

Planning Commission Item

March 4, 2025



Item	Discussion Only: Ordinance XXX: Density Bonuses Amendment	
File No.		Item No: F.1
Agenda Section	<u>ADMINISTRATIVE PRESENTATIONS</u>	
Prepared By	Eric Maass, Community Development Director	
Applicant		
Present Zoning		
Land Use		
Acerage		
Density		
Applicable Regulations		

SUGGESTED ACTION

No action suggested; discussion only.

SUMMARY

The City's 2040 Comprehensive Plan calls for the city allowing density bonuses in exchange for the creation of affordable housing. The City has been approached by a developer seeking to utilize this bonus policy. However, in order for the policy to be utilized as outlined in the Comprehensive Plan, the city must establish rules and regulations for the program in city code. Staff has drafted the attached ordinance for planning commission feedback related to density bonuses.

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.

The City Council reviewed the draft ordinance during their work session on February 24th, 2025 and the council appreciated the city's efforts to support affordable housing and suggested a number of revisions which have been incorporated into the draft ordinance which is included with this agenda item. City Council requested the removal of reduced lot size, and reduced lot width incentives in exchange for affordable bonus units as well as affirmed that bonus units should also be subject to standard guest parking calculations as outlined by city code.

The City Council is scheduled to review this draft ordinance again at their March 10th work session following Planning Commission input.

BACKGROUND

DISCUSSION

RECOMMENDATION

No formal recommendation. Discussion only.

ATTACHMENTS

[Draft Ordinance Establishing Affordable Housing Density Bonus](#)