

City Council

July 20, 2026

Zoning code update – Requested action

- Comprehensive plan amendment
- Zoning ordinance text amendment
- Zoning map amendment

Comprehensive plan amendment

Comprehensive plan amendment

- Adjust the descriptions and minimum densities for two residential land use designations.
- Change the future land use of a 4.4-acre parcel from COM - Commercial to RH - High Density Residential.
- Update tables to reflect these changes.

Density range changes

Land Use Designation	Pre-CPA Density Range	Post-CPA Density Range
RM – Medium Density Residential	18-30 units/acre	7-30 units/acre
RH – High Density Residential	30-75* units/acre	16-75* units/acre

*Up to 125 units/acre through PUD or zoning density bonuses.

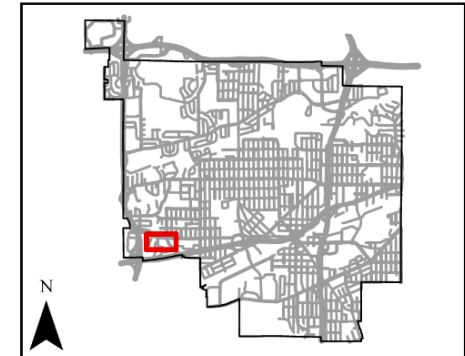
Future land use map amendment

Site area: 4.4 acres

Future land use change

Adopted: Commercial

Proposed: High Density Residential



2040 Future Land Use

- RL - Low Density Residential
- RM - Medium Density Residential
- RH - High Density Residential
- MX - Mixed Use
- TOD - Transit Oriented Development
- COM - Commercial
- OFC - Office
- BP - Business Park
- IND - Industrial
- CIV - Civic
- PRK - Park and Open Space
- ROW - Right of Way
- RRR - Railroad

0 150 300 600 Feet

Zoning text amendment

Zoning text amendment

Phase 1 – Neighborhood Districts

1. Article IV-Neighborhood District Regulations. Approved March 3, 2025.

Phase 2 – Non-Neighborhood districts and all other articles.

1. Restructuring the ordinance format.
2. Restructuring the zoning districts.
3. Minor changes to uses, dimensional standards, and development standards.

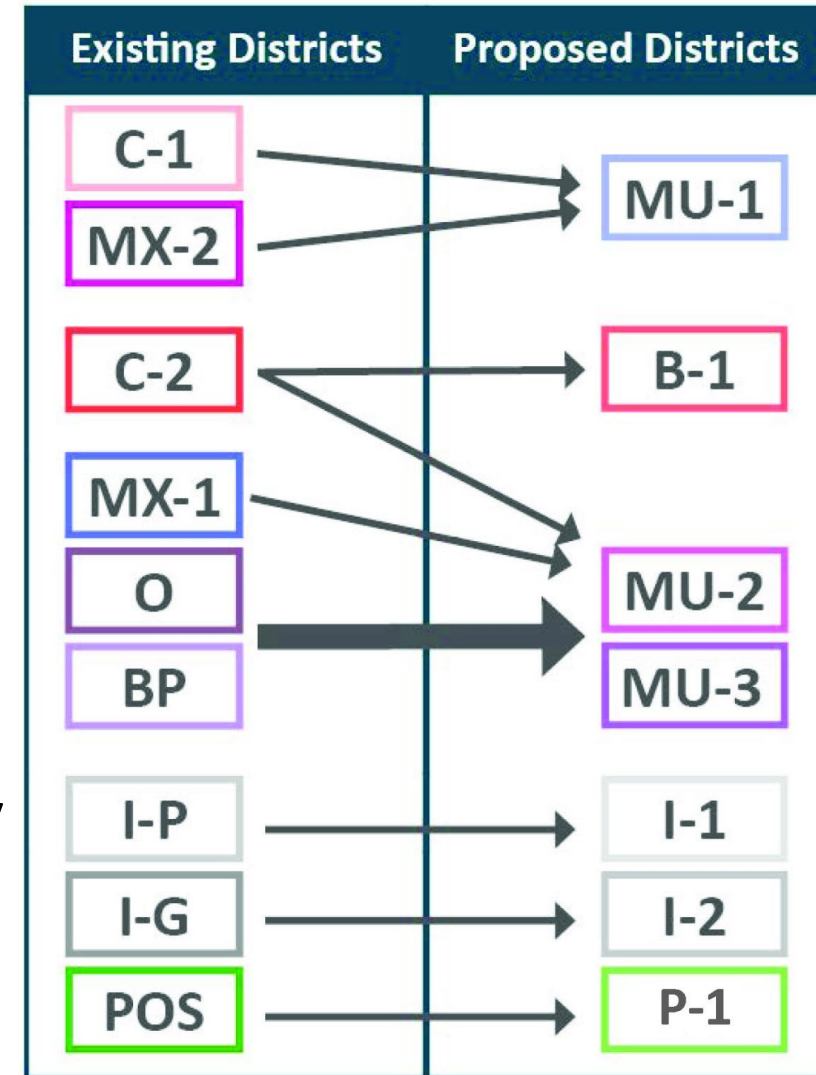
Zoning text amendment-Restructure

Current Ordinance Structure	New Ordinance Structure
Article I. In General	Article I. Introductory Provisions
Article II. Administration and Enforcement	Article II. General Zoning Provisions
Article III. General Provisions	Article III. Neighborhood Base Districts
Article IV. Zoning Districts	Article IV. Non-Neighborhood Base Districts
Article V. Special Provisions	Article V. Planned Unit Development Districts
Article VI. Nonconformities	Article VI. Overlay Districts
	Article VII. Use Specific Standards
	Article VIII. Development Standards
	Article IX. Procedures
	Article X. Definitions

Zoning text amendment - Non-Neighborhood Districts

Consolidating zoning districts from 9 to 7.

- Continue existing regulations to new districts as much as possible.
- Expand density/height bonuses to the MU-2, MU-3, and B-1 districts.
 - Not allowed in MU-1 district
 - Allow by conditional use permit.
 - Require application of city inclusionary housing and energy policies.



Zoning text amendment - Non-Neighborhood Districts

Table 36-102. Principal Uses in Mixed Use, Business, Industrial and Park Districts
(P = permitted; PS = permitted with standards; C = permitted with CUP)

	Mixed Use Districts			Business Districts	Industrial Districts		Park and Open Space Districts	Use-Specific Standards
Personal Services and Businesses								
Adult day care	PS	PS	PS	PS	PS			See Article VII; Division 4
Animal handling	PS	PS	PS	PS	PS	PS		See Article VII; Division 4
Animal handling, limited	PS	PS	PS	PS				See Article VII; Division 4
Appliance, small engine and bicycle repair	PS	PS	PS	PS	PS	PS		See Article VII; Division 4
Autobody/painting						PS		See Article VII; Division 4

Zoning text amendment – Development standards

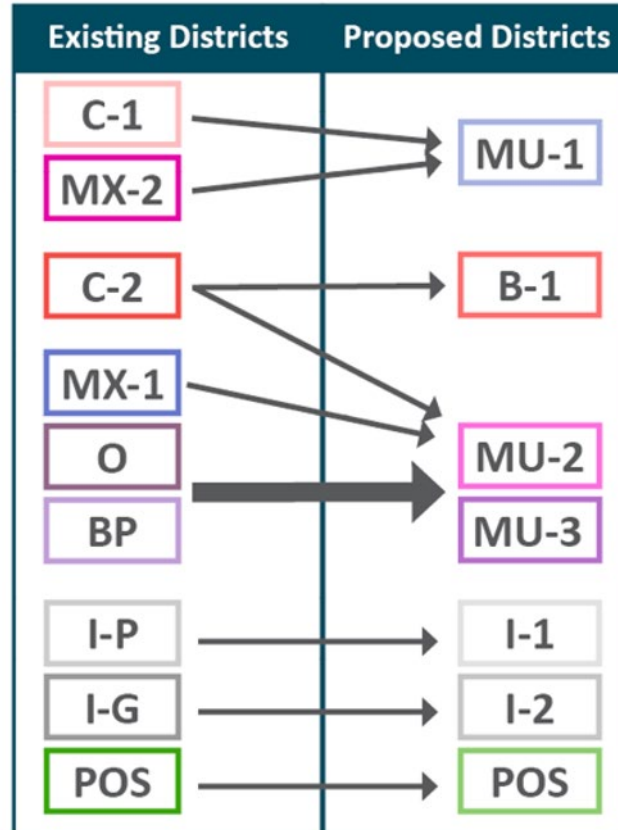
Parking:

- Apply Historic Walker Lake parking minimums to the MU districts.
 - Parking minimums do not apply to existing buildings.
 - Can't remove existing required on-site parking spaces.
 - Do apply to new construction and additions.
- Parking minimums in the Historic Walker Lake overlay district are proposed to be removed.

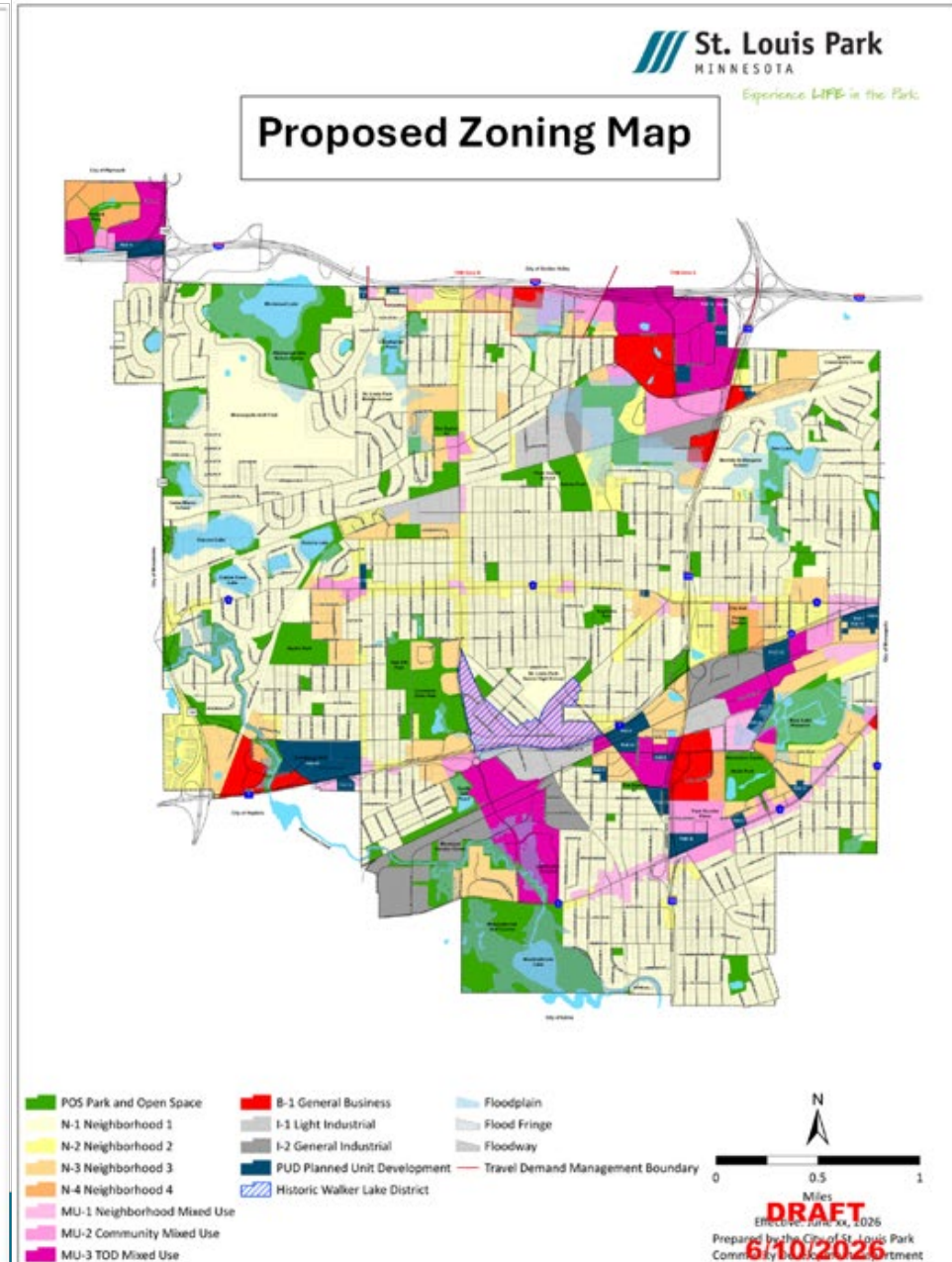
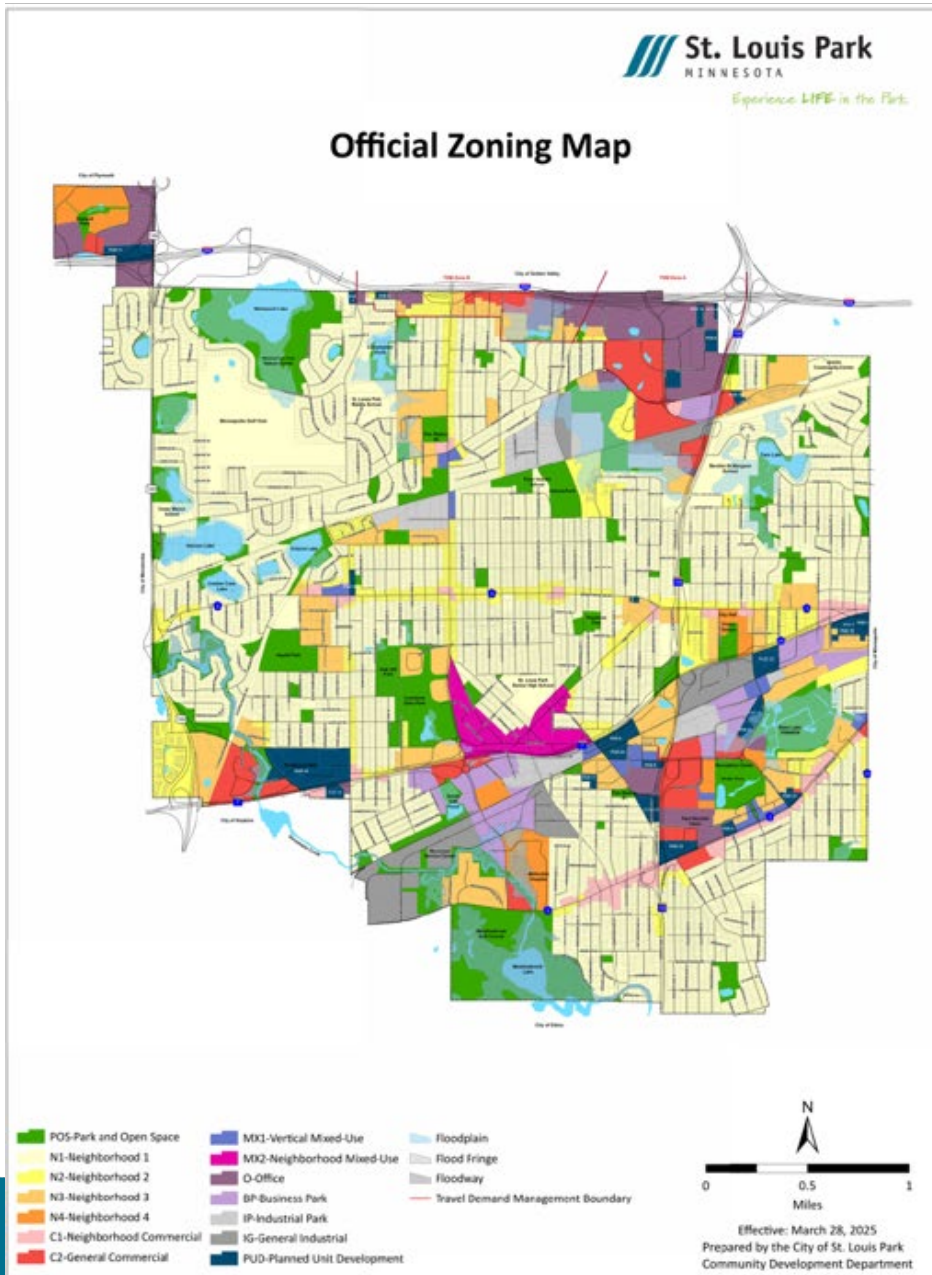
Zoning map amendment

Zoning map amendment

The following changes are proposed to the zoning map:



Zoning map amendment



Next Step

- **August 3, 2026** – Second reading before the city council (zoning text and map).
- **August 13, 2026** – Ordinance and map is published.
- **August 28, 2026** – Ordinance and map become official 15 days after publication.

Recommendation

Planning Commission recommends approval of:

- Comprehensive plan amendment
- Zoning ordinance text amendment
- Zoning map amendment

Recommended action:

- Motion to adopt a resolution to approve amendments to the comprehensive plan. (Five votes required)
- Motion to approve first reading of amendments to the zoning ordinance and to set the second reading for Aug. 3, 2026. (Four votes required)
- Motion to approve first reading of amendments to the zoning map and to set the second reading for Aug. 3, 2026. (Five votes required)

Gary Morrison, zoning administrator
Katelyn Champoux, planner

2050 Comprehensive Plan Update

Professional Services Agreement

City Council
July 20, 2026

Policy consideration

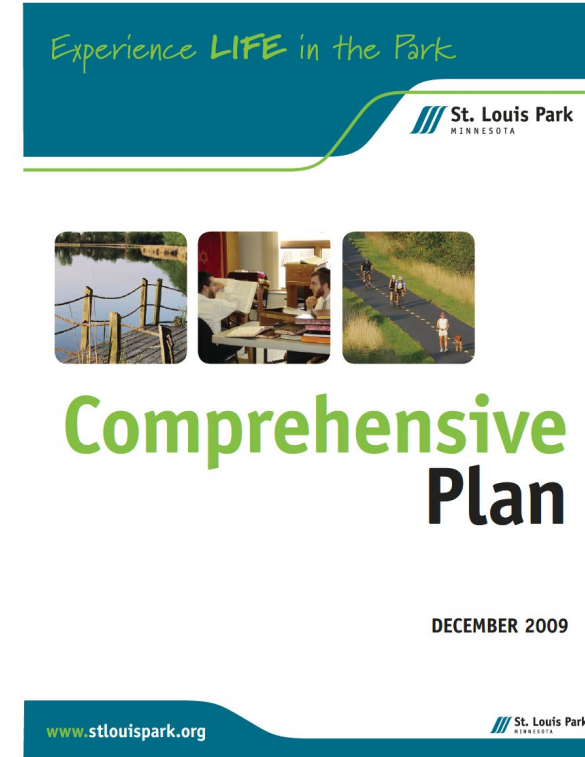
- Does city council want to approve a professional services contract with Stantec for the 2050 Comprehensive Plan Update?

Strategic priority

- St. Louis Park is committed to being a city that delivers reliable services, uses city resources responsibly, operates transparently and builds strong relationships with residents.

What is a Comprehensive Plan

- Long-range policy document
 - Provides vision & framework to guide decisions for next 20 years
- State law requires plans be updated every 10 years
- Regional policy requires plans be in conformance with Met Council guidelines



2050 Comprehensive Plan vision

- Incorporate Vision 4.0 and strategic priorities
- Forward-looking vision
- Actionable strategies
- Measurable outcomes
- Primarily digital / interactive plan & print version for Met Council requirements



Request for proposals



Three strong proposals received



All proposals were similar in cost: \$206,000 to \$218,000



Staff committee reviewed and ranked the RFPs



All teams were interviewed

Recommended consultant

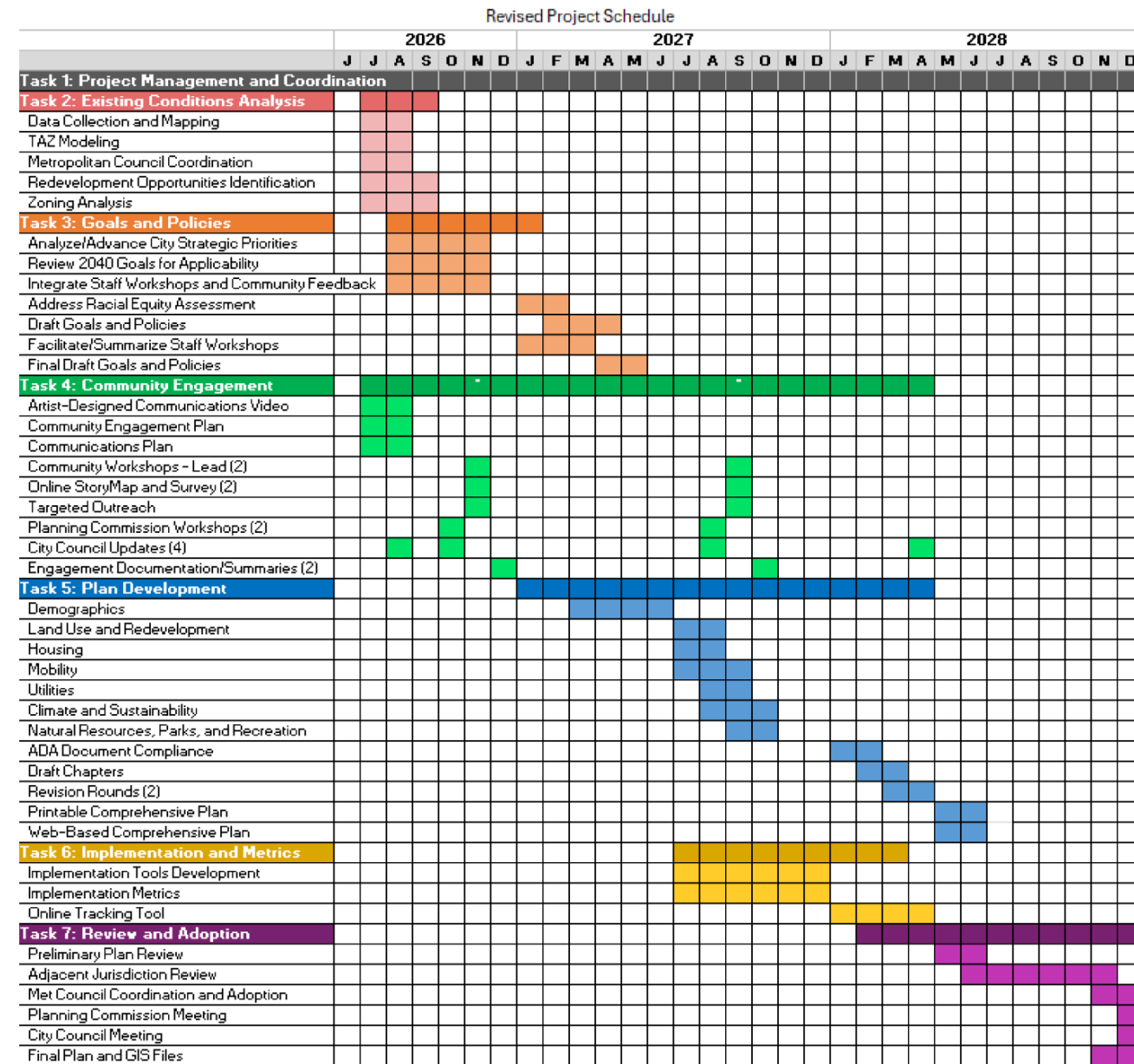
Organizational and Team Structure



- Stantec Consulting Services
 - Team includes Stantec, Modern Day Me, and SRF Consulting Group
- Demonstrated:
 - Thoughtful approach
 - Comprehensive scope
 - High level of creativity and enthusiasm
 - Meets goals and vision for 2050 Comprehensive Plan

- Work will span from 2026 to plan adoption in late 2028.
- Engagement will take place throughout plan process.

- Work will span from 2026 to plan adoption in late 2028.
- Engagement will take place throughout plan process.



Recommended action

Motion to authorize execution of a contract with Stantec Consulting Services, Inc. in the amount of \$214,925 for the 2050 Comprehensive Plan update.

Audit Presentation by Staff

Joe Olson: deputy finance director



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of St. Louis Park
Minnesota**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrell
Executive Director/CEO



Government Finance Officers Association

Award for
Outstanding
Achievement in
Popular Annual
Financial Reporting

Presented to

**City of St. Louis Park
Minnesota**

For its Annual Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morrell
Executive Director/CEO

- The city has submitted for both the COA and Outstanding Achievement in PAFR for 2025
- [2025 Popular Annual Financial Report](#) is located here
- [2025 Annual Comprehensive Financial Report](#) is located here



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**City of St. Louis Park
Minnesota**

For the Fiscal Year Beginning

January 01, 2026

Christopher P. Morrell
Executive Director

- We have recently received the Distinguished Budget Presentation Award for the 2026 budget; this is a city first
- [The Budget Book is located here](#)
- 2026 goal is to obtain the GFOA Triple Crown receiving all three awards for a calendar year (only 14 governmental entities in the State of MN achieved this award in 2024)

Annual Comprehensive Financial Report (ACFR)

- There are three sections to ACFR
 - Introductory Section
 - Guides the reader through the report which includes the transmittal letter, organizational chart, and list of officials
 - Financial Section
 - Includes the city's basic financial statements, notes to the statements, and the independent auditor's report
 - Statistical Section
 - Provides additional financial and statistical data, such as financial trends, to help inform the reader about the government's activities

City Fund Structure

- The City has:
 - 7 major governmental funds
 - 6 nonmajor governmental funds
 - 4 enterprise funds
 - 5 internal service funds

This presentation will focus on high level major governmental funds and enterprise funds, if there are any additional inquiries, please reach out to finance

Cash & Investments

Cash and Investments As of December 31st, 2025

Governmental Funds		Enterprise Funds		Internal Service Funds	
General	33,457,705	Water	6,194,047	Employee Benefits	248,233
Housing Rehabilitation	4,927,979	Sewer	6,119,517	Property Casualty	552,087
Debt Service	9,902,805	Storm Water	5,383,765	Vehicles & Equipment	2,164,012
Affordable Housing Trust	9,288,525	Solid Waste	2,210,430	Municipal Building and Infrastructure	1,849,351
Development EDA	12,945,139	Total Enterprise Funds	19,907,759	Technology	1,173,885
Redevelopment District	11,119,898			Total Internal Service Funds	5,987,568
Capital Fund	4,487,421				
Other Governmental Funds					
Cable Television	2,453,082				
Community Development	18,412				
Special Service Districts	568,137				
Climate Investment	247,428				
Opioid Settlement	128,452				
Special Assessment (Cost Recovery)	-				
Total Governmental Funds	89,544,983				

General Fund

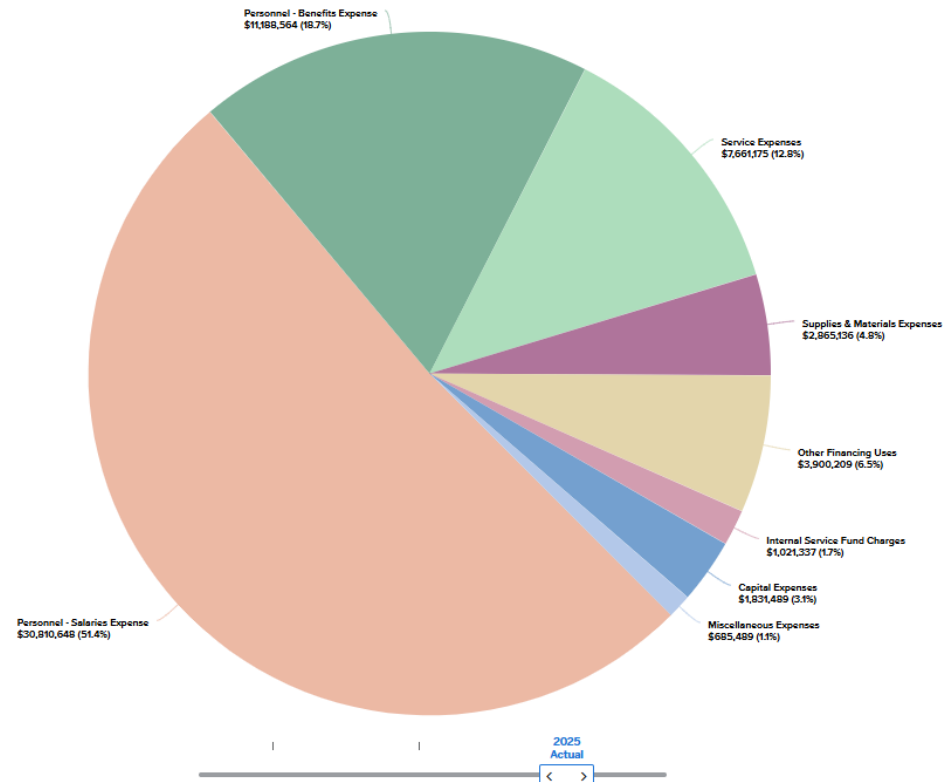
- Financial Policies for The City of St. Louis Park states the following:
 - The city will maintain an unassigned General fund balance of not less than 40-50% of subsequent year's budgeted expenditures (including transfers out) with a target of 45%. however, this need could fluctuate with each year's budget objectives.
 - 45% target is equal to \$28,494,628 which totals the city's unassigned balance, \$165,366 is the balance in excess of target that can be used for future years after 2025

Fund Balance Classification
December 31st, 2025

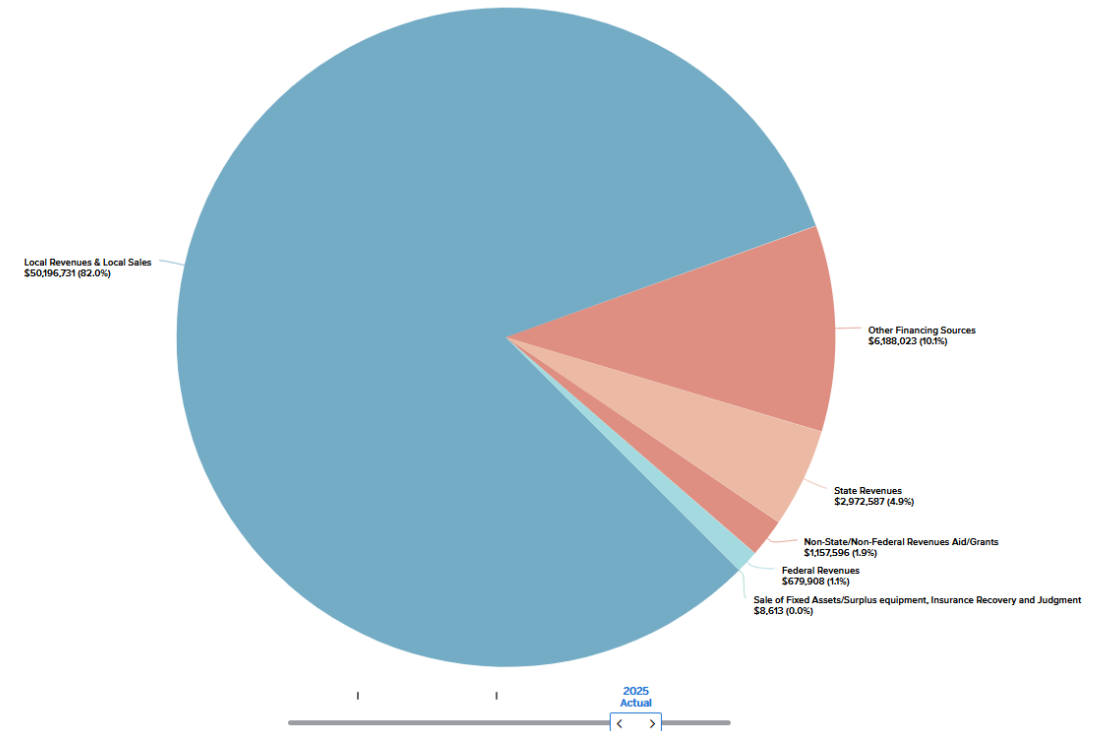
Fund/Description	Nonspendable	Restricted	Assigned	Unassigned
General Fund				
Prepaid items	64,491	-	-	-
Inventories	254,738	-	-	-
E-911 purposes	-	32,225	-	-
Public safety aid	-	124,464	-	-
Police - community engagement & k-9	-	-	81,181	-
Tax court petitions	-	-	500,000	-
Weather Emergencies	-	-	150,000	-
Future budgeted years	-	-	165,366	-
Unassigned	-	-	-	28,494,628
Totals	319,229	156,689	896,547	28,494,628

General Fund

General Fund Expenditures (including OFU)



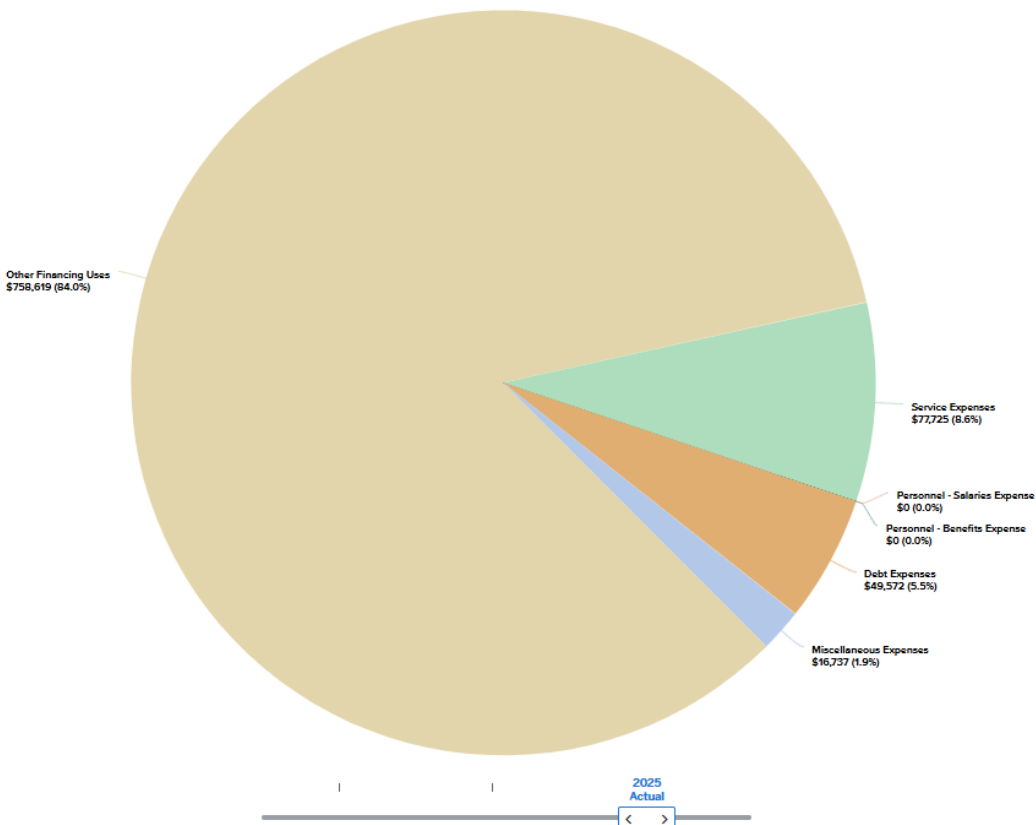
General Fund Revenues (including OFS)



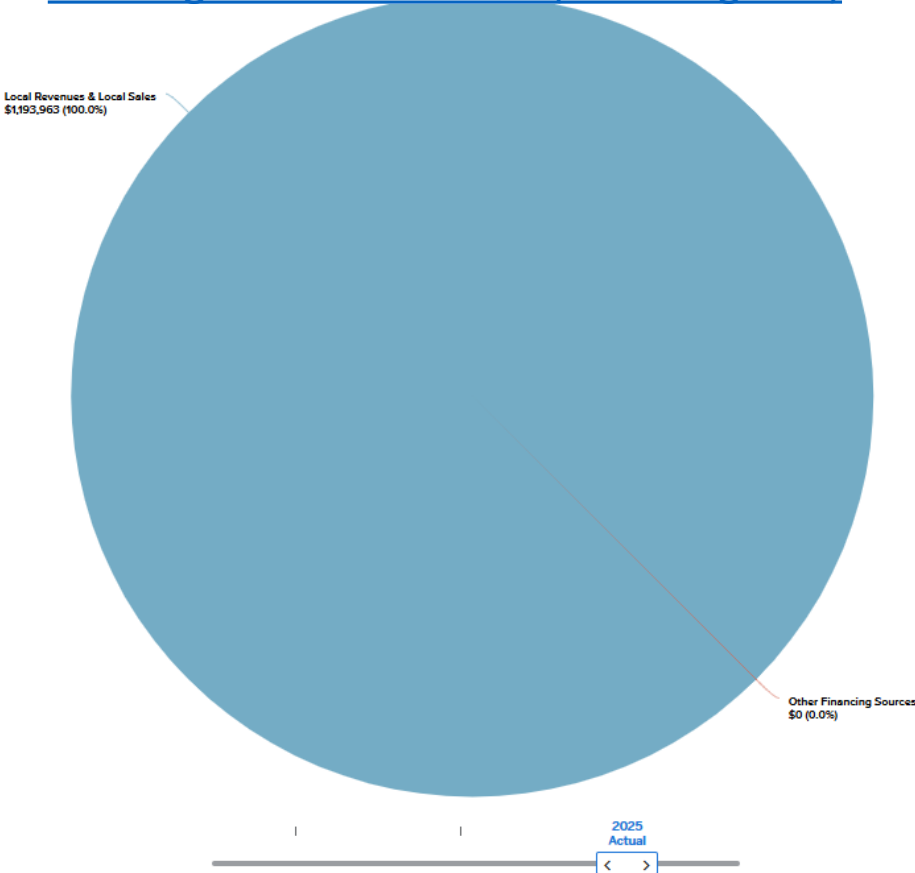
General fund net change increase in fund balance of \$1,239,411

Housing Rehabilitation Fund

Housing Rehab Expenditures (including OFU)



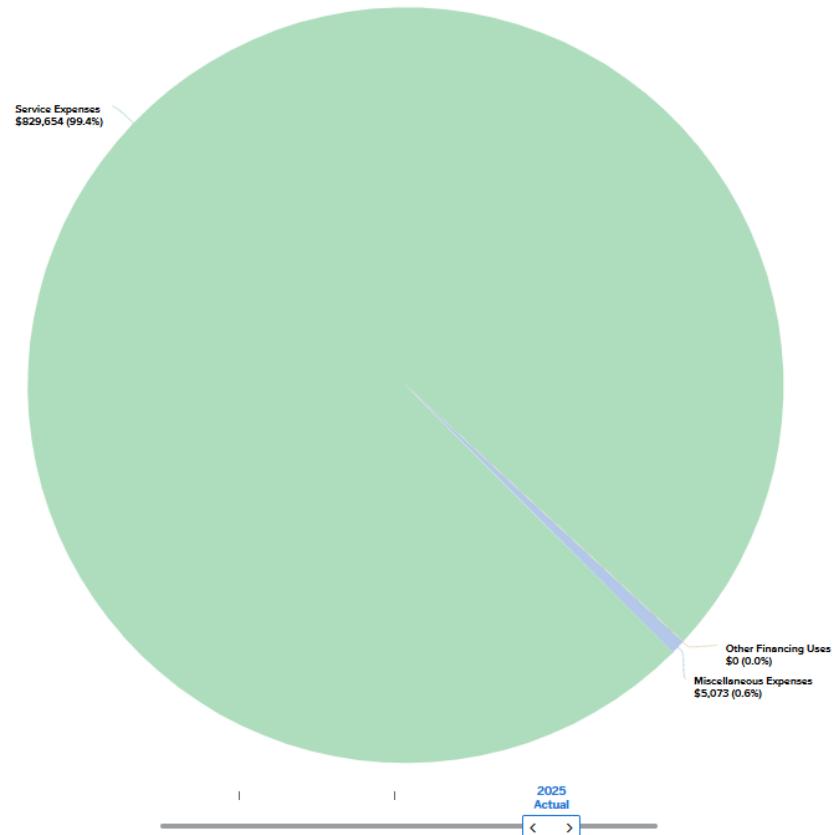
Housing Rehab Revenues (including OFS)



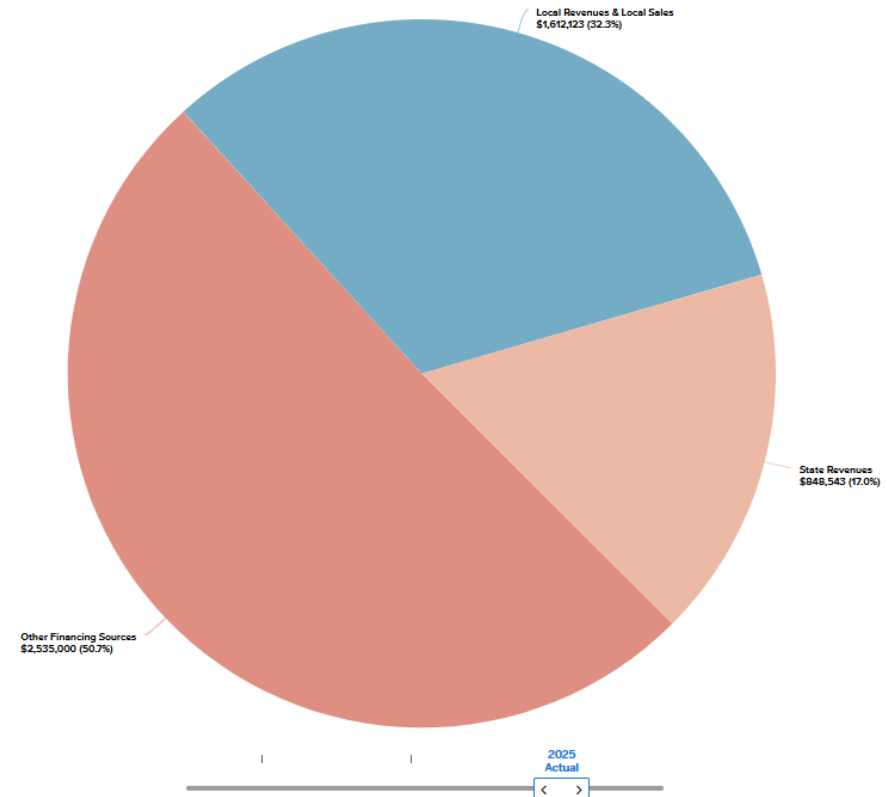
Housing Rehab fund net change increase in fund balance of \$291,310

Affordable Housing Trust Fund

AHTF Expenditures (including OFU)



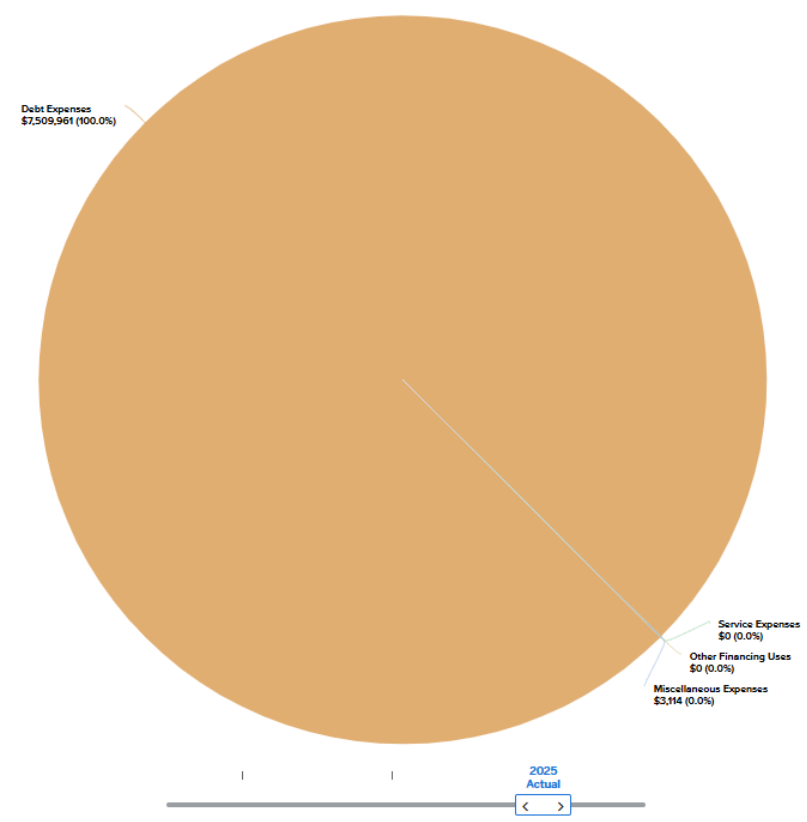
AHTF Revenues (including OFS)



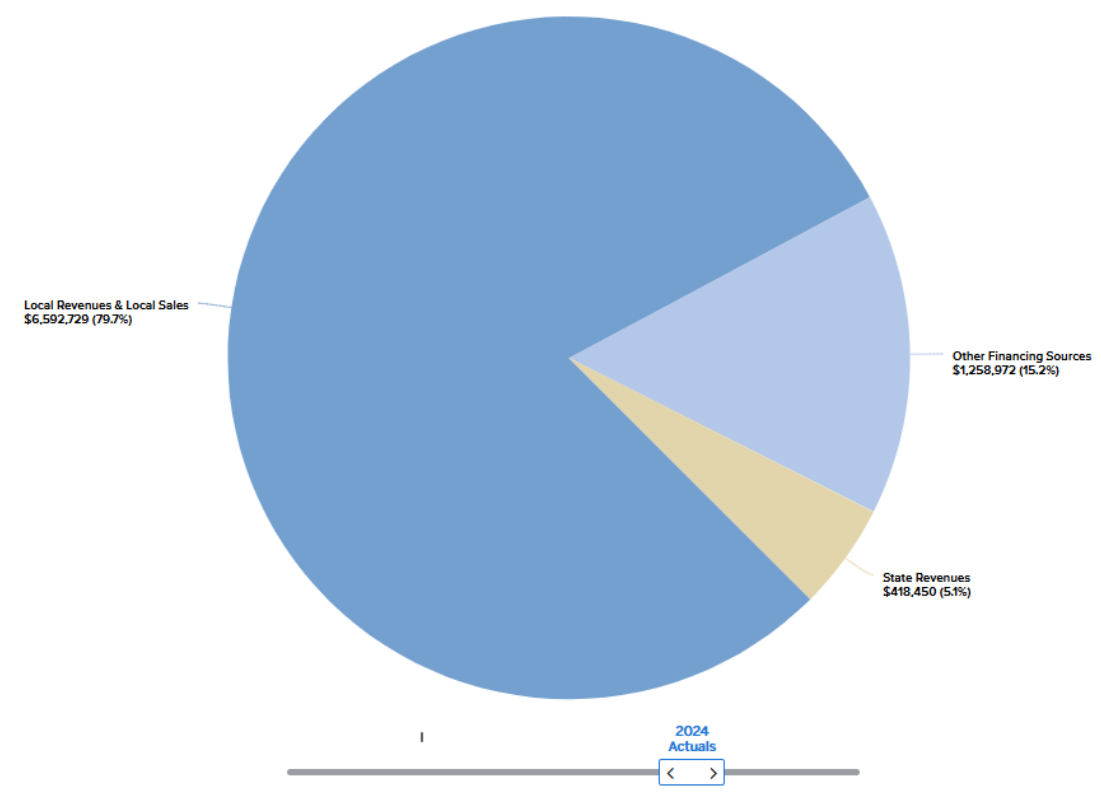
Affordable Housing Trust fund net change increase in fund balance of \$4,160,939

Debt Service Fund

Debt Service Expenditures (including OFU)



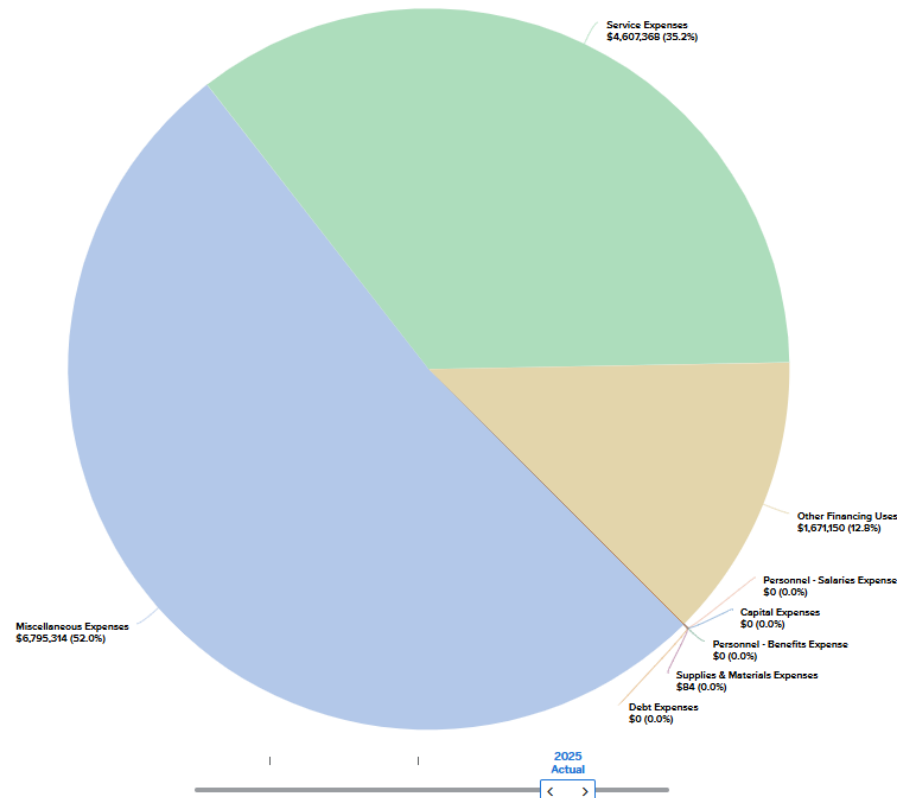
Debt Service Revenues (including OFS)



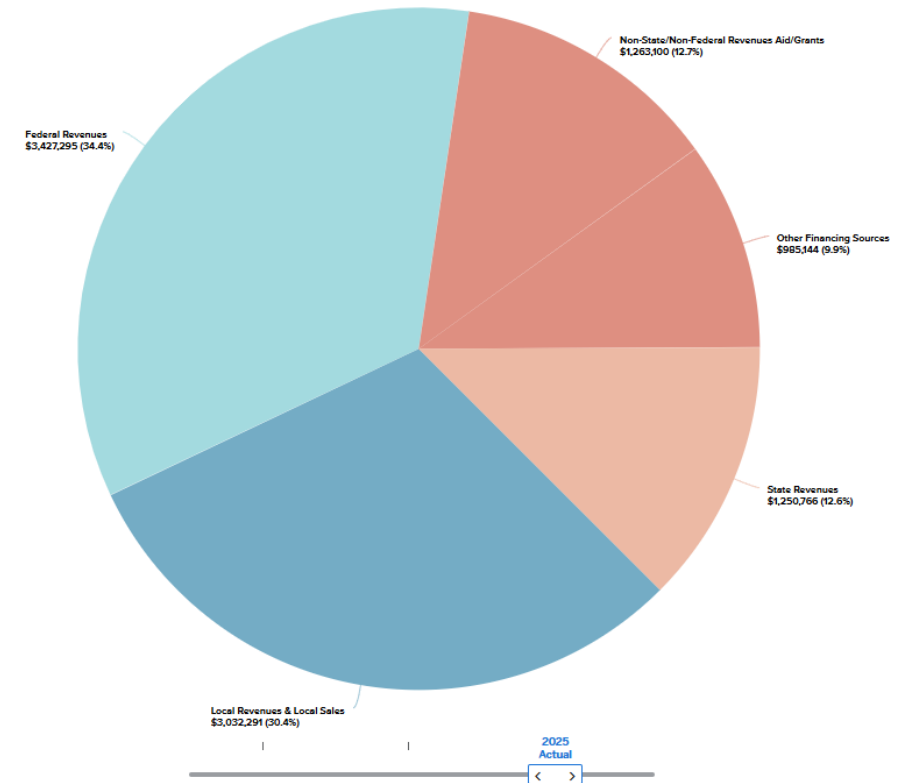
Debt Service fund net change increase in fund balance of \$814,387

Development EDA

EDA Expenditures (including OFU)



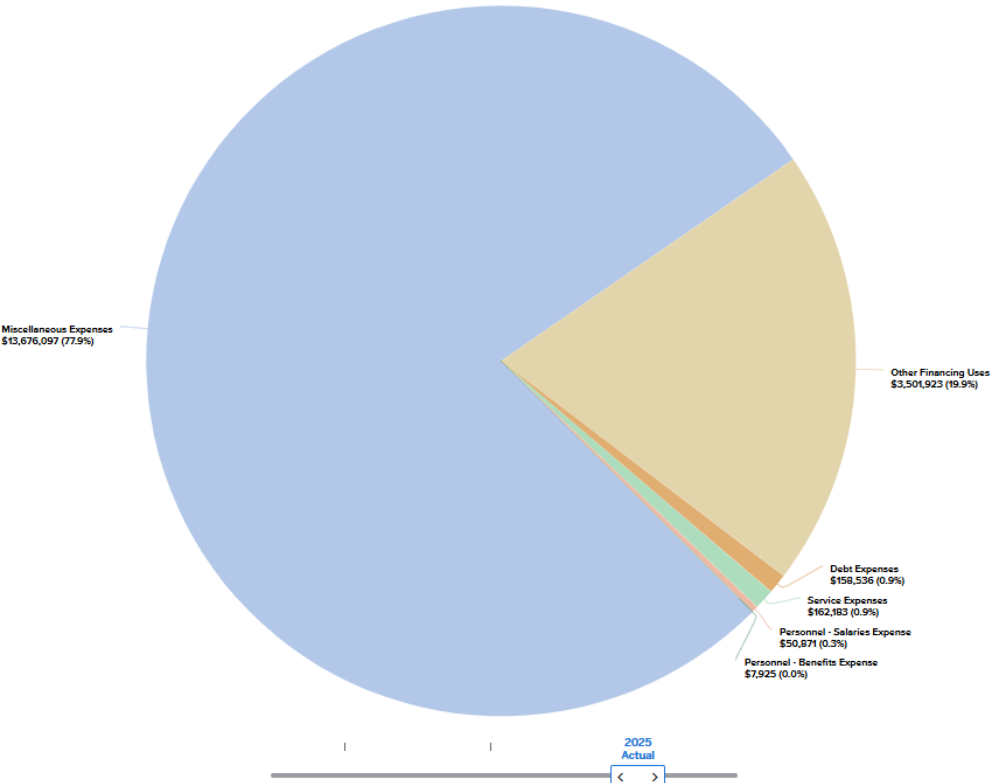
EDA Revenues (including OFS)



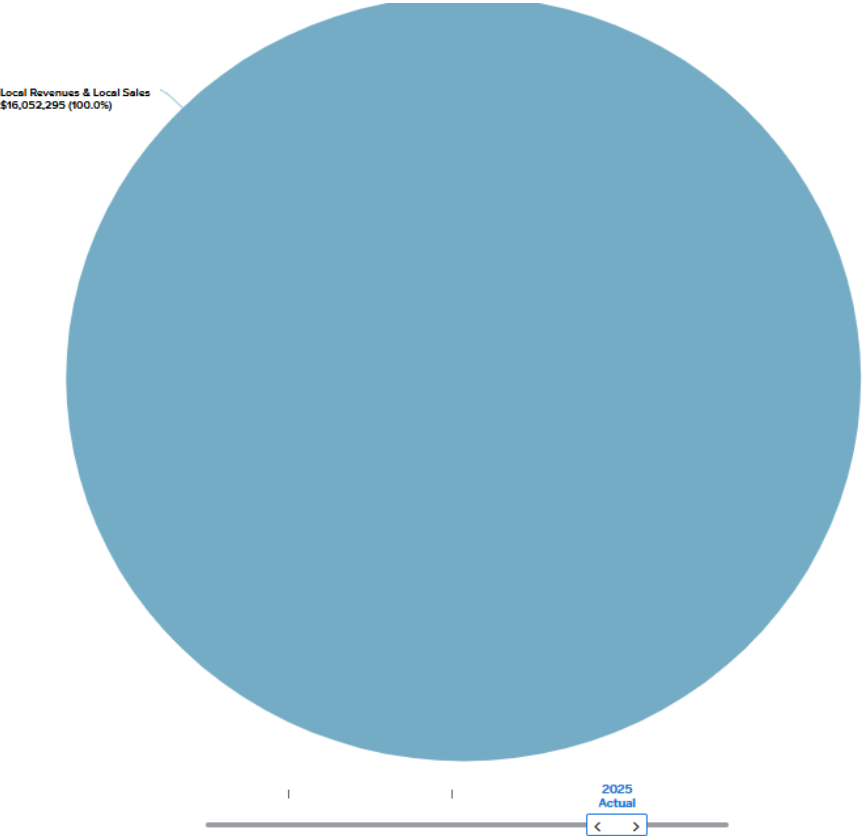
Development EDA fund net change decrease in fund balance of \$3,115,320

Redevelopment District Fund

TIF Expenditures (including OFU)



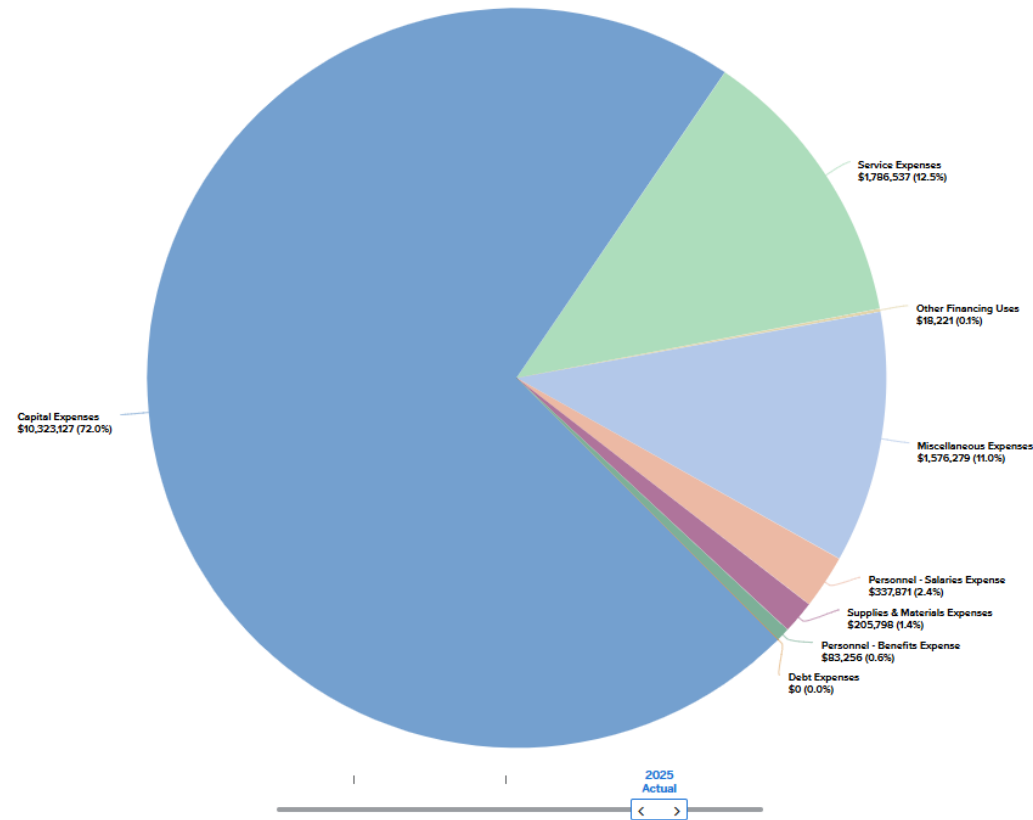
TIF Revenues (including OFS)



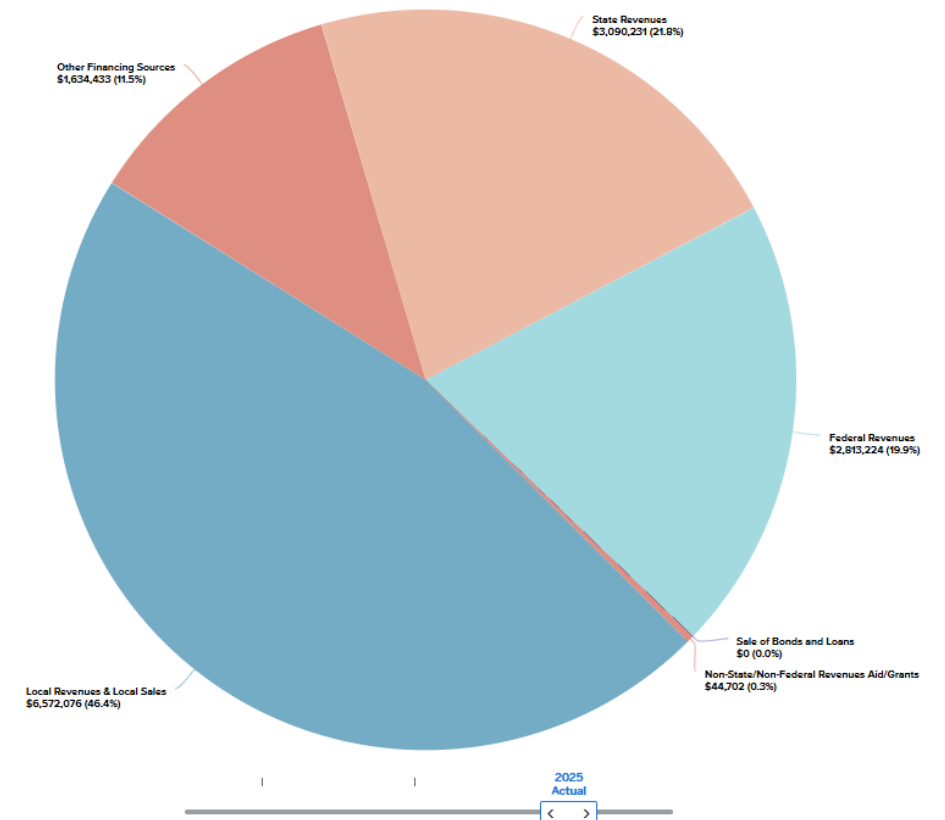
Redevelopment District fund net change decrease in fund balance of \$1,505,240

Capital Fund

Capital Expenditures (including OFU)



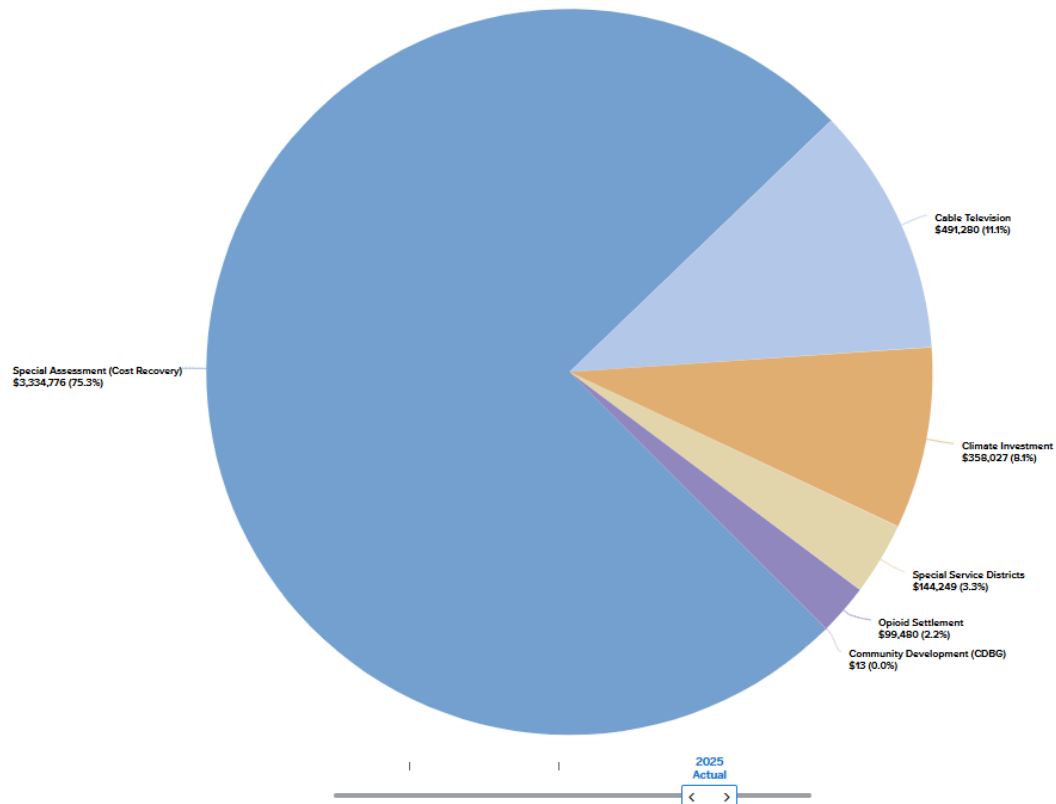
Capital Revenues (including OFS)



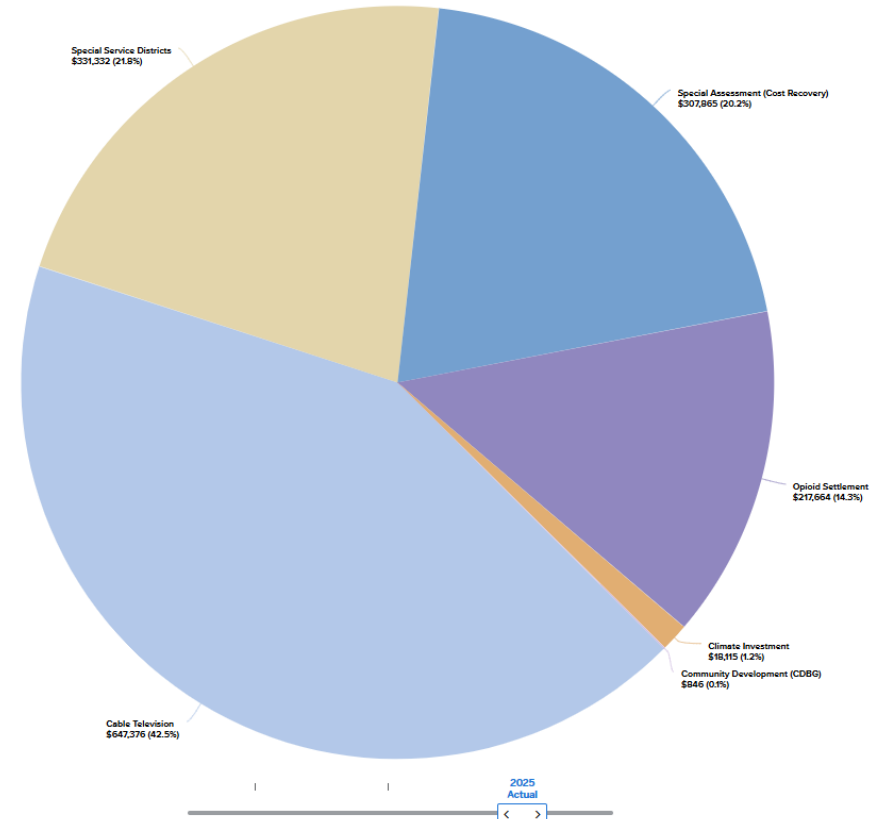
Capital fund net change decrease in fund balance of \$176,423

Other Governmental Funds

OGF Expenditures (including OFU)

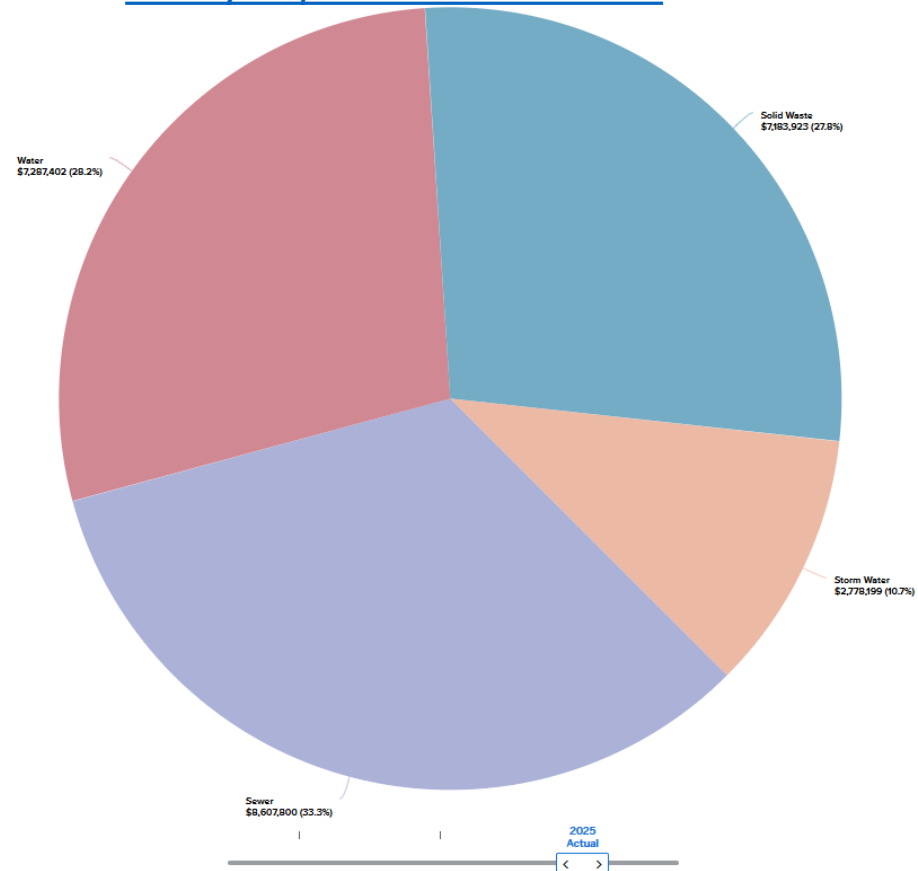


OGF Revenues (including OFS)

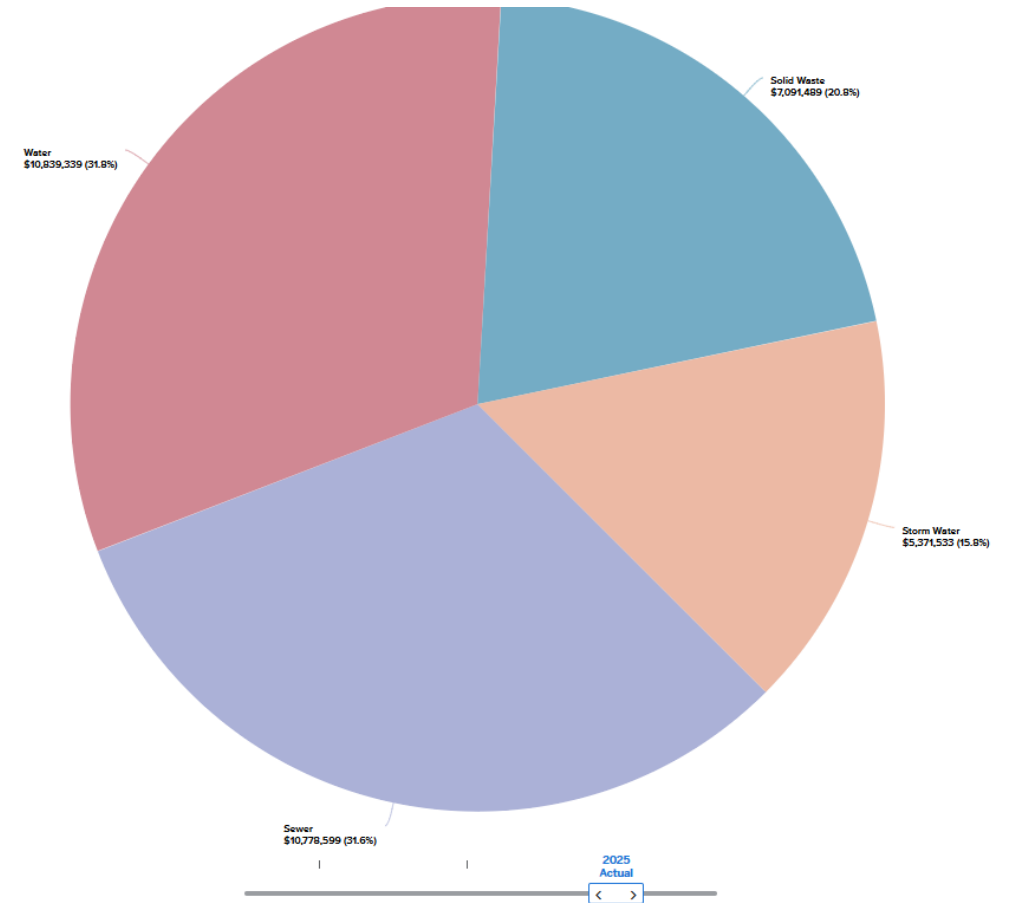


Utility Funds

Utility Expenses & Transfers



Utility Revenues & Transfers



2026 Remaining Items Timeline

- The Single Audit for the City is currently ongoing, the due date is September 30th, 2026, to the Federal Government

Questions?



City of St. Louis Park

2025 Audit Results

July 20, 2026

Rebecca M. Petersen, CPA

Managing Director

rpetersen@redpathcpas.com | 651.407.5826





Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of St. Louis Park
Minnesota**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Merrill

Executive Director/CEO

The City received the GFOA Award for Excellence in Financial Reporting for its 2024 Annual Comprehensive Financial Report.

The Award demonstrates the City's commitment to preparing financial statements that are comprehensive, transparent and consistent with accounting standards.

Reports Issued by Audit Firm



Opinion on the Fair Presentation of the Financial Statements



Report on Internal Controls



Report on Minnesota Legal Compliance



Communication to Those Charged with Governance



Report on Federal Program Compliance – Single Audit
to be issued before September 30, 2026

Opinion on the Financial Statements



What we do

Plan and perform our audit to obtain reasonable assurance that the financial statements are presented in accordance with established accounting principles and are free of material misstatement.

How we do it

We perform a risk assessment and conduct our audit in accordance with the following audit standards:

- GAAS (AICPA)
 - GAGAS (GAO)
-

Result

A “clean” unmodified opinion was issued on the 2025 financial statements

Report on Internal Controls over Financial Reporting



What we do

Gain an understanding of internal controls in place and their effectiveness in order to design our audit procedures

Internal Controls

- Preventative controls
 - Detective controls
 - Ongoing oversight by management
-

Result

No internal control findings reported

Minnesota Legal Compliance Report



What we do

Follow the audit guide published by the Office of the State Auditor. The guide consists of seven sections:

- Depositories of public funds and investments
- Conflicts of interest
- Public indebtedness
- Contracting – bid laws
- Claims and disbursements
- Tax increment
- Miscellaneous provisions

Result

No compliance findings reported

Communication to Those Charged with Governance



Accounting policies used/changed

No significant changes

Accounting estimates in the financials

- Leases and SBITAs
- Land held for resale
- Certain construction costs
- Pollution remediation liability
- OPEB liability
- Net pension liability
 - 2025 – \$16,425,654
 - 2024 – \$19,090,108
 - 2023 – \$27,143,398
 - 2022 – \$52,395,071

Corrected and uncorrected misstatements

No corrected or uncorrected misstatements that have an effect on our opinion on the financial statements

Performing the audit

- No difficulties encountered
- No disagreements with management

Other matters

Capital asset capitalization thresholds.

Thank you.



Rebecca Petersen
Managing Director
rpetersen@redpathcpas.com

