

To: Planning Commission
 City of Spring Lake Park

From: Phil Carlson,
 Stantec

File: Amendment to Comprehensive Plan
 7800 Block of Monroe Street NE

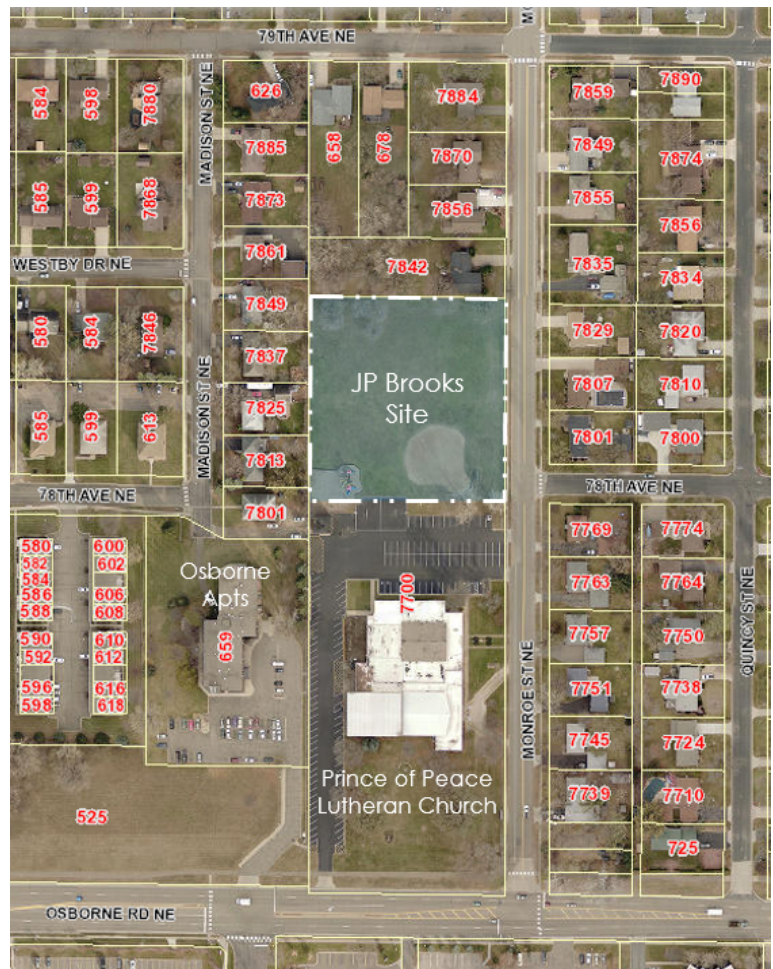
Date: March 23, 2020

Re: Amendment to Comprehensive Plan, 7800 Block of Monroe Street NE

BACKGROUND

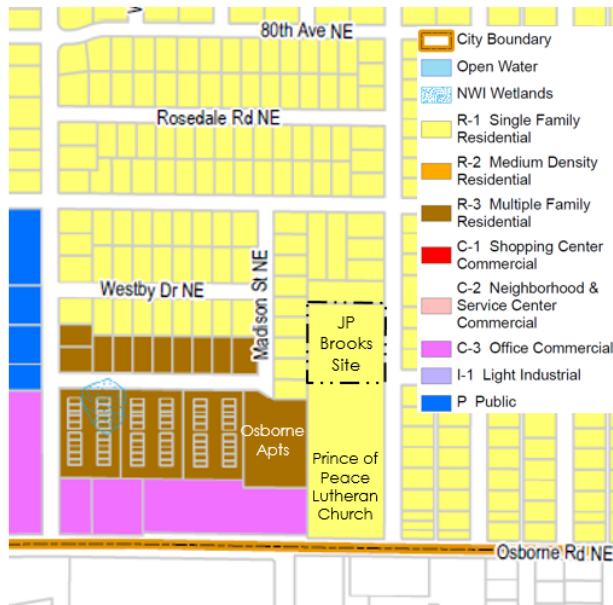
The 2-acre site at 7800 Monroe Street NE received approval recently for a residential PUD and plat to be developed by JP Brooks. The site is a vacant parcel that was owned by the adjacent Prince of Peace Lutheran Church. The property is guided Public/Semi-Public in the City’s Land Use Plan and zoned R-1 Single Family Residential. When the PUD was reviewed and approved last year, the Land Use Plan should also have been amended to Single Family Residential, so that the zoning and Land Use Plan are in conformity. This step was missed in the process, and the Planning Commission is now asked to amend the Land Use Plan to change the parcel from Public/Semi-Public to Single Family Residential. Portions of the Land Use Plan map and Zoning Map are included on the next page.

The City’s overall Comprehensive Plan is now in the final steps of the Metropolitan Council review and approval process. We expect approval from the Met Council on April 8, after which an amendment to the Plan could be submitted to the Met Council for their review. If the Planning Commission recommends approval of this Land Use Plan amendment, this request would go the City Council for their review and approval on April 20, 2020, and the City would submit it to the Met Council soon after. Since the property is relatively small, we expect a quick and easy review from Met Council.



Reference: **Amendment to Comprehensive Plan, 7800 Block of Monroe Street NE**

Zoning Map



Current Land Use Plan



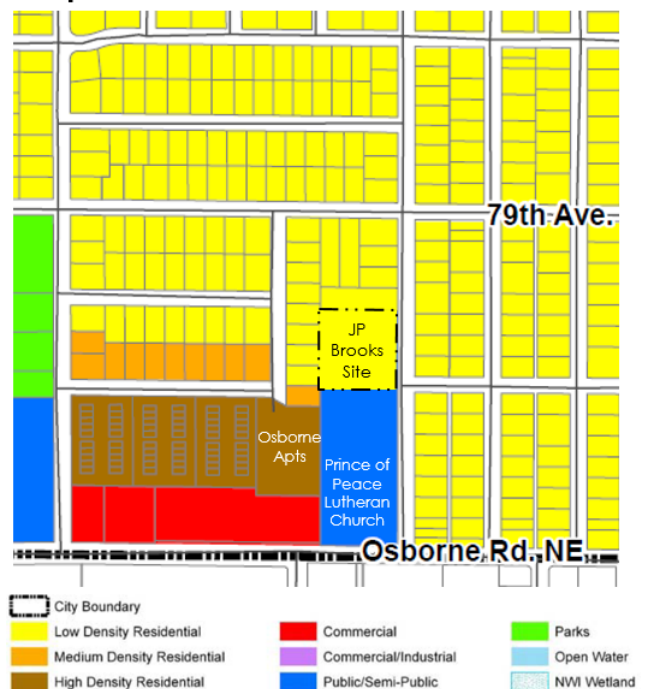
DISCUSSION

The property was guided Public/Semi-Public because it was owned and used by the adjacent church in the middle of a mostly single family residential neighborhood. The Land Use Plan map is the key element of this amendment, but there are other minor revisions in the Plan document resulting from this change:

- Page 2-4 – Low Density Residential acreage revised from 499.2 acres to 501.0 acres
- Page 2-6, Table 2-2 – Public/Semi-Public acreage revised from 96.5 acres to 94.7 acres.
- Page 5-8, Table 5-2, household and population projections – added 6 households and 15 population for 2030 and 2040

The entire amended Comprehensive Plan is available for review, but the revisions noted above are the ones resulting from this amendment and are relatively minor compared to the City as a whole.

Proposed Land Use Plan



Reference: Amendment to Comprehensive Plan, 7800 Block of Monroe Street NE

CONCLUSION & RECOMMENDATION

I recommend that the Planning Commission recommend to the City Council approval of the amendment to the Comprehensive Plan as described in this report, changing the JP Brooks/Prince of Peace Lutheran Church site at 7800 Monroe Street NE from Public/Semi-Public to Single Family Residential, along with the associated revisions to the text and tables.

FINDINGS OF FACT

- 1) The Land Use Plan and zoning should be in conformity. The requested change will bring the property into conformity with the Single Family Residential designation in line with the R-1 zoning.
- 2) The adjacent neighborhood and existing uses are predominately single family residential. The proposed change is in keeping with the character of the area.
- 3) The proposed change, resulting in 6 new single family homes, will have a negligible impact on City services.