

METROPOLITAN URBAN SERVICE AREAS

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Local comprehensive plans for communities with regional wastewater service must identify the timing and staging of lands available for urban development through the planning horizon in 10 year stages. In many cases, communities also identify areas planned for longer-term urbanization, described as urban reserve areas or long-term service areas. These areas planned for new development are expected to ultimately achieve a minimum net residential density of three dwelling units per acre when wastewater services become available.

To ensure an adequate supply of urban land to accommodate future regional growth the Council continues to monitor the region’s land supply. Monitoring includes tracking the designation of guided land uses, enforcement of minimum urban density standards in sewerred areas, and planning for additional area in which the Council will ensure that regional services are provided (i.e. MUSA) in the next decennial round of comprehensive plans that extends the planning horizon an additional decade. In addition, the Council continues to run the Plat Monitoring Program, which tracks and reports annually on density trends of residential development in all Suburban Edge and Emerging Suburban Edge (formerly “Developing”) communities.

FIGURE 4.59 - MUSA PROJECTIONS (SEWERED AND UNSEWERED)					
Forecast Year	Population		Households		Employment
	Sewered	Unsewered	Sewered	Unsewered	
2010	34,646	2,300	11,942	780	18,331
2020	45,500	2,300	15,530	770	25,700
2030	53,650	2,250	18,650	750	29,100
2040	60,500	2,100	21,400	700	32,800

Information was adapted from the Met Council Urban Service Area Implementation Guidelines, April 2017

FIGURE 4.60 - PLANNED METROPOLITAN URBAN SERVICE AREAS (MUSA)

