

City of South St. Paul – District 13

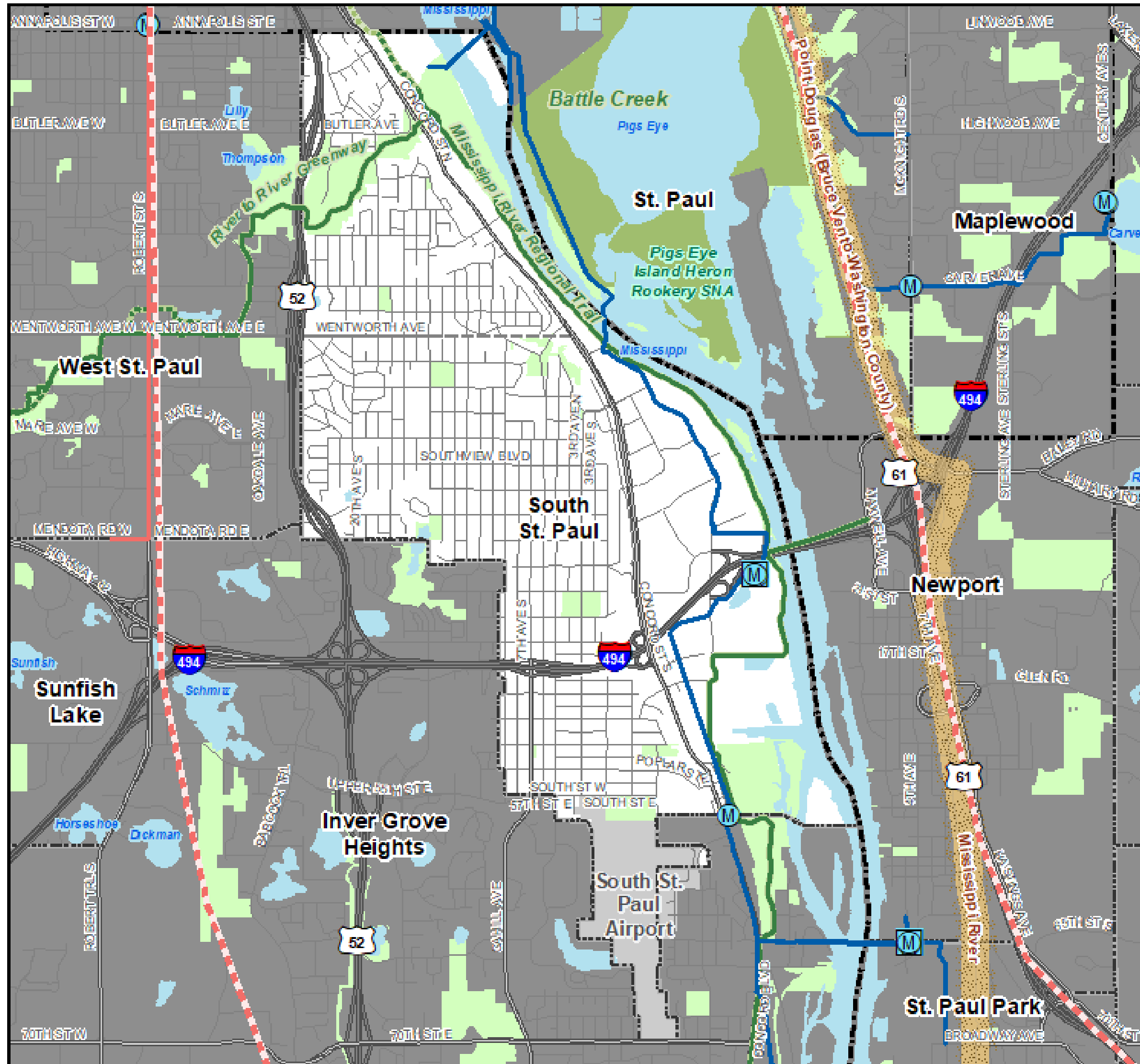
2040 Comprehensive Plan

September 8, 2020

Community Development Committee



Regional Systems



Regional Systems

Transportation

Transitways
2040 Transportation System Policy - adopted January 2015

- Existing
- Planned Current Revenue Scenario
- Planned Current Revenue Scenario - CTIB* Phase 1 Projects
- Potential Increased Revenue Scenario

Regional Highway System

- Existing Principal Arterials
- Planned Principal Arterials
- Existing Minor Arterials
- Planned Minor Arterials
- Existing Other Arterials
- Planned Other Arterials

Recreation Open Space

Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units

Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned

Wastewater

- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

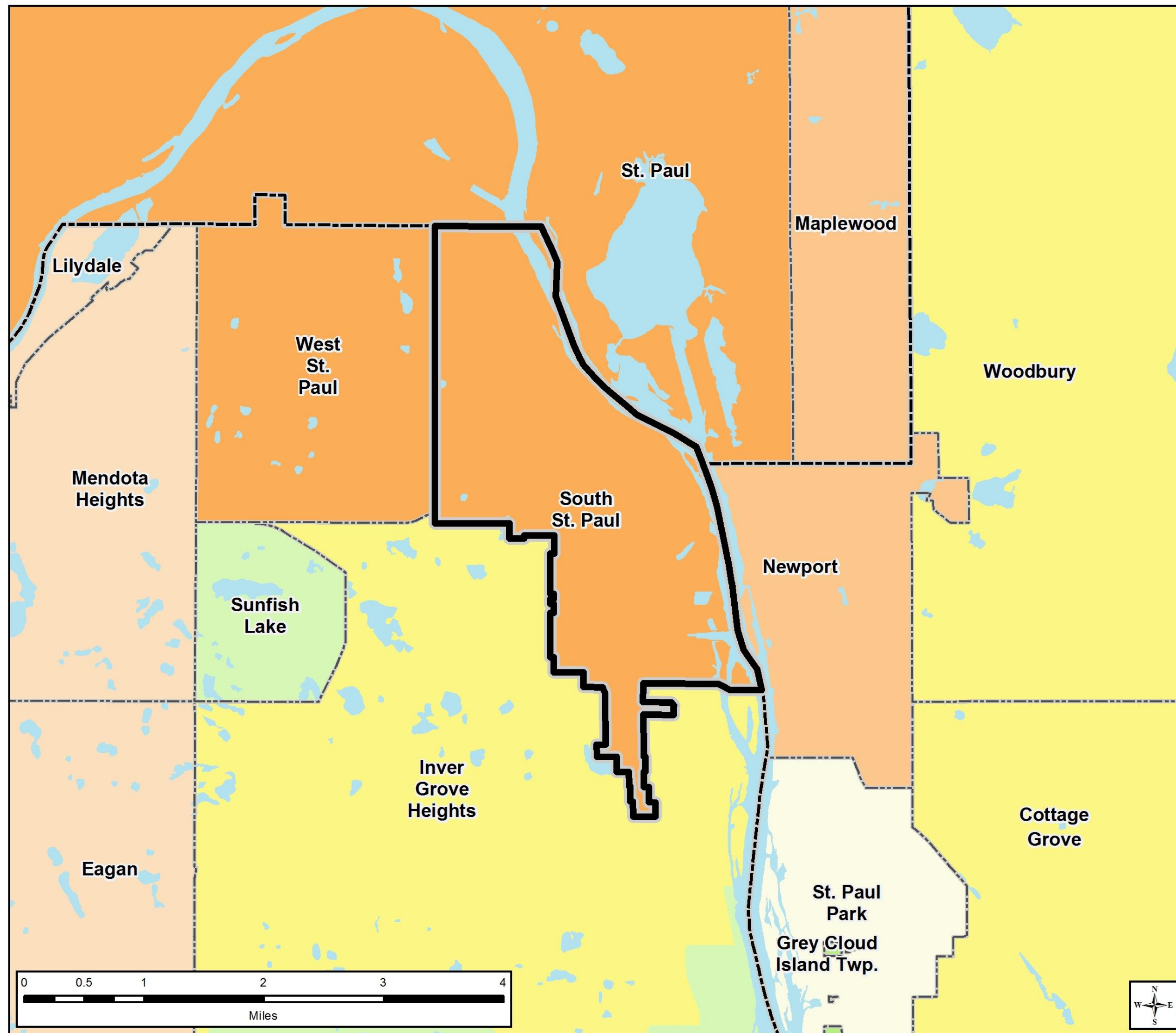
Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors

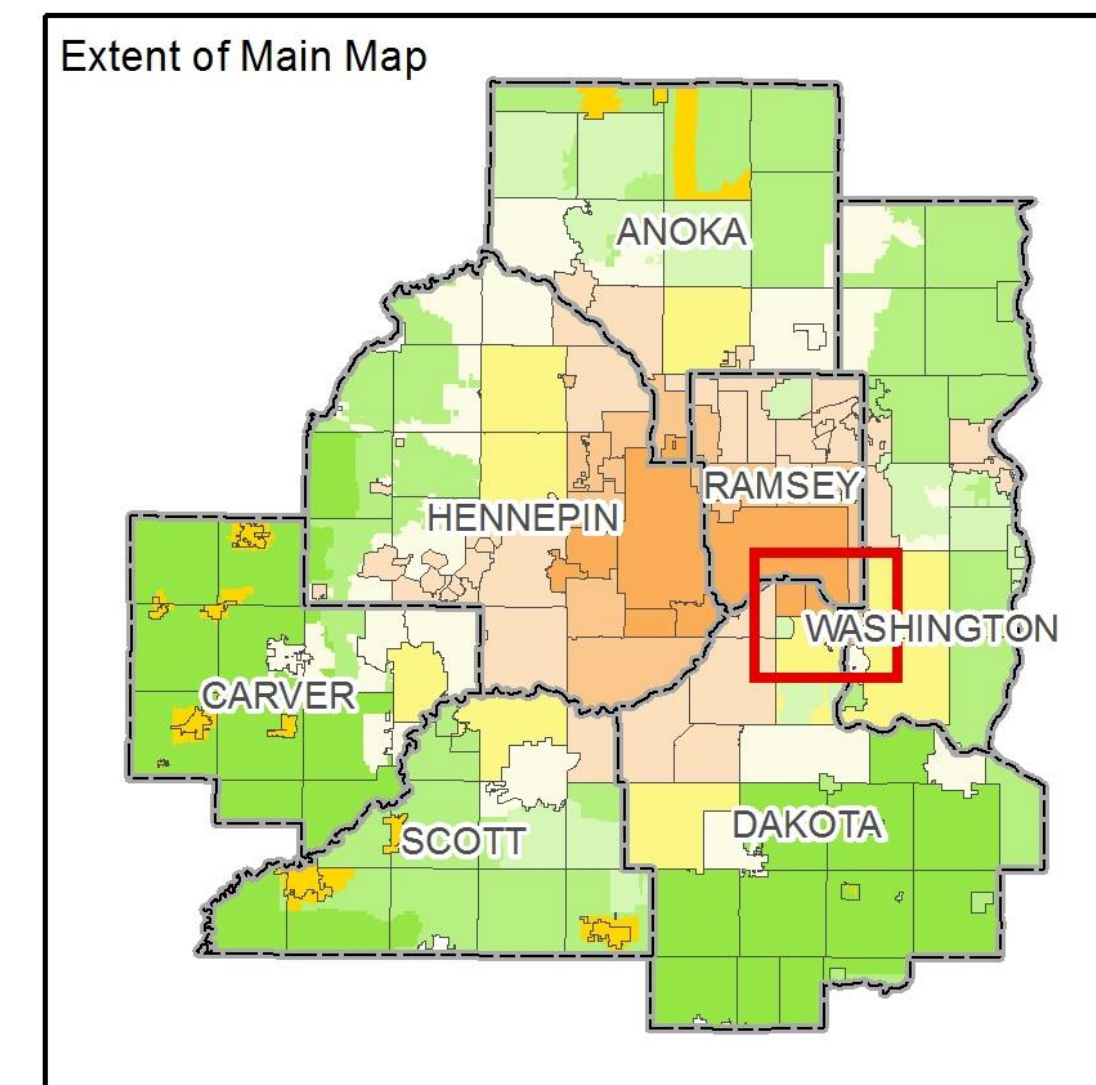
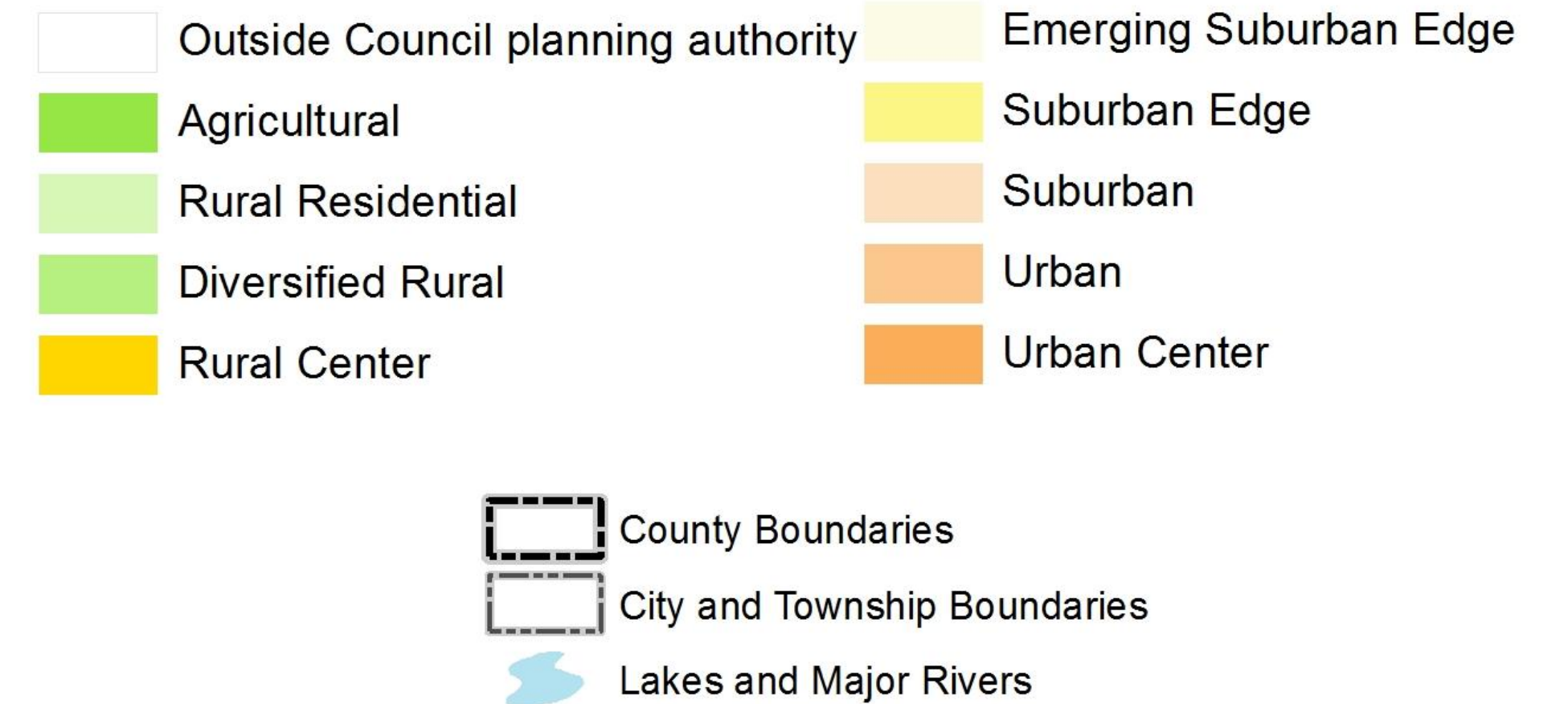
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

Community Designation



Community Designations



Forecasted Growth

Table 1. City of South St. Paul Forecasts

	Census 2010	Estimated 2019	Council's Current Forecasts			City Proposed Forecast		
			2020	2030	2040	2020	2030	2040
Population	20,160	20,774	21,500	21,500	21,800	<u>20,850</u>	<u>20,900</u>	<u>21,200</u>
Households	8,186	8,417	8,900	9,200	9,400	<u>8,400</u>	<u>8,650</u>	<u>9,000</u>
Employment	8,557	6,742	9,600	10,100	10,700	<u>6,800</u>	<u>7,000</u>	<u>7,500</u>

Planned Residential Density

Table 2. Planned Residential Density, City of South St. Paul

2018-2040 Change

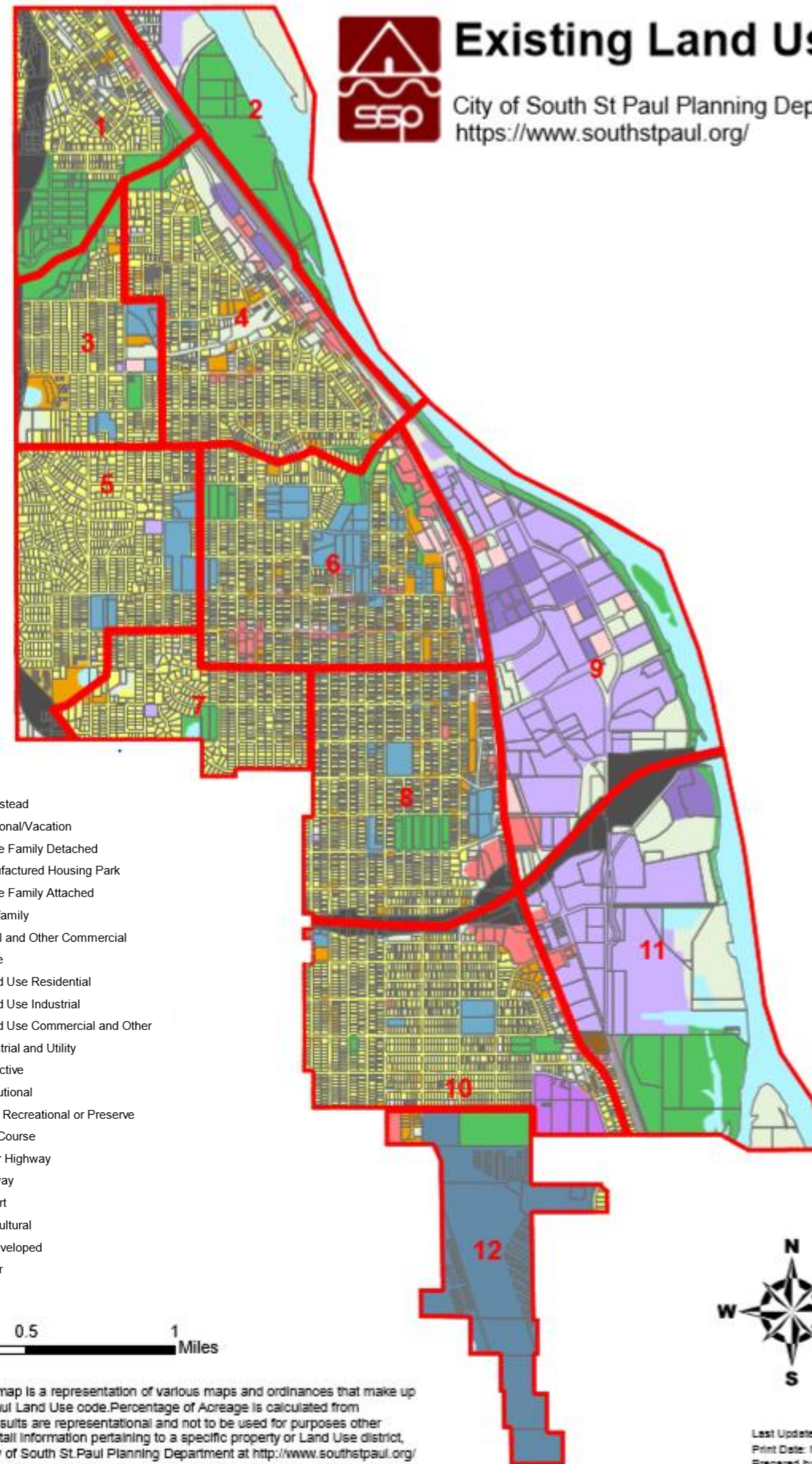
Category	Density			Net Acres	Min Units	Max Units	
	Min	Max					
Low Density	1	5		0	0	0	
Low-Medium Density	6	8		0	0	0	
Medium Density	6	12		0	0	0	
High Density	20	60		2.8	56	168	
Mixed Use	25	60		29.5	737.5	1,770	
				TOTALS	32.3	793.5	1,938
				Overall Density	24.6	60.0	

Existing Land Use

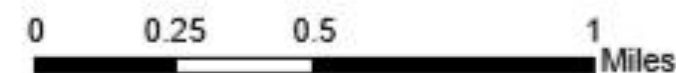


Existing Land Use Map

City of South St Paul Planning Department
<https://www.southstpaul.org/>



- 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



The Future Land Use map is a representation of various maps and ordinances that make up the City of South St Paul Land Use code. Percentage of Acreage is calculated from county parcel data. Results are representational and not to be used for purposes other than Land Use. For detail information pertaining to a specific property or Land Use district, please contact the City of South St Paul Planning Department at <http://www.southstpaul.org/>

Last Updated: March 18, 2019
 Print Date: Monday, March 18, 2019
 Prepared by: South St Paul GIS

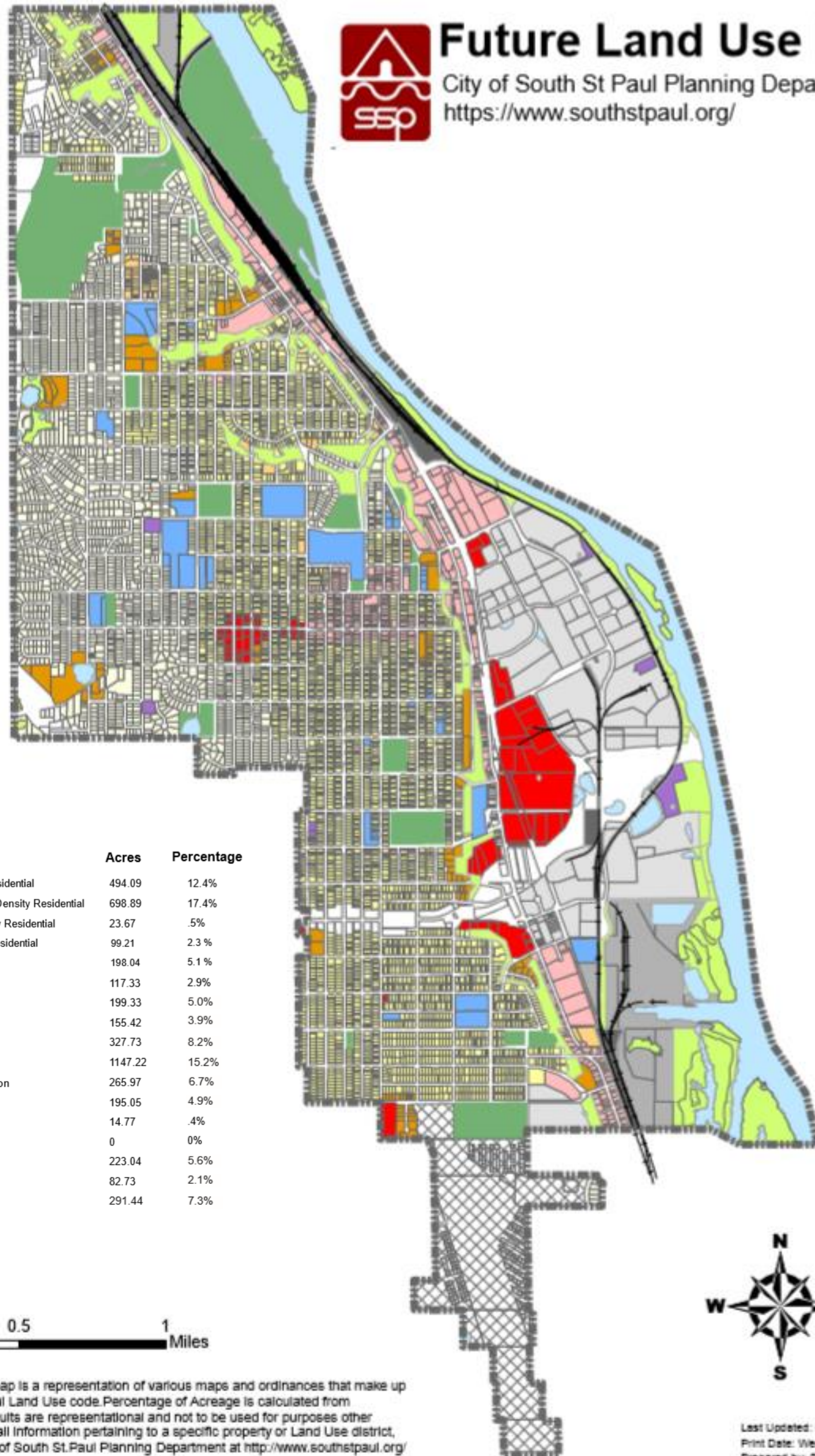


2040 Future Land Use

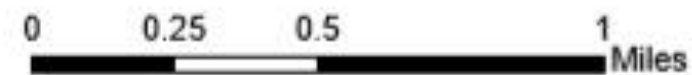


Future Land Use Map

City of South St Paul Planning Department
<https://www.southstpaul.org/>



Res. Density Units/Acre	Future Land Use	Acres	Percentage
1-5	LDR - Low Density Residential	494.09	12.4%
6-8	LMDR - Low-Medium Density Residential	698.89	17.4%
6-12	MDR - Medium Density Residential	23.67	.5%
20-60	HDR - High Density Residential	99.21	2.3%
25-60	MU - Mixed Use	198.04	5.1%
	COM - Commercial	117.33	2.9%
	AIR - Airport	199.33	5.0%
	I - Industrial	155.42	3.9%
	LI - Light Industrial	327.73	8.2%
	ROW - Right Of Way	1147.22	15.2%
	P - Parks and Recreation	265.97	6.7%
	IN - Institutional	195.05	4.9%
	UTL - Utility	14.77	.4%
	O - Office	0	0%
	OS - Open Space	223.04	5.6%
	RR - Railroad	82.73	2.1%
	WAT - Water	291.44	7.3%
	Railroad		



The Future Land Use map is a representation of various maps and ordinances that make up the City of South St Paul Land Use code. Percentage of Acreage is calculated from county parcel data. Results are representational and not to be used for purposes other than Land Use. For detail information pertaining to a specific property or Land Use district, please contact the City of South St Paul Planning Department at <http://www.southstpaul.org/>

Last Updated: March 6, 2019
 Print Date: Wednesday, November 27, 2011
 Prepared by: South St Paul GIS



Proposed Findings

That the Plan:

- Conforms to Metropolitan system plans
- Consistent with Council policies
- Compatible with the plans of adjacent local governmental units and affected jurisdictions

Meeting Schedule

Environment Committee on Tuesday, September 22

Metropolitan Council on Wednesday, September 23

Proposed Action

- Authorize the City of South St. Paul to place its 2040 Comprehensive Plan into effect.
- Revise the City's forecasts downward as shown in Table 1 of the attached Review Record.
- Revise the City's 2021-2030 affordable housing need allocation to 57 units.

Proposed Action

Advise the City to:

- Provide the Council with the date that they adopted the final Surface Water Management Plan.
- Within 60 days after receiving DNR final approval, the City must adopt the Mississippi River Critical Corridor Plan, and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.
- Implement the advisory comments in the Review Record for Forecasts, Land Use, and Water Supply.

Questions

