

City of Forest Lake – District 12

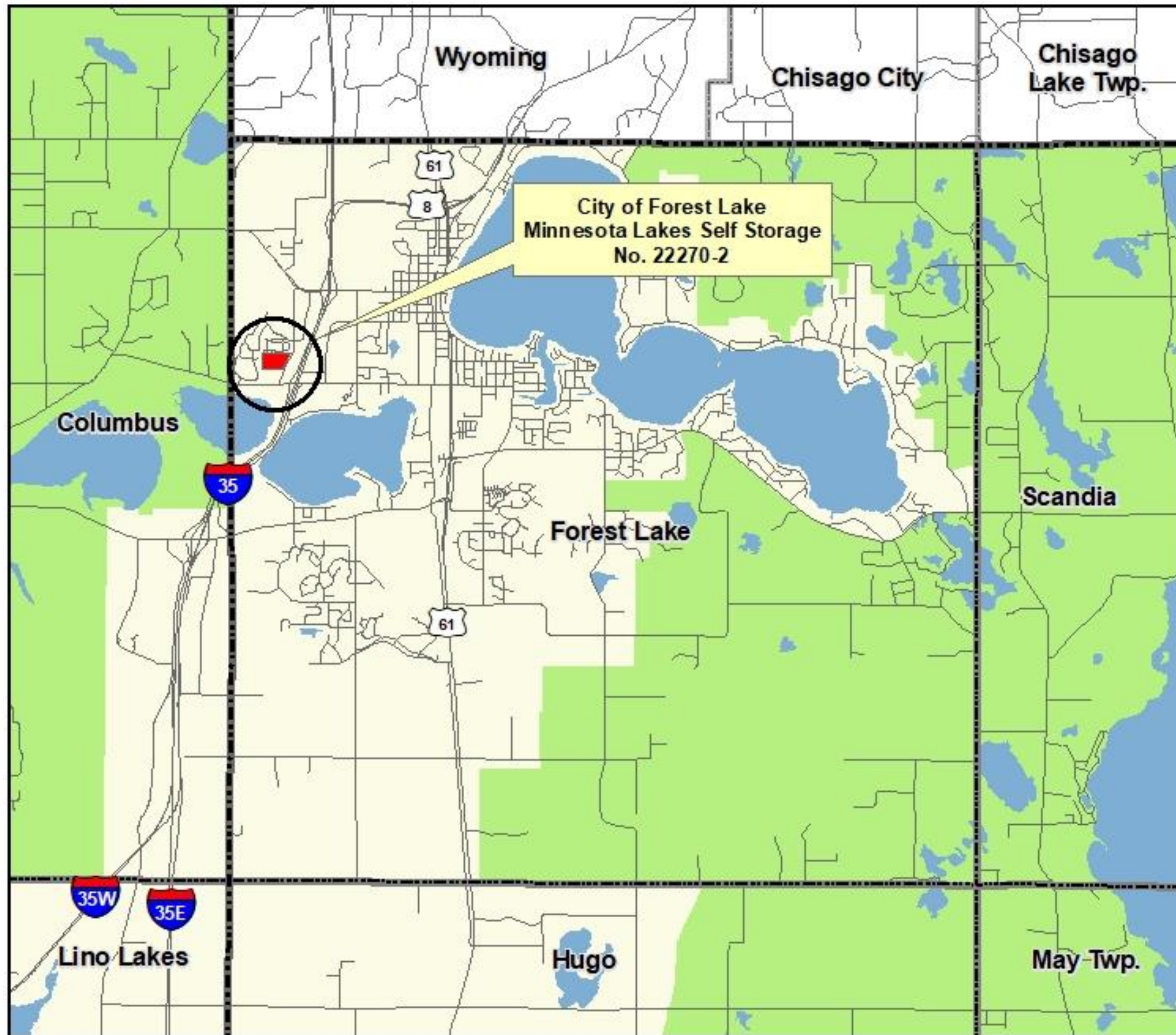
# **MN Lakes Storage Facility Comprehensive Plan Amendment**

October 5, 2020

**Community Development Committee**

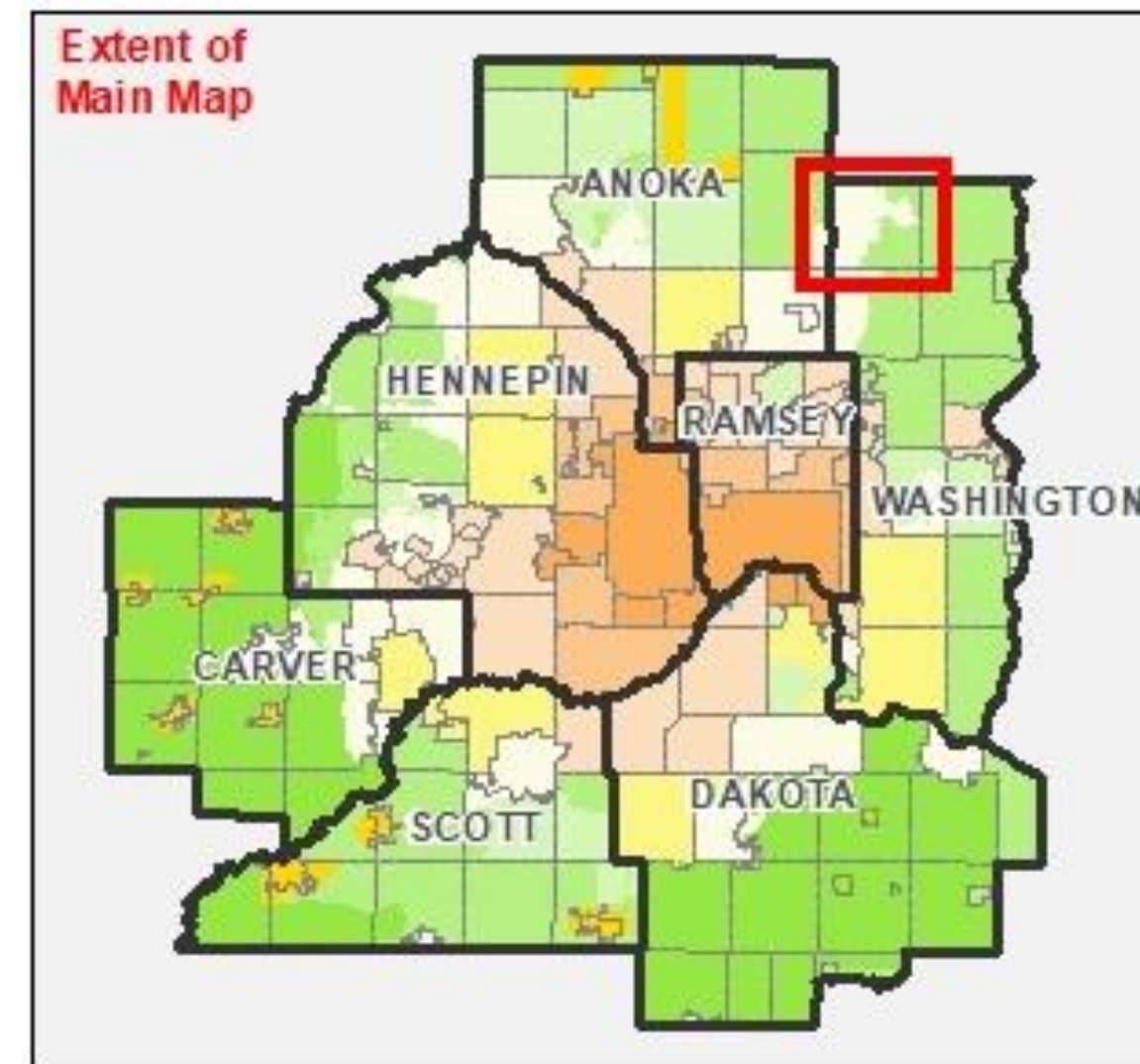


# Community Designation

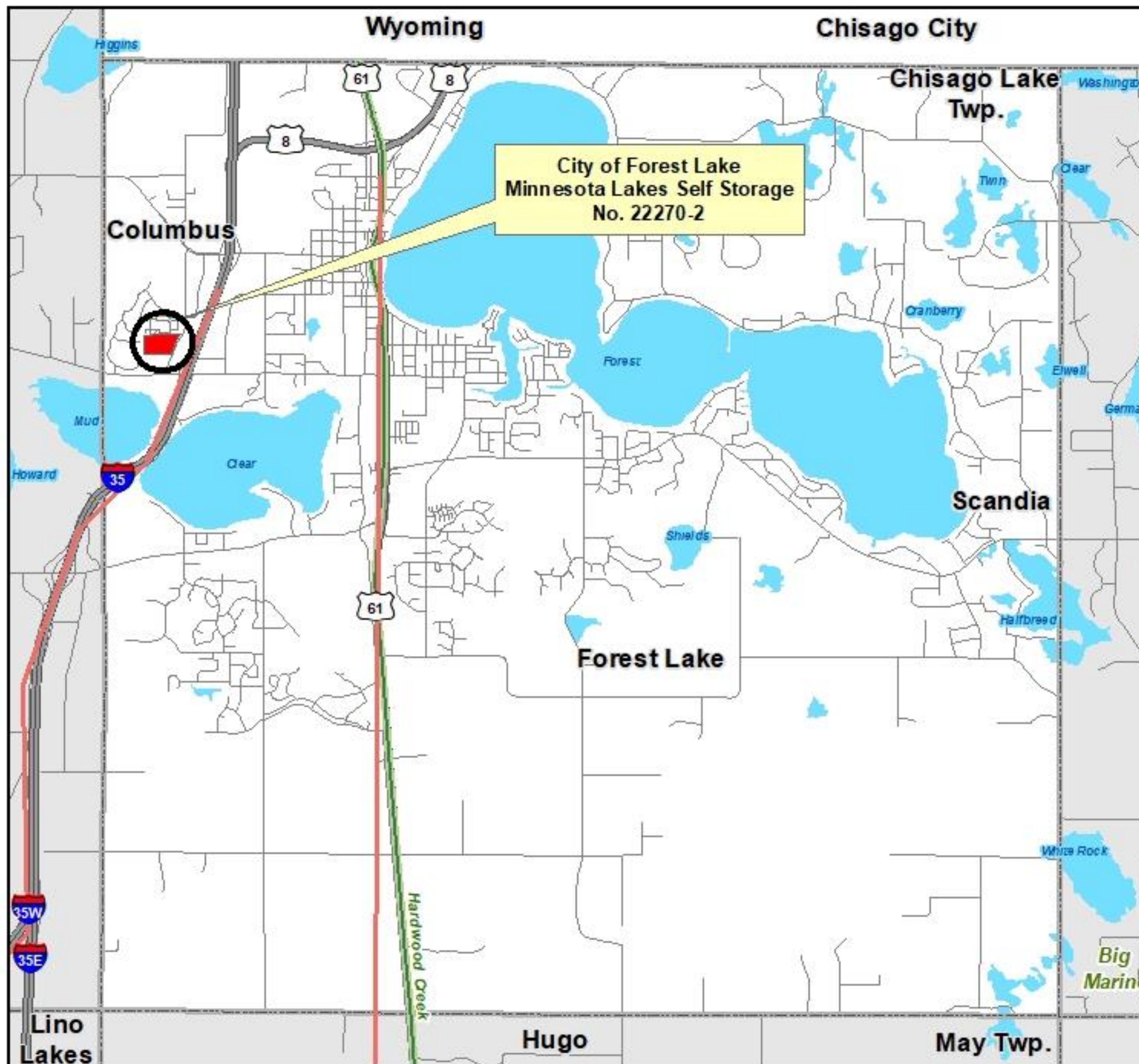


**ThriveMSP 2040 Community Designations**

- 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
- Existing, Fixed Guideway
- Proposed, Fixed Guideway
- Existing, Bus Rapid Transit
- Proposed, Bus Rapid Transit
- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants
- Interstates
- US Highways
- State Highways
- County Roads
- Nocompass Street Centerlines
- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Regional Trail Search Corridors
- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned
- USFWS Approved Boundary



# 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



5 Current Future Land Use



Proposed Future Land Use

## Future Land Use



METROPOLITAN  
COUNCIL

# Planned Residential Density

Table 1. Planned Residential Density, City of Forest Lake

2018-2040 Change

Category	Density		Net Acres	2018-2040 Change	
	Min	Max		Min Units	Max Units
Low Density Residential	1.5	4	295	442	1,180
Low/Medium Density Residential	3	6	968	2,904	5,808
Medium Density Residential	6	10	9	54	90
High Density Residential	15	20	34	511	682
Mixed Use*	10	15	24.8	248	372
Downtown Mixed Use*	20	30	1.2	24	37
<b>TOTALS</b>			<b>1,332.1</b>	<b>4,183</b>	<b>8,169</b>
<b>Overall Density</b>				<b>3.1</b>	<b>6.1</b>

\* 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**

	<b>Available Acres</b>	<b>×</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>×</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>High Density Residential</b>	9.10		15		100%		137
<b>Mixed Use (only residential acres)</b>	25.60		10		100%		256
<b>Downtown Mixed Use (only residential acres)</b>	1.50		20		100%		30
<b>Total</b>	<b>36</b>						<b>423</b>

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)**

7 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

