

City of Plymouth – District 1

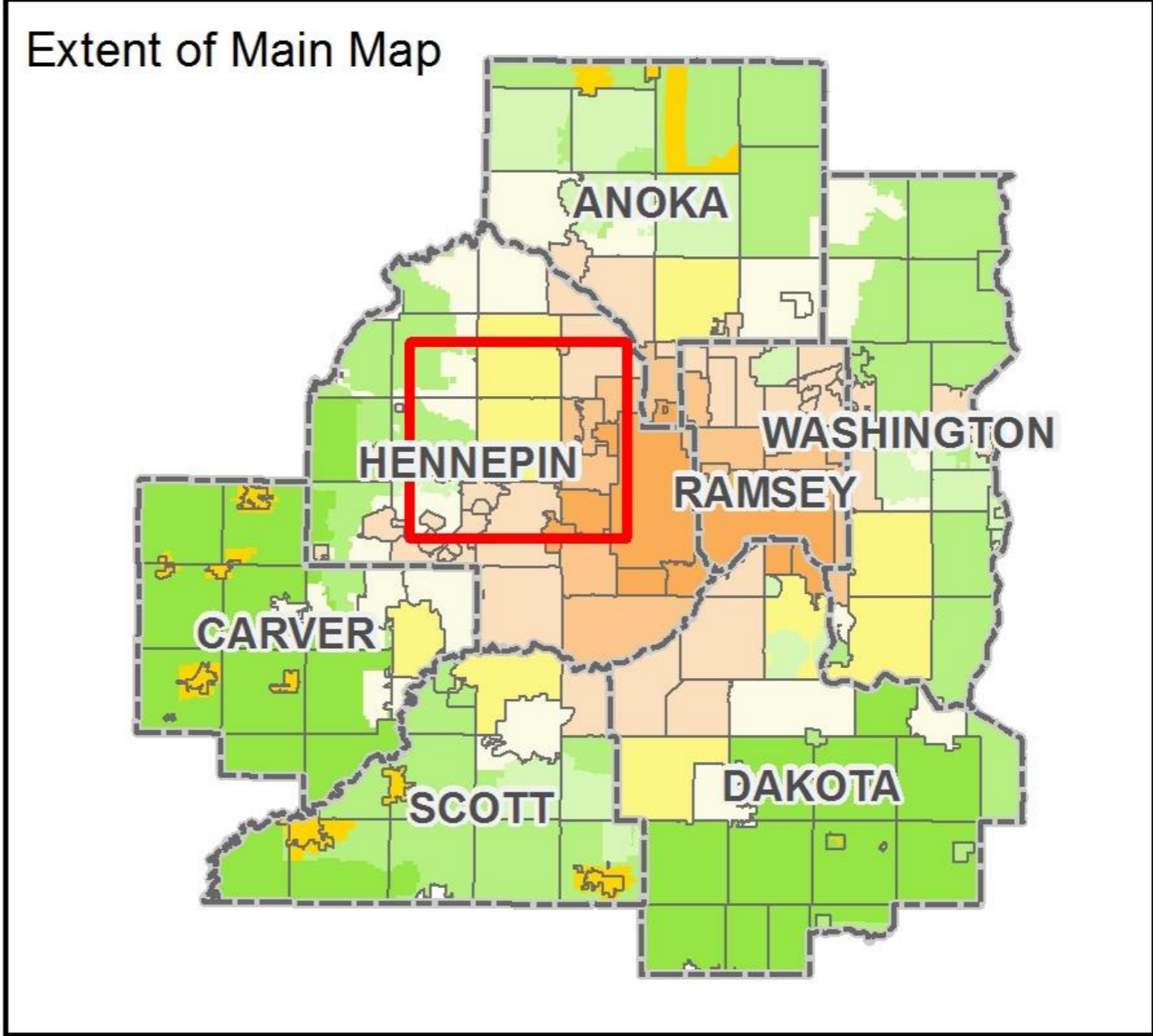
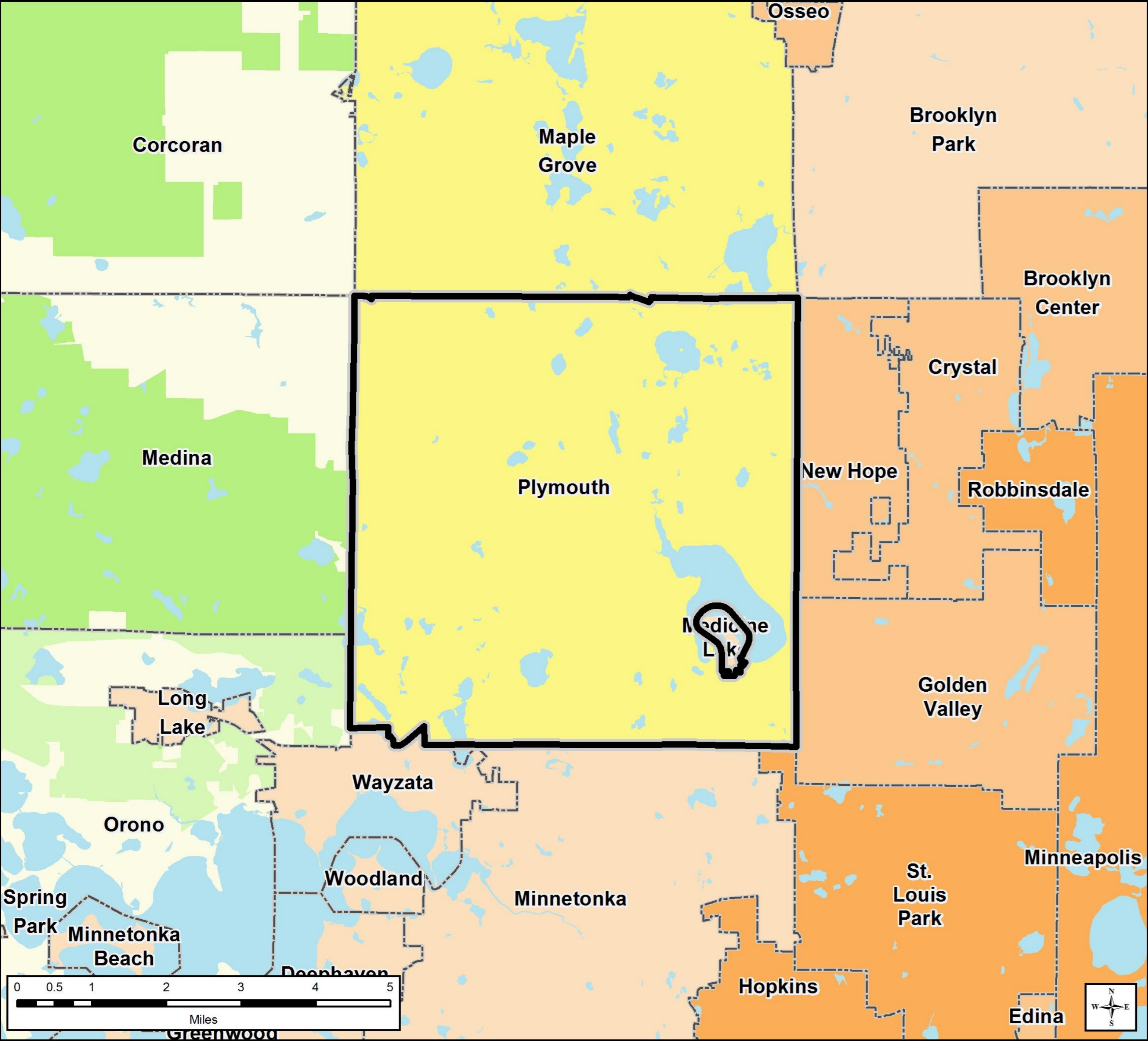
2040 Comprehensive Plan

June 3, 2019

Community Development Committee



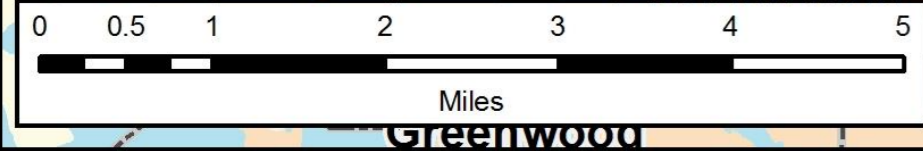
Community Designation



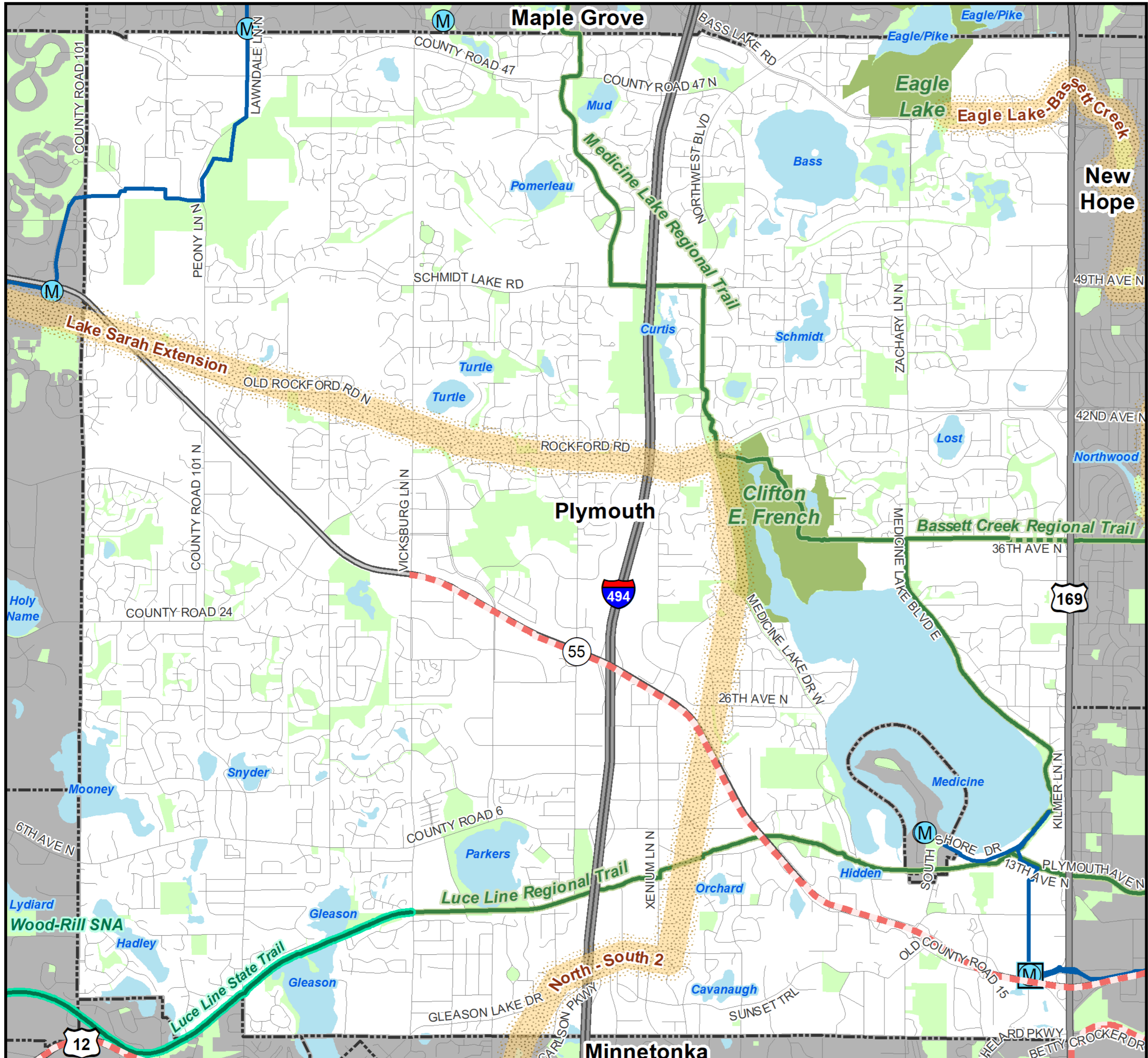
Community Designations

- Outside Council planning authority
- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center

- County Boundaries
- City and Township Boundaries
- Lakes and Major Rivers



Regional Systems



Regional Systems

Transportation

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Local Streets

Transitways

- Existing Fixed Guideway Alignments
- Existing Bus Rapid Transitways
- Planned Fixed Guideway Transitways
- Planned Bus Rapid Transitways
- Existing Fixed Guideway & BRT Stations
- Planned Fixed Guideway Stations

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

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

*Potential Planned Transitway identified in the 2040 TPP, adopted 2018.

Forecasted Growth

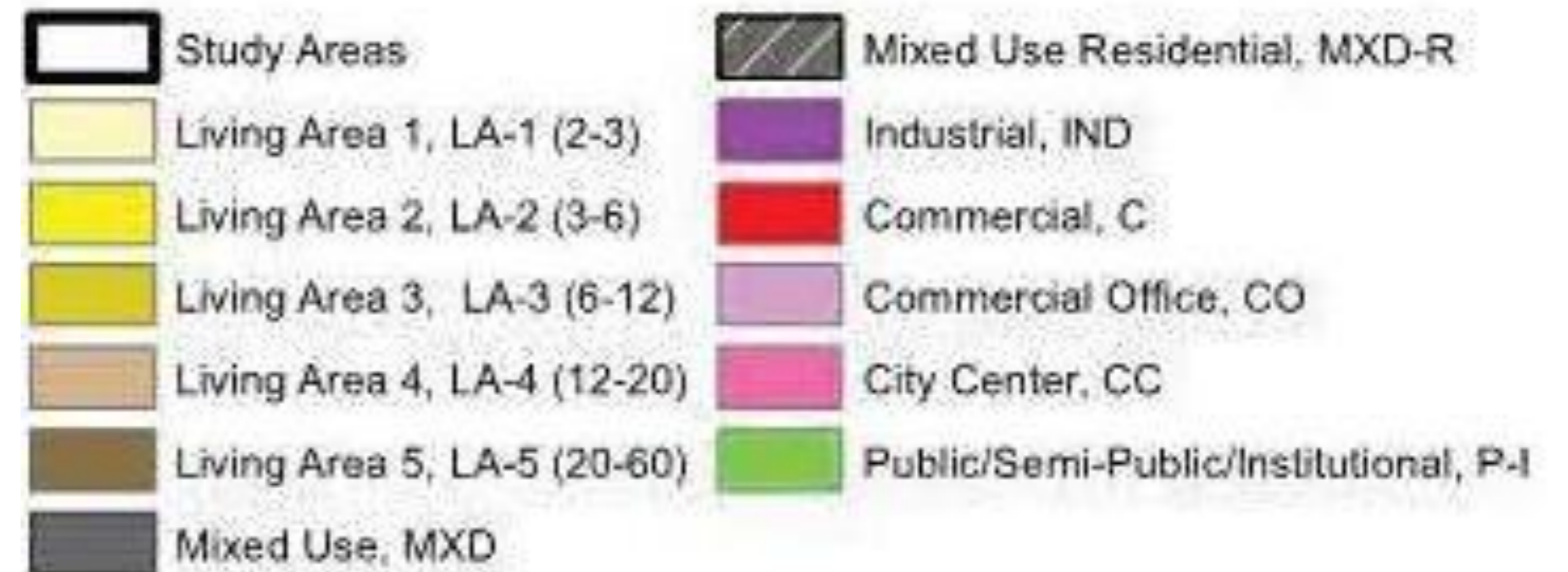
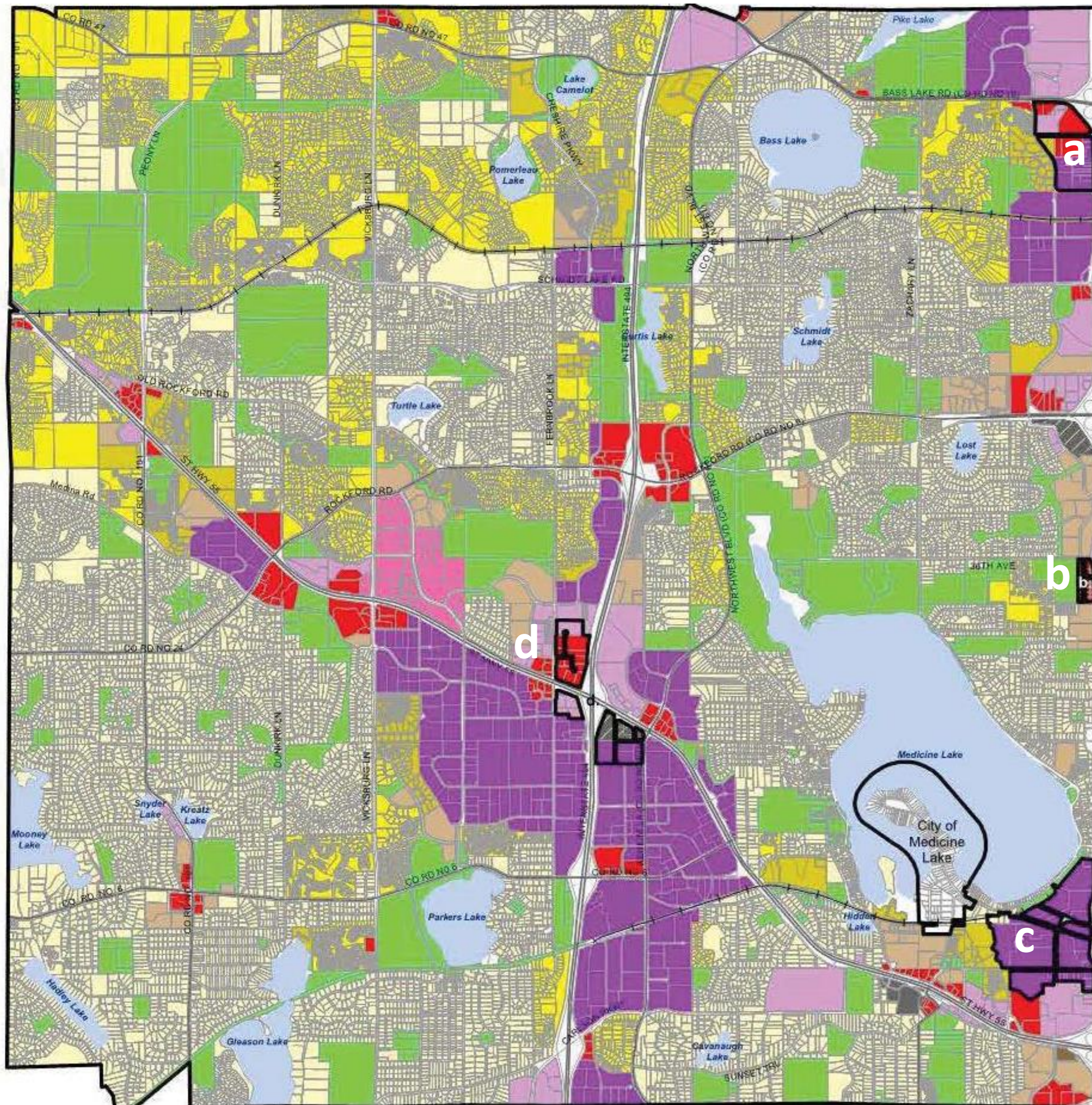
	Census 2010	Estimated 2017	Revised Council Forecasts		
			2020	2030	2040
Population	70,576	76,882	77,200	81,400	86,100
Households	28,663	31,207	31,800	33,400	34,700
Employment	46,227	53,376	53,900	57,700	61,500

Planned Net Residential Density

Land Use Categories	Density Range		Net Acres	Min Units	Max Units
	Min	Max			
Living Area – 1	2	3	259.8	520	779
Living Area – 2	3	6	199.4	598	1196
Living Area – 3	6	12	20.1	121	241
Living Area – 4	12	20	13.5	162	270
Mixed Use – Residential	12	25	34.3	412	858
<i>Underutilized Opportunities</i>					
Underutilized LA-4	12	20	3.6	43	72
Mixed Use and City Center Opportunities	12	20	4.25	51	85
	TOTALS		534.95	1855	3501
	Overall Density			3.4	6.4

Calculation based on Table 3-3. The Plan indicates that development within the Mixed Use-Residential category must include residential uses.

2040 Future Land Use



Areas with Potential Land Use Change

- a. Potential Mixed Use Site
- b. Potential Commercial Office / Light Industrial Site
- c. Potential Commercial Office south of 10th Avenue and west of Nathan Lane; potential higher density residential north of 10th Avenue
- d. Potential Mixed Use site

Proposed Findings

That the Plan:

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

Proposed Action

- Authorize the City of Plymouth to place its 2040 Comprehensive Plan into effect.
- Revise forecasts as shown in Table 1 of the attached Review Record.
- Revise the City's affordable housing need allocation to 679 units.
- Advise the City to implement the advisory comments in Review Record for Water Supply.

Next Steps

- Environment Committee – June 11, 2019
- Metropolitan Council – June 26, 2019

Questions