

**Subject: Amendment to the 2040 Comprehensive Plan and Future Land Use Map to Re-guide Multiple Properties to Medium Density Residential**

<b>Meeting Date:</b> Monday, February 27, 2023
<b>Submitted/Presented by/Department:</b> Melissa Houtsma, Community Development
<b>Action Type</b>
<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:
<b>Action</b>
Approve the amendment to the 2040 Comprehensive Plan and Future Land Use map to re-guide multiple properties to medium density residential (MDR).
<b>Background</b>
<p>During the process for the 2040 Comprehensive 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 change the minimum density for multi-family from seven units per acre, which is the minimum density in the 2030 plan, and increase that number 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>Therefore, in conjunction with the redevelopment of the eastern portion of the Thompson Oaks Golf Course, staff recommended creating a new land use category, designated Medium Density Residential, to accommodate the townhome development and cover the existing density gap of 7-19 units per acre.</p> <p>However, with the creation of the new future land use designation of Medium Density Residential, multiple existing properties remain incorrectly guided as High Density Residential. Therefore, staff is recommending multiple parcels be re-guided to medium density to align the future land use designation with the current use as well as the long-term vision for these areas. Please refer to the Planning Commission report for a list of the specific properties.</p> <p><u>Planning Commission Review</u></p> <p>The proposed changes were reviewed by the Planning Commission at the February 21, 2023 meeting; no one from the public came forward or called in to speak on the item. The Commission voted 8-0 to recommend approval of the amendment as written by city staff.</p>

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<b>Attachments</b>	
Planning Commission Memo Map of Subject Properties to be Re-guided Resolution	
<b>Previous Relevant Actions</b>	
The proposed changes were reviewed by the Planning Commission at the February 21, 2023 meeting.	
<b>Alternatives</b>	
If City Council is not satisfied with the proposed amendment, please advise City Staff of the desired changes and/or recommendations.	
<b>Financial</b>	
Budgeted: <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No Financial Impact
Fund: N/A	
Department: N/A	
Account: N/A	
Amount: N/A	