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

Extent of Main Map
Regional Systems

The White Bear Township Capital Partners Amendment Review No. 22033 2
Location of Guiding Land Use Change

Site Reguided from Residential PUD to Industrial
Amendment Details

- 13.5 acres
- Residential PUD to Industrial
- Accommodates light industrial development
  - Associated with Polar Industrial EAW
- Removes residential inventory
  - Eliminates land that could accommodate affordable housing
- Forecast adjustment
  - Reduced household forecast
  - Reduced allocation of affordable housing need (2021-2030): 55 to 37 units
  - Increased employment forecast
Table 1. White Bear Township Forecasts

<table>
<thead>
<tr>
<th></th>
<th>Census 2020</th>
<th>System Statement Forecast</th>
<th>Revised Forecast</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>2020</td>
<td>2030</td>
</tr>
<tr>
<td><strong>Population</strong></td>
<td>11,049</td>
<td>11,200</td>
<td>11,300</td>
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<tr>
<td><strong>Households</strong></td>
<td>4,399</td>
<td>4,450</td>
<td>4,600</td>
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<tr>
<td><strong>Employment</strong></td>
<td>2,837</td>
<td>2,600</td>
<td>2,900</td>
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Findings

That the proposed amendment:

1. Conforms to regional system plans
2. Is consistent with the *Thrive MSP 2040* and water resources management policies
3. Is consistent with Council forecasts with proposed changes
4. Is inconsistent with the *Housing Policy Plan*
5. Is compatible with the plans of adjacent and affected jurisdictions
Proposed Action

That the Metropolitan Council:

1. Authorize the Township to place its comprehensive plan amendment into effect.
2. Revise the Township’s forecasts in 2030 and 2040 as shown in Tables 1 and 2 in the Review Record.
3. Revise the Township’s affordable housing need allocation for 2021-2030 to 37 units.
4. Find that the amendment renders the Township’s comprehensive plan inconsistent with the Council’s housing policy and, therefore, that the Township will be ineligible to receive grant funds from Livable Communities Act programs.
Proposed Action

That the Metropolitan Council:

5. Advise the Township:
   a. to explore opportunities for higher density and mixed-use residential development to increase housing affordability and choice.
   b. that to be consistent with Council housing policy and eligible for Livable Communities grant programs, the Township needs to identify an inventory of land guided with sufficient minimum densities (8+ units per acre) to support the Township’s revised allocation of affordable housing need of 37 units for the 2021-2030 decade.
Questions?

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