

Staging and Growth Open House

Welcome, and thanks for joining us!

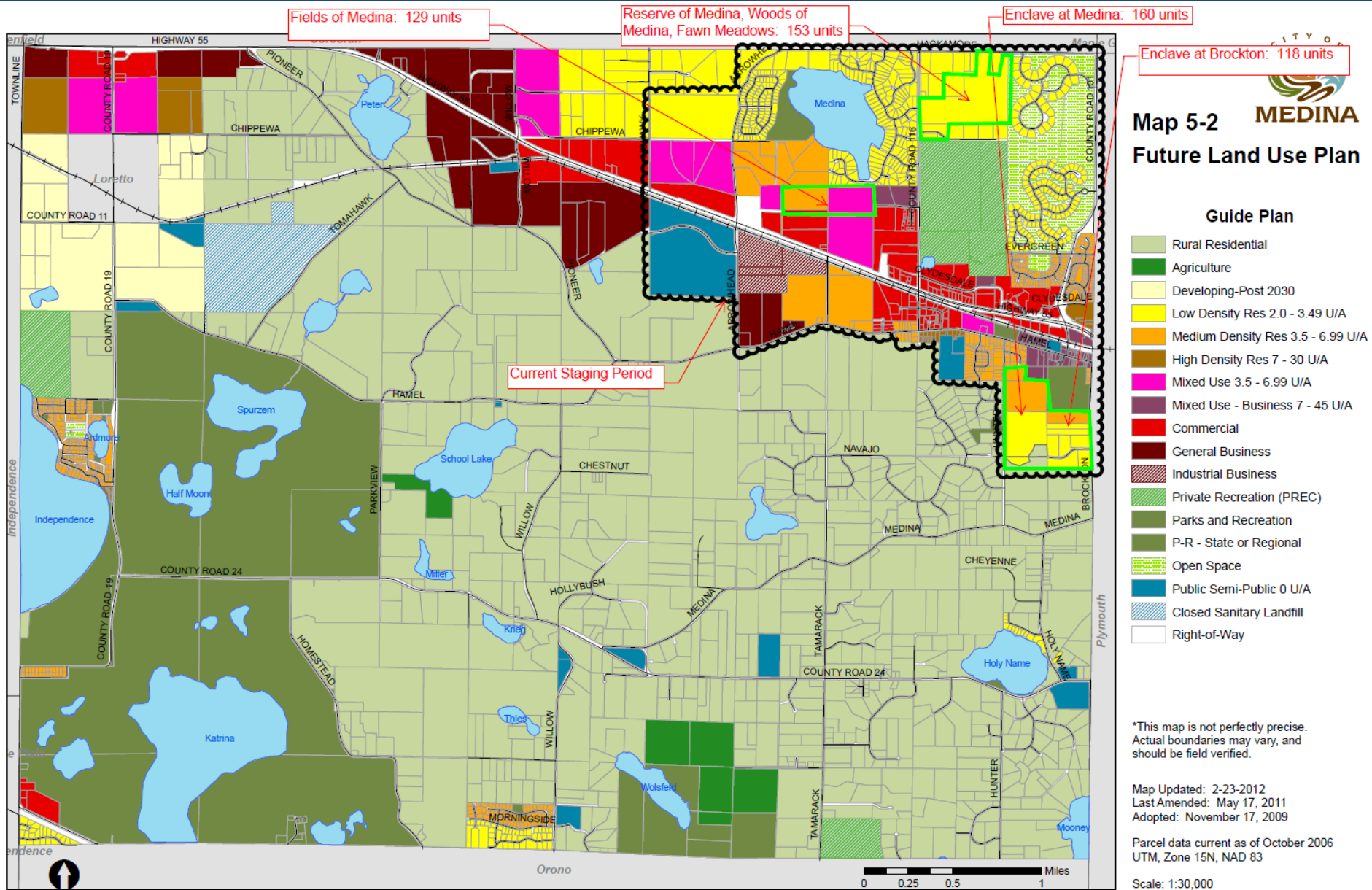


Background

- City Council directed staff to study staging/growth plan
 - Rapid pace of residential growth
 - Impact on infrastructure and services
 - Reduced Met Council projections
- City updates Comprehensive Plan every 10 years
 - Last adopted in 2009
 - Next update process begins September 2015
 - Current study limited to staging/growth plan portion of plan
- Comprehensive planning limited by certain factors
 - Household/population mandates
 - Residential density mandates
 - Infrastructure availability

Summary of Development Activity

- 2010: 1702 households; 4892 population
- Current Comp Plan: +2500 households 2010-2030; 125/year
- Since 2010: 518 single family, 41 townhomes
- Following additional developments have been discussed:
 - Villas at Medina Country Club (prelim plat pending) – 48 single family
 - DR Horton Stage I Plan (stage I plan approved) – 85 single family, 56 apartment units
 - Dominion (stage I plan pending) – 26 affordable rental townhomes
 - 22 Hamel Place – (site plan review pending) – 8 apartment units
 - Woodland Hill Preserve (prelim plat pending) – 4 additional single family
- Since 2010: 309 residential units constructed
 - Approximately 70/year
 - Record 163 units in 2013
 - Estimated \$153,000,000 market value
- Since 2010: 2 new commercial projects
 - Estimated \$5,000,000 market value



Map 5-2 MEDINA Future Land Use Plan

Guide Plan

- Rural Residential
- Agriculture
- Developing-Post 2030
- Low Density Res 2.0 - 3.49 U/A
- Medium Density Res 3.5 - 6.99 U/A
- High Density Res 7 - 30 U/A
- Mixed Use 3.5 - 6.99 U/A
- Mixed Use - Business 7 - 45 U/A
- Commercial
- General Business
- Industrial Business
- Private Recreation (PREC)
- Parks and Recreation
- P-R - State or Regional
- Open Space
- Public Semi-Public 0 U/A
- Closed Sanitary Landfill
- Right-of-Way

*This map is not perfectly precise. Actual boundaries may vary, and should be field verified.

Map Updated: 2-23-2012
Last Amended: May 17, 2011
Adopted: November 17, 2009

Parcel data current as of October 2006
UTM, Zone 15N, NAD 83

Scale: 1:30,000



MEDINA

Map 5-3 Staging and Growth w/ School District Boundaries

Urban Services Phasing Plan

- Developed 2008
- 2001-2010
- 2011-2015
- 2016-2020
- 2021-2025
- 2026-2030
- Developing Post-2030
- No Urban Services Planned
- Met Council LTSSA
- School District Boundaries

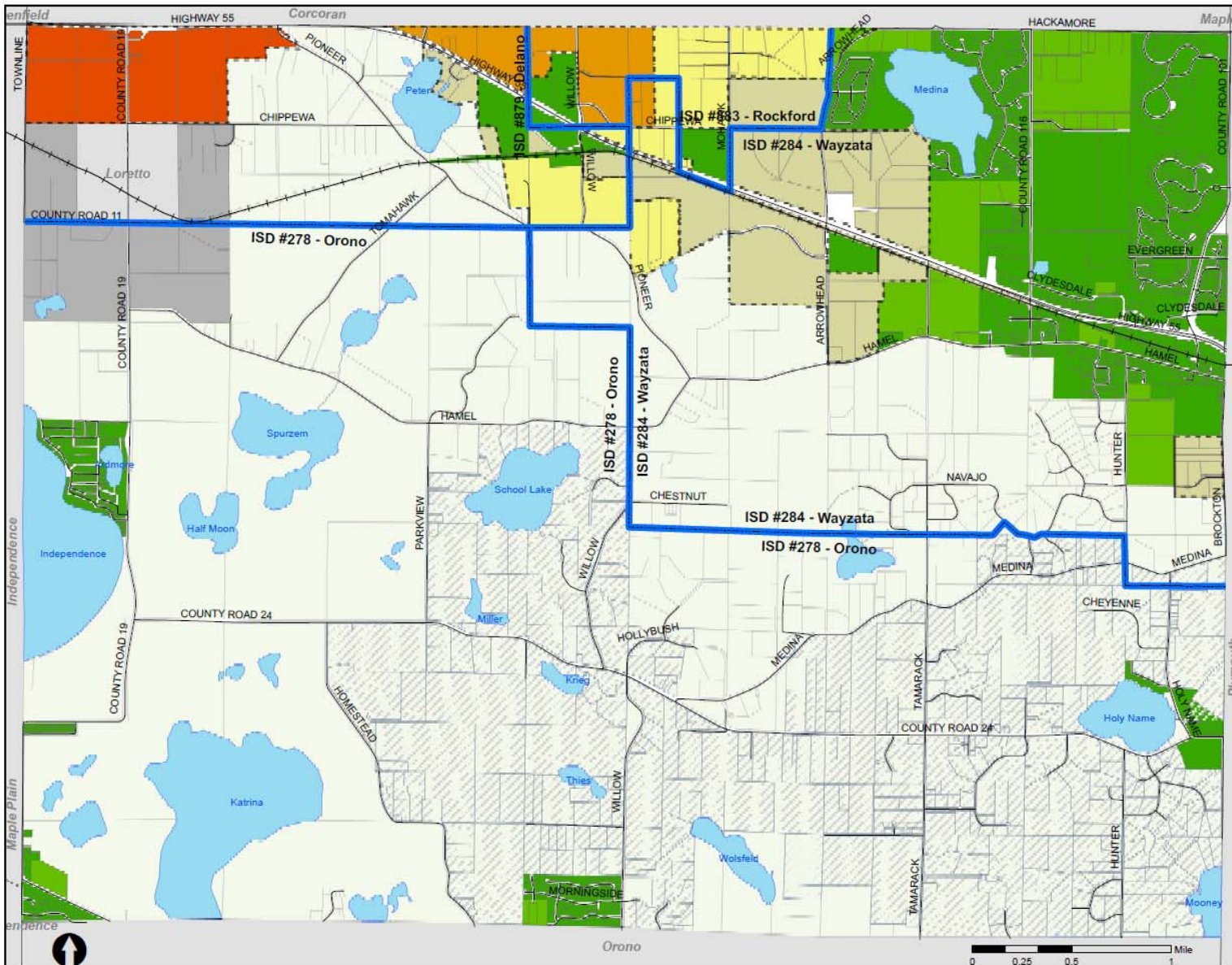
Generally, the Phasing Plan demonstrates that development shall proceed in a east to west pattern. This phasing plan allows flexibility between adjacent phases to allow for proper infrastructure planning and development.

The Grey area reflects the area identified by the City to be developed Post 2030.

The Met Council has identified the LTSSA for potential future access to urban services. No services are planned during the timeframe covered by this Plan.

Adopted: November 17, 2009
Parcel current as of October 2006
UTM, Zone 15N, NAD 83

Scale: 1:30,000

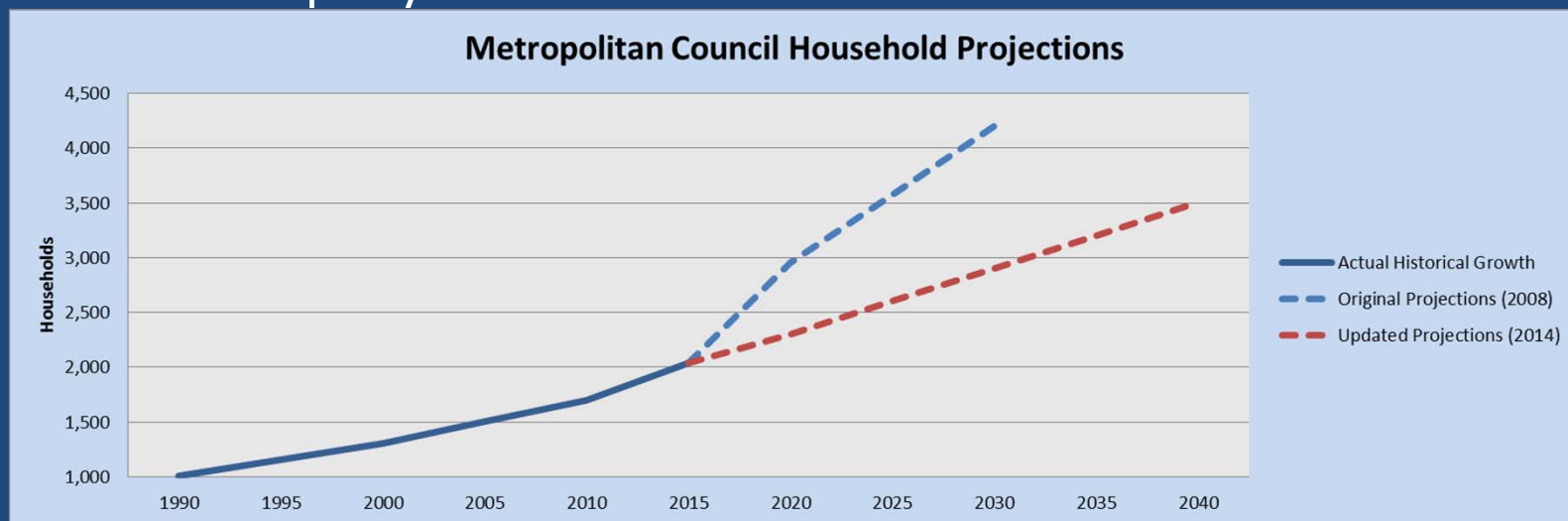


Current Staging Period Capacity

- Residential Land Uses
 - 80 net acres LDR (approx. 160-250 units)
 - 100 net acres MDR (minimum of 350 units)
- Mixed Use Land Use
 - 35 net acres
 - Min. 13 acre residential; 35-180 units
- Business/Commercial Land Uses
 - 100 net acres

Updated Met Council Forecasts

- 2010 = 1702 Households; 4892 Population
- Original 2010-2030 Projections (2008)
 - 2500 new households over 20 years
 - 125 per year
- Updated 2010-2040 projections (2014)
 - 1800 new households over 30 years
 - 60 units per year



Opportunities to Provide Feedback

- Staff available throughout room
- Comment card in the packet
- Planning Commission meeting
 - September 9, 2014
 - City Hall (2052 County Road 24)

Conclusion

- Scope of study limited to Staging/Growth
 - Full Comp Plan to be amended Fall 2015-2018
 - Future uses, densities, location of growth to be discussed at that time
- Staff will be available around the open house for questions
- Questions of general interest?