

# Information Item

Land Use Advisory Committee



Meeting Date: November 16, 2023

## Topic

Minimum Density Requirements

<b>District(s), Member(s):</b>	All
<b>Policy/Legal Reference:</b>	Bylaws of the Metropolitan Council Land Use Advisory Committee, Art. I. B.1(a).
<b>Staff Prepared/Presented:</b>	Raya Esmaeili, Local Planning Assistance (651-602-1616) Paul Hanson, Research (651-602-1642)
<b>Division/Department:</b>	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) proposed community designations for use in the 2050 regional planning process, with subsequent endorsement by the Community Development Committee on February 6, 2023.

The Committee discussed planned and existing densities in communities in an initial discussion on minimum density requirements and identifiable development trends. In response to the Committee's feedback, staff have compiled and analyzed additional information regarding the development densities in the communities within the Metropolitan Urban Service Area (MUSA). This information includes the following as shown in Table 1:

- updated developed densities based on net developable acres
- net and gross developed densities between 2010 and 2020
- planned densities from the 2030 and 2040 local comprehensive plans
- platted densities between 2000 and 2022 for communities participating in the Council's Plat Monitoring Program

Table 1. Density by 2040 Community Designation

2040 Community Designation	Net Developed Density (du/ac)	Net Developed 2010-2020 (du/ac)	Gross Developed 2010-2020 (du/ac)	Min 2030 Planned (du/ac)	Min 2040 Planned (du/ac)	Plat Monitoring (2000-2022) (du/ac)*
Urban Center	8.1	32.0	16.2	16.7	38.3	-
Urban	3.9	10.8	10.0	8.2	15.2	-
Suburban	3.2	4.5	4.6	5.4	8.2	6.5
Suburban Edge	3.2	3.9	3.4	3.3	4.0	4.0
Emerging Suburban Edge	2.3	3.2	2.9	3.4	3.9	3.4
Rural Center	2.4	2.9	2.9	2.9	3.4	3.2

\* Note: Since only communities with available undeveloped land can participate in the Plat Monitoring Program, Urban Center and Urban communities are not part of the Program.

At the Committee meeting on November 16, 2023, staff will present the updated information on developed and planned densities within the MUSA to continue the discussion with the Committee members about minimum density requirements and developed density trends. Specifically, staff will present and discuss some potential strategies and approaches that may better align with regional goals and land use objectives through minimum density requirements. These approaches could include:

- Increase the minimum density requirements;
- Restrict MUSA expansion;
- Establish a minimum density requirement for all new connections to the regional sewer system;
- Establish a target density in addition to minimum density requirements;
- Calculate density requirements per decade rather than over the planning horizon;
- Explore other incentives that advance regional goals as part of flexibility in meeting density requirements;
- Consider all land guided to support growth, not just areas of change; and
- Include all existing development in density calculations.

Staff seek feedback from the Committee on additional insights and ideas, sufficiency of information for decision-making, and any additional questions for a discussion.

