

Committee Report

Community Development Committee



Committee Meeting Date: September 3, 2024

For the Metropolitan Council: September 11, 2024

Business Item: 2024-232

City of Norwood Young America Future Land Use Map Comprehensive Plan Amendment, Review File 22238-5

Proposed Action

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

1. Authorize the City of Norwood Young America to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for Water Resources.

Summary of Community Development Committee Discussion/Questions

Senior Planner, MacKenzie Young-Walters presented the staff's report to the Committee. No representatives from the City of Norwood Young America were in attendance. The Community Development Committee unanimously recommended approval of the proposed action as part of its consent agenda at its meeting on September 3, 2024.



Business Item

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City of Norwood Young America Future Land Use Map Comprehensive Plan Amendment, Review File 22238-5

District(s), Member(s):	District 4, Deb Barber
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	MacKenzie Young-Walters, Senior Planner (651-602-1373) Angela R. Torres, Senior Manager (651-602-1566)
Division/Department:	Community Development / Regional Planning

Proposed Action

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

4. Authorize the City of Norwood Young America to place its comprehensive plan amendment into effect.
5. Find that the amendment does not change the City's forecasts.
6. Advise the City to implement the advisory comments in the Review Record for Water Resources.

Background

The City of Norwood Young America submitted the Future Land Use (FLU) Map comprehensive plan amendment on July 11, 2024. The amendment proposes to reguide 92.3 acres from Low Density Residential (LDR) to Medium Density Residential (MDR), 4.7 acres from Commercial to Mixed-Use Commercial/Industrial, 1.5 acres from Low Density Residential to Public/Institutional, and 3.9 acres from Planning Reserve to Parks and Open Space. The amendment sites are spread throughout the city. The primary purpose of the amendment is to bring the community back into consistency with Metropolitan Council requirements that Rural Centers plan for a minimum average density of between 3-5 units per acre and to guide sufficient land at a minimum density of 8 units per acre to accommodate the City's share of the region's 2021-2030 need for affordable housing. This is the City's fourth amendment to its 2040 Comprehensive Plan.

Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

Thrive Lens Analysis

The proposed amendment 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

None.



REVIEW RECORD

City of Norwood Young America

Future Land Use (FLU) Map Comprehensive Plan Amendment

Review File No. 22238-5, Business Item No. 2024-232

BACKGROUND

The City of Norwood Young America is located in southwestern Carver County, and it is completely surrounded by Young America Township.

Thrive MSP 2040 (Thrive) designates Norwood Young America with a “Rural Center” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 4,580 to 9,200 population and 1,900 to 3,900 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 1,600 to 2,100 jobs.

The Metropolitan Council reviewed the City of Norwood Young America 2040 Comprehensive Plan (Plan) ([Business Item 2020-184 JT](#), Review File No. 22238-1) on July 22, 2020. This is the fourth comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The City submitted the Future Land Use (FLU) Map comprehensive plan amendment on July 11, 2024. The primary purpose of the amendment is to bring the community back into consistency with Metropolitan Council requirements that Rural Centers plan for a minimum average density of between 3-5 units per acre and to guide sufficient land at a minimum density of 8 units per acre to accommodate the City’s share of the region’s 2021-2030 need for affordable housing. The amendment accomplished this by reguiding 92.3 acres from Low Density Residential (LDR) to Medium Density Residential (MDR) to offset the 92 acres that were changed from MDR as part of a previous amendment. This FLU map amendment also reguides several parcels to reflect the actual development of sites and requests made by Carver County. These adjustments include reguiding 4.7 acres from Commercial to Mixed Use Commercial/Industrial, reguiding 1.5 acres from LDR to Public/Institutional, and reguiding 3.9 acres from Planning Reserve to Parks and Open Space.

OVERVIEW

Conformance with Regional Systems

The amendment conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

Consistency with Council Policies

The amendment is consistent with the *Thrive MSP 2040*, with the *Housing Policy Plan*, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The amendment will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the 2040 Plan on July 22, 2020 ([Business Item 2020-184 JT](#), Review File No. 22238-1).
- The Council authorized The Meadows 2nd Addition amendment on August 24, 2022 ([Business Item 2022-27](#), Review File No. 22238-2). The amendment reguided 8.8 acres from Medium Density Residential to Low Density Residential to accommodate



development.

- The Council administratively reviewed the 309 and 312 1st Street NE amendment on October 18, 2022 (Review File No. 22238-3). The amendment reguided 1.92 acres from Low Density Residential to Downtown Mixed Use to better accommodate future non-residential developments
- The Council authorized the Industrial Park Expansion amendment on February 22, 2023 ([Business Item 2023-46](#), Review File No. 22238-4). The amendment reguided 92 acres from Medium Density Residential to Industrial and expanded the 2030 Metropolitan Urban Service Area (MUSA) to include the site.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with Thrive MSP 2040 and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

The amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

Regional Parks

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

The proposed amendment conforms to the *2040 Regional Parks Policy Plan*. There are no existing or planned units of the Regional Parks and Trails System in the vicinity of the 102.4 acres proposed for reguidance. The nearest unit – Baylor Regional Park – is approximately 2.8 miles northwest of the northernmost proposed land use change, in Camden Township. The proposed land use change will not have an impact on Baylor Regional Park or the Regional Parks and Trails system more broadly.

Transportation

Reviewer: Joe Widing, Metropolitan Transportation Services (MTS) (651-602-1822)

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)*. The proposed reguiding of parcels in various areas of the city is not anticipated to result in significant impacts to the regional roadway, aviation, or freight systems. There is no Regional Bicycle Transportation Network or transit service in the City to consider. The reguiding from LDR to MDR will increase future residential density in the City which will promote increased non-motorized travel and improved options in the community.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments are detailed below.

Forecasts

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

The amendment is consistent with regional policy. The City offers that the amendment does not affect the communitywide forecast. Council staff agree. In a previous amendment authorized on February 22, 2023 ([Business Item 2023-46](#), Review File No. 22238-4), the Metropolitan Council did not adjust the households and population forecast as medium-density land supply was

reduced; though we did provide advisory comments relating to the potential forecast impact of regarding medium-density land to industrial use. In the current amendment, medium-density land supply is restored by approximately the same amount as was reguired in the previous amendment. This satisfies the concerns raised in Advisory Comments in Business Item 2023-46.

Table 1. Metropolitan Council City of Norwood Young America Forecasts

Category	Census 2020	Current Approved Forecast		
		2020	2030	2040
Population	3,863	4,580	7,200	9,200
Households	1,551	1,900	3,030	3,900
Employment	811	1,600	1,850	2,100

Thrive MSP 2040 and Land Use

Reviewer: MacKenzie Young-Walters, CD – Local Planning Assistance (651-602-1373)

Thrive MSP 2040 identifies the City as a Rural Center Community. The proposed amendment will bring the Plan into consistency with the land use policies of *Thrive MSP 2040*, which identifies the City as a Rural Center Community. The amendment proposes to reguide 92.3 acres of land from LDR (1 to 8 units per acre) to MDR (8 to 12 units per acre), 4.7 acres from Commercial to Mixed-Use Commercial/Industrial, 1.5 acres from Low Density Residential to Public/Institutional, and 3.9 acres from Planning Reserve to Parks and Open Space. The subject sites are 102.4 acres in total, and are located throughout the City (see Figure 2). The primary purpose of the amendment is to bring the community back into consistency with Metropolitan Council requirements and to guide sufficient land at a minimum density of 8 units per acre to accommodate the City’s share of the region’s 2021-2030 need for affordable housing. This amendment also reguides several parcels to reflect the actual development of the sites and requests made by Carver County.

This amendment increases the City’s overall minimum density from 1.98 units per acre to 3.29 units per acre. This is consistent with Thrive’s requirement that Rural Center Community’s plan for new development and redevelopment at minimum overall densities of 3 to 5 units per acre.

Table 2. Planned Residential Density, City of Norwood Young America

Category	2018-2040 Change				
	Min	Density Max	Net Acres	Min Units	Max Units
Low Density Residential	1	8	337.6	338	2,701
Medium Density Residential	8	12	152.6	1,221	1,832
High Density Residential	12	18	2.4	29	43
Mixed Use Downtown	12	18	3.7	45	67
TOTALS			496.41	1,632	4,643
Overall Density				3.29	9.35

Housing

Reviewer: Olivia Boerschinger CD – Housing (651-602-1327)

The amendment is consistent with the Council’s *Housing Policy Plan*. The proposed amendment will update the 2040 Future Land Use Map, and most notably reguide 92.3 acres from low density residential to medium density residential land use. The Plan will now provide sufficient land to address the City’s share of the region’s 2021-2030 need for affordable housing, which is 269 units. The proposed amendment significantly increases the City’s inventory of land guided to support the development of low- and moderate-income housing. This amendment allows the City to implement the housing element of their 2040 Plan and directly contributes to their efforts to address its share of the region’s need for affordable housing in the 2021-2030 decade. As of this amendment, the Plan will be guiding approximately 104 acres of higher density residential land such that at least 847 units could be built.

Norwood Young America is not currently a participant in Livable Communities Act (LCA) programs.



Water Resources

Reviewer: Lanya Ross Environmental Services- Water Resources (651-602-1803)

The amendment is consistent with the *2040 Water resources Policy Plan*. Redevelopment provides opportunities to impact community water supplies.

Advisory Comments

Planners and developers should be aware of where Drinking Water Supply Management Areas (DWSMA) have been designated and what their vulnerability is, and work with the city's wellhead protection plan coordinator to ensure water supplies are protected from contamination. A map of the DWSMA is available online [here](#).

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

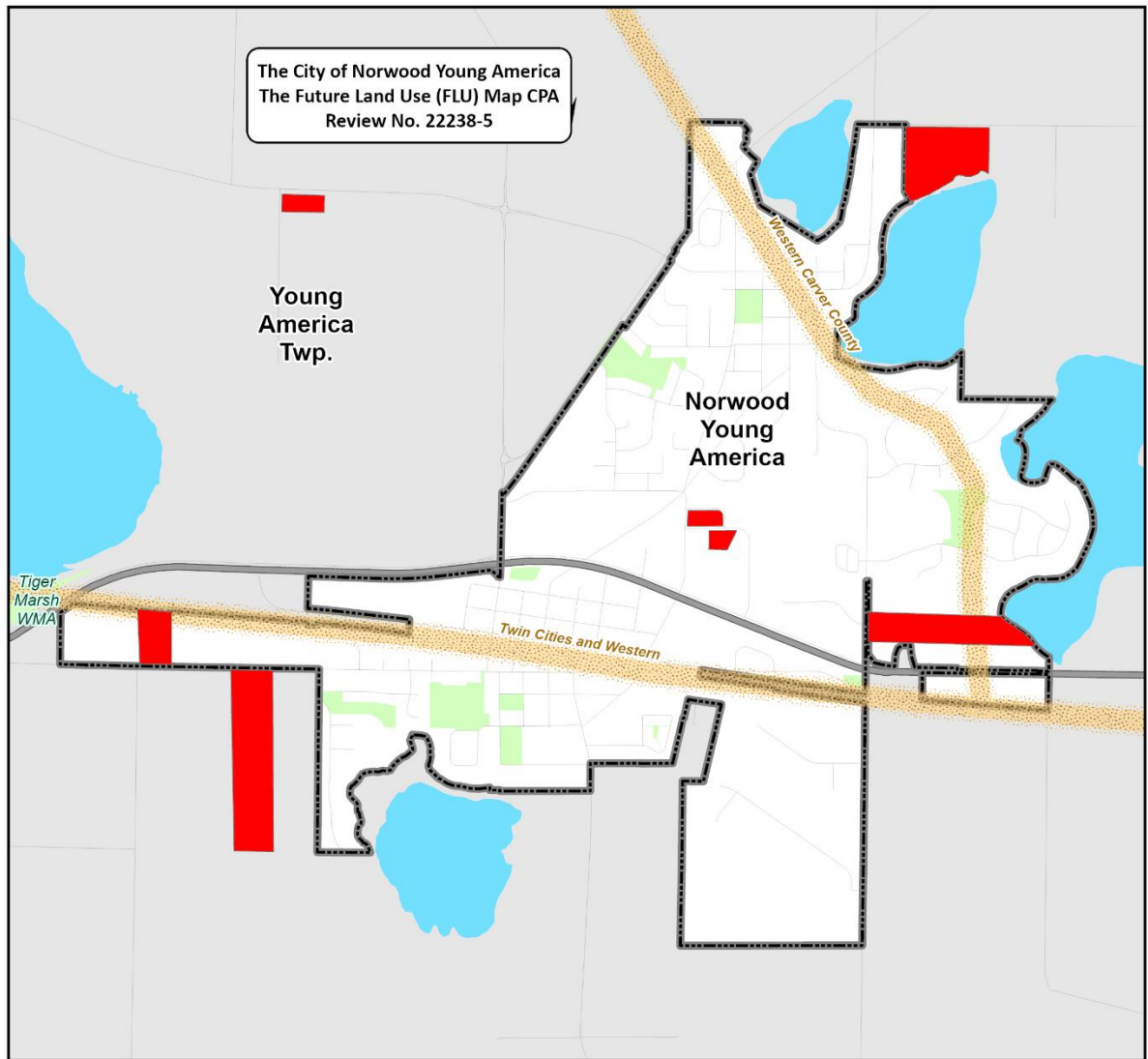
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Current Land Use Guiding
- Figure 4: Proposed Land Use Guiding
- Figure 5: Land Guided for Affordable Housing



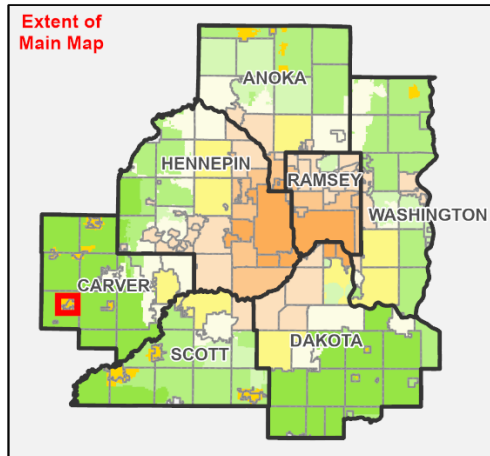
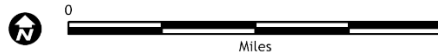
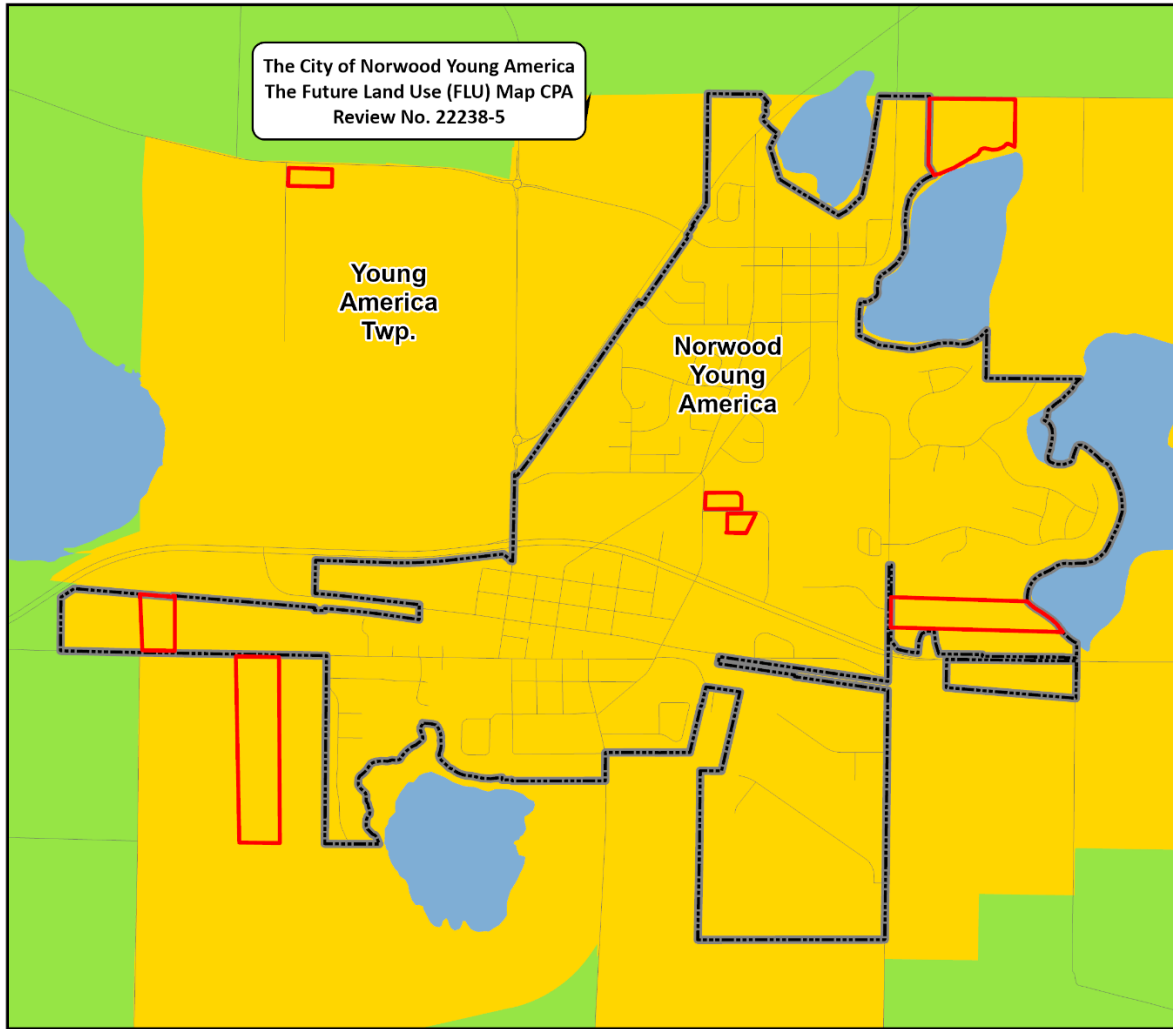
Figure 1. Location Map Showing Regional Systems



- Regional Systems**
- Regional Transitways**
- Existing
 - Planned Current Revenue Scenario
 - Potential Increased Revenue Scenario
- Wastewater Treatment**
- Meters
 - MCES Interceptors
 - Lift Stations
 - MCES Treatment Plants
- Regional Highway System**
- Interstates
 - US Highways
 - State Highways
 - County Roads
 - Road Centerlines
- Regional Parks**
- Existing (Open to Public)
 - In Master Plan (Not Open to Public)
 - Planned Units
 - Other Parks, Preserves, Refuges and Natural Areas
- Regional Trails**
- Existing (Open to Public)
 - Existing (Not Open to Public)
 - Planned Regional Trails
 - Regional Trail Search Corridors



Figure 2. Location Map Showing Community Designations



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center



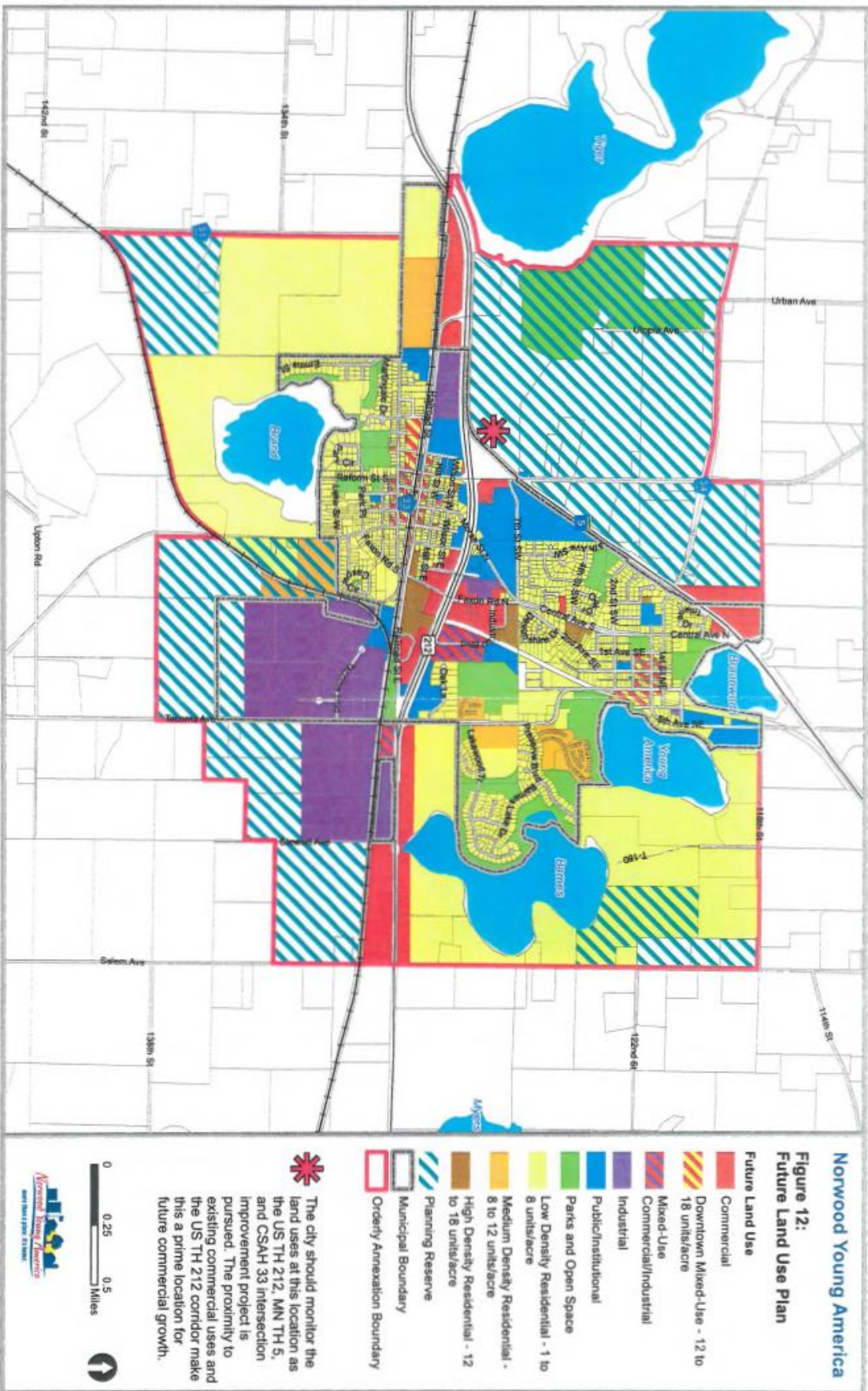


Figure 3. Current Land Use Guiding

Proposed Amendments

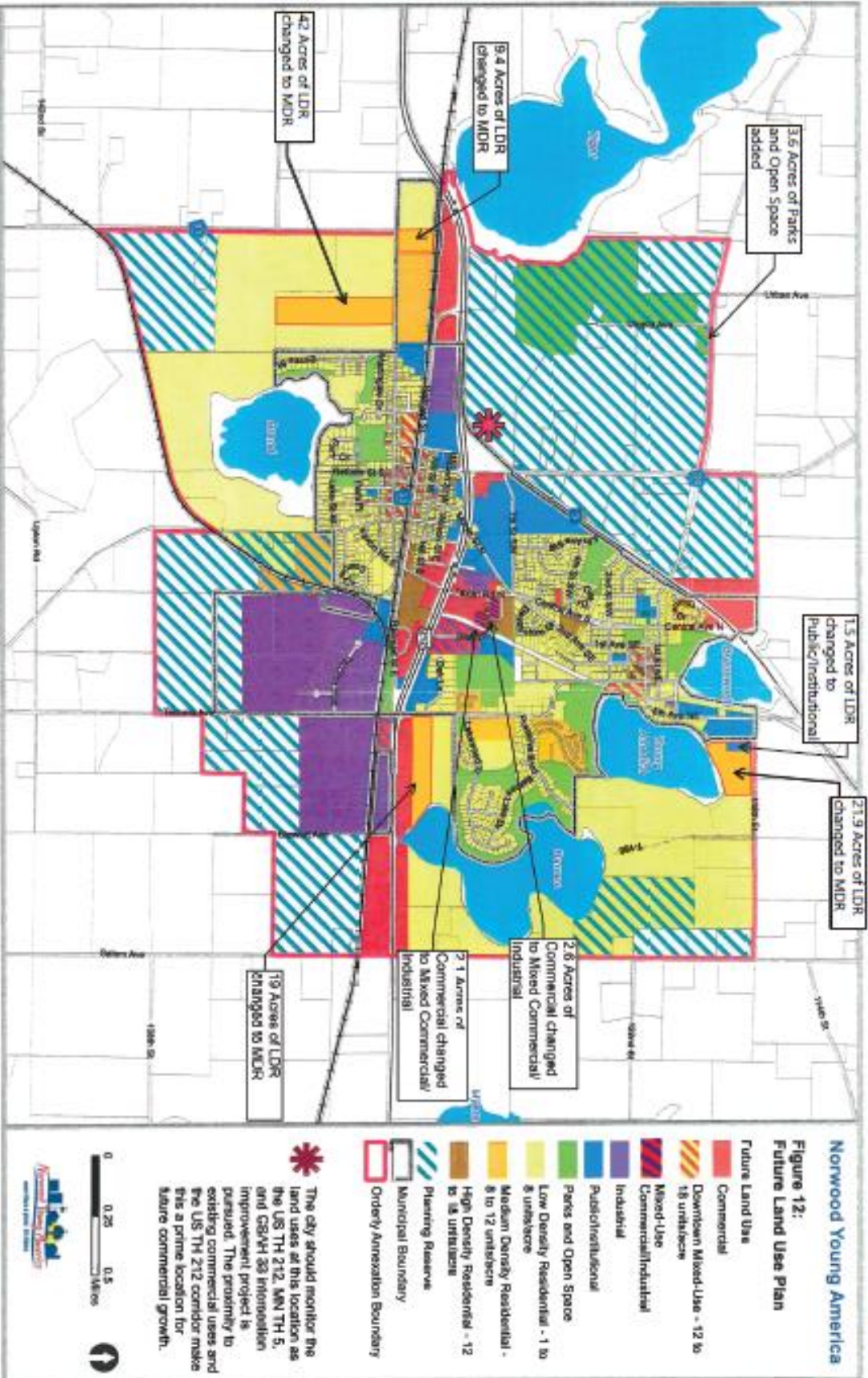


Figure 4. Proposed Land Use Guiding

Figure 5. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **269 units**
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	Available Acres	X	Minimum Density <i>(units per acre)</i>	X	Expected % Residential <i>(if mixed use)</i>	=	Minimum Units Possible
Medium Density Residential	99.84		8		100%		799
High Density Residential	4.00		12		100%		48
Total	104						847

Sufficient/**(insufficient)** units possible against share of regional need: **578**

Affordable units built since 2021: **0**

Sufficient/**(insufficient)** units possible adjusted for affordable units built: **578**

