

1. Call to order – Roll Call
2. Approval of Minutes: None
3. Hearings
 - A. 2040 Comprehensive Plan
Applicant: City of St. Louis Park
Case No.: 17-29-CP
4. Other Business
5. Communications
6. Adjournment

If you cannot attend the meeting, please call the Community Development office, 952.924.2575.

Auxiliary aids for individuals with disabilities are available upon request. To make arrangements, please call the administration department at 952/924-2525 (TDD 952/924-2518) at least 96 hours in advance of meeting.

3A. 2040 Comprehensive Plan

Case No.: 17-29-CP

Recommended Chair to close public hearing.

Action: Motion to recommend approval to submit the St. Louis Park 2040 comprehensive plan to the Metropolitan Council for review

REQUEST: Recommend that approval of the draft St. Louis Park 2040 Comprehensive Plan for submittal to the Metropolitan Council.

BACKGROUND: Building on Vision 3.0, council strategic priorities and further community engagement, the 2040 comprehensive plan sets out goals, strategies and direction to carry out the city's vision for its future. It includes specific plan sections on **land use, housing, mobility, parks, water resources, capital improvements** and other elements required by state law. New sections in the plan include: **racial equity, climate and energy, and community health.**

The draft plan can currently be found on the city website at www.stlouispark.org/SLP2040.

Notable policy changes in the 2040 plan include:

- *Allowing more density in the low density residential category to allow for accessory housing units and duplexes in low-density areas through changes to the zoning ordinance.*
- *Allowing more residential density in high-density residential and mixed-use areas.*
- *Adding a new land use category for transit-oriented development (TOD) and allowing the highest density development in areas near the future light rail transit stations.*
- *Changing the future land use for 18 areas (see attached map).*
- *Prioritizing walking first, followed by bicycling and transit use, and then motor vehicle use for mobility in the community.*
- *Promoting affordable housing options for low- and moderate-income households.*
- *Added a new section on racial equity discussing the current and future work of the city.*
- *Added a new section on climate and energy, reflecting the climate action plan.*
- *Added a new section on community health that further emphasizes the importance of health, safety and well-being in the community.*

State statutes require local governments in the metropolitan area to complete a comprehensive plan every 10 years. The Metropolitan Council, the planning agency for the 7-county area, reviews the plans for conformance to the regional systems and requirements including sanitary sewer, transportation, parks and trails, water supply, surface water, housing and land use. The city's capital improvements plan is also required. There are various requirements with each of these required elements.

St. Louis Park has included additional sections in the past including plan by neighborhood and others. New sections in the 2040 plan include racial equity, climate and energy, and community health. Emphasis in the 2040 plan has been on the city council’s strategic priorities developed from the Vision 3.0 community process.

Land Use Changes: Land use in the community is one of the important policy decisions for the city. It impacts the need for streets, sewers, housing, parks, and other city services and functions in the community.

In the 2040 plan, changes are recommended in two main areas: (1) increased density for residential areas, and (2) land use designations of approximately 19 areas around the community, as shown on attached map.

The proposed changes to residential density are shown in the table below highlighted in yellow.

LAND USE CATEGORY	2030 Units per acre	2040 Units per acre
RL – Residential Low Density	3-7	3-10
RM – Residential Medium Density	6-30	6-30
RH - Residential High Density	20-50+	30-75
C – Commercial	20-50+	20-50
MX – Mixed Use	20-50+	20-75
TOD – Transit Oriented Development	N/A	50-125
O - Office	No limit	50-125

Financial or budget considerations: The comprehensive plan is a big picture policy document that adopts the city’s priorities and goals. Its purpose is to be used as a touchstone for creating programs, policies and making funding decisions for the long term future of the community, in a comprehensive manner. The 2040 plan is set up to provide city-wide and long-term context for future decisions and funding.

In the area of physical improvements for example, a schedule for improvements in local parks is laid out. This follows the overall policy of providing a high quality park system. The plan discusses why this is important: to address the strategic priorities of having strong neighborhoods, and being integral to having a healthy, sustainable, equitable, and livable community.

Next Steps: following the December 5, 2018 public hearing, the city council action is scheduled for December 17, 2018.

The Metropolitan Council has completed an informal review, and staff is working to incorporate comments received prior to sending it back to the Metropolitan Council for formal review. It is expected the formal review will be completed in the first quarter of 2019, and when it is finished, the city can formally place the plan “into effect.”

Recommendation: Staff recommends the planning commission approve submitting the St. Louis Park 2040 Comprehensive Plan to the Metropolitan Council for review.

Attachments:

- Currently available at www.stlouispark.org/SLP2040 or upon request in the city clerk's office
- Community engagement summary for 2040 Comprehensive Plan
- 2040 future land use map showing proposed changes
- Correspondence DJR architecture Nov. 29, 2018, request for modification

Prepared by: Meg J. McMonigal, Principal Planner
Reviewed by: Sean Walther, Planning and Zoning Supervisor

Community Engagement for 2040 Comprehensive Plan

Activities of community engagement undertaken with this planning process are shown below. Reports on the engagement processes are on the city's website.

VISION 3.0

Vision 3.0 has been incorporated into the comprehensive plan, including a section detailing Vision 3.0 at the beginning of the plan, and inclusion of the vision recommendations and strategic priorities throughout the plan.

Five areas of recommendation in Vision 3.0 include:

1. *Develop creative housing solutions*
2. *Develop future-focused transit and mobility solutions*
3. *Continue to lead in environmental stewardship and ensure access to green space for future generations*
4. *Prepare our next generation*
5. *Commit to being a leader in racial equity and inclusion*

From the Vision 3.0 five recommendations, the council developed five **strategic priorities** for the city to use in its long-range planning, as well as its daily decisions and activities:

1. *St. Louis Park is committed to being a leader in racial equity and inclusion in order to create a more just and inclusive community for all.*
2. *St. Louis Park is committed to continue to lead in environmental stewardship.*
3. *St. Louis Park is committed to providing a broad range of housing and neighborhood-oriented development.*
4. *St. Louis Park is committed to providing a variety of options for people to make their way around the city comfortably, safely and reliably.*
5. *St. Louis Park is committed to creating opportunities to build social capital through community engagement.*

Icons representing the five strategic priority areas were developed by the city's communications department, and will be placed throughout the plan to show where they are being addressed.



Racial Equity
and Inclusion



Environmental
Stewardship



Housing and Neighborhood
Oriented Development



Mobility



Community
Engagement

The following tables summarize the community input, planning commission and city council meetings and discussions that have occurred to date in the development of the plan update:

COMMUNITY INPUT FOR THE COMPREHENSIVE PLAN

When	Type	Participation	Action
November 2017	4 Neighborhood Planning Workshops	133 attendees	Report at www.stlouispark.org/SLP2040
November- Dec 2017	Companion on-line survey with Neighborhood Workshop questions	1,083 responses	www.stlouispark.org/SLP2040
May - June 2018	On-line survey on draft notable changes	2,158 responses	www.stlouispark.org/SLP2040
May - present	Website comments	18 comments	Responded to comments and/or forwarded to relevant city departments
September 2018	Letters to property owners on land use designation changes	123 letters sent	Spoke with over property owners or representatives of 40 properties

Planning Commission Meetings on 2040 Comprehensive Plan

Date	Topics
June 7, 2017	Present 2030 chapters: Land Use, Housing, Park & Rec, Redevelopment, Transportation
Dec. 6, 2017	Project schedule, November neighborhood planning workshops
Jan. 17, 2018	Neighborhood planning workshops
Feb. 21, 2018	Land use discussion
March 7, 2018	Housing discussion
March 21, 2018	Mobility and land use discussion
April 4, 2018	Discussion with Parks and Recreation Advisory Commission and Environment and Sustainability Commission: solid waste, parks & open space, natural resources, climate action and energy conservation
April 18, 2018	Water resources (water supply, sanitary sewer, surface water management)
May 2, 2018	Public health and safety (community health, police and fire services, inspection services)
May 16, 2018	Draft goals and strategy
May 30, 2018	Review draft 2040 Comp Plan
June 6, 2018	Review draft 2040 Comp Plan
August 1, 2018	Draft survey report and plan by neighborhood

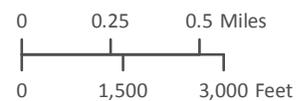
City Council Reports or Discussion on draft 2040 Comprehensive Plan

Date	Topic
Sept. 25, 2017	Comp Plan 2040 update written report discussing schedule, process and consulting needs for the plan.
Oct. 9, 2017	Comp Plan consultant contract – written report noting upcoming consultant contract, schedule and public engagement plans.
Oct. 16, 2017	Approved consultant contract
Nov. 6, 2017	Comp Plan upcoming activities – written report on Neighborhood Planning Workshops
Jan. 29, 2018	Comp Plan upcoming activities – written report on the results of the Neighborhood Planning Workshops
Feb. 26, 2018	Update – written report on schedule, work with Commissions, outline for document
March 26, 2018	Update – written report with a descriptive outline of each section, more information on schedule and outline
April 16, 2018	Plan outline, review schedule, housing goals and strategy, land use goals and strategy, density recommendations, land use categories designation, proposed land use map changes. Discussion on the intent to say “all housing is important’ and to revise language to state so. Discussion on land use plan proposed changes.
May 14, 2018	Goals and strategies presented; Council suggested reorganizing the plan to reflect the importance of racial equity and the climate action plan by placing them at the front of the document
May 29, 2018	Comp Plan outline, descriptions, draft plan – discussion on survey and food access and security
June 18, 2018	Council approved release of draft plan for adjacent community review
Aug. 13, 2018	Written report with draft survey results and draft plan by neighborhood

Supporting documents:

- Currently available at www.stlouispark.org/SLP2040 or upon request in the city clerk’s office
- Community engagement summary for 2040 Comprehensive Plan
- 2040 Land Use Map highlighting proposed changes

2040 Proposed Future Land Use City of St. Louis Park



NOV 29 2018



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Community Development
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St. Louis Park, MN 5516
952.924.2684

Dear Karen

My name is Erik Bjorum and I am an architect with DJR Architecture Inc. We are currently working with Paz Sela who is looking to redevelop properties that he owns at the intersection of 31st Street West and Glenhurst Avenue South. There is an overall master plan of redevelopment in consideration with the first phase being a proposed project will include the redevelopment of 5 lots along the north side of 31st Street West that are currently zoned (R-4) and include a single-family home and two to three-story multifamily dwellings. All these dwellings are rental properties.

The proposed project would be a pair of buildings four stories in height and connected by a two-story centralized core and amenity space. The 4-story buildings would be stepped down to three stories along the 31st Street. Project density is approximately 68 units per acre. The project will include a range of unit types and size and affordable housing is expected to comprise a portion of the units.

Based on the current zoning requirements and our overall building height and density we do not meet the current zoning requirements. We are asking you to consider a modification to the comprehensive plan guidance of this property in the latest review of the St. Louis Park draft comprehensive plan. This will allow the area to streamline redevelopment of these blighted buildings without having to amend a recently completed comprehensive plan.

Please let me know if you have any additional questions.

Thank you,
Erik Bjorum

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cc: Sean Walther, Jennifer Monson, Greg Hunt, Julie Grove, Paz Sela