

C	Community Development Committee	2007-84
	Meeting date: April 16, 2007	
	Metropolitan Council meeting date: April 25, 2007	

ADVISORY INFORMATION

Date	April 3, 2007
Subject	City of Blaine Comprehensive Plan Amendment Northeast Area Plan and MUSA Expansion Review File No 17055-17
Districts, Members	District 10, Kris Sanda
Prepared by	Tori Dupre, Principal Reviewer (651-602-1621) Phyllis Hanson, Manager Local Planning Assistance (651-602-1566) Mark Vander Schaaf, Planning & Growth Management Director (x1441)
Division/Department	Community Development / Planning and Growth Management

BACKGROUND; Previous Council Actions

The City of Blaine is located in Anoka County surrounded by Ham Lake to the north, Lino Lakes to the east, and Coon Rapids to the west. In 2000, the City's population was 45,014; In 2030, the Council forecasts the City to have 78,000 people, 31,200 households and 23,950 employees.

The 2030 Regional Development Framework identifies Blaine as a Developing Area-community, and indicates that in these areas, approximately 60 percent of the region's new households, and 40 percent of new jobs will occur.

The City's 1998-2020 Comprehensive Plan guided sufficient land to accommodate forecasted growth through 2020. The Council's plan review (February 16, 2000, File 17055-1) recommended that the City submit a plan for the Lochness area (the northeast quadrant) that incorporated a build-out study of how the area will urbanize using good planning principles, and ensured future urban densities at three units per acre, with a mix of housing types that met the Council's objectives.

The City responded with the following two CPAs that implemented the Council's requirements. In these CPA's, the City agreed to meet the Council's objectives, and urbanize at residential densities of approximately 3.5 units per acre.

1. West Meadows CPA (File 17055-9, February 12, 2003) 1,235 acres reguided from rural residential to a mix of single family and multi-family residential, neighborhood commercial, and light industrial.
2. Lochness/Northeast Area Plan (File 17055-8; April 21, 2003) 3,392 acres reguided from rural residential and neighborhood commercial to a mix of single family residential, multi-family residential, office, commercial, light industrial, and open space.

Blaine's information on 2006/07 developments shows the City's current residential and commercial construction projects totaling 4,500 units (approximately 11,000 people) and 5,000,000 square feet (approximately 3,000 jobs).

Since the West Meadows and Lochness/NE CPA's, the Council acted on the following CPA's which included MUSA expansions, affecting approximately 457 acres. In each, the Council reviewed the City's net residential density.

1. August 11, 2004, Rehbein Property CPA (File 17055-10) 282 acres reguided from rural residential / low density residential to low and medium density residential, industrial, commercial, open space; 202-acre MUSA expansion
2. February 9, 2005, Peterson Property CPA, (File 17055-11) 115.5 acres reguided from rural residential to low density residential
3. June 29, 2005, Harpers Street Area CPA (File 17055-12) sewer staging changed from 2015-2020 to 2005
4. August 30, 2005 Shade Tree Cove CPA 10.2 acres reguided from rural to low density residential
5. February 1, 2006 Shade Tree Cove 2nd Addition CPA (File No. 17055-14) 3.75 acres reguided from rural to low density residential
6. May 24, 2006, Shade Tree Cove 3rd Addition CPA (File 17055-15) 6.45 acres reguided from rural to low density residential
7. August 21, 2006, Legacy Village on Main CPA (File 17055-16) 39.24 acres reguided from rural to community commercial and medium density residential

REQUEST SUMMARY

The CPA proposes to change the sewer staging plan for the approximately 1,560-acre, northeast area from 2010-2015, and 2015-2020 to the present, or 2007.

The Council received the proposed CPA on January 25, 2007; The Council's 60 day review ends March 26 and the 120-day review ends May 25, 2007.

PROPOSED ACTION

Staff recommends that the Metropolitan Council:

1. Allow the City of Blaine to put the proposed CPA into effect with no modifications.
2. Advise the City to establish a minimum density of no less than one unit per acre for low-density residential (LDR)-guided areas, as part of the City's 2008 comprehensive plan update.
3. Advise the City to work with Anoka County to plan for future regional trails, and preserve adequate right-of-way as part of the City's 2008 comprehensive plan update.
4. Advise the City to identify sources of excessive inflow and infiltration, and describe activities to reduce I&I as part of the 2008 comprehensive plan update.

ISSUES

Does the City's proposed CPA:

1. Conform with the regional systems plans, is it consistent with regional policies, and is it compatible with adjacent communities' plans?
2. Meet the Council's MUSA expansion guidelines?
3. Change the Council's 2030 system statement forecasts for Blaine?

OVERVIEW

Conformance with Regional Systems

The CPA conforms to the Regional System Plans for Transportation, including Aviation, Wastewater, and Parks 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 (2030 RDF)*, water resources management and housing policy.

Compatibility with Adjacent Community Plans

The City submitted the CPA to the adjacent communities, school districts and watersheds on November 7, 2006. The comments included transportation impacts, specifically traffic increases on Lexington Avenue, as well as sanitary sewer capacities. Blaine's staff addressed these comments.

ISSUE ANALYSIS AND FINDINGS

REGIONAL SYSTEMS

Parks (*Jan Youngquist, 651-602-1029*)

The proposed CPA conforms with the Regional Parks Policy Plan. The City's CPA information acknowledges the existing and planned regional trails, location, and connections, and states that the planned trails are within road rights-of-way.

The Policy Plan identifies the two proposed regional trails located east/west through the amendment area, crossing at the intersection of Lexington Avenue and 125th Avenue/Main Street NE. (Figure 4)

The first is a future segment to the East Anoka County Regional Trail currently along Lexington Avenue, south of 125th Avenue. The future trail segment will follow Lexington Avenue to the north of 125th Avenue, eventually to Martin-Island-Linwood Lakes Regional Park in Linwood Township. The second, the Central Anoka County Trail is east/west following 125th Avenue/Main Avenue Northeast. This proposed trail will connect Bunker Hills Regional Park to the Rice Creek Chain of Lakes Regional Park Reserve.

The Council recommends that the City and the developers work with Anoka County to ensure that the developments reserve adequate right-of-way for these regional trail segments, and that subdivision designs complements, rather than obstructs, these trails. The City's information indicates that the area will need three to four parks to satisfy the recreation needs of future residents. The Council recommends that the City link these parks to the regional trail system through a series of local trails or sidewalks.

The Council's *2030 Regional Development Framework* includes a policy to work with local and regional partners to reclaim, conserve, protect and enhance the region's vital natural resources. The City's staff report notes that the CPA area has prominent high quality natural resources and environmental features. The Council's natural resource inventory and assessment data identifies high and outstanding quality regionally significant natural resources in the northwest and southwest, and high and outstanding-quality regionally significant ecological areas in the southwest.

The Council encourages the City to use the natural resource inventory and assessment as a tool when developing this area, and recommends that the City work with the developer to preserve and protect these areas using methods such as conservation easements, or density transfers.

Transportation/Aviation (*Ann Braden, 651-602-1705/ Chauncey Case, x1724*)

The proposed CPA conforms with the regional Transportation and Aviation Policy Plan. The transportation staff reviewed both the West Meadows CPA (File No. 17055-9) and the Lochness/NE Area CPA (File No. 17055-8) that established the land uses for the area.

In those reviews, the transportation staff commented that while TH 65 and I-35W, the principal arterials serving Blaine, have capacity deficiencies and are not currently programmed for any significant improvements, a number of local and county arterial roads would be up-graded to accommodate traffic from the area.

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

The proposed CPA conforms with the regional wastewater system, and Water Resources Management Policy Plan. The CPA information indicates that the staging change will add 738 residential equivalent units (RECs) by the year 2010, rather than by 2020. The metropolitan disposal system currently has capacity to accommodate the additional 738 RECs by the year 2010.

The North Meadows planning area has the potential for 3,400 housing units on 1,200 acres. The East Meadows planning area has the potential for 290 housing units and 600,000 square feet of office, commercial and industrial on 360 acres. At full build-out, the development anticipated to occur by the year 2020 will exceed the capacity of the Metropolitan Council Environmental Services' (MCES) sewer interceptor 4-NS-523. However, the MCES has initiated a capital improvement project to increase the 4-NS-523 interceptor's capacity which will accommodate future development in the City. The project is scheduled for completion by the end of June 2011. The MCES staff is working with the City on this project.

Blaine is not currently identified as a community with excessive peak hourly flow, or inflow and infiltration (I&I) during wet weather events. In the 2008 comprehensive plan update, the City should include a description of activities that identify and reduce sources of excessive I&I.

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

Surface water management in the City of Blaine is overseen by the Coon Creek and Rice Creek Watershed Districts, and the Six Cities Watershed Management Organization. The Board of Water and Soil Resources (BWSR) approved the Six Cities and Rice Creek watershed management plans in 1997. The BWSR approved the Coon Creek watershed management plan in 2004. The City prepared a local surface water management plan in 1998, adopting it in May 2000. Therefore, the City is currently updating this local plan.

The City received an extension to its local plan preparation schedule from the watershed organizations allowing the City to incorporate into its local plan a required Municipal Separate Storm Sewer System (MS4) permit, a Storm Water Pollution Prevention Plan (SWPPP), and a non-degradation plan. The local plan is scheduled for completion in late 2007 and should be submitted to the Council for review concurrent with the watershed management organizations' review. The Council will review the local plan for consistency with statutory content requirements found in Appendix B2-b of the Council's 2030 Water Resources Management Policy Plan. .

Regional Policies

The proposed CPA changes the sewer staging plan for the City's northeast area from 2010 to 2015, and 2015 to 2020, to the present or 2007. The CPA is consistent with the 2030 Regional Development Framework policies for a Developing Area community, and 2030 forecasts.

RESIDENTIAL DENSITY ANALYSIS

- Since 2000, the City has approved 6,021 total housing units on 1,649 net developable acres, at a net density of 3.65 units per acre.
- The Council's 2003 actions on Blaine's two CPAs for West Meadows (17055-9) and Lochness/NE (17055-8) approved the City's policies to urbanize the northeast area at urban-level, residential densities of approximately 3.5 units per acre, and the CPAs met the Council's requirements of a minimum 3 units per acre, with a mix of housing types.

Forecasts *(Todd Graham, 651-602-1322)*

The proposed CPA advances development anticipated for next decade (2010-20) into the current decade (2000-10). Metropolitan Council's approval of this CPA adds +700 households and +1,900 population to the year 2010 forecasts in the City's revised system statement. Year 2020 and year 2030 forecasts are not affected.

Housing

The CPA reduces household growth in the next decade (2010-20). Metropolitan Council's approval of this CPA reduces Blaine's share of new affordable housing needed to 1,100 units during 2010-20.

ATTACHMENTS
Figure 1 – Regional Location Map and Regional Systems Map
Figures 2 – Existing Sewer Staging Map
Figure 3 - Proposed Sewer Staging Map
Figure 4 – Proposed Regional Trails; Regionally Significant Resources

Figure 1. Location Map, Showing Regional Systems and the East Meadows and North Woodlands CPA Areas, City of Blaine

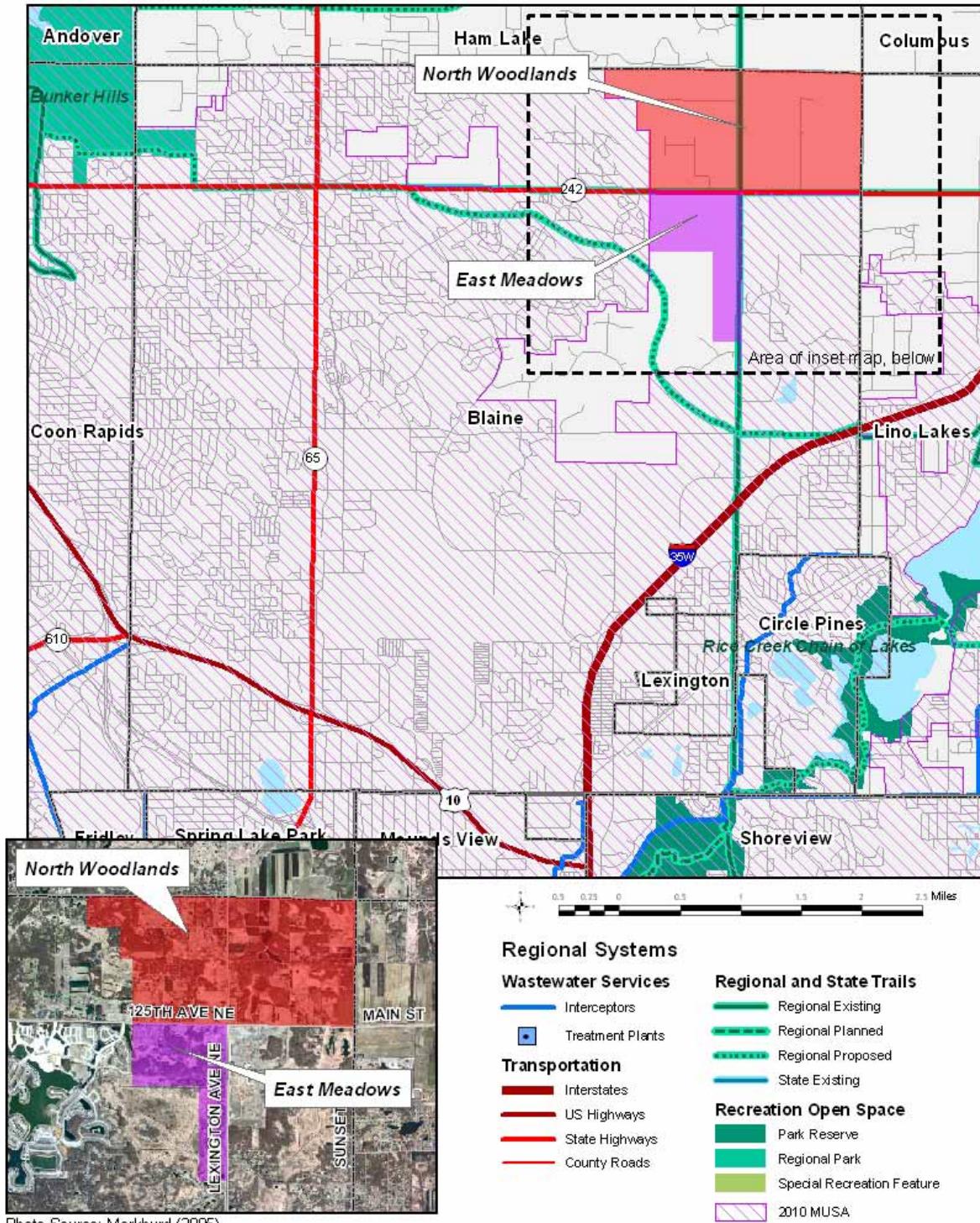


Photo Source: Markhurd (2005)

Figure 2: Existing Sewer Staging

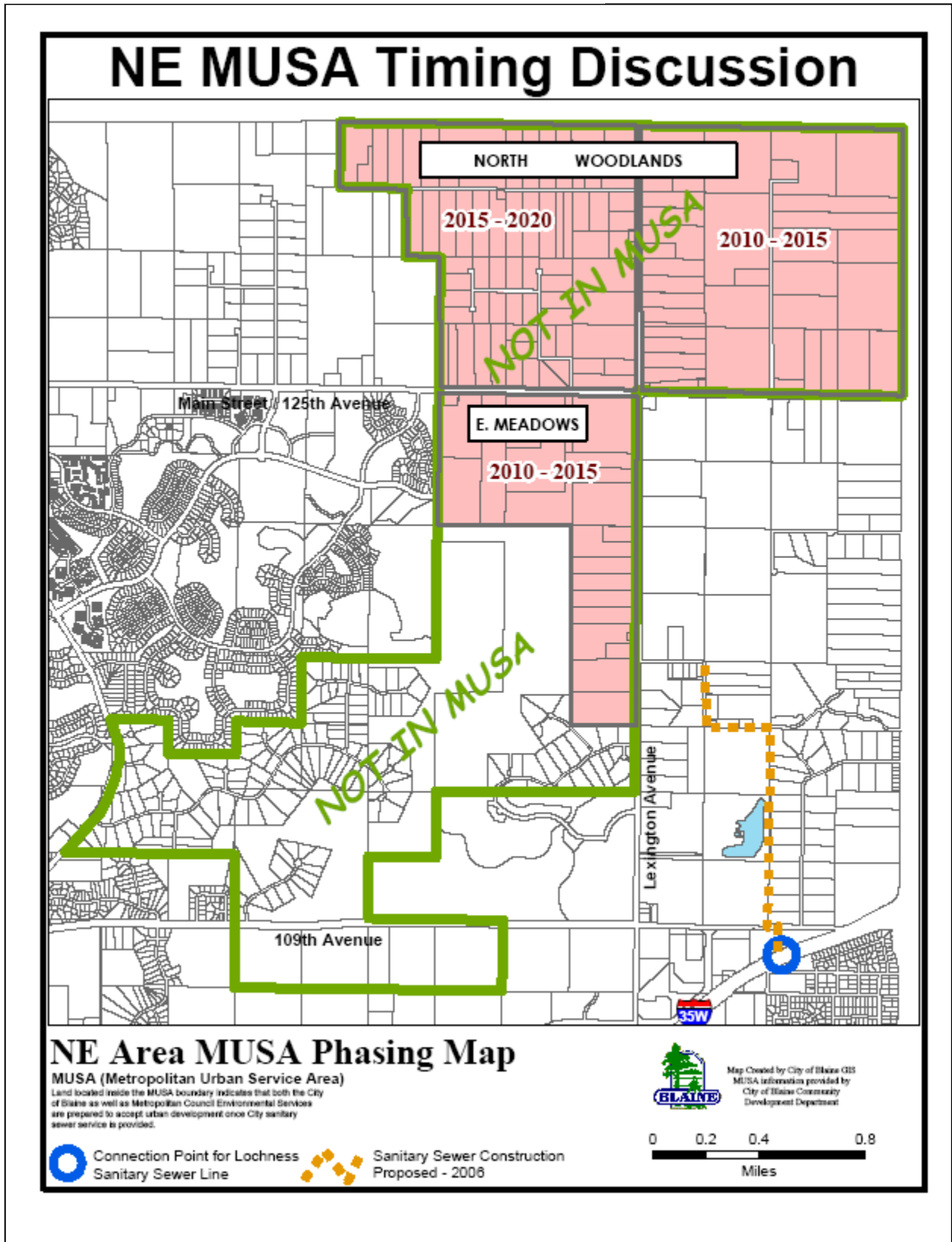
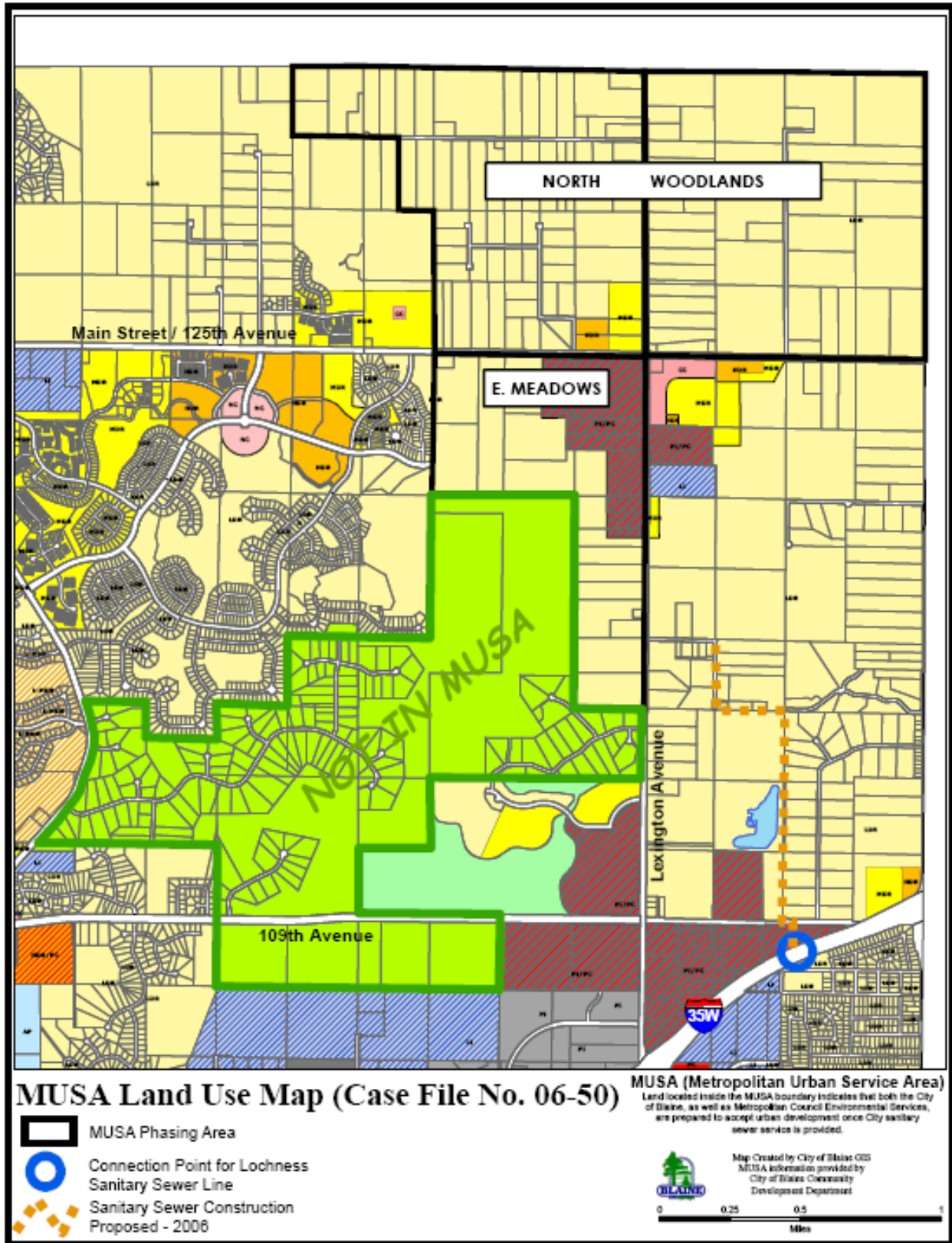


Figure 3: Proposed Sewer Staging (with land use)



**Figure 4: Existing and Proposed Regional Trails
Regionally Significant Natural Resources and
Ecological Areas**

