

CC Work Session

2.3.

Meeting Date: 12/14/2021

Information**Title:**

Review Comprehensive Plan Amendment Options for MUSA Areas North of Trott Brook

Purpose/Background:

The purpose of this case is to review an item related to the Trott Brook Crossing case, but more largely, for this Planning area in general. The net density of the project is coming in well below 3.0 units per acre, which is the minimum allowable density in the City's 2040 Comprehensive Plan. This item came out of the EAW analysis by the Metropolitan Council.

In this situation, the City has two options:

- Allow smaller lots on the properties to reach the minimum 3 unit per acre threshold (Comprehensive Plan requirement)
- Revise the City's Comprehensive Plan to allow for this lower density under certain circumstances

Based on previous direction, Staff is recommending item #2.

There are ramifications on if the City allows the overall density within the MUSA to go below 3 units per acre. If this happened, the Metropolitan Council could hold sewer extension permits until the City reaches 3 units per acre overall. This would have a real impact on the City's goals for commercial/retail growth. The City must maintain a minimum of 3 units per acre to stay on the regional wastewater system. This is important to note because lowering the allowable densities in too many areas of the City could essentially prevent sewer growth and the Metropolitan Council could deny sewer extension permits.

The Metropolitan Council did a high level calculation of allowing this project to come in below 3 units per acre, and it does not appear that it would impact the City as a whole, as we would still be over 3 units per acre. But, additional developments within the MUSA need to meet the minimum density because the City is just at 3.0 units/acre. Any lower density developments could swing us under that threshold, which would have a major impact on the City's growth, including commercial, industrial, and retail growth.

Staff is proposing implementing a new tool, "Urban Residential Low" (name can be changed) to allow for developments (specifically Trott Brook Crossing and North Brook Meadows) to go below 3 units per acre if certain conditions are met. The conditions include character of the neighborhood, environmental considerations, and other physical constraints.

The proposed comprehensive plan amendment could run in tandem with the Preliminary Plat, and after, there would be a 60 day window for adjacent jurisdiction review, and after that approximately 60 days for Metropolitan Council review.

Timeframe:

15 minutes

Funding Source:

The Applicant is responsible for all costs associated with development.

Responsible Party(ies):

Community Development

Chloe McGuire, Senior Planner

Brian Hagen, Deputy City Administrator

Outcome:

Direct Staff to work with the Metropolitan Council and bring forward a Comprehensive Plan Amendment to a future meeting with/without additional properties or items.

Attachments

Background Information from Metropolitan Council

Draft New Comprehensive Plan Area

Future Land Use Map (MUSA)

Proposed Areas

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	12/08/2021 07:15 PM
Kurt Ulrich	Kurt Ulrich	12/09/2021 11:22 AM
Form Started By: Chloe McGuire Brigl		Started On: 12/07/2021 08:40 AM
Final Approval Date: 12/09/2021		