

Subject: Amendment to the 2040 Comprehensive Plan and Future Land Use Map

Meeting Date: Monday, July 11, 2022	
Submitted/Presented by/Department: Melissa Houtsma, Community Development	
Action Type	
<input type="checkbox"/> Consent Item	<input type="checkbox"/> Discussion/Direction
<input type="checkbox"/> Public Hearing	<input type="checkbox"/> Informational Only
<input checked="" type="checkbox"/> Action/Motion	<input type="checkbox"/> Report
<input checked="" type="checkbox"/> Resolution	<input type="checkbox"/> Other:
Action	
<p>City staff is recommending the Council review and approve of the amendment to the 2040 Comprehensive Plan and Future Land Use map to allow,</p> <ol style="list-style-type: none"> 1. The creation of a new future land use category, Medium Density Residential allowing for 7-19 dwelling units per acre, and 2. Certain parcels of the 1555 Oakdale Avenue property to be re-guided from “Mixed-Use” to "Medium Density Residential". 	
Background	
<p>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.</p> <p>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 units per acre. However, this also created a gap for any residential land uses that fall between 7-19 units per acre.</p> <p>Planning Commission Review The proposed changes were reviewed by the Planning Commission at the June 21, 2022 meeting; no one from the public came forward or called in to speak on the item. The Commission voted 7-0 to recommend approval, subject to the conditions as recommended by city staff.</p>	
Attachments	
<p>Planning Commission Memo and Staff Presentation Current Future Land Use Map Proposed Future Land Use Map Resolution</p>	

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Previous Relevant Actions	
The proposed changes were reviewed by the Planning Commission at the June 21, 2022 meeting.	
Alternatives	
If City Council is not satisfied with the proposed amendment, please advise City Staff of the desired changes and recommendations.	
Financial	
Budgeted: <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Financial Impact
Fund: N/A	
Department: N/A	
Account: N/A	
Amount: N/A	