

Environment Committee

Meeting date: July 9, 2019

Community Development Committee

Meeting date: July 15, 2019

For the Metropolitan Council meeting of July 24, 2019

Subject: City of Osseo 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21844-1

District(s), Member(s): District 2, Reva Chamblis

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

Staff Prepared/Presented: Eric Wojchik, Senior Planner, Local Planning Assistance (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

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 Osseo to place its 2040 Comprehensive Plan into effect.
2. Advise the City to implement the advisory comments in the Review Record for Forecasts.

Recommendation of the Environment Committee

1. Approve the City of Osseo's Comprehensive Sewer Plan component of the City's 2040 Comprehensive Plan.
2. Advise the City to submit to the Council, as a Plan amendment, a copy of the City's Engineer's Sanitary Sewer Study, and its Capital Improvement Plan, upon completion.

Advisory Comments

The following Advisory Comments are part of the Council action authorizing the City of Osseo 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. Stats. §§ 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 Plan, including its Comprehensive Sewer Plan component, must be submitted to the Council.

Background

The City of Osseo is located in northeastern Hennepin County, surrounded by the communities of Brooklyn Park to the east and Maple Grove to the west (Figure 1).

The City of Osseo submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stats. §§ 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
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 \$32,000 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 2040 comprehensive plan.

REVIEW RECORD

City of Osseo 2040 Comprehensive Plan

Review File No. 21844-1, Business Item No. 2019-175 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, AICP, Community Development (CD) – Regional Parks (651-602-1361)

The Plan conforms to the 2040 *Regional Parks Policy Plan* for the Regional Parks System element. Three Rivers Park District is the park implementing agency for Regional Parks System components in the City, for which the Plan accurately describes the Regional Parks System components.

Regional Trails located within the City include the Crystal Lake Regional Trail (Figure 1). There are no state or federal recreation lands within 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) adopted in 2015. It accurately reflects transportation system components of the TPP. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight. The Plan is compatible with the plans of adjacent and affected governmental units.

Roadways

The Plan conforms to the Roadways system element of the TPP. The City's Plan accurately accounts for the metropolitan highway system of principal arterials.

The City's Plan accurately reflects the regional functional classification map of A-minor arterials and has delineated major and minor collectors.

The Plan identifies all the required characteristics of the City's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting was done consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use. They include the *CSAH 81/Bottineau Boulevard Corridor Study* and the *Hennepin County Transportation Plan*. The Plan accurately describes the status of such improvements suggested in those studies, including needs for right-of-way and the likelihood and timing of funding.

Transit

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges that the City is within Transit Market Area III.

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its community designation of Urban, as well as the opportunities and challenges related to its Transit Market Area. The Plan strengthens the existing transit system and lays the groundwork for improved transit services by advocating for bus connections to the METRO Blue Line Extension (formerly known as the Bottineau Light Rail Transit line) when it begins operation.

Aviation

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions.

Bicycling and Walking

The Plan is consistent with the Bicycle and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of and connections to the Regional Bicycle Transportation Network (RBTN) and regional trails. The Plan proposes preferred alignments for RBTN corridors found on CSAH 81/Bottineau Boulevard and CSAH 30 and clearly identifies the alignments as “proposed for the RBTN.”

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

Freight

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the City, including accessibility to freight terminals and facilities. These specific needs include acknowledging the importance of CSAH 81 as a key regional truck corridor.

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 citywide 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; 4-OS-457 and 7015D. All flow is treated at the Council’s Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 1,500 sewered households and 2,300 sewered employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City’s forecasted growth.

The Land Use Plan reflects an overall minimum residential sewered density guiding of 17.84 units per acre, thus satisfying the Council’s policy for future sewered residential densities for Urban communities.

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 sewer forecasts as stated in the sewer element of the Plan.

The Plan defines the City's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) mostly in the local municipal (city) sanitary sewer system. The City, through its annual street and utility improvement program inspects and repairs defects in the public collection system. During these activities, potential illegal (non-compliant) connections are identified and appropriate action is initiated with the private property owner. The City's annual system inspection program is approximately \$2,500 (2017 dollars), whereby one-third of the City's entire collection system is inspected. The City also routinely reviews system flow data and inspection records to identify and mitigate sources of I/I.

The Plan describes the requirements and standards for minimizing I/I and references a City code that prohibits the discharge of stormwater, surface water, or ground water to the sanitary sewer system and requires the disconnection of sump pumps and surface drains from the system.

The Plan describes the sources, extent, and significance of existing I/I within the entire collection system. The City reviewed wastewater flow rates within the City by comparing dry winter month flow versus summer wet weather period flow. Results of that analysis indicates that I/I within the City is within normal expected levels. The Plan does not provide a breakdown nor characterize the significance between the public collection system and private property sources. The Plan provides information that estimates that approximately 85% of the total housing units in the City were built prior to 1970. Private services for homes built prior to this time are at or over half a century in age, generally consist of clay tile pipe, and in many cases nearing their normal life expectancy. The City should evaluate the potential impact that this portion of the collection system has on I/I.

Sewer Element Comments

The Sewer Element of Osseo's Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Urban communities. Staff found the Plan to be complete and consistent with Council policies and the regional wastewater system plan. 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 Comprehensive Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Council for its records.

Advisory Comments

The Plan lists under its Implementation Matrix (Table 10-5) in items 71 and 72 that the City will review its wastewater collection system and identify areas requiring repair, replacement, or upsizing, and will conclude an "Engineer's Sanitary Sewer Study" that will result in the development of a Capital Improvement Plan. Once completed the City shall submit to the Council, as a Plan amendment, a copy of the City's Engineer's Sanitary Sewer Study, and its Capital Improvement Plan.

Surface Water Management

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

The Plan is consistent with Council policy requirements and conforms to the WRPP for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans.

The City lies within the oversight boundaries of the Shingle Creek and West Mississippi River Watershed Management Commissions. The City submitted a draft Local Water Management Plan (LWMP) update to the Council on November 14, 2018. Council Water Resources staff reviewed and commented on the draft LWMP to the City and Watershed District in a letter dated December 12, 2018.

The Single Creek and West Mississippi River Watershed Management Commissions approved the LWMP on December 13, 2018 and the City adopted the final LWMP on January 14, 2019. The Plan incorporates the City’s revised LWMP as an Appendix.

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 and as detailed below.

Forecasts

Reviewer: Paul Hanson, CD – Research (651-602-1642)

The Plan includes the Council’s forecasts for the City (Table 2-1, Figure 2-4, and Table 3-2). For reference, the Council’s forecasts are shown in Table 1 below.

Table 1 – Metropolitan Council Forecasts, City of Osseo

	Census 2010	Estimated 2017	Council Forecasts		
			2020	2030	2040
Population	2,430	2,792	2,730	2,940	3,170
Households	1,128	1,285	1,300	1,400	1,500
Employment	1,749	1,858	1,920	2,120	2,300

Advisory Comments

Although the City appears to have identified enough redevelopment opportunities to accommodate residential growth by 2040 (Chapter 3, Table 3-6: 233 housing units on 23.9 acres), the City is currently only estimating 7.5 acres (accommodating 78 housing units) to be redeveloped by 2030. This is less than the Council’s forecast. The City may wish to consider earlier or additional redevelopment opportunities than those outlined in the Plan to meet potential housing demand by 2030.

Thrive MSP 2040 and Land Use

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

The Plan is consistent with *Thrive MSP 2040* (Thrive) and its land use policies. The Plan acknowledges the Thrive community designation of Urban (Figure 2). Thrive describes Urban communities as those that developed primarily during the economic prosperity between the end of World War II and the economic recession of 1973-1975. Urban communities are directed to target opportunities for more intensive development near regional transit investments and also identify areas for redevelopment, particularly areas that are well-served by transportation options and nearby amenities and that contribute to better proximity between jobs and housing. Further, Thrive directs Urban communities to plan for new development and redevelopment at densities of at least 10 units per acre.

The existing land uses in Osseo are predominately residential (33%), most of the existing commercial/office (7.6%) and industrial areas (10.6%) are near transportation corridors. Approximately 0.6% 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, and target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the TPP.

Figure 3-5 in the Plan identifies development and redevelopment opportunities throughout the community on a map titled “Redevelopment Opportunity Areas in Osseo – Present – 2040” (Figure 5). The Plan identifies two mixed-use land use categories located primarily along Central Avenue in the

City as one area that will support forecasted growth. Most redevelopment opportunities will occur along Central Avenue, with some commercial areas and mixed-use areas identified along CSAH 81/Bottineau Boulevard primarily changing areas from office to commercial and mixed use. These areas focus on redevelopment, infill, and reinvestment near transportation and transit connections.

The Plan identifies new growth areas at densities that exceed Urban density policy minimums. The expected overall density of the new residential growth in the City is at least 17.84 units per acre as shown in Table 2 below. This overall density is consistent with regional Urban community policies which require an average net residential density of at least 10 units per acre in areas of new development and redevelopment.

Table 2. Planned Residential Density, City of Osseo

Category	2020-2040 Change				
	Density			Min Units	Max Units
	Min	Max	Net Acres		
Attached Residential	8	20	3.78	30	76
Stacked Residential	20	40	9.79	196	392
Downtown Mixed Use (30% res)	20	40	0.53	11	21
Edge Mixed Use (80% res)	8	40	6.92	138	277
	TOTALS			375	765
	Overall Density			17.84	36.40

The Mixed Use areas are expected to develop at a percentage share of residential, as shown in the table above. Calculations above reflect expected acres to develop as residential use – 30% share of residential for Downtown Mixed Use and 80% share of residential for Edge Mixed Use was used in the calculations.

Housing

Reviewer: Hilary Lovelace, CD – Housing (651-602-1555)

The Plan is consistent with the 2040 Housing Policy Plan. The City currently has more than 1,300 homes including 720 multifamily units and nearly 629 single-family homes. Approximately 638 housing units are rented. At present, 1,270 housing units are affordable to households earning under 80% of Area Median Income (AMI); however, more than 360 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. Notably, there are about 150 units affordable to households with income at or below 30% AMI and more than 140 cost-burdened households with incomes at or below 30% AMI. The Plan identifies existing housing needs including maintenance and reinvestment in aging housing stock, ability to age in place, housing to attract younger populations, and existing housing cost burden. The City does not currently have any publicly subsidized housing.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 26 units; 13 of which are needed at prices affordable to households earning 30% of AMI or less, none of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 13 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 6, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 94 housing units.

The housing implementation plan component of the Plan describes that the City will partner with the Land Bank Twin Cities to support land banking for major housing redevelopment projects. The Plan also indicates that the City will consider issuing housing bonds for the development of rental or ownership housing affordable at or below 50% AMI, or projects affordable below 80% AMI for projects

that offer a greater mix of housing types in the City. The City states that they will consider an accessory dwelling unit ordinance and a local 4d tax program to preserve naturally occurring affordable housing.

Water Supply

Reviewer: John Clark, ES – Water Supply Planning (651-602-1452)

The Plan is consistent with WRPP policies for water supply, including the policies on sustainable water supplies, assessing and protecting regional water resources, and water conservation and reuse. The City of Osseo purchases its water from the City of Maple Grove; therefore, the City of Osseo does not need to prepare a Local Water Supply Plan (LWSP).

Community and Subsurface Sewage Treatment Systems (SSTS)

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

The Plan indicates that Osseo is entirely served by the local sanitary sewer collection system which directs flow into the Metropolitan Disposal System for ultimate treatment at the Metropolitan Wastewater Treatment Facility in Saint Paul. There are no public or privately-owned Community Wastewater Treatment or individual SSTS 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 four 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 viable aggregate resource deposits available for extraction within the City.

Historic Preservation

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

The Plan contains a section on Historic Resource Protection and cites the City's Heritage Preservation Ordinance, which establishes a City Heritage Preservation Commission and a procedure for the designation of Historic Preservation Sites. The Plan identifies the historic Osseo water tower, featured on the City's logo, which was placed on the National Register of Historic Places in June of 2017.

Implementation

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

The Plan includes an Implementation Chapter (Chapter 10), which details an implementation matrix consisting of policies, responsible staff, timelines, and costs for implementing policies across all elements of the Plan.

The Plan describes the official controls and fiscal devices that the City will employ to implement the Plan. Chapter 10 also includes details on zoning and a Capital Improvement Plan (Plan Table 10-10).

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

The Plan is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units, 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:

- December 27, 2017: Osseo 2040 Preliminary Draft Comprehensive Plan
- November 14, 2018: Local Water Management Plan
- December 26, 2018: Osseo 2040 Comprehensive Plan
- January 2, 2019: Supplemental 2040 Comprehensive Plan Information (LWMP and Water Supply)
- January 3, 2019: Supplemental 2040 Comprehensive Plan Information (Revised Land Use Table)
- January 31, 2019: GIS Shapefiles for Sanitary Sewer Requirements
- February 26, 2019: Updated 2040 Comprehensive Plan Responding to Council Incomplete Items for Land Use, Wastewater, Water Supply, Housing, and Implementation
- May 1, 2019: Updated 2040 Comprehensive Plan Responding to Council Incomplete Items for Land Use and Wastewater

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: Redevelopment Opportunity Areas
- Figure 6: Land Guided for Affordable Housing

Figure 1. Location Map with Regional Systems



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

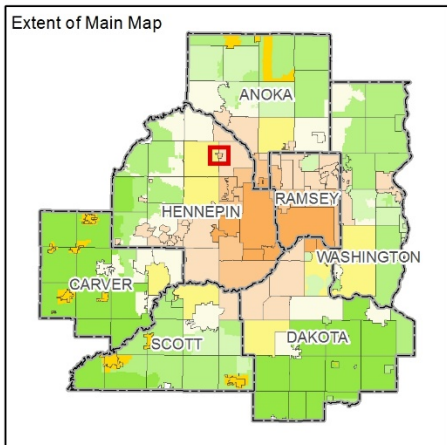
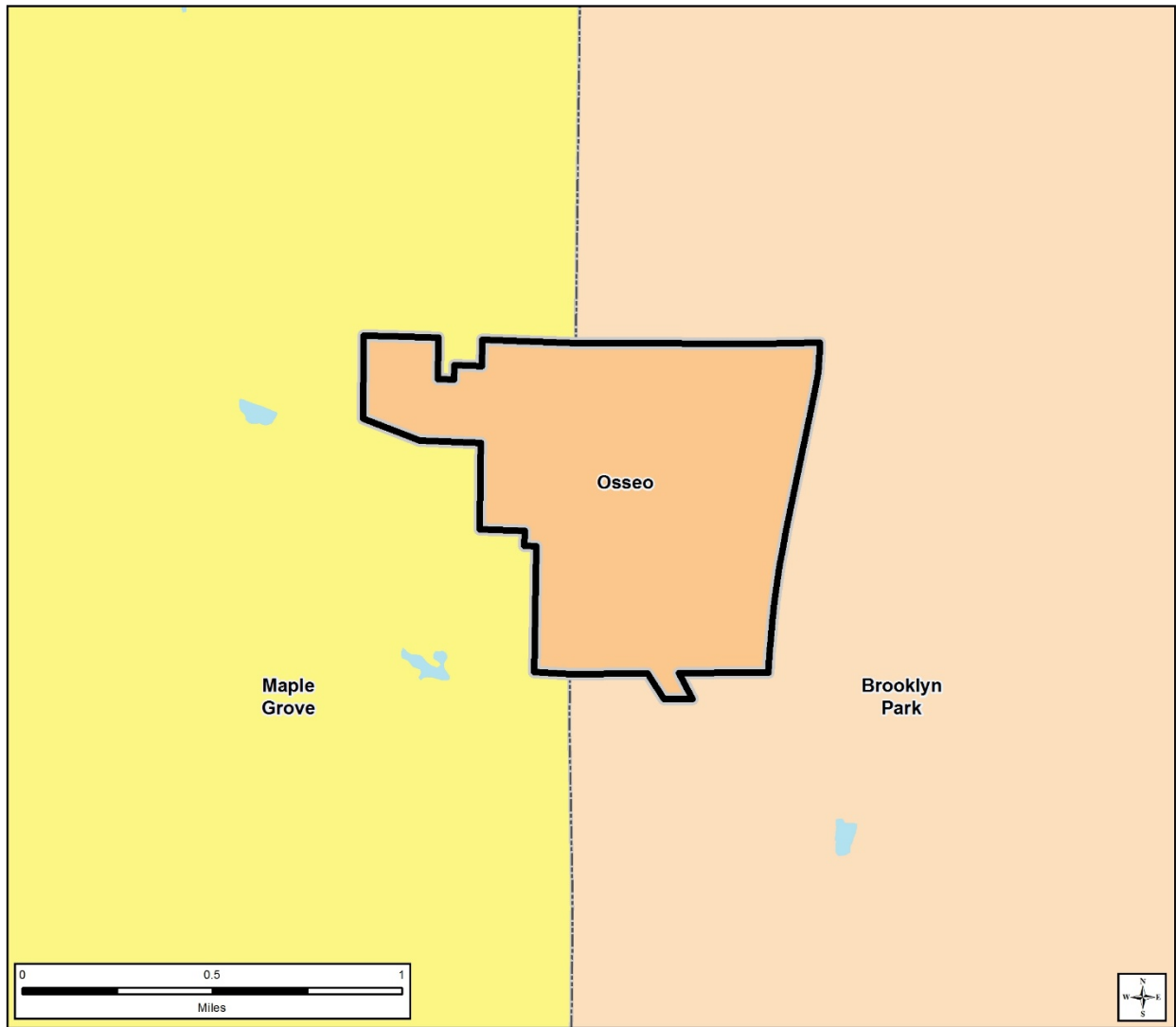
Regional Park Search Areas and Regional Trail Search Corridors

- 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
City of Osseo, Hennepin County**



Community Designations

- | | |
|------------------------------------|------------------------|
| Outside Council planning authority | Emerging Suburban Edge |
| Agricultural | Suburban Edge |
| Rural Residential | Suburban |
| Diversified Rural | Urban |
| Rural Center | Urban Center |

- County Boundaries
- City and Township Boundaries
- Lakes and Major Rivers

Figure 3. Existing Land Use

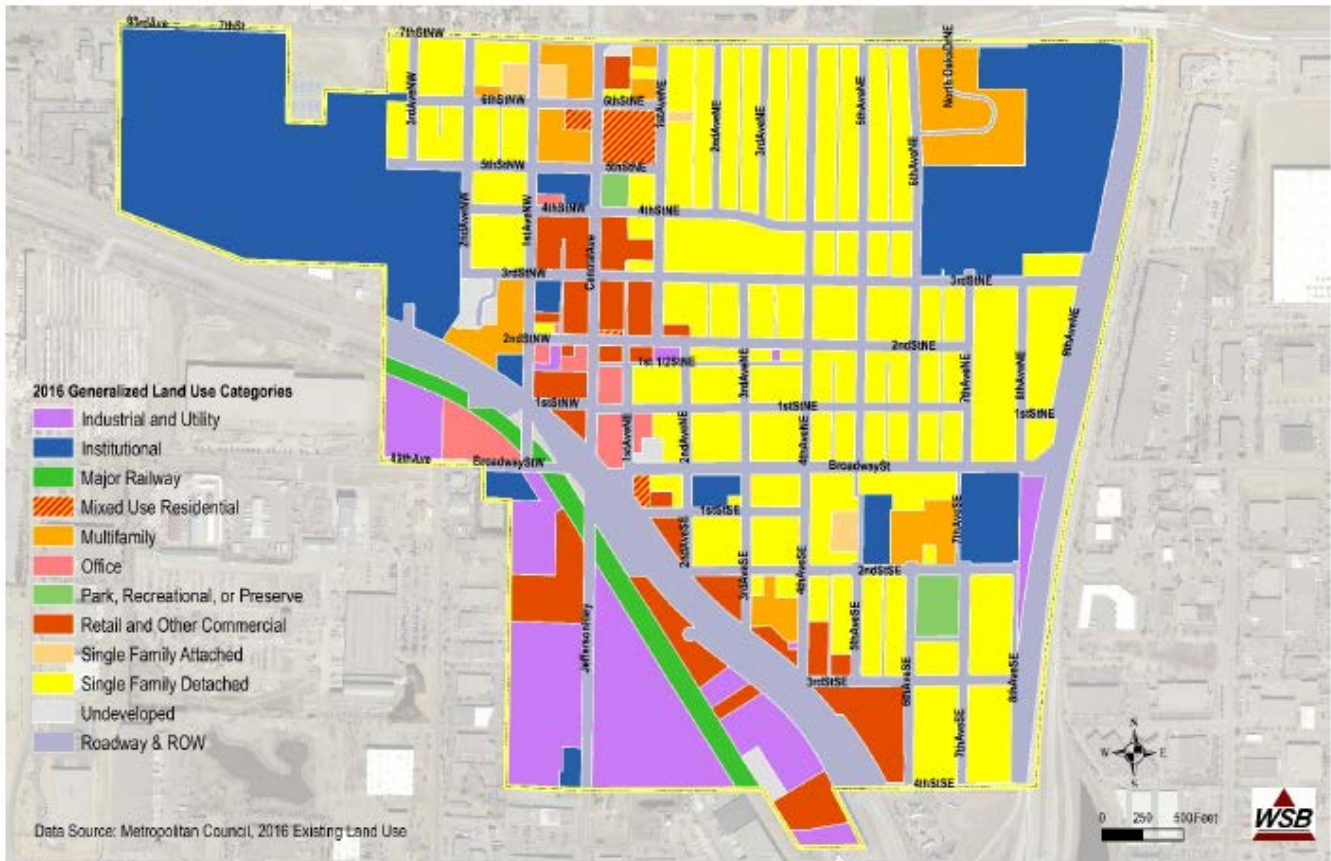
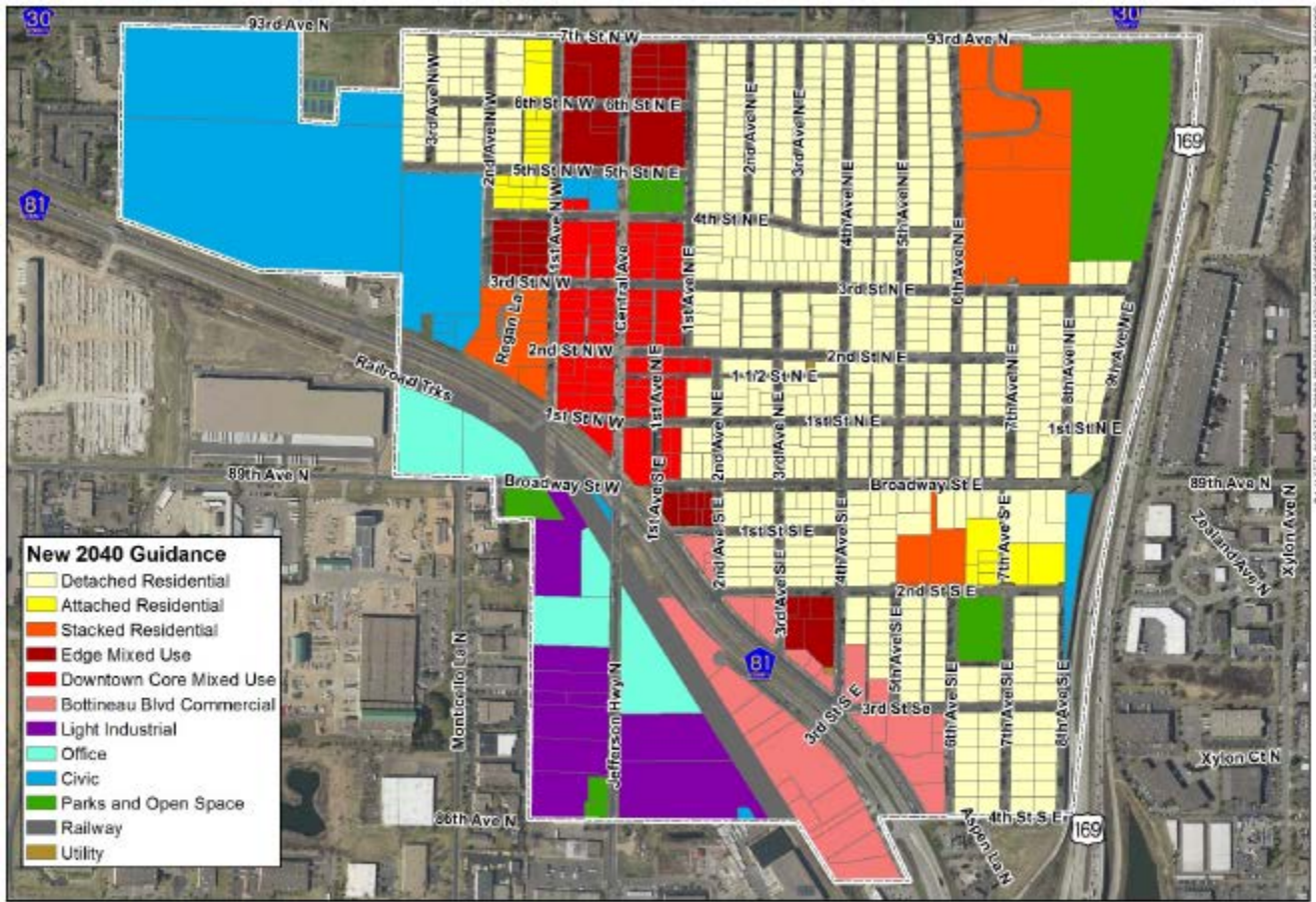


Figure 4. 2040 Planned Land Use



2040 Land Use Guidance
Osseo 2040 Comprehensive Plan
City of Osseo



Figure 5. Redevelopment Opportunity Areas

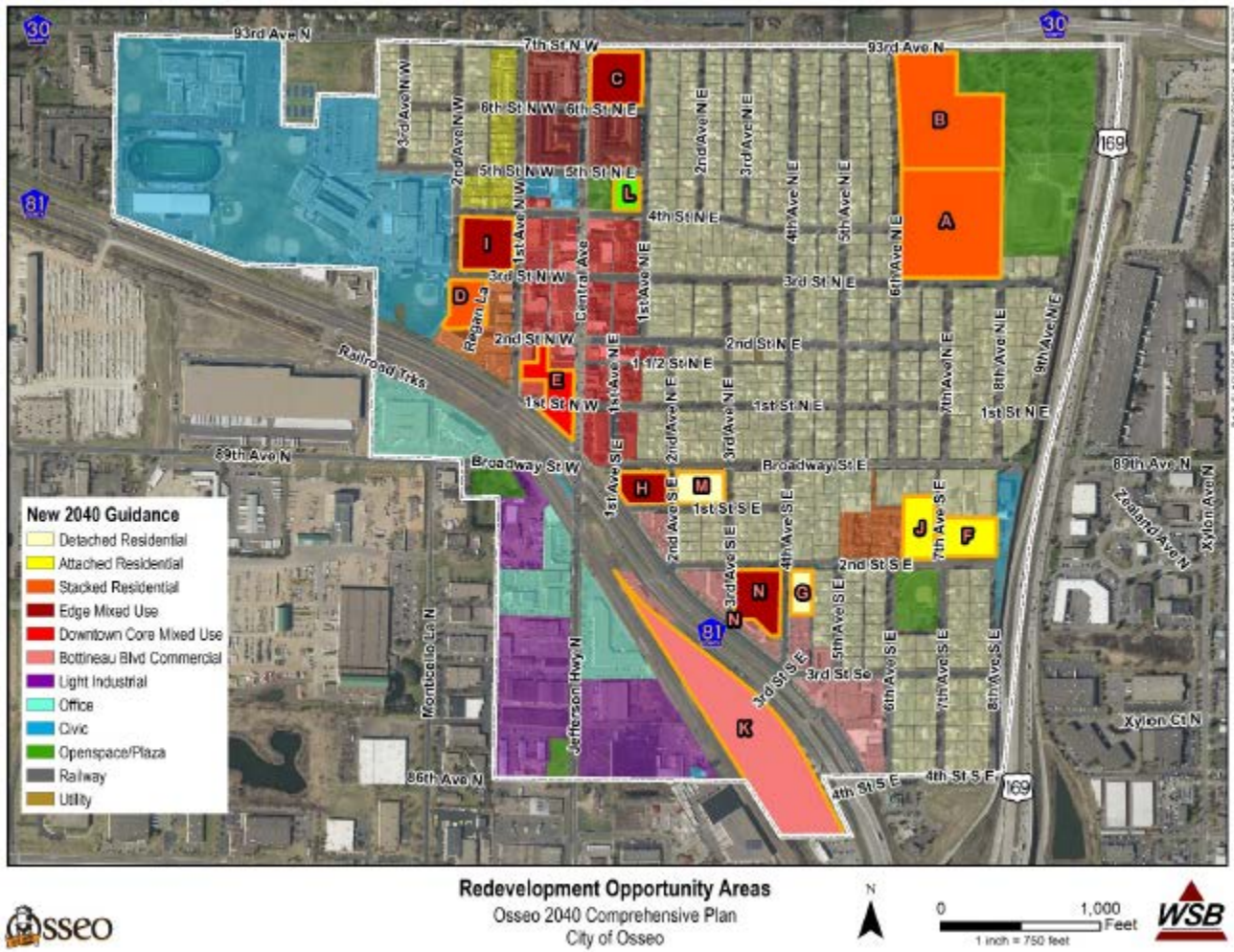


Figure 6. Land Guided for Affordable Housing

2021-2030 share of regional need for Affordable Housing: **26 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
Attached Residential	1.99		8		100%		16
Stacked Residential	1.31		20		100%		27
Downtown Mixed Use	1.77		20		30%		11
Edge Mixed Use	2.49		20		80%		40
Total	8						94

Sufficient/*(insufficient)* units possible against share of regional need: **68**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **68**

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

