



MAYOR AND COUNCIL COMMUNICATION

DATE: May 10, 2016

WORKSHOP

ITEM #:

AGENDA ITEM: MUSA Land Use Study

SUBMITTED BY: Stephen Wensman, Planning Director

REVIEWED BY: Kristina Handt, City Administrator

BACKGROUND:

At the April City Council Workshop the City Council discussed land use within the Old Village and I-94 MUSA areas. At the meeting, the Council requested more information including:

- Clarification of the City's responsibility toward meeting the regions affordable housing need.
- Need for future sewered development.
- Update study maps to include current development.

On April 29, 2016, Staff met with the Metropolitan Council Representative, Lisa Barajas, to discuss the implications of the City's system statement and potential land use changes within the MUSA areas.

DETAILS/ANALYSIS:

The 2015 System Statement shows population, household and employment and the City's allocation of affordable housing need. The following charts summarize these numbers:

| Population, Households and Employment Forecasts | | | |
|--|------------|------------|------------|
| Forecast Year | Population | Households | Employment |
| 2020 | 10,500 | 3,800 | 2,900 |
| 2030 | 14,100 | 5,300 | 3,350 |
| 2040 | 18,200 | 7,100 | 3,800 |

| Allocation of Affordable Housing Need | |
|--|------------|
| AtOrBelow30AMI | 27 |
| From31to50AMI | 179 |
| From51to80AMI | 302 |
| Total Units | 508 |

AMI = Area Median Income

The 2030 forecasted population, household and employment numbers have dropped from that which was initially planned, however, the City is still required to meet the forecasted 2040

numbers, including have enough land guided for sewerred growth at an average density of 3 units per acre.

The City's responsibility for regional affordable housing need does include the Cimarron properties, however the City is required to have 508 additional units of housing that are:

- at a density of 8 units/acre, or
- at a density of 12 units/acre to address the allocated affordable housing need at <50% AMI (This combines your community's allocation at <30% AMI and 31-50% AMI), and 6 units/acre to address the allocated affordable housing need at 51-80% AMI.

The City will need to maintain some high and medium land use in the MUSA areas to accommodate the City's allocated affordable housing needs, approximately 64 acres at 8 units per acre to meet the 2030 need, but likely more will be needed for 2040.

As of today, between Inwood, Hammes, Savona, Boulder Ponds, Hunters Crossing, Wildflower, Village Preserve, Easton Village, Village Park Preserve and Diedrich plats, there are 1567 units of sewerred residential development approved. In addition, Arbor Glen Senior Living will likely add an additional 45 units to the MUSA. The total number of existing planned (platted) new sewerred housing units in the MUSA is approximately 1854.

Summary:

- Unplatted areas in the I-94 MUSA area have the potential for an additional 1851-3456 new housing units, based on the range of densities allowed in the Comprehensive Plan.
- The unplatted Old Village MUSA area has the potential for an additional new 839-2085 housing units, based on the range of densities allowed in the Comprehensive Plan.
- Cimarron is being counted as toward Lake Elmo's existing allocation of 2020 housing need.
- 508 new units of high density (min. 8 units per acre) needed for 2030 for Lake Elmo's allocation of housing need.
- Additional allocations of affordable housing need will likely be added for 2040.
- Current 2030 Comprehensive Plan: guides for approximately 763 high density units.
- Sewerred growth must average 3 units per acre.
- Undeveloped Phase 1-3 properties in MUSA will yield an approximate additional 3,305 REC units (not including Cimarron).
- Undeveloped Old Village properties in MUSA will yield an approximate additional 487 REC units
- Tartan park would provide approximately 275-350 additional REC units if added to the MUSA.

ISSUE BEFORE COUNCIL:

The issue before Council is to determine desired Comprehensive Plan changes and to provide direction to Staff.

ATTACHMENTS:

- Village Planned Land Use Map 3-5
- Land Use Plan for South of 10th Street (Updated with existing development)
- Land Use Plan for South of 10th Street (hatched unplatted areas)