



City Council Agenda

Date: 1/18/2021

Department: Community Development- Planning

Prepared by: Michael Healy, City Planner

Administrator: JRH

10-B

Agenda Item: Enactment of a Comprehensive Plan Amendment to Establish the Grand-Exchange Mixed Use Area

Action to be considered:

Approve Resolution 2022-12 enacting a comprehensive plan amendment to establish the Grand-Exchange Mixed Use area.

Overview:

Background

On October 18, 2021, the City Council unanimously approved a comprehensive plan amendment which would do the following:

- Update the comprehensive plan's future land use map to shade the mixed-use areas along Concord Exchange and on the Hardman Triangle a dark pink. The dark pink area will be called "Grand/Exchange Mixed-Use." Properties in the Grand/Exchange Mixed-Use area will have a maximum density of 75 units per acre. *All other mixed-use areas in South St. Paul, such as those areas that are "up the hill" on Southview Boulevard and Marie Avenue, will continue to have their density capped at 60 units per acre, just as they are today.*
- Update tables throughout the comprehensive plan to reflect the fact that 58.7 acres of "mixed use" land within city limits now has a higher maximum density which will likely result in additional housing units being built in the next 20 years.

Following approval by the City Council, the amendment was sent to the Metropolitan Council for review and approval, as is required by law. The Metropolitan Council reviewed and approved the amendment at their meeting on December 22, 2021 and has authorized the City to put the amendment into effect.

Recommended Action

The City Council is asked approve Resolution #2022-12 which will officially enact the comprehensive plan amendment that was approved on October 18, 2021.

Source of Funds: This project was primarily handled in-house. The Community Development Department's budget for consultant services covered the cost of having consultant HKGI update the comprehensive plan document. HKGI prepared the original 2040 Comprehensive Plan in 2019.

Attachments

- A- Pages that are being updated in the 2040 Comprehensive Plan
- B- Metropolitan Council Approval Documents
- C- Staff Memo from October 18th Meeting

**ATTACHMENT A
PAGES THAT ARE BEING UPDATED
IN THE 2040 COMPREHENSIVE PLAN**

**2040 South St. Paul
Comprehensive Plan**

January 2022





Acknowledgements

Planning Commission

- » Isaac Contreras
- » Angela DesMarias
- » Tim Felton
- » Justin Humenik
- » Ruth Krueger
- » Jason Pachl
- » Stephanie Yendell

City Council/EDA

- » Sharon Dewey (2019)
- » Bill Flatley
- » Joe Forester
- » James Francis, Mayor
- » Lori Hansen
- » Joe Kaliszewski (2019)
- » Todd Podgorski (through 2018)
- » Marilyn Rothecker (through 2018)
- » Tom Seaberg

Consultants

- » Hoisington Koeigler Group, Inc.
- » LOGIS (mapping support)

Economic Development Advisory Board

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- » Peter Hellegers (through 2019)
- » Chris Hartzell (through 2018)
- » Edie Kleinbohl
- » Monika Mann
- » Bill Messerich
- » Michelle Pietrick
- » Mike Pott, SMFD

This plan was adopted by the City of South St. Paul on: October 19, 2020.

In January 2022 a Comprehensive Plan Amendment was adopted for the Grand/Exchange Mixed Use Area. In addition to adding a new Grand/Exchange Mixed Use Land Use, the amendment resulted in a change to the City's forecasts and affordable housing allocation.



THRIVE MSP 2040 Urban Center Policies:

South St. Paul has been designated as an Urban Center community. The following are examples of the policies Urban Center communities similar to South St. Paul are expected to incorporate into their plans:

- » Plan for new growth and redevelopment to occur at a density of at least 20 units per acre.
- » Target opportunities for more intensive development around regional transit investments.
- » Identify areas for redevelopment, particularly areas that are well-served by transportation options and amenities.
- » Plan for a mix of housing affordability in station areas along transitways.
- » Plan for affordable housing that meets the needs of multigenerational households.
- » Preserve and support areas for employment.
- » Identify opportunities to improve pedestrian and bicycle circulation.
- » Identify lands for reclamation, including contaminated land, for redevelopment and the restoration of natural features and functions.
- » Implement best management practices to control and treat stormwater.
- » Identify and address community resiliency.
- » Identify appropriate areas for business and industrial expansion, considering access by rail, truck, plane, and barge.

2040 Regional Plans

The City of South St. Paul has initiated an update of its Comprehensive Plan in accordance with Minnesota Statutes 473.864, Subd. 2. In addition to addressing community issues and opportunities, the 2040 Comprehensive Plan also responds to the regional policy plans adopted by the Metropolitan Council, including Thrive MSP 2040, the 2040 Transportation Policy Plan, 2040 Regional Parks Policy Plan, 2040 Water Resources Policy Plan, and the 2040 Housing Policy Plan.

To assist local governments in this effort, the Metropolitan Council issues a “System Statement” to each community that describes the specific areas that must be addressed as part of the local comprehensive plan. In addition to identifying the specific planning and infrastructure areas to include, the System Statement identifies population, household, and employment forecasts for the years 2020, 2030, and 2040. These forecasts were amended in December 2019 to reflect current development trends and are shown in Table 1.1 below:

Table 1.1: Forecasts

Forecast Year	Population	Households	Employment
2010	20,160	8,186	8,557
2020	20,800	8,400	5,900
2030	21,600	8,850	7,000
2040	22,000	9,100	7,500

Source: HkGi, Metropolitan Council, South St. Paul (Dec. 2021). This table was updated in 2022 due to the Grand/Exchange Mixed Use Area Comprehensive Plan Amendment.

Thrive MSP 2040 designates South St. Paul as an Urban Center community. The Urban Center includes the largest, most centrally located, and most economically diverse cities of the region. The street grids in these communities were planned before World War II and the rise of the automobile, and therefore, these communities are more conducive to transit use and walking for daily needs. Urban Center communities are experiencing redevelopment, reinvestment, and intensification stemming from their vitality and amenities. However, they face many challenges including pollution cleanup costs, land availability, congestion, and the costs of retrofitting, replacing, or new infrastructure. Thrive 2040 notes that Urban Center communities are focused on growing vitality in the region’s core. As shown in Figure 1.1, other Urban Center communities near South St. Paul include St. Paul and West St. Paul, while the City of Newport is identified as Suburban and the City of Inver Grove Heights is identified as Suburban Edge.

Population

Population Levels

After peaking at 25,106 in 1970, South St. Paul's population experienced a significant decrease in the 1970s and 1980s as available jobs declined due to the closing of the meat packing plants and families moved out to newer suburbs. Since the 1980s, South St. Paul's population has gradually declined while the populations of nearby developing communities have experienced significant population growth. According to American Community Survey estimates, the City's population in 2016 was 20,281. The Metropolitan Council has forecasted slight increases in South St. Paul's population through the year 2040, from 20,160 in 2010 to 22,000 in 2040.

Note: In 2022 the City's forecasts were revised due to the Grand/Exchange Mixed Use Area Comprehensive Plan Amendment. The following are the new projections. Figure 2.1 has not been updated to reflect these new projections.

	2020	2030	2040
Population	20,800	21,600	22,000
Households	8,400	8,850	9,100
Employment	5,900	7,000	7,500

Figure 2.1: Historic and Projected Population and Households

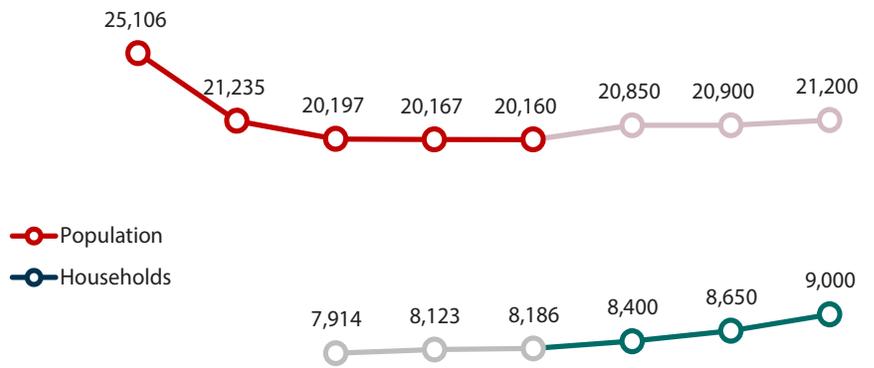
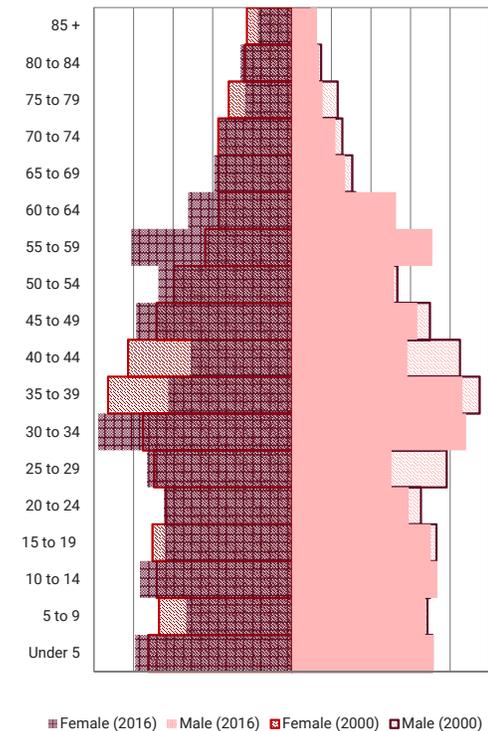


Figure 2.2: Age Distribution by Gender



Source: 2012-2016 ACS, 2000 Census.

1960 1970 1980 1990 2000 2010 2020 2030 2040

Source: Metropolitan Council.

Population Age

South St. Paul's population is younger than Minnesota as a whole, with a median age of 35.3 years compared to Minnesota's median age of 37.8 years. However, as with other first ring suburbs and the region as a whole, the City is aging. Table 2.1 shows the population age change from 2000 to 2016 for South St. Paul.

As illustrated in Figure 2.2, South St. Paul has experienced an increase in population ages 30-34. This group has increased by almost 2% in the last 16 years, from 7.5% in 2000 to 9.3% in 2016, suggesting that South St. Paul has been successful at providing the types of employment opportunities, amenities, and housing that attract Millennials.

The group that has experienced the largest increase in population since 2000 is the age group between 54 and 56 years of age. As this aging trend is expected to continue, the City is proactively addressing aging in this Comprehensive Plan.

Future Land Use Designations

LDR: Low Density Residential (1-5 u/ac):

Low-Density Residential allows single-family detached homes and low density attached units such as duplexes and twin homes. Low Density Residential development ranges from 1 to 5 units per acre. The Metropolitan Council equivalent is "Single Family."

LMDR: Low-Medium Density Residential (6-8 u/ac):

Low-Medium Density Residential allows single-family detached homes and low-density attached units such as duplexes and twin homes within this land use category. The Metropolitan Council equivalent is part of "Single Family Residential" and part of "Multi-Family Residential." Low-Medium Density Residential ranges from 6 to 8 units per acre.

MDR: Medium Density Residential (6-12 u/ac):

Medium Density Residential includes attached housing (townhomes and small apartment buildings), small lot detached townhomes, and manufactured housing (mobile homes) within the one existing manufactured home park (Healy Park). Single family and duplex units are also permitted within this land use category. Medium Density Residential ranges from 6 to 12 units per acre.

HDR: High Density Residential (20-60 u/ac):

High Density Residential includes dwellings other than single-family detached houses at densities from 20 units to 60 units per acre in the base zoning district, such as; larger attached townhomes, apartments, and condominiums generally in a stacked or attached configuration. Densities above 20 units should be guided through development specific plans such as Planned Unit Developments (PUD's) or as Conditional Uses (CUP's). The Metropolitan Council equivalent is part of "Multi-Family Residential." A switch to a minimum average density of 20 units per acre is consistent with Metropolitan Council's standard for "Urban Center" communities.

MU: Mixed-Use (25-60 or 75 u/ac):

The Mixed-Use category is intended to allow for developments which combine residential, office, retail, and commercial uses through planned development. These uses may be mixed within the same building (vertical mixed use) or may be in separate buildings that are mixed within the same area (horizontal mixed use). Overall, throughout all mixed-use areas, 40% of development is expected to be residential. The exact mix of uses will depend on the site and will need to be sensitive to the development context. Mixed-use development within the Southview Hill area is expected to be of lesser scale than sites identified along Concord Street due to the size of remaining developable sites and the context of the surrounding neighborhood. A switch to a minimum average density of 25 units per acre is consistent with Metropolitan Council's standard for "Urban Center" communities.

High Density Residential

Due to the diverse nature of the City and the way South St. Paul developed it is not uncommon to find multi-family residential development mixed into a low density residential area or single-family zoning district. However, most of the intermixed multi-family buildings are grandfathered structures and could not be built in the same location today.

The intent for Multi-Family development is that this type of development be located along major roadways, at major intersections, and by large open spaces. The purpose of locating multi-family residential development in these locations is that:

- » It is consistent with Transit Oriented Development (TOD) and provides better access to public transit.
- » It provides a buffer between single-family residential property and commercial properties and traffic.
- » The large open spaces allow the perceived impact of the density from the multi-family residential development to be offset by the open space.

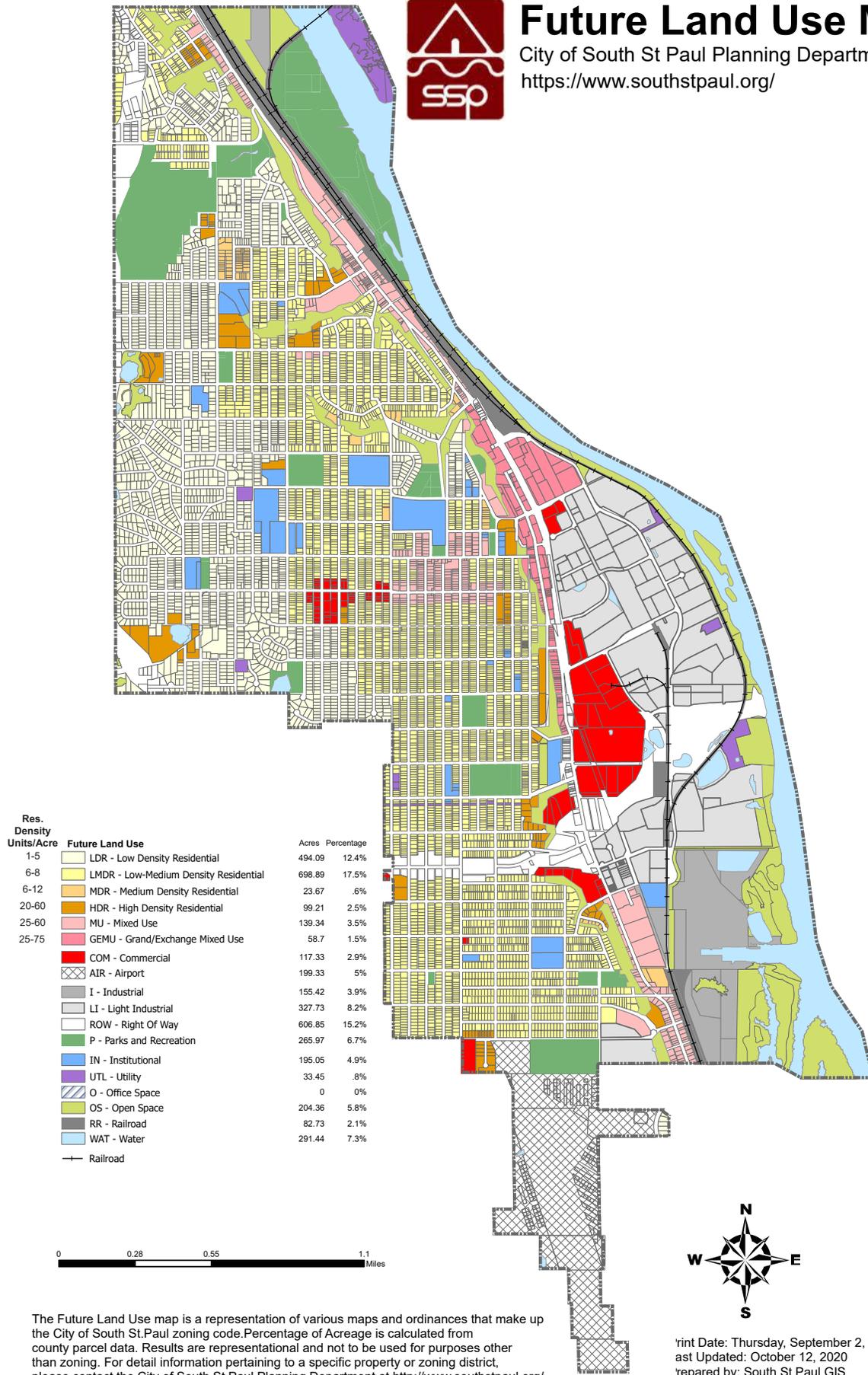
Additionally, exceptions should be made for the location of multi-family residential as an adaptive reuse of historic buildings listed on the National Register. Currently there are 3 buildings listed on the National Register, of which 2 are located in single family residential areas. These buildings are either too large or oddly configured to be effectively reused as single-family residential property. Preservation of these historic buildings is desirable and critical to preserving the character of the community. Due to the challenges adaptive reuse may present, allowing multi-family residential reuse of these existing structures provides a reasonable use which should be compatible with adjacent residential properties.

Figure 4.2: Future Land Use

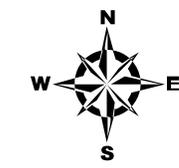


Future Land Use Map

City of South St Paul Planning Department
<https://www.southstpaul.org/>



The Future Land Use map is a representation of various maps and ordinances that make up the City of South St. Paul zoning code. Percentage of Acreage is calculated from county parcel data. Results are representational and not to be used for purposes other than zoning. For detail information pertaining to a specific property or zoning district, please contact the City of South St. Paul Planning Department at <http://www.southstpaul.org/>



Print Date: Thursday, September 2, 2021
 Last Updated: October 12, 2020
 Prepared by: South St Paul GIS

Table 4.2: Future Land Use 2040

Future Land Use	Gross Acres	%
LDR - Low Density Residential	494.09	12.4%
LMDR - Low-Medium Density Residential	698.89	17.5%
MDR - Medium Density Residential	23.67	0.6%
HDR - High Density Residential	99.21	2.5%
MU - Mixed Use	139.34	3.5%
GEMU-Grand/Exchange Mixed Use	58.7	1.5%
COM - Commercial	117.33	2.9%
AIR - Airport	199.33	5.0%
I - Industrial	155.42	3.9%
LI - Light Industrial	327.73	8.2%
ROW - Right of Way	606.85	15.2%
P - Parks and Recreation	265.97	6.7%
IN - Institutional	195.05	4.9%
UTL - Utility	33.45	0.8%
O - Office	0.00	0.0%
OS - Open Space	204.36	5.8%
RR - Railroad	82.73	2.1%
WAT - Water	291.44	7.3%
Total	3,993.56	100.00%

The maximum density in this category is 60 units per acre except in the Grand/Exchange Mixed-Use area the maximum density is 75 units per acre.

Mixed Use sites that include high density residential buildings should utilize the criteria listed above for multifamily development when siting buildings and use design to ensure that the proposed building is sensitive to the context of the development site.

COM: Commercial:

Includes retail sales/services, restaurants, hotels/motels, and for-profit entertainment/recreational facilities as well as general office buildings.

O: Office:

May include such uses as general office buildings, office-showrooms, research and development facilities, real estate offices, banks, and medical clinics.

LI: Light Industrial:

Includes office-warehouse, office-showroom, warehousing and storage, assembly and light manufacturing, utility installations, offices. Retail sales are also permitted as an accessory use on light industrial sites. Light Industrial uses are found throughout BridgePoint Business Park (the area bordered by Concord Street on the west, the Mississippi River on the east, and I-494 on the south) and also some properties south of I-494 in high visibility areas. Metropolitan Council equivalent is part of "Industrial".

I: Industrial:

Includes anything that could go into a light industrial area, as well as some remaining general industrial uses such as the barge/bulk terminal, warehousing and storage, and some railroad uses. Industrial uses are generally located to the south of I-494 and east of Concord Street. The Metropolitan Council equivalent is part of "Industrial".

AIR: Airport:

Public or Private airports and related activities including the restricted land or buffer area where development is prohibited. The airport area in South St. Paul is the entire Fleming Field Municipal Airport area. This area is generally located south of South Street and Airport Road, bordered by Henry Avenue and Airport Road on the east, 70th Street (Inver Grove Heights) on the south, and 5th Avenue/Carmen Avenue (Inver Grove Heights) on the west. The Metropolitan Council equivalent is "Airports".

IN: Institutional:

Includes educational facilities at all levels, cemeteries, religious facilities, social or health care facilities (excluding clinics), and administrative or service installations at all levels of government. The Metropolitan Council equivalent is "Institutional".

Phasing of Growth

Forecasted Growth

Thrive MSP 2040, established by the Metropolitan Council, includes forecasts for households, population and employment for the years 2020, 2030, and 2040. These forecasts were developed with input from the City of South St. Paul and are updated periodically. Forecasts are based on historic trends, 2010 Census data, current demographic data, annual monitoring of building permits, employment data and comprehensive plans. The ability of the City to accommodate the forecasts for population, households, and employment is explored below.

Table 4.3: Growth Forecasts

	2010	2016	2020	2030	2040
Population	20,160	20,407	20,800	21,600	22,000
Households	8,186	8,351	8,400	8,850	9,100
Employment	8,557	6,649	5,900	7,000	7,500

Source: HKGI, Metropolitan Council, South St. Paul (Dec. 2021). This table was updated in 2022 due to the Grand/Exchange Mixed Use Area Comprehensive Plan Amendment.

Staging of Development and Redevelopment

As a developed community, South St. Paul will most likely experience only a limited amount of growth through the year 2040. Most of the growth will occur through redevelopment as there are very few vacant, developable properties remaining in the city. Table 4.5 summarizes the anticipated household growth due to new development and redevelopment, and Table 4.6 shows anticipated growth in employment based on development.

Table 4.4: Anticipated Net Acres of Redevelopment Phasing

	2016-2020	2021-2030	2031-2040	Total
Future Land Use	Net Acres	Net Acres	Net Acres	Net Acres
Low Density Residential	0.0	0.0	0.0	0.0
Low-Medium Density Residential	0.0	0.0	0.0	0.0
Medium Density Residential	0.0	0.0	0.0	0.0
High Density Residential	0.0	2.8	0.0	2.8
Mixed Use	3.4	0	0	3.4
Grand/Exchange Mixed Use	0	8.6	20.9	29.5
Commercial	7.5	1.3	.4	9.2
Airport	0.0	0.0	0.0	0.0
Industrial	0.0	3.2	0.0	3.2
Light Industrial	9.2	0.0	2.8	12.0
Institutional	0.0	0.0	0.0	0.0
Office	0.0	0.0	0.0	0.0
Total	20.1	15.9	24.1	60.0

Note: This table was updated in 2022 due to the Grand/Exchange Mixed Use Area Comprehensive Plan Amendment.

As shown, the overall net density for new development in South St. Paul is likely to be above 20 units per acre for every decade, which exceeds the minimums for the community's urban center designation requirement. The range of new housing units also meets the projections for each decade. The amount of redevelopment is difficult to predict as it is hard to know the timing of the private sector, so these tables should be used as an indication on what is possible, and phasing when it is likely to occur, not required to occur. Most of the new housing units will be constructed in redevelopment projects as there are a limited number of undeveloped parcels.

Table 4.5: Potential Residential Unit Phasing

Future Land Use	Density (u/oc)		% Res	2016-2020		2021-2030		2031-2040		Total	
	Min	Max		Min Units	Max Units	Min Units	Max Units	Min Units	Max Units	Min Units	Max Units
Low Density Residential	1	5	100%	0	0	0	0	0	0	0	0
Low-Medium Density Residential	6	8	100%	0	0	0	0	0	0	0	0
Medium Density Residential	6	12	100%	0	0	0	0	0	0	0	0
High Density Residential	20	60	100%	0	0	56	167	0	0	56	167
Mixed Use	25	60	40%	34	82	0	0	0	0	34	82
Grand/Exchange Mixed Use	25	75	40%	0	0	86	258	209	627	295	885
Total				34	82	142	425	209	627	385	1,134
Total U/A				25.0		22.8		25.0		24.1	

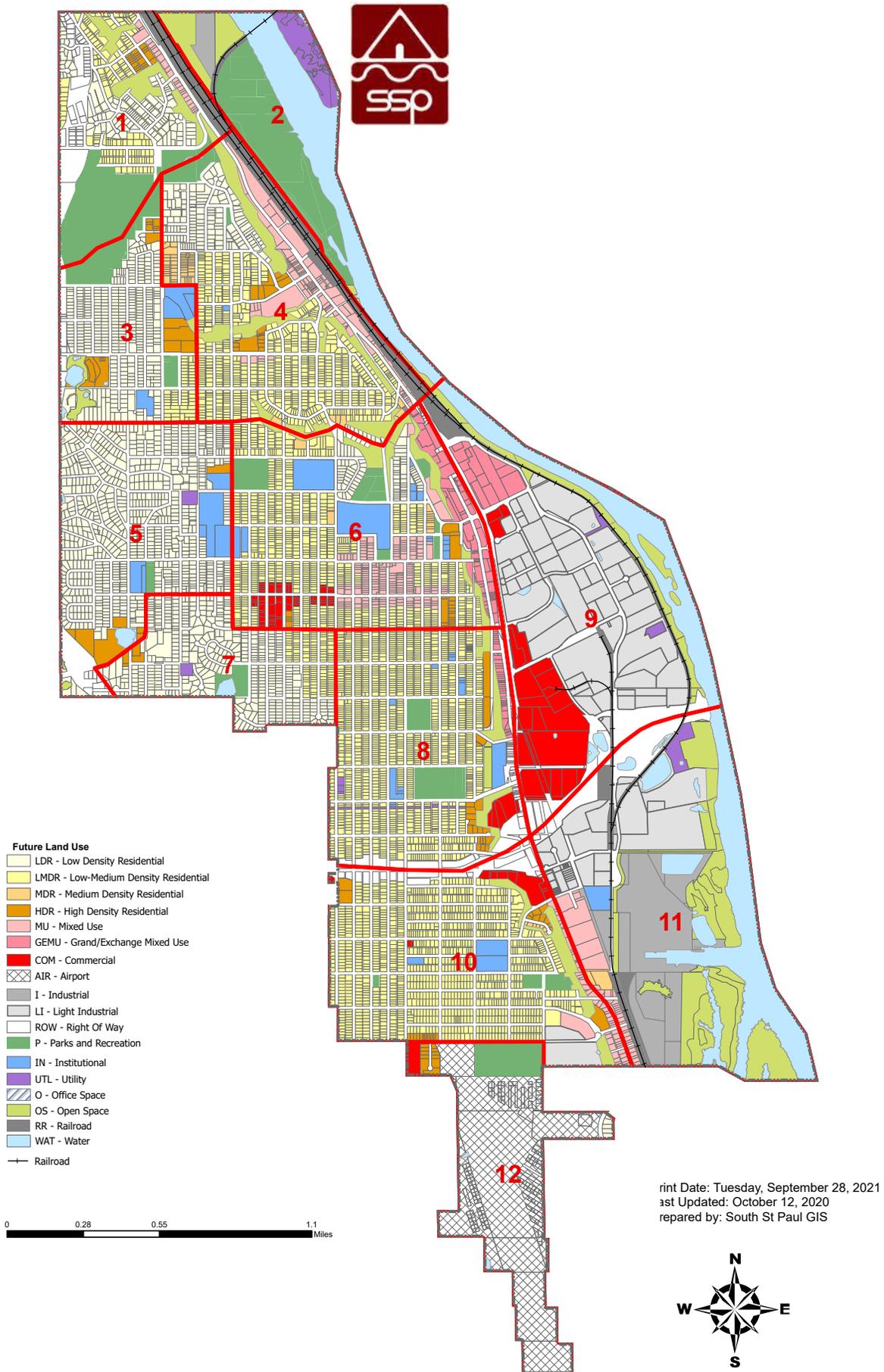
Note: This table was updated in 2022 due to the Grand/Exchange Mixed Use Area Comprehensive Plan Amendment.

Table 4.6: Potential Employment Phasing

Future Land Use	FAR		Sq. Ft./ Job	% Non-Res	2016-2020		2021-2030		2031-2040		Total	
	Min	Max			Min Jobs	Max Jobs						
Commercial	0.2	0.5	800	100%	67	67	14	36	4	11	86	114
Light Industrial	0.2	0.4	1,500	100%	65	65	0	0	16	32	81	97
Industrial	0.3	0.5	1,500	100%	0	0	28	47	0	0	28	47
Institutional	0.1	0.3	1,200	100%	0	0	0	0	0	0	0	0
Office	0.2	0.5	600	100%	0	0	0	0	0	0	0	0
Mixed Use	0.5	0.7	700	60%	19	19	0	0	0	0	19	19
Grand/Exchange Mixed Use	0.5	0.7	700	60%	0	0	160	224	390	546	550	770
Total					151	151	202	307	410	589	764	1,047

Note: This table was updated in 2022 due to the Grand/Exchange Mixed Use Area Comprehensive Plan Amendment.

Figure 4.3: Planning Districts



The Metropolitan Council has selected the four-person household thresholds as a general measurement for affordable housing needs at each income level. This allocation of affordable housing need is calculated based on a variety of factors:

- » Projections of growth of households experiencing housing cost burden
- » Current supply of existing affordable housing, whether subsidized or naturally occurring
- » Disparity of low-wage jobs and housing for low-wage households within a community

Through these calculations, the Metropolitan Council has determined the Affordable Housing Need Allocation for South St. Paul between now and 2030, as shown in Table 6.11.

The way that communities accomplish this affordable housing allocation is by designating adequate vacant land or redevelopable land at minimum densities (units/acre) that are high enough for affordable housing to be an option. Essentially, the more units/acre allowed on a site, the less cost per unit to be built, which makes the development an option for affordable housing developers as well as market-rate developers. The affordable housing allocation does not mean that the City must force the building of this many affordable units by 2030. Rather, through future land use guidance, the City needs to ensure that the opportunity for affordable housing exists by having adequate vacant or redevelopable land guided for higher densities to meet the stated share.

In order to determine if South St. Paul can achieve the calculated number of units, we need to determine which South St. Paul residential future land use designations count towards Affordable Housing Allocation need. According to the Metropolitan Council, any residential future land use designation that has a minimum density of six units per acre or more can count towards affordable housing allocation calculations for AMI 51%-80% and any future land uses with minimum densities of 12 units per acre or higher may count towards the allocation for AMI at or below 50%. Table 6.12 features all residential future land use designations with at least 8 units/acre for South St. Paul and their minimum units per acre.

Table 6.11: Affordable Housing Need Allocation 2021-2030

Household Income Level	# of Units
At or below 30% AMI	50
30 to 50% AMI	7
51 to 80% AMI	44
Total Units	101

Source: Metropolitan Council, December 2021. This table was updated in 2022 due to the Grand/Exchange Mixed Use Area Comprehensive Plan Amendment.

Table 6.12: Affordable Housing Potential, 2021-2030

Future Land Use	Density (u/ac)		% Res	Net Acres	2021-2030	
	Min	Max			Min Units	Max Units
High Density Residential	20	60	100%	2.8	56	167
Mixed Use	25	60	40%	3.4	34	82
Grand/Exchange Mixed Use	25	75	40%	8.6	86	258
Total				14.8	176	507

Note: This table was updated in 2022 due to the Grand/Exchange Mixed Use Area Comprehensive Plan Amendment.

Traffic Analysis Zones

The City is divided into 20 Traffic Analysis Zones (TAZ's) (Figure 7.5). The purpose of these traffic analysis zones are to allocate levels of traffic to roadways based on land uses within each TAZ. Based on the amount of vacant developable land within each TAZ, portions of the household, population, and employment forecasts are also allocated to each TAZ.

Table 7.6: Socioeconomic Forecasts by Transportation Analysis Zones

TAZ	2016 (Est.)			2020			2030			2040		
	POP	HH	EMP									
2,096	87	33	0	85	33	0	79	33	0	77	33	0
427	0	0	0	0	0	0	0	0	0	0	0	0
428	877	360	3	893	360	3	871	360	3	850	360	3
429	2,230	933	347	2,311	932	350	2,658	1,105	435	2,663	1,130	472
430	9	4	210	10	4	210	10	4	245	102	44	298
431	1,425	631	228	1,562	630	230	1,584	659	265	1,641	701	320
432	1,398	597	300	1,481	597	300	1,501	620	310	1,551	661	367
433	1,607	674	99	1,669	673	105	1,629	673	105	1,588	673	105
434	1,139	440	51	1,099	439	56	1,062	439	56	1,036	439	56
435	1,256	505	2	1,252	505	2	1,215	505	2	1,192	505	2
439	0	0	0	0	0	0	0	0	0	0	0	0
442	0	0	0	0	0	0	0	0	0	0	0	0
443	3,673	1,468	170	3,632	1,463	179	3,540	1,463	179	3,457	1,465	188
444	3,609	1,526	1,045	3,936	1,587	1,053	3,902	1,612	1,080	3,824	1,620	1,091
445	0	0	3,215	0	0	3,315	0	0	3,322	194	84	3,433
446	135	58	469	136	55	488	133	55	488	279	121	575
447	2,077	860	333	2,133	860	333	2,081	860	333	2,073	878	357
448	552	231	0	574	231	0	559	231	0	545	231	0
457	74	26	177	65	26	177	63	26	177	115	50	232
458	12	5	0	12	5	0	12	5	0	12	5	0
Total	20,160	8,351	6,649	20,850	8,400	6,800	20,900	8,650	7,000	21,200	9,000	7,500

All of the City's 20 traffic analysis zones are projected to generally see equal increases in traffic by the year 2040. In general, traffic levels on the City local, county, and state roads are projected to increase by approximately 25% by the year 2040 (Figure 7.6 and Figure 7.7). These forecasts are based on data included in Dakota County's Comprehensive Transportation Plan as part of the 2040 Comprehensive Plan Update. The projected increase is a planning-level estimate, which can change over time.

Overall, the City contains only small, scattered areas of vacant land suitable for residential development. Additionally there are some areas of the city planned for mixed-use residential development. Limited impact will be felt on adjacent roadways from this proposed residential development.

Note: In 2022 the City's forecasts were revised due to the Grand/Exchange Mixed Use Area Comprehensive Plan Amendment. The following are the new projections. The TAZ forecasts have not been revised to reflect these adjustments.

	2020	2030	2040
Population	20,800	21,600	22,000
Households	8,400	8,850	9,100
Employment	5,900	7,000	7,500

Water Supply

System Description and Evaluation

The City's water supply is provided by seven wells that were drilled between 1937 and 1975; no production wells have been constructed within the last ten years. Four of the wells have undergone significant rehabilitation (#1, #4, #7, and #8) and one has been re-cased and redeveloped. Well number nine (an eighth well) has been taken off line and been disconnected from the system. All ground water is taken from the Jordan aquifer. Each well has its own pumphouse, and water treatment is provided there. Pumphouse five does not have a well, it contains only booster pumps. Total production capacity is approximately 15.6 MGD.

In addition to the seven wells that provide the City with water, there are four storage facilities: 1) two elevated steel tanks, 2) one ground level steel tank, and 3) one ground level concrete tank (Map 20). The total storage capacity of these tanks is 3.15 MG. These tanks are used to store water during low demand and release water during high demand periods, a fire event, or emergency situation.

The City's water supply system is divided into two different pressure zones. There are interconnections with altitude valves between the two pressure zones.

The City has service agreements with the City of St. Paul to provide water service to several properties on the north end of the City (<https://www.southstpaul.org/409/Comprehensive-Plan>).

Future Demand - Water Supply System

As discussed previously, the Metropolitan Council estimates that the City could see an increase in the population of approximately 700 additional persons and an increase in its employment base of approximately 850 jobs. The City has adequate capacity to meet the demand to the year 2040 (Table 8.1).

Table 8.1: Projected Water Demand

Year	Projected Total Population	Projected Population Served	Projected Total Per Capita Water Demand (GPCD)	Projected Average Daily Demand (MGD)	Projected Maximum Daily Demand (MGD)
2018	20,513	20,498	126.4	2.6	4.5
2020	20,850	20,832	126.4	2.6	4.6
2030	20,900	20,882	126.4	2.6	4.6
2040	21,200	21,182	126.4	2.7	4.6

GPCD - Gallons per Capita per Day MGD - Million Gallons per Day

Note: In 2022 the City's forecasts were revised due to the Grand/Exchange Mixed Use Area Comprehensive Plan Amendment. The following are the new projections. Revisions to projected water demand have not been made.

	2020	2030	2040
Population	20,800	21,600	22,000
Households	8,400	8,850	9,100
Employment	5,900	7,000	7,500

Figure 8.3: MCES Sanitary Sewer Areas

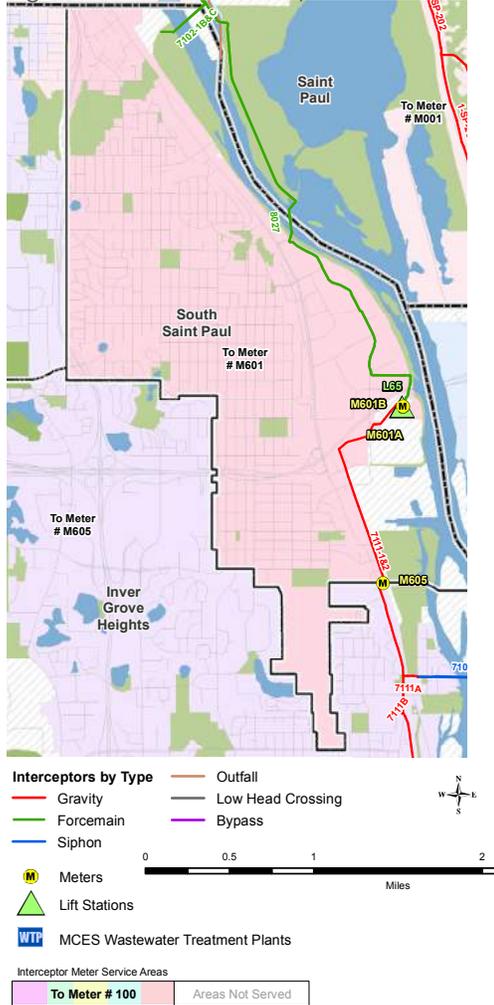


Table 8.8: MCES Flow Variation Factors for Sewer Design

Average Flow (MGD)	Peak Factor
0.00-0.11	4.0
0.12-0.18	3.9
0.19-0.23	3.8
0.24-0.29	3.7
0.30-0.39	3.6
0.40-0.49	3.5
0.50-0.64	3.4
0.65-0.79	3.3
0.80-0.99	3.2
1.00-1.19	3.1
1.20-1.49	3.0
1.50-1.89	2.9
1.90-2.29	2.8
2.30-2.89	2.7
2.90-3.49	2.6

Source: Met. Council 2040 Water Resources Policy Plan

The other 90% of the City’s flow is conveyed through the City’s sanitary sewer system and flows directly into the L65 lift station from an existing trunk line north of I-494. It is estimated that in 2040 this portion of the system will serve 8,096 households and 6,021 employees. The City does not need any new connection points to the MCES system as the City is almost completely developed and the existing connection points are sufficient.

A majority of the City’s sanitary sewer system was originally designed and sized as a combined storm sewer and sanitary sewer. In the late 1980’s and 1990’s projects were undertaken to separate most of the City’s combined system. In nearly all of these projects storm water was removed from the existing system through the installation new storm sewer pipes and the existing pipe network was converted to a sanitary only system. Due to that fact and the developed nature of the community there is sufficient capacity within the existing system to serve the City based on future flow projections without City trunk sewer expansions or new connections to the MCES Interceptor system.

Table 8.7: Flow Conveyance

Flow Conveyance	2040 Household	2040 Employment
L65 through City’s 48” sewer pipe	8,096	6,021
MCES Interceptor 7111	899	669

Table 8.9: Sewer Allocation Forecast (WWTP)

	2010	2020	2030	2040
Sewered				
Population	20,148	20,838	20,888	21,188
Households	8,181	8,395	8,645	8,995
Employment	7,743	5,990	6,190	6,690
Unsewered				
Population	12	12	12	12
Households	5	5	5	5
Employment	814	810	810	810
Total				
Population	20,160	20,850	20,900	21,200
Households	8,186	8,400	8,650	9,000
Employment	8,557	6,800	7,000	7,500

Source: HKGI, Metropolitan Council, South St. Paul (Dec. 2019)

Note: In 2022 the City’s forecasts were revised due to the Grand/Exchange Mixed Use Area Comprehensive Plan Amendment. The following are the new projections. Revisions to projected sanitary sewer flows have not been made.

	2020	2030	2040
Population	20,800	21,600	22,000
Households	8,400	8,850	9,100
Employment	5,900	7,000	7,500

December 27, 2021

ATTACHMENT B

METROPOLITAN COUNCIL

APPROVAL LETTER

Michael Healy, City Planner
City of South St. Paul
125 3rd Avenue North
South St. Paul, MN 55075

RE: City of South St. Paul – Grand/Exchange Mixed Use Area Comprehensive Plan Amendment – Post Council Action

Metropolitan Council Review File No. 22398-2
Metropolitan Council District No. 13

Dear Michael Healy:

At its meeting on December 22, 2021, the Metropolitan Council reviewed the City's comprehensive plan amendment, based on the staff report (attached). The amendment changes the City's future land use map and text associated with 58.7 acres guided as Mixed Use. It designates the identified sites as the Grand/Exchange Mixed Use Area. The new category will have a density range of 25 to 75 units/acre. The amendment site is located along Concord Street South between the Mississippi River and the bluffs in the central part of the city. The purpose of the amendment is to steer residential growth in this area in alignment with the 2040 Comprehensive Plan and the Hardman Triangle Small Area Plan. The amendment does not impact other mixed-use areas within the city.

The Council found that the amendment conforms to the regional system plans for transportation, wastewater, and parks; is consistent with Thrive MSP 2040 and Council policies and consistent with Council forecasts with proposed changes; and is compatible with the plans of adjacent jurisdictions. The amendment adjusts forecasts upwards and is accompanied by a revision to the City's affordable housing allocation for the 2021-2030 decade as identified in the attached Review Record. Therefore, the City may place the amendment into effect. Please refer to the advisory comments regarding Wastewater Service that are contained in the Review Record.

A copy of the staff report to the Council is attached for your records. The Council will append the amendment, submission form and supplemental information to the City's plan in the Council's files. If you have any questions regarding the review please contact Patrick Boylan, Principal Reviewer at 651-602-1438 or via email at patrick.boylan@metc.state.mn.us.

Sincerely,

Michael D. Larson for

Angela R. Torres, AICP, Manager
Local Planning Assistance

Attachment

CC: Tod Sherman, Development Reviews Coordinator, MnDOT Metro
Chai Lee, Metropolitan Council District No. 13

Patrick Boylan, Sector Representative/Principal
Reviewer Reviews Coordinator

N:\CommDev\LPA\Communities\South St. Paul\Letters\South St. Paul 2021 Grand-Exchange Mixed Use Area CPA Post Council
Action 22398-2.docx



City Council Agenda

Date: 10/18/2021

Department: Community Development- Planning

Prepared by: Michael Healy, City Planner

Administrator: _____

Agenda Item: A Comprehensive Plan Amendment to Raise the Maximum Density for Mixed-Use Development in the Concord Exchange/Grand Avenue Area

Action to be considered:

Approve Resolution 2021-159 approving a comprehensive plan amendment that would raise the maximum density for mixed-use development in the Concord Exchange/Grand Avenue area to 75 units per acre.

Overview:

Application

The City Council requested that City Staff bring forward this comprehensive plan amendment following a discussion at a City Council Worksession on July 26, 2021.

Background

In recent years, the City Council has directed Staff to consider “up the hill” and “down the hill” as two separate character areas when it comes to planning for economic development:

- **“Up the Hill:”** Residents like the existing look and feel of the neighborhoods “up the hill” and want to see that existing character maintained and enhanced. There is a general feeling that larger-scale, multi-story developments are not always a good fit for these established single- and two-story neighborhoods.
- **“Down the Hill.”** Residents want to see more activity down on Concord Exchange, Concord Street, at the Hardman Triangle, and better connections to the Mississippi River. They want to see restaurants and retail and they understand that the best way to attract new amenities is to have more people living down the hill to support new businesses. There is a general feeling that new larger-scale, multi-story developments belong “down the hill.”

The City Council and EDA/HRA have spent decades preparing land on Concord Exchange for mixed-use redevelopment. The EDA already owns a significant amount of land and is in the process of assembling the Hardman Triangle as a future mixed-use redevelopment opportunity. The EDA achieves redevelopment by partnering with private sector real estate developers. Developers looking to bring projects to South St. Paul must study the real estate market and also study the City Code and Comprehensive Plan to determine whether they will be able to build the type of project that the market will support. Several developers have informed City Staff that the 2040 Comprehensive Plan’s density regulations make it very difficult (and in some cases impossible) to create the type of development that the City Council wants to see “down the hill.”

Issues with Comprehensive Plan Guidelines for “Down the Hill”

The City adopted a new comprehensive plan in 2020. While many sections of the comprehensive plan were directly shaped by local residents and policymakers, some parts of the plan were required by the Metropolitan Council to be written a certain way. The Metropolitan Council has a number of mathematical formulas that they use to calculate what types of minimum density requirements each city in the region will be required to add to their comprehensive plans. The Metropolitan Council considers South St. Paul an ‘urban center’ community along with West St. Paul, Richfield, Hopkins, St. Louis Park, Columbia Heights, Saint Paul, and Minneapolis.

In order to comply with the Metropolitan Council’s minimum density requirements, the City added the following provisions to its 2040 Comprehensive Plan in Chapter 4: Land Use:

1. New development in areas that are guided “High Density Residential” must have a minimum density of 20 units per acre. *The City has also set a ‘maximum density’ of 60 units per acre in these areas.*
2. New development in areas that are guided “Mixed Use” must have a minimum density of 25 units per acre. *The City has also set a ‘maximum density’ of 60 units per acre in these areas.*

The existing standards were written as a “one size fits all” rule and apply to all of South St. Paul. The standards are a good fit for the neighborhoods “up the hill” where the City really does not want to see new large multifamily buildings unless they can be designed to complement the character of the established neighborhoods. The standards are in direct conflict with the type of development that the City Council and the EDA want to see “down the hill.” The City wants to attract modern high-quality multifamily development to this area. These developments typically have structured parking and many have premium amenities such as swimming pools, lounges, fitness centers, and rooftop decks. It is generally not possible to build this type of housing product with a maximum density of 60 units per acre. Staff would note the following:

- Bill Beard, the developer of “The Yards,” and Max Heitzmann, the developer of “The Drover”, have indicated that modern apartment buildings with premium amenities and structured parking generally must have a minimum density of 64-68 units per acre. According to these developers, this is a minimum threshold that needs to be met in order to make this kind of project “pencil out”, and these projects are not usually possible at lower densities.
- “The Yards” could only be approved because the City was able to count some of the bluff area next to the development site when calculating the total density of the project. Otherwise, the project would exceed the 60-unit per acre density limit. *The City will not be able to use this strategy on the Hardman Triangle since there is no adjacent bluff area there. The 60-unit per acre maximum will make it very difficult to attract developers to redevelop the Hardman Triangle.*
- Development costs – particularly underbuilding parking – are generally fixed costs that directly impact the income that will be required to make a project economically viable. In Cities like South St. Paul that are mostly/fully developed and have scarce land resources, underbuilding parking is the smart option versus dedicating numerous acres to surface parking lots. This drives construction costs higher, which in turn requires additional income (i.e. more units) to be economically viable.
- Vertical mixed-use buildings, which are generally buildings that have retail/commercial **space**

on the street level and residential units above, are challenging to finance in even the strongest retail markets. For these to be viable in South St. Paul – unless market and lending dynamics significantly change – the income a developer/owner can generate on the residential component of a project will be paramount, because essentially the residential will need to “subsidize” the first-floor retail to pass underwriting.

- In most other inner-ring suburbs, the comprehensive plan differentiates between different mixed-use areas. There is not a “one-size-fits-all” maximum density rule that applies citywide.
- Most other inner-ring suburbs that are trying to attract modern apartment buildings with premium amenities to their mixed-use areas have at least 75 units per acre as their maximum density in the areas where they are trying to steer the development of new multifamily buildings.
 - St. Louis Park has a 75 units per acre maximum in some mixed-use districts and a 125 units per acre maximum in other mixed-use districts.
 - Richfield has a 75 units per acre maximum in some mixed-use districts and a 150 units per acre maximum in other mixed-use districts.
 - Hopkins has a 60 units per acre maximum in some mixed-use districts and a 100 units per acre maximum in other mixed-use districts.
 - Edina has a 75 units per acre maximum in some mixed-use districts and a 150 units per acre maximum in other mixed-use districts.

Proposed Comprehensive Plan Amendment

The proposed comprehensive plan amendment would:

- Update the future land use map to shade the mixed-use areas along Concord Exchange and on the Hardman Triangle a dark pink. The dark pink area will be called “Grand/Exchange Mixed-Use.” Properties in the Grand/Exchange Mixed-Use area will have a maximum density of 75 units per acre. *All other mixed-use areas will continue to be capped at 60 units per acre.*
- Update tables in the Land Use Chapter to reflect the fact that 58.7 acres of “mixed use” land within city limits now has a higher maximum density which will likely result in additional housing units.

Metropolitan Council Feedback

Staff reviewed the proposal with South St. Paul’s Metropolitan Council sector rep. He expects that the Metropolitan Council will approve the proposed amendment as there appears to be sufficient sewer capacity in the affected areas to accommodate additional housing units.

Comments from Affected Jurisdictions

The Metropolitan Council requires the City to send out a notice of the proposed comprehensive plan amendment to adjacent affected jurisdictions. A notice was sent out in August and the City has

received “no comment” responses from Newport, Inver Grove Heights, West St. Paul, the South St. Paul School District, and Dakota County.

Planning Commission Public Hearing

The Planning Commission held a public hearing at their meeting on October 6th. The City did not receive any comments aside from the “no comment” responses from the adjacent jurisdictions.

Following a brief discussion, the Planning Commission approved a resolution recommending approval of the proposed comprehensive plan amendment with a 6-1 vote with Commissioner Felton casting a dissenting vote against the amendment.

Staff Recommendation

Staff recommends approval of the proposed comprehensive plan amendment. It will not be possible to realize the City’s economic development goals without the adoption of the proposed amendment.

Source of Funds: NA

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NUMBER 2021-159

A RESOLUTION APPROVING AN UPDATE TO THE 2040 COMPREHENSIVE PLAN TO INCREASE THE MAXIMUM DENSITY IN THE GRAND/EXCHANGE MIXED-USE AREA TO 75 UNITS PER ACRE AND AUTHORIZING SUBMITTAL TO THE METROPOLITAN COUNCIL FOR REVIEW

WHEREAS, the City of South St. Paul enacted its 2040 Comprehensive Plan on October 19, 2020 following the Metropolitan Council’s approval of the plan at their regular meeting on September 23, 2020; and

WHEREAS, the South St. Paul 2040 Comprehensive Plan currently establishes a maximum density of 60 units per acre for all areas that are guided as “Mixed-Use” on the future land use map; and

WHEREAS, a mixed-use area along Concord Exchange and on the Hardman Triangle superblock has been identified as a key redevelopment area and the South St. Paul City Council has approved the Hardman Triangle Plan which calls for mixed-use redevelopment of the superblock with multistory mixed-use apartment buildings; and

WHEREAS, the South St. Paul City Council has initiated a comprehensive plan amendment to raise the maximum density to 75 units per acre in this 58.7-acre key redevelopment area which has been mapped out and labeled Grand/Exchange Mixed Use on the proposed updated future land use map; and

WHEREAS, the City of South St. Paul notified all adjacent governmental units and affected special districts and school districts of the proposed increase in maximum density in an email that was distributed on August 23, 2021; and

WHEREAS, the Planning Commission held a public hearing for the proposed comprehensive plan amendment at their regular meeting on October 21, 2021. After considering the amendment and all public comments, they recommended approval of the amendment with a 6-1 vote; and

WHEREAS, the City of South St. Paul understands that the Metropolitan Council may issue advisory comments as part of an approval and that some tables throughout the comprehensive plan may need to be updated to reflect a possible increase in housing unit production that may result from the increase in maximum density; and

WHEREAS, Minnesota Statutes section 473.858 requires a local governmental unit to submit proposed comprehensive plan amendments to the Metropolitan Council following recommendation by the planning commission and after consideration but before final approval by the governing body of the local governmental unit.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of South St. Paul, Minnesota as follows:

1. The City Planner is directed to submit the comprehensive plan amendment increasing the maximum density in the Grand/Exchange Mixed Use to 75 units per acre to the Metropolitan Council for review.
2. The City Planner shall work with the Metropolitan Council to update those tables and exhibits throughout the comprehensive plan that may need to be updated due to the increase in maximum density.
3. The City Planner shall work with the City's consultants to replace the various district maps in the 2040 Comprehensive Plan's Land Use Chapter with updated maps that show the correct colors for future land use.

Adopted this 18th day of October, 2021

City Clerk

ATTACHMENTS

- A- Existing Future Land Use Map
- B- Proposed Future Land Use Map
- C- Proposed Text Amendments to Land Use Chapter

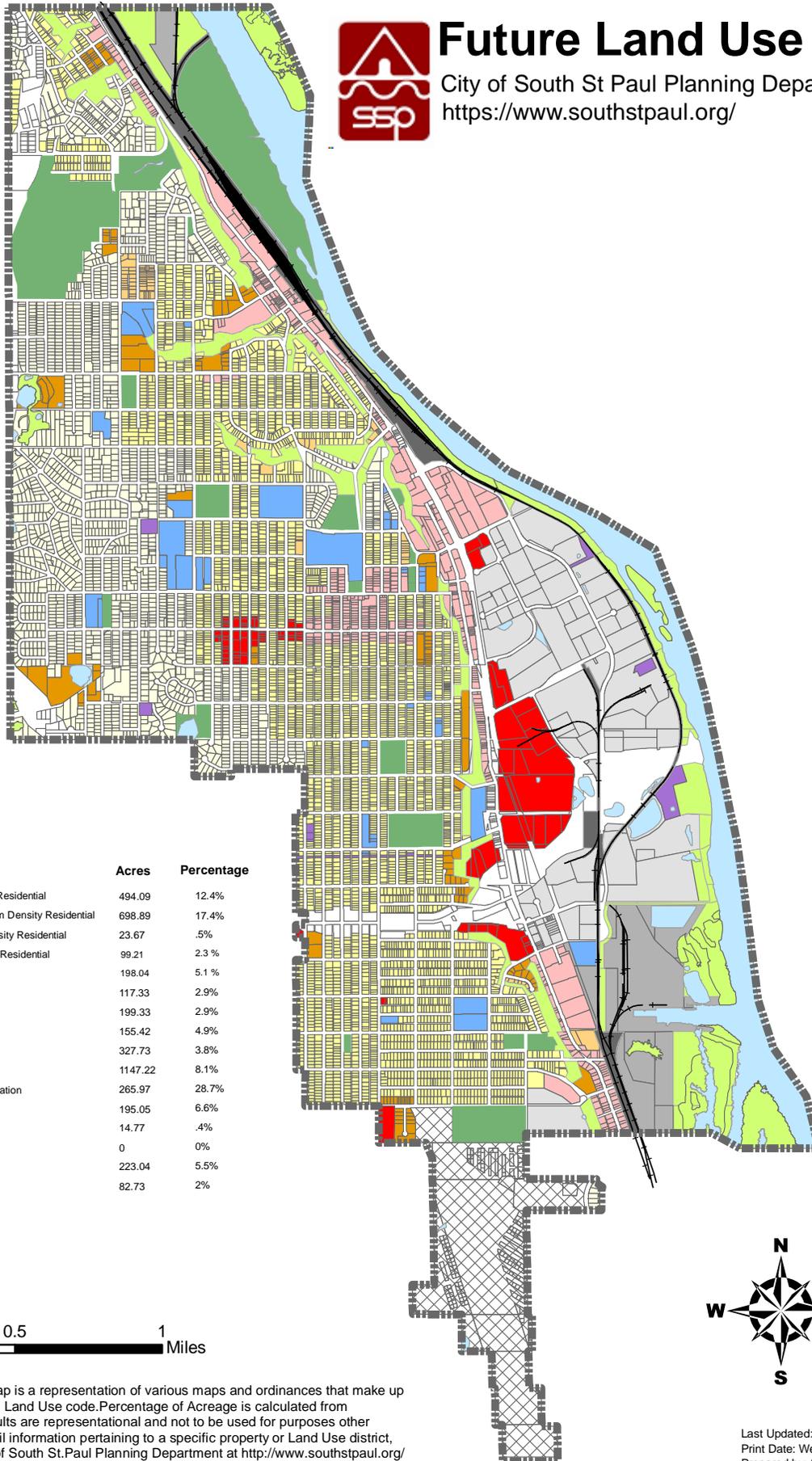
**ATTACHMENT A
EXISTING FUTURE LAND USE MAP**

Figure 4.2: Future Land Use

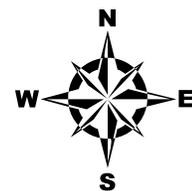
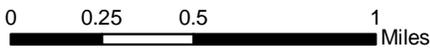


Future Land Use Map

City of South St Paul Planning Department
<https://www.southstpaul.org/>



Future Land Use	Acres	Percentage
LDR - Low Density Residential	494.09	12.4%
LMDR - Low-Medium Density Residential	698.89	17.4%
MDR - Medium Density Residential	23.67	.5%
HDR - High Density Residential	99.21	2.3%
MU - Mixed Use	198.04	5.1%
COM - Commercial	117.33	2.9%
AIR - Airport	199.33	2.9%
I - Industrial	155.42	4.9%
LI - Light Industrial	327.73	3.8%
ROW - Right Of Way	1147.22	8.1%
P - Parks and Recreation	265.97	28.7%
IN - Institutional	195.05	6.6%
UTL - Utility	14.77	.4%
O - Office	0	0%
OS - Open Space	223.04	5.5%
RR - Railroad	82.73	2%
WAT - Water		
Railroad		



The Future Land Use map is a representation of various maps and ordinances that make up the City of South St.Paul Land Use code.Percentage of Acreage is calculated from county parcel data. Results are representational and not to be used for purposes other than Land Use. For detail information pertaining to a specific property or Land Use district, please contact the City of South St.Paul Planning Department at <http://www.southstpaul.org/>

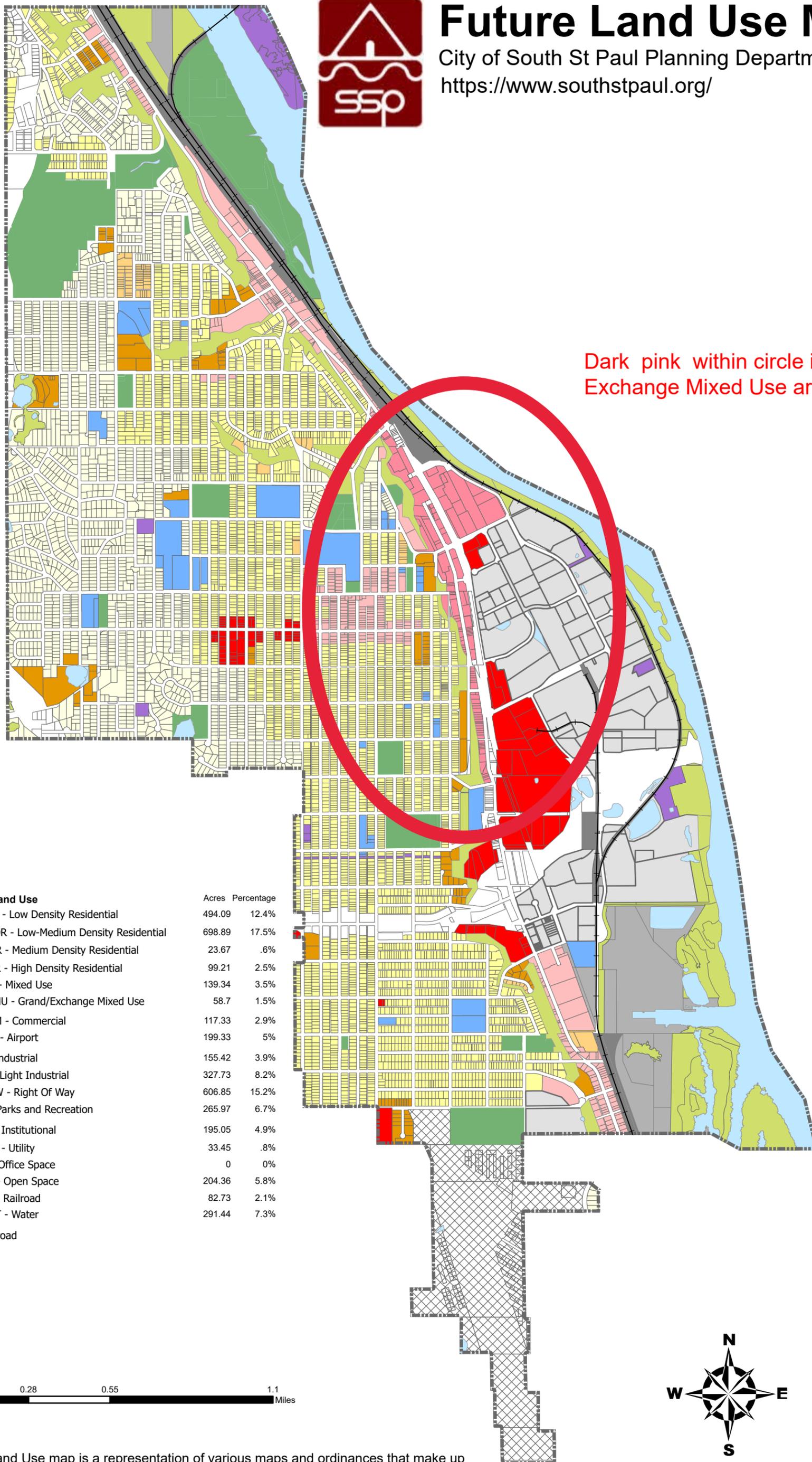
Last Updated: March 6, 2019
 Print Date: Wednesday, November 27, 2019
 Prepared by: South St Paul GIS

ATTACHMENT B
PROPOSED FUTURE LAND USE MAP



Future Land Use Map

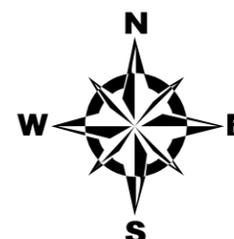
City of South St Paul Planning Department
<https://www.southstpaul.org/>



Dark pink within circle is Grand/
Exchange Mixed Use area

Future Land Use

Future Land Use	Acres	Percentage
LDR - Low Density Residential	494.09	12.4%
LMDR - Low-Medium Density Residential	698.89	17.5%
MDR - Medium Density Residential	23.67	.6%
HDR - High Density Residential	99.21	2.5%
MU - Mixed Use	139.34	3.5%
GEMU - Grand/Exchange Mixed Use	58.7	1.5%
COM - Commercial	117.33	2.9%
AIR - Airport	199.33	5%
I - Industrial	155.42	3.9%
LI - Light Industrial	327.73	8.2%
ROW - Right Of Way	606.85	15.2%
P - Parks and Recreation	265.97	6.7%
IN - Institutional	195.05	4.9%
UTL - Utility	33.45	.8%
O - Office Space	0	0%
OS - Open Space	204.36	5.8%
RR - Railroad	82.73	2.1%
WAT - Water	291.44	7.3%
— Railroad		



The Future Land Use map is a representation of various maps and ordinances that make up the City of South St.Paul zoning code.Percentage of Acreage is calculated from county parcel data. Results are representational and not to be used for purposes other than zoning. For detail information pertaining to a specific property or zoning district, please contact the City of South St.Paul Planning Department at <http://www.southstpaul.org/>

Print Date: Thursday, September 2, 2021
Last Updated: October 12, 2020
Prepared by: South St Paul GIS

ATTACHMENT C
PROPOSED TEXT AMENDMENTS TO LAND USE CHAPTER

Future Land Use Designations

LDR: Low Density Residential (1-5 u/ac):

Low-Density Residential allows single-family detached homes and low density attached units such as duplexes and twin homes. Low Density Residential development ranges from 1 to 5 units per acre. The Metropolitan Council equivalent is "Single Family."

LMDR: Low-Medium Density Residential (6-8 u/ac):

Low-Medium Density Residential allows single-family detached homes and low-density attached units such as duplexes and twin homes within this land use category. The Metropolitan Council equivalent is part of "Single Family Residential" and part of "Multi-Family Residential." Low-Medium Density Residential ranges from 6 to 8 units per acre.

MDR: Medium Density Residential (6-12 u/ac):

Medium Density Residential includes attached housing (townhomes and small apartment buildings), small lot detached townhomes, and manufactured housing (mobile homes) within the one existing manufactured home park (Healy Park). Single family and duplex units are also permitted within this land use category. Medium Density Residential ranges from 6 to 12 units per acre.

HDR: High Density Residential (20-60 u/ac):

High Density Residential includes dwellings other than single-family detached houses at densities from 20 units to 60 units per acre in the base zoning district, such as; larger attached townhomes, apartments, and condominiums generally in a stacked or attached configuration. Densities above 20 units should be guided through development specific plans such as Planned Unit Developments (PUD's) or as Conditional Uses (CUP's). The Metropolitan Council equivalent is part of "Multi-Family Residential." A switch to a minimum average density of 20 units per acre is consistent with Metropolitan Council's standard for "Urban Center" communities.

MU: Mixed-Use (25-60 or 75 u/ac):

The Mixed-Use category is intended to allow for developments which combine residential, office, retail, and commercial uses through planned development. These uses may be mixed within the same building (vertical mixed use) or may be in separate buildings that are mixed within the same area (horizontal mixed use). Overall, throughout all mixed-use areas, 40% of development is expected to be residential. The exact mix of uses will depend on the site and will need to be sensitive to the development context. Mixed-use development within the Southview Hill area is expected to be of lesser scale than sites identified along Concord Street due to the size of remaining developable sites and the context of the surrounding neighborhood. A switch to a minimum average density of 25 units per acre is consistent with Metropolitan Council's standard for "Urban Center" communities. The maximum density in this category is 60 units per acre except in the Grand/Exchange Mixed-Use area the maximum density is 75 units per acre.

High Density Residential

Due to the diverse nature of the City and the way South St. Paul developed it is not uncommon to find multi-family residential development mixed into a low density residential area or single-family zoning district. However, most of the intermixed multi-family buildings are grandfathered structures and could not be built in the same location today.

The intent for Multi-Family development is that this type of development be located along major roadways, at major intersections, and by large open spaces. The purpose of locating multi-family residential development in these locations is that:

- » It is consistent with Transit Oriented Development (TOD) and provides better access to public transit.
- » It provides a buffer between single-family residential property and commercial properties and traffic.
- » The large open spaces allow the perceived impact of the density from the multi-family residential development to be offset by the open space.

Additionally, exceptions should be made for the location of multi-family residential as an adaptive reuse of historic buildings listed on the National Register. Currently there are 3 buildings listed on the National Register, of which 2 are located in single family residential areas. These buildings are either too large or oddly configured to be effectively reused as single-family residential property. Preservation of these historic buildings is desirable and critical to preserving the character of the community. Due to the challenges adaptive reuse may present, allowing multi-family residential reuse of these existing structures provides a reasonable use which should be compatible with adjacent residential properties.

Table 4.2: Future Land Use 2040

Future Land Use	Gross Acres	%
LDR - Low Density Residential	494.09	12.4%
LMDR - Low-Medium Density Residential	698.89	17.5%
MDR - Medium Density Residential	23.67	0.6%
HDR - High Density Residential	99.21	2.5%
MU - Mixed Use	198.04 <u>139.34</u>	5.0% <u>3.5%</u>
<u>GEMU-Grand/Exchange Mixed Use</u>	<u>58.7</u>	<u>1.5%</u>
COM - Commercial	117.33	2.9%
AIR - Airport	199.33	5.0%
I - Industrial	155.42	3.9%
LI - Light Industrial	327.73	8.2%
ROW - Right of Way	606.85	15.2%
P - Parks and Recreation	265.97	6.7%
IN - Institutional	195.05	4.9%
UTL - Utility	33.45	0.8%
O - Office	0.00	0.0%
OS - Open Space	204.36	5.8%
RR - Railroad	82.73	2.1%
WAT - Water	291.44	7.3%
Total	3,993.56	100.00%

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NUMBER 2022-12

A RESOLUTION ENACTING AN AMENDMENT TO THE 2040 COMPREHENSIVE PLAN TO ESTABLISH THE GRAND/EXCHANGE MIXED-USE AREA AND SET ITS MAXIMUM DENSITY AT 75 UNITS PER ACRE

WHEREAS, the City of South St. Paul enacted its 2040 Comprehensive Plan on October 19, 2020 following the Metropolitan Council’s approval of the plan at their regular meeting on September 23, 2020; and

WHEREAS, the South St. Paul 2040 Comprehensive Plan currently establishes a maximum density of 60 units per acre for all areas that are guided as “Mixed-Use” on the future land use map; and

WHEREAS, a mixed-use area along Concord Exchange and on the Hardman Triangle superblock has been identified as a key redevelopment area and the South St. Paul City Council has approved the Hardman Triangle Plan which calls for mixed-use redevelopment of the superblock with multistory mixed-use apartment buildings; and

WHEREAS, the South St. Paul City Council has initiated a comprehensive plan amendment to raise the maximum density to 75 units per acre in this 58.7-acre key redevelopment area which has been mapped out and labeled Grand/Exchange Mixed Use on the proposed updated future land use map; and

WHEREAS, the City of South St. Paul notified all adjacent governmental units and affected special districts and school districts of the proposed increase in maximum density in an email that was distributed on August 23, 2021; and

WHEREAS, the Planning Commission held a public hearing for the proposed comprehensive plan amendment at their regular meeting on October 6, 2021. After considering the amendment and all public comments, they recommended approval of the amendment with a 6-1 vote (Felton); and

WHEREAS, Minnesota Statutes section 473.858 requires a local governmental unit to submit proposed comprehensive plan amendments to the Metropolitan Council following recommendation by the planning commission and after consideration but before final approval by the governing body of the local governmental unit.

WHEREAS, at their October 18, 2021 meeting, the South St. Paul City Council approved Resolution 2021-159 authorizing the proposed comprehensive plan amendment to be submitted to the Metropolitan Council for review; and

WHEREAS, at their December 22, 2021 meeting, the Metropolitan Council approved the proposed comprehensive plan amendment and authorized the City to place it into effect.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of South St. Paul, Minnesota as follows:

1. The proposed amendment to the 2040 Comprehensive Plan has received final approval and is put into effect. This amendment creates the Grand/Exchange Mixed-Use area, which has a maximum density of 75 units per acre, and adds this area to the future land use map and all of the various district maps. The amendment also updates various tables throughout the comprehensive plan to reflect the possibility of additional dwelling units being created.

Adopted this 18th day of January, 2022

City Clerk