



# Platinum Land Comprehensive Plan Amendment

City of St. Francis – District 9



October 17, 2022

Eric Wojchik

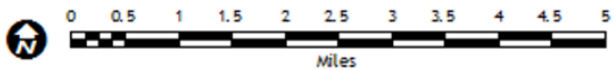
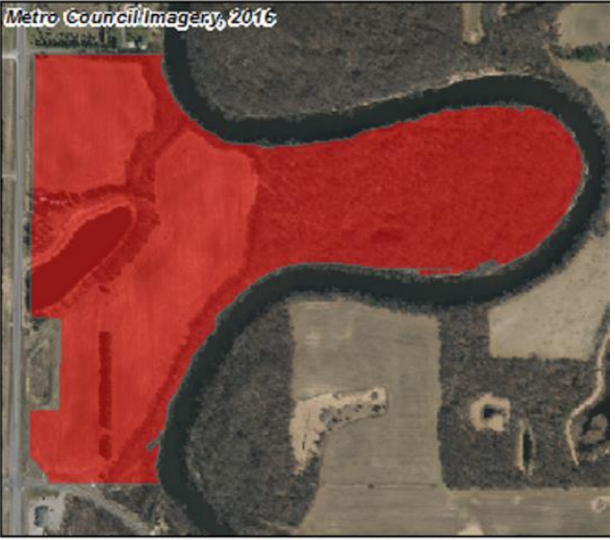
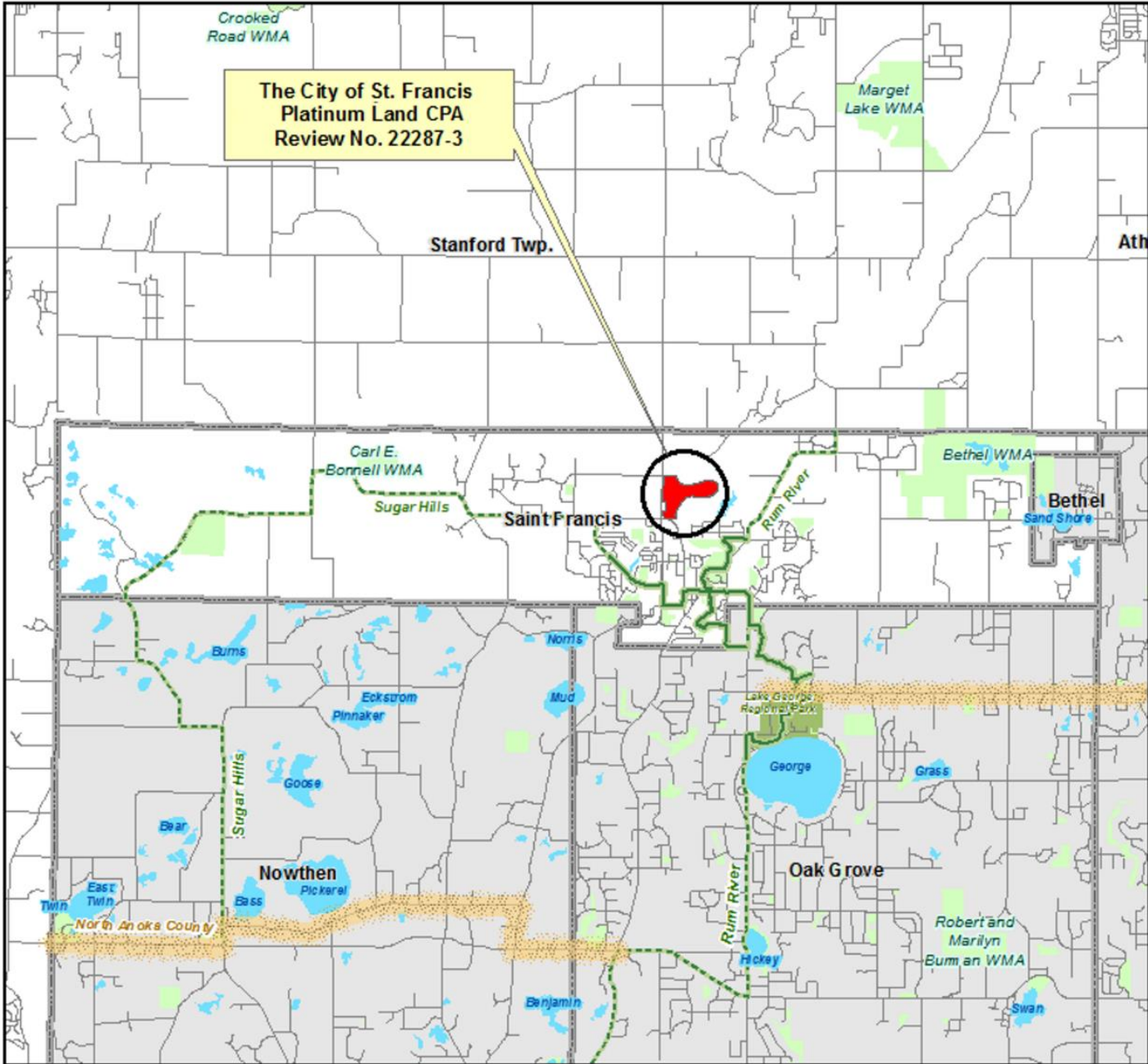
[metro council.org](http://metro council.org)

# Amendment Details



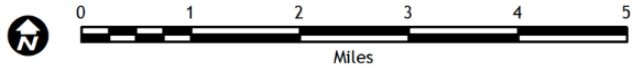
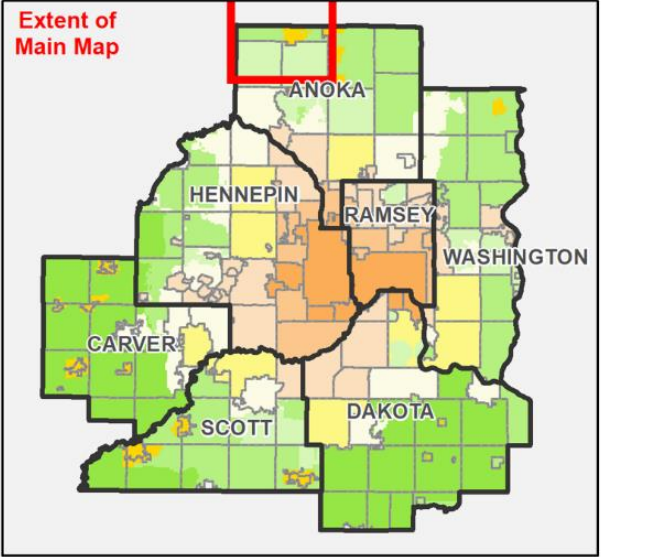
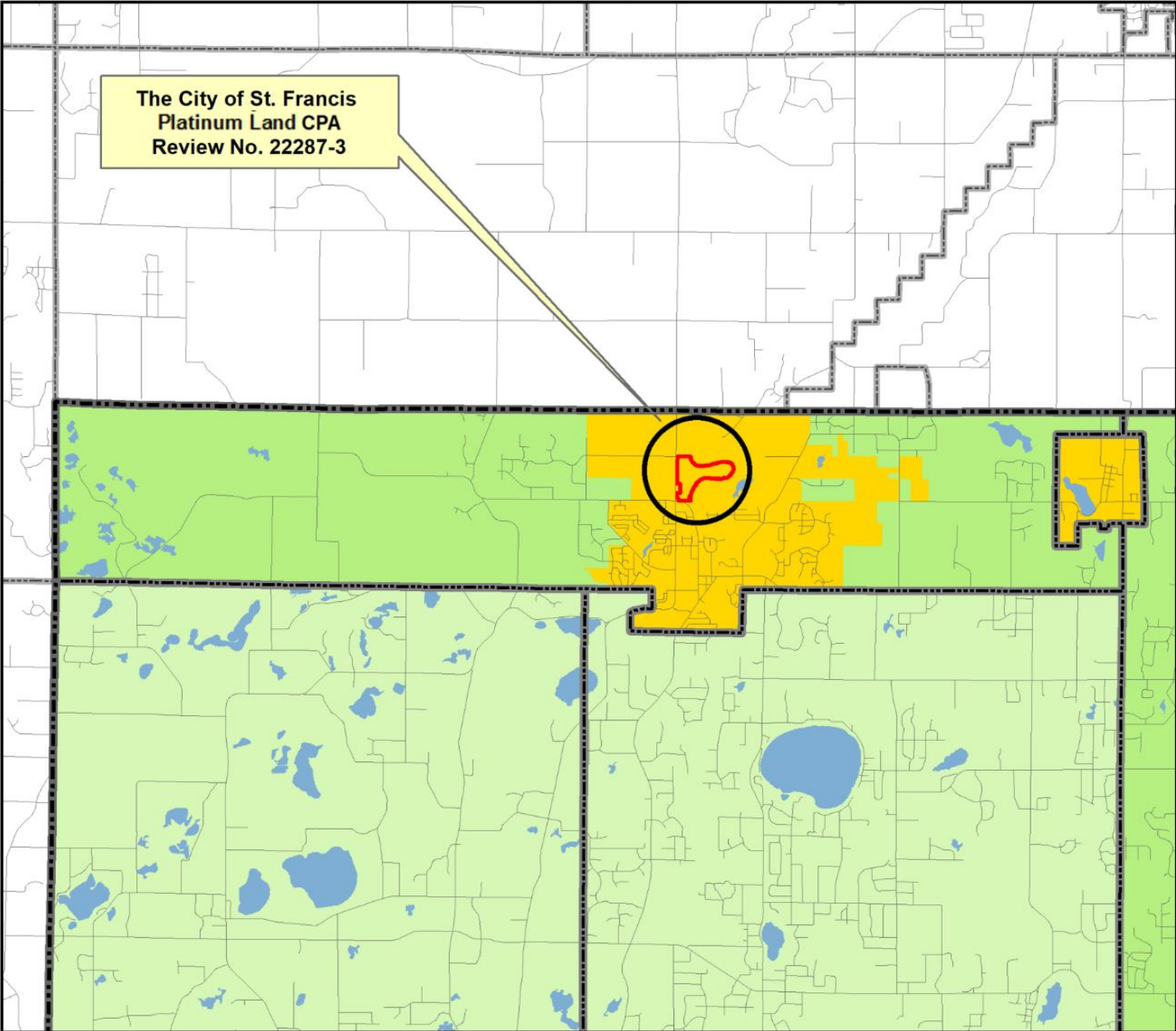
- 100 gross acres
- Current guiding: Medium/High Density Residential (7-12 units per acre); High Density Residential (12-60 units per acre); and Commercial
- Future guiding: Medium Density Residential (3-7 units per acre) and Commercial
- 113 single family detached homes, 82 townhomes, 105 apartment units, and 3.1 acres of commercial uses

# Regional Systems



- Regional Systems**
- Regional Transitways**
    - Existing
    - Planned Current Revenue Scenario
    - Planned Current Revenue Scenario - CTIB Phase 1 Projects
    - Potential Increased Revenue Scenario
  - Wastewater**
    - Meters
    - MCES Interceptors
    - Lift Stations
    - MCES Treatment Plants
  - Regional Highway System**
    - Interstates
    - US Highways
    - State Highways
    - County Roads
    - Road 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

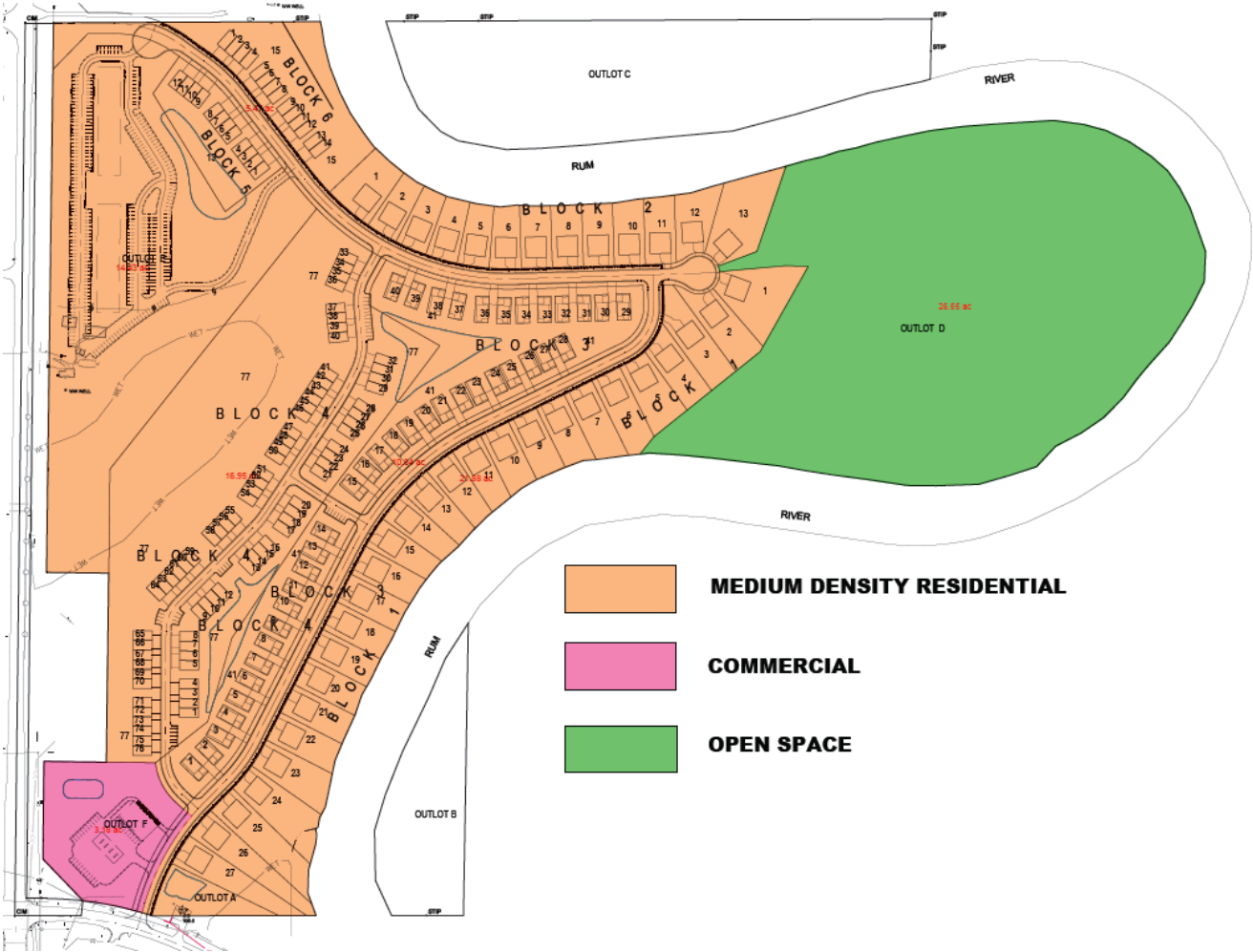
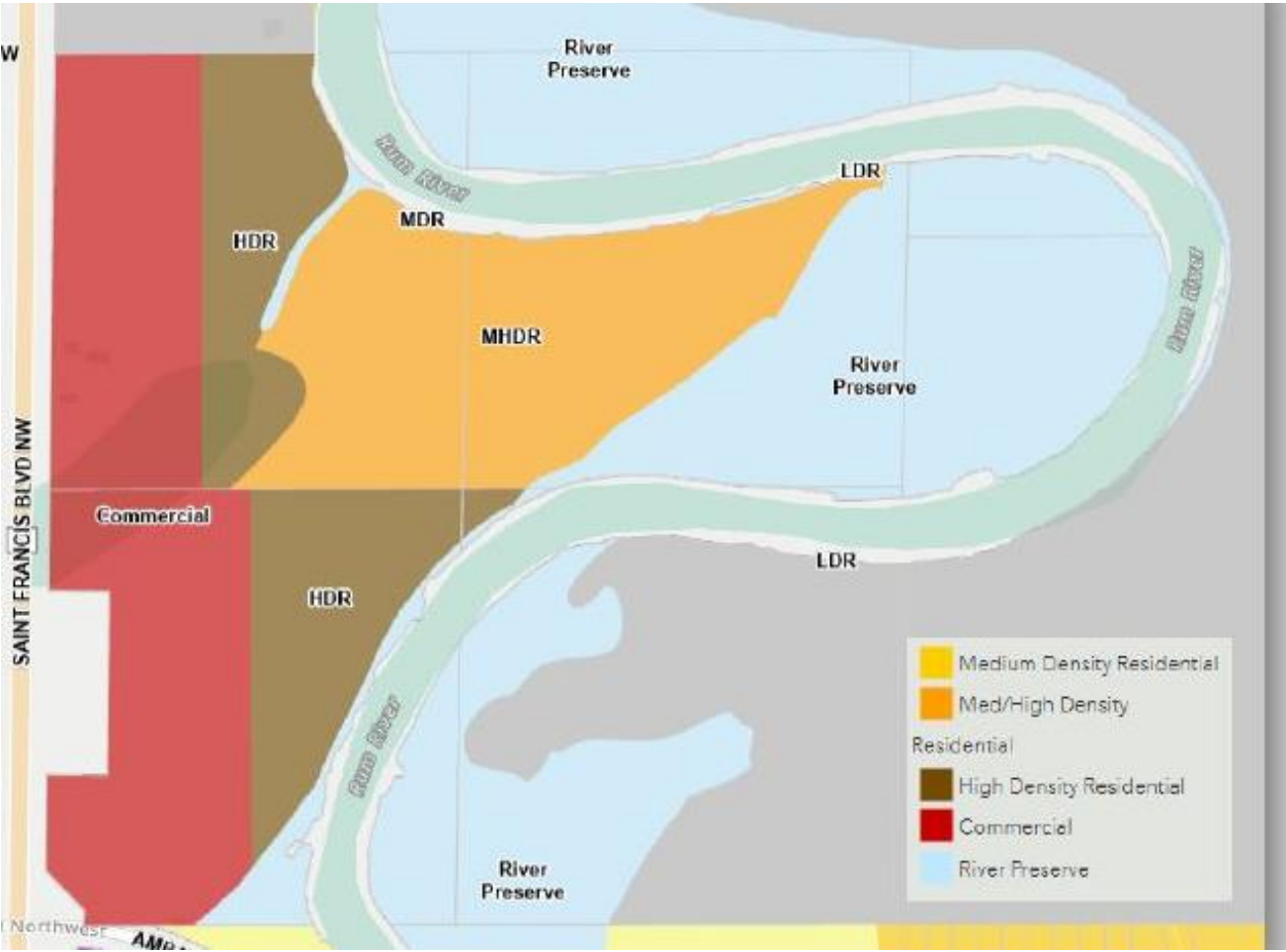
# Community Designation



### ThriveMSP 2040 Community Designations

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

# Current and Proposed Future Land Use



# Planned Residential Density

**Table 1. Planned Residential Density, City of St. Francis**  
**2018-2040 Change**

Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
Low Density Residential	2	3	260.0	520	780
Medium Density Residential	3	7	<u>229.4</u>	<u>688</u>	<u>1,606</u>
Medium High Residential	7	12	<u>66.6</u>	<u>466</u>	<u>799</u>
High Density Residential	12	60	<u>15.3</u>	<u>184</u>	<u>918</u>
<b>TOTALS</b>			<b>571.3</b>	<b>1,858</b>	<b>4,103</b>
<b>Overall Density</b>				<b>3.3</b>	<b>7.2</b>

# Findings



## That the proposed amendment:

- Conforms to regional system plans
- Is consistent with *Thrive MSP 2040*, water resources management policies, and Council forecasts
- Is inconsistent with the Housing Policy Plan
- Is compatible with the plans of adjacent and affected jurisdictions

# Proposed Action

## That the Metropolitan Council:

1. Authorize the City of St. Francis 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 therefore the City will be unable to participate in Livable Communities Act (LCA) programs.



# Proposed Action

## That the Metropolitan Council:

4. Advise the City:
  - a. To become consistent with housing policy, the City may choose to guide more land expected to develop before 2030 at 12 units per acre to address its share of the region's 2021-2030 need for affordable housing for 50% of area median income (AMI) and below.
  - b. To implement the advisory comments in the Review Record for Transportation, Forecasts, and Water Supply.



# Questions?

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