

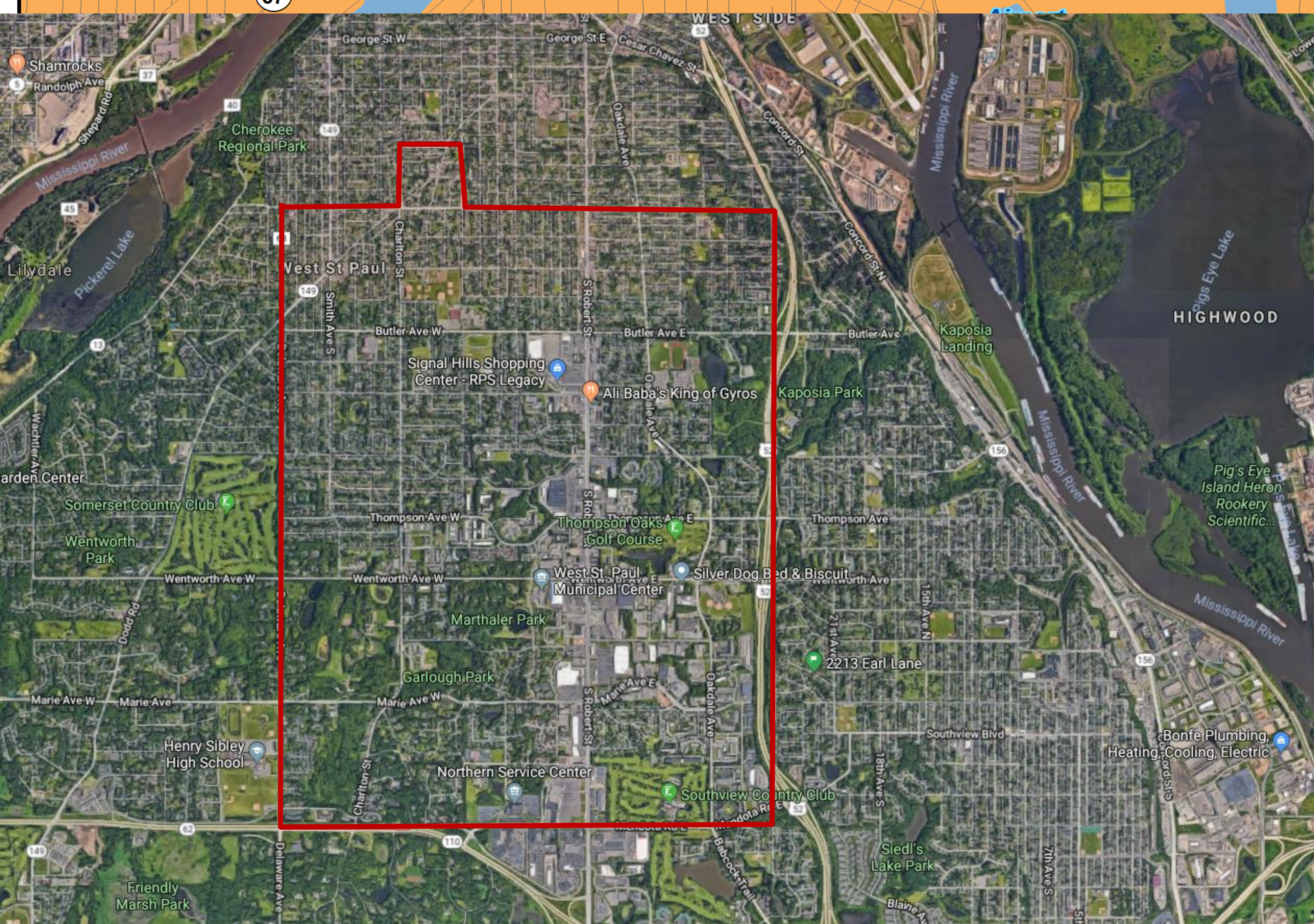
City of West St. Paul – District 13

***Marthaler Lane Comprehensive Plan
Amendment***
Review File No. 20554-8

September 17, 2018

Community Development Committee

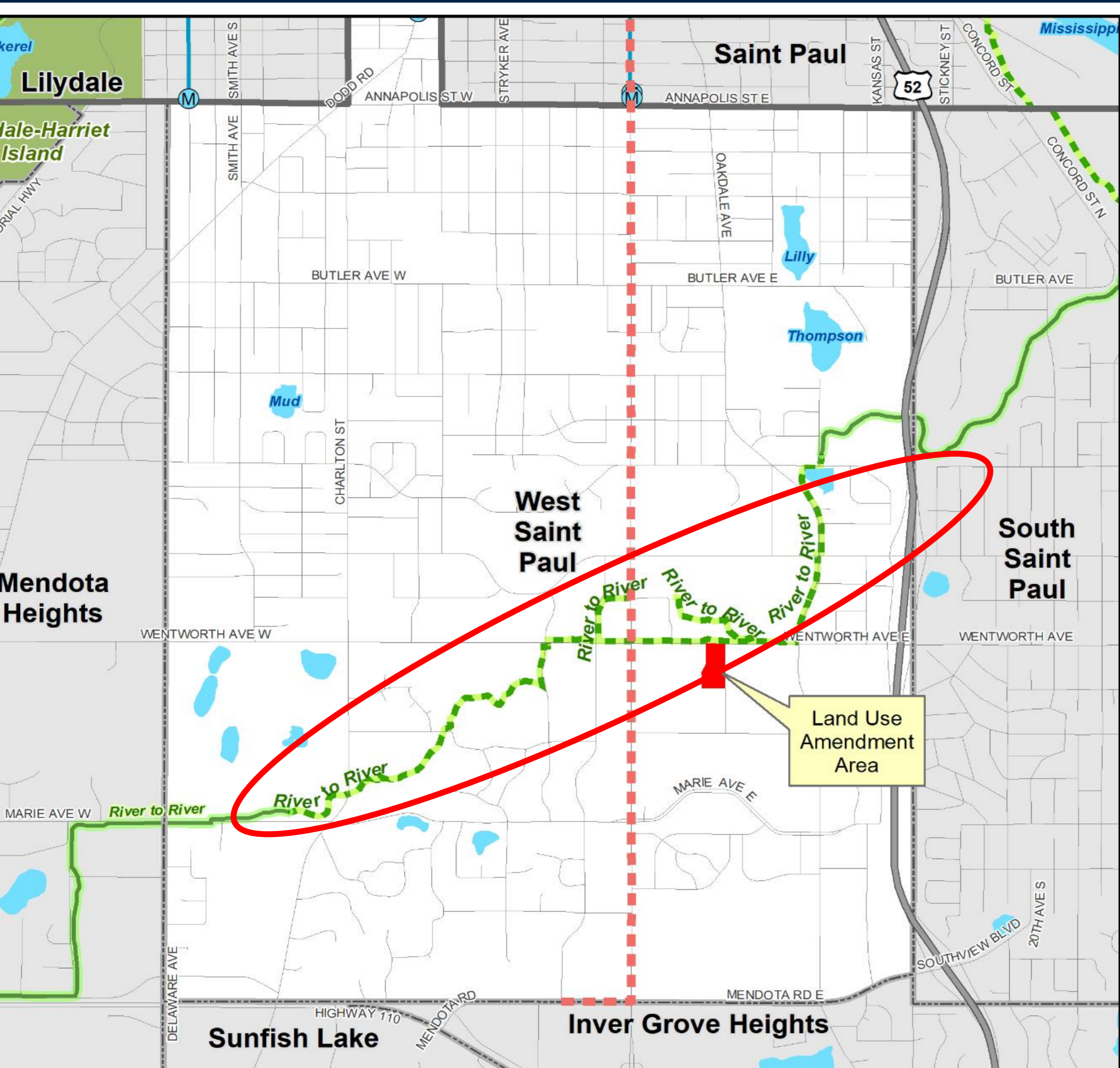




- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines



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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

Shakopee_Entertainment_Parcel

- Shakopee_Entertainment_Parcel

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

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Amendment Details

- The amendment proposes to amend the local comprehensive plan to reflect changes to the future land use map by proposing to re-quire 4.35 acres from "Industrial" to "Mixed Use"
- The change would facilitate the development of a 174-unit senior housing complex.

Existing & Planned Land Use

Existing



Planned

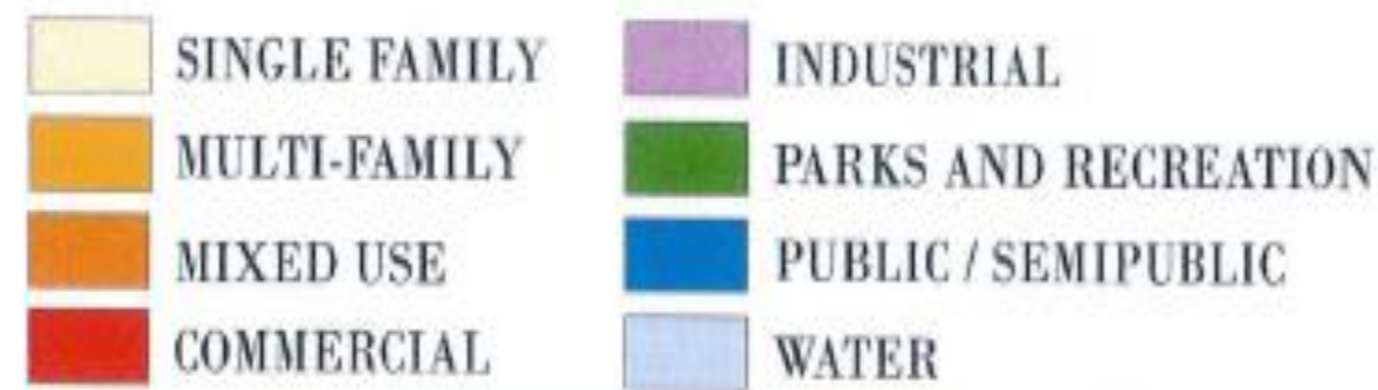


Table 1 City of West St. Paul Planned Net Residential Density

Category	2010-2030 Change				
	Density Range		Gross Acres	Min Units	Max Units
	Min	Max			
Single Family Residential	1	6	26.7	27	160
Multifamily Residential	7	46	14	98	644
Mixed Use*	15	40	42.4	635	1694
	TOTALS		83.05	760	2,498
	Overall Density			9.15	30.08

*Assumed to be 50% Commercial and 50% Residential

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 St. Paul to place the Marthaler Lane Comprehensive Plan Amendment (amendment) into effect.
2. Advise the City to implement the advisory comments in the review record for Regional Parks, Forecasts, and Housing