

C Community Development Committee
Meeting date: April 16, 2012
For the Council Meeting of April 25, 2012

ADVISORY INFORMATION

Subject:	City of Mound Comprehensive Plan Amendment, Pedestrian Mixed Use Review File No. 20438-2
District(s), Member(s):	District 3, Council Member Jennifer Munt
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Tom Caswell, Principal Reviewer, 651-602-1319 Phyllis Hanson, Local Planning Assistance Manager, 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 Mound to put the Pedestrian Mixed Use comprehensive plan amendment (CPA) into effect.
2. Find that the proposed CPA does not change the City's forecasts.
3. Advise the City that it should make every effort to add the 15 affordable units lost, through this land use change, to its affordable housing need obligation between 2011 and 2020, meaning its share of the regional need would be a total of 83 units instead of 68.

Background

The Metropolitan Council reviewed the City of Mound 2030 Comprehensive Plan (Update) on October 28, 2009 and allowed the Plan to be put into effect.

This is the first amendment to the Update the Council has received. The CPA proposes to reguide four parcels totaling 0.77 acres. Two parcels totaling 0.65 acres will be reguided from High Density Residential to Pedestrian Mixed Use to allow construction of a Walgreens. The other two parcels, of 0.06 acres each, will essentially trade Park for Pedestrian Mixed Use, and Pedestrian Mixed Use for Park. This property transfer will increase the amount of right-of-way along the Dakota Rail Regional Trail, where the trail intersects Commerce Boulevard.

Rationale

The proposed CPA conforms to regional system plans, does not create an inconsistency with Council policies, and is compatible with the plans of other local communities, school districts, and affected special districts. The City's Comprehensive Plan Update (2008) provides enough higher density land to accommodate up to 660 units of affordable housing.

Funding

None.

Known Support / Opposition

Council staff received telephone calls and email from two residents opposed to this CPA for a variety of reasons. Neither of them is a resident of the 15-unit apartment building. According to City staff, these are all affordable units.

REVIEW RECORD

City of Mound Comprehensive Plan Amendment, Pedestrian Mixed Use Review File No. 20438-2, Council Business Item No. 2012-113

BACKGROUND

The Metropolitan Council reviewed the City's Update on October 28, 2009.

This is the first amendment to the Update the Council has received.

The City of Mound is located in Hennepin County, on the northwestern portion of Lake Minnetonka. Mound is designated as a Developed community in the 2030 Regional Development Framework. The City is forecasted to grow from its current 4,350 households to about 4,800 by 2030. This amendment does not change the City's forecasts.

REQUEST SUMMARY

The CPA proposes to redesignate .77 acres from High Density Residential and Park to Pedestrian Mixed Use to allow construction of a Walgreens pharmacy at the intersection of County Road 15, and County Road 110.

OVERVIEW

Conformance 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 Policies

The CPA is consistent with the Council's RDF, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The CPA will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the City's Update in February 2009.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with the RDF and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUE ANALYSIS AND FINDINGS

CONFORMANCE WITH REGIONAL SYSTEMS

The proposed CPA conforms to regional policies plans for parks, transportation (including aviation), and water resources management.

Water Resources

Wastewater Service

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

The CPA is in conformance with the *2030 Water Resources Management Policy Plan*.

The Metropolitan Disposal System that provides service to this project location has adequate capacity.

The proposed retail center development is north of the Metropolitan Council's Interceptor (6-MO-650). This interceptor was built in 2006 and is a 27 inch RCP + Steel Casing at a depth of approximately 17 feet. To assess the potential impacts to our interceptor system, prior to initiating this project, preliminary plans should be sent to Scott Dentz, Interceptor Engineering Manager (651-602-4503) at the Metropolitan Council Environmental Services for review and comment.

Regional Parks

Park and Trails

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

The CPA is in conformance with the *2030 Regional Parks Policy Plan*. The CPA affects a portion of the Dakota Rail Regional Trail corridor. The Dakota Rail Regional Trail is operated by Three Rivers Park District and is located on land owned by the Hennepin County Regional Railroad Authority (HCRRA). The CPA includes a change in the future land use guiding of two parcels to facilitate a property transfer between the developer of the CPA site and the HCRRA. A .06 acre parcel currently guided Park will be reguided as Pedestrian District and transferred from the HCRRA to the developer. Conversely, a .06 acre parcel currently guided Pedestrian District will be reguided as Park and transferred to the HCRRA. This property transfer will not negatively impact the regional trail corridor and will increase the amount of right-of-way where the trail intersects Commerce Boulevard. The HCRRA and Three Rivers Park District consented to the comprehensive plan amendment. The CPA does not create a negative impact to the regional parks system.

CONSISTENCY WITH COUNCIL POLICY

The proposed CPA is consistent with the Council's policies for housing, subsurface sewage treatment systems, and water supply. The proposed CPA is consistent with the *2030 Regional Development Framework* (RDF) policies for Diversified Rural communities. The CPA will not change the City's forecasts.

Housing

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

The CPA does not create an inconsistency with Council Housing policy, though it will facilitate the reduction of affordable housing in the City. The CPA proposes a land use designation change on a .77 acre parcel from High Density Residential to Pedestrian District, which would result in the removal of 15 non-publicly assisted affordable apartment units. This change does not pose any major impact to the City's ability to address its 2011-2020 share of the region's affordable housing need of 68 units. The City's Comprehensive Plan Update guides 45 acres of land for medium density residential development, at 7-12 units per acre, and 29 acres designated for high density residential development at 12+ units per acre, which provide sufficient opportunity to address the need for new affordable housing. These land

use densities could accommodate nearly 10 times the number of units representing the City's share of the regional need, and several times more household growth than forecasted for the City.

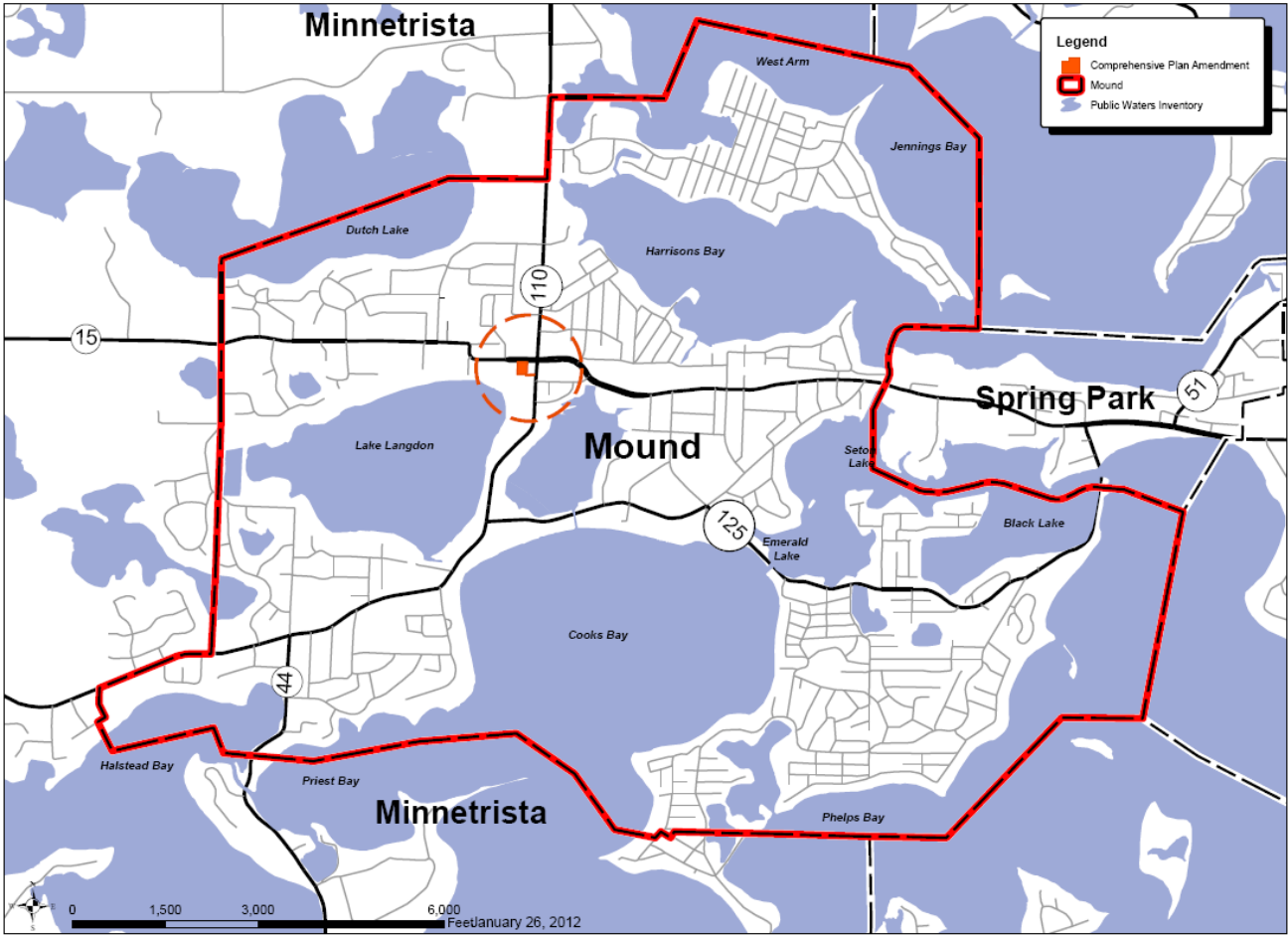
COMPATIBILITY WITH PLANS OF ADJACENT GOVERNMENTAL UNITS AND PLANS OF AFFECTED SPECIAL DISTRICTS AND SCHOOL DISTRICTS

The proposed CPA is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

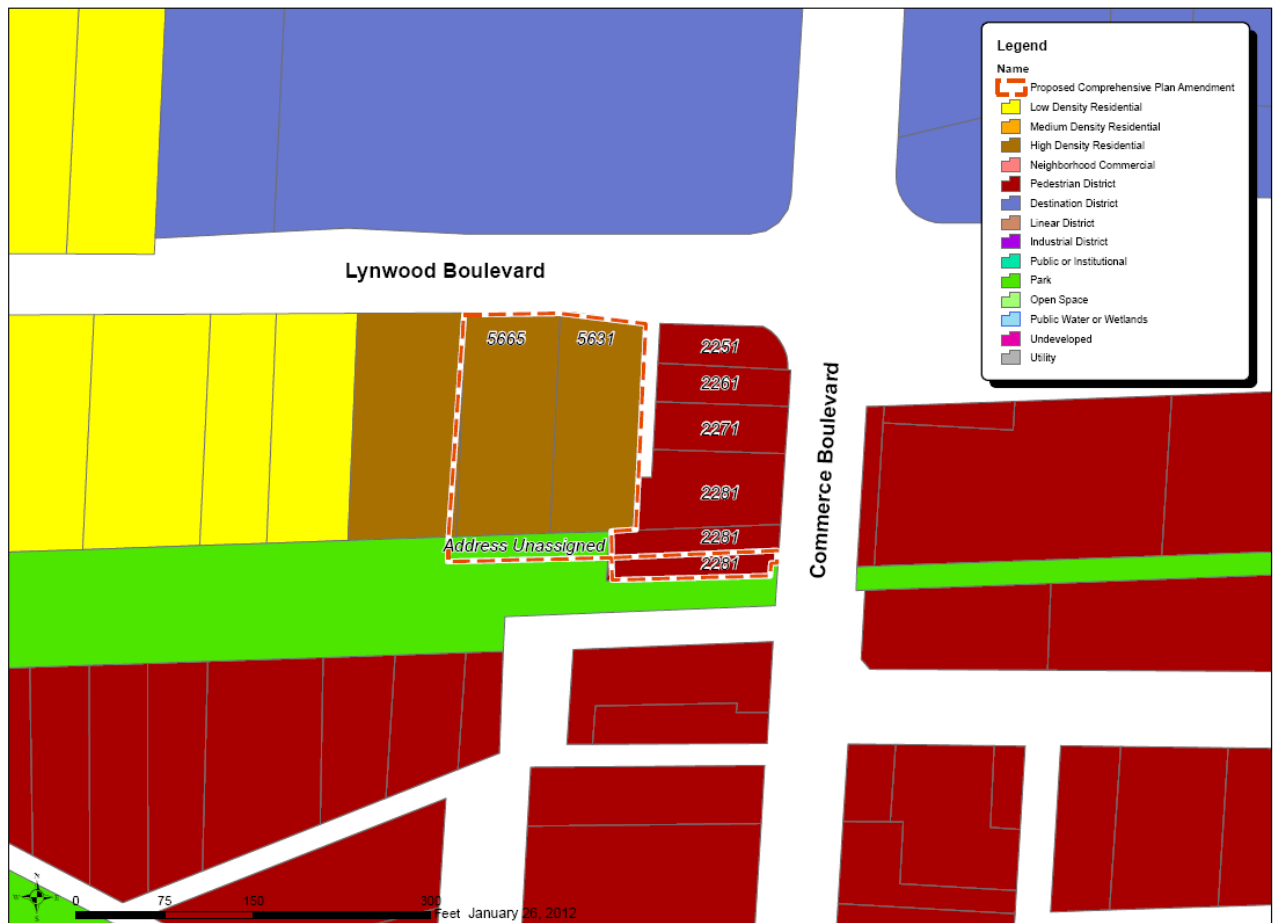
- Figure 1: Location Map
- Figure 2: Current Planned Land Use
- Figure 3: Proposed Land Use

Figure 1: Location



Project Location
Downtown Mound Lynwood/Commerce Boulevards Comprehensive Plan Amendment

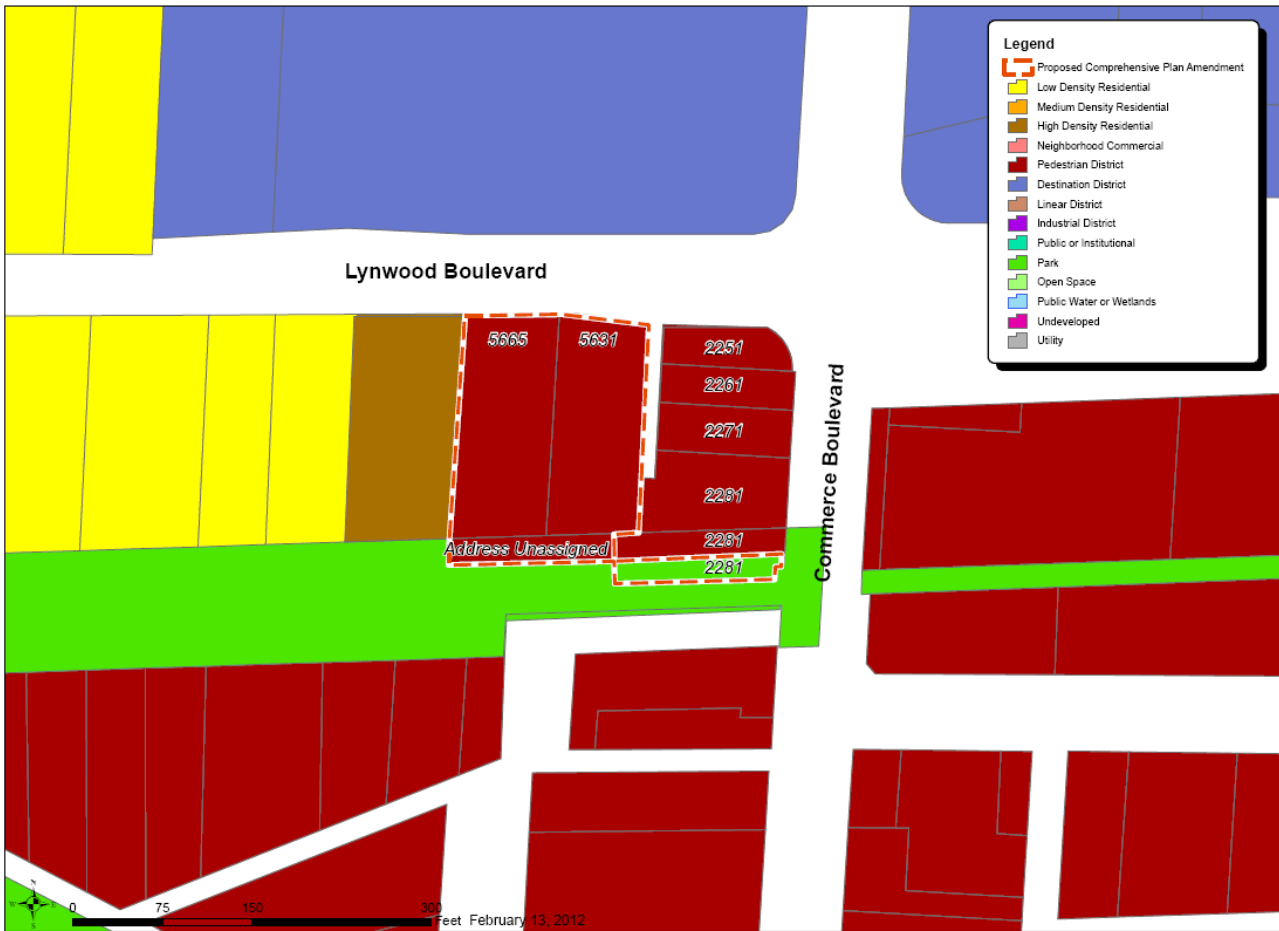
Figure 2: Current Planned Land Use



Current Proposed Land Use

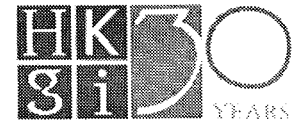
Downtown Mound Lynwood/Commerce Boulevards Comprehensive Plan Amendment

Figure 3: Proposed Land Use



Proposed Land Use

Downtown Mound Lynwood/Commerce Boulevards Comprehensive Plan Amendment



TO: Metropolitan Council
FROM: Sarah Smith, Community Development Director
Rita Trapp, Consulting City Planner
DATE: April 9, 2012
RE: Consistency between the Comprehensive Plan and Zoning Map

It is the City of Mound's understanding that concerns have been raised about the consistency between the City's Comprehensive Plan and its Zoning Map. In the fall of 2010 and winter of 2011, the City of Mound undertook a review process to ensure consistency between the two documents. As a result of that process, there were four small, developed areas of the community where the zoning was subsequently modified to address consistency issues. In each of those areas the need to change the zoning was due to a change made in the 2010 Comprehensive Plan. The changes in both documents reflected the existing land use of the sites.

As with many communities, the City of Mound has many more zoning districts than land use categories in the Comprehensive Plan. This is due to the general nature of the Comprehensive Plan versus the specific guidance intended to be provided through zoning. To assist with determining whether an individual parcel's zoning designation was in conformance with the Comprehensive Plan, Staff created the following chart showing each Comprehensive Plan Land Use Category and those Zoning Districts which are consistent based on allowable use and density.

<i>Comprehensive Plan</i>	<i>Consistent Zoning Districts</i>
LDR	R-1, R-1A, R-2
MDR	R-1A, R-2, R-3, R-3 PDA
HDR	R-3
Neighborhood Commercial	B-2, B-3
Pedestrian District	B-1, Pedestrian District
Destination District	B-1, Destination District, R-3
Linear District	B-1, R-1, R-2, Linear District

<i>Comprehensive Plan</i>	<i>Consistent Zoning Districts</i>
Industrial District	I-1
Public/Institutional	Any
Park	Any
Open Space	Any
Public Waters/Wetlands	Any

As a developed community, less than 5% of Mound is undeveloped. Of the 74 undeveloped acres, few are developable due to site conditions. Thus, the Comprehensive Plan assumes that most of the new residential and commercial development will come through the redevelopment of existing sites primarily in and around the Downtown area. These areas have been designated to be part of the Pedestrian, Destination or Linear Districts. All three of these districts are anticipated to be mixed use with a variety of residential, commercial, public, park and institutional uses.

Over a decade ago, the City of Mound created corresponding Pedestrian, Destination and Linear Planned Unit Development zoning districts. Each of these districts allow for a mix of uses on a site, if desired, and flexibility in bulk and design characteristics to facilitate redevelopment. Each district is managed through a planned unit development conditional use permit process. This process results in the creation of unique standards for each redevelopment process.

Given that any site that is designated as part of the Pedestrian, Destination or Linear Districts needs to have its own conditional use permit for a planned unit development, the City has not zoned any existing developed properties to these zoning districts. Rather ***the City's policy is to rezone properties to the Pedestrian, Destination or Linear Planned Unit Development District once a redevelopment project is proposed and under review. This means that properties that are intended for redevelopment will have zoning district designations which reflect their current land use rather than one that reflects the mixed-use guidance of the Comprehensive Plan.***