

To: **Planning Commission**  
Through: **Ben Boike, Community Development Director**  
From: **Melissa Houtsma, City Planner**  
Date: **June 21, 2022**

## **PC Case 22-12 – Amendment to the 2040 Comprehensive Plan and the Future Land Use Map**

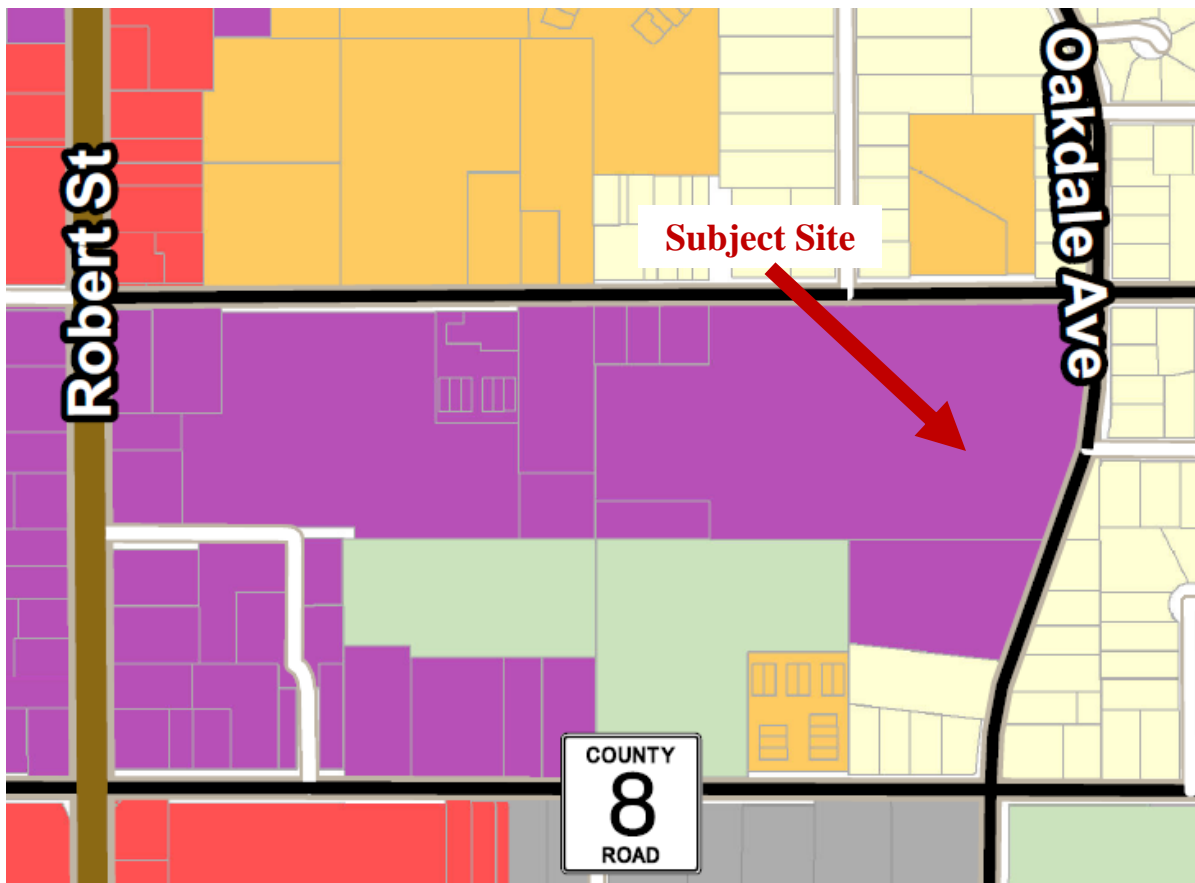
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### **REQUEST:**

The City of West St. Paul is requesting to amend the 2040 Comprehensive Plan, specifically for the creation of a new future land use category for Medium Density Residential (7-19 units per acre) as well as to re-guide the future land use of the property near the southwest corner of Oakdale and Thompson Avenues from Mixed-Use to Medium Density Residential.

### **ATTACHMENTS:**

Future Land Use Map (Current version)  
Future Land Use Map (Proposed version)  
Staff Presentation



**EXISTING LAND USES AND ZONING:**

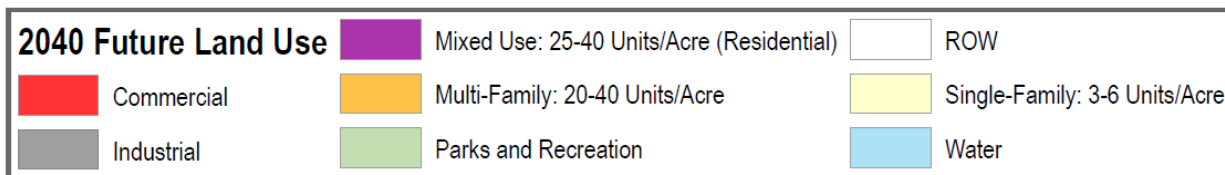
	<b>Use</b>	<b>Zoning</b>
<b>Subject Property</b>	Vacant <i>(Green Space)</i>	B6 –Town Center Mixed Use <i>(Proposed PRD R3 – Townhome)</i>
<b>Properties to North</b>	Residential <i>(Single Family Homes &amp; Brookdale Asst. Living)</i>	R1 – Single Family Residential
<b>Properties to East</b>	Residential <i>(Single Family Homes)</i>	R1 – Single Family Residential
<b>Properties to South</b>	Residential <i>(Single Family Homes &amp; Townhomes)</i>	R1 – Single Family Residential & R3 - Townhome Residential
<b>Properties to West</b>	Mixed Use <i>(Apartments)</i>	B6 – Town Center Mixed Use

**BACKGROUND:**

Since the closure of the Thompson Oaks golf course, multiple development scenarios were discussed and reviewed, ultimately ending up with higher density than was initially anticipated due to the poor soils throughout the site. The decided long term vision was for apartments on the west portion and townhomes on the eastern section. One reason for this is that it offers a more natural flow between the mix of uses, as density generally decreases as you move further away from Robert Street. When the apartment portion of the property was rezoned to B6 – Mixed Use (re-guided to Mixed Use) it made sense to also rezone and re-guide the rest of the property, knowing that the long term vision was a mix of housing densities. Now that the townhome piece of the development is more clearly in view, it makes more sense to rezone and re-guide to a lower density classification to match the project as well as the long term vision for the area.

In both the 2030 and 2040 Comprehensive Plans, it calls out only two classifications of strictly residential land uses, single family and multifamily. For the 2030 plan, there was no minimum density requirement for housing and redevelopment, only an expected number of new affordable housing units. This allowed the more general category of simply “Multi-Family” to encompass 7-46 units per acre.

However, with the process of the 2040 plan, communities were not only given an affordable housing allocation, but also a minimum density for redevelopment. Which for West St. Paul, as an “Urban Center”, was set at 20 units per acre. Therefore, in order to meet the required density, one option was to increase the minimum density for multi-family from seven units per acre up to 20. However, this also created a gap for any residential land uses that fall between 7-19 units per acre.



**PROPOSAL:**

With this in mind, the proposed amendment to the Comp. Plan will create a new land use category to cover the density gap. While as of recent years, it has been rare for West St. Paul to see development within the 7-19 units per acre window, it is simply good practice to ensure the full range of density

options are covered. Additionally, the proposed amendment will permit the proposed townhome development on the former golf course, which would otherwise not be allowed.

While there are multiple properties, specifically existing townhomes, that will need to be re-guided by creating this new category, city staff believes the added category offers the benefit of clarity for the desired future land uses.

#### **STAFF RECOMMENDATION:**

**Staff recommends the Planning Commission hold a public hearing and recommend the APPROVAL of the AMENDMENT to the 2040 Comprehensive Plan and Future Land Use Map to allow for the creation of a new future land use category, Medium Density Residential, and to re-guide the property near the southwest corner of Oakdale and Thompson Avenues 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.