

# Business Item

Community Development Committee



**Committee Meeting Date:** December 4, 2023

**For the Metropolitan Council:** December 13, 2023

## Business Item: 2022-290

City of Mound Mixed Use Text Amendment Comprehensive Plan Amendment, Review File 21916-3

<b>District(s), Member(s):</b>	District 3, Dr. Tyrone Carter
<b>Policy/Legal Reference:</b>	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
<b>Staff Prepared/Presented:</b>	Michael Larson, Planning Analyst (651-602-1407) Angela R. Torres, Senior Manager (651-602-1566)
<b>Division/Department:</b>	Community Development / Regional Planning

### Proposed Action

That the Metropolitan Council adopt the attached Review Record and take the following actions:

1. Authorize the City of Mound to place its comprehensive plan amendment into effect.
2. Revise the City's forecasts as shown in Table 2 of the attached Review Record.
3. Revise the City's allocation of the regional affordable housing need to 37 units for 2021-2030.
4. Advise the City to implement advisory comments under Land Use by correcting the acreage in Tables 3.4 and 3.5 of the Plan.

### Background

The City submitted the Mixed Use Text Amendment comprehensive plan amendment on October 17, 2023, with supplemental information received on November 3, 2023. The amendment adjusts and creates a uniform density range for all of the City's Mixed Use areas, reduces the acreage anticipated for redevelopment, and proposes household, population, and employment forecast changes as a result. The amendment implements recommendations from a recent study that refined the City's land use vision, which identified the most likely candidate sites for infill redevelopment. This is the City's second amendment to its 2040 Comprehensive Plan.

### Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

### Thrive Lens Analysis

The proposed amendment is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

**Funding**  
None.



# REVIEW RECORD

## City of Mound

### Mixed Use Text Amendment Comprehensive Plan Amendment

Review File No. 21916-3, Business Item No. 2023-290

## BACKGROUND

The City of Mound (City) is located in southwestern Hennepin County, bordered by Orono, Spring Park, Shorewood, and Minnetrista.

*Thrive MSP 2040* (Thrive) designates Mound with a Suburban community designation. The Council forecasts from 2020 to 2040 that the City will grow from 9,400 to 9,600 population and 4,200 to 4,600 households. The Council also forecasts that between 2020 and 2040, the City's employment will increase from 1,400 to 1,700 jobs.

The Metropolitan Council reviewed the City of Mound 2040 Comprehensive Plan ([Business Item 2019-252 JT](#), Review File No. 21916-1) on October 9, 2019. This is the second comprehensive plan amendment since the 2040 Plan was reviewed.

## REQUEST SUMMARY

The amendment adjusts and creates a uniform density range for all of the City's Mixed Use areas, reduces the acreage anticipated for redevelopment, and proposes household, population, and employment forecast changes as a result. The amendment implements recommendations from a recent study that refined the City's land use vision, which identified the most likely candidate sites for infill redevelopment.

## OVERVIEW

### Conformance with Regional Systems

The amendment conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

### Consistency with Council Policies

The amendment is consistent with the *Thrive MSP 2040*, with the *Housing Policy Plan*, with water resources management, and is consistent with Council forecasts, as revised.

### Compatibility with Plans of Adjacent Jurisdictions

The amendment will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

## PREVIOUS COUNCIL ACTIONS

1. The Council acted on the 2040 Plan on October 9, 2019 ([Business Item 2019-252 JT](#), Review File No. 21916-1).
2. The Council administratively reviewed the Three Points Mixed Use amendment on December 20, 2021. (Review File No. 21916-2). The amendment regulated 0.59-acre from Medium Density Residential to Mixed Use to better reflect existing uses and provide flexibility for future uses. The amendment also added a new section of the Plan that described and formalized the Three Points Mixed Use Area as one of several Mixed-Use Areas of the City.

## ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with Thrive MSP 2040 and other Council policies?
- III. Does the amendment change the City’s forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

## ISSUES ANALYSIS AND FINDINGS

### Conformance with Regional Systems

The amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Regional Systems within the City are identified in Figure 1.

### Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, and water supply. Additional review comments are detailed below.

#### Forecasts

*Reviewer: Todd Graham, CD – Research (651-602-1322)*

City and Council staff discussed and agreed upon a forecast revision (Table 1) based on an updated City analysis that “there will be infill development in the Mixed Use Designated areas that will result in a minimum of 119 units developed between 2021–2030.” (Revised Plan, p. 50). This is less development than what was anticipated in the 2040 Comprehensive Plan. On the other hand, an adjusted forecasted household size results in a population forecast increase.

Council staff find that 105 units in the current decade have either been built or are part of development that is planned or underway. The expectation of Council staff is that there will be an increase of 35 additional households in the City from 2025-2030, with a total increase of 140 households for the current decade (2021-2030). Changes are reflected in Table 1 below (underlined).

*Table 1. Metropolitan Council City of Mound, Forecasts*

Category	Census 2020	Current Approved Forecast			Forecast Revision		
		2020	2030	2040	2020	2030	2040
Population	9,398	9,400	9,500	9,600	9,400	<u>9,600</u>	<u>9,650</u>
Households	4,160	4,200	4,460	4,600	<u>4,160</u>	<u>4,300</u>	<u>4,340</u>
Employment	1,065	1,400	1,600	1,700	<u>1,070</u>	<u>1,400</u>	<u>1,500</u>

With this forecast revision, the 2021-2030 Affordable Housing Need Allocation for Mound will recalculate to: 18 units at or below 30% area median income (AMI); 4 units at 31-50% AMI; and 15 units at 51-80% AMI, for a total of 37 affordable housing units.

The Council will authorize the revised citywide forecast, sewer-serviced forecast (same as citywide), and Affordable Housing Need Allocation simultaneous with action on the amendment.

#### Thrive MSP 2040 and Land Use

*Reviewer: Michael Larson CD – Local Planning Assistance (651-602-1407)*

*Thrive MSP 2040* identifies the City as a Suburban Community (Figure 2). Thrive directs Suburban communities to plan for development and redevelopment at an overall minimum average density of at least 5 units per acre. The amendment remains consistent with this policy.

The text amendment adjusts and creates a uniform density range for the City’s Mixed Use areas (Figure 3), reduces the acreage anticipated for redevelopment, and proposes household, population, and employment forecast changes as a result. There are no changes to the extent of



the Mixed Use District, nor changes to the allowable uses which include commercial, public, and residential uses. New residential uses, however, would primarily be in the form of townhomes and row houses. The mix of planned uses is modified to 95% residential and 5% commercial.

The amendment implements recommendations from a recent study that refined the City’s land use vision, which identified the most likely candidate sites for infill redevelopment. The amendment reduces acreage anticipated for Mixed Use development from 36.9 to 7.5 acres. As part of this study, the City also identified 3.4 acres of land currently guided for Low Density Residential that is likely to redevelop. As a result of this set of changes, the City’s overall planned density for new development decreases from 9.6 to 5.5 units per acre.

Table 2. Planned Residential Density, City of Mound

Category	Density		Acres	2023-2040 Change	
	Min	Max		Min Units	Max Units
Low Density Residential	1	6	3.4	3	20
Mixed Use*	8	15	7.5	57	107
	<b>TOTALS</b>		<b>10.9</b>	<b>60</b>	<b>127</b>
	<b>Overall Density</b>			<b>5.5</b>	<b>11.7</b>

\*95% residential

### Advisory Comments

The City submitted supplemental information on November 3, 2023. This information corrected acreage calculations anticipated for development by decade, which included a breakdown of Mixed Use and Low Density Residential guided land (as shown above in Table 2). The City should ensure that this information is correctly reflected in Tables 3.4 and 3.5 of the Plan.

### Housing

Reviewer: Olivia Boerschinger CD – Housing (651-602-1327)

The amendment is consistent with the Council’s *Housing Policy Plan*. The Plan identifies sufficient land for development and at a minimum density sufficient to address its revised share of the region’s 2021-2030 need for affordable housing, which is now 37 units. As of this amendment, the Plan guides approximately 6 acres of higher density residential land at 95% planned residential uses such that at least 47 units could be built during this timeframe (Figure 4).

This amendment allows the City to implement the housing element of their 2040 Plan and does not directly contribute to their efforts to address its share of the region’s need for affordable housing in the 2021-2030 decade.

Mound is a participant in Livable Communities Act (LCA) programs, and previously received Low-Income Housing Incentives Account (LHIA) funds in 2015 and 2017, Livable Communities Demonstration Account (LCDA) in 2004, and Tax-Based Revitalization Account (TBRA) Cleanup funds in 2005, totaling over \$2.2 million dollars.

### Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

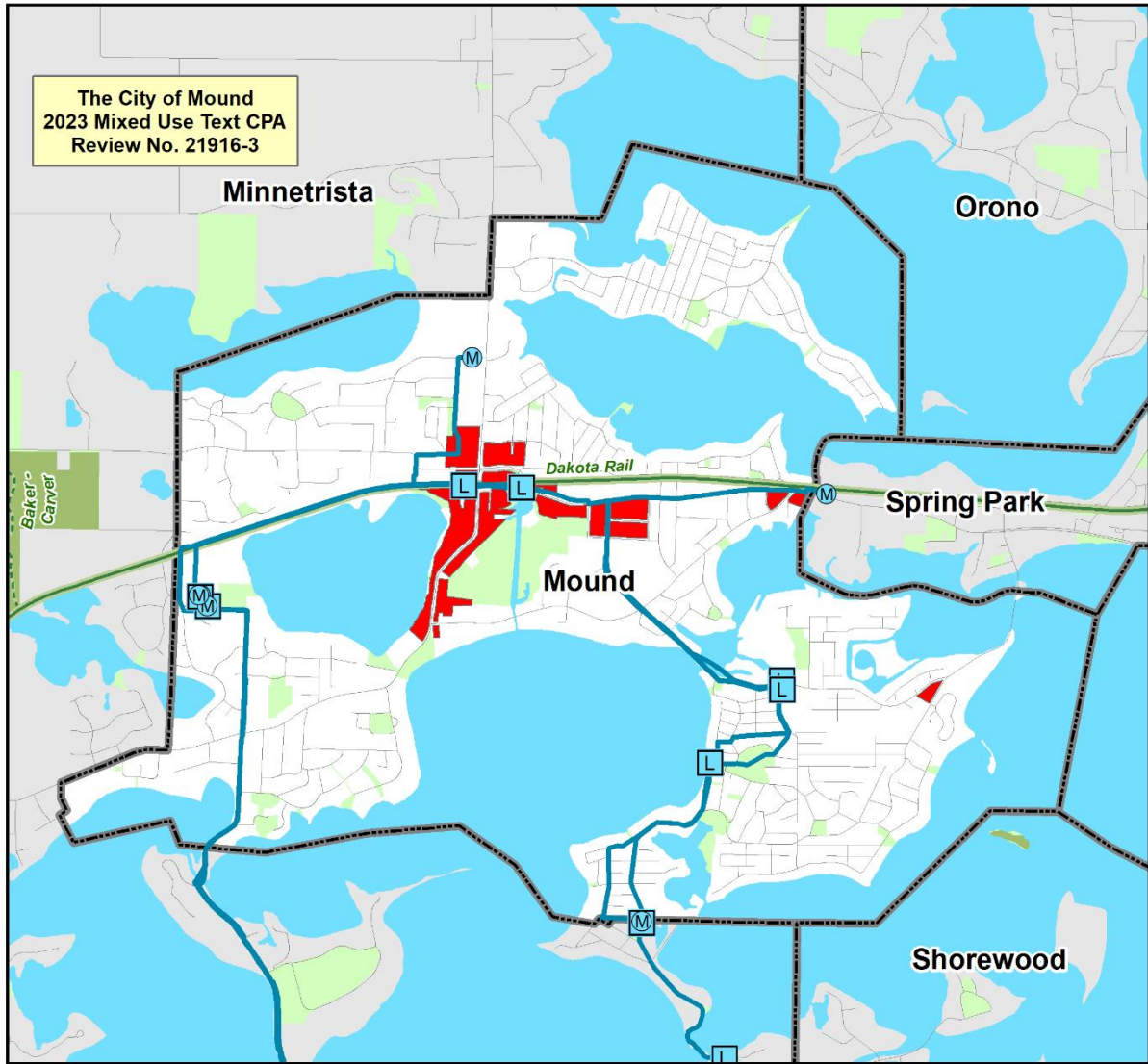
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

### ATTACHMENTS

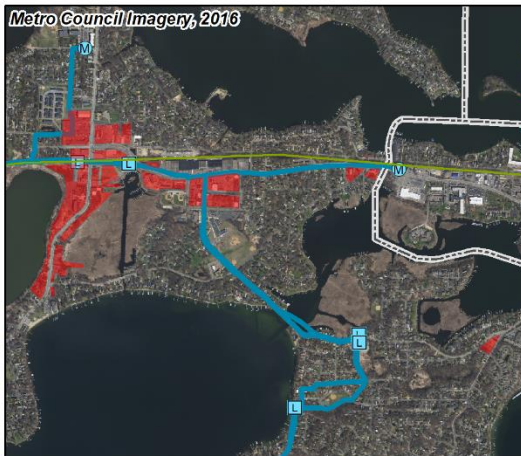
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: City of Mound Land Use Guiding
- Figure 4: Land Guided for Affordable Housing



**Figure 1. Location Map Showing Regional Systems**



Metro Council Imagery, 2016



**Regional Systems**

**Regional Transitways**

- Existing
- Planned Current Revenue Scenario
- 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**

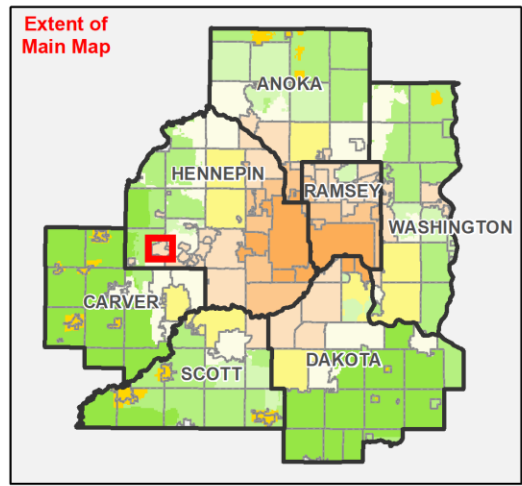
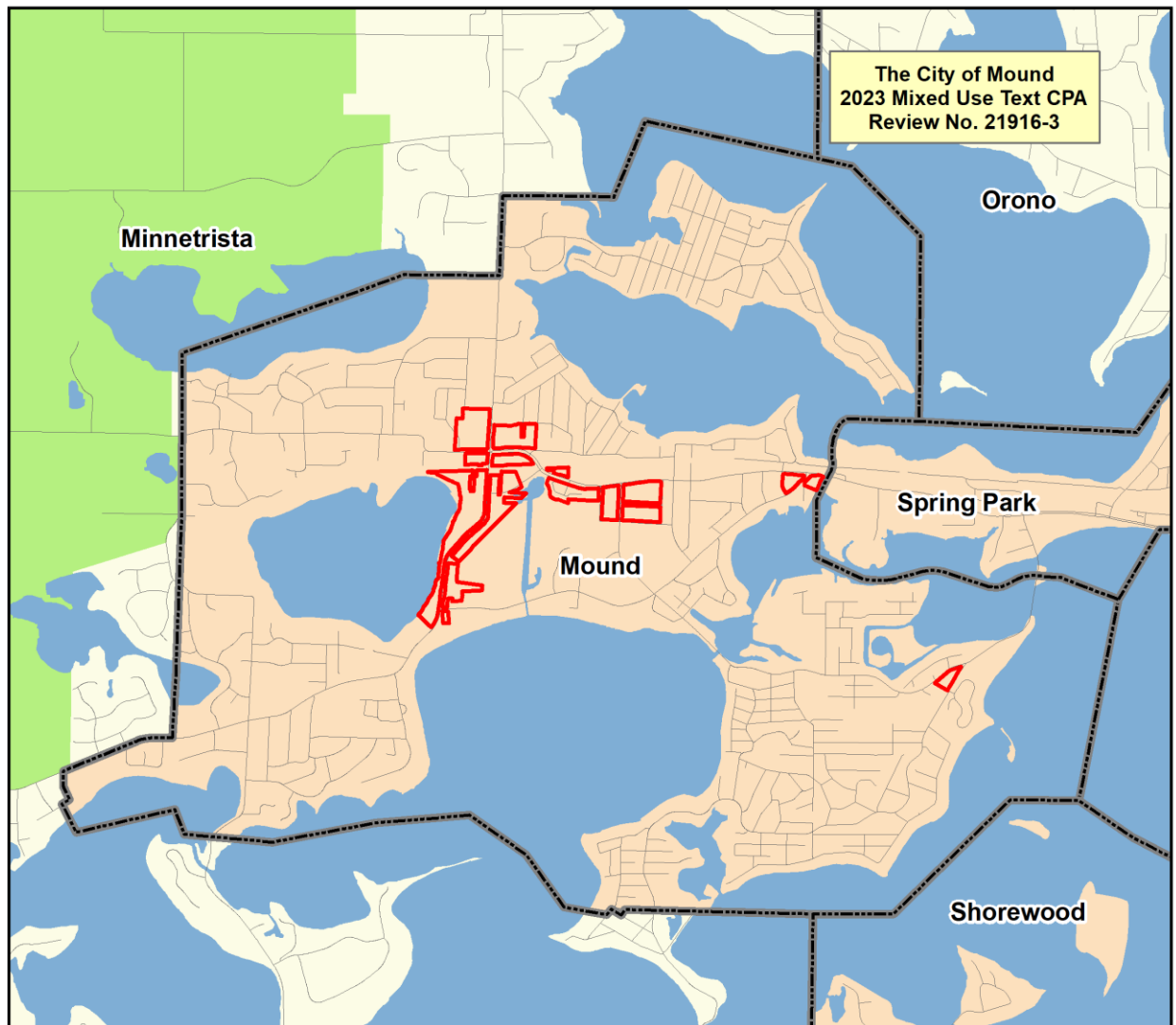
- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned Regional Trails
- Regional Trail Search Corridors



Metropolitan Council

x

**Figure 2. Location Map Showing Community Designations**

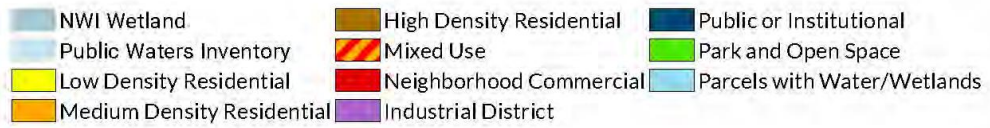
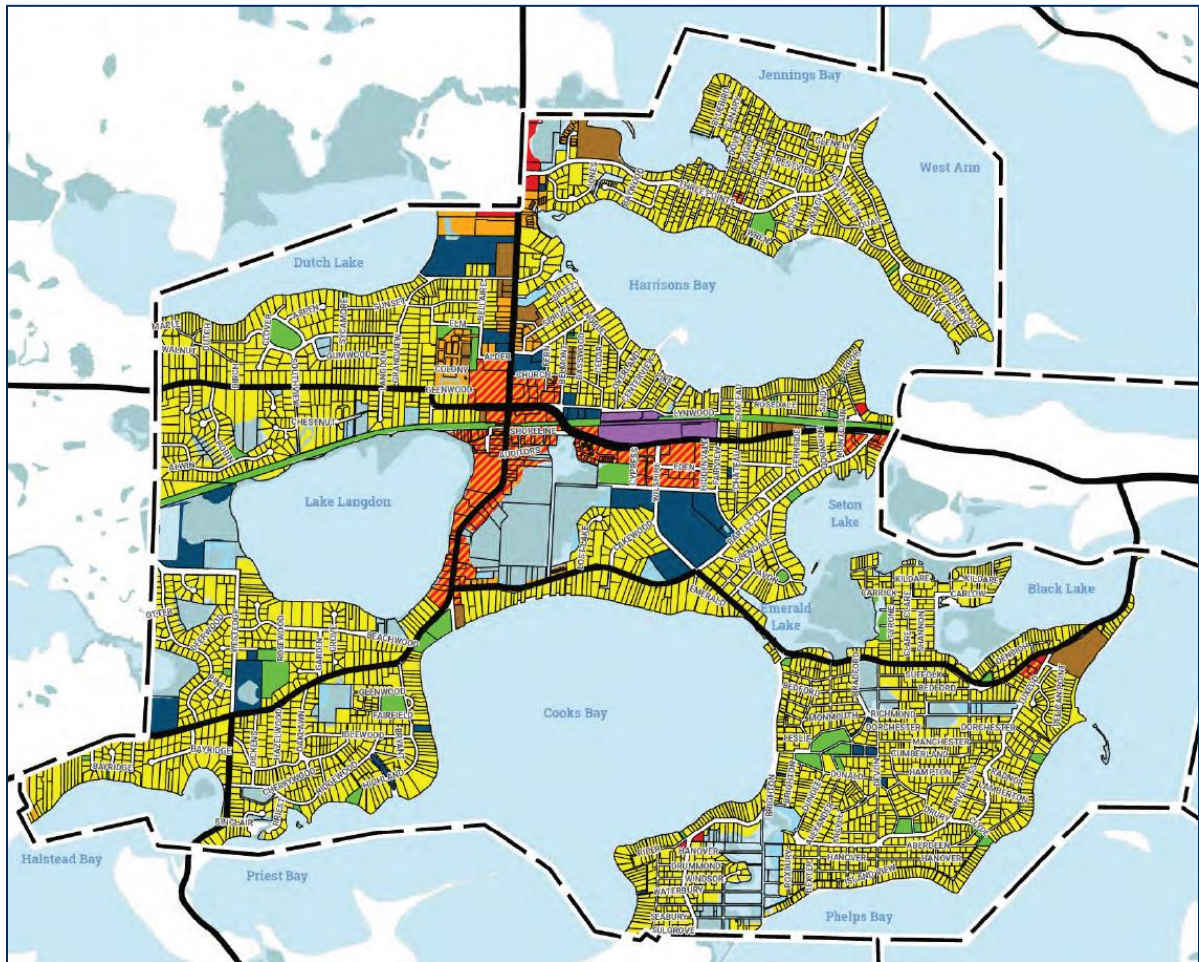


**ThriveMSP 2040 Community Designations**

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center



**Figure 3. City of Mound Land Use Guiding**





## Figure 4. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **37 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<b>Available Acres</b>	<b>X</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>X</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>Mixed Use</b>	6.12		8		95%		47
<b>Total</b>	<b>6</b>						<b>47</b>

Sufficient/*(insufficient)* units possible against share of regional need: **10**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **10**

