

City of Vadnais Heights – District 11

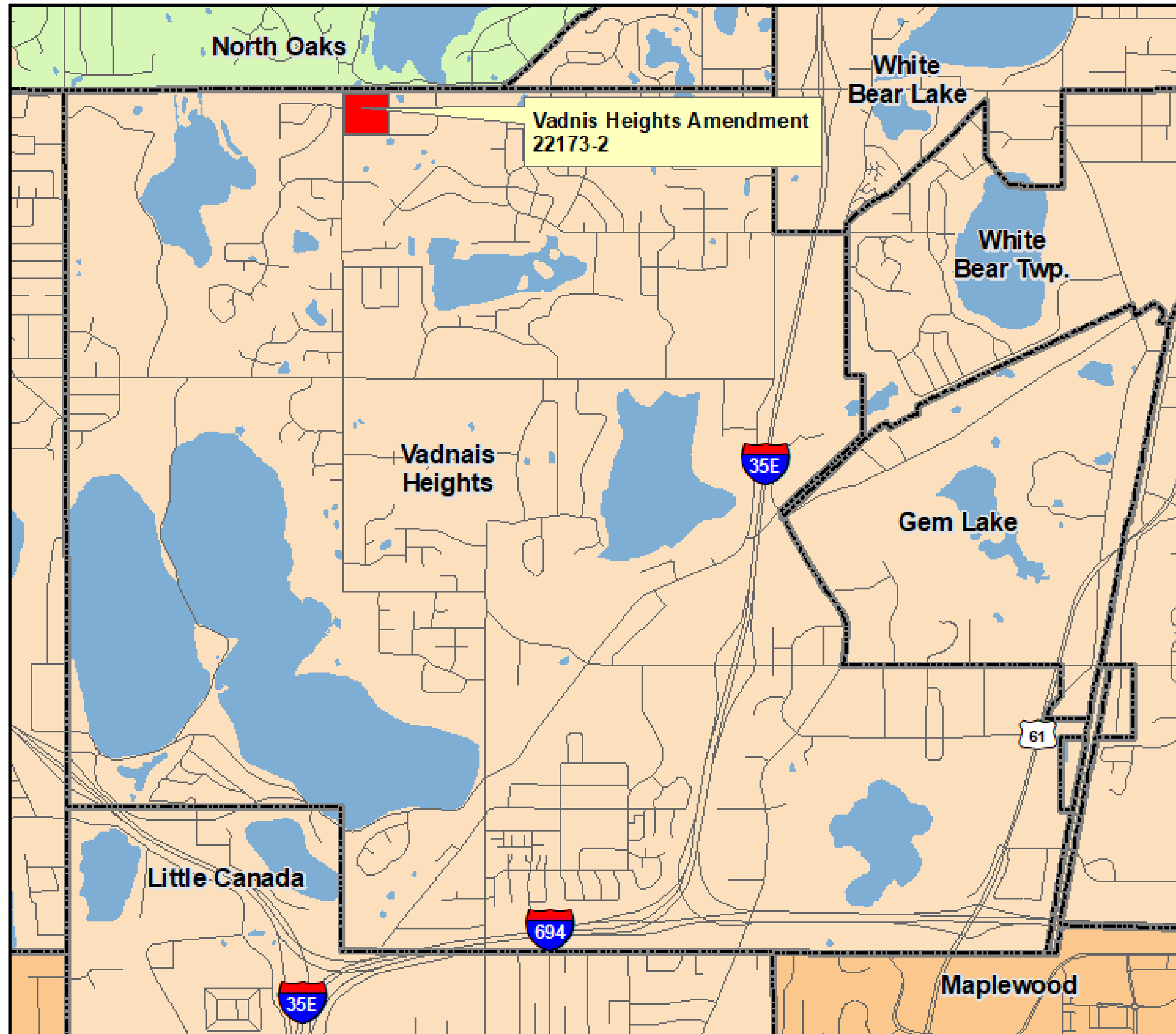
Office-Business to Mixed Use Comprehensive Plan Amendment

April 6, 2020

Community Development Committee

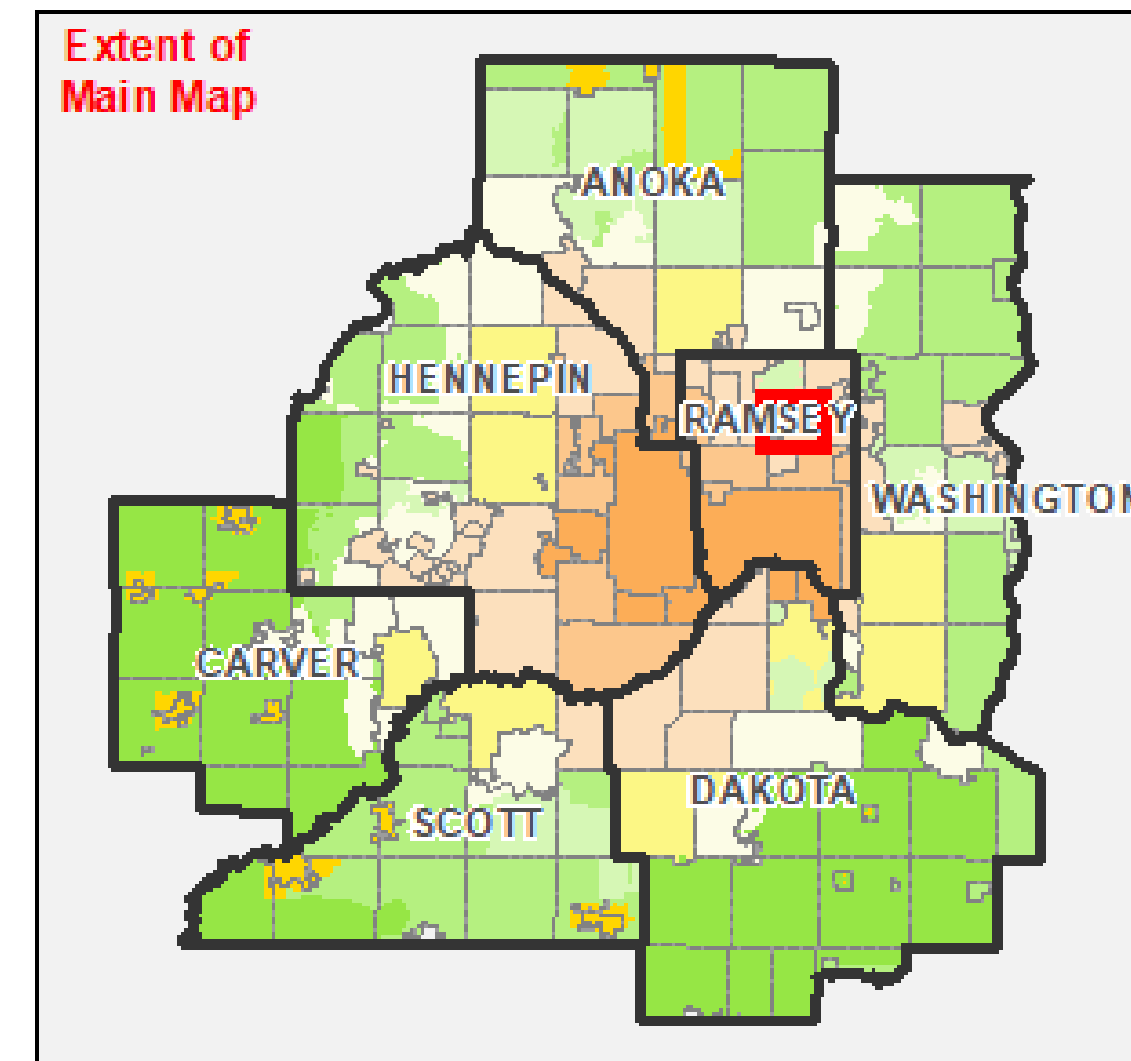


Community Designation

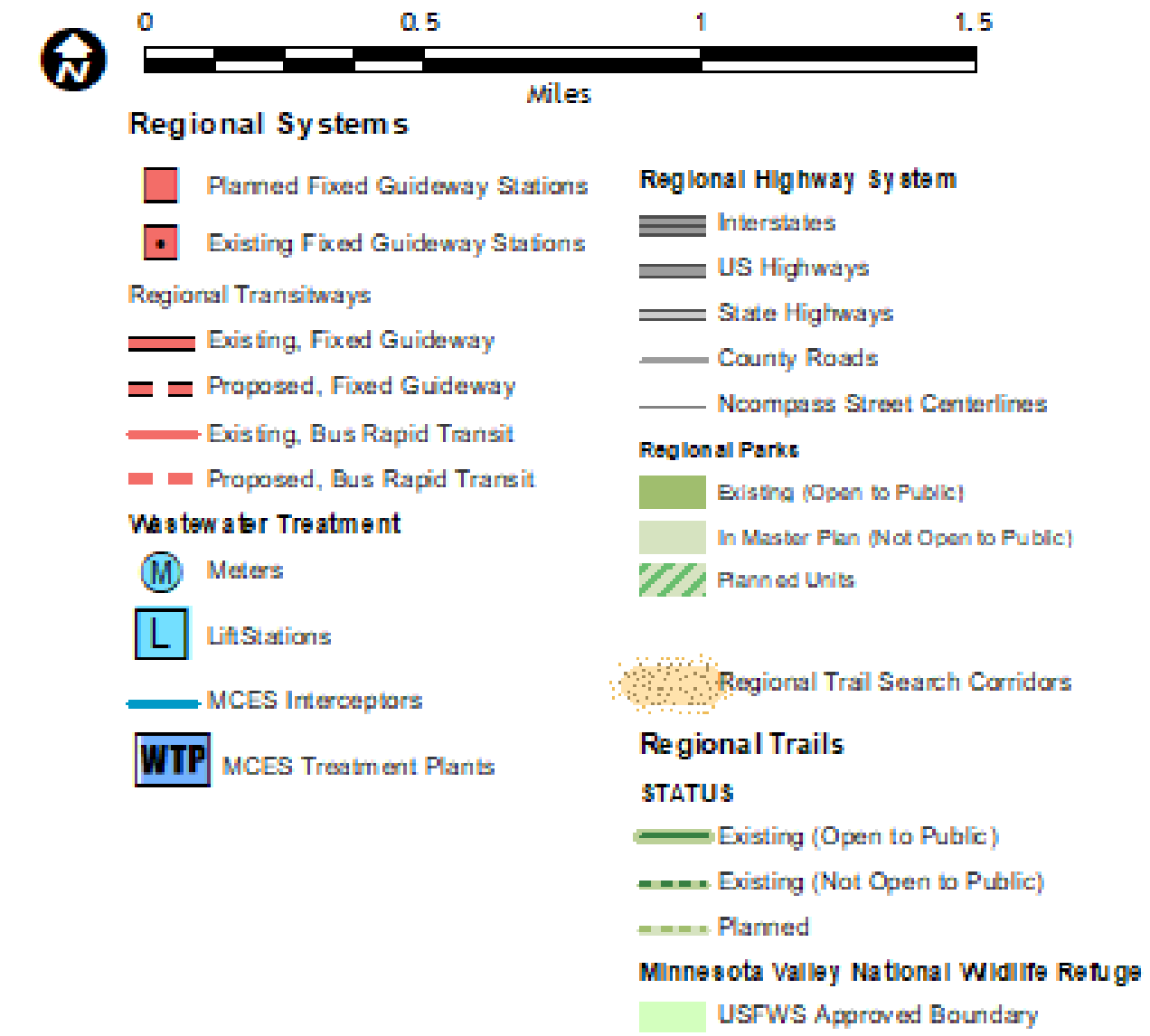
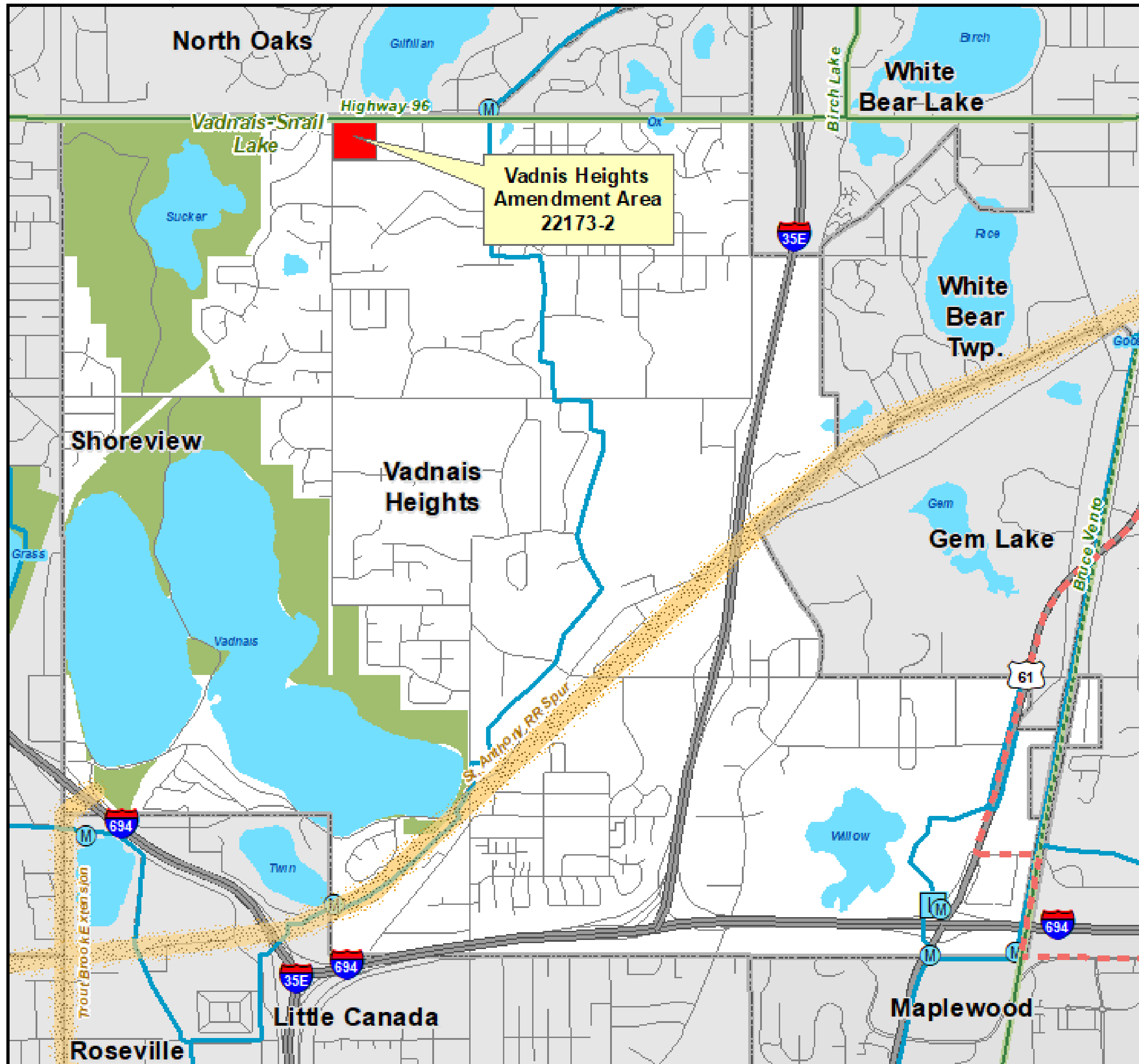


ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines

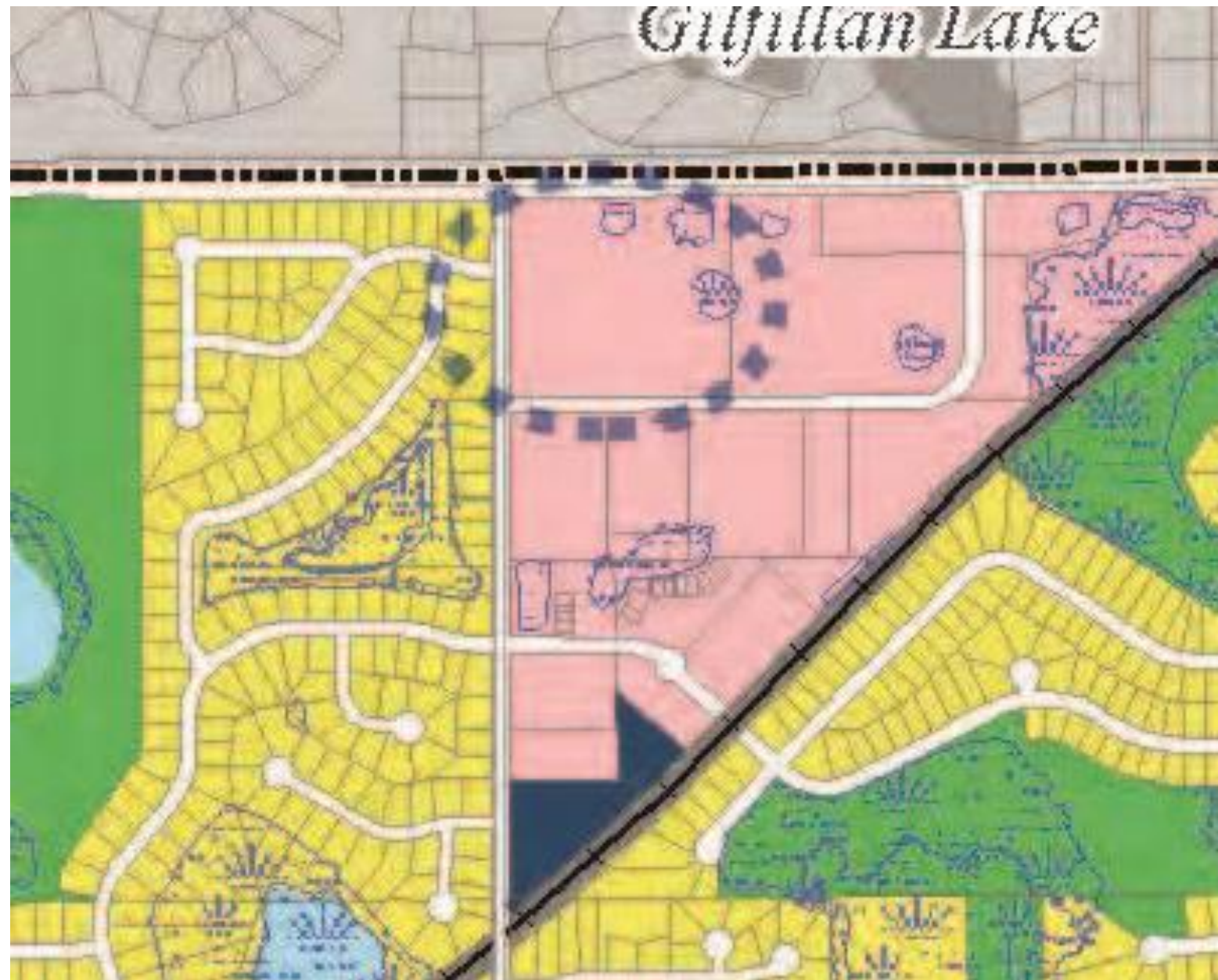


Regional Systems



Existing and Proposed Future Land Use

Existing Future Land Use



Proposed Future Land Use



Legend

- Vadnais Heights City Limits
- City/Township Boundaries Potentia
- Redevelopment/Infill Area
- Streams
- Railroad
- National Wetland Inventory
- Future Land Use Categories**
- Low Density Residential
- Manufactured Housing Park
- Medium Density Residential
- High Density Residential
- Mixed Use
- Office-Business
- Commercial
- Highway Commercial
- Industrial
- Open Water
- Park/Open Space
- Public, Institutional or Utility
- Railway
- City Center

Planned Residential Density

Table 1. Planned Residential Density, City of Vadnais Heights

2016-2040 Change

Category	Density			Net Acres	Min Units	Max Units
	Min	Max				
Low Density Residential	2.5	5		42.7	107	214
Medium Density Residential	5	9		30.4	152	274
High Density Residential	9	22		31	279	682
City Center*	12	30		8.6	103	258
Mixed Use*	8	30		11.68	93	350
TOTALS				124.38	734	1,778
				Overall Density	5.90	14.29

* 75% residential

Findings

That the proposed amendment:

- Conforms to regional system plans
- Is consistent with Council policies
- 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 Vadnais Heights to place the Office-Business to Mixed Use Comprehensive Plan Amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Regional Parks and Forecasts.

Questions

