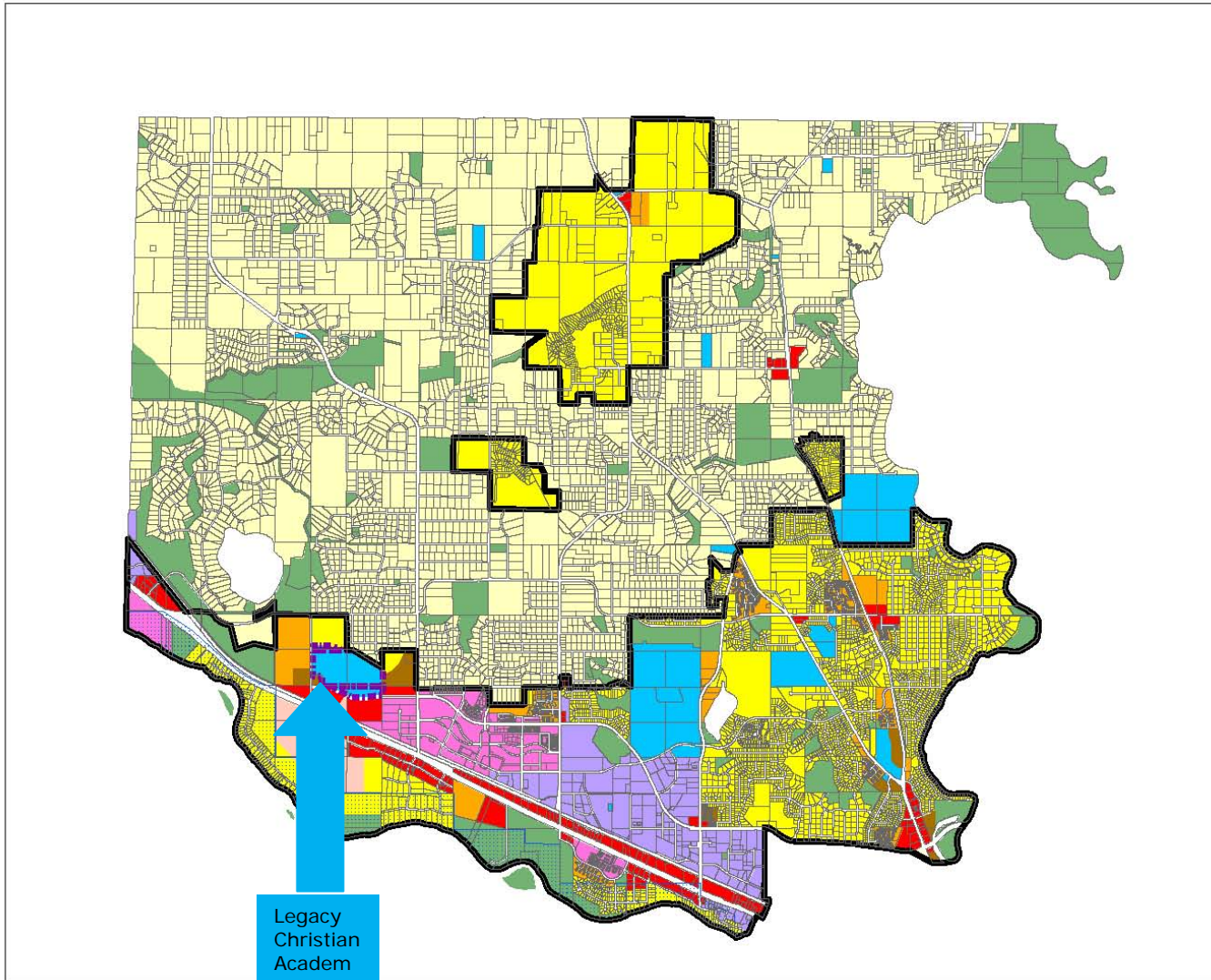


Figure 3 – Legacy Christian Academy CPA in city context





**2030 Comprehensive Plan
Proposed CPA**

- MUSA
- MRCCA Boundary
- Proposed Amendment

Future Land Use

- LDR
- MDR
- HDR
- Office Park
- Commercial
- MU
- Business Park
- Public
- Rural Developing
- Rural Preserve
- Park



0 1,625 3,250 Feet

1. This map has been prepared using information gathered from various governmental offices and other sources and is not intended for reference purposes. It is not a legal document and should not be used as such. The City of Ramsey is not responsible for any errors or omissions. The City of Ramsey is not responsible for any errors or omissions. The City of Ramsey is not responsible for any errors or omissions.

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