



Discussion: Land Use Densities

Land Use Advisory Committee



November 2023

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Thrive Community Designations

Urban Service Areas

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

Rural Service Areas

- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural

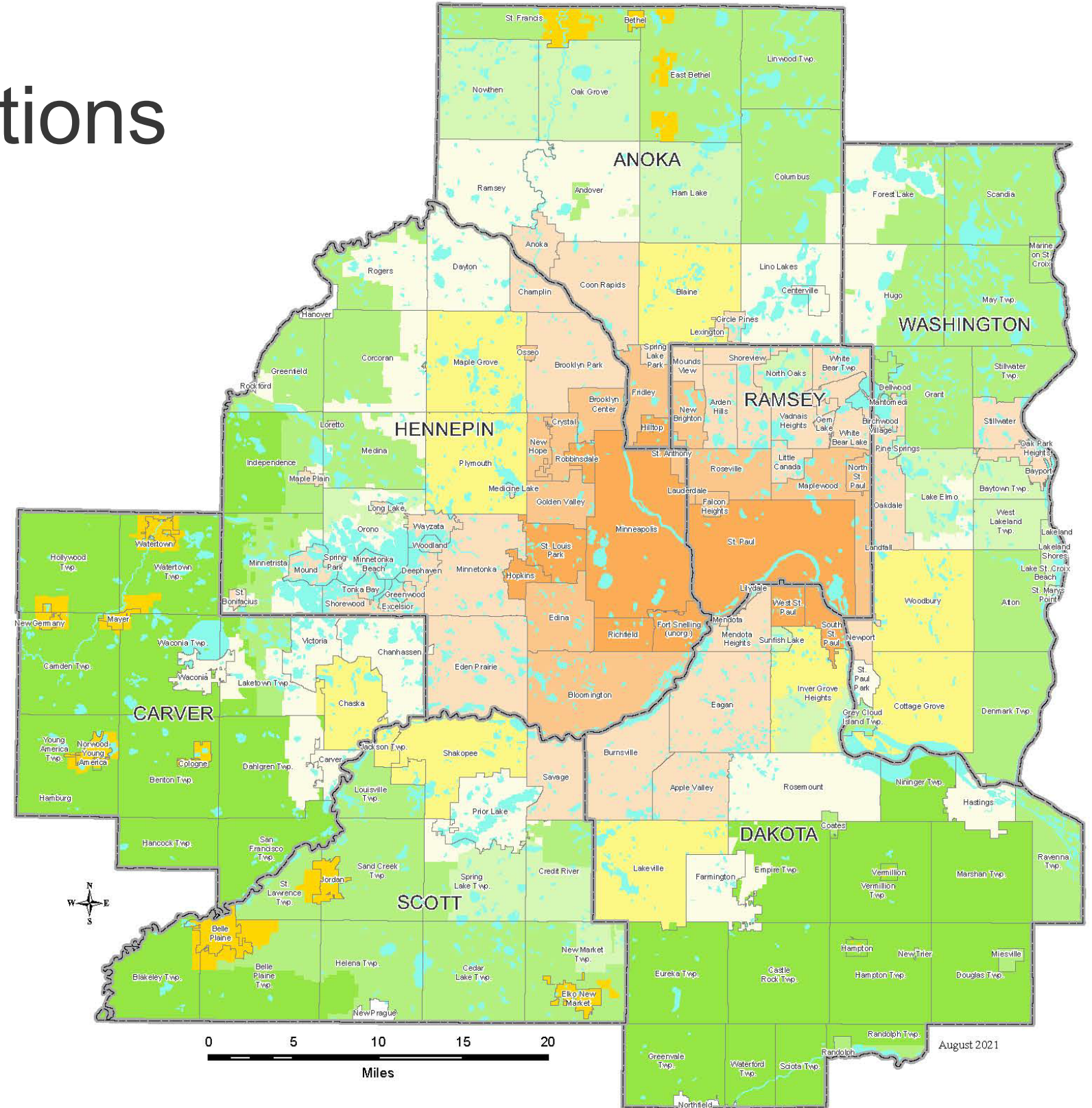
OVERALL DENSITY EXPECTATIONS FOR NEW GROWTH, DEVELOPMENT, AND REDEVELOPMENT

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

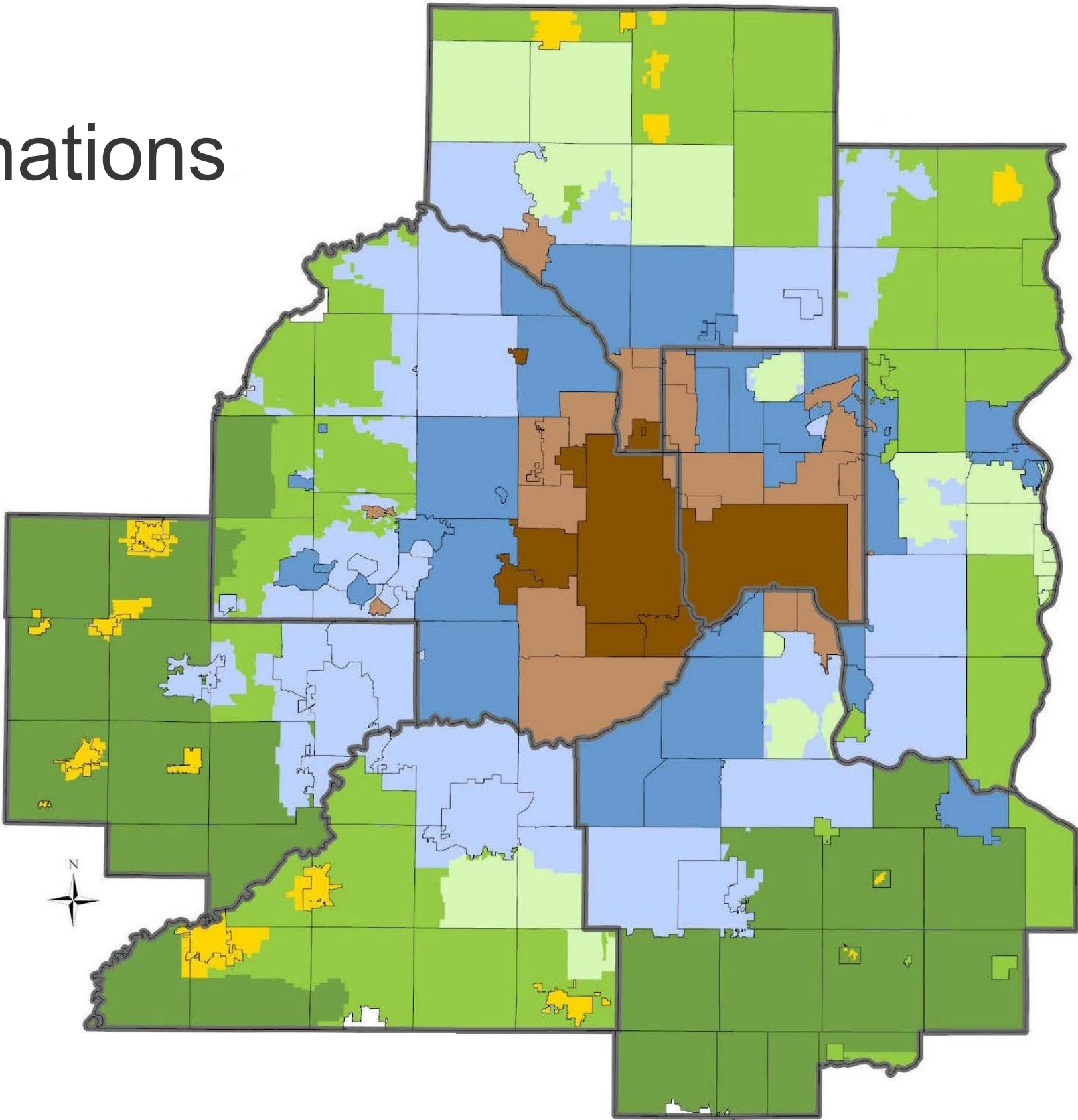
Rural Service Area: Maximum Allowed Density, except Rural Centers

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



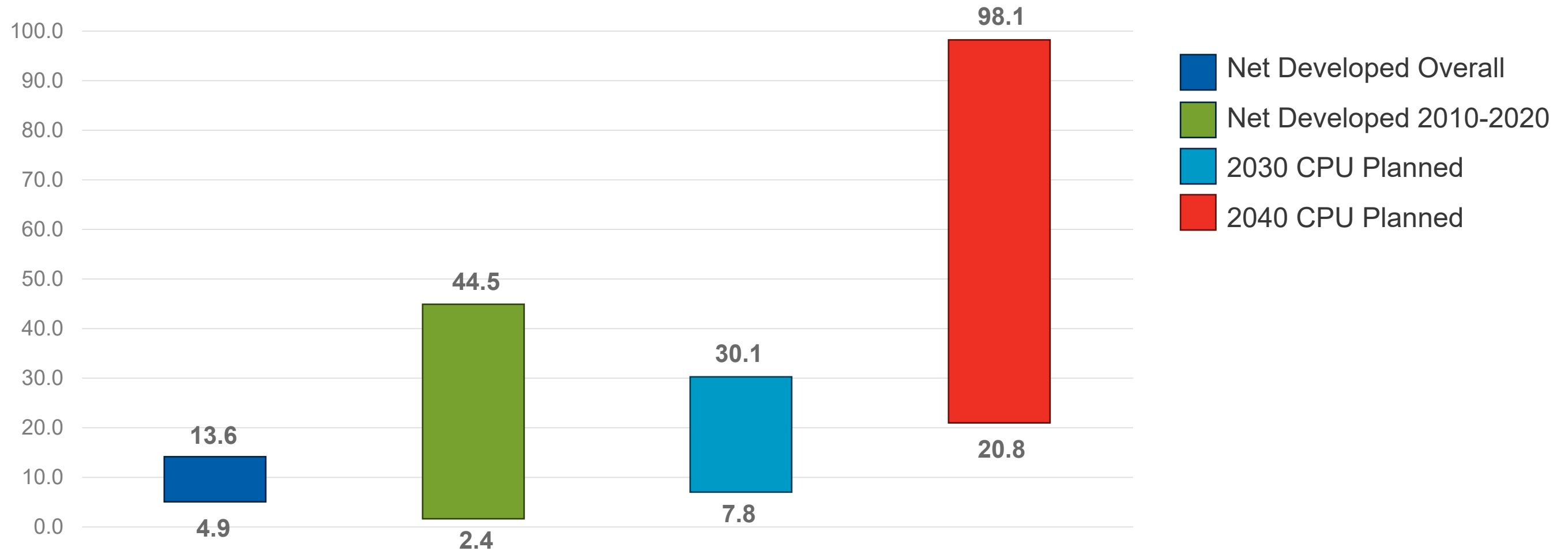
Proposed 2050 Community Designations

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



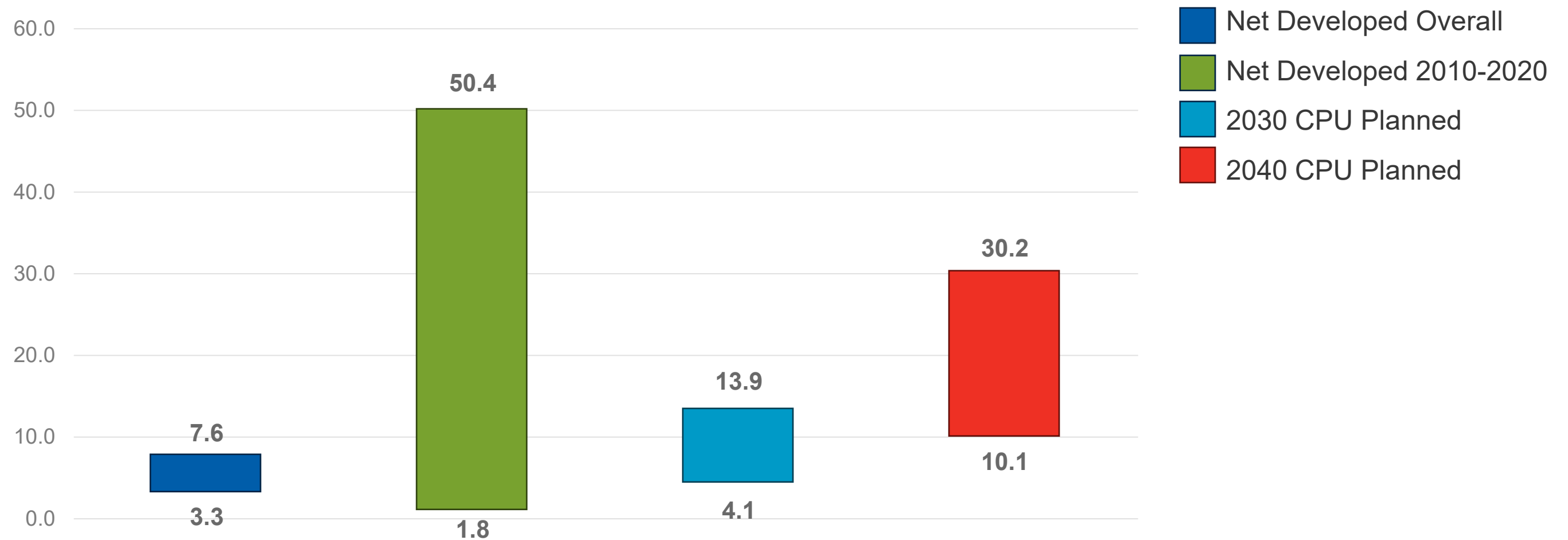
2040 Designations: Urban Center

Despite higher density ranges developed in the past decade, overall developed density remains below planned targets.



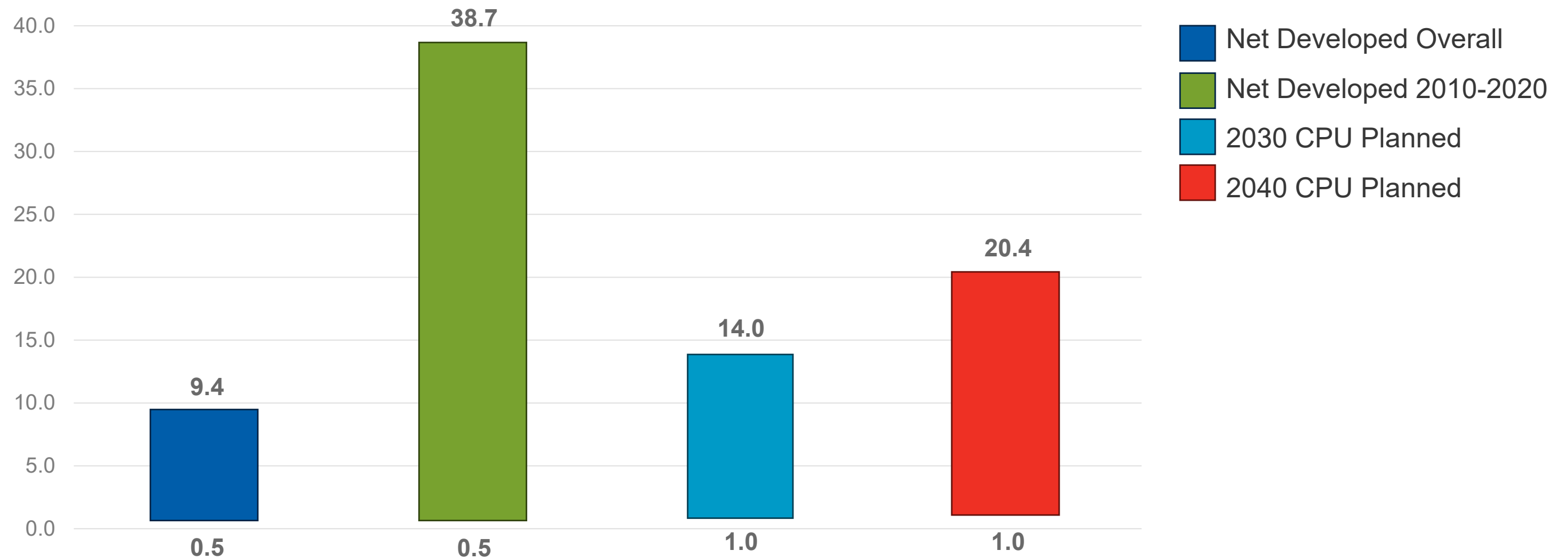
2040 Designation: Urban

Higher developed densities in the recent decade are insufficient to bring the overall density of development to minimum planned densities.



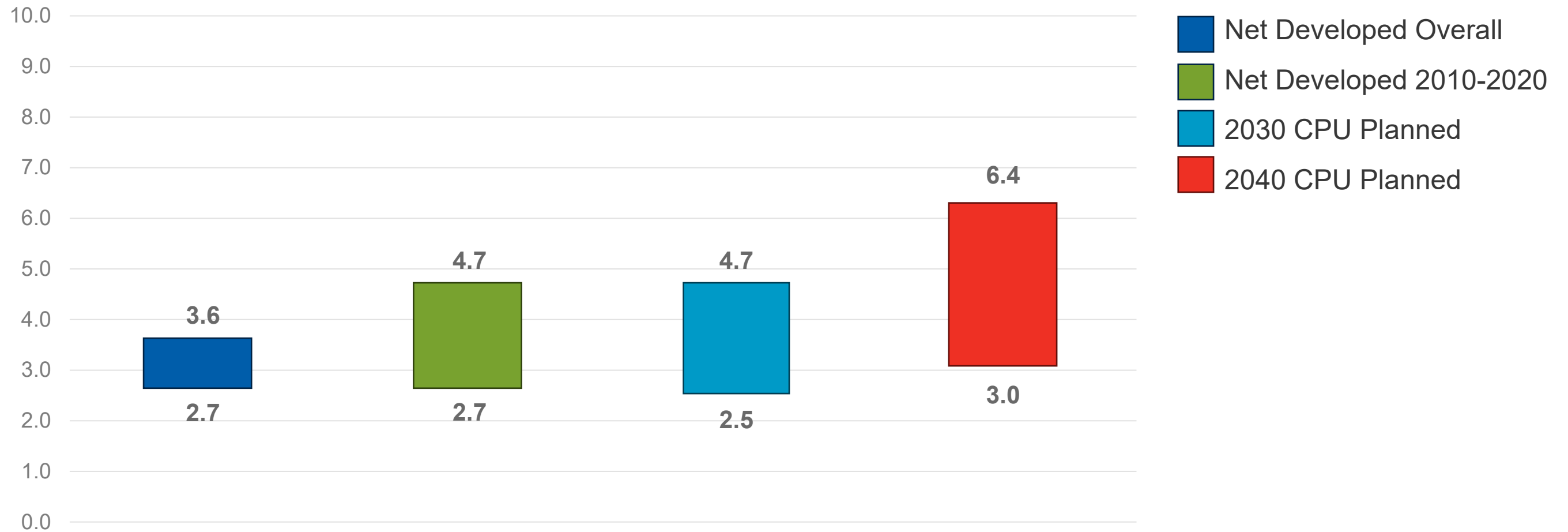
2040 Designation: Suburban

Despite some communities building at higher densities, very low densities are still being developed in these communities.



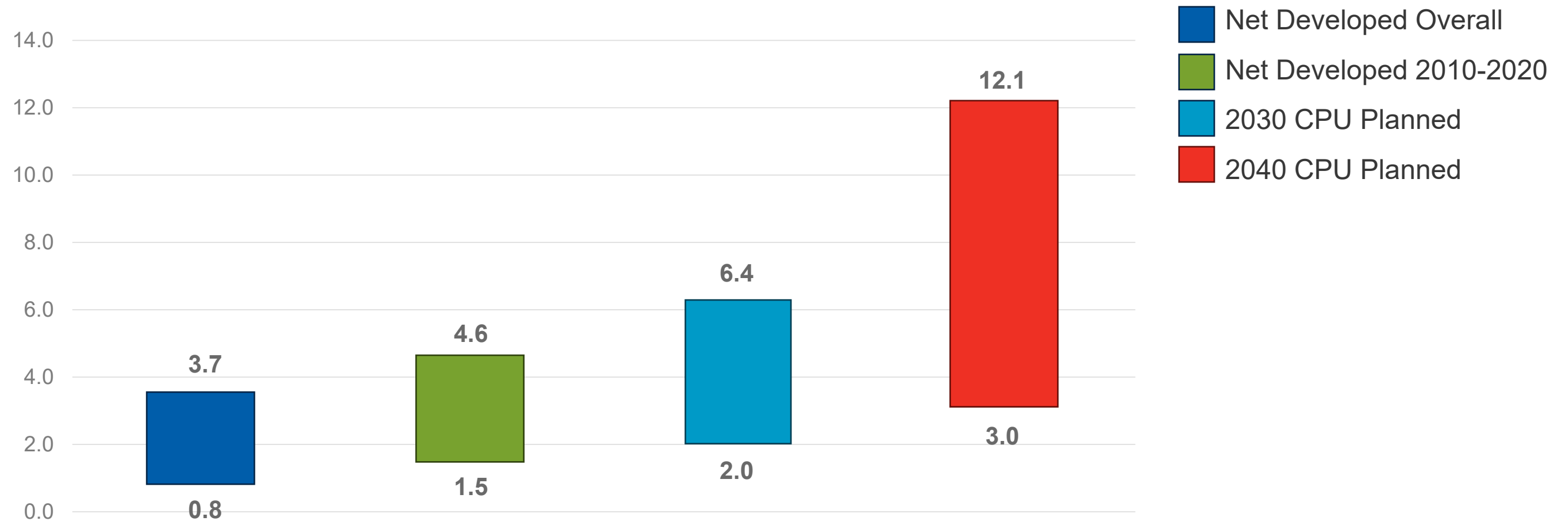
2040 Designation: Suburban Edge

Recent development trends are consistent with the planned 2030 densities.



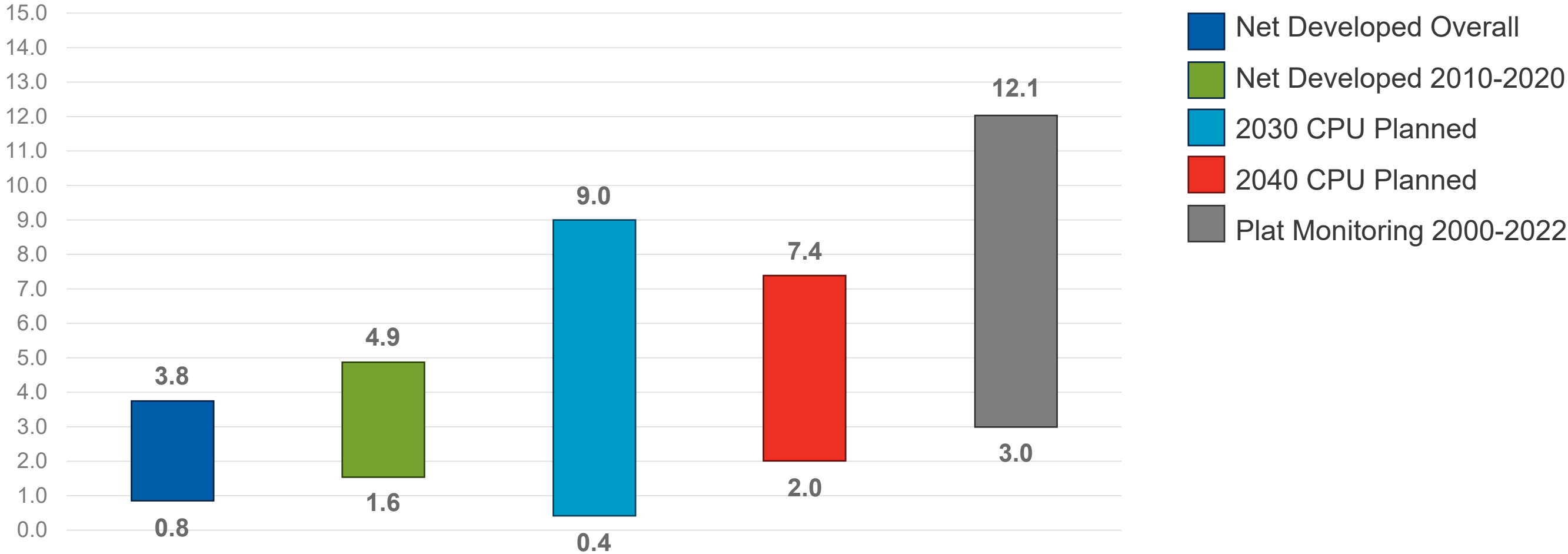
2040 Designation: Emerging Suburban Edge

Recent development is generally below planned 2030 densities, and overall developed density is lower than the minimum requirements.



Plat Monitoring Participants

Platted density is higher than developed density, suggesting that many plats remain undeveloped.



Endorsed Regional Goals

Regional Goals

Our Region is Equitable and Inclusive

Racial inequities and injustices experienced by historically marginalized communities have been eliminated; and all residents and newcomers feel welcome, included, and empowered.

Our Communities are Healthy and Safe

All our region's residents live healthy, productive, and rewarding lives with a sense of security, dignity, and wellbeing.

Our Region is Dynamic and Resilient

Our region meets the opportunities and challenges faced by our communities and the economy including issues of choice, accessibility, and affordability.

We Lead on Addressing Climate Change

We have mitigated greenhouse gas emissions and have adapted to ensure that our communities and systems are resilient to climate impacts.

We Protect and Restore Natural Systems

We protect, integrate, and restore natural systems to protect habitat and ensure a high quality of life for our region.

Draft Land Use Objectives

1. Minimize the amount of land needed to accommodate regional growth.
2. Maximize the development of places accessible for people by transit, bicycling, rolling, and walking.
3. Design places where all people feel safe and connected.
4. Maximize the preservation and restoration of natural systems at all scales of development.
5. Maximize housing choice within communities.
6. Remedy past and present discriminatory land use practices.
7. Prioritize land use and development patterns that strengthen local climate resilience.

What we know

Long-term impact

- The structure of a community remains for decades
- Past land use practices impact existing and future development patterns

There is a gap

- There is a gap between minimum density requirements and actual development.
- There is an impact of low-density land use pattern on infrastructure investments

Possible land use approaches

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

Include all existing development in density calculations

Discussion



- Are there additional insights or ideas to consider?
- Is all the information needed present to make recommendations?
- Other questions?

Next Steps

- Address feedback from the committee
- Investigate the concept and criteria for target density
- Investigate options to incorporate flexibility
- Density in transit station areas



Thank you

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