City of St. Francis – District 9

2040 Comprehensive Plan

December 16, 2019

Community Development Committee
## Forecasted Growth

### Table 1. City of St. Francis Forecasts

<table>
<thead>
<tr>
<th></th>
<th>Census 2010</th>
<th>Estimated 2018</th>
<th>Council Forecasts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
<td>7,218</td>
<td>7,872</td>
<td>8,200 10,400 12,600</td>
</tr>
<tr>
<td><strong>Households</strong></td>
<td>2,520</td>
<td>2,736</td>
<td>3,100 4,100 5,100</td>
</tr>
<tr>
<td><strong>Employment</strong></td>
<td>1,537</td>
<td>1,600</td>
<td>2,200 2,550 2,900</td>
</tr>
</tbody>
</table>

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

<table>
<thead>
<tr>
<th></th>
<th>Estimated 2017</th>
<th>Original Forecasts</th>
<th>Revised Forecasts</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Population</strong></td>
<td>5,123</td>
<td>3,800 5,120 6,200</td>
<td>5,688 7,844 10,000</td>
</tr>
<tr>
<td><strong>Households</strong></td>
<td>1,946</td>
<td>1,440 2,010 2,510</td>
<td>2,370 3,355 4,340</td>
</tr>
<tr>
<td><strong>Employment</strong></td>
<td>1,600</td>
<td>1,000 1,200 1,370</td>
<td>2,200 2,550 2,900</td>
</tr>
</tbody>
</table>
## Planned Residential Density

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

<table>
<thead>
<tr>
<th>Category</th>
<th>Density</th>
<th>Net Acres</th>
<th>Min Units</th>
<th>Max Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low Density Residential</td>
<td>2-3</td>
<td>260</td>
<td>520</td>
<td>780</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>3-7</td>
<td>185</td>
<td>555</td>
<td>1,295</td>
</tr>
<tr>
<td>Medium High Density Residential</td>
<td>7-12</td>
<td>72</td>
<td>504</td>
<td>864</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>12-60</td>
<td>31</td>
<td>372</td>
<td>1,860</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td></td>
<td><strong>548</strong></td>
<td><strong>1,951</strong></td>
<td><strong>4,799</strong></td>
</tr>
<tr>
<td><strong>Overall Density</strong></td>
<td></td>
<td></td>
<td><strong>3.56</strong></td>
<td><strong>8.76</strong></td>
</tr>
</tbody>
</table>
Existing Land Use
2040 Future Land Use
Development Staging Map

Legend
- Rural/Wild & Scenic Districts
- 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/acre)
- Medium Density Residential (3-7 du/acre)
- Mixed/Medium Density Residential (7-12 du/acre)
- High Density Residential (12-40 du/acre)
- Commercial
- Business Park/Utility Industrial
- Park/Open Space
- Public/Institutional

Note: Service areas will be extended as developments move in a logical pattern to maximize landfills and 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