

Memorandum

TO: City Council Workshop
FROM: Niki Hill, AICP , Assistant Community Development Director
DATE: October 20, 2025
SUBJECT: Comprehensive Plan 2050 - project overview
ITEM NUMBER: 1.b
SECTION: GENERAL BUSINESS

REQUESTED MOTION

INTRODUCTION

The workshop discussion will focus on the upcoming 2050 Comprehensive Plan update — what it is, how it differs from our development code, what new requirements the city will need to address, and the level of depth to the update and engagement the council envisions.

Staff is seeking direction on:

- The scope and depth of the plan update (mid-level of modifications and updates versus a full rewrite and revisioning)
- The desired level of community engagement (compared to the extensive public engagement during the previous plan update)
- Interest in updating the Town Center redevelopment concept and defining the goals, purpose, and scope of the study
- Identifying other key redevelopment areas
- Proceed with the housing study update by Stantec and incorporating data and strategies into the comprehensive plan housing chapter
- Continue to include an economic development chapter (optional) in the comprehensive plan

DISCUSSION

What Is the Comprehensive Plan vs. the Development Code?

The comprehensive plan is the City's long-range policy document that outlines our community's vision for land use, housing, transportation, parks, natural systems, and overall development over a 20-year horizon.

It defines what we want our community to become and why.

The development code (zoning and subdivision regulations) implements that vision — it's the how. The code contains the rules and standards that ensure new development aligns with the policies and goals set in the Comprehensive Plan.

Plan Requirements

In the existing plan, each chapter examined existing conditions and issues, provided an analysis of community needs, and established corresponding goals, policies, and recommended actions. The Intergovernmental Coordination chapter outlined how Shoreview collaborates with neighboring communities and agencies. The Implementation chapter described how goals and policies are to be carried out over the life of the Plan.

The Metropolitan Council has updated its requirements for local comprehensive plans. The Metropolitan Council has expanded required elements for 2050 to include Climate, Natural Systems, and the full suite of infrastructure plans (wastewater, water supply, surface water) while removing some of the 2040 optional and/or required elements of cultural and historic resources, economic development, intergovernmental and community facilities and services. The last one, community facilities and services, includes the infrastructure portion of the plan but that has since been broken out and other areas (technology and public safety) have been removed. See below for a comparison of the existing (2040) plan chapters and the new required chapters.

2040	2050
Land Use	Land Use
Transportation	Transportation
Economic Development	-
Housing	Housing
Cultural and Historic Resources	-
Community Facilities and Services (was comprised of Technology, Sanitary Sewer System, Water Supply System, Surface Water Management, Waste Management, and Public Safety/Emergency Management)	Wastewater
-	Water Supply
-	Surface Water
Parks and Open Space	Parks and Trails
Natural Resources and Resiliency	Natural Systems
	Climate
Intergovernmental Coordination	-
Implementation	Implementation

Although economic development is not a required chapter, staff recommends continuing and updating this section. Economic vitality remains a cornerstone of Shoreview's long-term vision and plays a key role in shaping redevelopment opportunities—particularly in two priority areas:

- Shoreview Mall / Town Center
- Industrial Park off County Road E

These areas have the greatest potential for reinvestment, job creation, and long-term tax base growth. Retaining this chapter ensures economic strategies remain a central part of the city's planning framework.

Staff Vision for the 2050 Update

Staff anticipates a mid-level update—not a complete rewrite, but more extensive than a technical amendment. Shoreview has historically gone beyond minimum requirements, and we expect to continue that tradition. We would include the same three components of the 2040 plan, but the scale of it might look different. These three components included:

- Advisory Group Review – City advisory commissions reviewed plan topics within their purview, evaluated regional requirements, and proposed goals and actions.
- Community Engagement – A comprehensive outreach plan included public meetings, open houses, online surveys, and social media.
- Policy Development – Input from advisory groups and the public was combined into a unified 20-year vision with implementation strategies.

Additionally we have some areas that we want to highlight for staff that area either a priority or an area that staff would like the council to weigh in on.

Focus areas for the 2050 Update:

- Policy Development Areas (PDAs):
 - Remove PDAs that have been completed
 - Update existing PDAs to ensure they have plans that reflect the current market.
 - Evaluate whether new PDAs should be added
- Economic Development Chapter:
 - Update content to reflect market changes, redevelopment opportunities, and the City's strategic priorities
 - Evaluate the scale of updates, if needed, for the Shoreview Village Mall/Town Center area. Existing policies and plans are part of the Chapter 4 Land Use (pages 25-28) and Chapter 6 Economic Development (pages 10-14), which are both attached.
- New Required Elements:
 - Address Climate and Natural Systems—consultant support may be needed
- Housing Study
 - Complete the housing study update as previously presented and recommended by the economic development authority and integrate the data and findings into the comprehensive plan update. The housing study update will provide valuable information on the current market and opportunities for growth, especially as there have been a lot of changes to the Shoreview and regional housing environment since the initial housing study was completed five years ago.

Community Engagement Approach

Staff recommends a robust engagement process that exceeds the minimum requirements. The proposed approach includes:

- One or two community-wide engagement sessions
- Targeted outreach to property owners and stakeholders in PDAs and redevelopment areas
- Continued use of online tools for public feedback and participation

RECOMMENDATION

Staff would recommend the city council review the report and attached materials and come prepared to answer the following questions with staff:

1. Level of Update

- Should the city pursue a mid-level update as recommended, or a full rewrite?
- 2. Economic Development Chapter
 - Should we continue to include and update this chapter even though it is not required? If it is not included do you envision the town center PDA as having the major guidance for the area?
- 3. Town Center Area
 - How significant of an update should we undertake for the Shoreview Mall /Town Center vision?
- 4. Engagement Expectations
 - What level of community engagement does the Council wish to see?
 - Are there specific groups or neighborhoods we should prioritize?
- 5. Housing Study
 - Can we move forward with the study so we will be able to integrate the findings from the upcoming housing study into the Plan?

ATTACHMENTS

[Shoreview Required Comp Plan Checklist 2025](#)

[Shoreview 2025 Systems Statement](#)

[Chapter 6 - Economic Development](#)

[Chapter 4 - Land Use](#)