

Community Development Committee

Meeting of September 16, 2019

Environment Committee

Meeting of September 24, 2019

For the Metropolitan Council meeting of October 9, 2019

Subject: City of Lauderdale 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21980-1

Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

Recommendations of the Community Development Committee

1. Authorize the City of Lauderdale to place its 2040 Comprehensive Plan into effect.
2. Revise the City of Lauderdale's forecasts upward as shown in Table 1 of the attached Review Record.
3. Revise the affordable housing need allocation for the City to 64 units.

Recommendation of the Environment Committee

1. Approve the City of Lauderdale's Comprehensive Sewer Plan component of the City's 2040 Comprehensive Plan.

Summary of Committee Discussion/Questions

Community Development Committee

Senior Planner Eric Wojchik presented the staff's report to the Committee. No representatives from the City of Lauderdale were in attendance. The Community Development Committee unanimously recommended approval of the proposed action at its meeting on September 16, 2019.

Environment Committee

The proposed action was approved on the consent agenda at the Environment Committee's September 24, 2019 meeting.

Community Development Committee

Meeting date: September 16, 2019

Environment Committee

Meeting date: September 24, 2019

For the Metropolitan Council meeting of October 9, 2019

Subject: City of Lauderdale 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21980-1

District(s), Member(s): District 10, Peter Lindstrom

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

Staff Prepared/Presented: Eric Wojchik, Senior Planner (651-602-1330)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

Division/Department: Community Development / Regional Planning
Environmental Services / Technical Services

Proposed Action

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Recommendation of the Environment Committee

1. Approve the City of Lauderdale's Comprehensive Sewer Plan.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Lauderdale to implement its 2040 Comprehensive Plan (Plan).

Community Development Committee

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
 - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
 - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
 - c. Submit to the Council a copy of the City Council resolution evidencing final adoption of the Plan.
2. The *Local Planning Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

Environment Committee

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

Background

The City of Lauderdale is located along the western border of Ramsey County. It is surrounded by the communities of Roseville, Falcon Heights, St. Paul, and Minneapolis.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that "the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans" (Minn. Stat. § 473.175, subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment, and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent, with proposed changes
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

Thrive Lens Analysis

The proposed 2040 Comprehensive Plan is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

Funding

The Metropolitan Council awarded the City a Planning Assistance Grant of \$10,000 to complete its 2040 Comprehensive Plan. The first half of this grant was paid to initiate the local planning process. The second half of the grant will be paid after Council authorization of the City's Plan, local adoption, and the City's submittal of final reporting requirements.

Known Support / Opposition

There is no known local opposition to the City's 2040 Comprehensive Plan.

REVIEW RECORD

City of Lauderdale 2040 Comprehensive Plan

Review File No. 21980-1, Business Item No. 2019-253 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

Regional Parks and Trails

Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP). Ramsey County would be the Park implementing agency for Regional Parks System components in the City of Lauderdale; however, there are no Regional Parks System components in the City. There are no state or federal recreation lands in the City.

Regional Transportation, Transit, and Aviation

Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)

The Plan conforms to the 2040 Transportation Policy Plan (TPP). It accurately reflects transportation system components of the TPP and is consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight.

Roadways

The Plan conforms to the highway system element of the TPP. The only metropolitan highway within the City's boundaries is TH 280. Both the TPP and the Plan reflect no improvements to that road by 2040.

The Plan accurately reflects the regional functional classification map of A-minor arterials (Larpentour is an A-minor Augmentor and Broadway is an A-minor Reliever) and delineates Eustis Street, Como Avenue and Roselawn Avenue as major collectors. The City has no minor collectors.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class and existing and forecasted traffic volumes for principal and A-minor arterials. Traffic forecasts on Map 6-4 reflect 2040 model projections produced by the Council in coordination with Ramsey County. These future forecasts are only slightly higher than today's traffic volumes, so there are no plans to widen any roads or reserve right-of-way for future expansions. The City is fully developed with only four areas identified for potential redevelopment, so access points to roads are well established. The City uses MnDOT guidelines to manage access for its roads, and a chart showing those guidelines is included in the Plan. The Plan has sections analyzing roadway safety, system preservation needs and considerations in addressing these needs, and charts showing roadway jurisdiction and number of lanes.

Transit

The Plan shows the City is in Market Area II and defines appropriate transit for that area. It maps the location of existing transit routes (3, 30, and 61) and the

park and ride which is just south of the City limits near Como and Eustis and describes each route. The Plan also includes discussions of providing safe bike and walk access to transit.

Aviation

The Plan conforms to the aviation system element of the TPP. There is no existing or planned airport within Lauderdale, and currently no structures taller than 200 feet. The Plan does discuss notifying FAA about any tall structures proposed in the future and includes policies that protect regional airspace from obstructions.

Bicycling and Walking

The Plan is consistent with the Bicycling and Pedestrian chapter of the TPP. Figure 6-5 identifies existing bicycle facilities as well as the Regional Bicycle Transportation Network (RBTN) corridor along Como Avenue and two other Tier II corridors that are near the City, but outside its boundaries (a north/south route parallel to Fairview and an east/west corridor north of County Road B.) The map also identifies safety concerns and gaps that may need to be crossed, such as TH 280 and the MN Commercial Railroad tracks. The Plan also has an extensive discussion of pedestrian safety including a list of possible safety improvements.

Freight

The Plan is consistent with freight policies of the TPP. The Plan includes heavy commercial vehicle traffic counts (Map 6-2) for Highway 280, the major truck route within the City. It also identifies the MN Commercial railroad that runs along the western border of the City.

Transportation Analysis Zones (TAZs)

The Plan conforms to the TPP regarding TAZ allocations. The City's TAZ allocations for employment, households, and population appropriately sum to the Council's city-wide forecast totals for all forecast years.

Water Resources

Wastewater Service

Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs (651-602-1151)

The Plan conforms to the *2040 Water Resources Policy Plan (WRPP)*. The Plan represents the City's guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council's forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by Metropolitan Council Environmental Services. All wastewater generated within the City is conveyed through Council Interceptors 1-MN-301 and 1-SP-255. All flow is treated at the Council's Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 1,460 sewered households and 1,160 sewered employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City's growth forecasts.

The Plan provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Council is committing to provide the level of wastewater service based on the sewered forecasts as stated in the sewer element of the Plan.

The Land Use Plan reflects an overall minimum residential sewered density that is consistent with Council policy for future sewered residential growth for Urban communities.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) in the local municipal (city) and private sanitary sewer systems; including a summary of activities and programs intended to mitigate I/I from both public and private property sources.

The Plan describes the requirements and standards for minimizing I/I and references City Ordinance (8-2-2-9) that prohibits clear water discharges from rain leaders, area drains, sump pumps, foundation drains, and swimming pools to the sanitary sewer system and requires the disconnection of such connections if discovered. Since 2013, the City has completed approximately \$510,000 in I/I mitigation work consisting of flow monitoring and pipe lining. The Plan outlines continued future I/I mitigation efforts that include pipe lining, manhole rehabilitation, sump pump discharge monitoring, pipe sealing in the public system, and a private property I/I educational program. The Plan also identifies implementation of a residential private service “monitoring” program for service lateral maintenance. The City includes an inspection of its collection system as part of its street improvement program and notes potential locations where clear water connections occur and addresses them. The Plan also states the City would consider I/I work on private property systems and pursue grant funding sources from the Council, if available.

The Plan describes the sources, extent, and significance of existing I/I within the entire wastewater collection system and provided a description of an implementation plan for preventing and eliminating excessive I/I from entering both the municipal and private property sewer systems. Using Council wastewater flow data from its regional wastewater metering system and the EPA’s guide for estimating I/I, the City estimates that approximately 9% of total average annual flow between 1991 to 2016 was from I/I. I/I contributions in June 2014, considered a wet weather month, represented approximately 70% of the total monthly flow. Approximately 52% of the homes within the City were built prior to 1970 where clay tile services were standard, which is significant since clay tile pipe can become more susceptible to I/I as it ages.

Sewer Element Comments

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Urban communities. It was found to be complete and consistent with Council policies. Upon adoption of the Plan by the City, the action of the Council to approve the Sewer Plan becomes effective. At that time, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the approved Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Council for its records.

Surface Water Management

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan is consistent with Council policy requirements and in conformance with the Council’s WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans.

Lauderdale lies within the oversight boundaries of the Capitol Region and Rice Creek Watershed Districts (WDs) and the Mississippi Watershed Management Organization. The City submitted a draft Local Water Management Plan (LWMP) update to the Council on May 21, 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watersheds in a letter dated June 29, 2018. The final LWMP was approved by the Capitol Region and Rice Creek WDs on October 10, 2018, by the Mississippi Watershed Management Organization on September 11, 2018, and adopted by the City on January 22, 2019. The Plan incorporates the City’s final LWMP in Appendix H.

Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City’s Plan and find that it is consistent with the Council’s policies, as detailed below.

Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The City proposes future households and population forecasts that are higher than the Council's system statement forecast. City and Council staff have discussed and agreed on a forecast that is possible given the limited available land supply. The revised forecast appears in table 3-2 of the Plan and are shown in Table 1 below (changes underlined).

Table 1. City of Lauderdale Forecasts

	Census	Estimated	System Statement Forecasts			Revised Forecasts		
	2010	2017	2020	2030	2040	2020	2030	2040
Population	2,379	2,426	2,490	2,500	2,520	2,490	<u>2,800</u>	<u>2,950</u>
Households	1,130	1,148	1,200	1,200	1,200	1,200	<u>1,380</u>	<u>1,460</u>
Employment	718	902	790	830	870	<u>920</u>	<u>1,020</u>	<u>1,160</u>

The Council will revise the communitywide forecast and sewer-serviced forecast simultaneous with action on the Plan.

With the forecast revision, the 2021-2030 Affordable Housing Need for Lauderdale is increased to the following: 38 units at <=30% AMI, 6 units at 31-50% AMI, 20 units at 51-80% AMI, for a total of 64 units. The City has incorporated the revised Affordable Housing Need in Table 4-6 of their Plan.

Chapter 3 of the Plan describes land supply for future development. Three redevelopment sites for mixed-use or high-density housing are described. Assuming full development and absorption, the Plan identifies housing capacity of 120 (minimum) to 314 (maximum) units (Plan Table 3-5). At the upper end of allowed density ranges, this is sufficient land supply to accommodate the revised 2040 forecast.

Thrive MSP 2040 and Land Use

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The Plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the *Thrive* community designation of Urban (Figure 2). *Thrive* describes Urban communities as having experienced rapid development during the post-World War II era and exhibiting the transition toward the development stage dominated by the influence of the automobile.

The existing land uses in Lauderdale are predominately residential (44.8%), most of the existing commercial/office (0.3%) and industrial areas (7.3%) are near transportation corridors. Approximately 6.5% of the City is parks/open space (Figure 3).

The Plan is consistent with *Thrive* for land use and residential density policies for an Urban community designation. *Thrive* calls for Urban communities to plan for forecasted population and household growth at overall average densities of at least 10 units per acre. The expected overall density of new residential growth in the City is at least 10.08 units per acre as shown in Table 2 below. This overall density is consistent with regional Urban community designation policies which require an average net residential density of at least 10 units per acre in areas of new development and redevelopment. Figure 4 shows the planned land use for the City.

Table 2. Planned Residential Density, City of Lauderdale

Category	2018-2040 Change				
	Density			Min Units	Max Units
	Min	Max	Net Acres		
High Density Residential	12.01	30	1.60	19	48
High Density Residential Conservation	10.01	30	4.00	40	120
Mixed Use – North*	5.01	10	2.00	10	20
Mixed Use – South*	12.01	30	4.10	49	123
	TOTALS			118	311
	Overall Density			10.08	26.58

*Calculations above reflect expected acres to develop as residential use - 75% residential for both mixed use categories.

Maps 3-3, 3-4, and 3-5 in the Plan (see Figure 5 of this report) identify three areas of potential redevelopment within the City, one area consists of the Mixed Use – North and Mixed Use – South areas that span Larpenteur Avenue, just to the east of MN State Highway 280. The Plan also identifies a small area for High Density Residential redevelopment on the west side of Eustis Street, most recently used as a religious institution. Finally, another area of potential redevelopment, guided as High-Density Residential Conservation land use is the Breck Woods site in the southeastern portion of the City. In total, the redevelopment opportunities within the City amount to approximately 11.7 acres of land, concentrated in the central and southern portions of the City.

Housing

Reviewer: Tara Beard, CD – Housing (651-602-1051)

The Plan is consistent with the 2040 Housing Policy Plan. Lauderdale is a small community situated between Minneapolis and St. Paul. As an older, smaller town, it experienced little change once fully developed, until the mid-2000s when the City began to explore redevelopment opportunities. Though opportunities were limited by the Great Recession, growth via redevelopment has slowly begun to occur, with additional modest growth anticipated in the coming decades.

The Plan notes an estimated 1,201 housing units in 2016. While roughly 91% of those units are affordable to households earning 80% of the Area Median Income (AMI) or less (or \$68,000 for a family of four), affordable options decrease to 2% for households earning 30% AMI or less (or \$27,100). Roughly 34% of Lauderdale households earning 80% AMI or less are currently housing cost burdened. The Plan notes that supporting and maintaining existing housing, especially rental properties that offer a mix of affordability, is the City’s primary existing housing need.

The Plan acknowledges the City’s share of the region’s need for affordable housing in the 2021-2030 decade, which after a proposed forecast change to be approved concurrently with the Plan update, is 64 units. With 8 acres of land guided for higher density residential development in that time period (see Figure 6, Land Guided for Affordable Housing Table), the Plan sufficiently promotes the availability of land to support that share.

The Plan addresses the City’s existing and future housing needs in its implementation plan, which includes the policies, programs, and other tools that the City could consider using to meet those needs. Tools the City would consider include Tax Increment Financing, site assembly, and Livable Communities Act program applications. For the preservation of naturally occurring affordable housing (NOAH) specifically, the City will explore local 4d tax incentives and NOAH funding partnerships.

Water Supply

Reviewer: Lanya Ross, ES – Water Supply Planning (651-602-1803)

The City's drinking water is supplied by St. Paul Regional Water Services which owns and operates the water system. The City has included the St. Paul Regional Water Services (SPRWS) Local Water Supply Plan (LWSP) within the 2040 Plan.

Saint Paul Regional Water Services submitted a revised LWSP to Metropolitan Council and DNR on 5/9/2019 (Review File #21745-1). Metropolitan Council found this revised plan to be complete and consistent with Council water supply policy, which was shared in a letter to MN Department of Natural Resources dated 6/4/2019. On July 9, 2019, MN Department of Natural Resources sent a letter to Saint Paul Regional Water Services approving the LWSP.

With the inclusion of the Saint Paul Regional Water Services Local Water Supply Plan template, Lauderdale's 2040 Comprehensive Plan is consistent with WRPP policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse.

Community and Subsurface Sewage Treatment Systems (SSTS)

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates the City is fully served by a local wastewater collection system that ultimately flows into the MCES system. There are no individual SSTS, or public or privately-owned Community Wastewater Treatment Systems in operation in the City.

Special Resource Protection

Solar Access Protection

Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)

The Plan is consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required solar planning elements.

Aggregate Resource Protection

Reviewer: Jim Larsen, CD – Local Planning Assistance (651-602-1159)

The Plan indicates, consistent with the Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, that there are no known aggregate resource deposits within the fully developed City.

Historic Preservation

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The Plan identifies Historic Sites on page 3-22. One such site is the City's old trolley line through the City's natural area, providing opportunities to connect with adjacent communities through interpretive signing, trail connections, or other efforts to tell the story of its past. The Plan states that the City will support local efforts to identify properties for historically significant local designation.

Plan Implementation

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

Chapter 9 in the Plan identifies the methods and timeline for implementation of the Plan. The Plan identifies implementation measures by Plan element. The Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, and the housing implementation program. Capital improvements for the City and for the City parks are included, respectively, in Appendix F and G of the Plan.

Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed Plan is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

Documents Submitted for Review

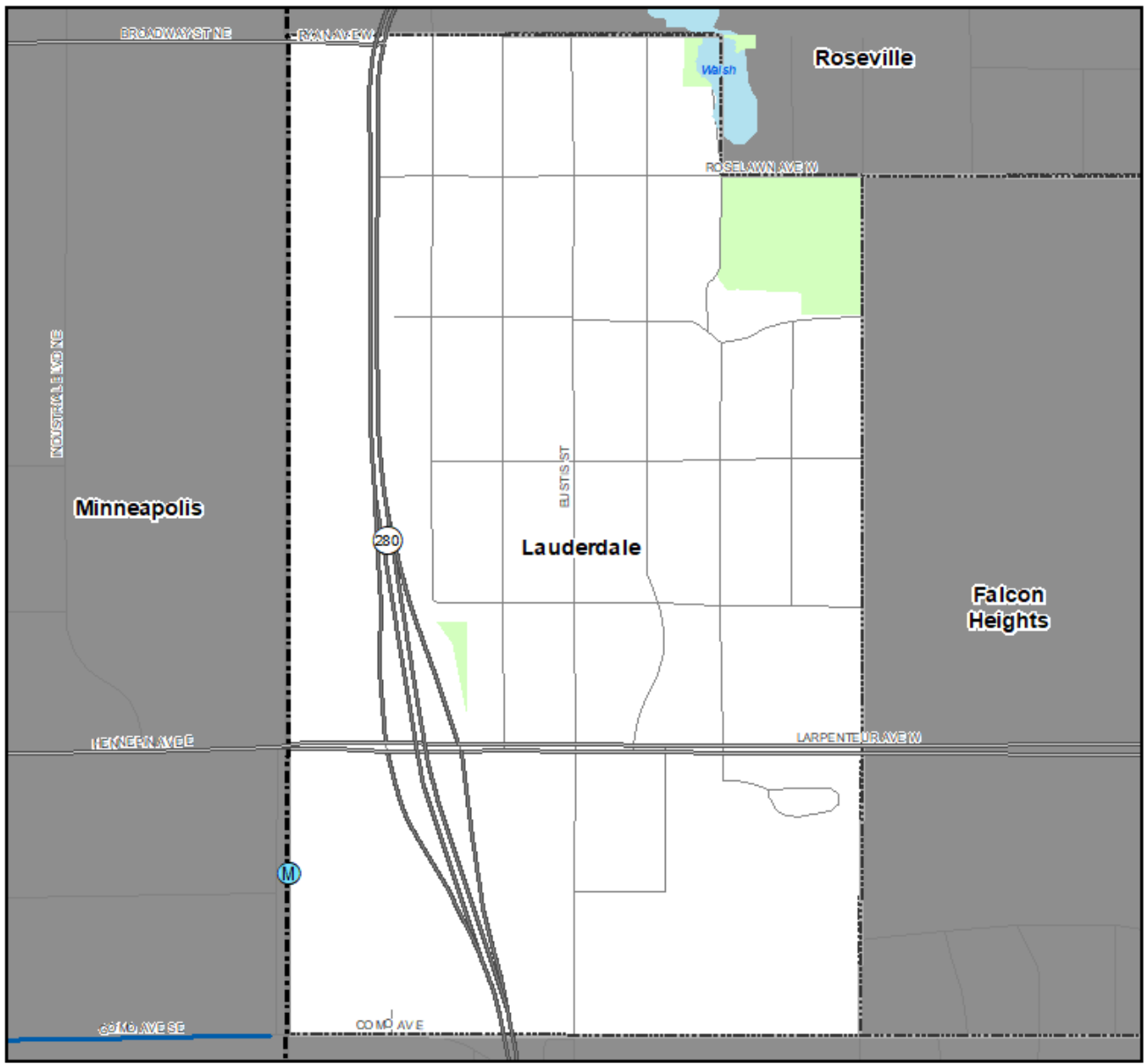
In response to the 2015 System Statement, the City submitted the following documents for review:

- May 21, 2018: Local Water Management Plan
- June 18, 2018: Lauderdale 2040 Preliminary Comprehensive Plan
- February 12, 2019: Lauderdale 2040 Comprehensive Plan
- June 28, 2019: Revised 2040 Comprehensive Plan responding to Council incomplete items for transportation and transit, wastewater, forecasts, land use, water supply, housing, and implementation
- July 12, 2019: Comprehensive Plan information - Revised Land Use and Housing Tables

Attachments

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: Planned Redevelopment
- Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



Source: NCompass Technologies Street Centerline



Regional Systems

Transportation

Transitways

2040 Transportation System Policy - adopted January 2015

- Existing
- Planned Current Revenue Scenario
- Planned Current Revenue Scenario - CTIB* Phase 1 Projects
- Potential Increased Revenue Scenario

Regional Highway System

- Existing Principal Arterials
- Planned Principal Arterials
- Existing Minor Arterials
- Planned Minor Arterials
- Existing Other Arterials
- Planned Other Arterials

Recreation Open Space

Regional Parks

- Existing (Open to Public)
- In Master Plan (Not Open to Public)
- Planned Units

Regional Trails

- Existing (Open to Public)
- Existing (Not Open to Public)
- Planned

Wastewater

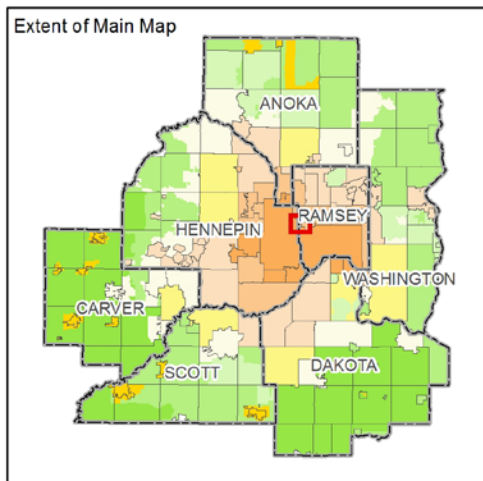
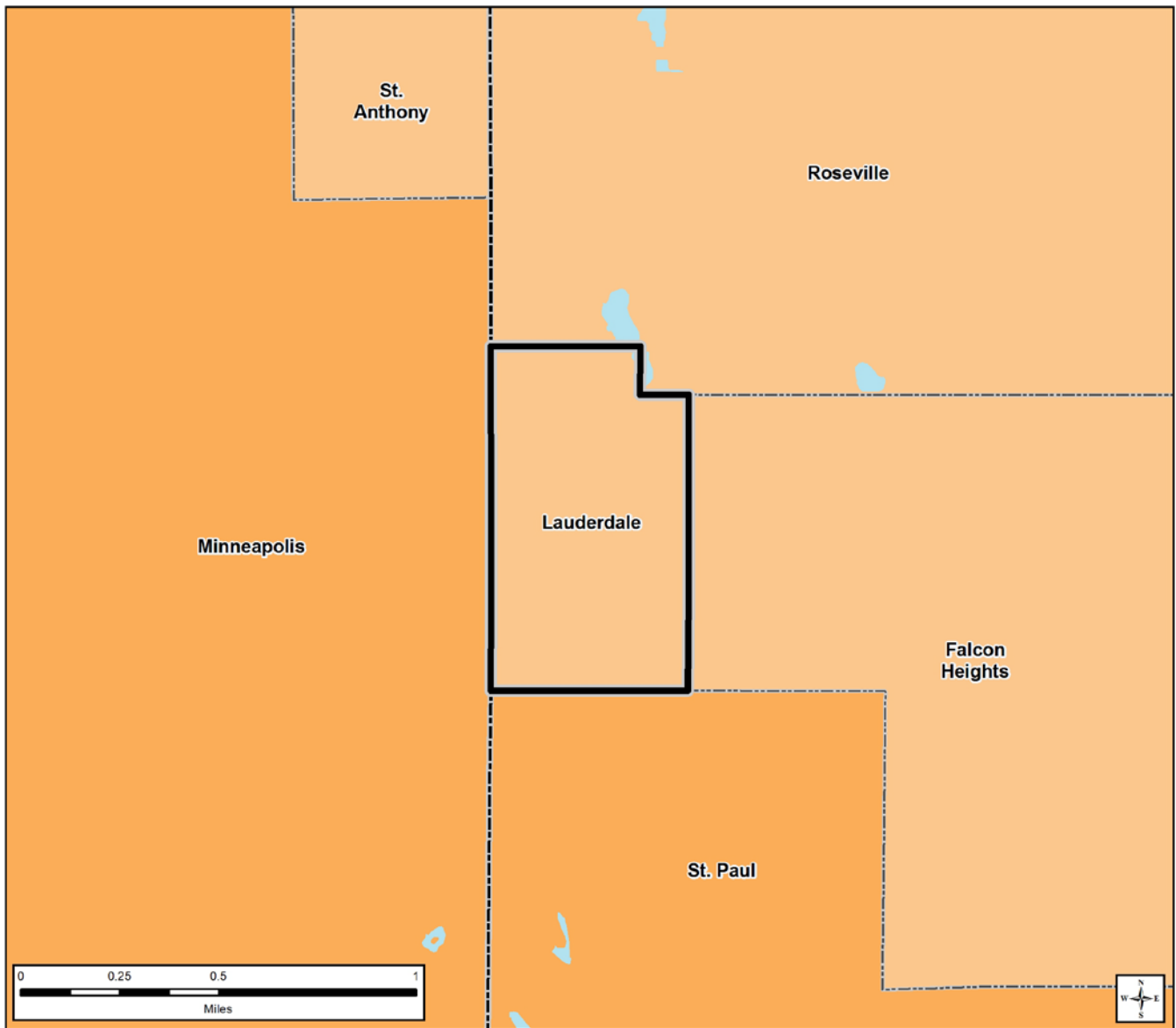
- Meters
- Lift Stations
- MCES Interceptors
- MCES Treatment Plants

Regional Park Search Areas and Regional Trail Search Corridors

- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors
- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

* Counties Transit Improvement Board (CTIB)

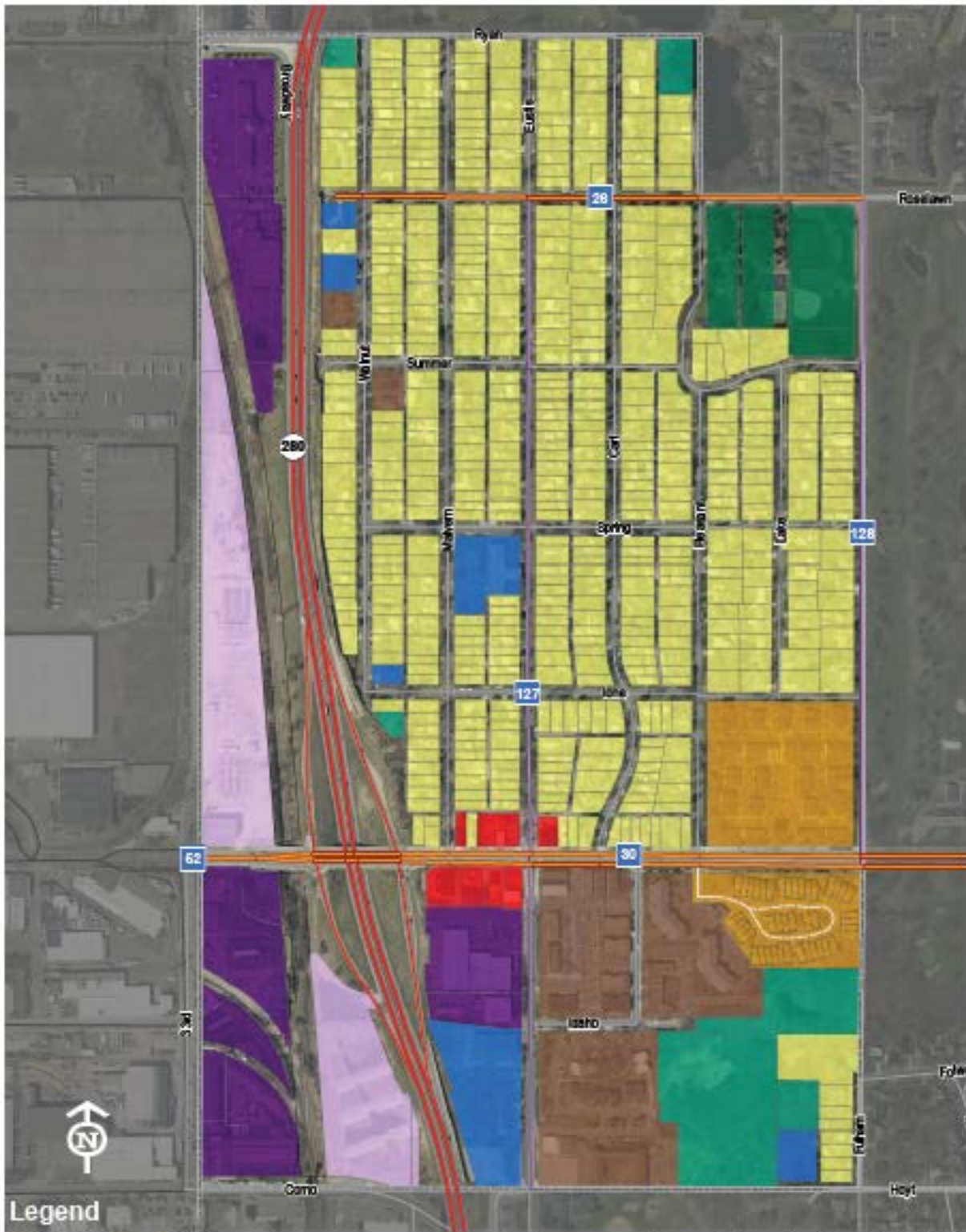
Figure 2. Thrive MSP 2040 Community Designations



Community Designations

- Outside Council planning authority
 - Agricultural
 - Rural Residential
 - Diversified Rural
 - Rural Center
 - Emerging Suburban Edge
 - Suburban Edge
 - Suburban
 - Urban
 - Urban Center
-
- County Boundaries
 - City and Township Boundaries
 - Lakes and Major Rivers

Figure 3. Existing Land Use



Legend

- | | | |
|-------------------|--------------|---------------------|
| Existing Land Use | Blue | Institutional |
| Single Family Res | Green | Open Space |
| Townhome/Condo | Dark Green | Park and Recreation |
| Apartments | Light Purple | Utility |
| Commercial | White | ROW |
| Industrial | White | Railroad ROW |

Source: Metropolitan Council, MINGEO, City of Lauderdale, SHG

3. LAND USE
City of Lauderdale Comprehensive Plan 2040



Figure 4. 2040 Future Land Use



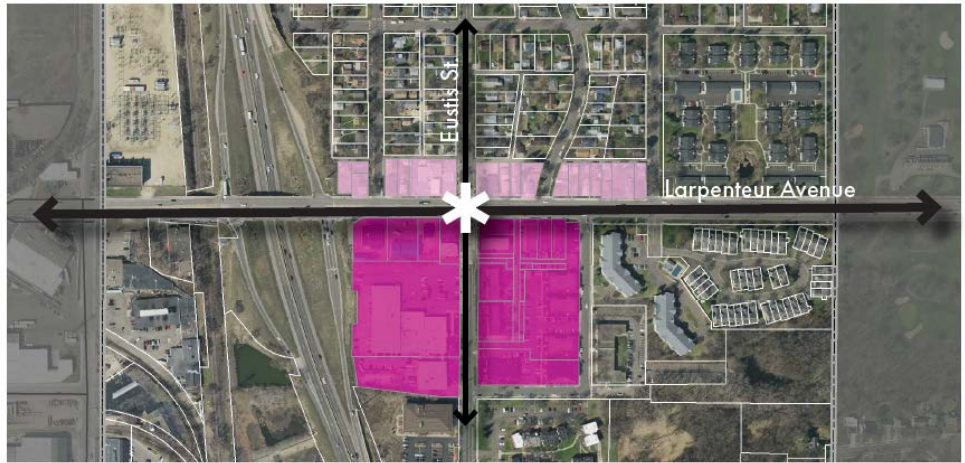
Land Use Designations	Color	Description
2040 Future Land Use	Green	HOR-C (10.01-30 DU/AC)
	Brown	HOR (12.01-30 DU/AC)
	Yellow	LDR (5-5 DU/AC)
	Orange	MDR (5.01-10 DU/AC)
	Purple	Industrial
	Light Green	Park/Open Space
	Pink	WOD-N (5.01-15 DU/AC)
	Magenta	WOD-S (12.01-30 DU/AC)
	Blue	RP
	White	ROW
	Black	RR ROW

Source: Metropolitan Council, MNGEO, City of Lauderdale, SHC

3. LAND USE
City of Lauderdale Comprehensive Plan 2040



Figure 5. Planned Redevelopment



Future Land Use 2040

- Designation
- MXD-N
 - MXD-S

Source: Metropolitan Council, MNGEO,
City of Lauderdale, SHC



Future Land Use 2040

- Designation
- HDR

Source: Metropolitan Council, MNGEO,
City of Lauderdale, SHC



2040 Land Use Designations

- HDR-C
- LDR

Source: Metropolitan Council, MNGEO,
City of Lauderdale, SHC

Figure 6. Land Guided for Affordable Housing

Land Guided for Affordable Housing 2021-2030

Lauderdale

Ramsey County

Council Member Peter Lindstrom, District 10

2021-2030 share of regional need for Affordable Housing:	64 units
2021-2030 total regional need for Affordable Housing:	37,900 units

	Available Acres	×	Minimum Density <i>(units per acre)</i>	×	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
Mixed Use South	4.00		12.01		75%		37
High Density Residential Conservation	4.00		10.01		100%		41
Total	8						78

Sufficient/(insufficient) units possible against share of regional need: **14**

Affordable units built since 2021: **0**

Sufficient/(insufficient) units possible adjusted for affordable units built: **14**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**

