

Comprehensive Plan Review Scenarios: What could you do if...?

October 18, 2017

Committee of the Whole



Today's Discussion



Foundations of Plan Review



Comprehensive Plan Scenarios



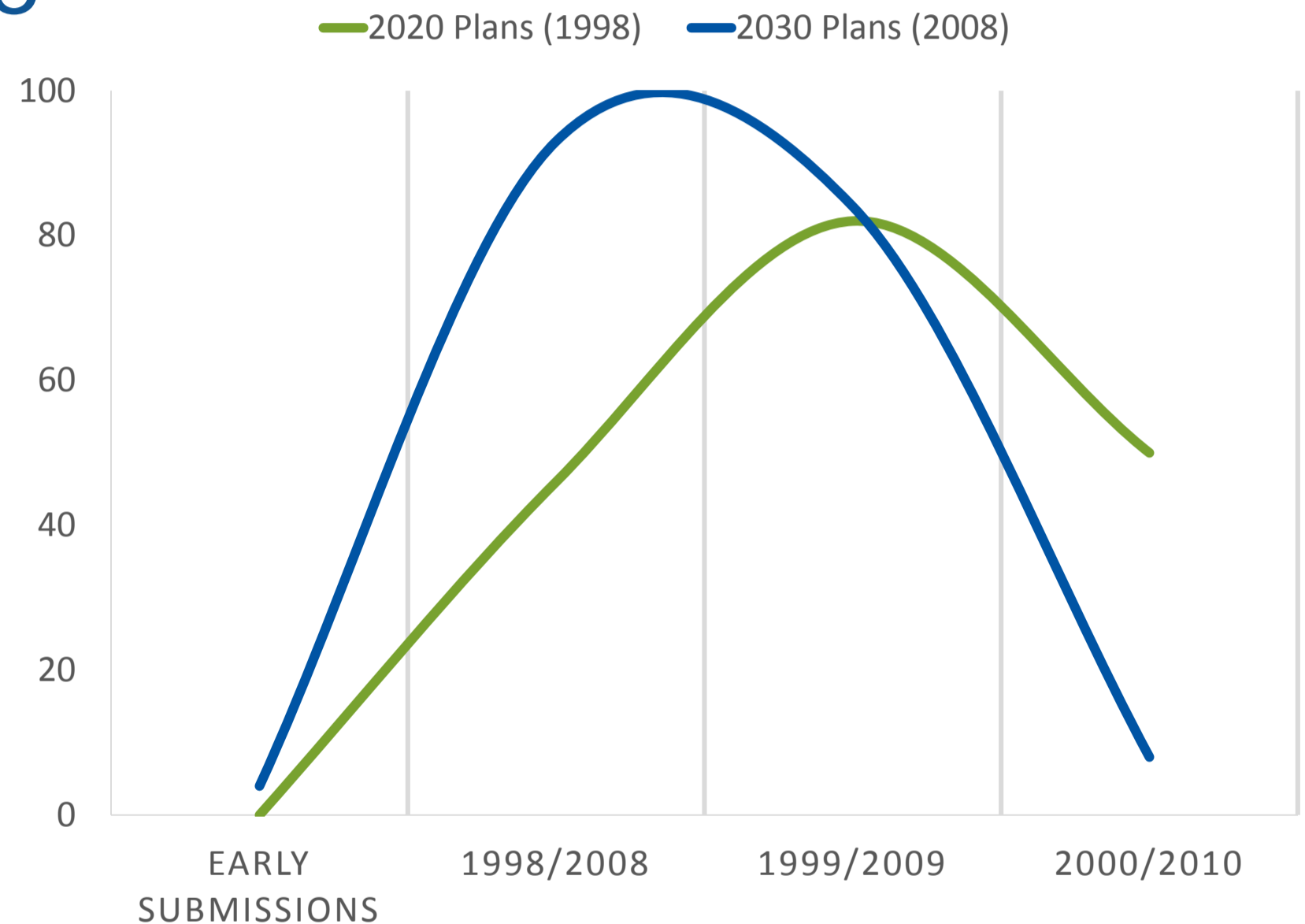
Questions & Discussion

Foundations of Plan Review

Plans will start coming in this year

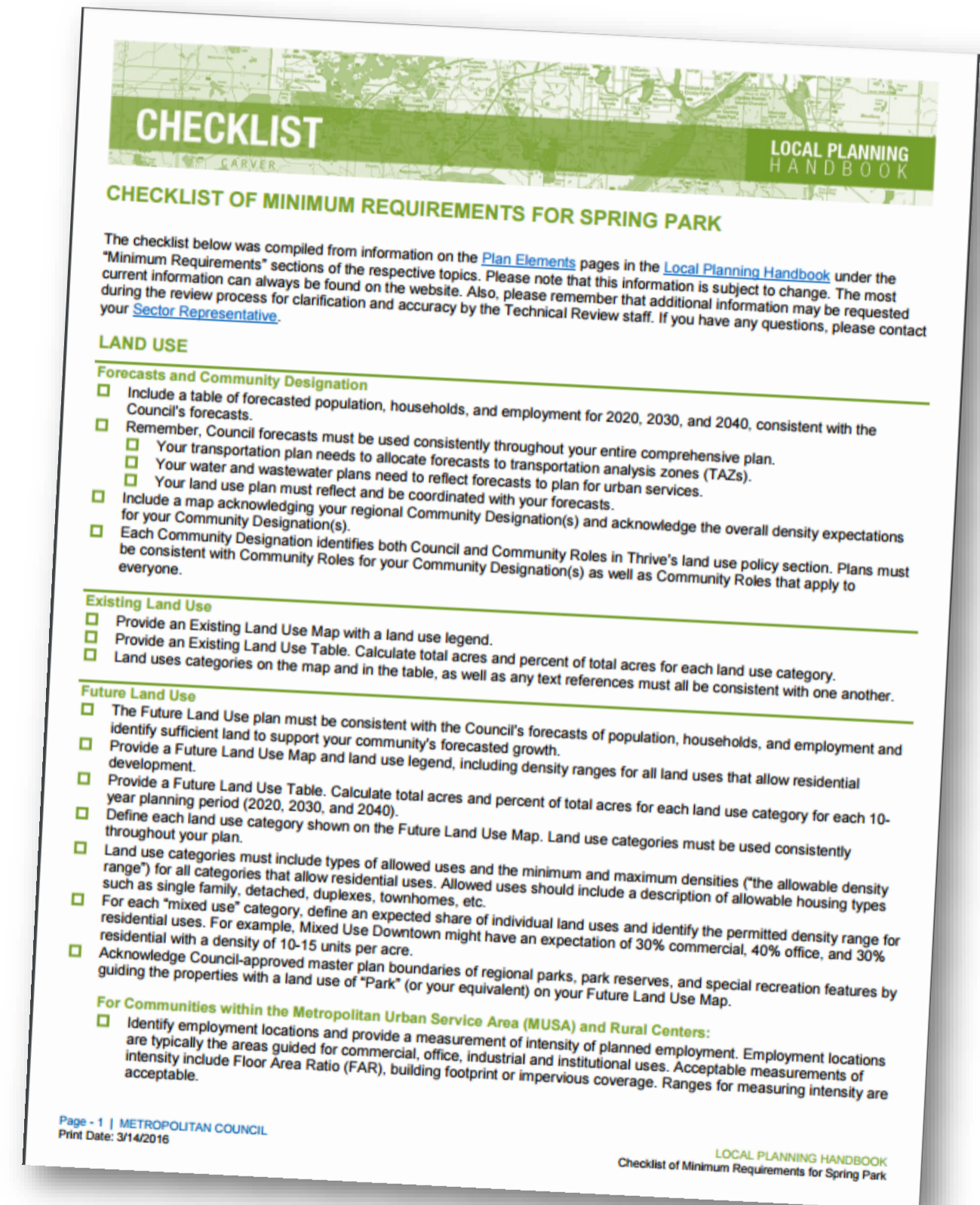
- Due December 31, 2018
- 188 jurisdictions
 - Carver & Scott Counties cover 21 townships
 - 167 Plans will be submitted for Review
- Preliminary and Official Reviews

NUMBER OF PLANS SUBMITTED EACH YEAR



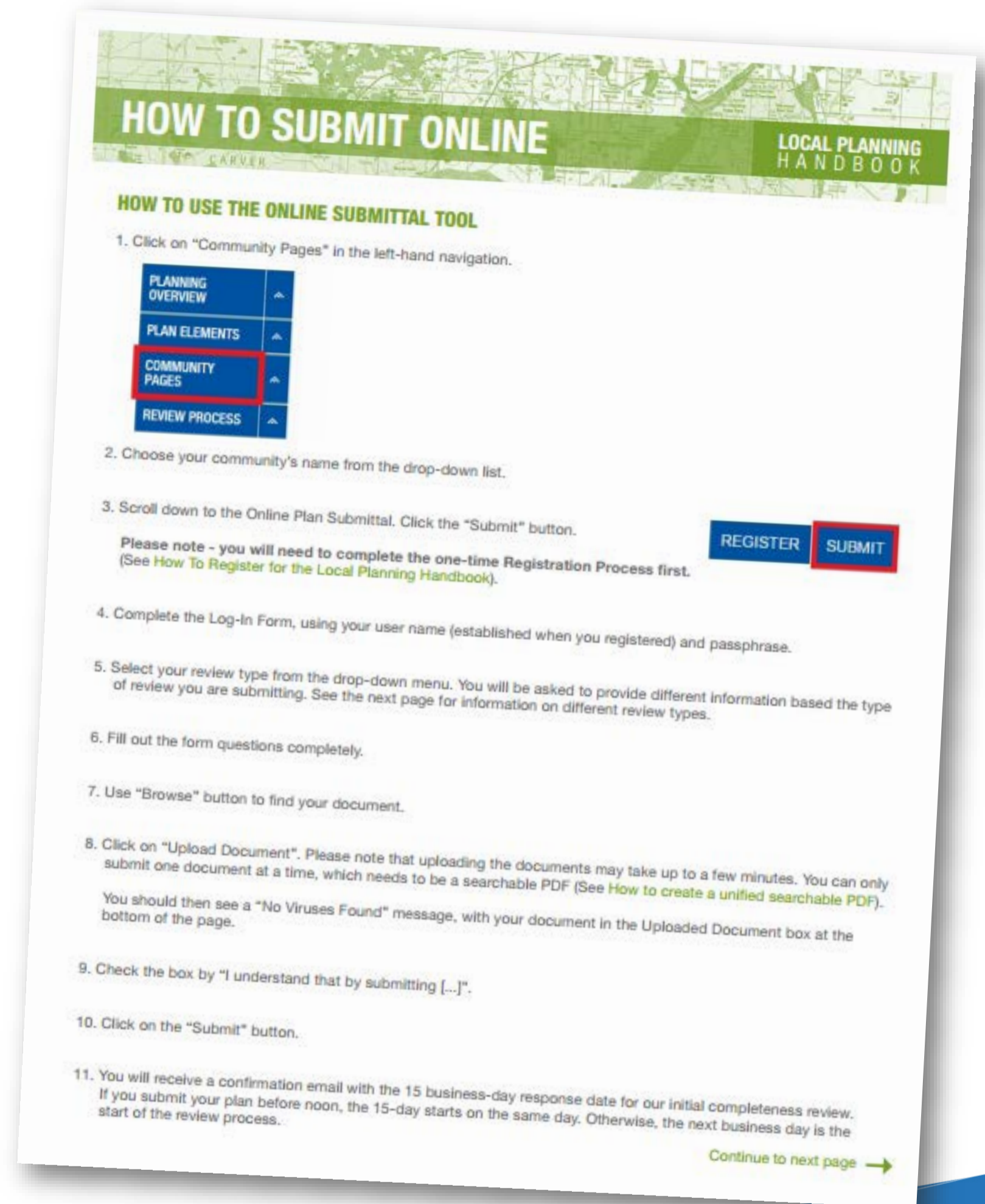
Preliminary Review Process

- Communities can submit draft versions of whole or part of the plan
- Council staff provide feedback on:
 - Completeness of information
 - Conformance issues
 - Any policy inconsistencies

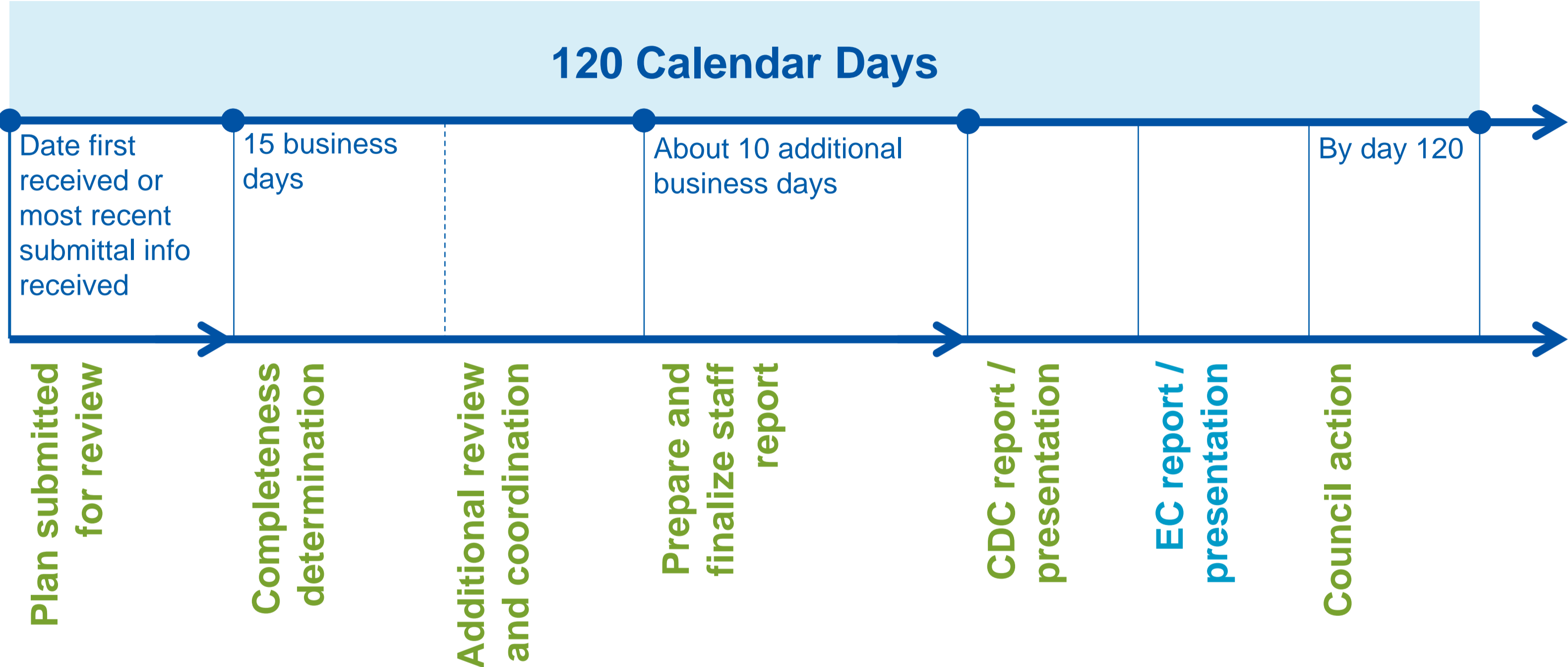


Official Review

- New Online Submittal Tool Available
- Directly linked to:
 - Electronic content system
 - Workload management system
 - Official record database

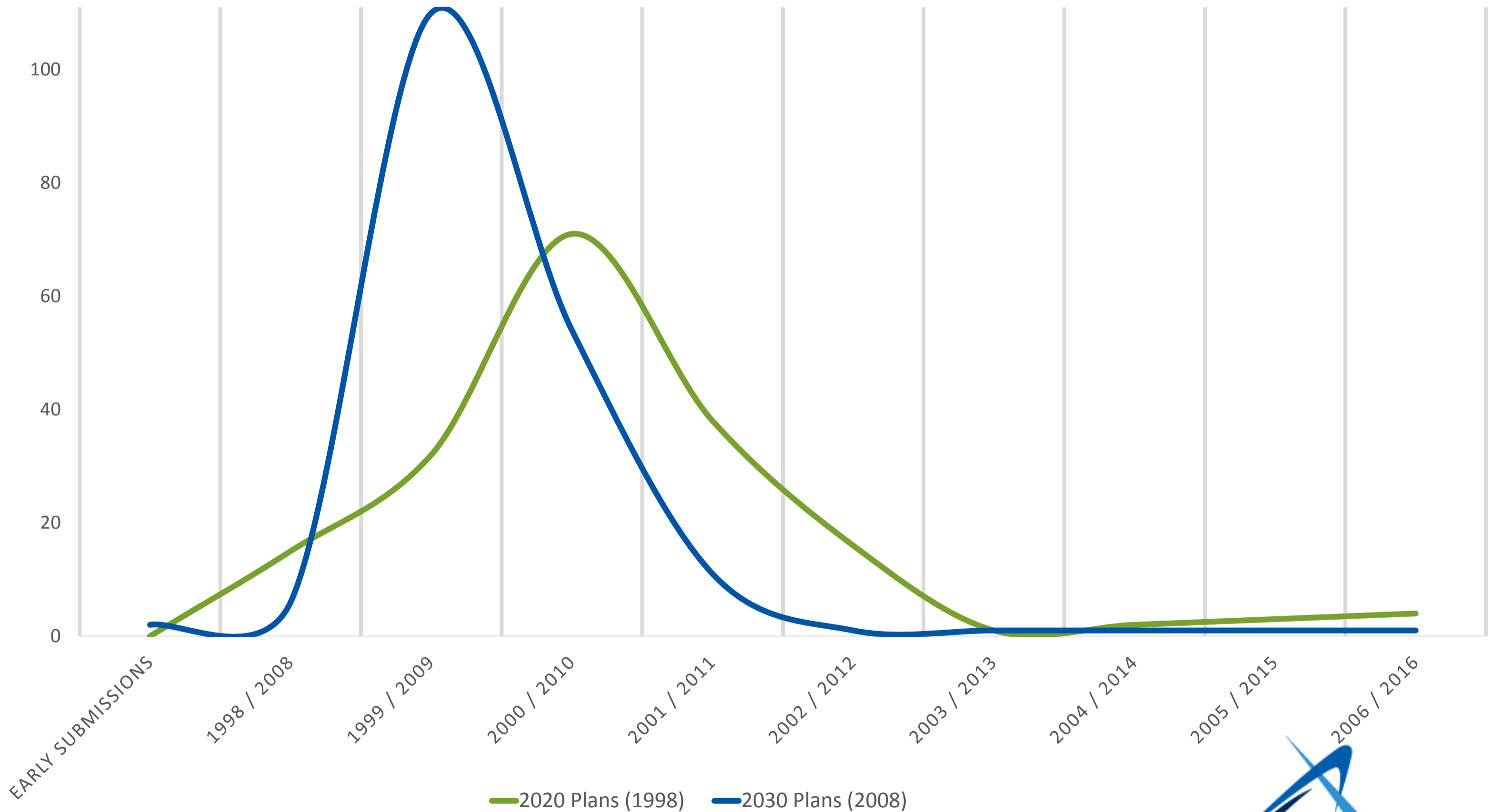


Official Review Process



Overall Review Process Can Take Several Years

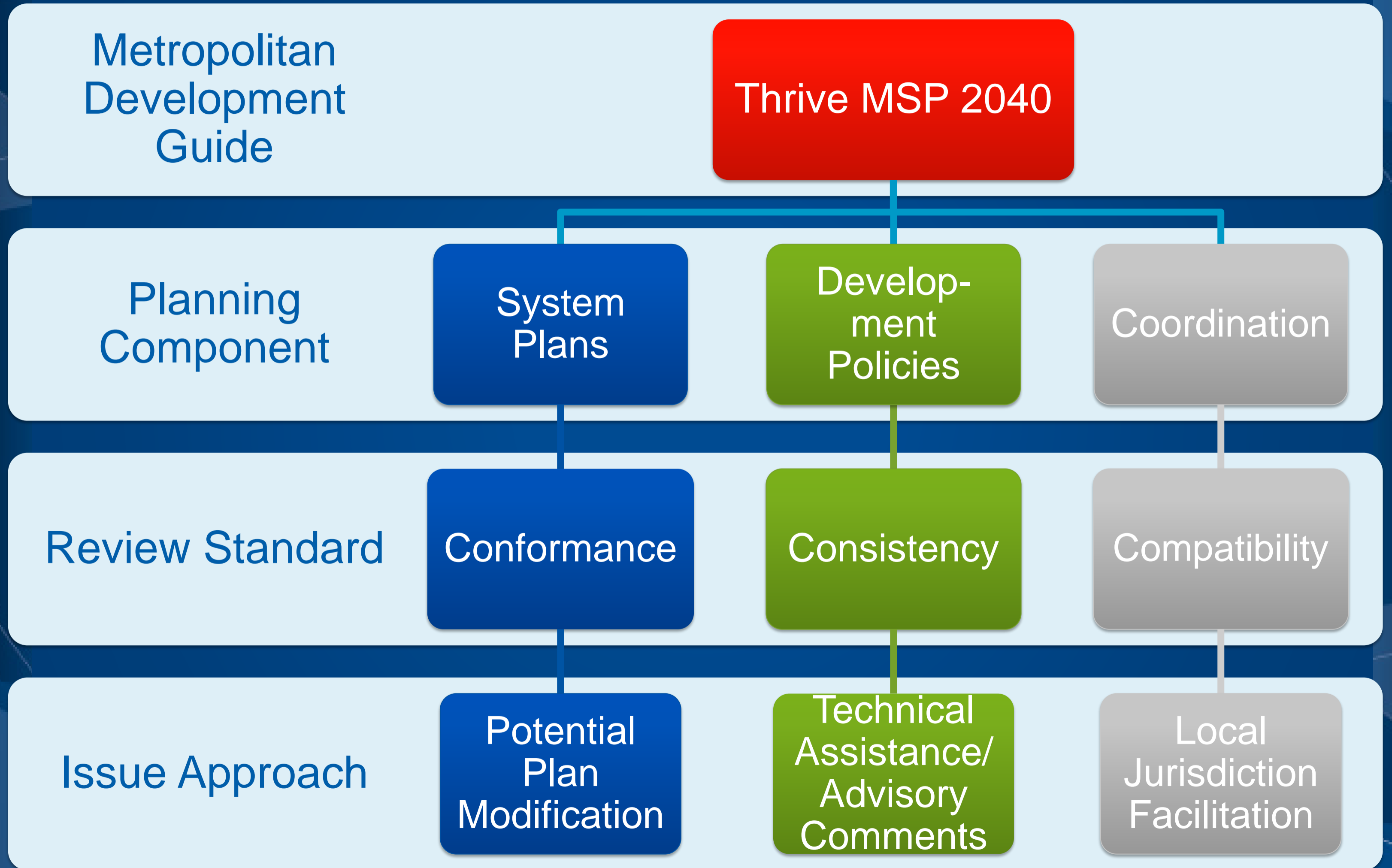
NUMBER OF PLANS AUTHORIZED EACH YEAR



Review Authority

- Minn. Stats. 473.175 & 473.513 outlines the Council's role in plan review
- Authorize plans to be placed into effect
 - No ability to “deny” plans explicit in statute
 - Approval of Tier II Sewer Plans
- Different review standards based on the component we are reviewing
 - Conformance
 - Consistency
 - Compatibility

How does the Council Review Plans?



Review Standard

Conformance

- Minn. Stat. 473.175, subd. 1:
“The council shall review the comprehensive plans of local governmental units...to determine their...conformity with metropolitan system plans.”
- Each System Plan identifies what constitutes a conformance issue in a local comprehensive plan

Review Standard

Conformance

- Review standard: “more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans”
- Steps:
 - Immediately work toward issue resolution, before official plan submittal
 - Last step: plan modification procedures

Review Standard

Consistency

- Minn. Stat. 473.175, subd. 1:
“The council shall review and comment on the apparent consistency of the comprehensive plans with adopted plans of the council.”
- Policies in Thrive and each of the Policy Plans
 - Specific policies as they apply to local comprehensive plans

Review Standard

Consistency

- Steps:
 - Technical assistance to resolve inconsistency before plan submittal
 - Advisory comments
 - Recommending changes
 - Offering staff assistance
 - Housing cases: potentially affects eligibility for LCA programs

- Minn. Stat. 473.175, subd. 1:
“The council shall review the comprehensive plans of local governmental units...to determine their compatibility with each other...”
- Ensure coordination among local jurisdictions
- Incompatibilities among plans are rare
- Steps:
 - Identify the incompatibilities, offer suggested solutions
 - Support to facilitate conversations among local jurisdictions

Comprehensive Plan Scenarios



Plan Scenario 1

- City is home to a regional park
- Some park land has not yet been acquired (inholdings), but has been designated as part of regional park through approved park master plan
- City's Plan shows inholdings guided for Commercial land use

→ What is the Council's response?



Plan Scenario 2

- City is designated Diversified Rural (4 du/40 acres)
- A portion of the City is in the Long Term Sewer Service Area
- City's Plan guides land use for 2.5 acre lots in the Long Term Sewer Service Area

→ **What is the Council's response?**



Plan Scenario 3

- City's Plan identifies all transportation components in the Current Revenue scenario
- City's Plan includes a new interstate interchange connecting with an A-minor arterial road
- A new interchange is not part of the Current or Increased Revenue scenario

→ **What is the Council's response?**



Plan Scenario 4

- City is designated Diversified Rural (4 du/40 acres)
- A portion of the City is in the Long Term Sewer Service Area
- City's Plan allows rural cluster developments at higher densities to protect permanent open space and future urbanization in the Long-Term Service Area

→ **What is the Council's response?**





Plan Scenario 5

- City is designated as Suburban (5 units per acre)
- City is forecasted to grow by only 40 sewerer households through 2040
- City's Plan has an overall planned net residential density of 4.5 units/acre.

→ What is the Council's response?



Plan Scenario 6

- City has not guided enough residential land (8+ du/ac) between 2021-2030 to support its affordable housing need
- City's Plan meets net residential density requirements, conforms with regional system plans, and is consistent with all other policies.

→ **What is the Council's response?**



Plan Scenario 7

- City is designated Urban Center with planned LRT (50+ du/acre)
- City has modest projected growth
- Station area planning completed
- Plan results in station area average minimum net density of 48 units/acre

→ **What is the Council's response?**



Plan Scenario 8

- A regional airport is located within the City's boundaries
- The airport owns 200 additional acres around the airport facility, which has existing industrial and commercial uses
- City's Plan guides the airport as Airport, and guides the additional property as Light Industrial, which allows limited industrial uses

→ **What is the Council's response?**





Plan Scenario 9

- Plan designates several local roads and arterial roads as scenic byways
- Purpose: acknowledge & preserve scenic, historic, environmental, recreational, archeological, and cultural qualities of these roads.

→ What is the Council's response?



Plan Scenario 10

- City is designated as Emerging Suburban Edge
- City has identified new areas for development for the 2030 and 2040 timeframes
- Many of these areas are identified as Regionally Significant Natural Resource Areas

→ **What is the Council's response?**

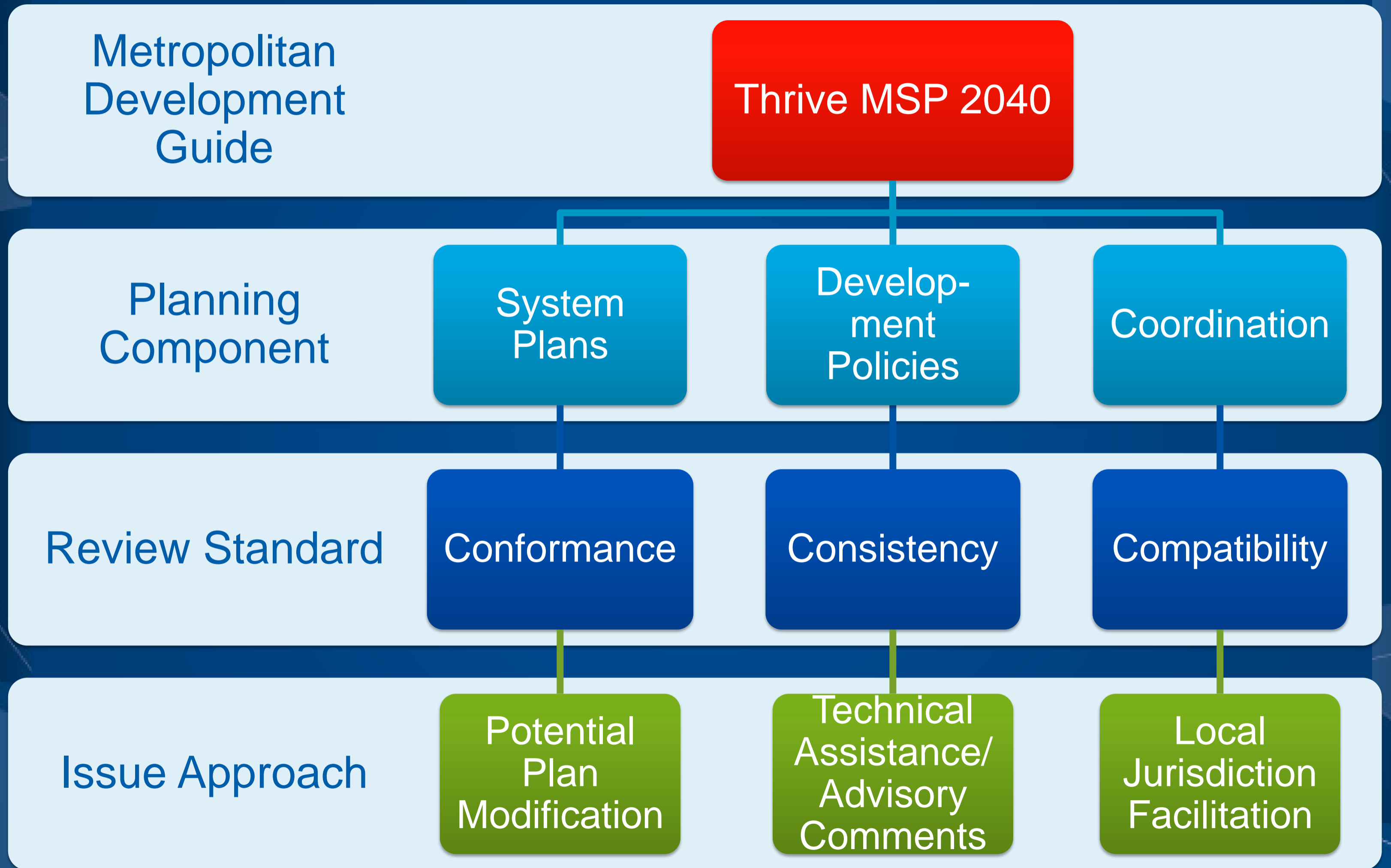


Plan Scenario 10

- City is forecasted to grow by 5,000 households by 2040
- City Plan identifies areas for new development
- Plan accommodates growth for 500 new households through 2040

→ What is the Council's response?

How does the Council Review Plans?



Other Scenarios? Other Questions?

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