

Information Item

Land Use Advisory Committee



Meeting Date: July 20, 2023

Topic

Density Analysis by Community Designation

District(s), Member(s):	All
Policy/Legal Reference:	Bylaws of the Metropolitan Council Land Use Advisory Committee, Art. I. B.1(a).
Staff Prepared/Presented:	Raya Esmaeili, Local Planning Assistance (651-602-1616) Paul Hanson, Research (651-602-1642)
Division/Department:	Community Development/Regional Planning

Proposed Action,

None. This item is presented for informational purposes to support the Land Use Advisory Committee's continuous effort on development of land use policies as part of the 2050 regional development guide and community designations.

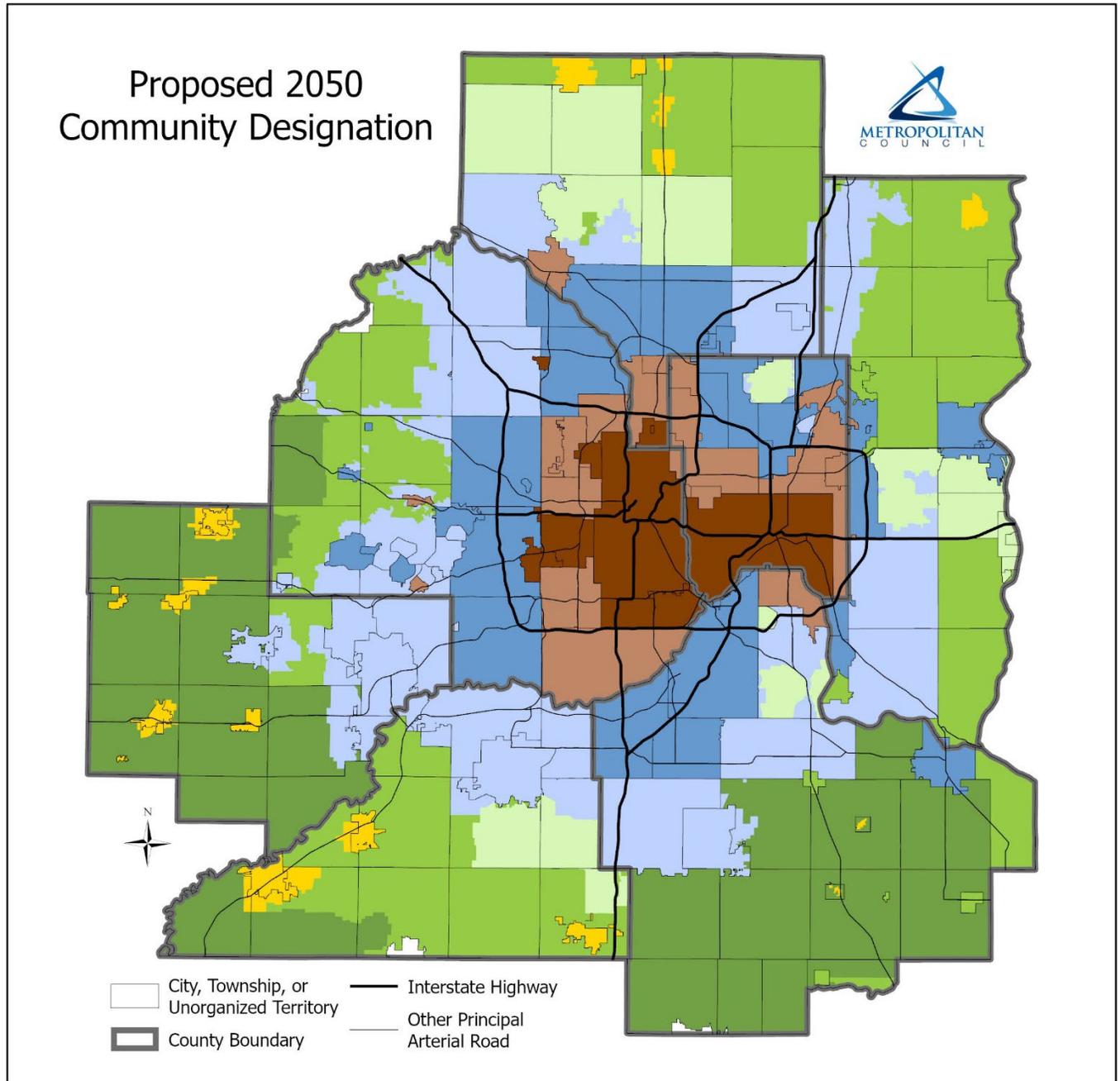
Background

As part of the regional development guide, community designations establish distinct land use policies and density expectations for each designation. On January 19, 2023, the Land Use Advisory Committee (LUAC) recommended the proposed community designations for use in the 2050 regional planning process (see Figure 1). The Community Development Committee endorsed this recommendation at its meeting on February 6, 2023.

While proposed community designations were developed based on similarities and differences between the communities in the region, using the planned residential densities identified in the 2040 local comprehensive plans as one of the variables, they did not determine the density requirements. As a subsequent step and as part of land use policy discussions, staff is working on determining recommendations for minimum density requirements based on designations. To initiate the analysis, staff have compared the minimum density requirements in the 2030 and 2040 regional development guides (*2030 Regional Development Framework* and *Thrive MSP 2040* respectively) with the planned 2030 and 2040 densities from the local comprehensive plans, and analyzed them against the communities' existing densities. The existing densities were calculated using the total acreage of any land within the Metropolitan Urban Service Area (MUSA) classified as residential based on the 2020 Generalized Land Use Inventory divided by the total housing unit count by community from the 2020 U.S. Census.

At the Committee meeting on July 20, 2023, staff will present the information on planned and existing densities in communities to engage Committee members in the initial discussion about minimum density requirements. Specifically, staff seek feedback from the Committee on challenges communities face regarding meeting the minimum density requirements, what trends can be identified, how density requirements relate to the 2050 regional goals and values, and the Committee's initial ideas and questions based on their local experiences.

Figure 1. Proposed 2050 Community Designations



- Urban
- Urban Edge
- Suburban
- Suburban Edge
- Rural Center
- Diversified Residential
- Rural Residential
- Agricultural
- Non-Council Community