

City of St. Francis – District 9

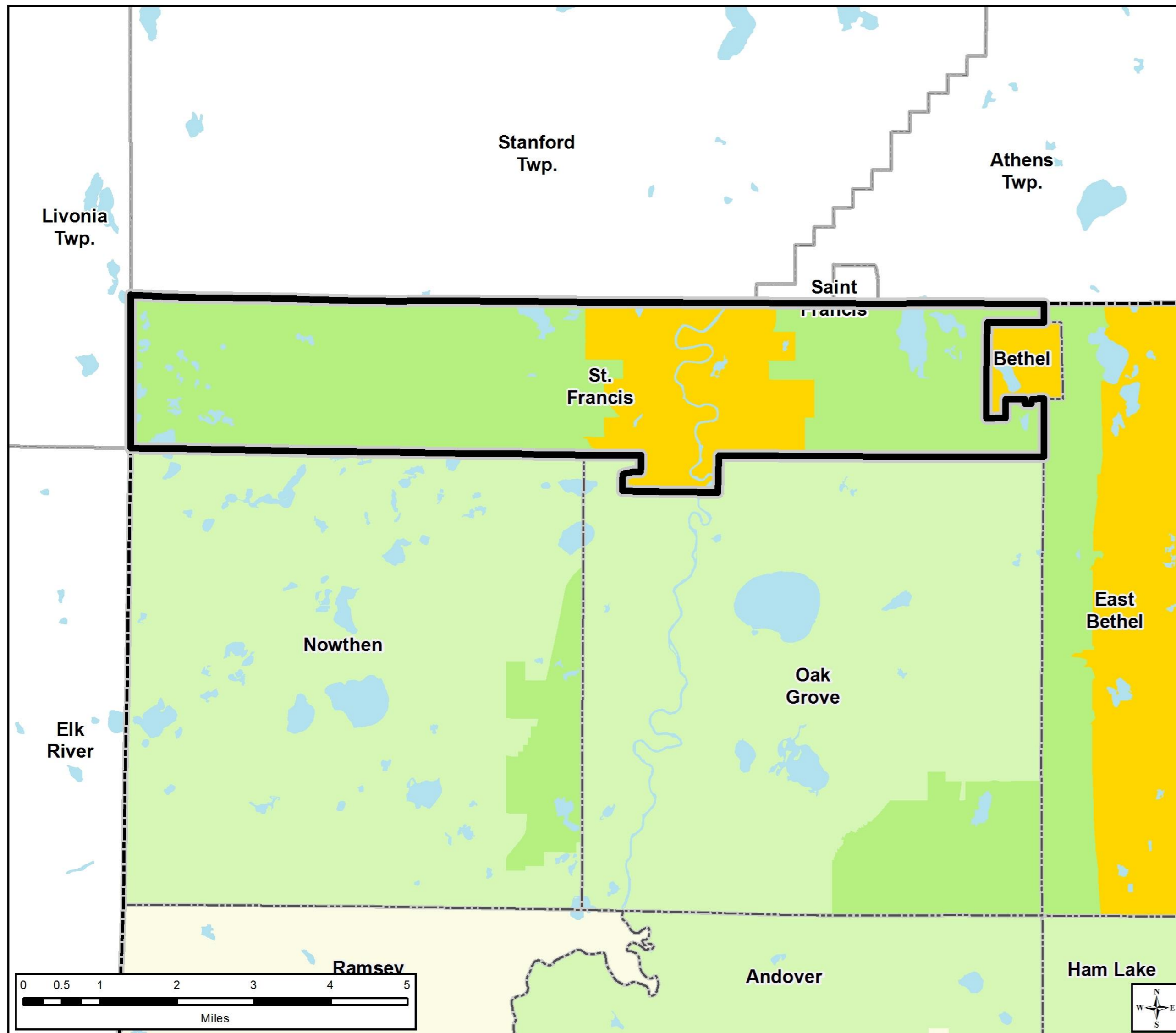
2040 Comprehensive Plan

December 16, 2019

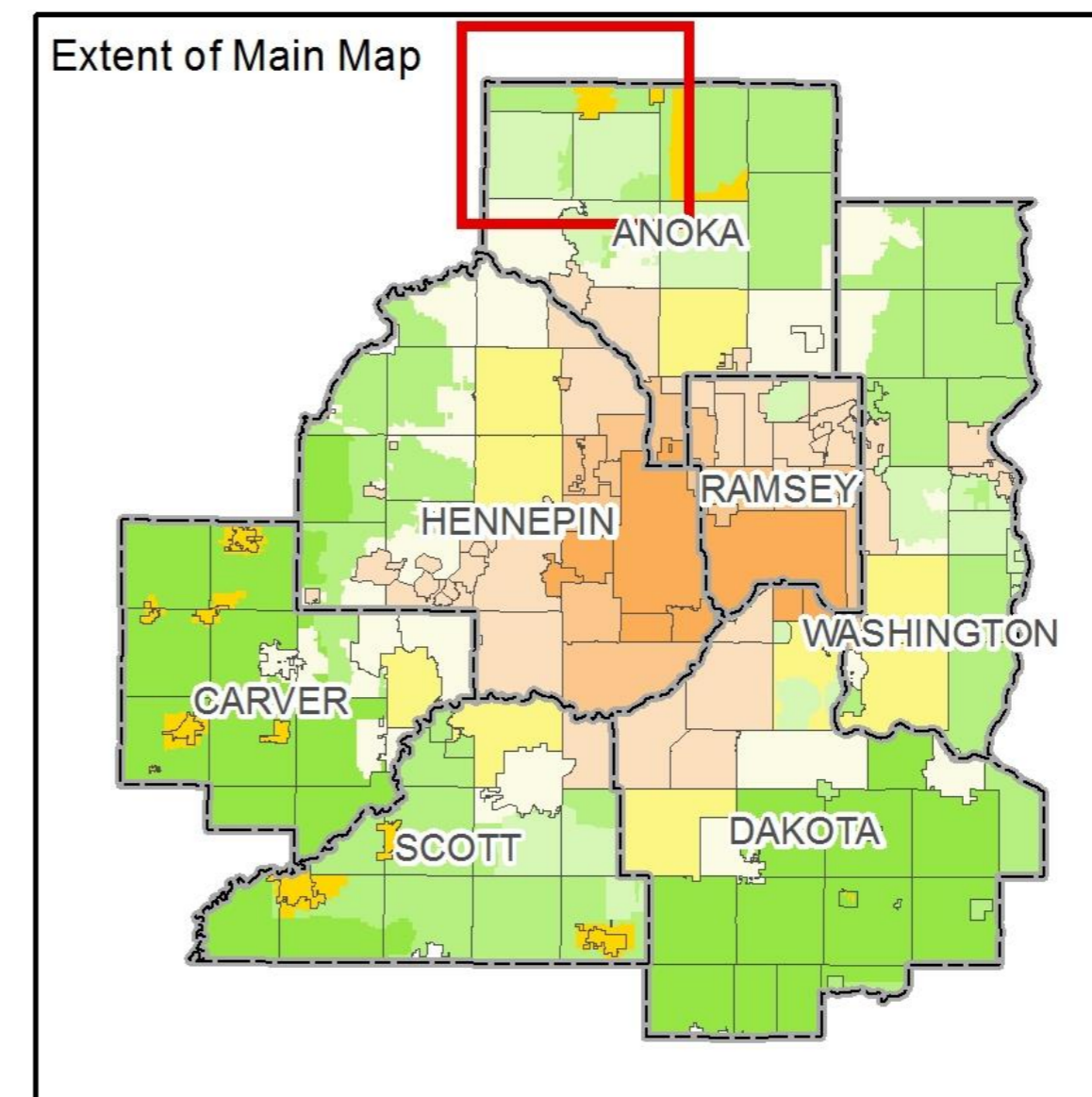
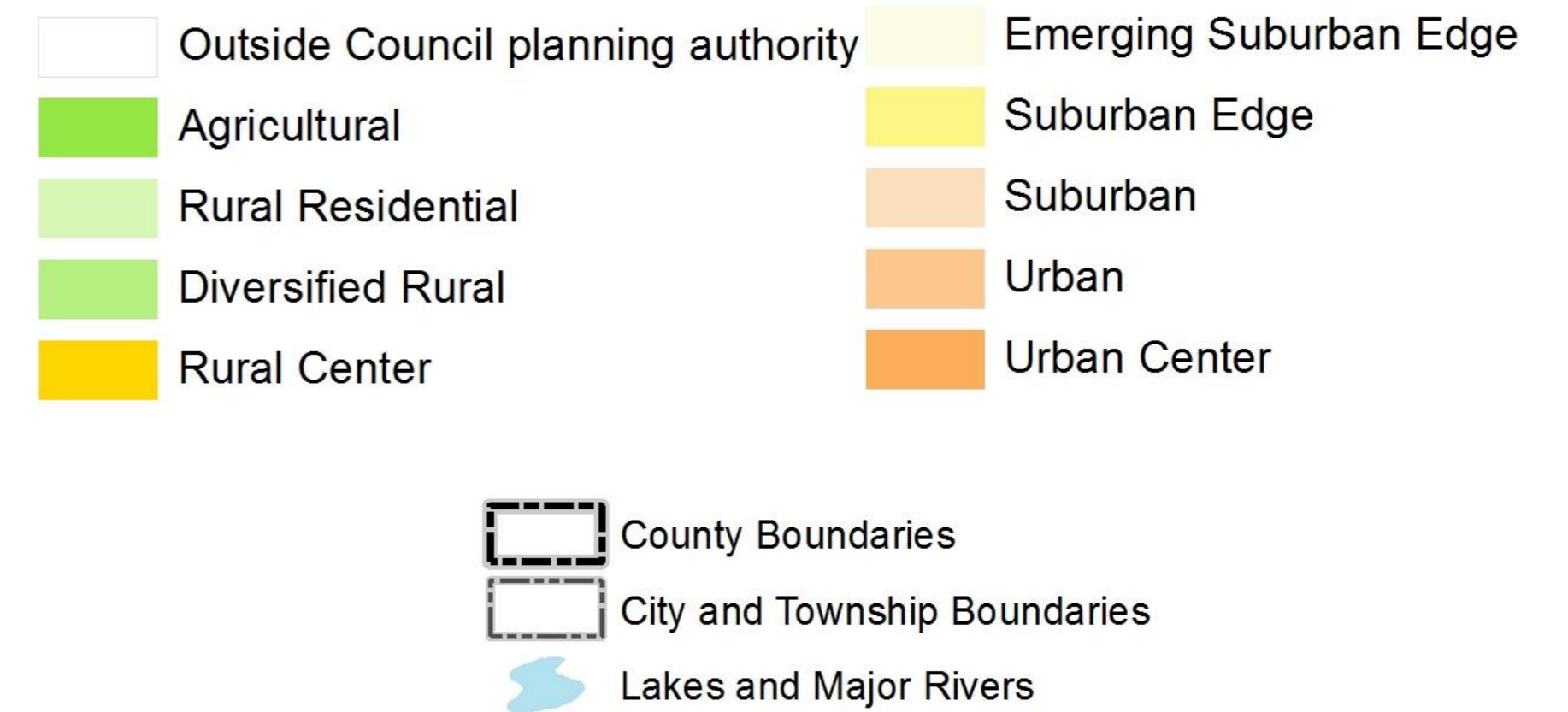
Community Development Committee



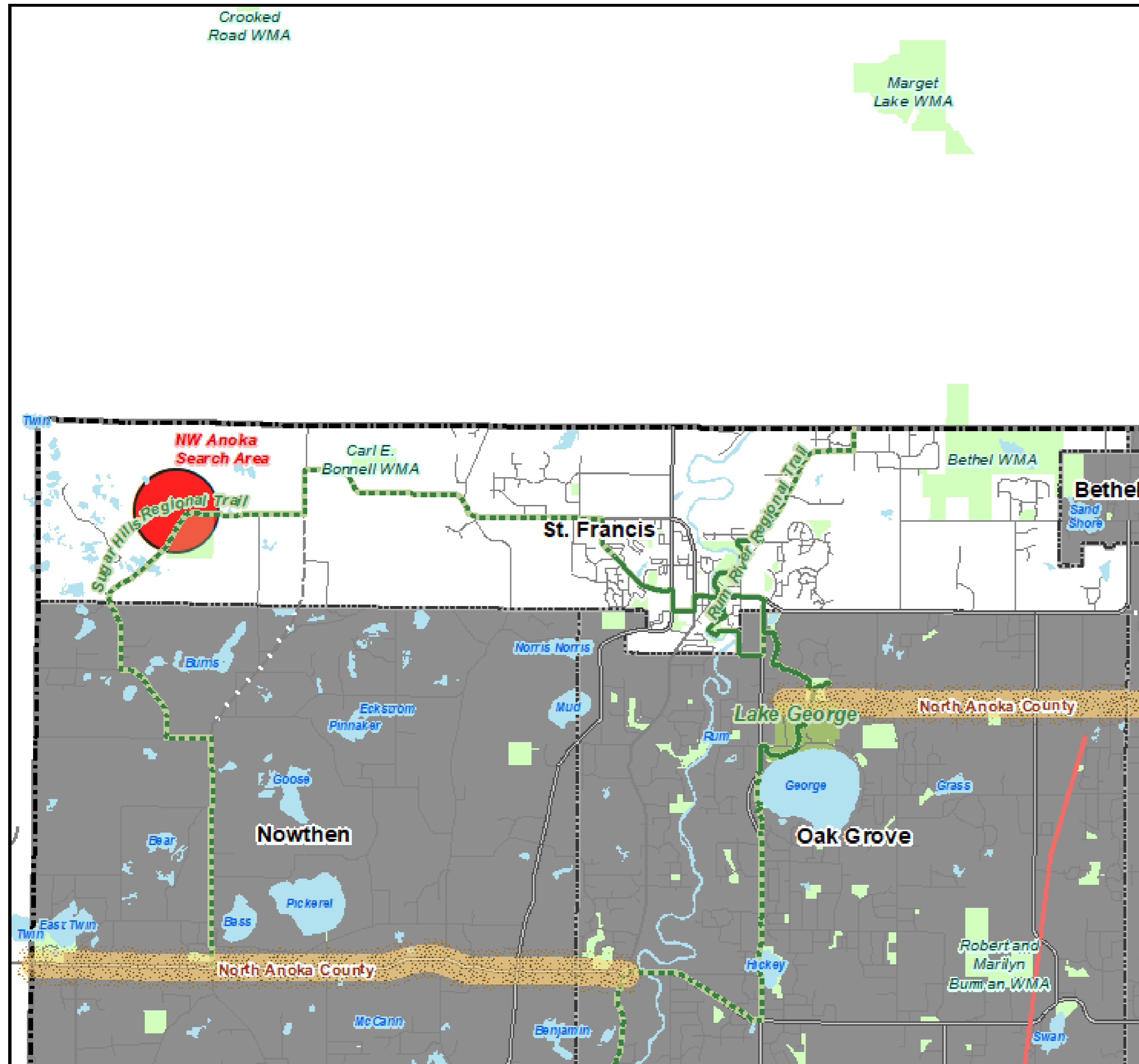
Community Designation



Community Designations



Regional Systems



Regional Systems

Transportation

Transitways
2040 Transportation System Policy - adopted January 2015

- Existing
- Planned Current Revenue Scenario
- Planned Current Revenue Scenario - CTIB* Phase 1 Projects
- Potential Increased Revenue Scenario

Regional Highway System

- Existing Principal Arterials
- Planned Principal Arterials
- Existing Minor Arterials
- Planned Minor Arterials
- Existing Other Arterials
- Planned Other Arterials

Recreation Open Space

Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units

Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned

Wastewater

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

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors

- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

Forecasted Growth

Table 1. City of St. Francis Forecasts

	Census	Estimated	Council Forecasts		
	2010	2018	2020	2030	2040
Population	7,218	7,872	8,200	10,400	12,600
Households	2,520	2,736	3,100	4,100	5,100
Employment	1,537	1,600	2,200	2,550	2,900

Table 2. City of St. Francis Revised Sewer-Serviced Forecasts, Served by Municipal Plant

	Estimated	Original Forecasts			Revised Forecasts		
	2017	2020	2030	2040	2020	2030	2040
Population	5,123	3,800	5,120	6,200	5,688	7,844	10,000
Households	1,946	1,440	2,010	2,510	2,370	3,355	4,340
Employment	1,600	1,000	1,200	1,370	2,200	2,550	2,900

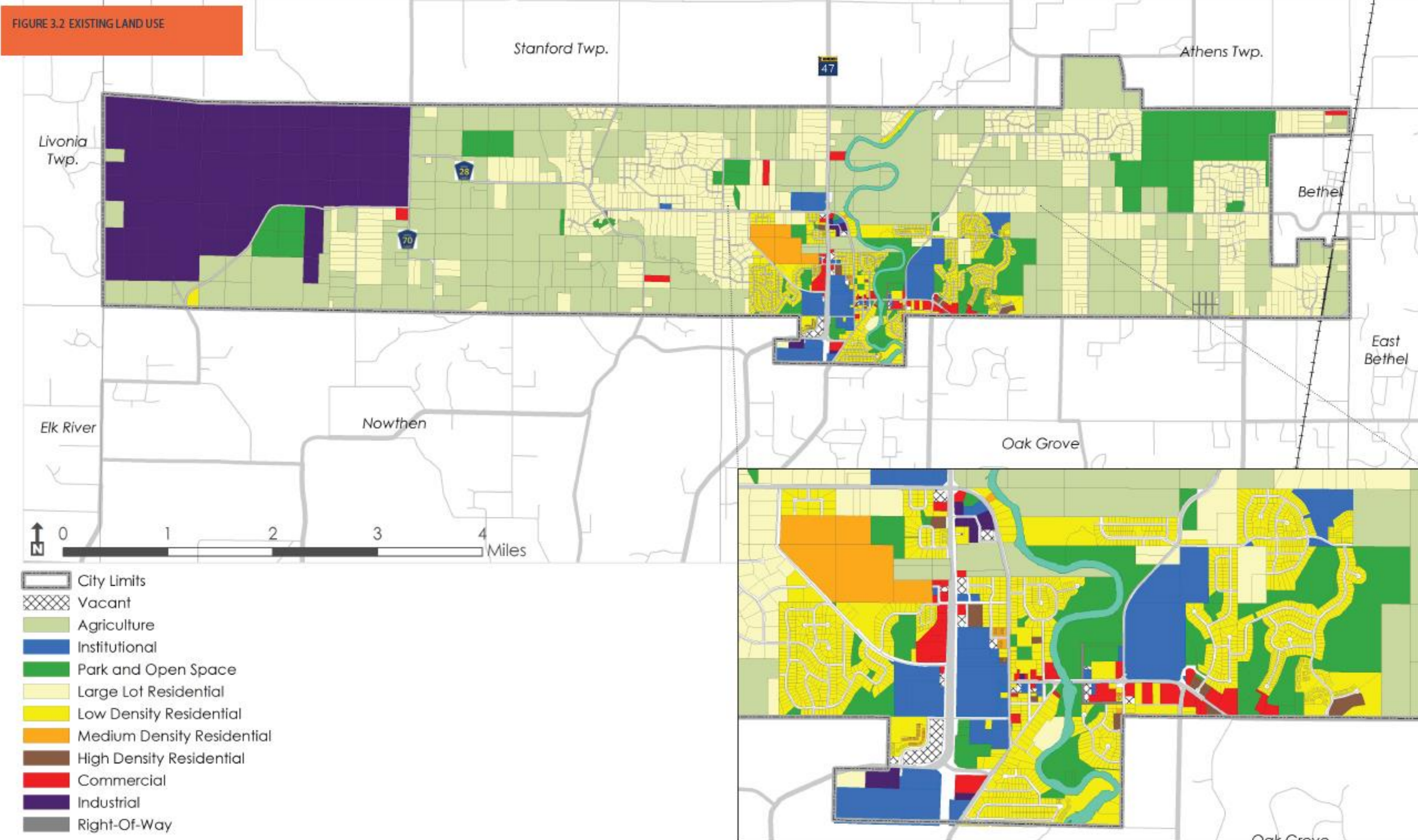
Planned Residential Density

Table 3. Planned Residential Density, City of St. Francis

2018-2040 Change

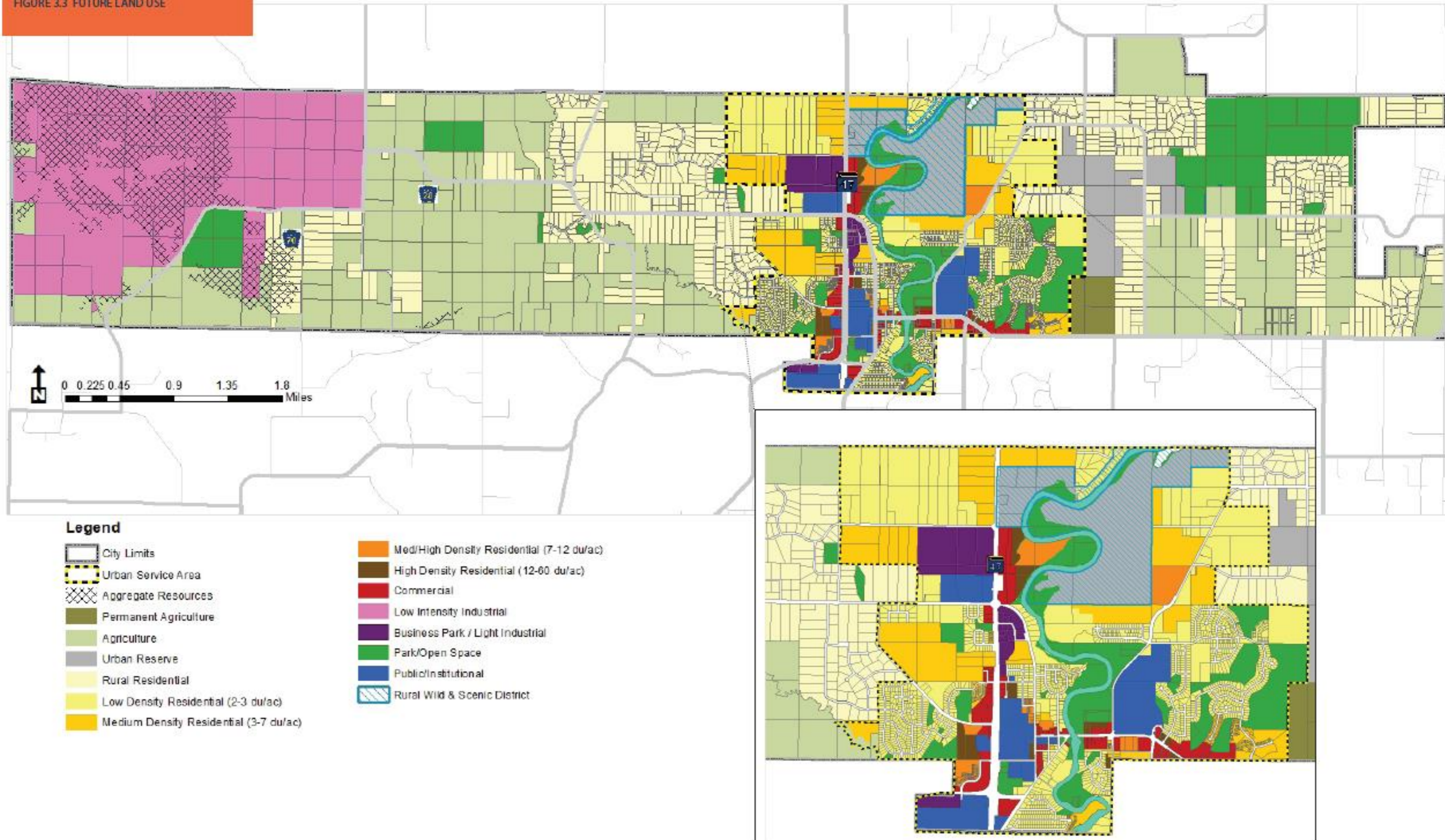
Category	Density			2018-2040 Change	
	Min	Max	Net Acres	Min Units	Max Units
Low Density Residential	2	3	260	520	780
Medium Density Residential	3	7	185	555	1,295
Medium High Density Residential	7	12	72	504	864
High Density Residential	12	60	31	372	1,860
TOTALS			548	1,951	4,799
Overall Density				3.56	8.76

Existing Land Use



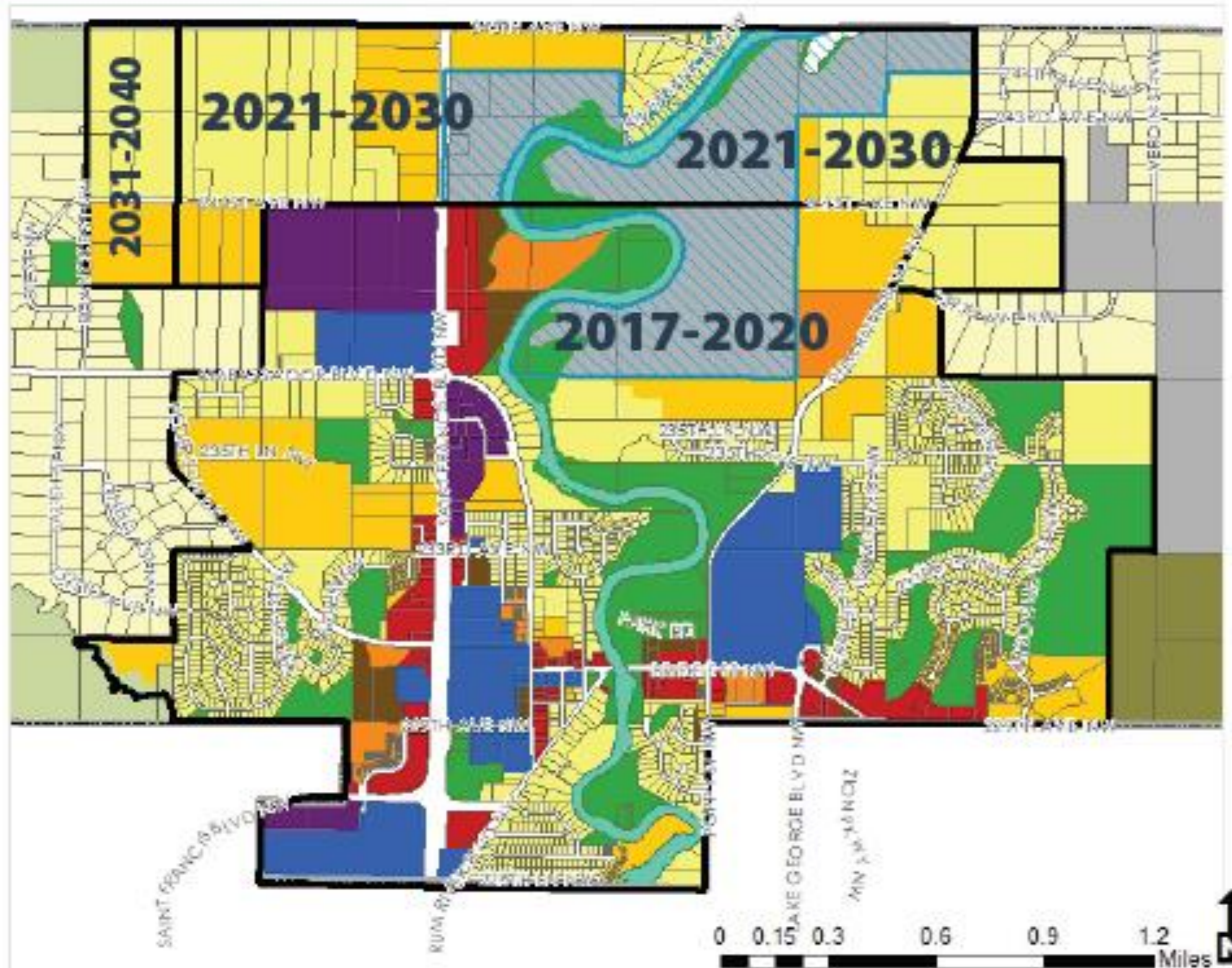
2040 Future Land Use

FIGURE 3.3 FUTURE LAND USE



Development Staging Map

FIGURE 3.4 LAND AVAILABLE FOR SERVICED DEVELOPMENT BY DECADE



Legend

- Rural Wild & Scenic District
- Urban Service Area
- Anticipated Growth Phasing Limits
- City Limits
- Natural/ Open Space
- Permanent Agriculture
- Agriculture
- Urban Reserve
- Rural Residential
- Low Density Residential (2-3 du/ac)
- Medium Density Residential (3-7 du/ac)
- Med/High Density Residential (7-12 du/ac)
- High Density Residential (12-60 du/ac)
- Commercial
- Business Park / Light Industrial
- Park/Open Space
- Public/Institutional

Note: Sewer service will be extended as development merits and in a logical pattern so as to minimize leapfrog development.

Proposed Findings

That the Plan:

- Conforms to Metropolitan system plans
- Consistent with Council policies, with proposed forecast changes
- Compatible with the plans of adjacent local governmental units and affected jurisdictions

Meeting Schedule

- Environment Committee on Tuesday, December 10
- Metropolitan Council on Wednesday, January 8

Proposed Action

- Authorize the City of St. Francis to place its 2040 Comprehensive Plan into effect.
- Revise the City's sewer-serviced forecasts upward as shown in Table 2 of the Review Record.
- Revise the Affordable Housing Need Allocation to 213 units.
- Advise the City to:
 - Implement the advisory comments in the Review Record for Wastewater, Surface Water Management, Forecasts, Land Use, and Water Supply.

Questions

