

# Vita Attiva Development Comprehensive Plan Amendment

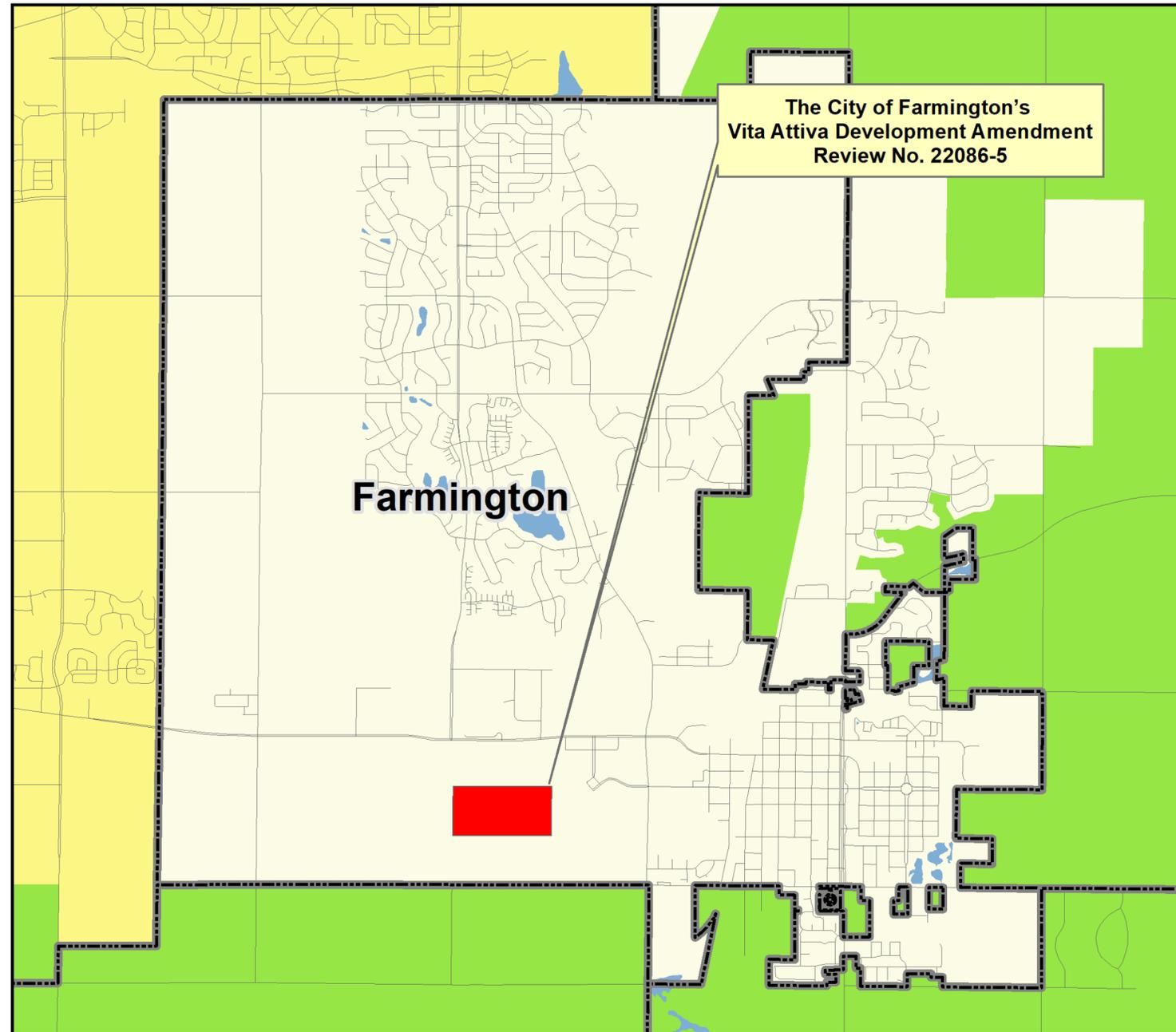
## City of Farmington – District 16

August 16, 2021

Community Development Committee

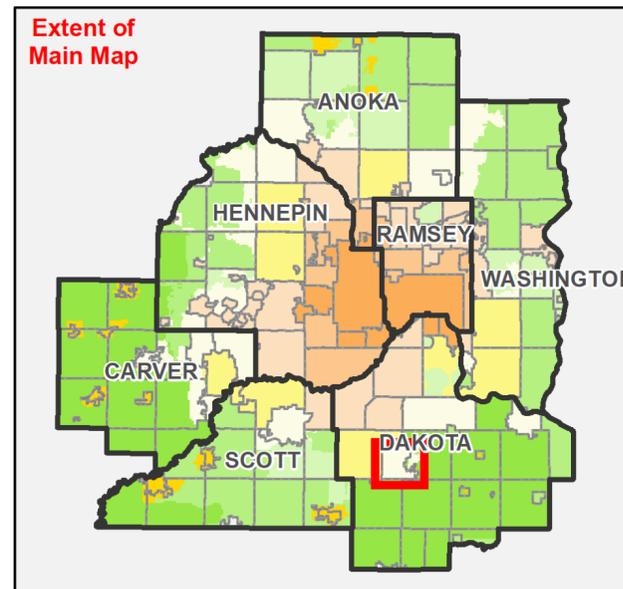


# Community Designation

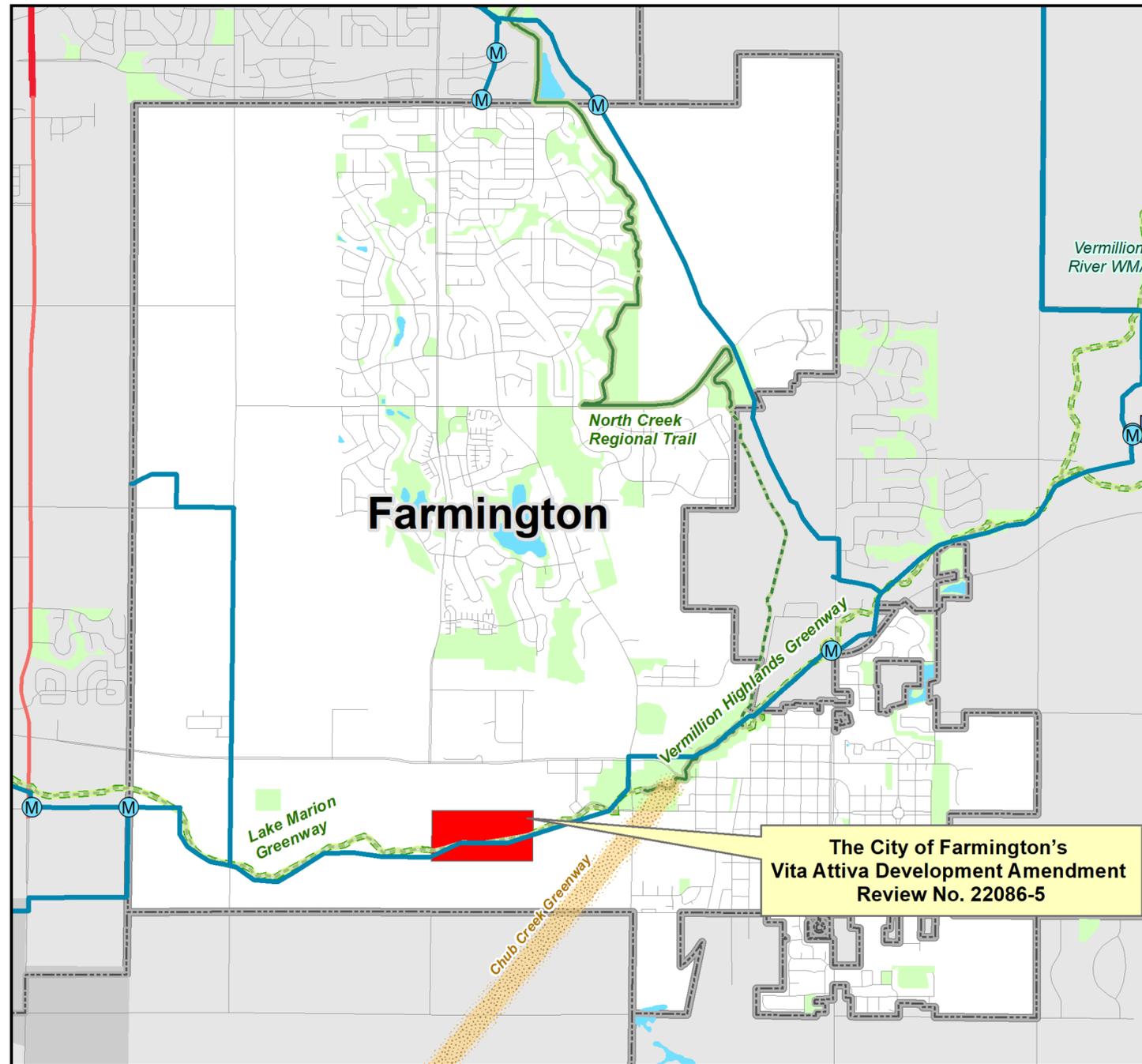


## ThriveMSP 2040 Community Designations

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



# Regional Systems



## Regional Systems

### Regional Transitways

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

### Wastewater Treatment

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

### Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Ncompass Street Centerlines

### Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units
- Other Parks, Preserves, Refuges and Natural Areas

### Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned Regional Trails
- Regional Trail Search Corridors

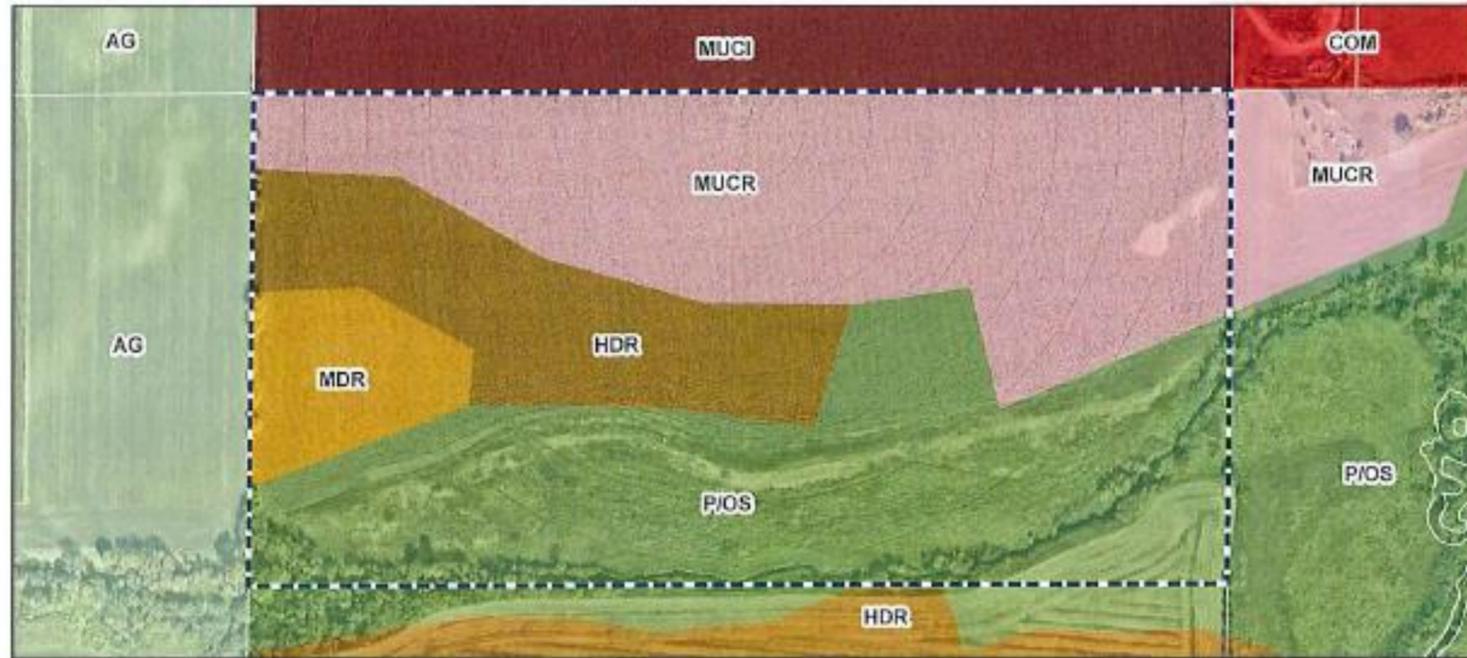


# Amendment Details

- The amendment proposes to reguide a 80.16-acre parcel.
- The current guiding for the site is Mixed Use (Commercial/Residential), High Density Residential, Medium Density Residential, and Park/Open Space.
- The proposed guiding for the site is Low Medium Density Residential and Medium Density Residential.
- The purpose of the amendment is to accommodate the development of 141 single family lots and 6 lots for 8-unit multifamily structures.

# Existing and Proposed Planned Land Use

2040 Comprehensive Plan Land Use



Vita Attiva Site Boundary

AG - Agriculture

L/MDR - Low Medium Residential [3.5-6.0 u/a]

MDR - Medium Density Residential [6.0-12.0 u/a]

HDR - High Density Residential [12.0-40.0 u/a]

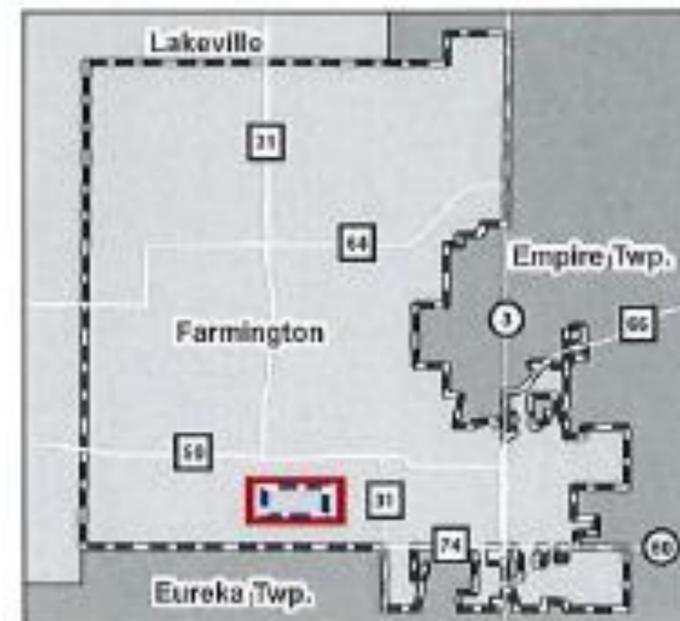
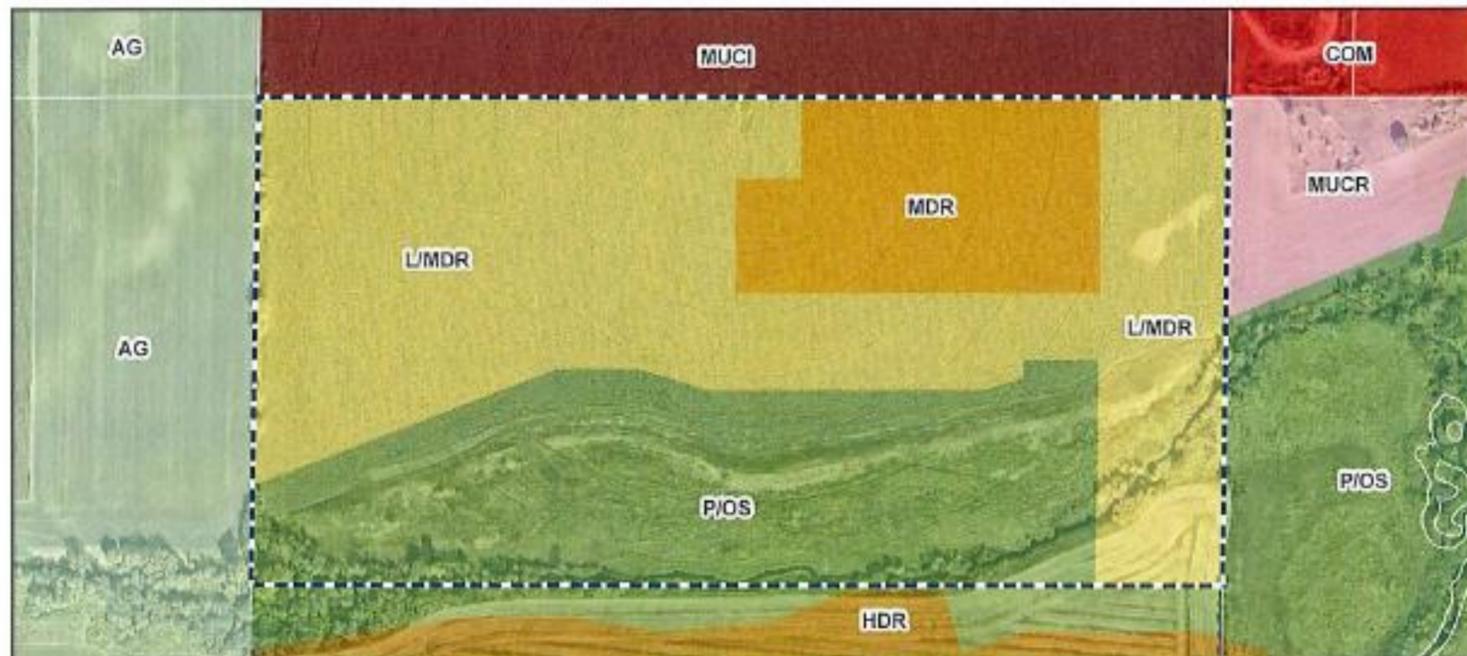
MUCR - Mixed-Use (Comm./Res.) [6.0-40.0 u/a]

COM - Commercial

MUCI - Mixed-Use (Commercial/Industrial)

P/OS - Park/Open Space

Proposed Land Use



# Planned Residential Density

Table 1. Planned Residential Density, City of Farmington

2018-2040 Change

Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
Low Density Residential	1	3.5	587.49	587	2,056
Low/Medium Density Residential	3.5	6	372.63	1,304	2,236
Medium Density Residential	6	12	<u>299.04</u>	<u>1,830</u>	<u>3,660</u>
High Density Residential	12	40	<u>12.63</u>	<u>152</u>	<u>505</u>
Mixed Use	6	40	<u>25.30</u>	<u>152</u>	1,012
<b>TOTALS</b>			<b>1,297.1</b>	<b>4,025</b>	<b>9,469</b>
<b>Overall Density</b>				<b>3.1</b>	<b>7.3</b>

# Findings

That the proposed amendment:

- Conforms to regional system plans
- Is inconsistent with Council Housing Policy but consistent with remaining Council policies
- Is compatible with the plans of adjacent and affected jurisdictions

# Proposed Action

That the Metropolitan Council:

1. Authorize the City of Farmington 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 considered "not in good standing" for the purposes of the Livable Communities Act (LCA) programs.

# Proposed Action Continued

That the Metropolitan Council:

4. Advise the City:

- a. To be consistent with Council housing policy, the City needs to reguide additional acres expected to develop in the 2021-2030 decade to a land use with a minimum density of 12 units per acre or raise the minimum density of an existing land use to 12 units per acre to accommodate a minimum of 128 additional units.
- b. To implement the advisory comments in the Review Record for parks, wastewater, forecasts, housing, and natural resources.

# Questions