City of Hugo – District 11
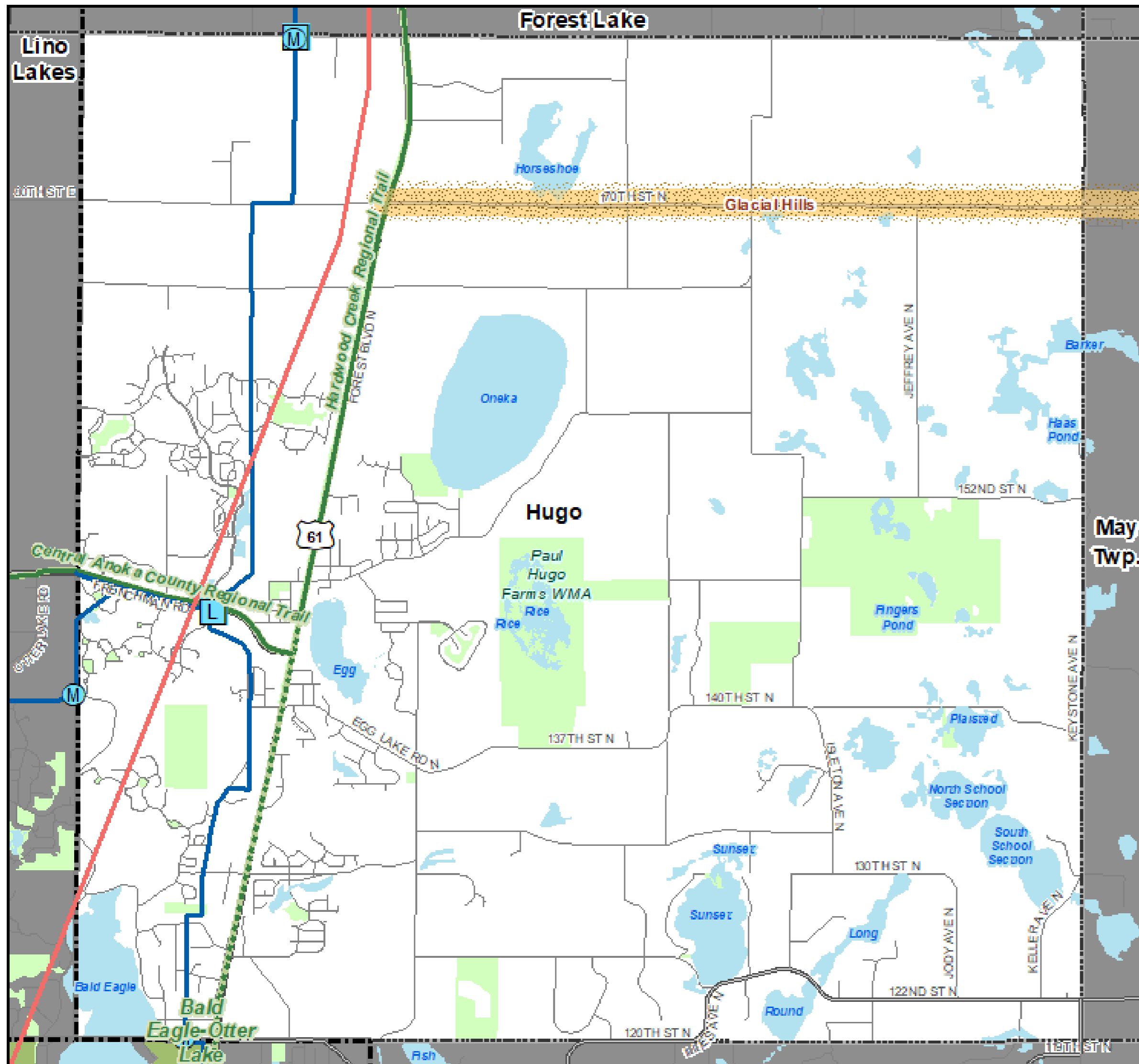
2040 Comprehensive Plan

October 7, 2019

Community Development Committee

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Regional Systems

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

Extent of Main Map

METROPOLITAN COUNCIL

3
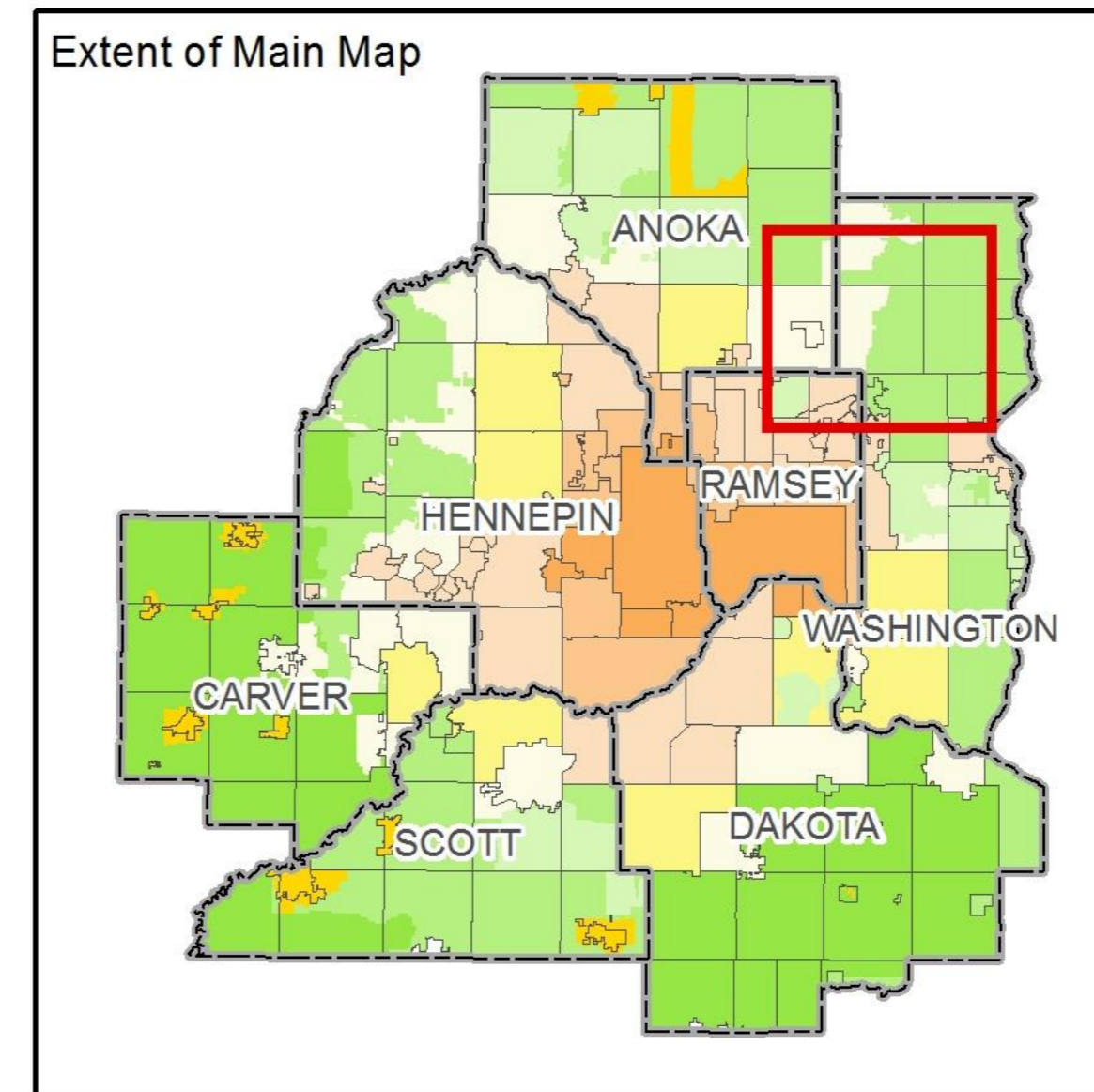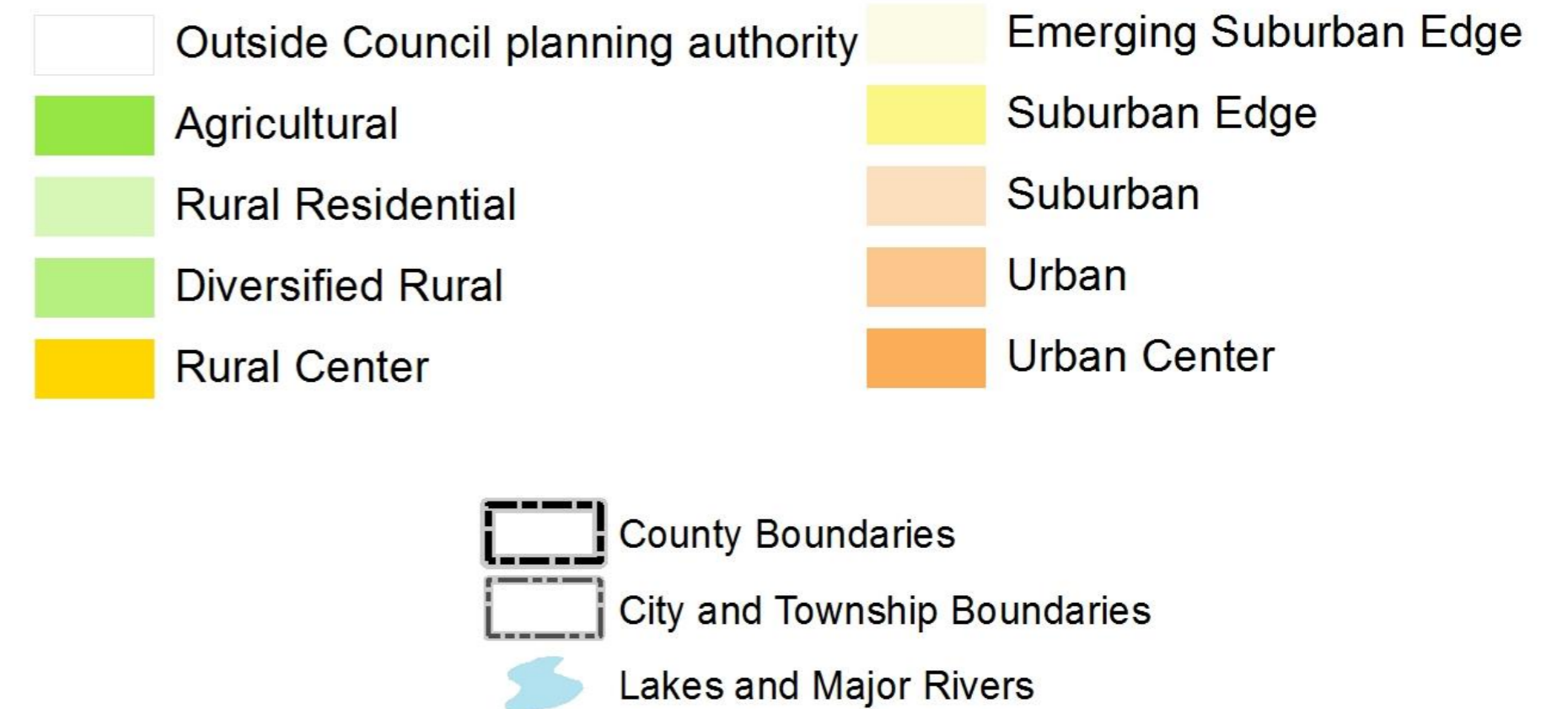
Forecasted Growth

Table 1. City of Hugo Forecasts

	Census 2010	Estimated 2018	Council Forecasts			Plan Forecasts		
			2020	2030	2040	2020	2030	2040
Population	13,332	15,247	16,900	22,800	29,000	19,100	29,000	40,000
Households	4,990	5,744	6,700	9,200	11,900	7,200	11,100	15,600
Employment	1,973	2,859	3,000	3,500	4,000	3,000	3,600	4,500

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Planned Residential Density

Table 2. Planned Residential Density, City of Hugo

2018-2040 Change
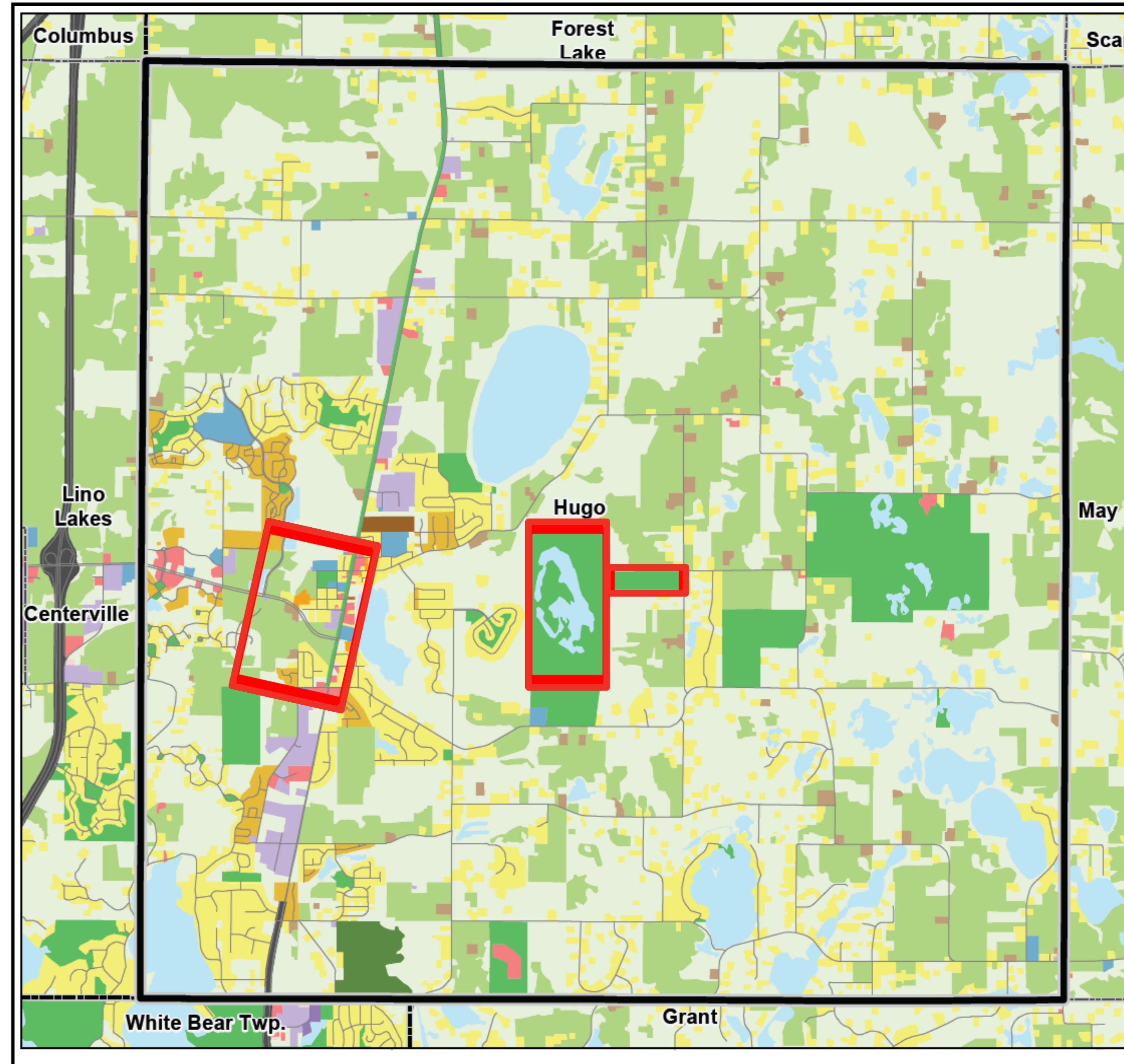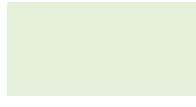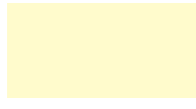
Category	Density Min	Max	Net Acres	Min Units	Max Units
Very Low Density Residential	1	1	72	72	72
Low Density Residential	2	4	2,498	4,996	9,992
Medium Density Residential	3	8	498	1,494	3,984
High Density Residential	6	12	103	618	1,236
Mixed Use*	10	60	223	2,230	13,380
		TOTALS	**3,394**	**9,410**	**28,664**
		PLAT MONITORING	**817**	**3,200**	
		Overall Density		**3.0**	**8.4**

* 50% residential

Existing Land Use

Legend:

- Farmstead
- Seasonal/Vacation
- Single Family Detached
- Manufactured Housing Park
- Single Family Attached
- Multifamily
- Retail and Other Commercial
- Office
- Mixed Use Residential
- Mixed Use Industrial
- Mixed Use Commercial and Other
- Industrial and Utility
- Extractive
- Institutional
- Park, Recreational or Preserve
- Golf Course
- Major Highway
- Railway
- Airport
- Agricultural
- Undeveloped
- Water
- County Boundaries
- City and Township Boundaries
- NCompass Street Centerlines

2040 Land Use Plan

Agriculture (AG)

Large Lot Residential (LL)

Very Low Density (VLD)

Low Density Residential (LD)

Medium Density Residential (MD)

High Density Residential (HD)

Mixed Use (MIX)

Commercial (COM)

Business Park (BP)

Industrial (IND)

Public/Quasi-Public (PQ)

Agricultural Preserve
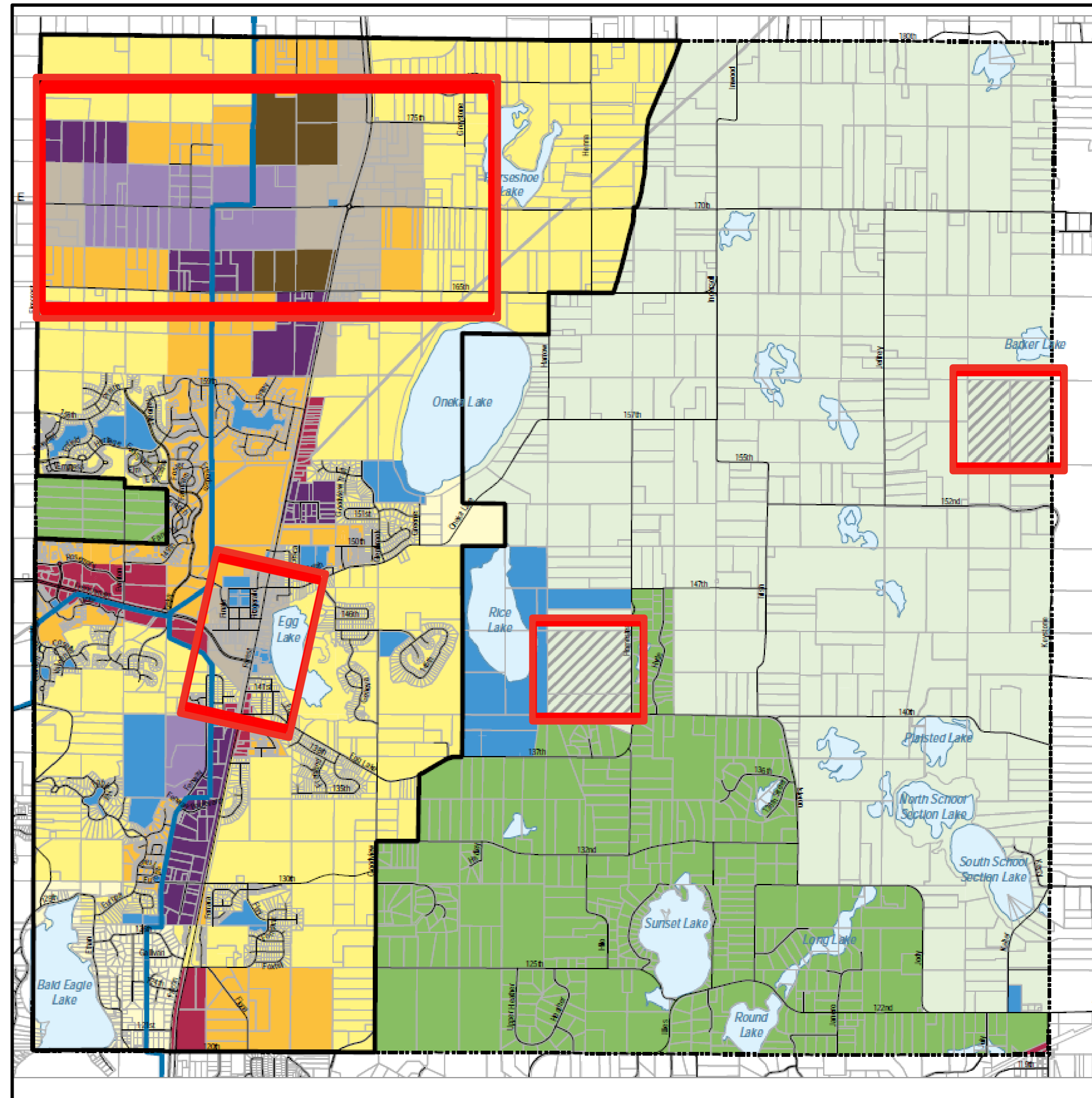
Proposed Findings

That the Plan:

- Conforms to Metropolitan system plans
- Consistent with Council policies, except for housing
- <u>Substantially</u> consistent with housing policy. It does not address:
  - A local 4d tax program
  - Partnership with local NOAH preservation organizations
  - Consideration of a local Fair Housing Policy
  - Consideration of measures to support and protect existing manufacture housing
- Compatible with the plans of adjacent local governmental units and affected jurisdictions

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Meeting Schedule

- Environment Committee on Tuesday, October 8
- Metropolitan Council on Wednesday, October 23

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Proposed Action

- Authorize the City of Hugo to place its 2040 Comprehensive Plan into effect.
- Strongly encourage the City to address all widely known tools in order to be fully consistent with Council housing policy. The City should consider addressing the following tools in the Plan before final adoption:
  - A local 4d tax program
  - Partnership with local NOAH preservation organizations
  - Consideration of a local Fair Housing Policy
  - Consideration of measures to support and protect existing manufacture housing
- Advise the City to implement the advisory comments in the Review Record for Land Use.

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Questions