City of Forest Lake – District 12

MN Lakes Storage Facility
Comprehensive Plan Amendment

October 5, 2020

Community Development Committee
Community Designation
Regional Systems

City of Forest Lake
Minnesota Lakes Self Storage
No. 2270.2
Amendment Details

• Re-guides 15 acres from High Density Residential (HDR) to Highway Commercial (HC).
• The purpose of the amendment is to accommodate a 324-unit self-storage facility.
Existing and Proposed Land Use

Current Future Land Use

Proposed Future Land Use
# Planned Residential Density

Table 1. Planned Residential Density, City of Forest Lake

<table>
<thead>
<tr>
<th>Category</th>
<th>Density</th>
<th>Net Acres</th>
<th>Min Units</th>
<th>Max Units</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Min</td>
<td>Max</td>
<td>2018-2040 Change</td>
<td></td>
</tr>
<tr>
<td>Low Density Residential</td>
<td>1.5</td>
<td>4</td>
<td>295</td>
<td>442</td>
</tr>
<tr>
<td>Low/Medium Density Residential</td>
<td>3</td>
<td>6</td>
<td>968</td>
<td>2,904</td>
</tr>
<tr>
<td>Medium Density Residential</td>
<td>6</td>
<td>10</td>
<td>9</td>
<td>54</td>
</tr>
<tr>
<td>High Density Residential</td>
<td>15</td>
<td>20</td>
<td>34</td>
<td>511</td>
</tr>
<tr>
<td>Mixed Use*</td>
<td>10</td>
<td>15</td>
<td>24.8</td>
<td>248</td>
</tr>
<tr>
<td>Downtown Mixed Use*</td>
<td>20</td>
<td>30</td>
<td>1.2</td>
<td>24</td>
</tr>
<tr>
<td><strong>TOTALS</strong></td>
<td>1,332.1</td>
<td></td>
<td>4,183</td>
<td>8,169</td>
</tr>
<tr>
<td><strong>Overall Density</strong></td>
<td>3.1</td>
<td>6.1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

* 50% residential
### Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: 648 units
2021-2030 total regional need for Affordable Housing: 37,900 units

<table>
<thead>
<tr>
<th>Available Acres</th>
<th>Minimum Density (units per acre)</th>
<th>Expected % Residential (if mixed use)</th>
<th>Minimum Units Possible</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Density Residential</td>
<td>9.10</td>
<td>15</td>
<td>100%</td>
</tr>
<tr>
<td>Mixed Use (only residential acres)</td>
<td>25.60</td>
<td>10</td>
<td>100%</td>
</tr>
<tr>
<td>Downtown Mixed Use (only residential acres)</td>
<td>1.50</td>
<td>20</td>
<td>100%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>36</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Sufficient/(insufficient) units possible against share of regional need: -225
Affordable units built since 2021: 0
Sufficient/(insufficient) units possible adjusted for affordable units built: (225)
Number of Comp Plan Amendments approved since Comp Plan Update: 0
Findings

That the proposed amendment:

• Conforms to regional system plans
• The amendment 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 Forest Lake to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City’s forecasts.
3. 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…)

4. Advise the City:
   a. 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 225 units by guiding enough residential acres with sufficient minimum densities.
   b. To implement the advisory comments in the Review Record for land use, water supply, and natural resources.
Questions