



STAFF REPORT

DATE: July 28, 2025

Public Hearing

Regular/Motion

TO: Lake Elmo Planning Commission
FROM: Nathan Fuerst, AICP, Senior Consulting Planner
AGENDA ITEM: Highpointe Crossing/OP-LDR Comprehensive Plan Amendment
REVIEWED BY: Jason Stopa, Community Development Director
Sophia Jensen, Senior Planner

CORE STRATEGIES:

- | | |
|---|---|
| ☒ Vibrant, inclusive, connected community | ☐ Efficient, reliable, innovative services |
| ☐ Responsive, transparent, adaptive governance | ☐ Balanced Finances now and future |
| ☒ Managed Growth | ☒ Resilient Infrastructure |

INTRODUCTION:

The City's Planning Commission reviewed and recommended approval of the Highpointe Crossing Preliminary Plat and Open Space Planned Unit Development (OP PUD) in July 2024. The City Council approved the Highpointe Crossing Preliminary Plat and OP PUD in September of 2024. Since that time, Rachel Development (the "Developer") found that the community septic system proposed for the Highpointe Crossing project cannot meet criteria established for such systems by the State of Minnesota. The primary issue is the soils that are present on site.

After reevaluating the available options to continue with this development, the Developer discussed the possibility of bringing public sewer forward to serve the property, and the Council has found that option to be a preferred alternative to large lots with individual septic systems.

In order to serve this property with public sewer, the City must amend its comprehensive plan to add this property to the MUSA (Metropolitan Urban Service Area). In consideration of how to best fit this project into the City's Future Land Use guidance, and at the City Council's direction, staff have recommended that a new Future Land Use category be created to support this type of development. The Developer has produced an amendment request accordingly.

The proposed amendments have implications beyond just this one project. If approved, the new future land use category may be used elsewhere in the City were found appropriate. If the Comprehensive Plan Amendments requested by the Developer are approved, the Highpointe Crossing development could be constructed in a manner largely consistent with how it was originally proposed.

ISSUE BEFORE PLANNING COMMISSION:

Should the City of Lake Elmo amend its 2040 Comprehensive Plan to add the Highpointe Crossing property into the MUSA and create a new Future Land Use Category called OP-LDR?

GENERAL INFORMATION:

Applicant: Rachel Development, 4180 Napier Court, NE, St. Michael, MN 55376

Property Owner: Allan Eberhard, Caroline M. Eberhard Trust, 1320 Ryan Ave. W. Roseville, MN 55113

Location: 2298 Inwood Avenue N, Lake Elmo (PID#: 2102921320001)

Request: Comprehensive Plan Amendment

Deadline: Application Complete – 6/27/2025
120 Day Deadline – 10/25/25

REVIEW AND ANALYSIS:

To connect the Highpointe Crossing development to the sanitary sewer system, several amendments will be required to the City's Comprehensive plan. First, the City must consider how future land use guidance will be amended for this new form of sewer development. Second, a MUSA Map amendment would be required to sewer this property along with review of a physical connection to the regional sanitary sewer system along Inwood Avenue to the south of this project area.

Purpose for new Future Land Use Category

The city is exploring new development design types to better meet the goals of future rural development. While the city has open space development (septic) available in rural areas, the challenges with soil types and septic systems failing have led to projects either being abandoned during the development approval process or seeking to be converted to sewer years after the development has been built. Some developers with poor soils will convert their planned community septic project to individual septic because the likelihood of failure is lower. This results in larger lot (1-2 acre) open space developments. The city believes that many of these issues could be solved by creating an Open Space Low Density Residential (Sewered) development.

This new future land use category would blend existing Open Space Planned Unit Developments (septic) with Low Density Residential (sewered). The lot sizes and densities would be similar to the existing LDR with open space requirements the same as an existing OP-PUD. The main difference is that the open space would be a network of publicly owned parkways with ped/bike trails, fields of prairie grass, and woodland preserves. This is consistent with the goal of retaining aspects of Lake Elmo's rural character and promoting a nature-based approach to development.

The main features of the proposed OP-LDR district are listed below.

- This category is only found within areas planned to be the City's MUSA boundary.
- Density must be between 2-3 units per acre.
- Housing must be primarily single-family housing but may contain a small percentage rear-loaded townhomes/twinhomes to meet density requirements. (Staff are looking to propose a specific maximum percentage of 10% townhome units in a future zoning ordinance amendment.)
- Open Space must be a minimum of 50% of the gross land area. Wetlands are allowed and encouraged to be within open space areas. Areas within the OHWL of lakes are not allowed to count towards open space areas.
- Open Space areas must be publicly accessible parkway amenities with ped/bike trails and conservation areas with either native prairie or woodlands. Open space would be netted out for density calculations and must be restricted in perpetuity from future development.

Amending the MUSA Boundary

As the proposed OP-LDR future land use category would be only permitted within MUSA areas, any property that is proposed with this guidance must be planned for public sewer. Location within the existing MUSA boundary means that sewer capacity has been planned for a certain property. If properties outside of the MUSA are proposed for OP-LDR guidance, then a corresponding application for expansion of the MUSA will be required. City staff generally seek to discourage one-off requests to modify the public sewer system in favor of more comprehensive analysis and planning.

Given the challenges described above, the Developer has proposed to expand the City's MUSA boundary (Map 3-7 in the City's 2040 Comprehensive Plan) to allow for the Highpointe Crossing project to be served by public sewer. The City's staff and engineering team have coordinated to discuss capacity in both the City's system, locally, and at the City's connection to the Metropolitan Council's regional sewer system. An engineering analysis is ongoing and will be expected to be completed prior to a City Council review of the request.

Conformance with Metropolitan Council Regional Policy

City staff have met several times with Metropolitan Council (Met. Council) review staff to ensure that the amendments will work within applicable regional policies. Impacts of this amendment on the City's conformance with the Met. Council's policies are summarized generally, and then more specifically to the Highpointe Crossing project.

Generally, the new OP-LDR future land use category will decrease density in sewered areas. For the purpose of tracking citywide compliance with Met. Council policy, land in the MUSA is assumed to develop at the lowest possible densities. Staff have proposed that, to reduce the impacts of this new category, density be kept at a minimum of 2 units per acre in this new category. Additionally, to allow for the open space areas to be netted out of a development's net acreage, Met Council policies require that the land areas be publicly owned and accessible.

If the proposed amendments were approved, the Highpointe Crossing project will reduce Lake Elmo's citywide net density from 3.15 to about 3.11 units per net acre. The Developer will need to amend the development plan in order to increase the net density of the project from about 1.8 to a minimum of 2.0 units per net acre. The Met Council requires that any new roadways and ponding areas needed for the development count toward net acreage, even if the ponds are located within the open space areas. This must be accounted for by the Developer in a future amendment to the Highpointe Crossing Preliminary Plat.

Anticipated application of the OP-LDR District

As stated in this report, the new future land use category is intended to provide the City with another option for areas that are more rural in nature to develop with public utilities. Given the effect that this category will have on citywide density, it is anticipated that this new district will be used strategically in locations where it can serve as a compliment to surrounding development, and as a transition to areas of more dense sewered development.

Given the cost of sewer extensions, this category is not anticipated to be located in areas north of Stillwater Boulevard where the public sewer system is further away. The Cost of sewer extensions in Lake Elmo has historically been the responsibility of private developers.

Summary of Proposed Amendments to the 2040 Comprehensive Plan

- Amendment to Chapter 3, Land Use, to add definition of the new future land use category and required main features of the OP-LDR.
- Amendment to Future Land Use map (Map 3-3) for the Highpointe Crossing property to be changed from RSF to OP-LDR.
- Amendment to the MUSA boundary (Maps 3-2, 3-3, 3-4, and 3-7) for the Highpointe Crossing property to be added to the City's sewerred areas within the current development decade.

Next Steps after Adoption

Amending the City's 2040 Comprehensive Plan is the first step in a longer process to modify land use policy allowing for this new type of lower intensity sewerred development. Below are next steps that the City will need to take to support this requested amendment:

1. Complete a sewer capacity analysis in the southwest corner of the community to better understand future alignment of a forcemain connection from Highpoint Crossing to the City's nearest connection.
2. City Council review and approval of the proposed request, with information from the sewer system analysis.
3. Met Council approval of the comprehensive plan amendment.
4. Zoning Ordinance amendment to create a new zoning district and requirements corresponding to the proposed OP-LDR future land use category and other standards as identified.
5. Amendment to the Highpointe Crossing Preliminary Plat and OP-PUD

REVIEW COMMENTS:

This proposed comprehensive plan amendment request has been sent to adjacent or affected jurisdictions as follows: City of Oakdale, City of Oak Park Heights, City of Stillwater, City of Woodbury, Baytown Township, Grant Township, West Lakeland Township, VBWD, SWWD, and Washington County.

At the time of writing this report, no adjacent or affected jurisdiction comments have been received.

PUBLIC COMMENTS:

A notice regarding the public hearing on the Planning Commission's July 28 agenda has been posted in the City's official paper and sent to residents surrounding the subject property.

At the time of writing this report, no public comments have been received.

FINDINGS:

Staff propose the following findings for approval.

1. That the applicant has submitted a request to the City of Lake Elmo to amend the Comprehensive Plan in accordance with the procedures as established by the Lake Elmo Planning Department and the Lake Elmo Planning Commission; and
2. That the Applicant has submitted a request for amendments to land use guidance to permit addition of a new future land use category, proposed to be called Open Space Low Density Residential (OP-LDR), which is be served by municipal water and sewer utilities.
3. That the request is to amend the Future Land Use Map to change the subject property from Rural Single Family (RSF) to Open Space Low Density Residential (OP-LDR); and

4. That the request also includes revision to the MUSA boundary established on Maps 3-2, 3-3, 3-4, and 3-7; and
5. The new OP-LDR future land use category would further goals towards creating new opportunities for land development that are consistent with the rural characteristics of the community; and
6. That the proposed amendment is consistent with the overall goals and objectives of the Lake Elmo Comprehensive Plan.

RECOMMENDED CONDITIONS FOR APPROVAL:

Staff recommend a condition that if the City approves the comprehensive plan amendment, that the amendment is not in effect until approved by the Met Council.

OPTIONS:

The Planning Commission generally has the following options with respect to this request:

1. Recommend Approval
2. Recommend Approval with modifications or conditions to the amendment(s)
3. Recommend Denial
4. Table

RECOMMENDATION:

Comprehensive Plan Amendments require a 4/5 vote of the City Council to be approved.

Staff are generally supportive of the requested comprehensive plan amendments as they have been discussed previously and are consistent with guidance from the City Council. The proposed amendments appear to be compatible with both existing development patterns and goals established by the comprehensive plan. A sewer study will provide the necessary information on availability of sewer system capacity and alignment of a required sewer connection.

Staff recommend that the Planning Commission hold a public hearing for this item and consider the following recommendation to the City Council for approval:

“Move to recommend the City Council approve the requests from Rachel Development, for Comprehensive Plan amendments with the findings and conditions proposed by staff”

ATTACHMENTS:

- Applicant Narrative
- Highpointe Crossing Location Map
- Met Council Net Residential Density Calculation Guidelines
- Lake Elmo Future Land Use Map
- Lake Elmo 2040 Comprehensive Plan – [Link Only](#)

2298 Inwood Ave N – Comprehensive Plan Amendment Narrative

To: City of Lake Elmo

From: Rachel Development, Paul Robinson – Development Director

Date: 6/27/2025

A - Submittal Documents:

1. Narrative
2. Sketch Plans

B - Development Property:

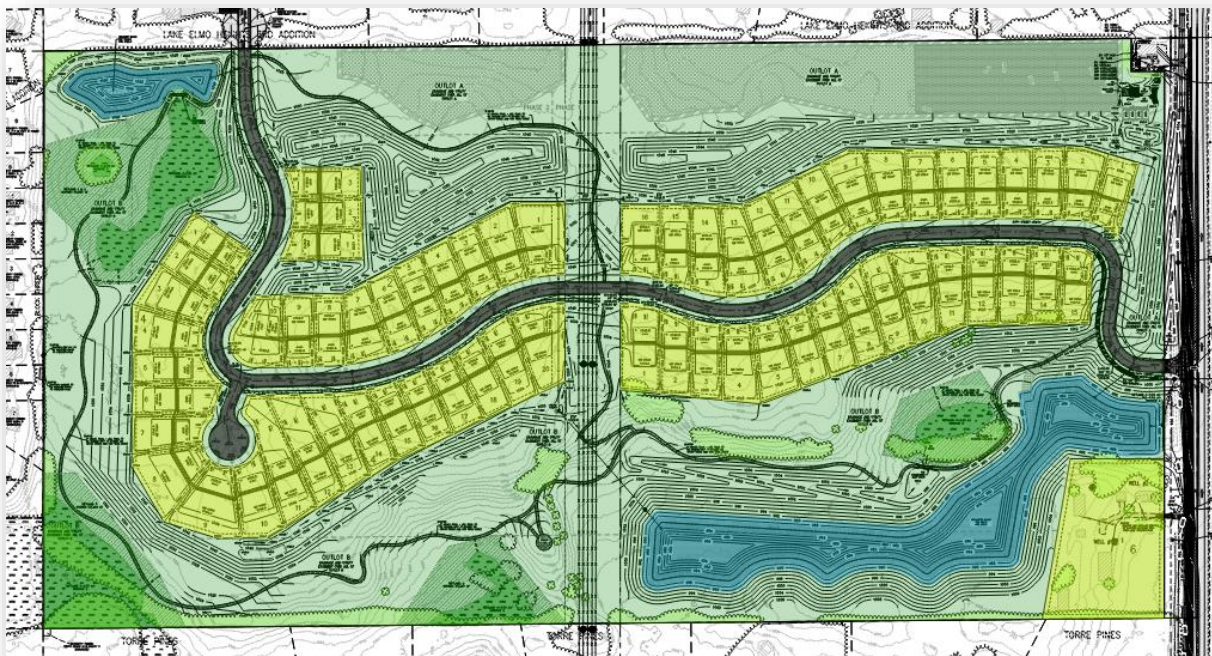


- Owner
 - Caroline M Eberhard Trust - Allan Eberhard is the Trustee.
- Applicant
 - Rachel Development – Paul Robinson, Development Director

- Property
 - Address – 2298 Inwood Ave N, Lake Elmo Mn 55042
 - Current Zoning – Rural Residential (RR)
 - Current Land Use Plan Guiding – Rural Single Family (RSF)

C - Introduction:

In August 2024 the City Council reviewed and approved a 65 lot OP-PUD plan for the Eberhardt property(shown below). That plan was dependent on the State of Minnesota approving a community septic system. As we explained in a follow up narrative and at the City Council Work Session on June 10, 2025, we were not able to get a community septic system approved by the state due to the soils on site and more stringent testing required by the state for these types of systems.



Therefore, at the June 10, 2025, work session, we presented two ways we could continue without a community septic system. One was to pursue a large lot rural development with individual septic systems and another was to create a new land use that would allow City sanitary sewer service to OP-PUD's. The general direction from the City Council was to pursue the Comprehensive Plan Amendment, creating a new land use that would allow for City sanitary sewer service to be provided to OP-PUD's.

D – Proposed Comprehensive Plan Land Use

Based on a staff recommendation the new land use would be called Open Space - Low Density Residential (OP-LDR). Below is a DRAFT of the possible language for that district.

Open Space – Low Density Residential (OP-LDR) – This land use is intended to allow residential developments to use the Open Space Planned Unit Development process to design and develop neighborhoods that include 50% open space and develop the remaining property at urban residential densities between 2.0 and 3.0 units per acre with City Sanitary Sewer. These developments may or may not be adjacent to existing MUSA areas. The OP-PUD code will require certain buffers from adjacent uses. In most cases the costs for providing sanitary sewer to these areas will be the responsibility of the developer unless the City or surrounding properties receive potential benefits as determined by the City.

We initially asked the Council for a density range between 1.5 units/acre to 2.5 units/acre. The OP-PUD as approved would come in at 1.87 units/acre. City staff wanted a minimum of 2.0 units/acre. To get to that density we need to either shrink the lots, change the product type, or use a combination of both.

Shrinking the lots constrains the backyard areas and could cause issues on lots with hardcover. We already increased the hardcover per lot to 50% in the OP-PUD as approved.

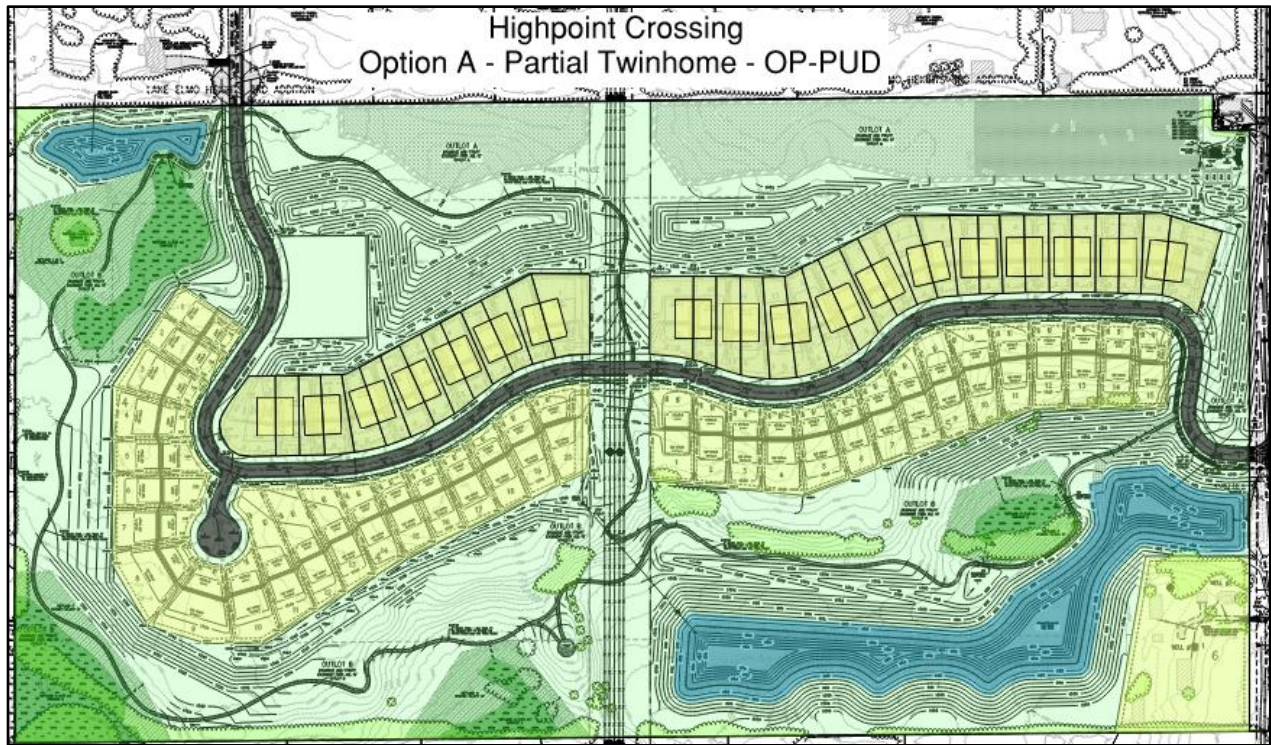
Another option would be to replace the villas on the north side of the road with twinhomes. This would increase the unit count by 7 units but also allows us to increase the overall open space and remove three villa lots that were separated from the rest of the neighborhood.

Concept sketches for these two options are included on the following pages. We are okay with either option. Option A is a partial twinhome plan and Option B is the reduced lot area plan. For Option A, the partial twinhome plan, the number of units increases from 65 to 72 and this plan would likely need a 55% hardcover allowance for the twinhome lots. On Option B, the reduced lot plan, we think we would need to increase the hardcover allowance for all the lots to around 55% to make sure we can still build the proposed villas (same size home as planned for the approved PUD but now on smaller lots).

I think we probably prefer Option A, the partial twinhome plan. This plan allows the open space area to be maximized by eliminating three villas units that block unobstructed views into the open. It also allows us to include two product types which help provide a broader mix of housing options.

The twinhome plan takes up less area for the homes but would need a smaller lot size minimum of around 6,500 sf for the twinhomes. The twinhomes as mentioned above may also need some additional hardcover. Otherwise, the standards for the twinhomes are the same as the standards approved for the 65 lots Highpointe Crossing PUD.

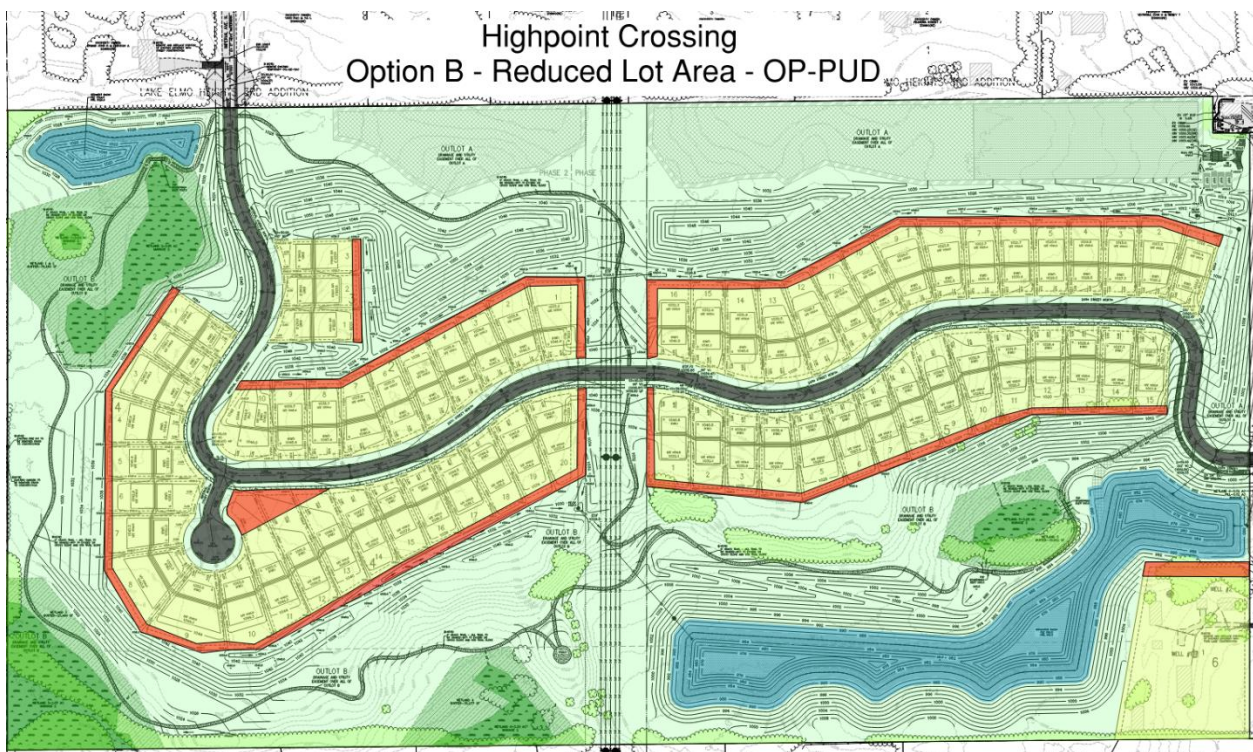
72 Lot OP-PUD Plan – Partial Twinhome Plan



	Units		
Villas	35		
Twinhomes	36		
Homestead Parcel	1		
Total Units	72		

	Acres	Acres	
Gross Acres	78.2		
Wetlands	2.6		
Ponding	5.5	5.5	
Open Space	41.6		
ROW	7.1	7.1	
Lotted Area	21.3	21.3	
Net Acres (Met Council)	33.8		
Density (units/Acre)		2.1	
Total Open Space		49.7	63%

65 Lot OP-PUD Plan – Reduced Lot Area



	Units	
Villas	64	
Homestead Parcel	1	
Total Units	65	

	Acres	Acres
Gross Acres	78.2	
Wetlands	2.6	
Ponding	5.5	5.5
Open Space	42.3	
ROW	7.1	7.1
Lotted Area	20.6	20.6
Net Acres (Met Council)		33.1
Density (units/Acre)		2.0
Total Open Space		50.4 64%

E- PUD Standards/Open Space/Density

While the specifics on the zoning and lot standards are not necessarily part of the Comprehensive Plan amendment, we wanted you to know that they would be similar with some slight variation, yet to be finalized, to the standards in the approved PUD.

		Option A	Option B
	Approved PUD	Partial Twinhome PUD	Reduced Lot Size PUD
Villa Lots	64	35	64
Twinhomes		36	
Homestead Lot	1	1	1
Total	65	72	65

Lot Minimums	Approved PUD	Partial Twinhome PUD	Reduced Lot Size PUD
<u>Villa Lots</u>			
Area	11,200 sf	9,000 sf	9,000 sf
Width(setback)	70'	70'	70'
Depth	160'	130'	130'
<u>Twinhomes</u>			
Area	NA	6,500 sf	6,500 sf
Width(setback)	NA	40'	40'
Depth	NA	130'	130'

Lot Set-backs*	Approved PUD	Partial Twinhome PUD	Reduced Lot Size PUD
<u>Villa Lots</u>			
Front	30'	30'	30'
Side	10'	10'	10'
Side (Street)	30'	30'	30'
Rear	20'	20'	20'
<u>Twinhomes</u>			
Front	NA	30'	NA
Between Homes	NA	20'	NA
Side (Street)	NA	30'	NA
Rear	NA	20'	NA

* Except homestead lot which, due to existing structures, has 20' setbacks – side, front, rear.

		Option A	Option B
	Approved PUD	Partial Twinhome PUD	Reduced Lot Size PUD
Density			
Net Acres	34.83	33.8	33
Units	65	72	65
Units/Acre	1.87	2.13	2.00
Open Space			
Gross Acres	78.24	78.24	78.24
Acres	49.01	49.7	50.4
%	63%	64%	64%

As shown above, to get to 2.0 units per acre or greater the lot areas need to be reduced, or the units increased or some combination to get to 2.0 or greater units/acre. In all cases shown the open space also increases.

Lot Set-backs*	Approved PUD	Partial Twinhome PUD	Reduced Lot Size PUD
<u>Impervious %</u>			
Villas	50%	55%	55%
Twinhomes	NA	55%	55%

As mentioned in the narrative, when the lots get reduced in size and the same home is placed on that lot the hardcover percentage goes up. We are not looking to increase the overall amount of hardcover as approved with the initial PUD, but the percentage could change to accommodate some of the smaller lots. Above is our best guess at this time.

E – Impacts on the City

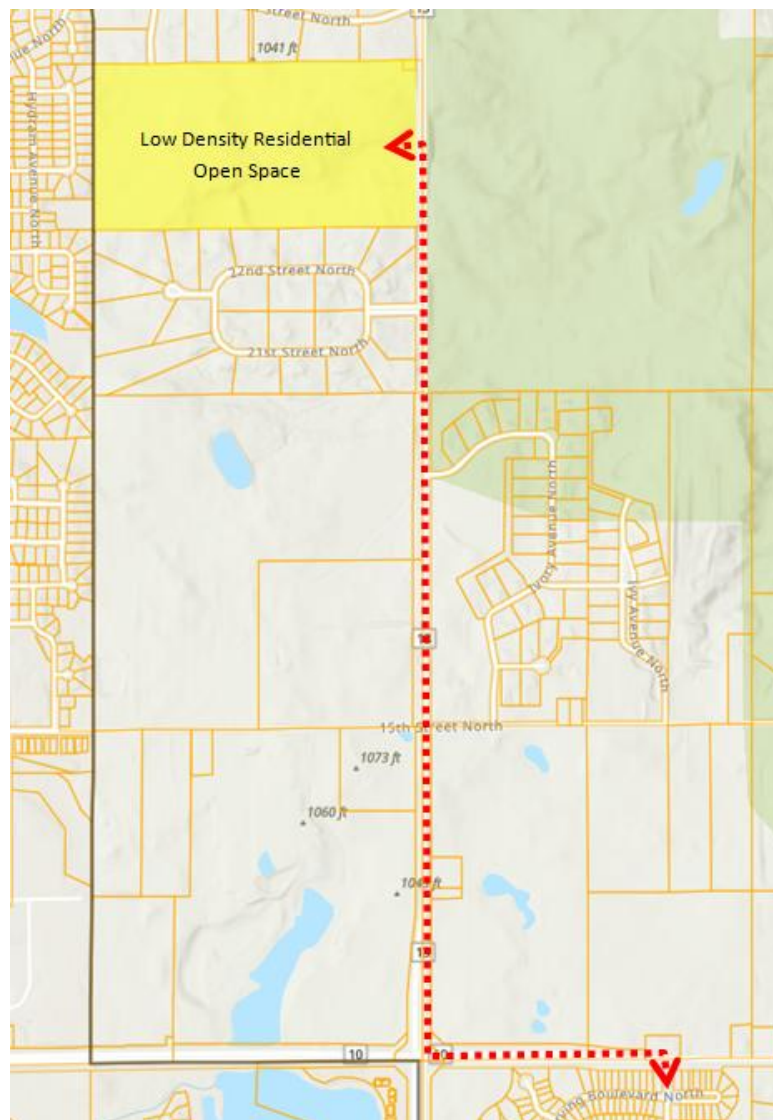
Transfer of Density

When changing the guiding as requested for the Eberhard Property into the Metropolitan Urban Service Area(MUSA) for sewered development, it would be subject to the provisions and density calculations required by the Met Council. That currently requires that the City meet an overall 3.0 units/acre on average in the City (in the future the Imagine 2050 plan will require 3.5 units/ac).

Currently, the City's lowest density guiding is Low Density Residential which requires that project fall between 2.5 - 4 units/acre. This is actually more restrictive than many similar cities across the metropolitan area within the jurisdiction of the Metropolitan Council.

Currently the way the Met Council calculates net density requires ponding, right of way, and lotted area to be included in the net density acres. Wetlands, buffers, and dedicated open space can be subtracted. As shown above the approved Preliminary Plat for Highpointe Crossing when using the Met Council net acre definition is 1.87 units/acre. For the Council discussion we showed how the City could accommodate the Eberhard property without falling below the 3.0 units/acre. We assume that staff will be providing this calculation and are therefore not repeating them.

F. Provision of Sanitary Sewer Service – City of Lake Elmo



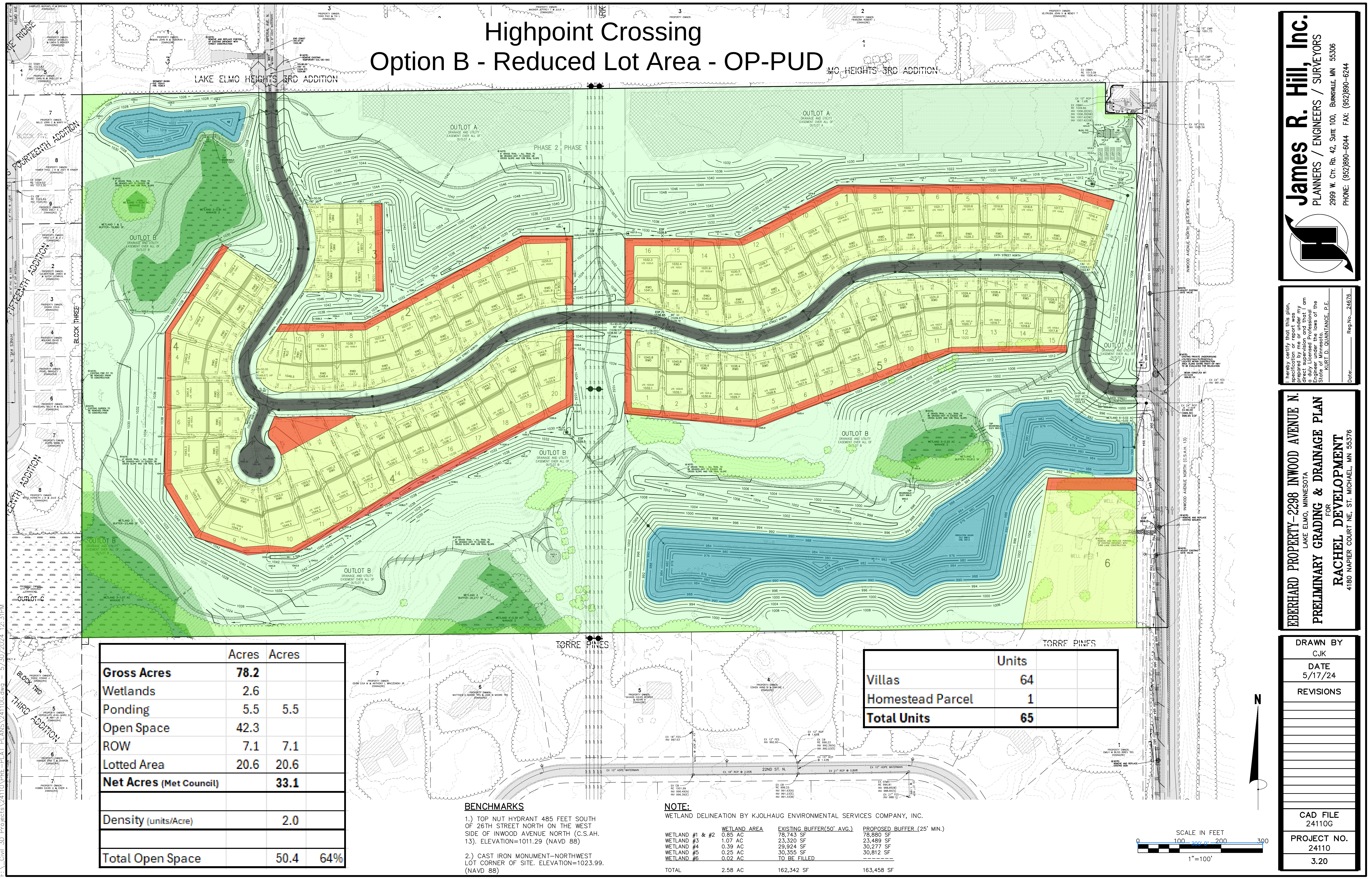
It is our understanding that there is a sewer service connection and future capacity at CR 10 and Island Trail. That is about 1.78 miles from the Eberhard property south on Inwood, east on CR 10 to Island Trail in the Inwood development as shown on the exhibit below. This would require a lift station with a forcemain extended from the Eberhard Property to the Inwood Development. We were told that the capacity for the connection will not be available until the downstream projects by the Metropolitan Council for trunk expansion and lift station upgrade have been completed which is scheduled for some time in the summer of 2026. We think we can work within that timeframe.

G - Closing

- We believe that the approved OP-PUD plan fulfilled a number of goals of the City. All of those are still accomplished and do not change if a same or similar PUD is approved with the primary difference being city sanitary sewer service versus a community septic system.
- This Highpointe Crossing neighborhood will still...
 - Protect over 60% of the property as open space in a conservation easement.
 - Restore the open space from what is today 80% corn and soybeans to native prairie.
 - Buffer the site from surrounding development by 200' – No other OP development has ever done this. While the buffer is 200' the distance from our homes and the nearest homes will be greater than a football field.
 - Treat storm water including the use of a water reuse system to lower the burden on the City water system by reducing the amount of good, treated water that is used to water lawns.
 - Provide trails, landscaping and theming to make this neighborhood different and special.

Highpoint Crossing

Option B - Reduced Lot Area - OP-PUD



	Acres	Acres
Gross Acres	78.2	
Wetlands	2.6	
Ponding	5.5	5.5
Open Space	42.3	
ROW	7.1	7.1
Lotted Area	20.6	20.6
Net Acres (Met Council)	33.1	
Density (units/Acre)	2.0	
Total Open Space	50.4	64%

	Units
Villas	64
Homestead Parcel	1
Total Units	65

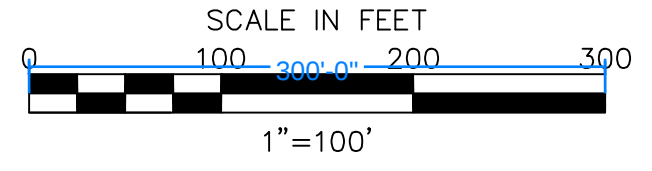
BENCHMARKS

1.) TOP NUT HYDRANT 485 FEET SOUTH OF 26TH STREET NORTH ON THE WEST SIDE OF INWOOD AVENUE NORTH (C.S.A.H. 13). ELEVATION=1011.29 (NAVD 88)

2.) CAST IRON MONUMENT-NORTHWEST LOT CORNER OF SITE. ELEVATION=1023.99. (NAVD 88)

NOTE:
WETLAND DELINEATION BY KJOLHAUG ENVIRONMENTAL SERVICES COMPANY, INC.

	WETLAND AREA	EXISTING BUFFER(50' AVG.)	PROPOSED BUFFER (25' MIN.)
WETLAND #1 & #2	0.85 AC	78,743 SF	78,880 SF
WETLAND #3	1.07 AC	23,320 SF	23,489 SF
WETLAND #4	0.39 AC	29,924 SF	30,277 SF
WETLAND #5	0.25 AC	30,355 SF	30,812 SF
WETLAND #6	0.02 AC	TO BE FILLED	-----
TOTAL	2.58 AC	162,342 SF	163,458 SF



James R. Hill, Inc.
PLANNERS / ENGINEERS / SURVEYORS
2999 W. Ctr. Rd. 42, Suite 100, Burnsville, MN 55306
PHONE: (952)890-6044 FAX: (952)890-6244

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
JAMES R. HILL, P.E.
Date: _____ Reg. No. 24576

EBERHARD PROPERTY-2298 INWOOD AVENUE N.
LAKE ELMO, MINNESOTA
PRELIMINARY GRADING & DRAINAGE PLAN
FOR
RACHEL DEVELOPMENT
4180 NAPIER COURT NE, ST. MICHAEL, MN 55376

DRAWN BY CJK
DATE 5/17/24
REVISIONS
CAD FILE 24110G
PROJECT NO. 24110
3.20

Highpoint Crossing Option A - Partial Twinhome - OP-PUD

	Acres	Acres
Gross Acres	78.2	
Wetlands	2.6	
Ponding	5.5	5.5
Open Space	41.6	
ROW	7.1	7.1
Lotted Area	21.3	21.3
Net Acres (Met Council)		33.8
Density (units/Acre)		2.1
Total Open Space	49.7	63%

Staff Annotation 7.22.25:
This concept plan is not consistent with the future land use definition as presently written and recommended by staff.

	Units
Villas	35
Twinhomes	36
Homestead Parcel	1
Total Units	72

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1.) TOP NUT HYDRANT 485 FEET SOUTH OF 26TH STREET NORTH ON THE WEST SIDE OF INWOOD AVENUE NORTH (C.S.A.H. 13). ELEVATION=1011.29 (NAVD 88)
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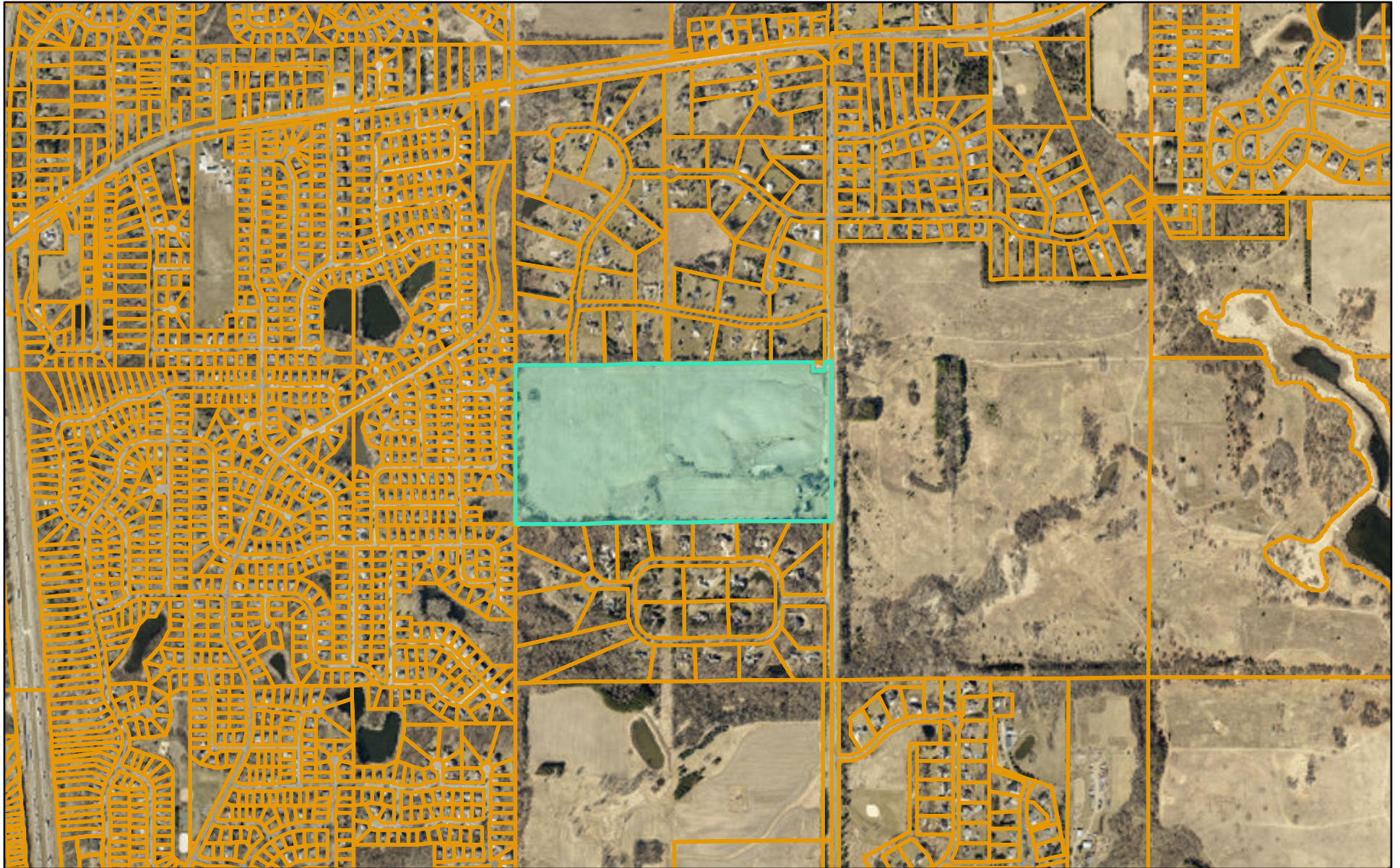
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TOTAL	2.58 AC	162,342 SF	163,458 SF

SCALE IN FEET
0 100 200 300
1"=100'

DRAWN BY CJK
DATE 5/17/24
REVISIONS
CAD FILE 24110G
PROJECT NO. 24110
3.20

Date:_____ Reg.No. 24676

ArcGIS Web Map



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Parcels

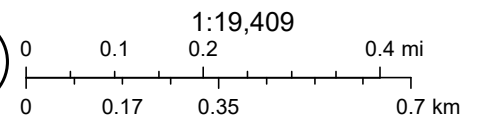
MNWASH24_Property_458568E170808N.sid

DNR Protected Waters ID

Red: Band_1

Green: Band_2

Blue: Band_3



NET RESIDENTIAL DENSITY

LOCAL PLANNING HANDBOOK

Net density is important in ensuring the region's orderly and efficient growth, and to provide essential services that benefit the metro area. Communities and land within the Metropolitan Urban Service Area (MUSA) receive a higher level of regional services and investments than those in the Rural Service Area, such as regional wastewater services, regional highways, transit service, the Regional Parks System, and programs that support redevelopment. In return, the Council expects jurisdictions in the MUSA to plan for and build the higher levels of development that economically support those regional services.

The region is able to provide cost-effective infrastructure and services when it is able to anticipate where, when, and to what extent growth will occur. The Council establishes overall density expectations for communities based on their [Community Designation](#) with additional expectations near transit stations. Density thresholds are based on an understanding of future regional growth, market demand in different parts of the region, existing development patterns and redevelopment opportunities, existing planned land uses in local comprehensive plans, and regional policies to support the concentration of higher density growth around transit stations.

Setting minimum average densities for new development provides communities with the flexibility to determine which areas in their community are best suited for higher or lower density development under the framework of meeting that overall minimum on available developable lands.

OVERALL DENSITY EXPECTATIONS FOR NEW GROWTH, DEVELOPMENT, AND REDEVELOPMENT

Metropolitan Urban Service Area: Minimum Average Net Density

Urban Center	20 units/acre
Urban	10 units/acre
Suburban	5 units/acre
Suburban Edge	3-5 units/acre
Emerging Suburban Edge	3-5 units/acre

HOW DO WE CALCULATE NET DENSITY?

The Council measures minimum net density to support forecasted growth by taking the minimum number of planned housing units and dividing by the net acreage. Net acreage does not include land covered by wetlands, water bodies, public parks and trails, public open space, arterial road rights-of-way, and other undevelopable acres identified in or protected by local ordinances such as steep slopes.

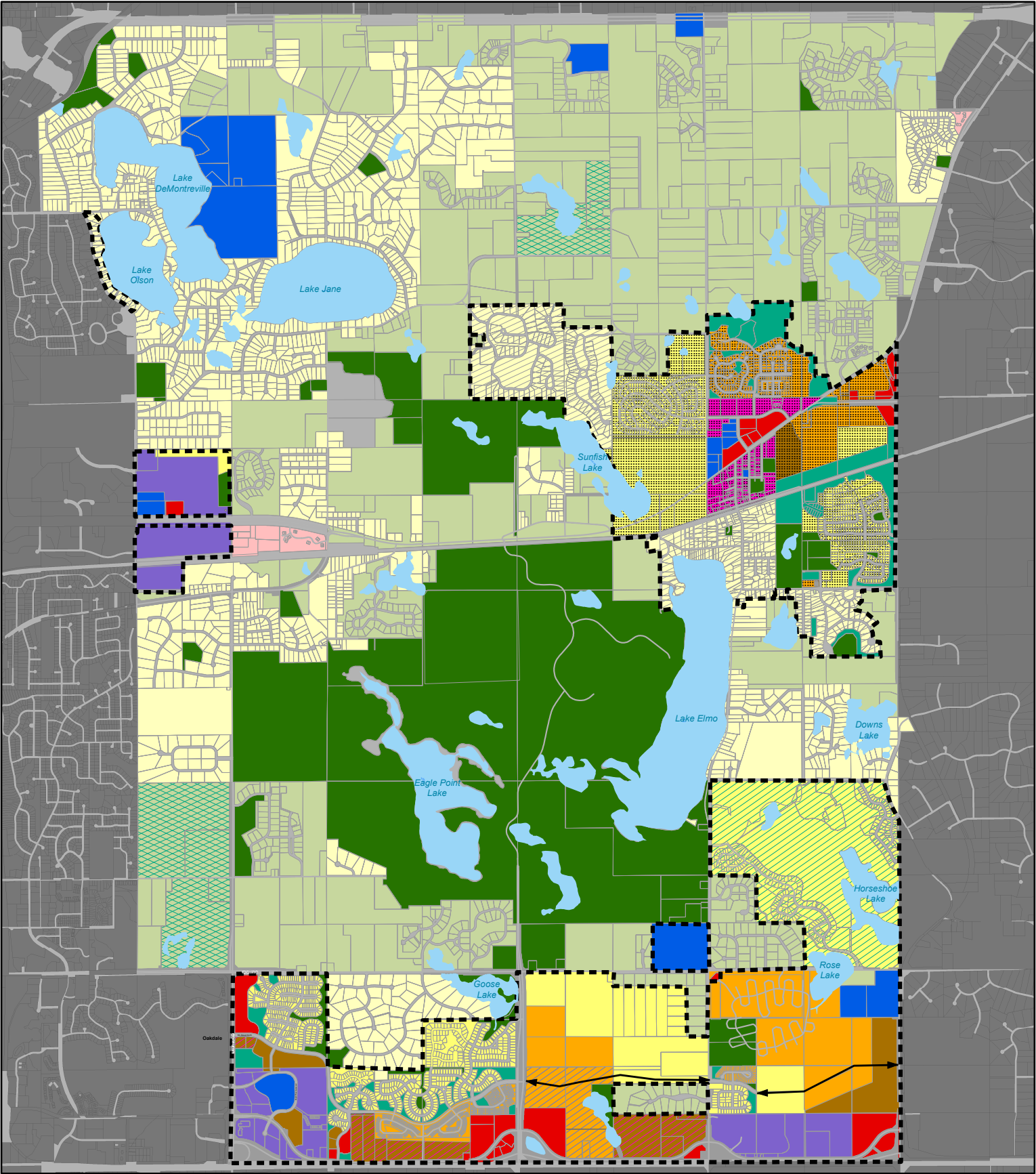
NET RESIDENTIAL DENSITY GUIDELINES

What can be netted out from Gross Acres	Important notes	What cannot be netted out
Wetlands and Water Bodies	Defined as public waters and wetlands consistent with state delineation practices, buffers may also be included*	Setbacks from water bodies, storm ponds, NURP ponds
Public Parks and Open Space	Must be public or in permanent open space (federal, state, regional, local) or land held in perpetual open space in an open space easement.	Privately held conservation easements, private parks, private trails
Arterial Road Rights-of-Way	Arterial roads are part of the metropolitan highway system Arterial Road Right-of-Way	Local road rights-of-way that are not part of the metropolitan highway system
Other areas that are protected from development by local ordinances	Floodplains, steep slopes, bluffs	

*Areas protected or removed from development by local ordinance can be netted out

July 2015

Future Land Use Map



2040 Future
Land Use

0 1800 3600 5400 7200 Ft

- | | | | | | |
|-----|------|-----|-------|-------|-----------------|
| PSP | AP | GC | MU-BP | V-HDR | C |
| ROW | RAD | LDR | MU-C | V-MU | Closed Landfill |
| | RSF | MDR | V-LDR | LB | Institutional |
| | RSFS | HDR | V-MDR | BP | Park |
- MUSA Boundary Planned Roadway (Parkway)