Future Land Use Guide Plan

MAP 4-4 2040 FUTURE LAND USE PLAN

Total Residential Acres: 1,764 Acres
Single Family: 1,439 Acres (77.3%); Multi-Family: 325 Acres (17.5%); Mixed Use (50% Residential): 97.5 Acres (5.2%)

2040 Future Land Use
- Mixed Use: 25-40 Units/Acre (Residential)
- ROW
- Single-Family: 3-6 Units/Acre
- Water
- Parks and Recreation
- 20-40 Units/Acre
- Industrial
- Commercial

2040 Comprehensive Plan
City of West St. Paul
Planning Commission – June 21st, 2022
Amendment to the 2040 Comprehensive Plan – City of West St. Paul
Proposal

Creation of a new land use category (Medium Density Residential) and re-guiding a property from Mixed-Use to Medium Density Residential
Comp. Plan Amendment

Urban Center Density

New Residential Development
• Minimum of 20 units per acre
  • (not required in 2030 plans)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>2030 Density Range</th>
<th>2040 Density Range</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>Min: 3, Max: 6</td>
<td>Min: 3, Max: 6</td>
</tr>
<tr>
<td>Multi-Family</td>
<td>Min: 7, Max: 46</td>
<td>Min: 20, Max: 40</td>
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<tr>
<td>Mixed-Use (50% Residential)</td>
<td>Min: 15, Max: 30</td>
<td>Min: 25, Max: 40</td>
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</tbody>
</table>
Comp. Plan Amendment

Townhome Developments

Typical townhome development
- Range from 7-15 units/acre

This amendment
- Will re-guide the property for this development,
- but not other, existing townhomes that are still guided as multi-family.
  - Will require another “map clean up” amendment at a later date.

<table>
<thead>
<tr>
<th>Site Data</th>
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<tbody>
<tr>
<td>Total Area</td>
<td>21.58 acres</td>
</tr>
<tr>
<td>Project/Development Area</td>
<td>5.89 acres</td>
</tr>
<tr>
<td>Development Density (u/a)</td>
<td>9.8 u/a</td>
</tr>
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Staff Recommendation

Comp. Plan Amendment

Staff recommends the Planning Commission hold a public hearing and recommend the APPROVAL of the AMENDMENT to the 2040 Comp. Plan for a new land use category and to re-guide the subject property from Mixed-Use to Medium Density Residential, subject to the following conditions:

1. The re-guiding of the property located near the southwest corner of Thompson and Oakdale Avenues is contingent upon the approval of the relevant zoning applications for the property, including, but not limited to the site plan, preliminary/final plat, and rezoning applications,

2. The Metropolitan Council’s review and approval of the amendment application.