

City of Stillwater – District 12

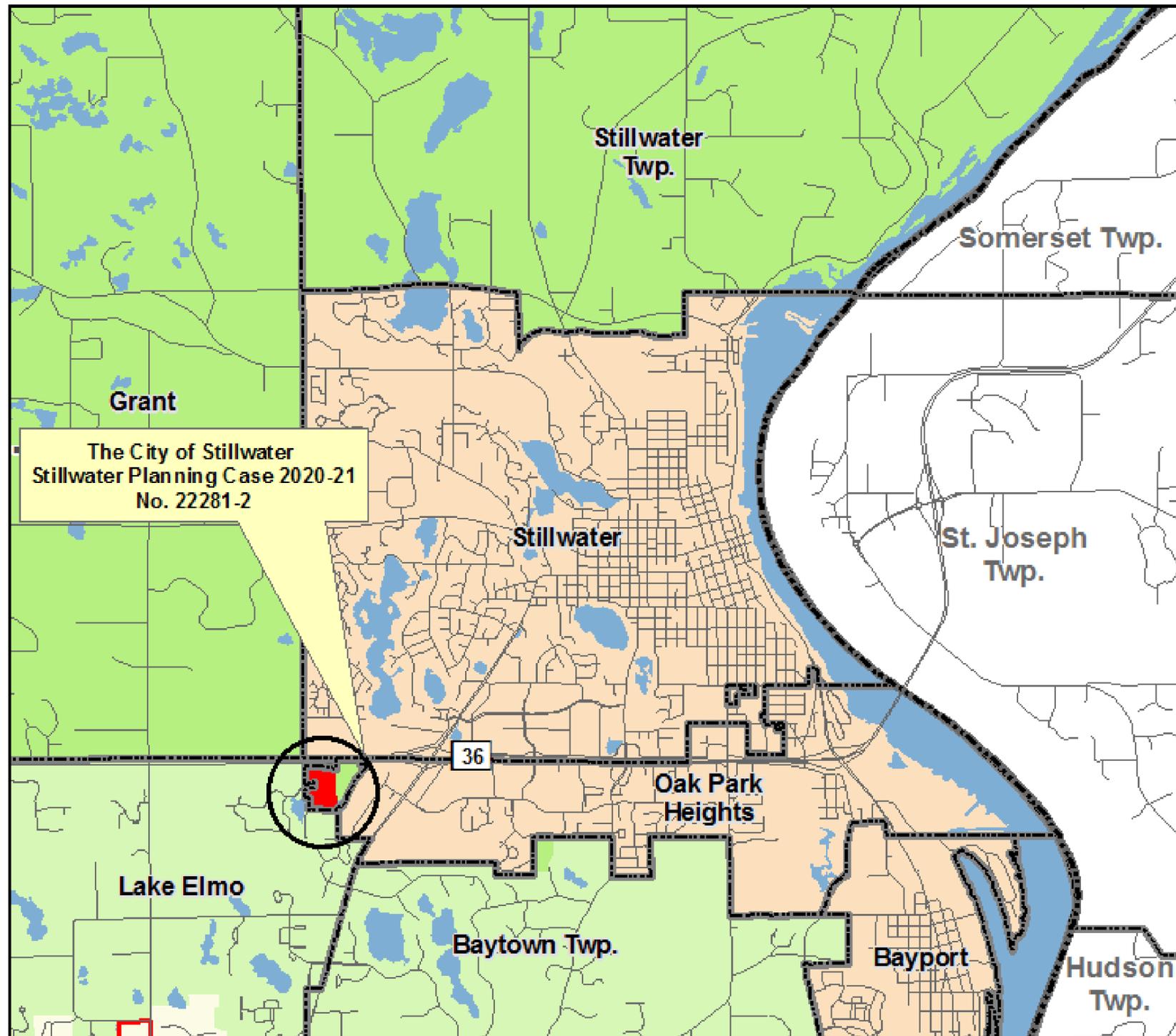
# Stillwater Planning Case 2020-21 Comprehensive Plan Amendment

November 2, 2020

Community Development Committee

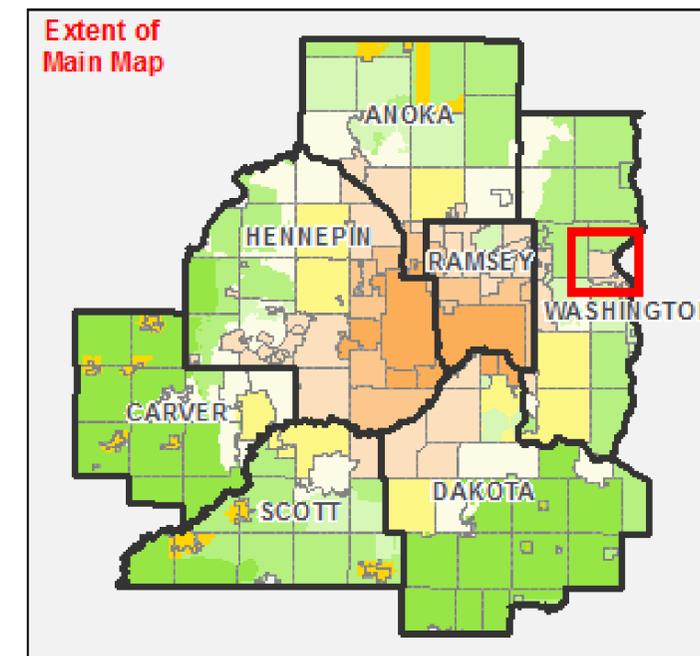


# Community Designation

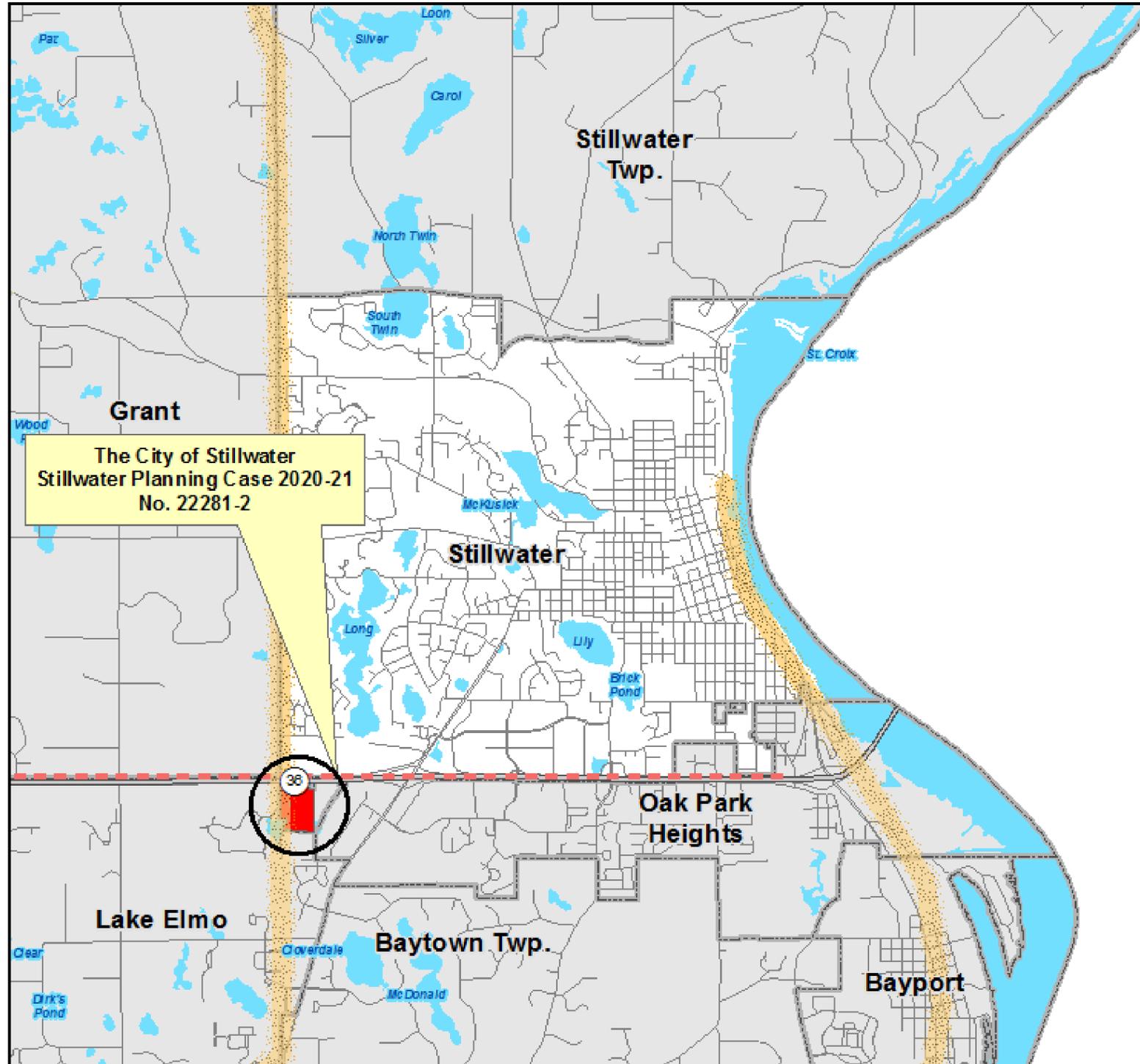


## ThriveMSP 2040 Community Designations

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



# Regional Systems



## 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
- Nocompass Street Centerlines
- Regional Parks**
- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Regional Trail Search Corridors
- Regional Trails**
- STATUS**
- Existing (Open to Public)
- - - Existing (Not Open to Public)
- - - Planned
- Minnesota Valley National Wildlife Refuge**
- USFWS Approved Boundary

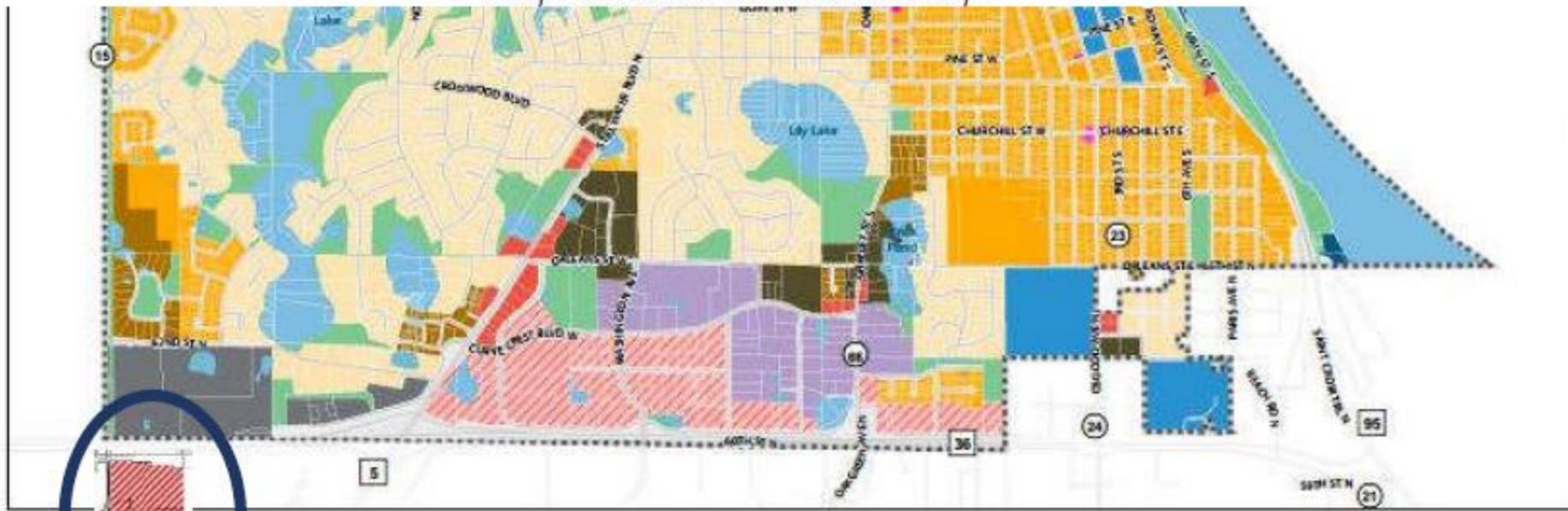


# Amendment Details

- 35.4 acres newly annexed into the City of Stillwater
- Reguides the 35.4 acres to Highway Mixed Use
- Extends the Metropolitan Urban Service Area (MUSA) to include the amendment site
- Adjusts forecasts to respond to development proposal

# Proposed Planned Land Use

Proposed Future Land Use Map



*HMU property being added*



## Future Land Use Plan

- City Limit
- Future Land Use**
- Very Low Density Residential
- Low Density Residential
- Low/Medium Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Downtown Mixed Use
- Business Park/Industrial
- Highway Mixed Use
- Institutional
- Research, Development Park
- Park, Rec or Open Space
- Marina
- Wetland
- Open Water
- ROW



# Forecasted Growth

Table 1. City of Stillwater Forecasts

|                   | Census | Estimated | Current Forecast |        |        | Revised Forecast |               |               |
|-------------------|--------|-----------|------------------|--------|--------|------------------|---------------|---------------|
|                   | 2010   | 2019      | 2020             | 2030   | 2040   | 2020             | 2030          | 2040          |
| <b>Population</b> | 18,227 | 19,767    | 20,600           | 21,800 | 22,800 | 20,600           | <u>22,240</u> | <u>23,240</u> |
| <b>Households</b> | 7,076  | 7,703     | 8,400            | 9,000  | 9,600  | 8,400            | <u>9,200</u>  | <u>9,800</u>  |
| <b>Employment</b> | 9,628  | 9,759     | 10,700           | 11,300 | 11,700 | 10,700           | <u>11,500</u> | <u>11,900</u> |

# Planned Residential Density

Table 2. Planned Residential Density, City of Stillwater

2020-2040 Change

| Category                         | Density |      |  | Net Acres          | Min Units         | Max Units           |
|----------------------------------|---------|------|--|--------------------|-------------------|---------------------|
|                                  | Min     | Max  |  |                    |                   |                     |
| Low Density Residential          | 1       | 4.4  |  | 4.1                | 4                 | 18                  |
| Low/Medium Density Residential   | 5       | 9.7  |  | 65.4               | 327               | 635                 |
| Medium Density Residential       | 6       | 14.5 |  | 51.1               | 307               | 741                 |
| <b><u>Highway Mixed Use*</u></b> | 12      | 25   |  | <b><u>52.9</u></b> | <b><u>634</u></b> | <b><u>1,322</u></b> |
| Downtown Mixed Use*              | 12      | 25   |  | 1.5                | 17                | 36                  |
| <b>TOTALS</b>                    |         |      |  | <b>262</b>         | <b>1,146</b>      | <b>2,454</b>        |
| <b>Overall Density</b>           |         |      |  |                    | <b><u>6.6</u></b> | <b><u>15</u></b>    |

\* 30% residential

# Land Guided for Affordable Housing

|  |                     |
|--|---------------------|
| 2021-2030 share of regional need for Affordable Housing at 50% AMI and Below:  | <b>262 units</b>    |
| 2021-2030 share of regional need for Affordable Housing between 51 to 80% AMI: | <b>41 units</b>     |
| TOTAL 2021-2030 share of regional need for Affordable Housing:                 | <b>303 units</b>    |
| 2021-2030 total regional need for Affordable Housing:                          | <b>37,900 units</b> |

|                                   | <b>Available Acres</b> | <b>X</b> | <b>Minimum Density</b><br><i>(units per acre)</i> | <b>X</b> | <b>Expected % Residential</b><br><i>(if mixed use)</i> | <b>=</b> | <b>Minimum Units Possible</b> |
|-----------------------------------|------------------------|----------|---|----------|--|----------|-------------------------------|
| <b>Downtown Mixed Use</b>         | 4.84                   |          | 25  |          | 30%  |          | 37                            |
| <b>Highway Mixed Use</b>          | 58.46                  |          | 12  |          | 30%  |          | 211                           |
| <b>Medium Density Residential</b> | 16.15                  |          | 6   |          | 100%   |          | 97                            |
| <b>Total</b>                      | <b>79.45</b>           |          |   |          |  |          | <b>345</b>                    |

Sufficient/**(insufficient)** units affordable at 50% AMI and below possible in areas with ≥12 units per acre minimum against share of regional need: **-14**

Sufficient/**(insufficient)** total units affordable between 51 to 80% AMI possible in areas with ≥6 units per acre minimum possible against share of regional need: **56**

Sufficient/**(insufficient)** total units possible against share of regional need: **42**

Affordable units built since 2021: **0**

Sufficient/**(insufficient)** units possible adjusted for affordable units built: **42**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

# Findings

That the proposed amendment:

- Conforms to regional system plans
- Is inconsistent with the *2040 Housing Policy Plan*, but consistent with other Council policies
- Is compatible with the plans of adjacent and affected jurisdictions

# Proposed Action

That the Metropolitan Council:

1. Authorize the City of Stillwater to place its comprehensive plan amendment into effect.
2. Revise the City's forecasts for households and population upward as shown in Table 1 in the Review Record.
3. Revise the affordable housing need allocation for the City to 303 units.
4. Find that the amendment renders the City's comprehensive plan inconsistent with the Council's housing policy and that the City is therefore ineligible to participate in Livable Communities Act programs.

# Proposed Action (continued...)

## 5. Advise the City:

- That to be consistent with Council housing policy, the City needs to increase the inventory of land guided to support the development of low- and moderate-income housing for the 2021-2030 decade by at least 14 units by guiding enough residential acres with sufficient minimum densities.
- To implement the additional advisory comments in the Review Record for regional parks and housing.

# Questions

