

Community Designations

March 17, 2022

Land Use Advisory Committee



Recap and Questions

Importance of Community Designations

History through previous regional development guides

Process

Preliminary 2022 timeline

Deliverables

Community Designations and the 2040 Debrief

- Transit connectivity in suburban areas
- Clear connection to policy plans
- Nuances of the housing market in different communities
- Focus on the outcome
- Different needs of agricultural/rural communities
- Tailored technical assistance

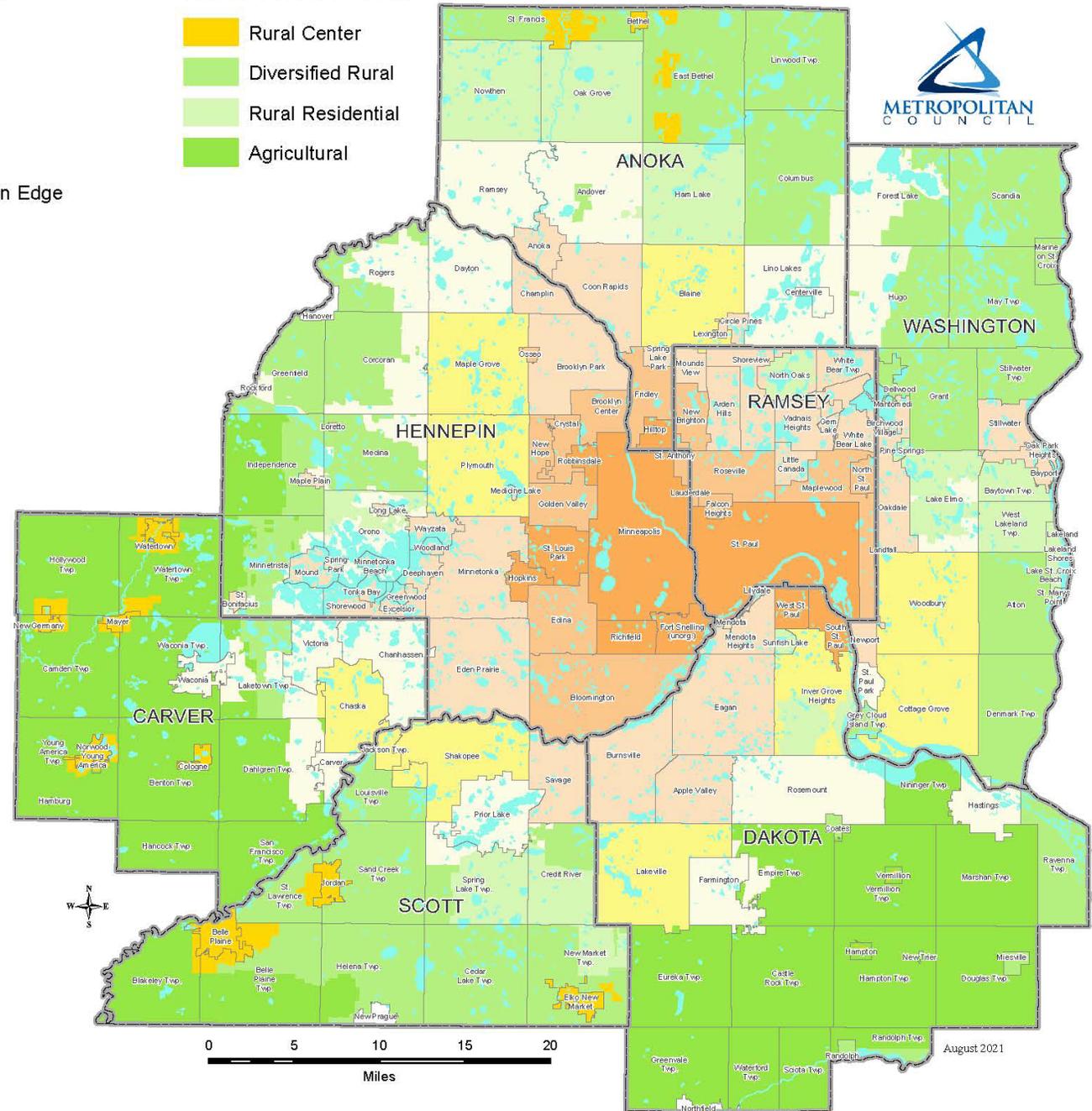
Community Designations

Urban Service Areas

- Urban Center
- Urban
- Suburban
- Suburban Edge
- Emerging Suburban Edge

Rural Service Areas

- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural



OVERALL DENSITY EXPECTATIONS FOR NEW GROWTH, DEVELOPMENT, AND REDEVELOPMENT

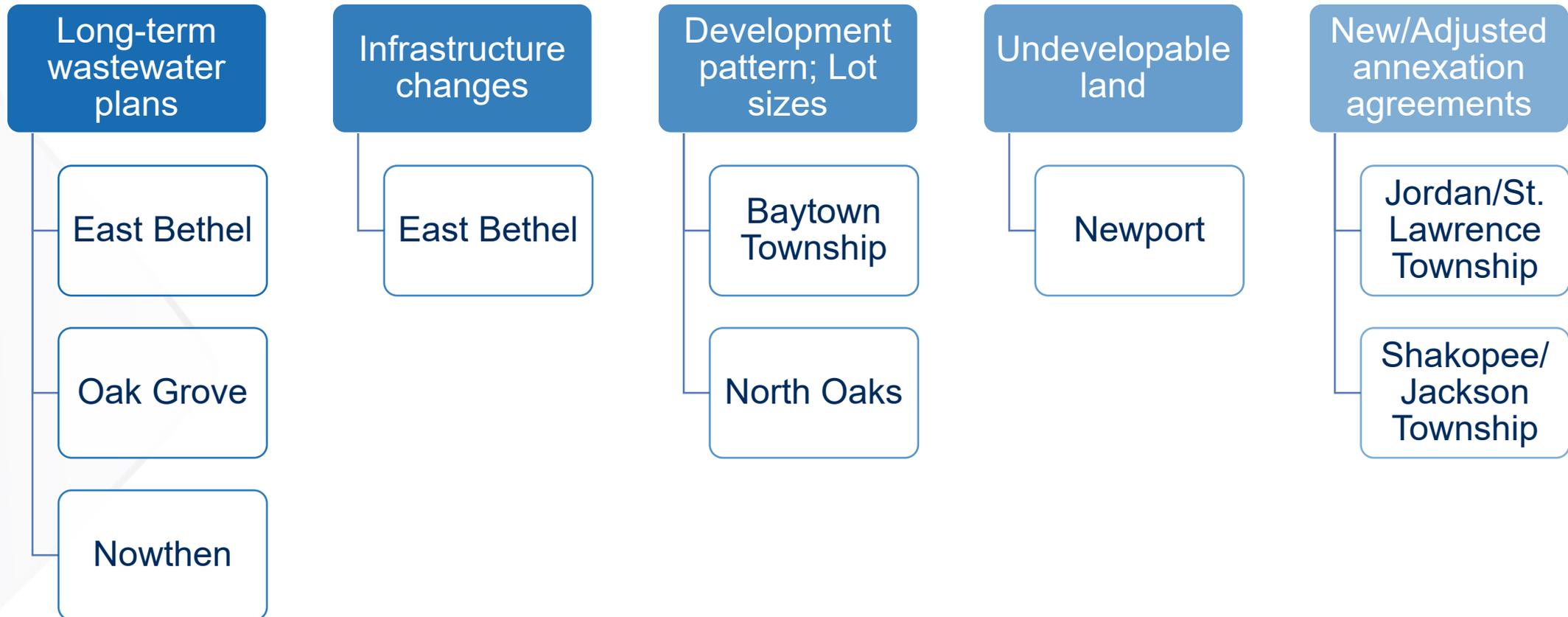
Metropolitan Urban Service Area: Minimum Average Net Density

Urban Center	20 units/acre
Urban	10 units/acre
Suburban	5 units/acre
Suburban Edge	3-5 units/acre
Emerging Suburban Edge	3-5 units/acre

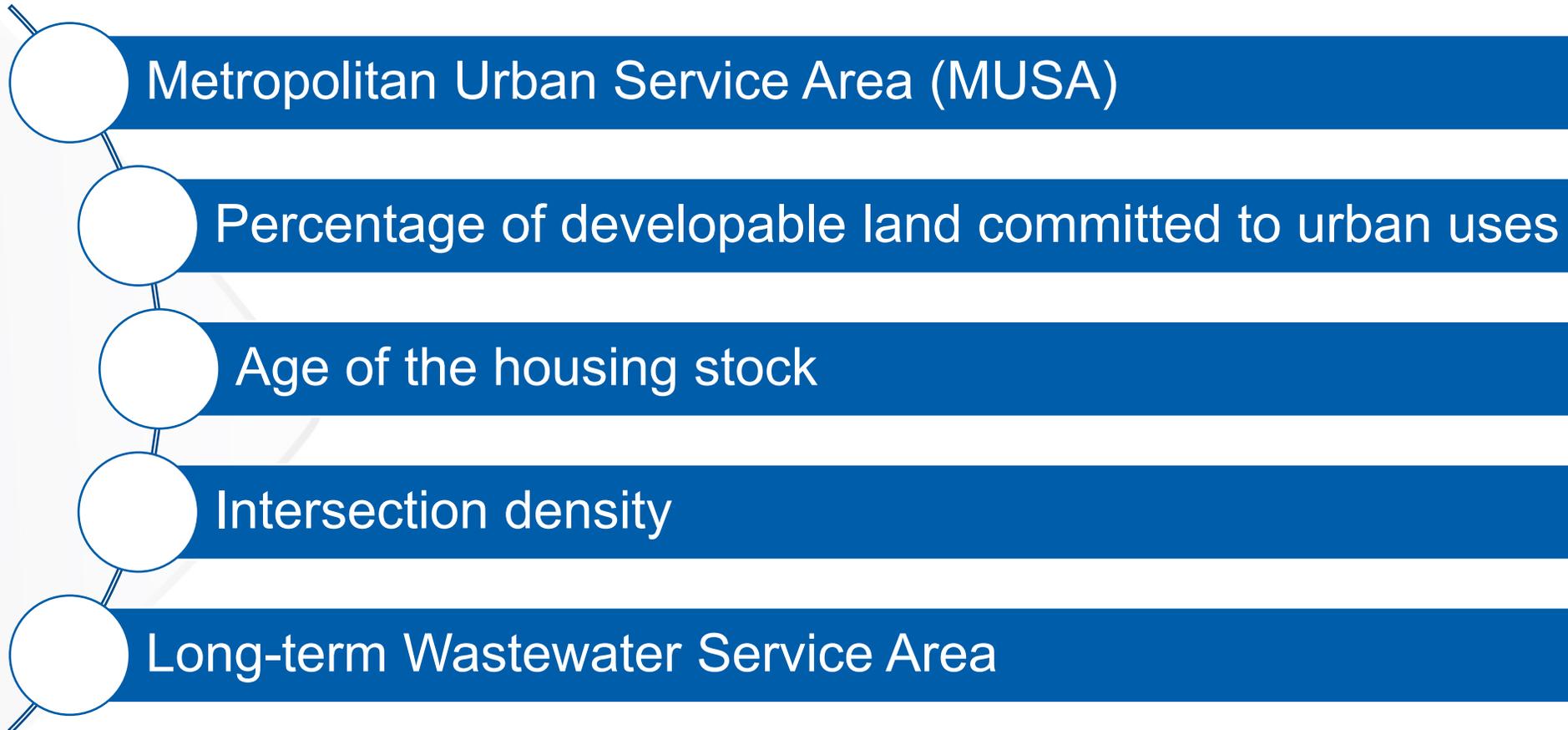
Rural Service Area: Maximum Allowed Density, except Rural Centers

Rural Center	3-5 units/acre minimum
Rural Residential	1-2.5 acre lots existing, 1 unit/10 acres where possible
Diversified Rural	4 units/40 acres
Agricultural	1 unit/40 acres

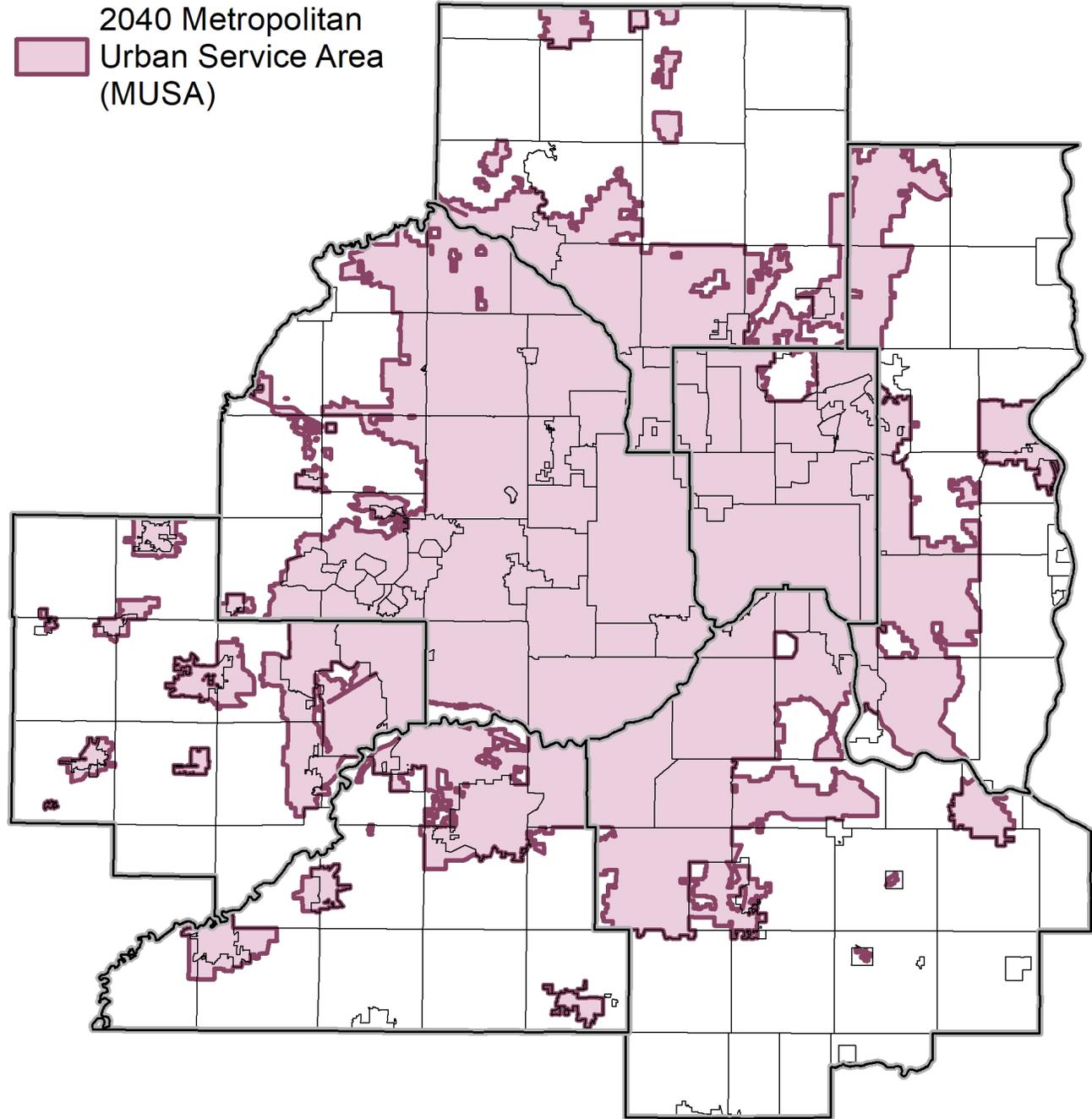
Community Designation Changes



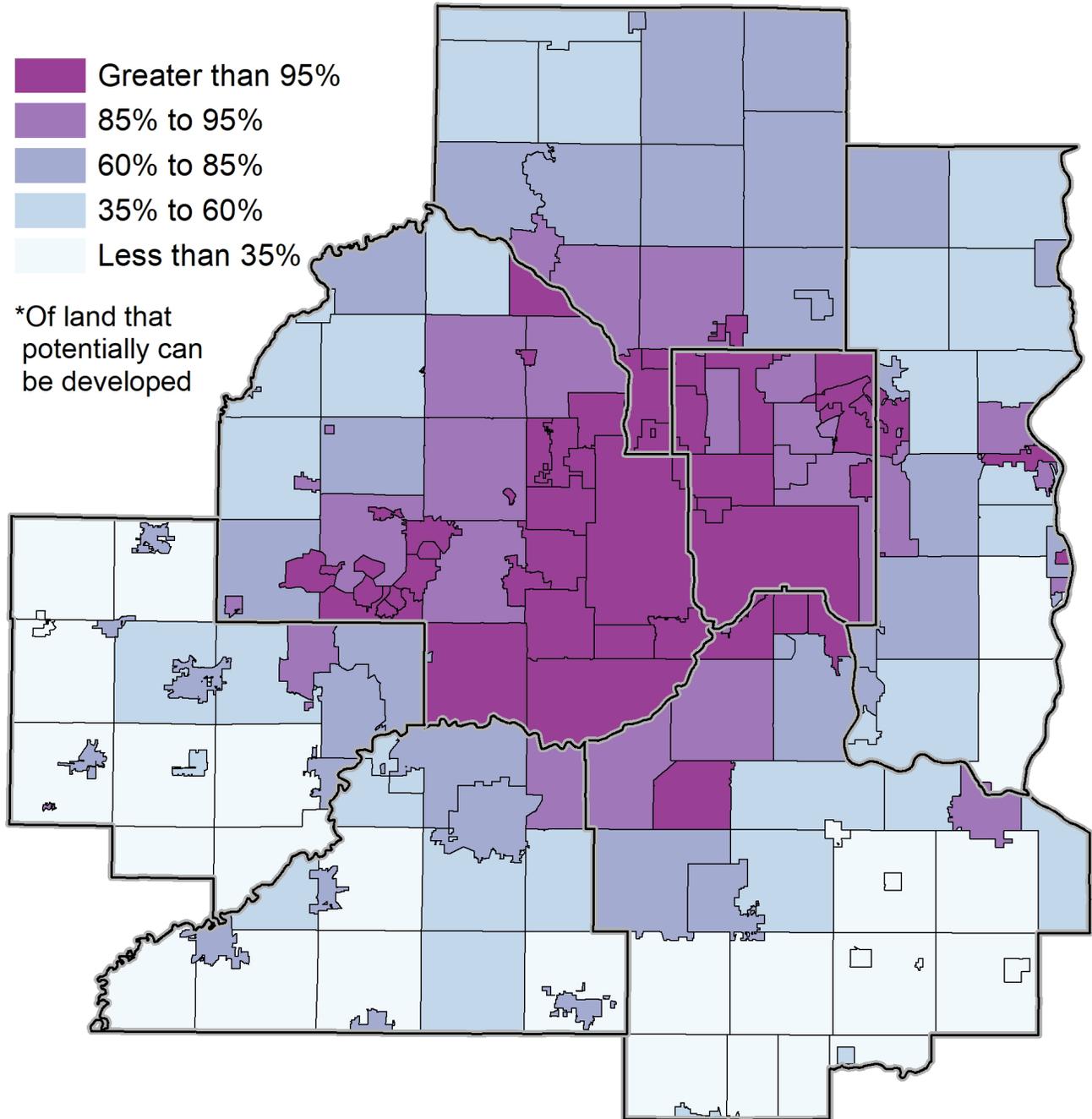
Thrive Variables



Metropolitan Urban Service Area (MUSA)

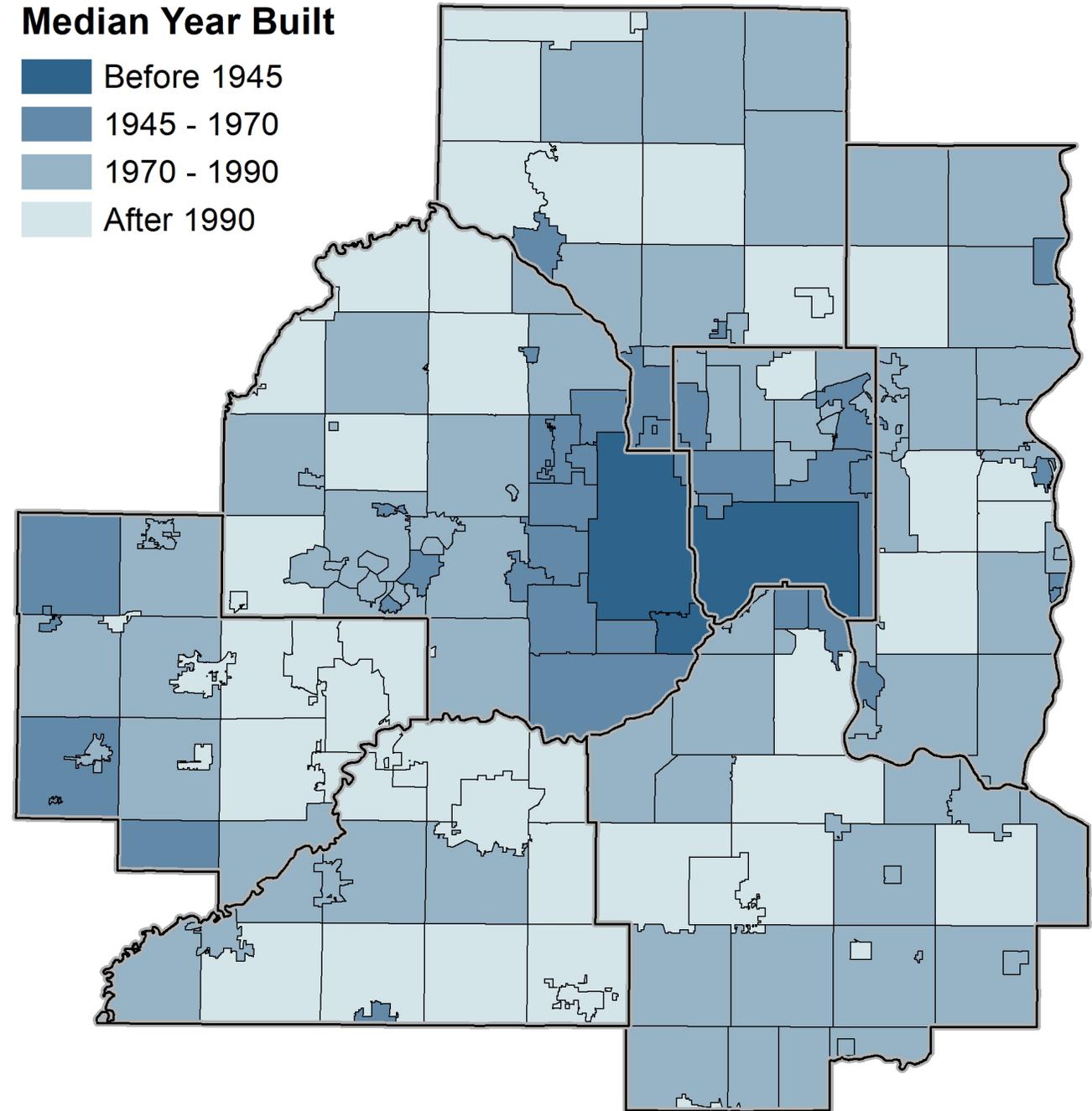
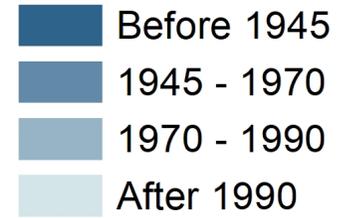


Percentage of developable land committed to urban uses

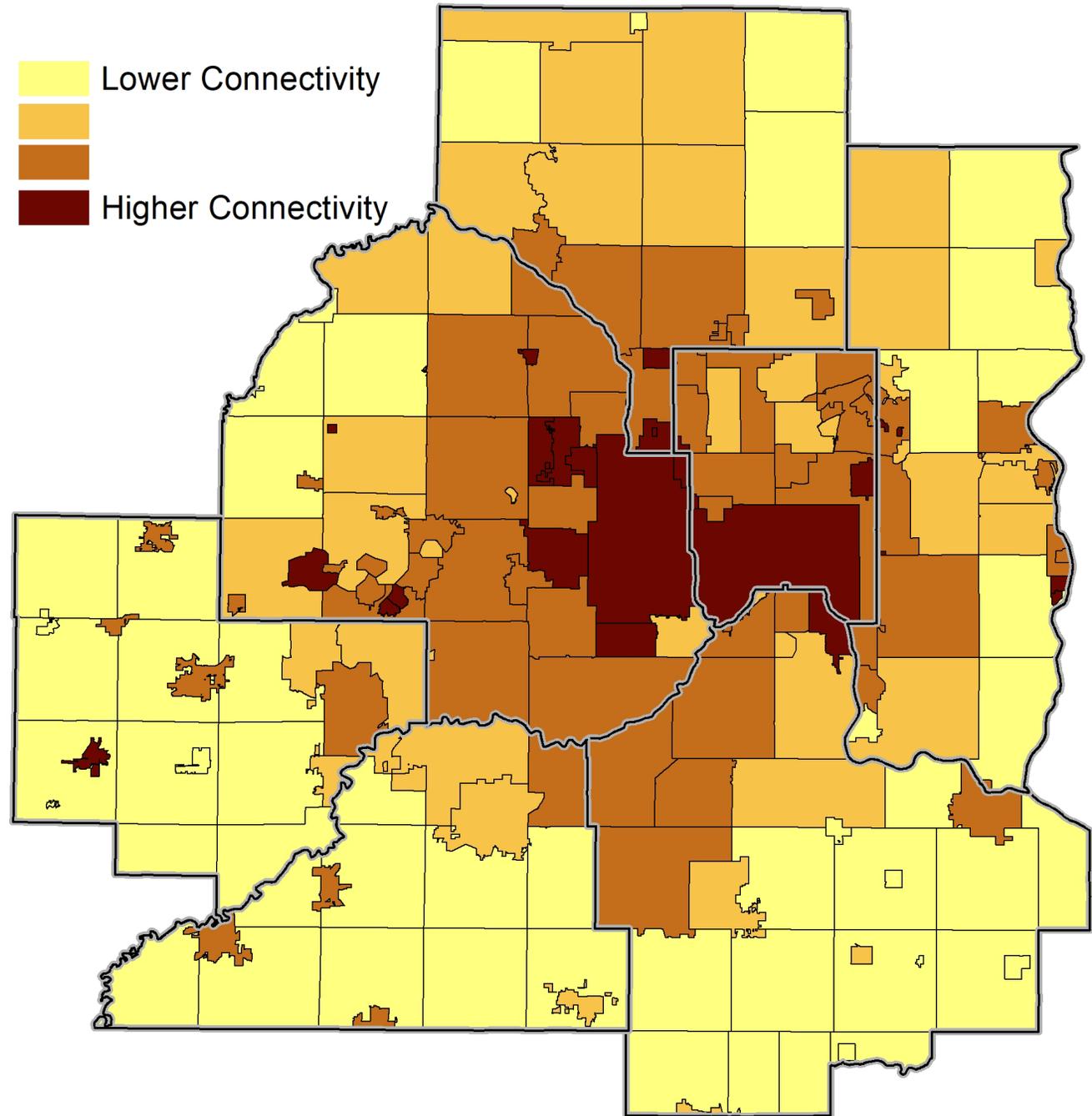


Age of the housing stock

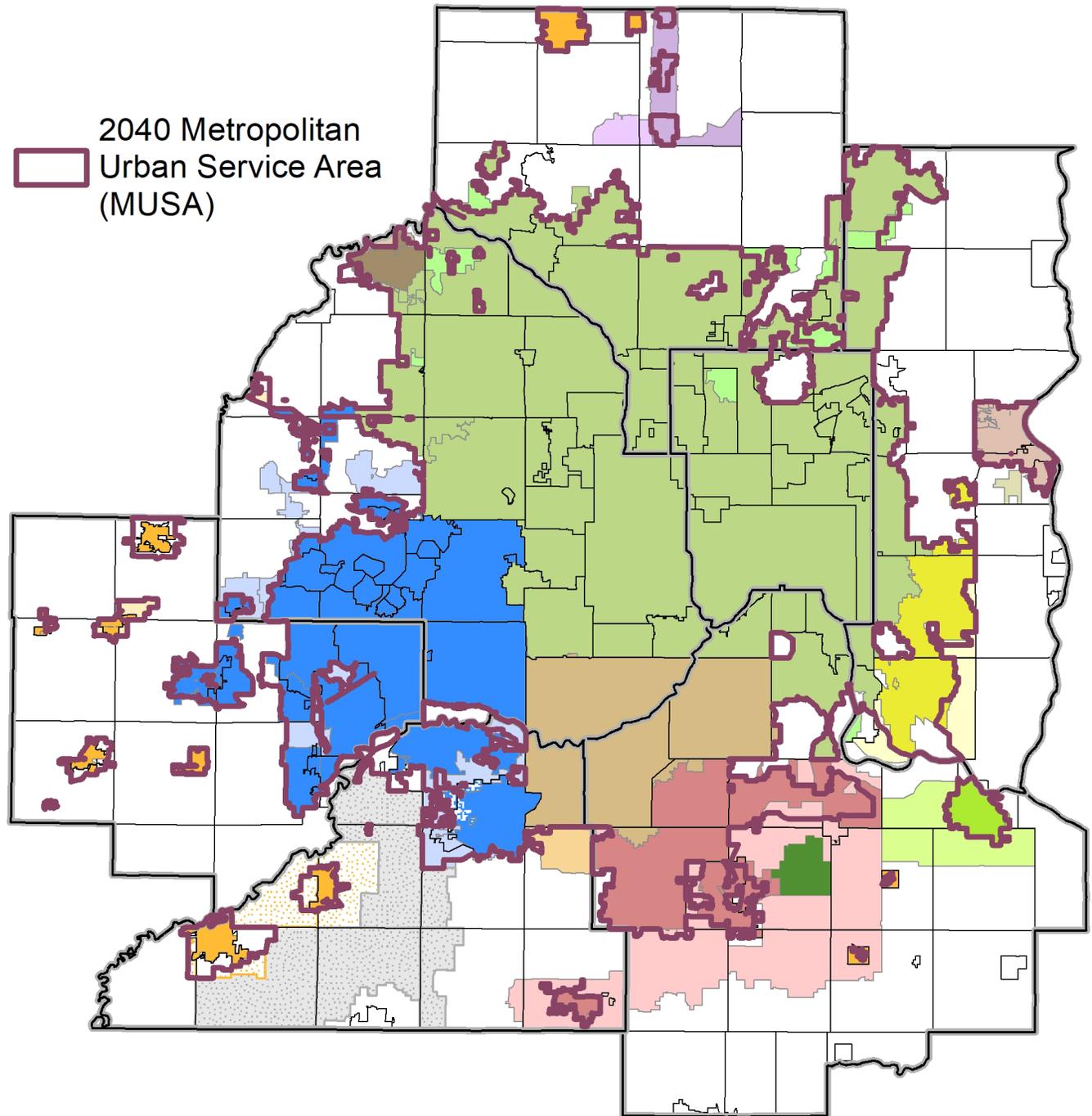
Median Year Built



Intersection Density

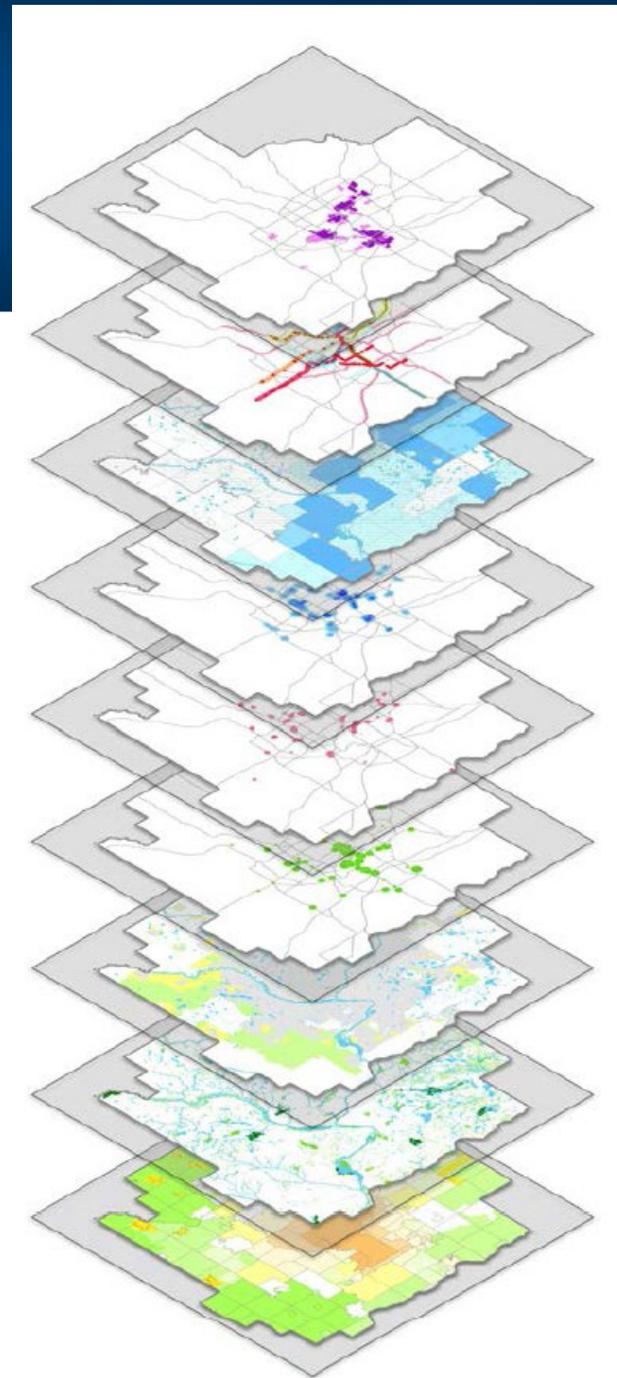


Long-Term Wastewater Service Area

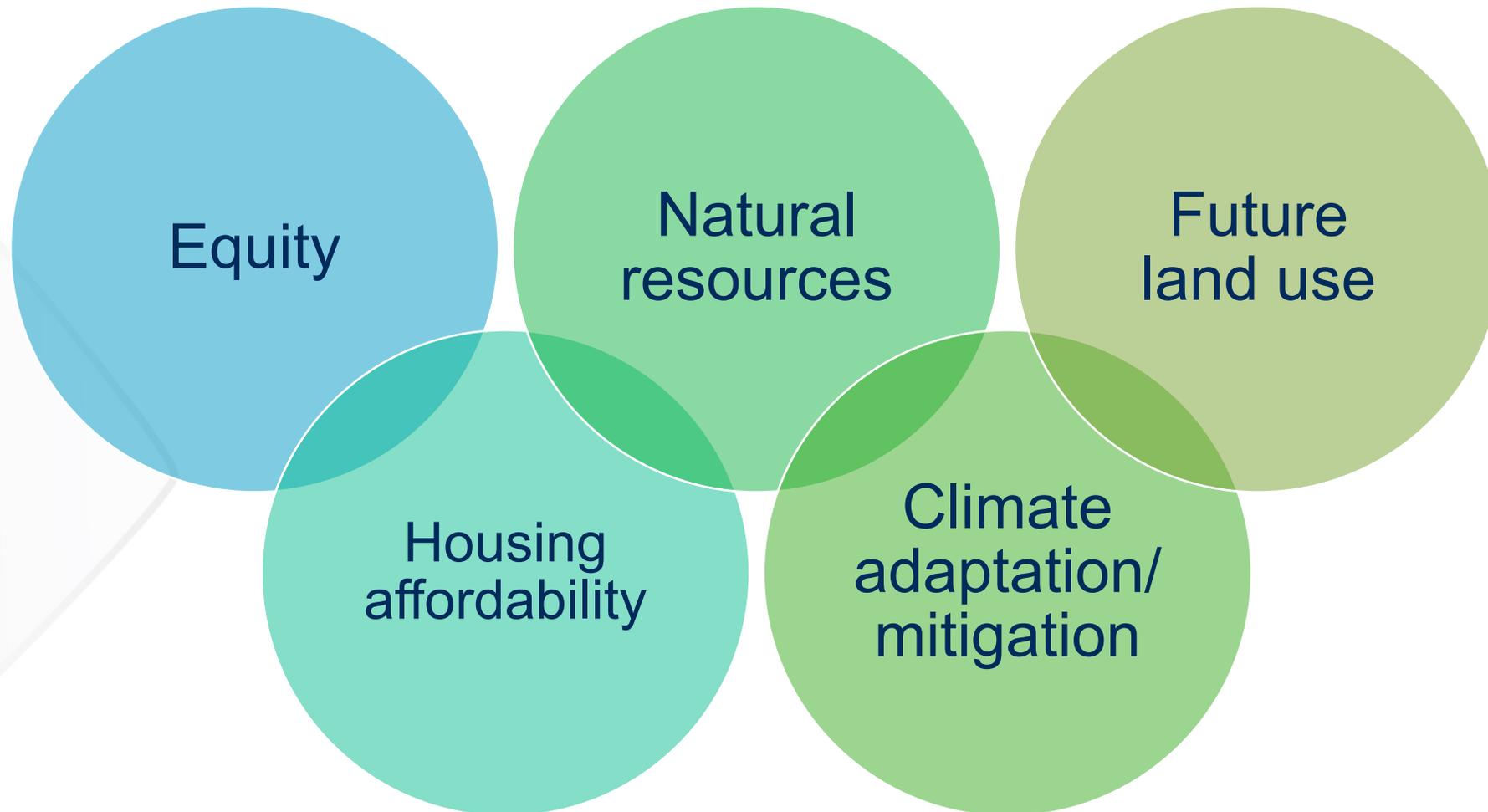


Special Features

- Station areas on existing and planned transitways
- Water supply considerations
- Job concentrations
- Manufacturing/distribution locations
- Educational institutions
- Wastewater service areas
- Regionally significant ecological resources
- Areas of concentrated poverty and racially concentrated areas of poverty



Potential Variables?



Facilitated Discussion

Areas of focus

Impacts to communities

Built environment

Thrive Variables

- Metropolitan Urban Service Area (MUSA)
- Percentage of developable land committed to urban uses
- Age of the housing stock
- Intersection density
- Long-term Wastewater Service Area

Next Steps

Explore additional variables to align with priorities and values

Conduct stakeholder meetings and collect additional local-level information

Initiate spatial analysis with different variables

Explore impacts of variables

Prepare findings for May 19th LUAC meeting

For more information

Raya Esmaeili, Senior Planner
raya.esmaeili@metc.state.mn.us
651.602.1616

Debra Detrick, Planning Analyst
debra.detrick@metc.state.mn.us
651.602.1327

Jake Reilly, Senior Planner
jake.reilly@metc.state.mn.us
651.602.1822

Paul Hanson, GIS Coordinator
paul.hanson@metc.state.mn.us
651.602.1642