City Council Item

February 24, 2025

Item	Ordinance XXX: Density Bonuses Amendment	
File No.		**Item No:** A.4
Agenda Section	**5:30 P.M. - WORK SESSION**	
Prepared By	Eric Maass, Community Development Director	
Reviewed By	Laurie Hokkanen	

SUGGESTED ACTION No formal action. Discussion only.	
Motion Type	Simple Majority Vote of members present
Strategic Priority	Development & Redevelopment

SUMMARY

The City's 2040 Comprehensive Plan calls for the city allowing density bonuses in exchange for the creation of affordable housing. In order to utilize that policy in the Comprehensive Plan, the city must establish rules and regulations for the program in city code. Staff has drafted the attached ordinance for city council feedback related to density bonuses.

BACKGROUND

As currently drafted, the Ordinance would allow for up to 25% increased density for residential projects in the R-8, R-12, R-16, PUD-R, and CBD zoning districts. The Metropolitan Council's threshold for affordable housing is based on a minimum density of 8 units per acre which is staff's basis for using the R-8 district as a minimum threshold.

DISCUSSION

BUDGET

RECOMMENDATION

Staff requests feedback from the City Council on the draft ordinance.

ATTACHMENTS

Ordinance Establishing Affordable Housing Density Bonus