

City of St. Louis Park – District 6

# 2019 Land Use Amendment Comprehensive Plan Amendment

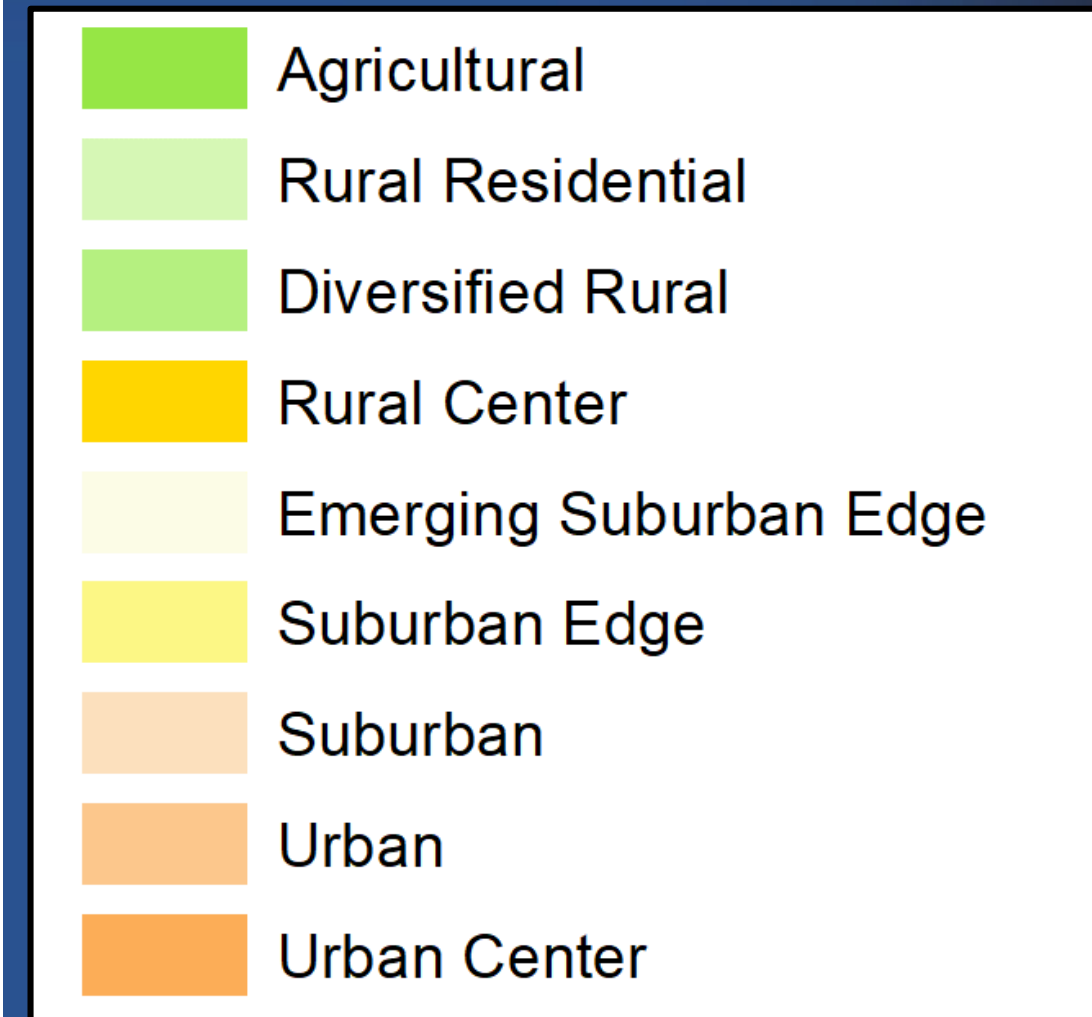
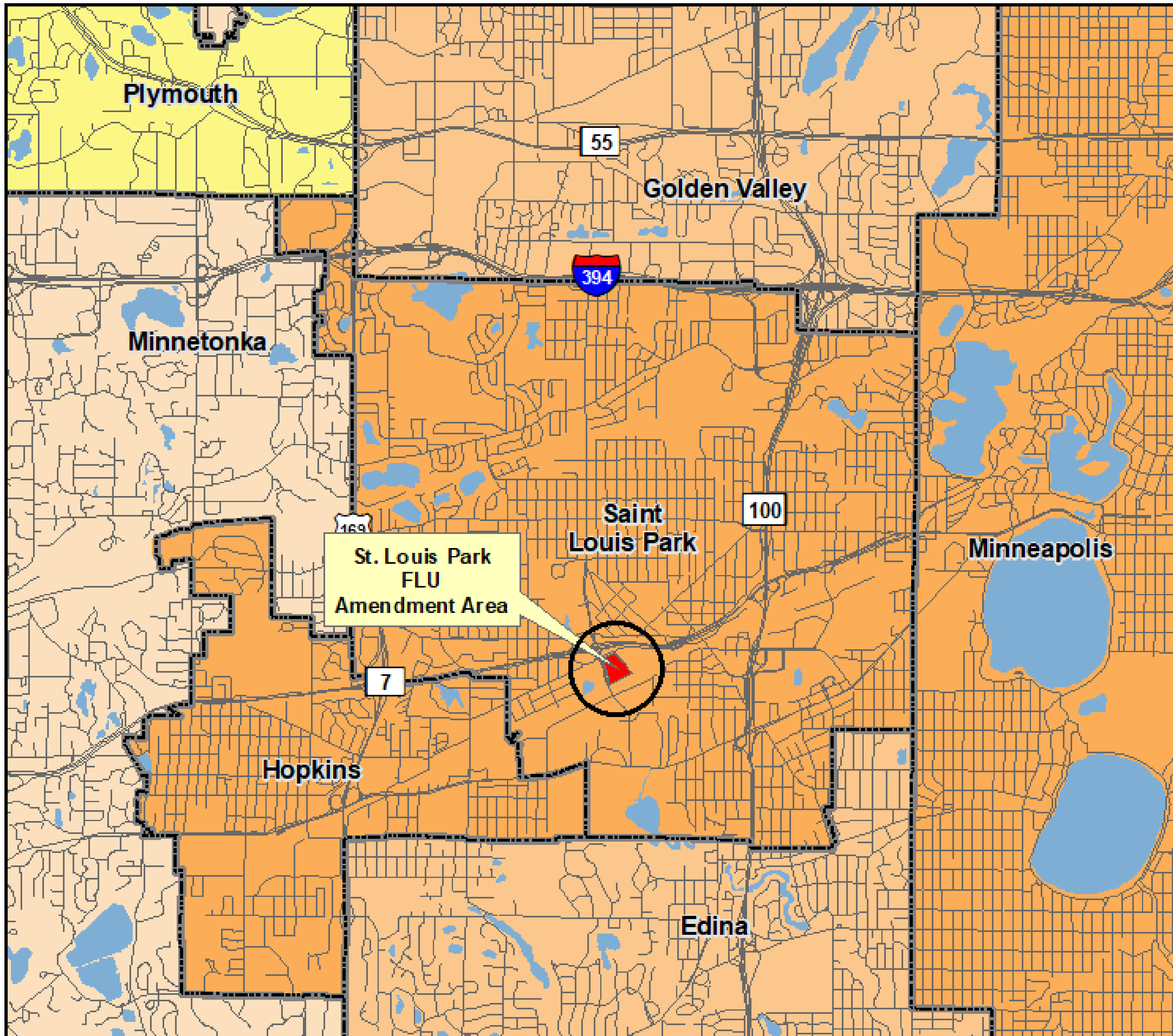
November 4, 2019

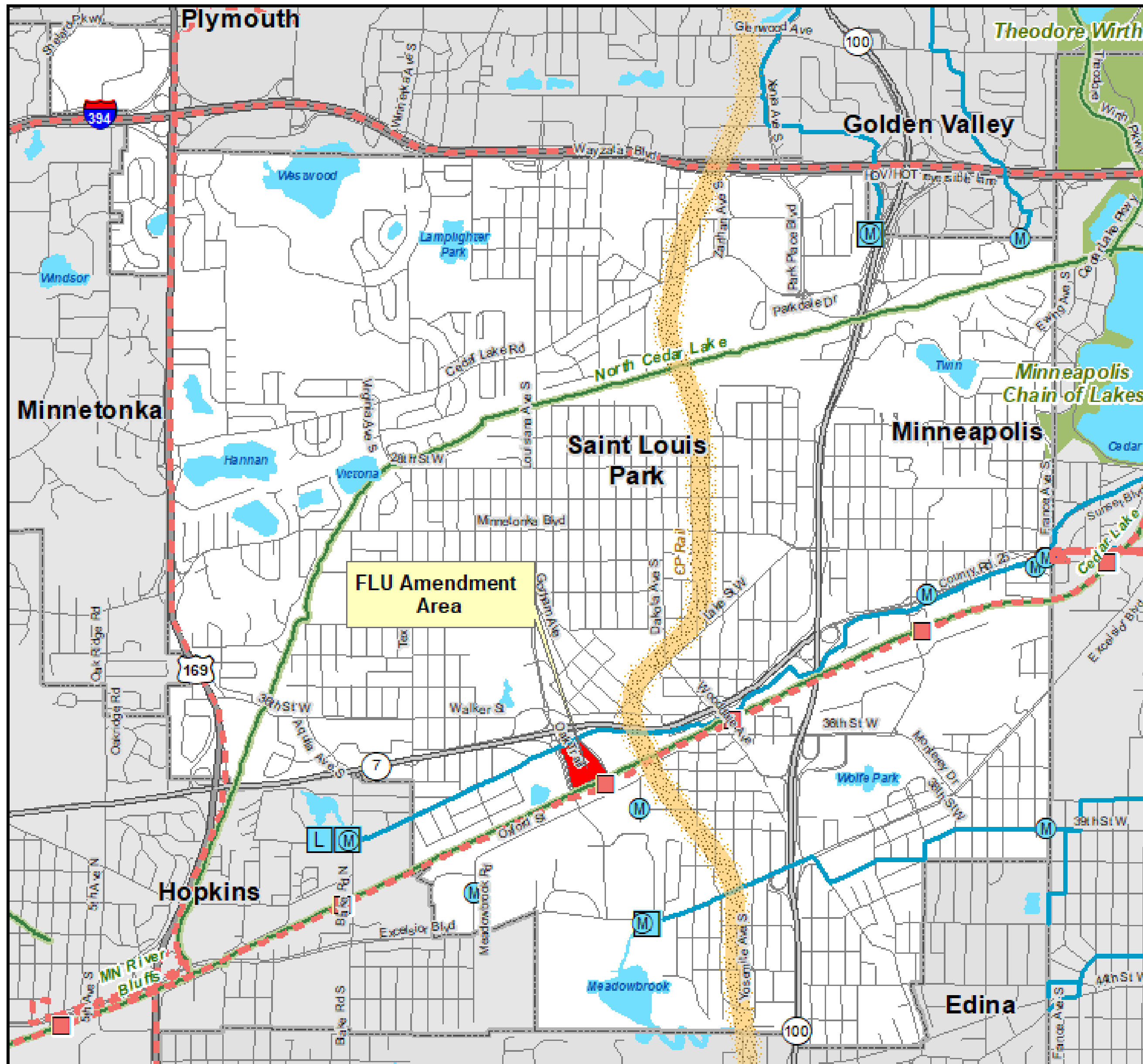
Community Development Committee



# Council Review of Amendments

- Regional system conformance issues
- Regional policy inconsistencies
- 80+ acres
- 100+ housing units
- 5%+ change in forecasts





### 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
  - M Meters
  - L Lift Stations
  - MCES Interceptors
  - WTP MCES Treatment Plants

### Regional Highway System

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

### Regional Parks

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



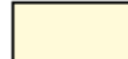












# Amendment Details

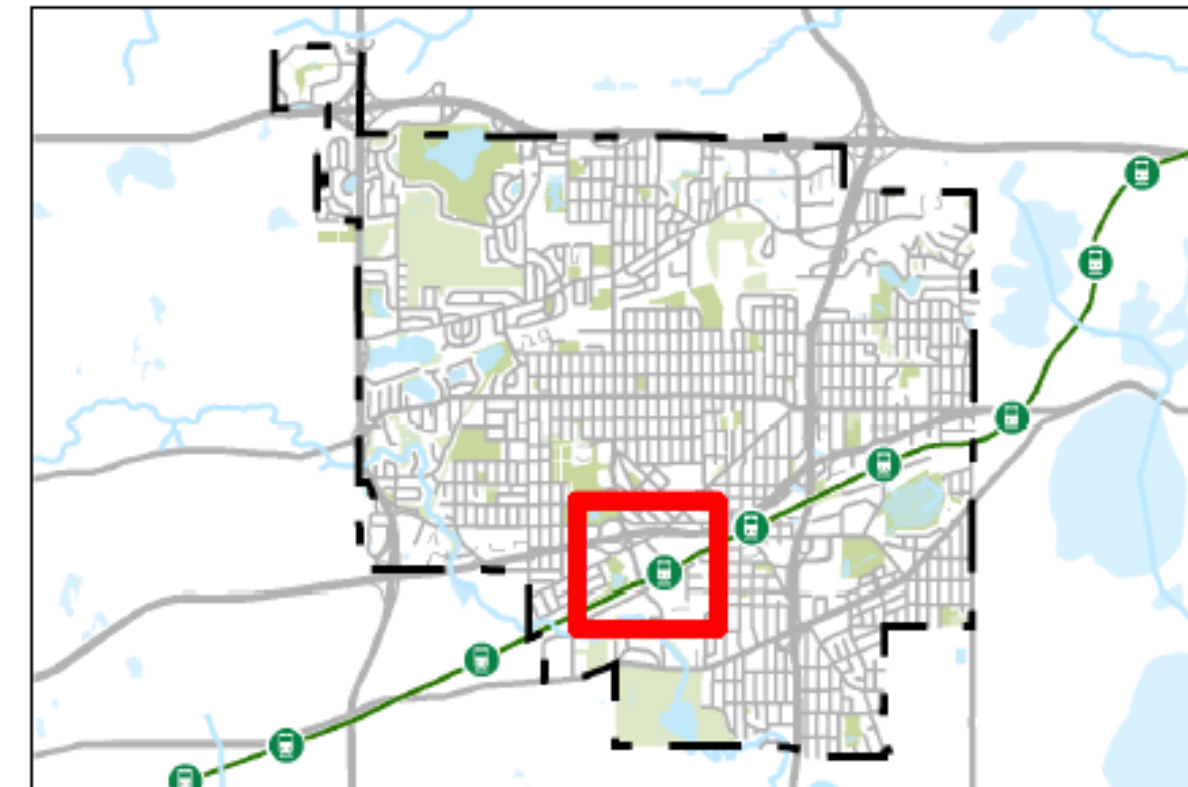
2040 Comprehensive Plan

Proposed Amendment to FLU (2019)



**Future Land Use**

- |  |   |
|--|---|
|  RL - Low Density Residential       |  OFC - Office              |
|  RM - Medium Density Residential    |  BP - Business Park        |
|  RH - High Density Residential      |  IND - Industrial          |
|  MX - Mixed Use                     |  CIV - Civic               |
|  TOD - Transit Oriented Development |  PRK - Park and Open Space |
|  COM - Commercial                   |  ROW - Right of Way        |
|  |  RRR - Railroad            |



# Planned Residential Density

Table 1. Planned Residential Density, City of St. Louis Park

2018-2040 Change

Category	Density		Net Acres	Min Units	Max Units
	Min	Max			
RL - Low Density Residential	3	10	0	0	0
RM - Medium Density Residential	6	30	18.7	112	561
RH - High Density Residential	30	75	3.01	90	226
MX - Mixed Use *	20	75	6.91	138	518
TOD - Transit Oriented Development*	50	125	<u>48.56</u>	<u>2,428</u>	<u>6,069</u>
COM - Commercial**	20	50	0.68	14	34
OFC - Office**	50	125	3.24	162	404
<b>TOTALS</b>			<b><u>81.55</u></b>	<b><u>2,944</u></b>	<b><u>7,813</u></b>
<b>Overall Density</b>				<b><u>36.30</u></b>	<b><u>96.35</u></b>

\*75-85% residential

\*\*10% residential



# Recommended Forecast Increase

Table 2. City of St. Louis Park Forecasts

	Census	Estimate	Current Council Forecasts			Revised Council Forecasts		
	2010	2018	2020	2030	2040	2020	2030	2040
<b>Population</b>	45,250	48,910	48,200	49,600	51,800	<u>49,600</u>	<u>52,350</u>	<u>54,520</u>
<b>Households</b>	21,743	23,414	23,600	24,800	25,700	23,600	<u>25,220</u>	<u>26,230</u>
<b>Employment</b>	40,485	39,428	43,400	45,200	46,700	43,400	<u>45,300</u>	<u>46,850</u>

# Allocation of Affordable Housing Need: 2021-2030

Table 3. Allocation of Affordable Housing Need (2021-2030) for the City of St. Louis Park

	Previous Allocation	New Allocation
At or Below 30% of Area Median Income (AMI)	229	<u>309</u>
Between 31% and 50% of AMI	132	<u>178</u>
Between 51% and 80% of AMI	78	<u>106</u>
<b>TOTAL 2021-2030 Allocation</b>	439	<u>593</u>



# Findings

That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies, with the proposed changes
- 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. Louis Park to place the 2019 Land Use Amendment Comprehensive Plan Amendment into effect.
2. Revise the City's forecasts upward as shown in Table 2 of the attached Review Record.
3. Revise the City's allocation of the regional affordable housing need for 2021-2030 as shown in Table 3 of the Review Record.
4. Advise the City to implement the advisory comments in the Review Record for Housing.