



# Industrial Park Expansion Comprehensive Plan Amendment

City of Norwood Young America – District 4



February 6, 2023

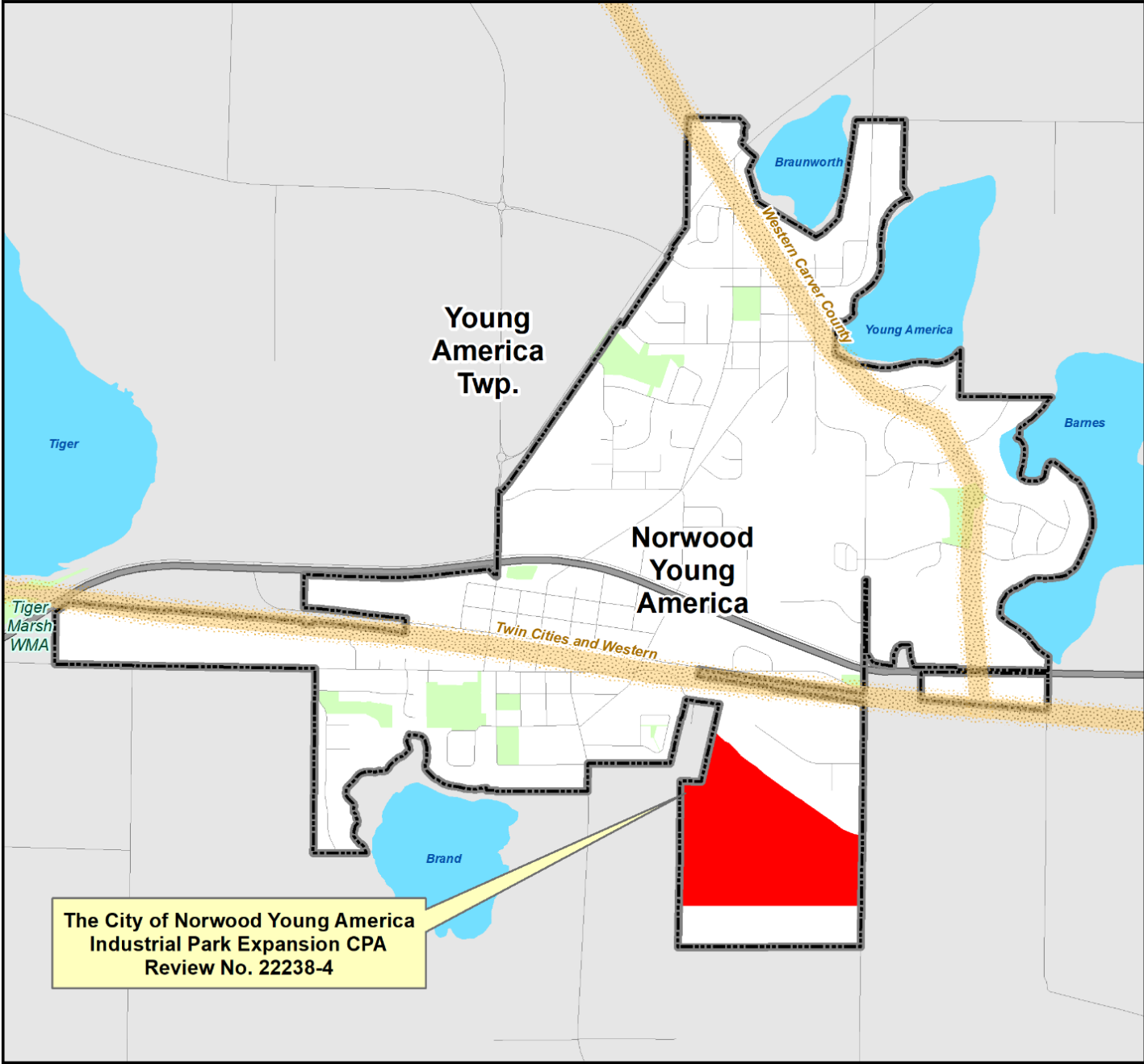
Raya Esmaeili [metro council.org](https://metro council.org)

# Amendment Details

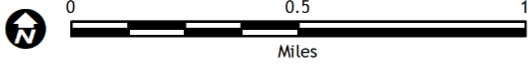


- 92 acres
- Medium Density Residential (8-12 units per acre) to Industrial
- Expand 2030 Metropolitan Urban Service Area (MUSA)
- Expansion of an existing industrial park
- Located south of Tacoma Boulevard and west of Tacoma Avenue

# Regional Systems

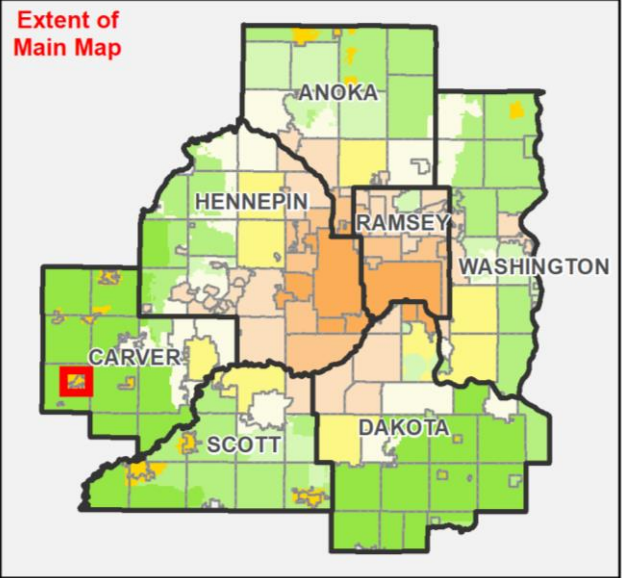
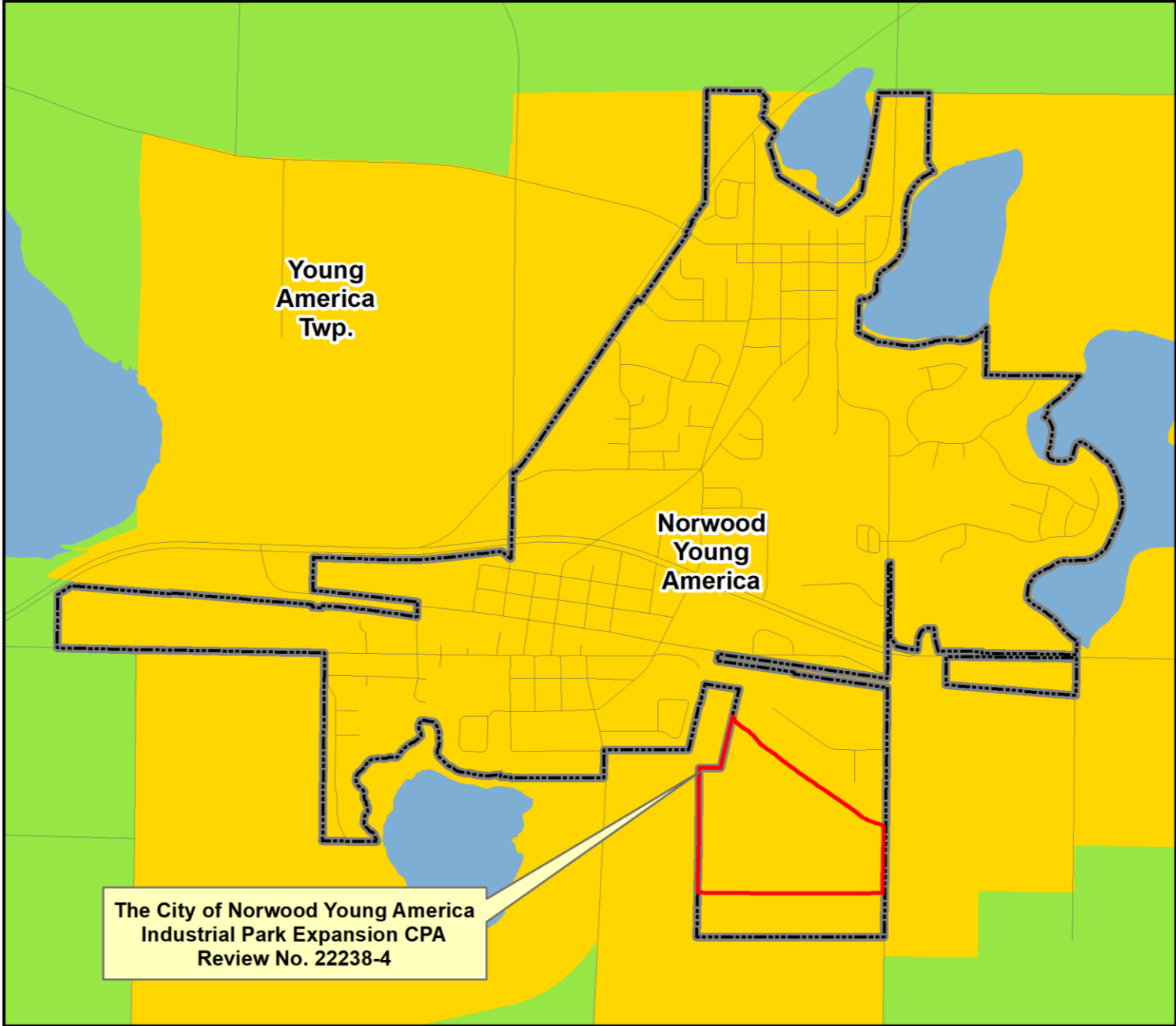


The City of Norwood Young America  
Industrial Park Expansion CPA  
Review No. 22238-4



- 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

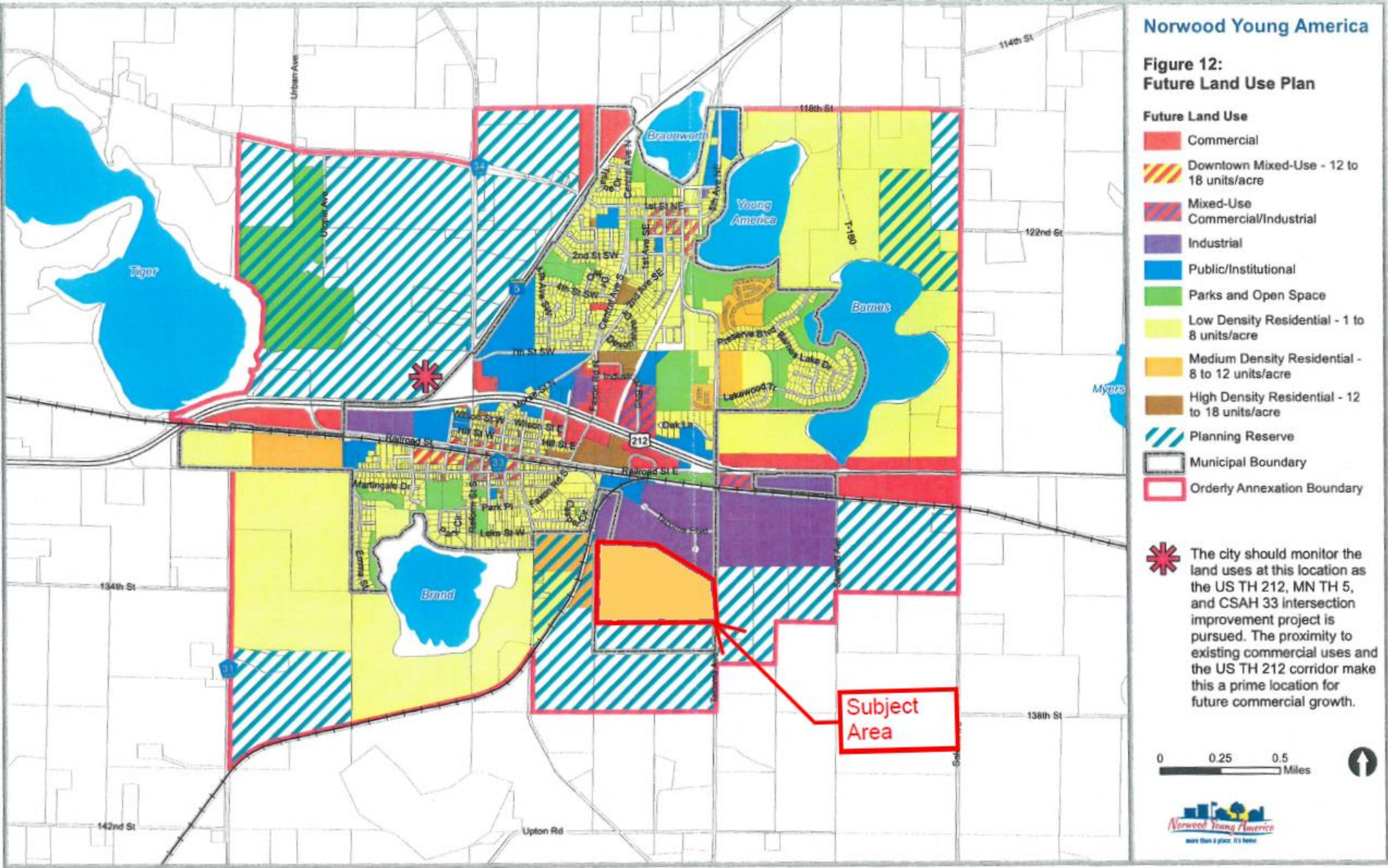
# Community Designation



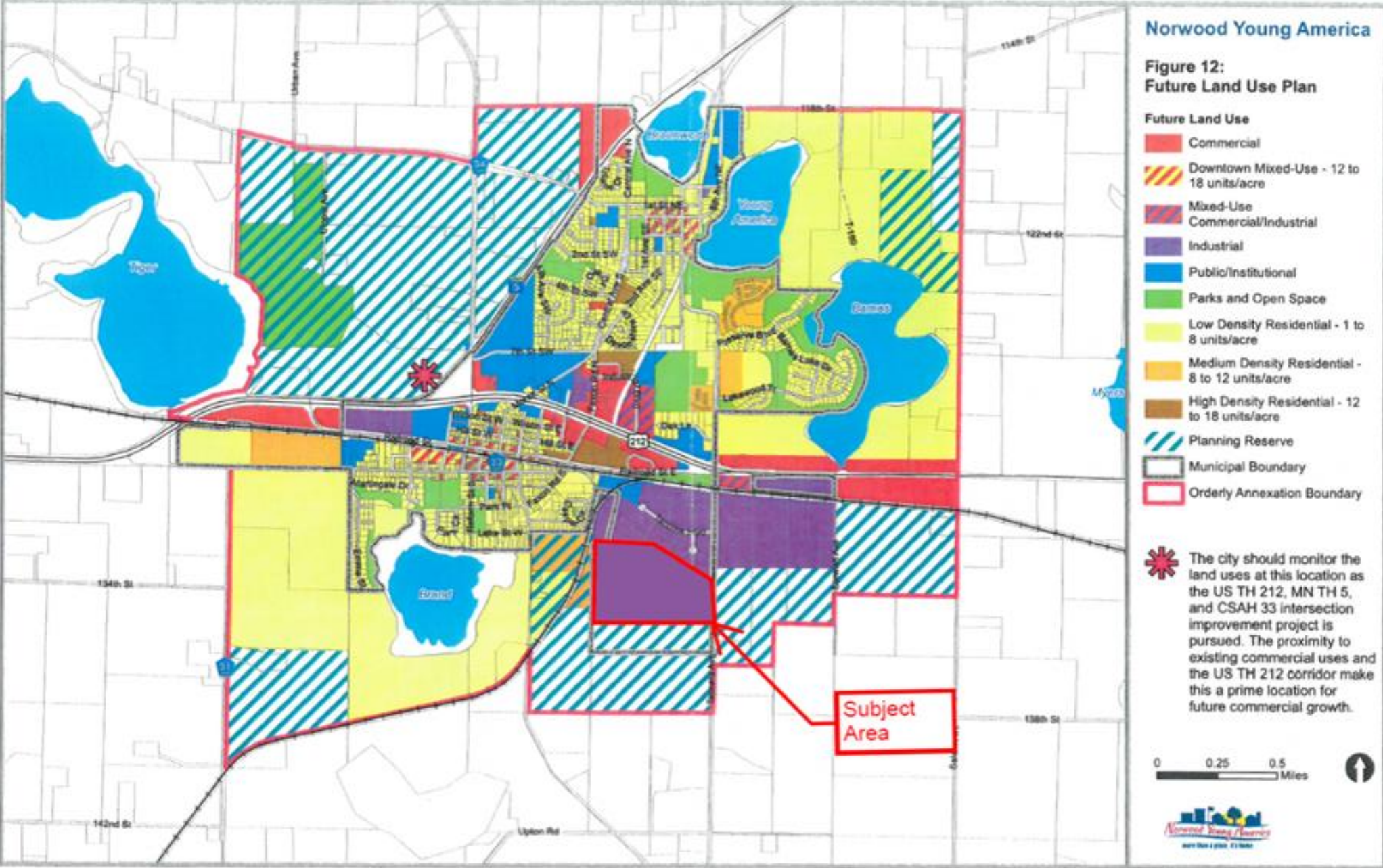
**ThriveMSP 2040 Community Designations**

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

# Existing Planned Land Use



# Proposed Planned Land Use



# Planned Residential Density

**Table 1. Planned Residential Density, City of Norwood Young America**  
**2018-2040 Change**

Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
Low Density Residential	1	8	431.6	432	3,453
Medium Density Residential	8	12	<u>60.1</u>	<u>481</u>	<u>722</u>
High Density Residential	12	18	2.4	29	43
Mixed Use Downtown	12	18	3.7	45	67
<b>TOTALS</b>			<b>497.9</b>	<b>986</b>	<b>4,285</b>
Overall Density				<b>1.98</b>	<b>8.61</b>

# Findings



## That the proposed amendment:

- Conforms to regional system plans
- Is consistent with water resources management policies
- Is consistent with Council forecasts
- Is inconsistent with regional land use policies in *Thrive MSP 2040*
- 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 Norwood Young America 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 ineligible to participate in Livable Communities Act (LCA) programs.
4. Advise the City:
  - a) To be consistent with Council housing policy, the City needs to increase the inventory of land guided to support the development of low- and moderate-income housing for the 2021-2030 decade by at least 160 units by guiding enough residential acres at sufficient minimum densities.
  - b) To implement the advisory comments in the Review Record for Forecasts and Land Use.



# Questions?

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