

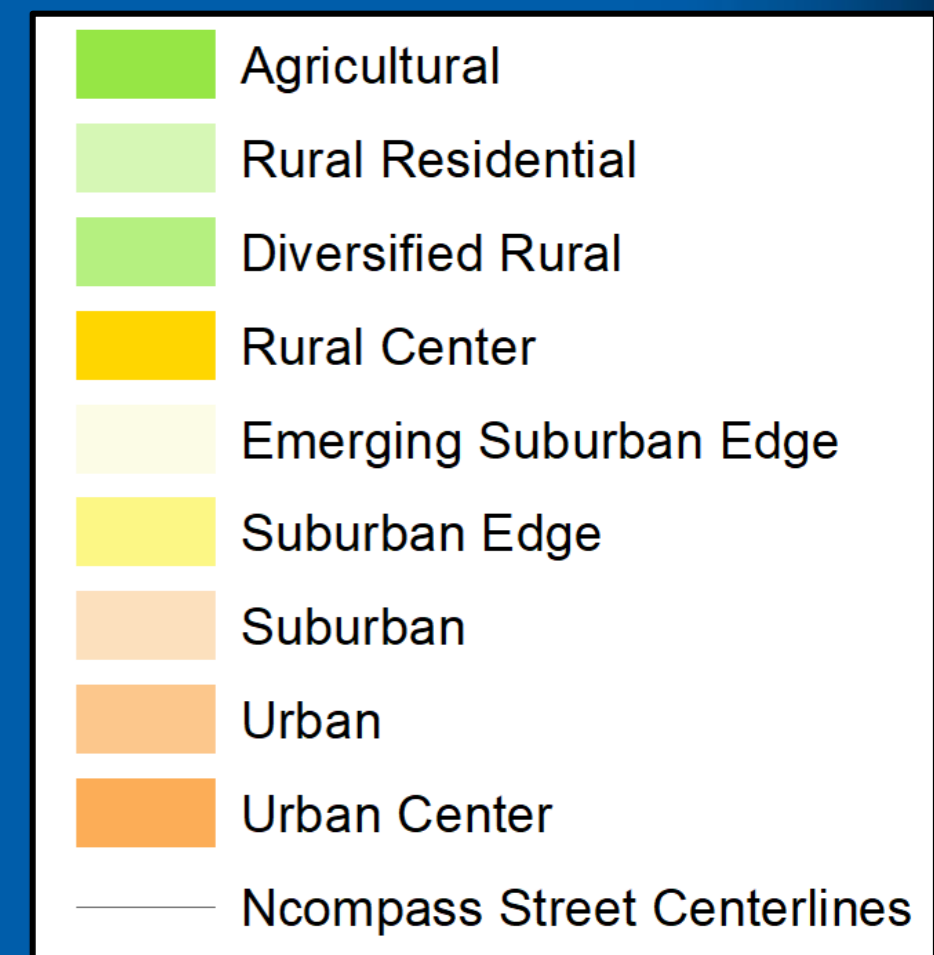
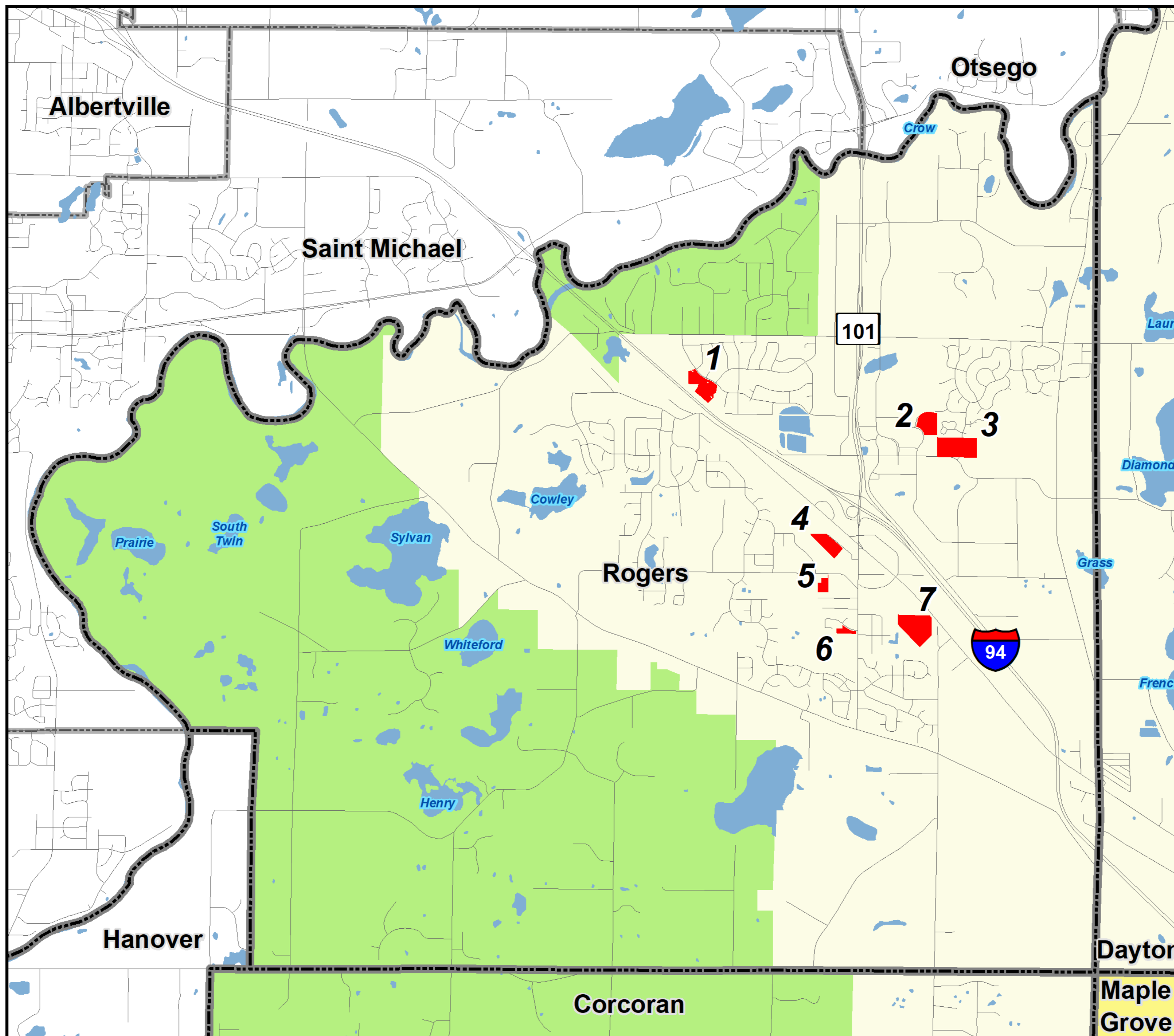
City of Rogers – District 1

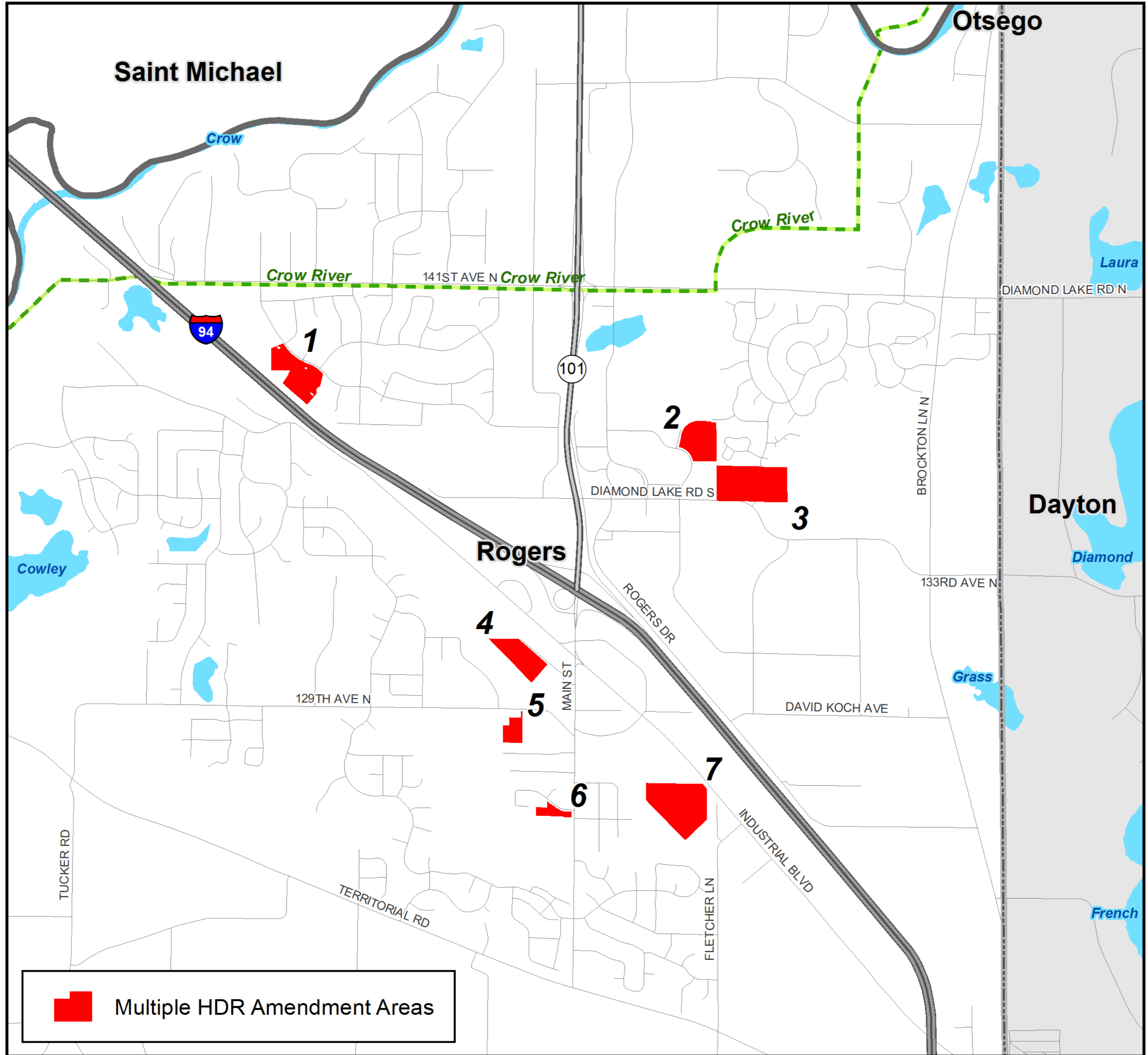
High Density Residential Text Change Comprehensive Plan Amendment


July 16, 2018

Community Development Committee













 Multiple HDR Amendment Areas





Regional Systems

-  Planned Fixed Guideway Stations
-  Existing Fixed Guideway Stations

Regional Transitways

-  Existing, Fixed Guideway
-  Proposed, Fixed Guideway
-  Existing, Bus Rapid Transit
-  Proposed, Bus Rapid Transit


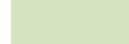

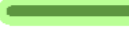

Wastewater Treatment

-  Meters
-  Lift Stations
-  MCES Interceptors
-  MCES Treatment Plants

Regional Highway System

-  Interstates
-  US Highways
-  State Highways
-  County Roads
-  Ncompass Street Centerlines

Regional Parks

- STATUS**
-  Existing (Open to Public)
 -  In Master Plan (Not Open to Public)
 -  Planned Units
 -  Existing Regional Trails
 -  Planned Regional Trails

Amendment Details

- Text change from High Density Residential
 - Change maximum allowed density from 10 - 20 unit/net acre to 10 - 40 units/net acre.
 - There are 7 areas guided HDR (64.4 net acres)
- The proposed change is being made to better respond to development requests and market conditions, including potential affordable housing development.

Findings

That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies
- Is compatible with the plans of adjacent and affected jurisdictions

Proposed Action

That the Metropolitan Council:

1. Adopt the attached Review Record and allow the City of Rogers to place the High Density Residential Text Change Comprehensive Plan Amendment into effect.
2. Find that the proposed amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Wastewater and Housing.