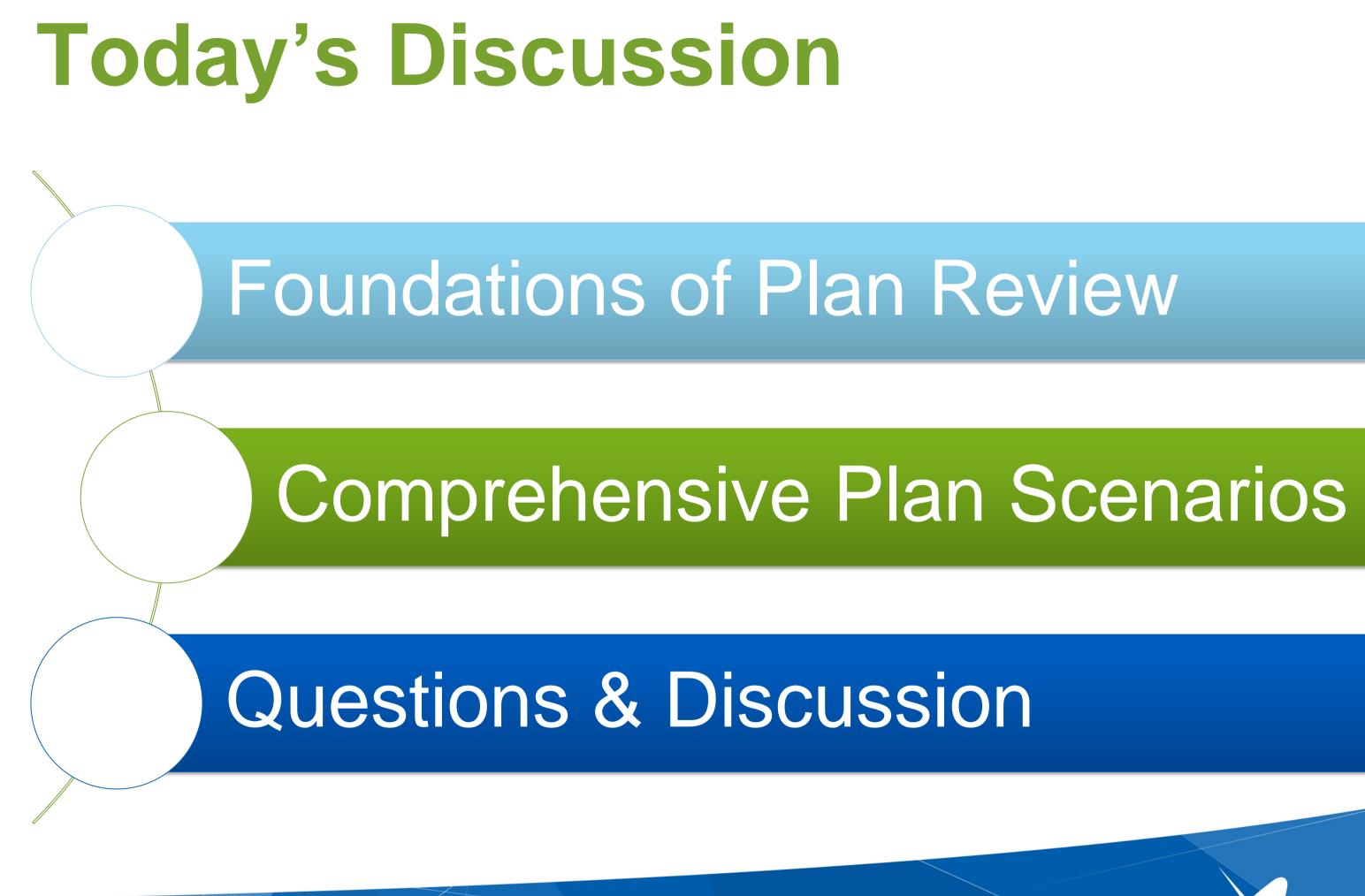
# **Comprehensive Plan Review Scenarios:** What could you do if...?

October 18, 2017

Committee of the Whole









# Foundations of Plan Review





# Plans will start coming in this

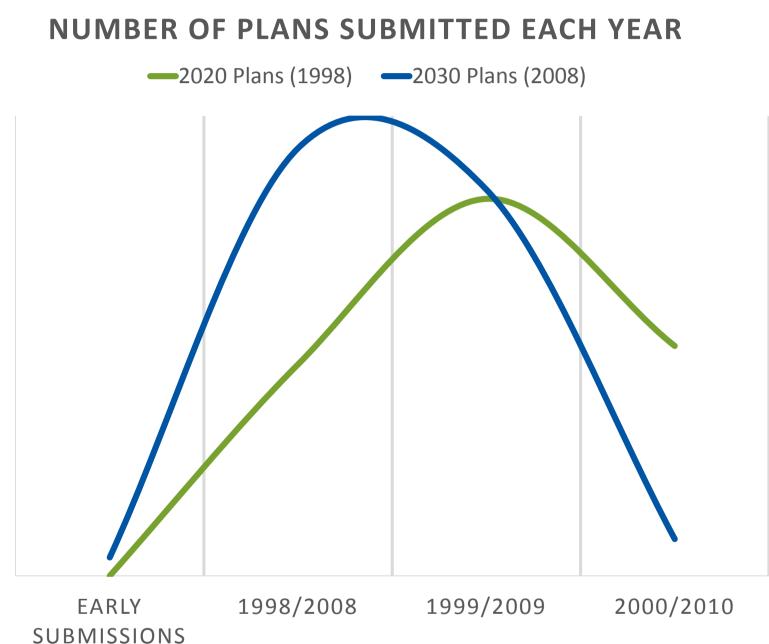
100

40

0

# year

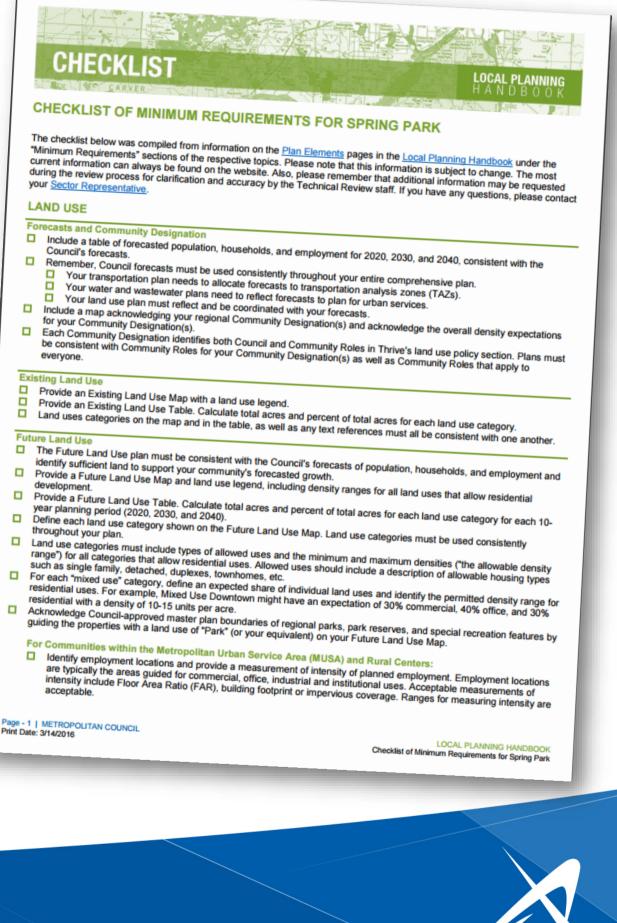
- Due December 31, 2018
- 188 jurisdictions
  - Carver & Scott Counties 80 cover 21 townships 60
  - 167 Plans will be submitted for Review
- Preliminary and Official 20 Reviews





# **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



# LAND USE

# Future Land Use



# METROPOLITAN

# **Official Review**

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



# HOW TO USE THE ONLINE SUBMITTAL TOOL

1. Click on "Community Pages" in the left-hand navigation.



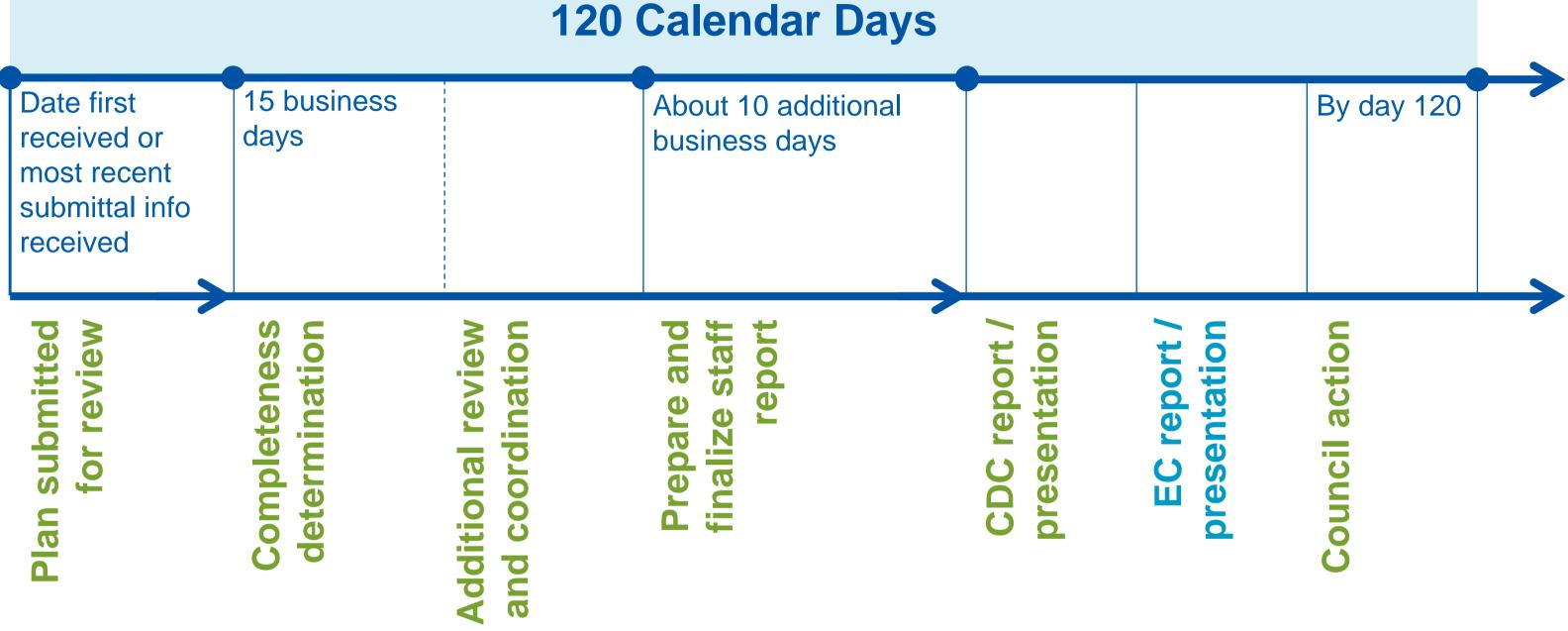
- 2. Choose your community's name from the drop-down list.

REGISTER SUBMIT Continue to next page -

3. Scroll down to the Online Plan Submittal. Click the "Submit" button. Please note - you will need to complete the one-time Registration Process first. (See How To Register for the Local Planning Handbook). 4. Complete the Log-In Form, using your user name (established when you registered) and passphrase. 5. Select your review type from the drop-down menu. You will be asked to provide different information based the type of review you are submitting. See the next page for information on different review types. 6. Fill out the form questions completely. 7. Use "Browse" button to find your document. 8. Click on "Upload Document". Please note that uploading the documents may take up to a few minutes. You can only submit one document at a time, which needs to be a searchable PDF (See How to create a unified searchable PDF). You should then see a "No Viruses Found" message, with your document in the Uploaded Document box at the bottom of the page. 9. Check the box by "I understand that by submitting [...]". 10. Click on the "Submit" button. 11. You will receive a confirmation email with the 15 business-day response date for our initial completeness review. If you submit your plan before noon, the 15-day starts on the same day. Otherwise, the next business day is the



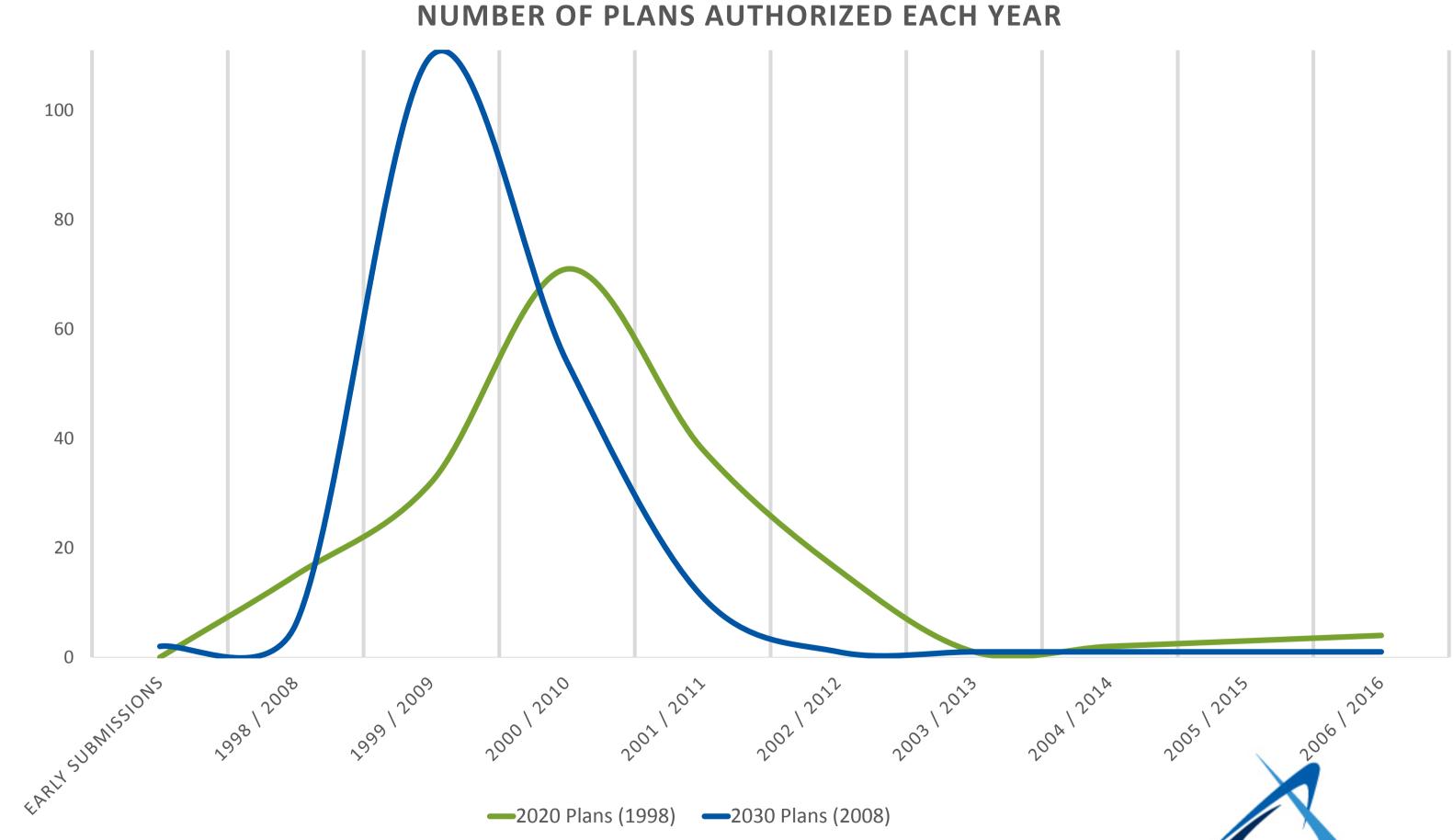
# **Official Review Process**







# **Overall Review Process Can Take Several Years**





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# **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 component we are reviewing
  - Conformance
  - Consistency
  - Compatibility

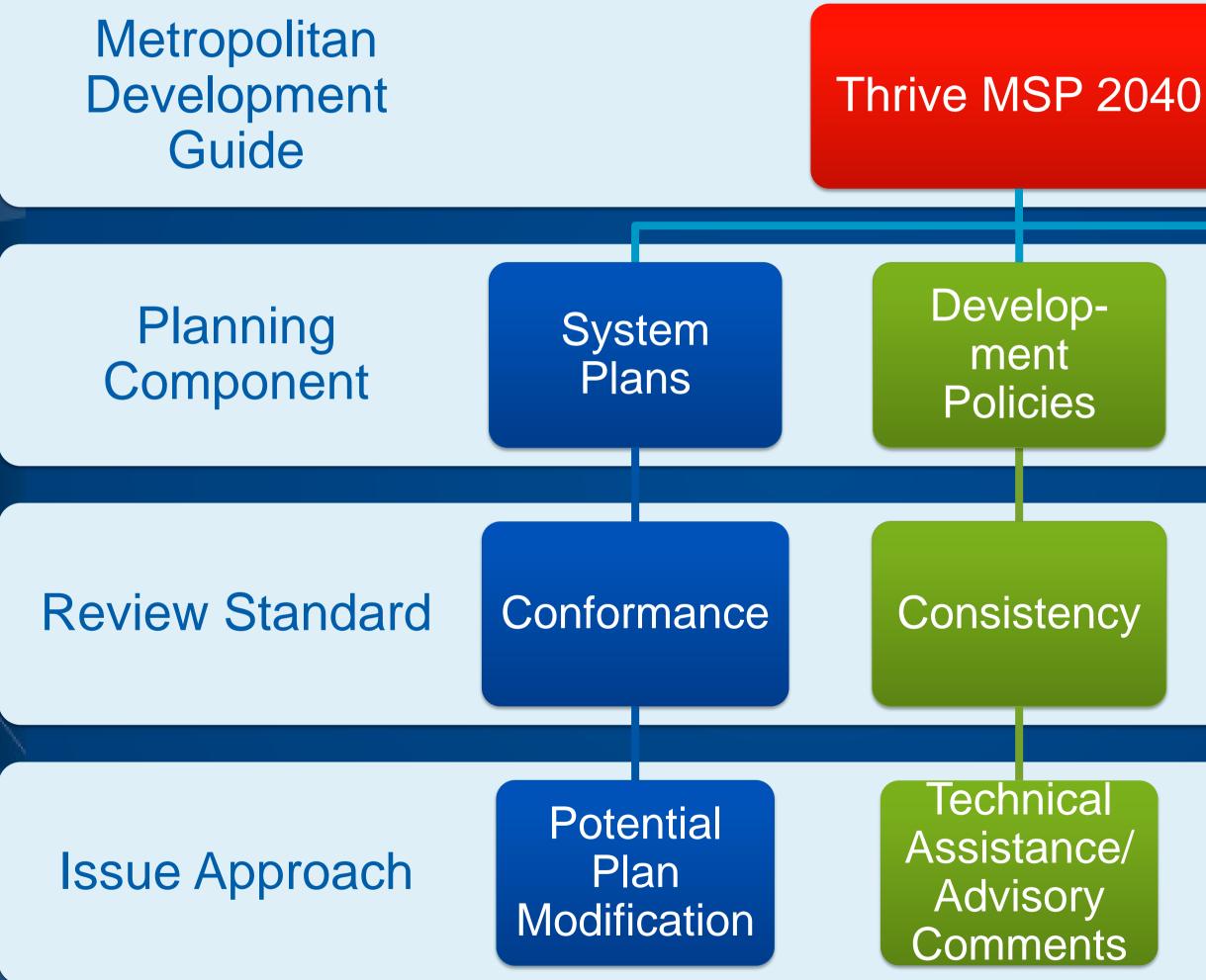


9

# standards based on the



# How does the Council Review Plans?



# Coordination

# Compatibility

# Local Jurisdiction Facilitation



• 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: "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





# 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:

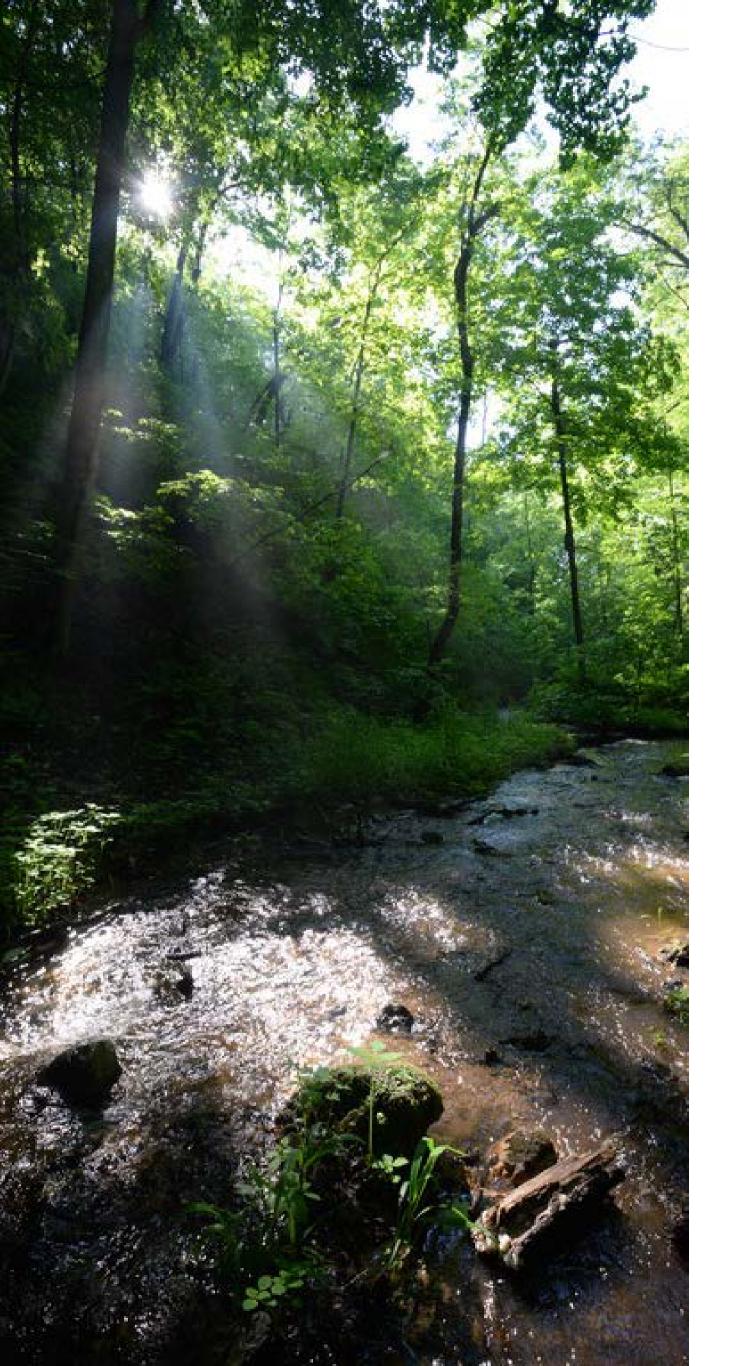
"The council shall review the comprehensive plans of local governmental units...to determine their compatibility with each other..."

- 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**





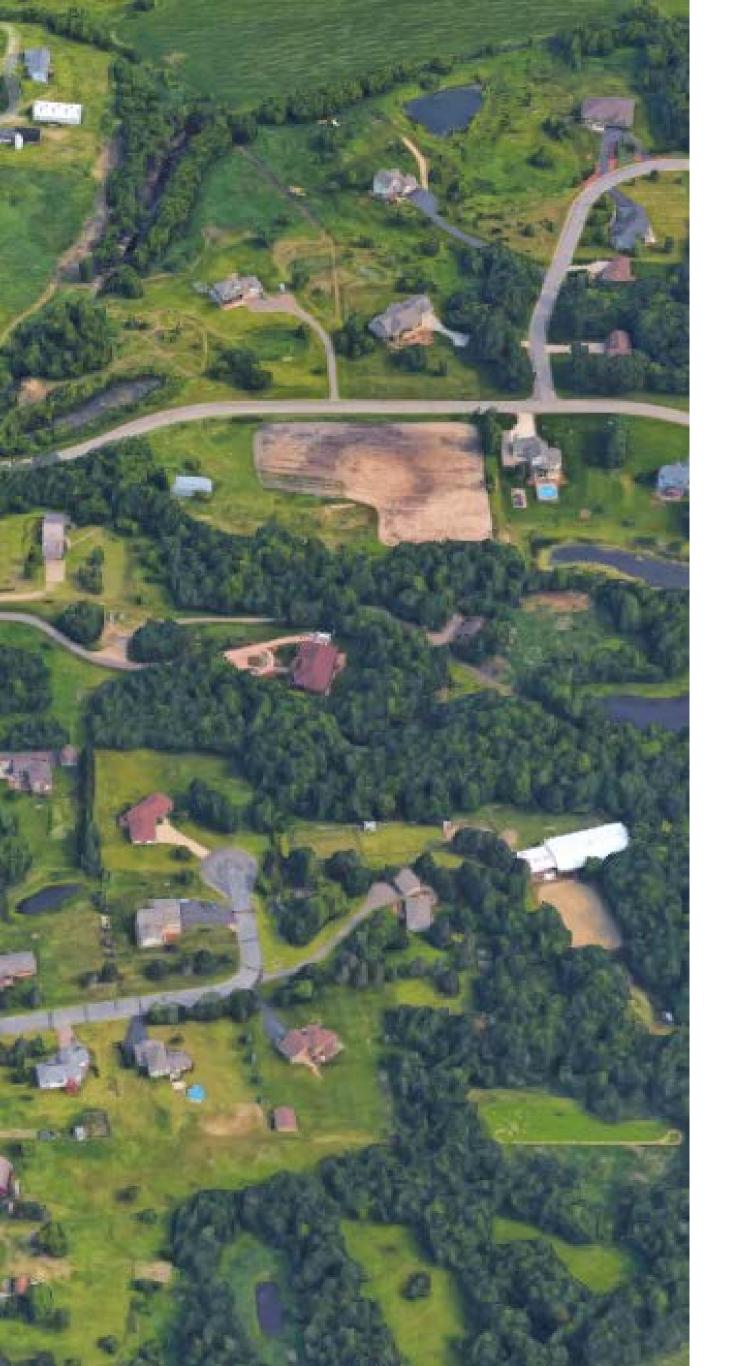
- - Some park land has not yet park master plan
- City's Plan shows inholdings

-> What is the Council's response?

City is home to a regional park been acquired (inholdings), but has been designated as part of regional park through approved

guided for Commercial land use



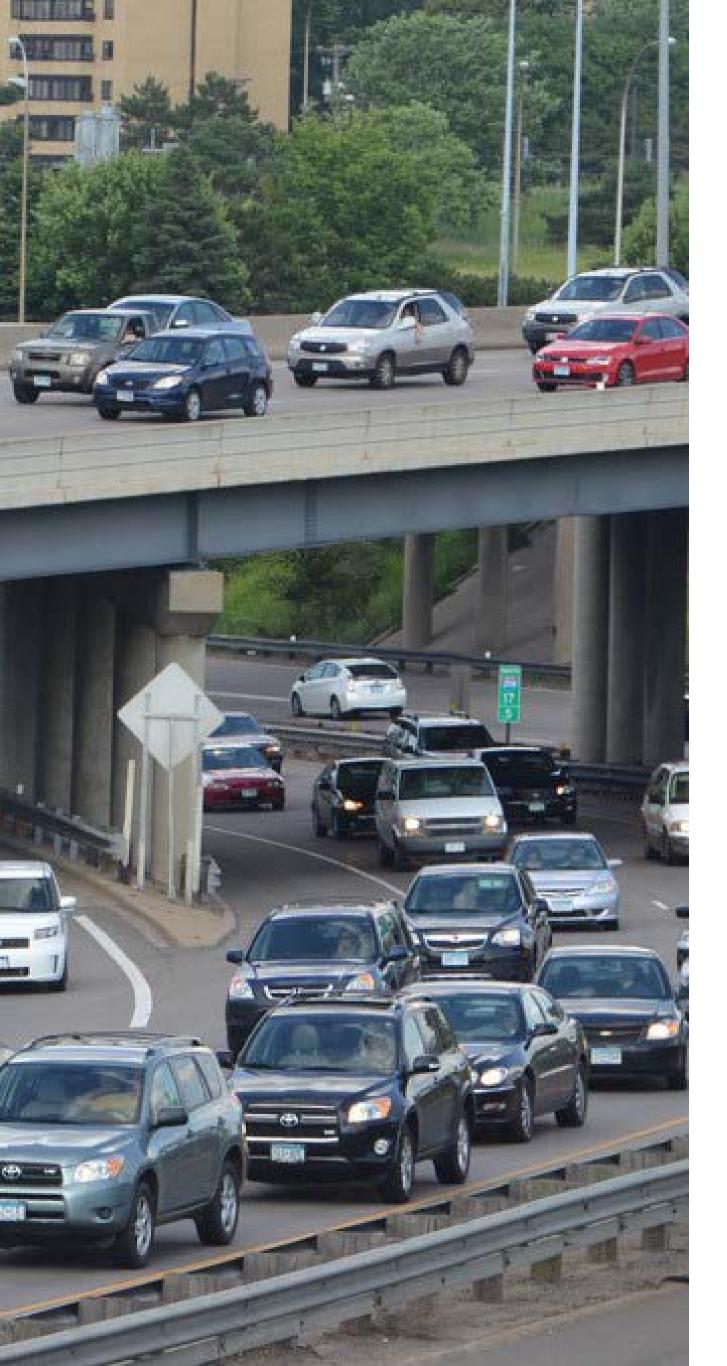


- City is designated Diversified Rural (4 du/40 acres)
- A portion of the City is in the Long Term Sewer Service Area
- City's Plan guides land use for **Sewer Service Area**

-> What is the Council's response?

2.5 acre lots in the Long Term





- 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?





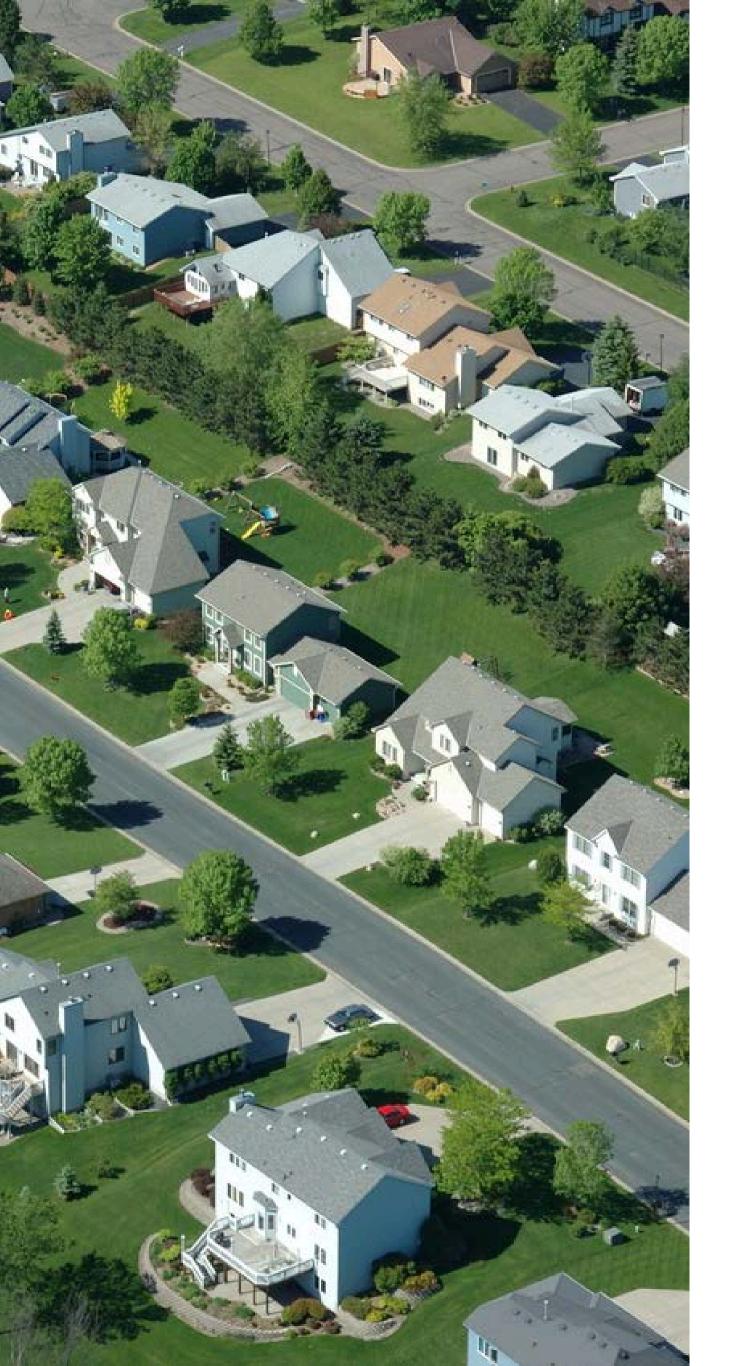


- City is designated Diversified Rural (4 du/40 acres)
- A portion of the City is in the Long Term Sewer Service Area
- City's Plan allows rural cluster developments at higher open space and future urbanization in the Long-Term **Service** Area

→ What is the Council's response?

densities to protect permanent





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

What is the Council's response?

# planned net residential density



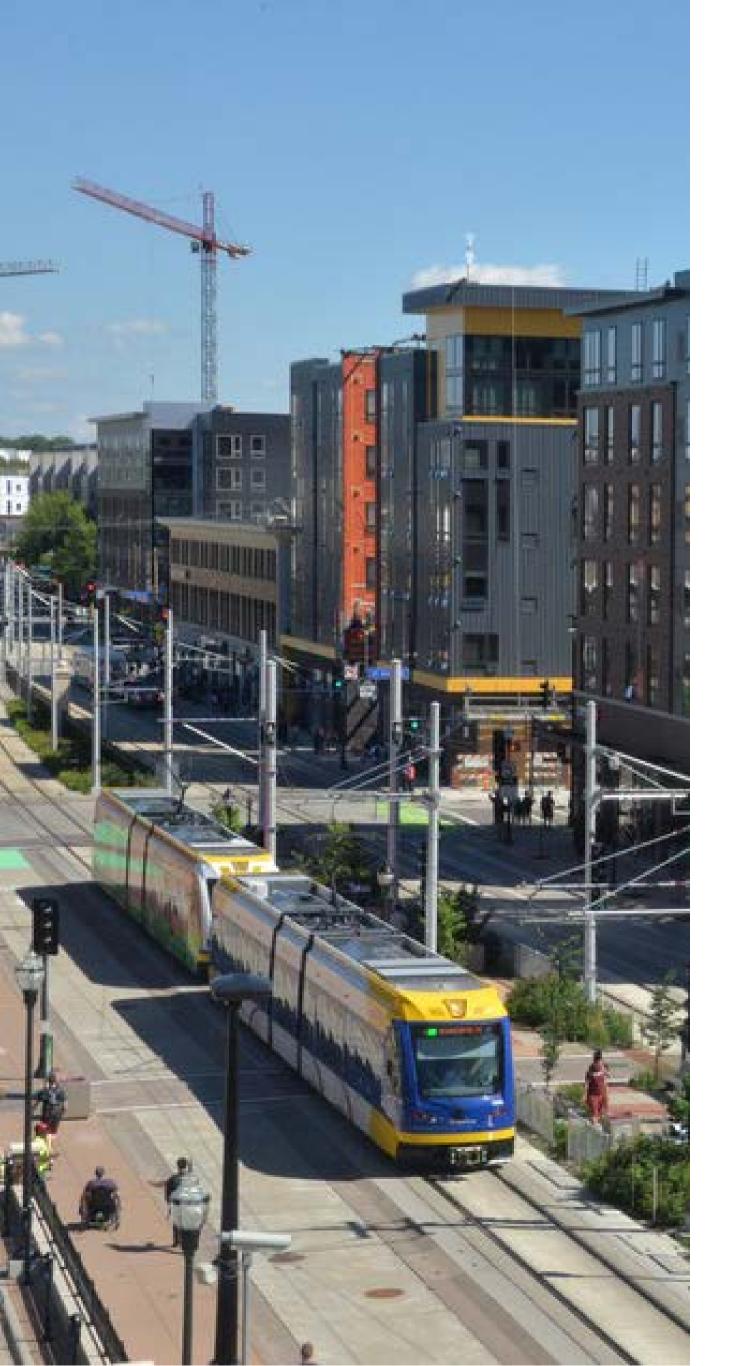


- City has not guided enough residential land (8+ du/ac) its affordable housing need
- City's Plan meets net residential density requirements, conforms with regional system plans, and is consistent with all other policies.

→ What is the Council's response?

between 2021-2030 to support





# **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?





- 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?



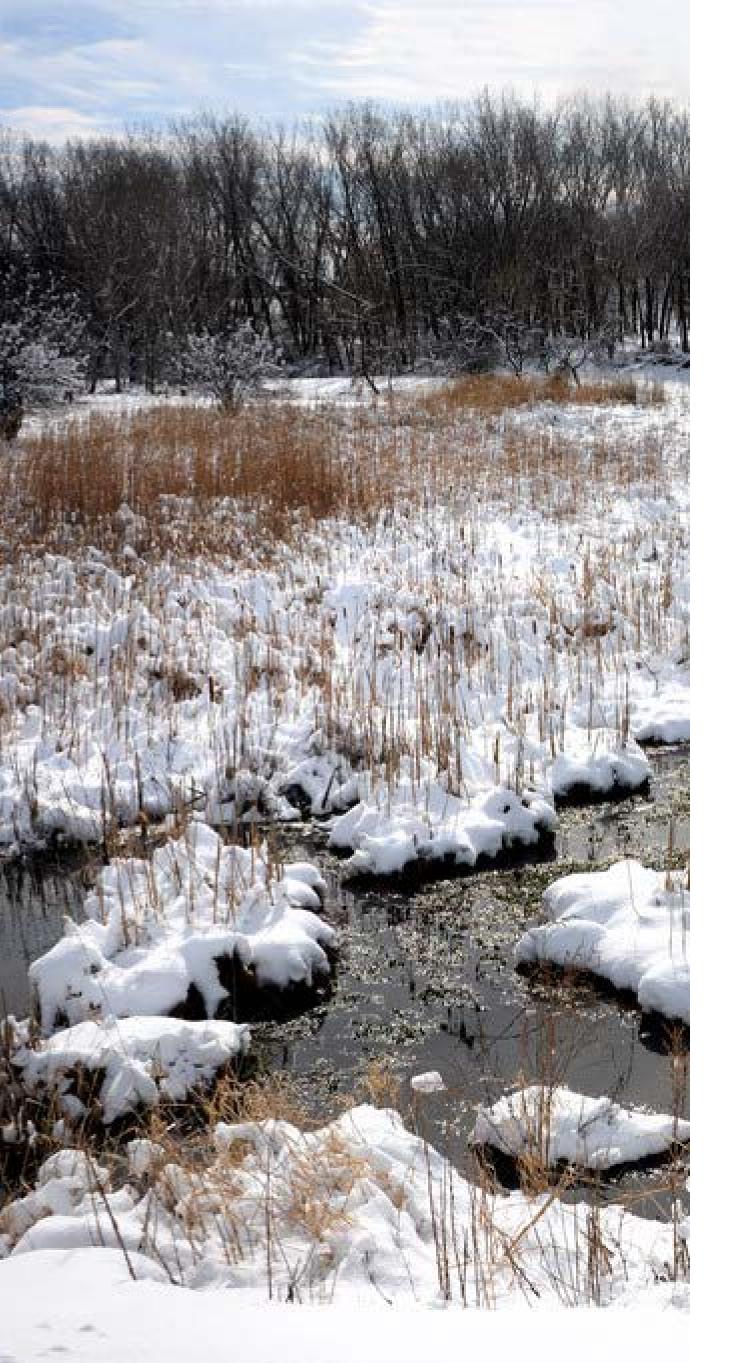


- Plan designates several local roads and arterial roads as scenic byways
- Purpose: acknowledge & preserve scenic, historic, environmental, recreational, archeological, and cultural qualities of these roads.

-> What is the Council's response?



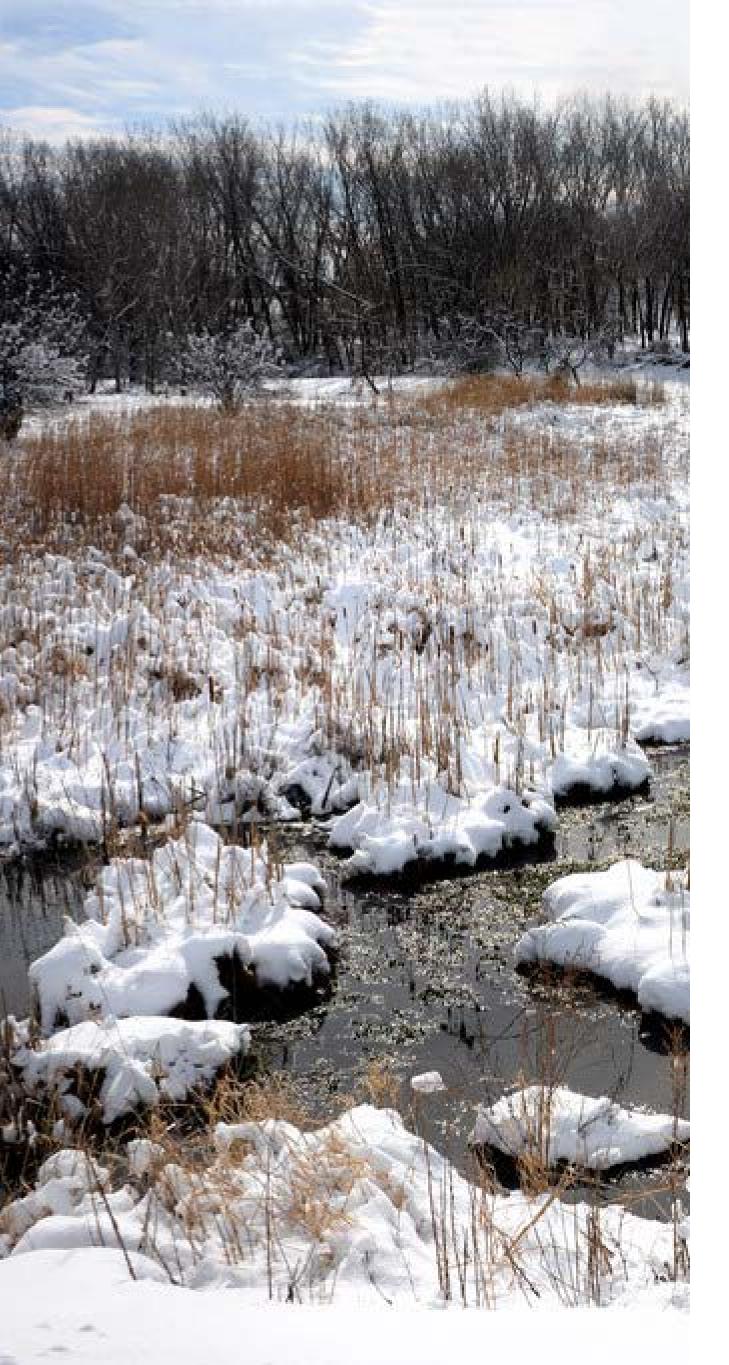




- City is designated as Emerging Suburban Edge
- City has identified new areas for development for the 2030 and 2040 timeframes
- Many of these areas are identified as Regionally Significant Natural Resource Areas

What is the Council's response?



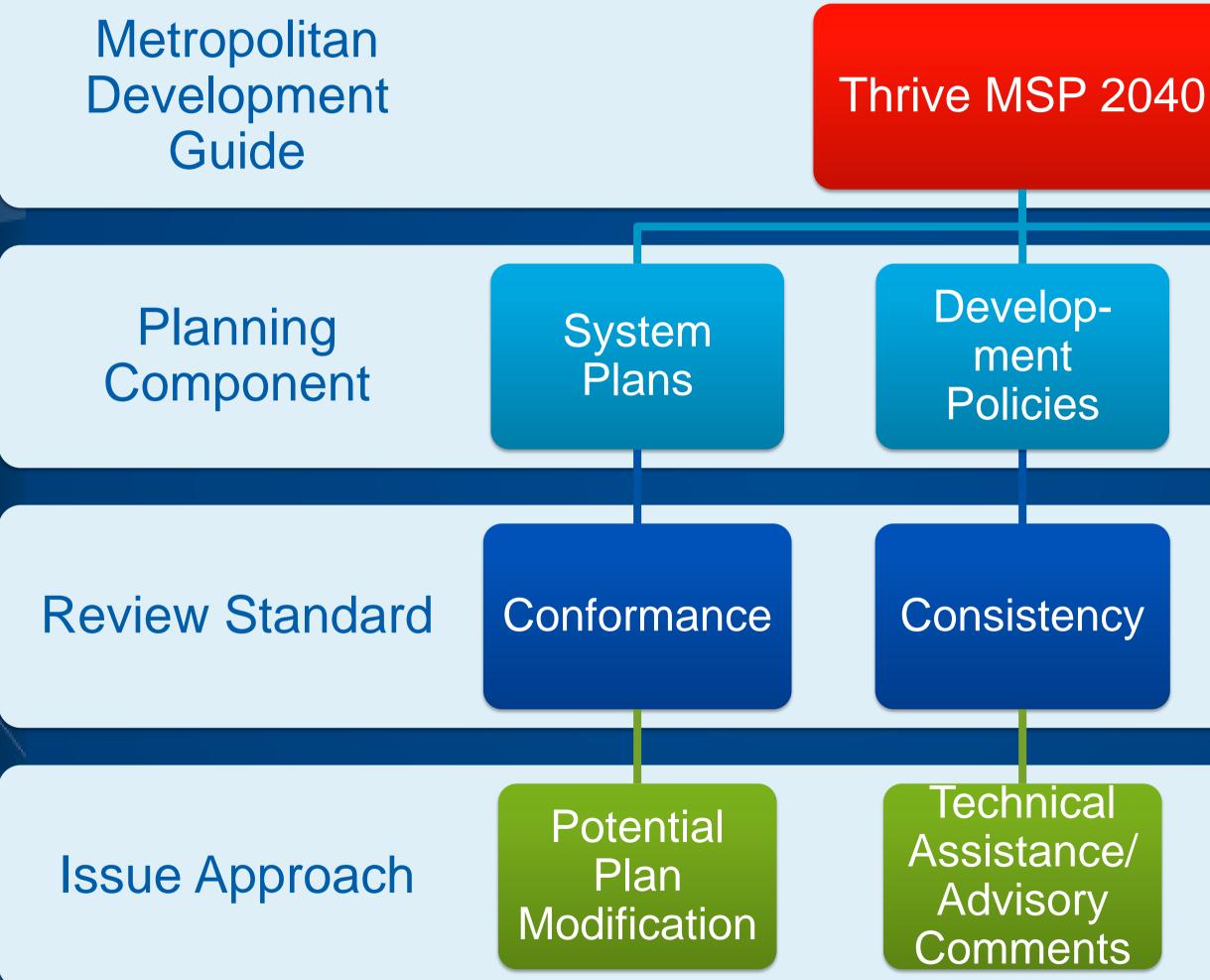


- City is forecasted to grow by 5,000 households by 2040
- City Plan identifies areas for new development
- Plan accommodates growth for 500 new households through 2040

-> What is the Council's response?



# How does the Council Review Plans?



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# Compatibility

# Local Jurisdiction Facilitation

# Other Scenarios? Other Questions?

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