

C Community Development Committee
Meeting date: May 4, 2009

E Environment Committee
Meeting date: May 12, 2009

ADVISORY INFORMATION	
Subject:	City of Coon Rapids 2030 Comprehensive Plan Update Tier II Comprehensive Sewer Plan Review File No. 20227-1
District(s), Member(s):	District 9, Councilmember Natalie Steffen
Policy/Legal Reference:	Minnesota Statutes Section 473.175
Staff Prepared/Presented:	Susan Hoyt, Principal Reviewer (651-602-1330) Phyllis Hanson, Local Planning Assistance Manager (651-602-1566) Kyle Colvin, Engineering Services Asst. Manager (651-602-1151)
Division/Department:	Community Development / Planning and Growth Management Environmental Services/ Engineering Services

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record, and the following:

Recommendation of the Community Development Committee:

1. Authorize the City of Coon Rapids to put its 2030 Comprehensive Plan Update into effect;
2. Advise the City to:
 - a. Provide a final copy of the 2004 SWMP, the dates that the watershed organizations approved the plan and the date the City adopted the final plan.
 - b. Participate in Council activities to monitor redevelopment and infill in developed communities.
 - c. Implement the advisory comments noted in the Review Record for Transportation and Water Supply.

Recommendation of the Environment Committee:

Approve the City of Coon Rapids Tier II Comprehensive Sewer Plan.

ADVISORY COMMENTS

City of Coon Rapids 2030 Comprehensive Plan Update and Tier II Comprehensive Sewer Plan Review File No. 20227-1 – Council Business Item No. 2009-131

The following Advisory Comments are part of the Council action authorizing the City to implement its 2030 Comprehensive Plan Update (“Update”) and approving the City’s Tier II Comprehensive Sewer Plan:

Community Development Committee

1. The Council-adopted *Local Planning Handbook* states that the City must take the following steps:
 - (a) Adopt the Update in final form after considering the Council’s review recommendations; and
 - (b) Submit one electronic copy and one hard copy of the Update to the Council. The electronic copy must be organized as one unified document.

A copy of the City Council resolution evidencing final approval of the Update should be submitted to the Council.

2. The Council’s *Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council’s final action. If the Council has recommended changes, local governments should incorporate those recommended changes into the plan or respond to the Council before “final approval” of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3).
3. Local governmental units must adopt official controls as described in their adopted comprehensive plans and must submit copies of the official controls to the Council within 30 days after official controls are adopted. (Minn. Stat. § 473.865, subd. 1).
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council’s metropolitan system plans. (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within nine months following amendments to comprehensive plans. (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Tier II Comprehensive Sewer Plan becomes effective only after the Update also receives final approval by the City’s governing body. After the Update receives final approval by the City and the Tier II Sewer Plan becomes effective, the City may implement its Update to alter, expand or improve its sewage disposal system consistent with the Council-approved Tier II Sewer Plan.
2. A copy of the City Council Resolution adopting its Update, including the Tier II Sewer Plan, must be submitted to the Council.

Background

The City of Coon Rapids (City) is located in Anoka County. The City is surrounded by Andover to the north, Blaine to the East, Anoka and Champlin to the west and Brooklyn Park and Fridley to the south.(Figure 1).

The *2030 Regional Development Framework (RDF)*, as adopted by the Metropolitan Council (Council) in January 2004, identified Coon Rapids as within the “Developed Community” geographic planning area (Figure 2).

The City submitted its 2030 Comprehensive Plan (Update) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. 473.175) and the Council’s 2005 Systems Statement requirements.

Rationale – Standard of Review & Findings

1. Does the proposed Update conform to Regional Systems Plans?
2. Is the Update consistent with Metropolitan Council policies?
3. Is the Update compatible with plans of adjacent governmental units and plans of affected special districts and school districts?

Conformance with Regional Systems Plans:

- | | |
|-------------------------------------------------------------------------------------|-----|
| 1. Regional Parks | Yes |
| 2. Transportation including Aviation | Yes |
| 3. Water Resources Management
(Wastewater Services and Surface Water Management) | Yes |

Consistent with Council Policy Requirements:

- | | |
|-------------------------------------------------------|-----|
| 1. Forecasts | Yes |
| 2. Housing | Yes |
| 3. 2030 Regional Development Framework and Land Use | Yes |
| 4. Individual Sewage Treatment Systems (ISTS) Program | Yes |
| 5. Water Supply | Yes |

Compatible with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

- | | |
|--------------------------------|-----|
| 1. Compatible with other plans | Yes |
|--------------------------------|-----|

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

City of Coon Rapids 2030 Comprehensive Plan Update

STATUTORY AUTHORITY

The Metropolitan Land Planning Act (MLPA) requires local units of government to submit comprehensive plans and plan amendments to the Council for review and comment (Minn. Stat. § 473.864, Subd. 2). The Council reviews plans to determine:

- *Conformance with metropolitan system plans,*
- *Consistency with other adopted Plans of the Council, and*
- *Compatibility with the Plans of other local jurisdictions in the Metropolitan Area.*

The Council may require a local governmental unit to modify any plan or part thereof if, upon the adoption of findings and a resolution, the Council concludes that the Plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans (Minn. Stat. § 473.175, Subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary. Each such plan shall be submitted to the Council for review and shall be subject to the approval of the Council as to those features affecting the Council's responsibilities as determined by the Council. Any such features disapproved by the Council shall be modified in accordance with the Council's recommendations (Minn. Stat. § 473.513).

CONFORMANCE WITH REGIONAL SYSTEMS

Regional Parks

Parks and Trails

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

The Update conforms to the *2030 Regional Parks Policy Plan*. The regional parks and trails within Coon Rapids include Bunker Hills Regional Park, Coon Rapids Dam Regional Park, Coon Creek Regional Trail and Anoka County Mississippi River Regional Trail.

Transportation

Roads and Transit

Reviewer: Ann Braden, MTS – Systems Planning (651-602-1711)

The Update conforms to the *2030 Transportation Policy Plan* and addresses all the applicable transportation and transit requirements of a comprehensive plan. Coon Rapids is served by segments of two principal arterials: TH 10 and TH 610 as well as a number of A Minor arterial relievers and expanders. The City lies within the Metropolitan Transit Taxing District and Market Area III. Service options for Market Area III include peak-only express, small vehicle circulators, midday circulators, special needs paratransit (ADA, seniors), and ridesharing.

Advisory comment:

- The Update identifies several local roads as collector roads that are not included on the official Transportation Advisory Board's functional classification map. To include these collectors on the TAB's map, the city needs to formally request their inclusion through the TAC-Planning Committee, which is a separate process from the Update.

Aviation

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

The Update conforms to the *Aviation* policies in the *Transportation Policy Plan*.

Water Resources Management

Wastewater Service

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

The Update conforms to the *2030 Water Resources Management Policy Plan (WRMPP)*. The Update summarizes the City's vision for the next 20 years to 2030. It includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment.

The Metropolitan Council Environmental Services provides the City wastewater treatment services. Generated wastewater generated is conveyed to and treated at the Metropolitan Council's Metropolitan Wastewater Treatment Plant in St. Paul. The City is served by interceptors 7035, 4-NS-525, 4-NS-522, and 4-NS-521. The Update projects that the City will have 27,000 sewer households and 27,800 employees in sewer businesses by 2030. The Metropolitan Disposal System with its planned scheduled improvements has or will have adequate capacity to serve these needs.

The Update provides sanitary flow projections in 5-year increments. The basis for the projections were given in the Update and were determined appropriate for planning for local services.

The City is not currently identified as a community impacted by wet weather occurrences. However, the Update does include an I/I reduction plan which includes regular televised inspections of its sewer mains and establishing a program to minimize clear water entry into the sanitary sewer system from possible sources like sump pumps and roof leaders.

Tier II Comments

The Update's Tier II Sewer Element was reviewed against the Council's requirements for Tier II Comprehensive Sewer Plans for developed communities and found complete and consistent with Council policies. The Council's approval of the Tier II Plan becomes effective upon the City's adoption of the Update. At that time, the City may alter, expand or improve its sewage disposal system consistent with the approved Tier II Sewer Plan. A copy of the City Council Resolution adopting the final Update needs to be submitted to the Metropolitan Council for its records.

Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources Assessment (651-602-1156)

The Update conforms to the *WRMPD* for local surface water management. Coon Rapids is in the Coon Creek, Lower Rum River and Six Cities watersheds. The Lower Rum River and Six Cities Watershed Management Organization's watershed plans were approved by the Board of Water and Soil Resources (BWSR) in 1998 and 1997 respectively. The Coon Creek Watershed District's watershed plan was approved by BWSR in 2004. Coon Rapids prepared a Storm Water Management Plan (SWMP) in 2004. The Council's review letter for the SWMP dated March 15, 2004 concluded that the SWMP was found to provide a good framework for managing water resources within the City. With the additional information provided in the Update on impaired waters, the status of the Stormwater Pollution Prevention Plan and non-degradation plan required by the NPDES permit, and inclusion of its surface water management ordinance, the City adequately addressed the requirements related to surface water management.

Advisory comment

- Provide the Council with a final copy of its 2004 SWMP along with the dates the watershed organizations approved the plan and the date when the City adopted the final plan.

CONSISTENCY WITH COUNCIL POLICY

Forecasts

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

The Update is consistent with Council policies for forecasts. The Update includes a comment that the Council forecasts of 27,000 households may be higher than the City anticipates by 2030.

Table 1: Forecasts

	2000	2010	2020	2030
Population	61,607	65,700	66,000	65,000
Household	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))

Regional Development Framework

The *2030 Regional Development Framework* (RDF) contains goals and policies for “developed communities” like Coon Rapids. The RDF states that developed communities need to “accommodate growth forecasts through reinvestment at appropriate densities (5 units plus in developed areas and target higher density in locations with convenient access to transportation corridors and with adequate sewer capacity).”

Therefore, Coon Rapids will be expected to meet densities of at least five units an acre through reinvestment, redevelopment, planning and zoning in areas that are already developed (10% of the area remains undeveloped or in agriculture). The Council will be monitoring redevelopment to ensure the Council’s density policies for developed communities are being met and to assess regional development and residential growth goals. Once the method of monitoring is established, Coon Rapids will be encouraged to participate by providing additional information on the City’s redevelopment activities (Figure 5: Table of Development, Redevelopment and In-Fill Projects). This program will be similar to the Council’s plat monitoring program for developing areas, which has been in place for over 10 years.

Land Use

The City is 14,435 acres or 22.5 square miles and is 90% developed. The existing land uses are the largest use is 52% residential with 44% single family homes, the second largest use is 17% for parks and public open space, and the third largest use is 10% for agricultural and undeveloped land at 10% (Table 2).

Table 2: Existing Land Use by Acres 2007

Land Use	Description	# Acres	% of Total
Agricultural	Farming, horticulture, and other agricultural purposes, including farmsteads.	158	1.1%
Single Family Detached Residential	Mostly one-family homes.	6,289	43.6%
Single Family Attached Residential	Mostly duplexes and townhouses.	867	6.0%
Multi-Family Residential	Mostly apartment buildings and condominiums.	308	2.1%
Mobile Homes	Manufactured housing in a common interest community.	49	0.3%
Office	Administrative, professional, or clerical services.	93	0.6%
Commercial	Provision of goods or services.	886	6.1%
Industrial	Manufacturing or processing of goods; warehouse facilities.	508	3.5%
Institutional	Religious, governmental, educational, social, or healthcare facilities.	596	4.1%
Utility	Power substations, communications towers, water towers, or similar uses.	146	1.0%
Park, Recreation, and Preserve	Public active recreation facilities and other public open spaces.	2,425	16.8%
Major Right-of-Way	Principal arterial rights-of-way.	634	4.4%
Railway	Freight or passenger rail activities.	81	0.6%
Undeveloped	Privately owned land that is neither developed nor in agricultural use.	1,395	9.7%
Water	Open water.	541	3.7%
TOTAL		14,435	100.0%

The Update describes plans to intensify the land uses to accommodate both residential, public and commercial growth by 2030 through development of the undeveloped 1, 553 acres and redevelopment and infill activities. The future land use plan includes: 1) an increase from 50 % to 57 % in residential land use with 18% high density housing ; 2) an increase from 10 % to 12.5 % in commercial and industrial land which will shift land from commercial use to office use; and 3) a decrease from 37% to 30% in public and semi public use due to the development of agricultural and undeveloped land (Table 3).

Table 3: Existing and Future Land Use by Acre

Land Use	Allowed Density Range Housing Units/Acre		Existing	Planned	Change
	Minimum	Maximum			
Residential Land Uses			7,514	8,277	763
Low Density Residential	2	4	6,289	6,809	519
Medium Density Residential	4	7	917	981	64
High Density Residential	7	30	308	347	39
Mixed Use Primarily Residential (70% min.)	7	30	0	141	141
C/I Land Uses	Est. Employees/Acre		1,486	1,827	341
Commercial	20		886	751	-135
Industrial	20		508	606	99
Office	20		93	250	158
Mixed Use Primarily C/I (70% min.)	20 (70%)		0	220	220
Extractive			0	0	0
Public/Semi Public Land Uses			5,435	4,331	-1,104
Institutional			596	725	129
Parks and Recreation			2,425	2,576	151
Open Space/Agricultural/Undeveloped			1,553	0	-1,553
Roadway Rights of Way			634	681	47
Utility			146	180	34
Railroad			81	168	87
Airport			0	0	0
TOTAL			14,435	14,435	0

The Update identifies thirteen potential development, redevelopment and infill opportunities to accommodate future housing and economic growth. The priority redevelopment areas are the Preservation or Renovation Tracts (PORT) projects that includes four redevelopment sites along Coon Rapids Boulevard, a major thoroughfare. PORT Riverwalk, 32 acres, and PORT Campus Square, 40 acres, are the furthest

along in the development process. These are planned for densities from 7 to 30 units/ acre, which is consistent with the *RDF* plan for 5 units or greater for residential redevelopment. The other two PORT sites include PORT Wellness to complement existing medical uses and PORT Evergreen for future office use. In addition, the Update highlights a 15 acre Anoka County Rail Authority owned site of the future Northstar Riverdale and Foley Commuter Rail Station to be planned for transit oriented development (TOD).

The City has guided sufficient residential land through new development, redevelopment and in-fill to accommodate the forecasts. The Update calculates that since 2007, the City needs 2,627 new households to meet Council forecasts. The estimated minimum number of new households planned to 2030 is 2,720 households.

Residential Density

The Update includes a staging plan through 2030. The anticipated minimum residential density is 3.46 units per acre which is an increase over the current 3.25 units per acre. Redevelopment projects, projects along major transportation corridors and around the commuter rail stop will be monitored to meet the *RDF* requirements for developed communities.

Table 3: Development/Redevelopment/Infill by Land Use Category

2000-2030	Notes	Density Range				
Land Use Category		Min	Max	Net Acres	Min Units	Max Units
Low Density Residential		2	4	519.00	1038	2076
Medium Density Residential		4	7	64.00	256	448
High Density Residential		7	30	39.00	273	1170
Mixed Use Residential (70%)	(.7 X 141 acres)	7	30	98.70	691	2961
Mixed Use C/I (30% Residential)	(.3 X 220 acres)	7	30	66.00	462	1980
		TOTALS		786.70	2720	8635
				Overall Density	3.46	10.98

Advisory Comment:

- The City needs to participate in the Council’s monitoring of development, redevelopment and infill activity.

Housing

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

The Update’s housing element is consistent with Council housing policy, and fulfills the affordable housing requirements of the Metropolitan Land Planning Act. It acknowledges the City’s share of the region’s affordable housing need for 2011-2020 which is 200 units. To provide opportunities to meet this need the Update indicates that approximately 15 acres of land will be available for medium density residential development, at 4-7 units per acre, 10 acres are designated for high density residential development at 7-30 units per acre, and approximately 128 acres are designated as primarily residential mixed use, with a density range of 7-30 units per acre. In addition, the Update identifies sites that have the potential for housing infill and redevelopment opportunities. The plan provides the implementation tools and programs the city will use to promote opportunities to address its share of the region’s housing need. These include continuing to offer the flexibility of the Planned Unit Development (PUD) process to assist in achieving affordable

housing units, identifying underused nonresidential sites that maybe suitable for higher density residential use, actively pursuing federal, state and local affordable housing development funding resources, continuing programs its active HRA administrators including the issuance of Federal Section 8 vouchers, and continuing its participation in the Local Housing Incentives Account program.

Individual Sewage Treatment Systems (ISTS) Program

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

The Update is consistent with the *Water Resources Management Policy Plan* for ISTS. There are approximately 25 ISTS operating in the City. The City’s ISTS Ordinance requires adherence to Minnesota Pollution Control Agency (MPCA) Rules, and a 3-year cycle of inspection/maintenance for all systems.

Water Supply

Reviewer: Sara Bertelsen Smith, ES – Water Supply Planning, (651-602-1035)

The Update is consistent with the *Water Resources Management Policy Plan* for water supply.

Advisory Comment:

- Continue to implement conservation programs targeted at reducing residential water use.

Resource Protection

Historic Preservation

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

The Update contains a section on Historic Preservation as required by the MLPA.

Solar Access Protection

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

The Update contains a section on Solar Access Protection as required by the MLPA.

Aggregate Resources Protection

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

The Update indicates the absence of available aggregate resources in the City. The Council’s aggregate resources inventory concurs with that determination, and additionally, the City is fully developed.

Mississippi River Critical Area Review

Reviewer: Tori Dupre, CD – Local Planning Assistance (651-602-1621)

The City is within the Mississippi River Critical Area corridor *Urban Developed District* where both state Critical Area act requirements and federal Mississippi National River and Recreation Area (MNRRA) standards. The Update maintains the same Critical Area Plan reviewed by the Council in 2001. This 2001 Plan meets the Critical Area Planning requirements.

PLAN IMPLEMENTATION

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

The Update includes a description of:

- Capital Improvement Program Yes
- Zoning Code Yes
- Subdivision Code Yes
- ISTS Codes Yes
- Housing Implementation Program Yes

The Update contains a description of the land use categories, the zoning code and capital improvement program for implementation.

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

The City submitted the 2030 Comprehensive Plan Update to adjacent local units of government, school districts, counties and special districts for comment in December 2006. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were indicated.

DOCUMENTS SUBMITTED FOR REVIEW

- The City of Coon Rapids 2030 Comprehensive Plan Update, April 7, 2008
- Letter with supplemental information to Phyllis Hanson, LPA Manager, June 5, 2008
- Letter with supplemental information to Phyllis Hanson, LPA Manager, August 27, 2008
- City of Coon Rapids Sanitary Sewer Plan, December 22, 2008
- Email supplemental information, April, 8 2009
- Email supplemental information, April 22, 2009

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: 2030 Regional Development Framework Planning Areas
- Figure 3: Existing Land Use
- Figure 4: 2030 Future Land Use
- Figure 5: Future Development, Redevelopment and In-fill Projects

Figure 1. Location Map Showing Regional Systems
Coon Rapids

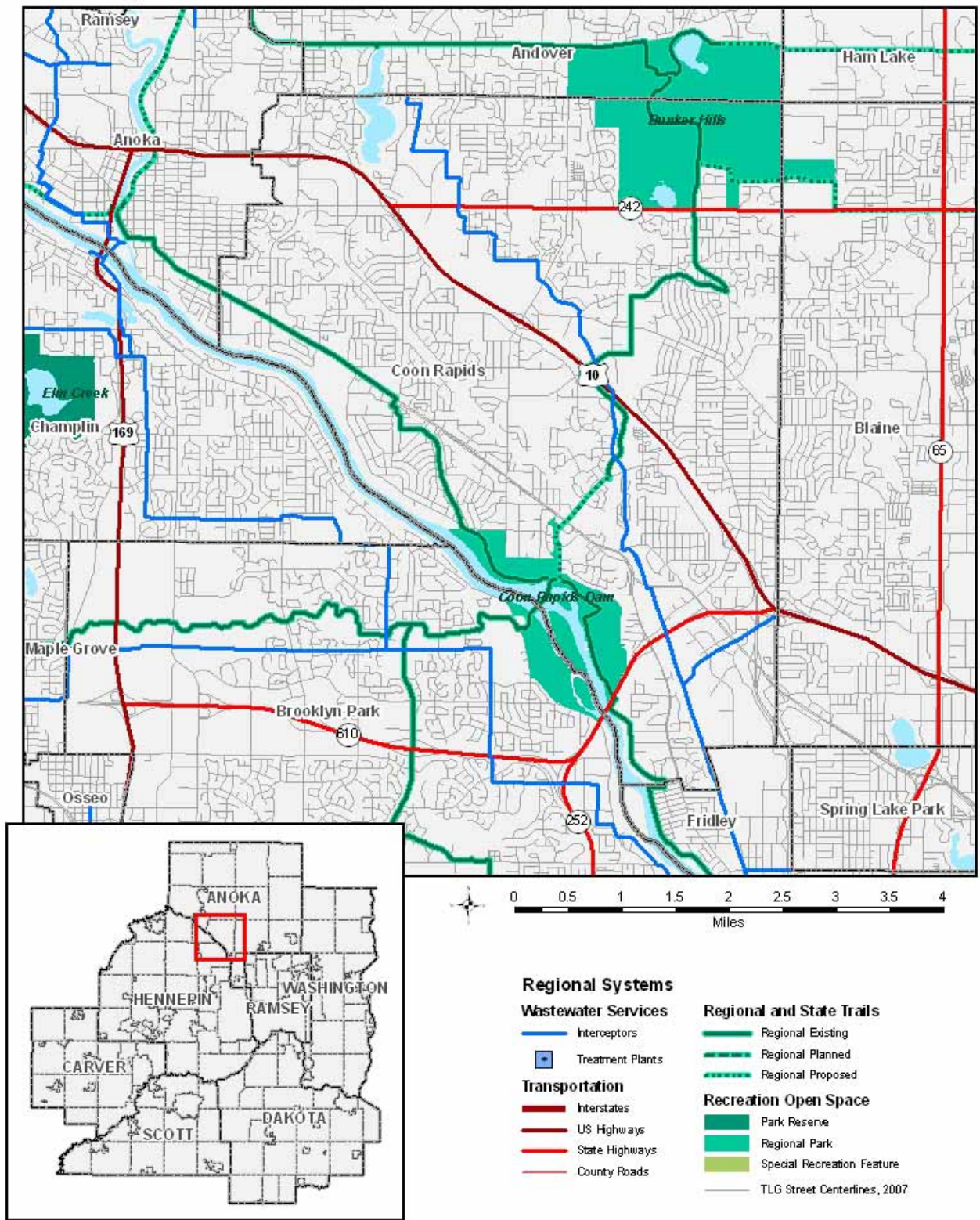


Figure 2. 2030 Regional Development Framework Planning Areas

Coon Rapids

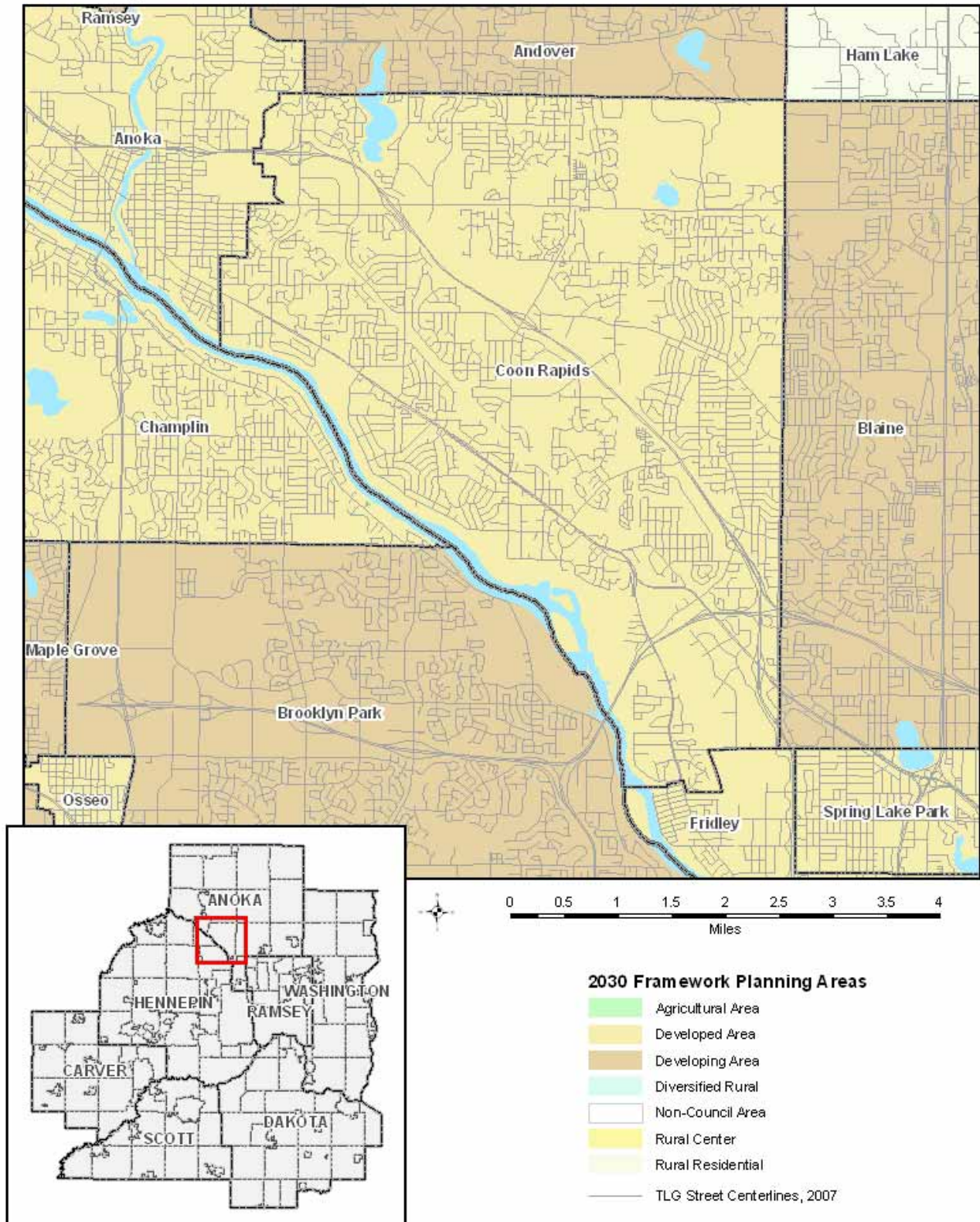


Figure 3. Existing Land Use
Coon Rapids

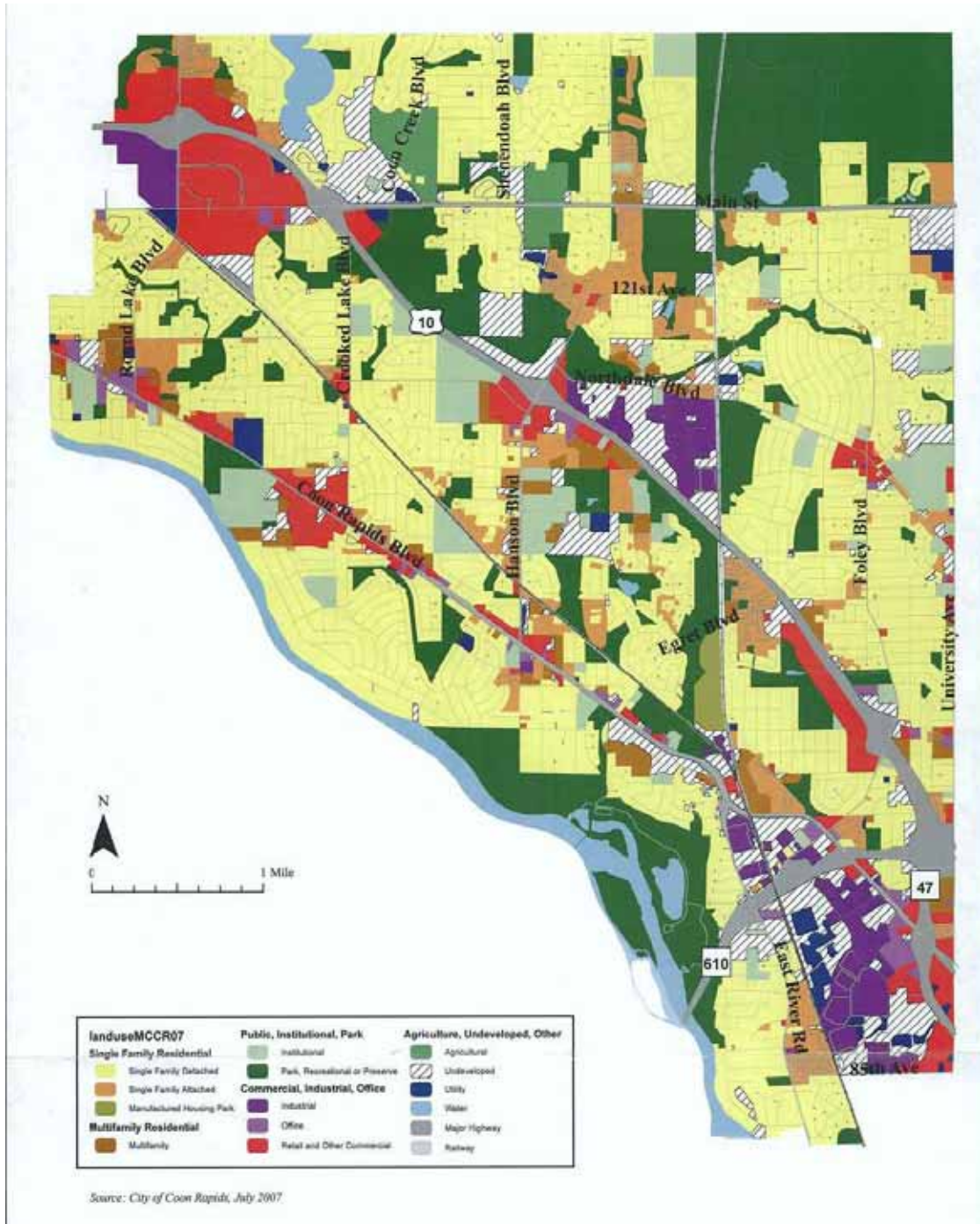
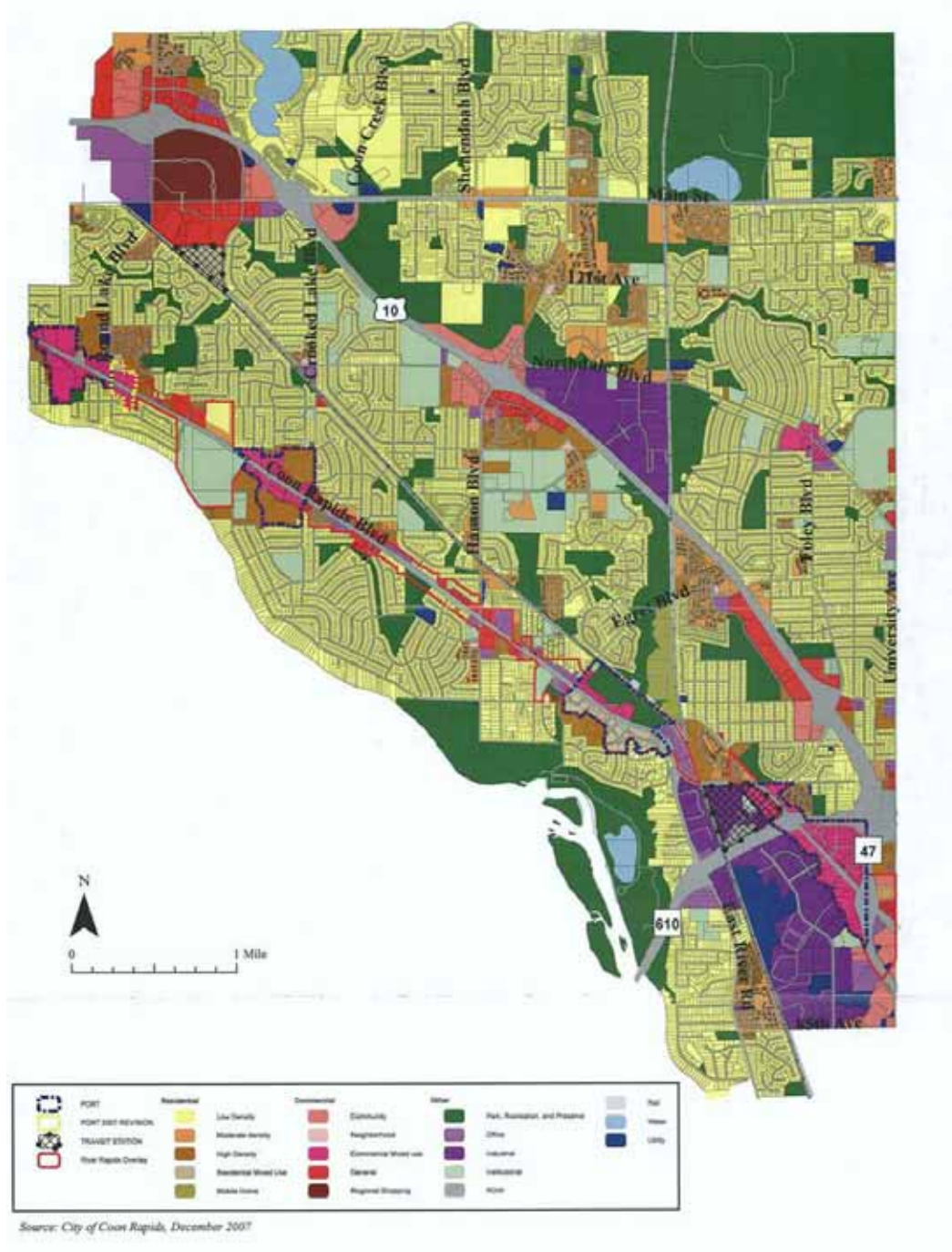


Figure 4. Future Land Use
Coon Rapids



**Figure 5: Future Development, Redevelopment, In-fill Projects
Coon Rapids**

PROPOSED PROJECT	LAND USE DESCRIPTION	ADDITIONAL INFORMATION
Port Riverwalk	Moderate and high density housing	7 to 30 units/acre on 32 acres residential; some mixed use
Port Campus Square	Moderate and high density housing	7 to 30 units / acres on 40 acres; some mixed use
Port Evergreen	office - replace sfd*	Expand office
Port Wellness	Medical uses	Build on existing use
WCCO Tower Site	low density residential	Waiting for vacation of property
Riverview Reservoir	green - replace sfd	Future green space connection
Other areas along CR Blvd	mixed uses	Area between PORTs for mixed use
Federal Cartridge Site	office - replace industrial	Redevelop if vacated
Northdale Foley Blvd	remain commercial with some residential	Remain commercial uses
Undeveloped areas along Main	low density w. green/moderate residential	Existing sod farms, future residential
Riverdale to Foley Rail Station	Transit Oriented Development	15 acres owned by Rail Authority for Northstar Stop; TOD planned for area
CR Evergreen Ind Park	Industrial and office	Retain industrial area
Large Lot Res along CR blvd	Large lot subdivisions	Subdividing large lots consistent with past

* sfd – single family dwelling

Source: City of Coon Rapids, 2030 Comprehensive Plan Update, Land Use Section