

**From:** Jim Ness <jimness@stacymn.org>  
**Sent:** Thursday, June 22, 2023 7:49 AM  
**To:** Carlson, Phil  
**Cc:** Stacy City Clerk (cityclerk@stacymn.org); Boyum, Dan; Mark Utecht; Michelle Hayes  
**Subject:** Re: Stacy - Land Use at I-35 interchange

I believe there will be a review of the land use for the combined city would be the right thing to do.

On Wed, Jun 21, 2023 at 11:41 AM Carlson, Phil <[Phil.Carlson@stantec.com](mailto:Phil.Carlson@stantec.com)> wrote:

Jim,

Last night the Planning Commission heard a presentation on a potential development on the 74-acre Anderson Trust parcel on the west side of Falcon Ave, west of the I-35 interchange. One of the issues discussed was the land use plan for the area which now guides that entire parcel for General Business. With the upcoming annexation of Lent Township and increased interest in development in the area west of the interchange it would be good to have at least a high level discussion of the future land uses in that area. My comments last night suggested that the full 74 acres would not likely be needed for business uses any time soon, which is probably true even under very aggressive development scenarios, but it is uncertain how much commercial land use might be reserved there for reasonable future development – should it be 5, 10, 20, or 50 acres? Some more commercial development at the interchange is a good idea, but the City should discuss how much is reasonable and be prepared to perhaps guide the area differently than it is now. I know the discussion of this development on the 74 acres is very preliminary, but part of that discussion should be a sense of how much of that area should be commercial vs. other uses (probably residential of some kind), so that if this development goes forward they know how much land they would have to work with for their residential project.

Rules of thumb to consider are that the gross acreage of a city's land use (and likely Stacy's) is roughly 25% urban residential and roughly 5% commercial. Rough projections on future growth could estimate how much population is likely to be added in 20, 40, or even 60 years and translate that into the acres needed for residential and commercial uses. This would help guide the discussion of this General Business parcel at the interchange.

I do not have firm advice for you at this time, but we could develop some guidance fairly easily. I wanted to follow up quickly with this issue so that the City can move forward with this discussion if you wish.

Phil Carlson

Associate

He/Him/His

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