

2040 Comprehensive Plan Amendment Report

December 20, 2021

Community Development Committee



Overview

- How and why cities are amending their plans
- Overall impact of amendments
- Input on future reporting and analysis

General Findings

- Many and multiple reasons for amendments
- Most are regarding to support residential development
- Most increase allowable density
- Emerging Suburban Edge – greatest number

Reasons for Amendments

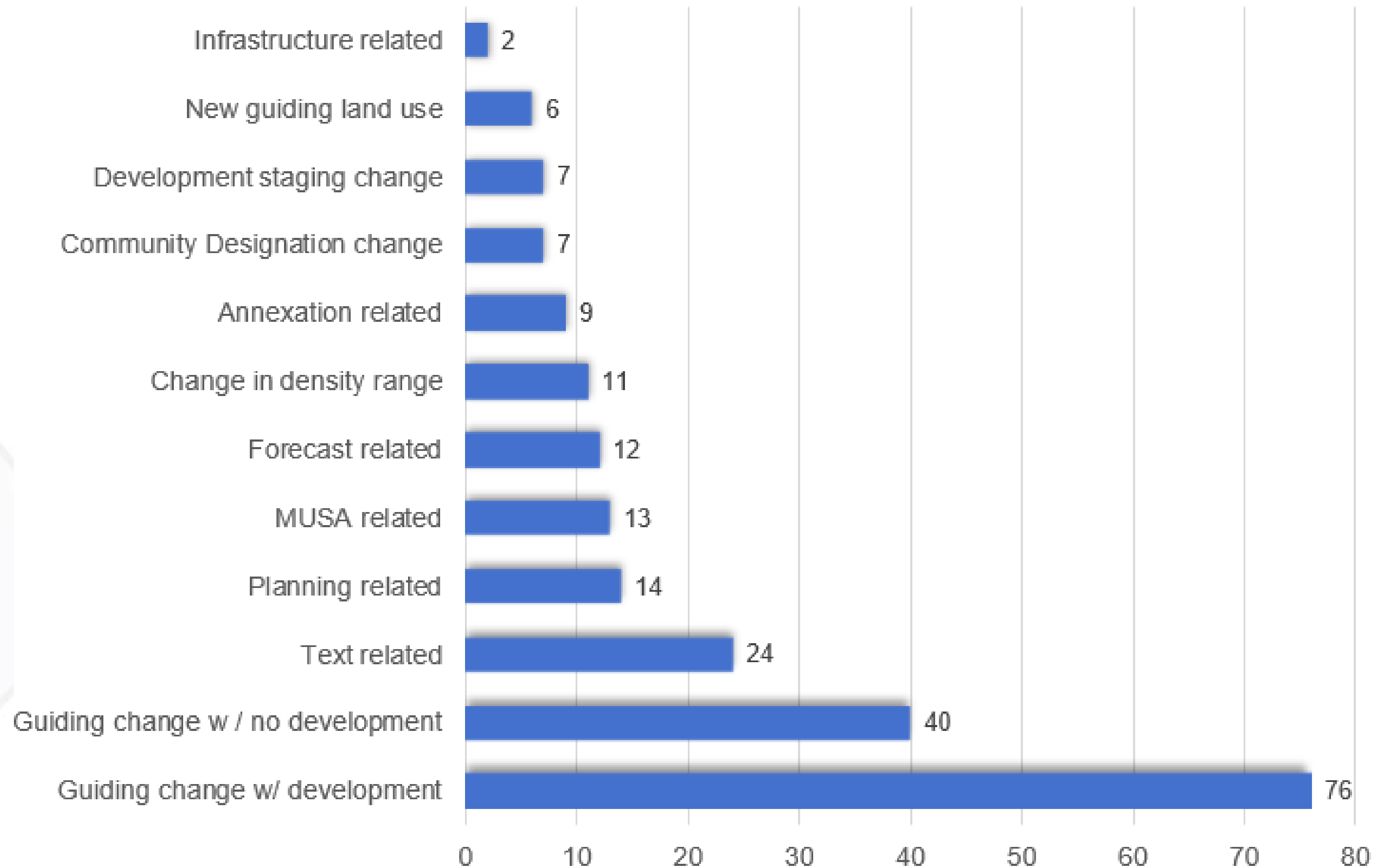
Development “driven”

- Private interest
- Change in guiding land use
- MUSA / staging change
- Annexation
- Forecast change

Planning related

- Neighborhood or district plan
- Policy / text revision
- Change in guiding land use
- New guiding land use
- Forecast change
- Infrastructure plan change

Nature of Amendment



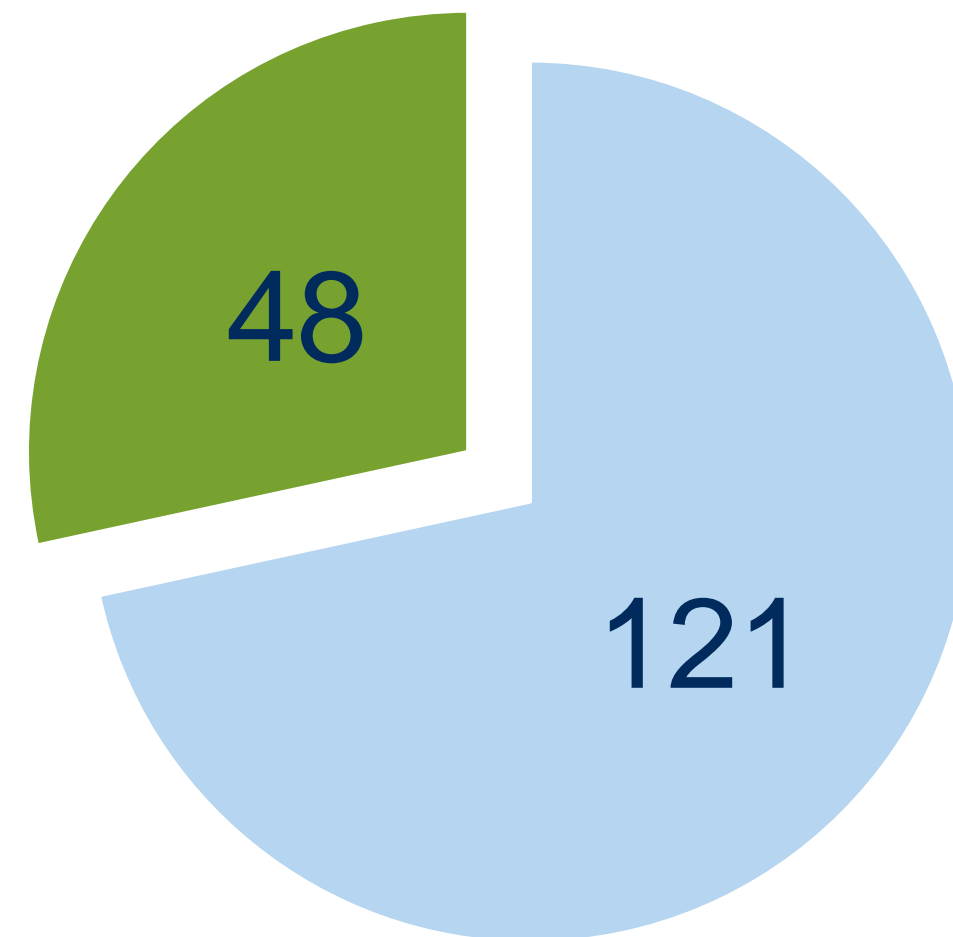
Review Types

Council

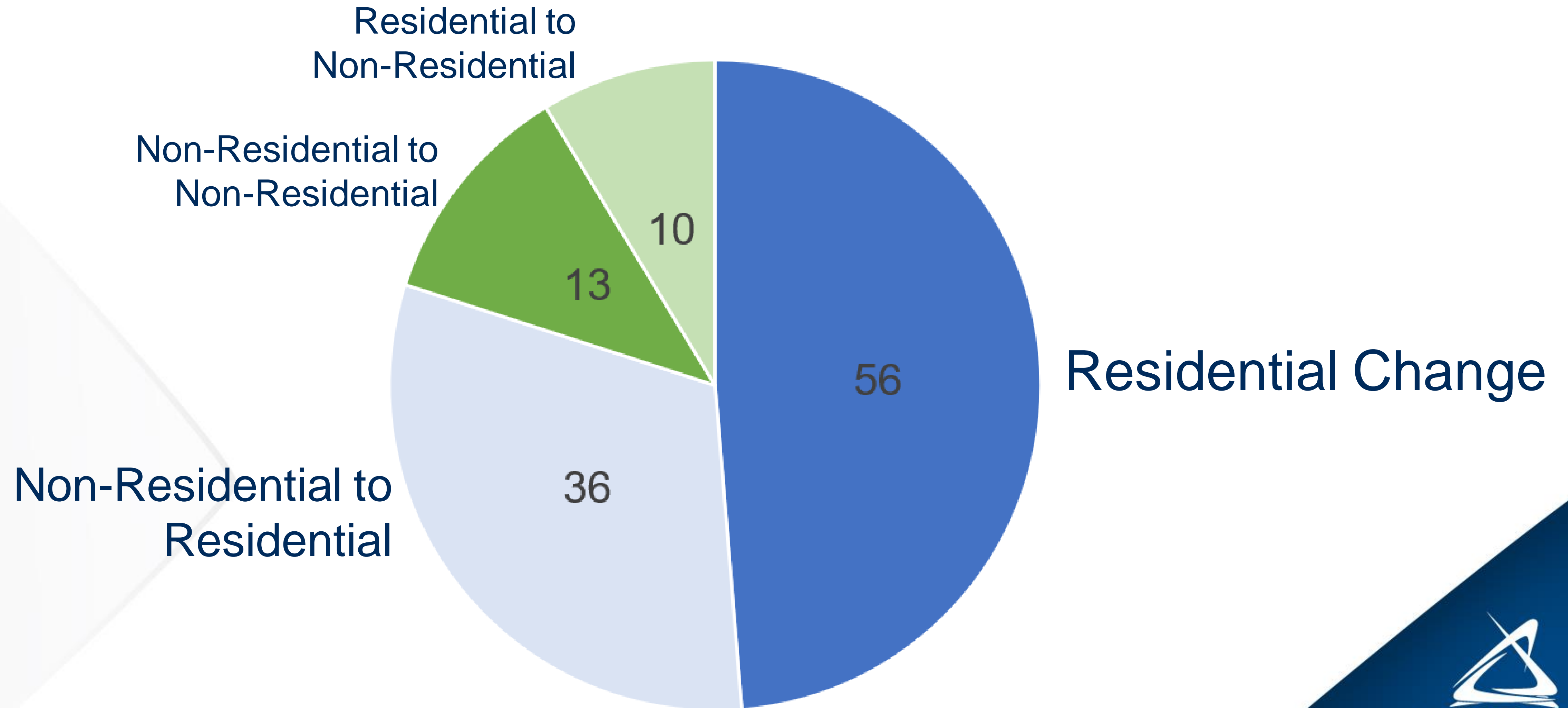
- Change 100+ units
- Change 80+ acres
- Inconsistent with regional policy

Administrative

- Change < 100 units
- Change < 80 acres
- Consistent with regional policy



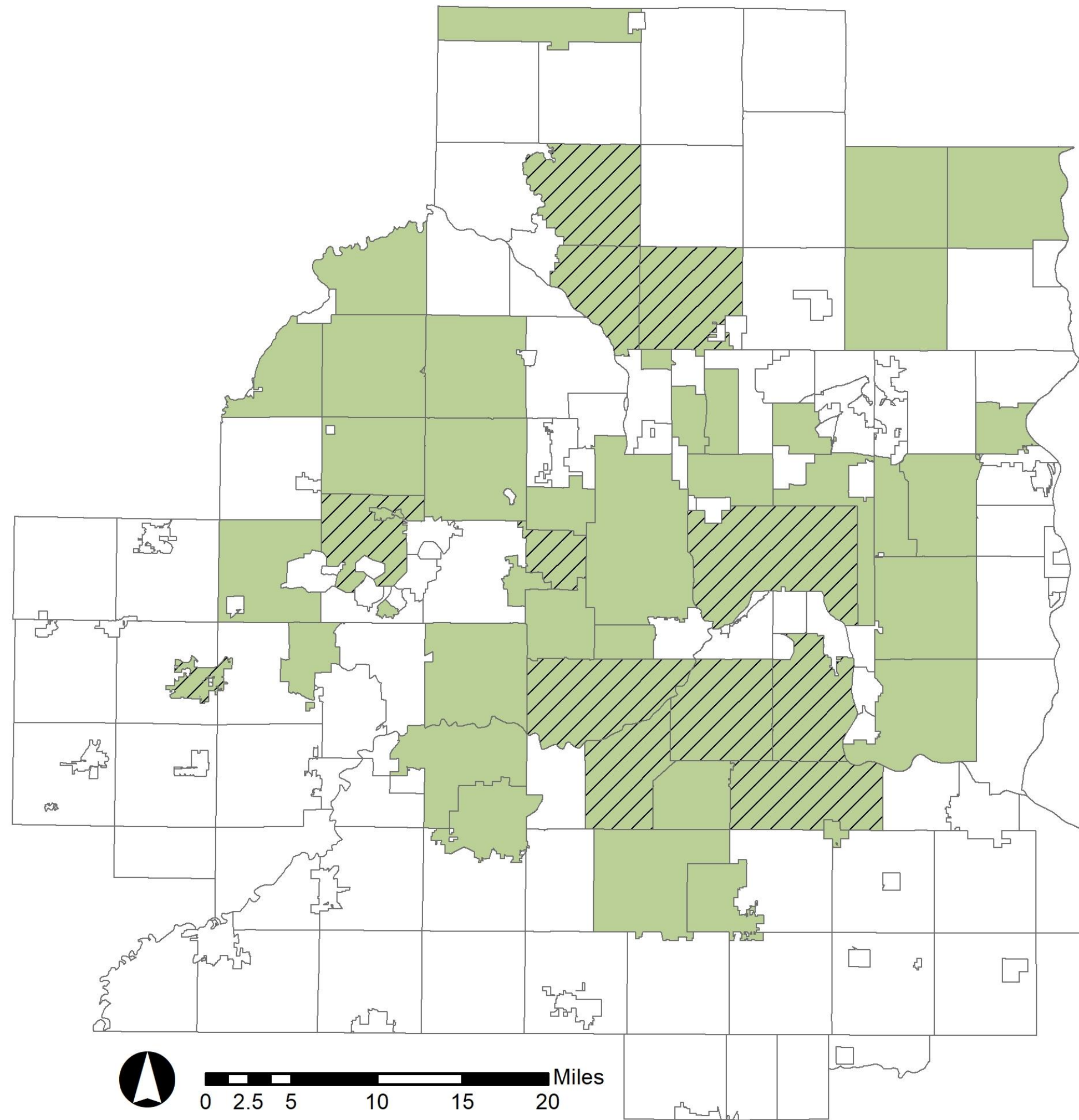
Guiding Land Use Changes



Associated Development

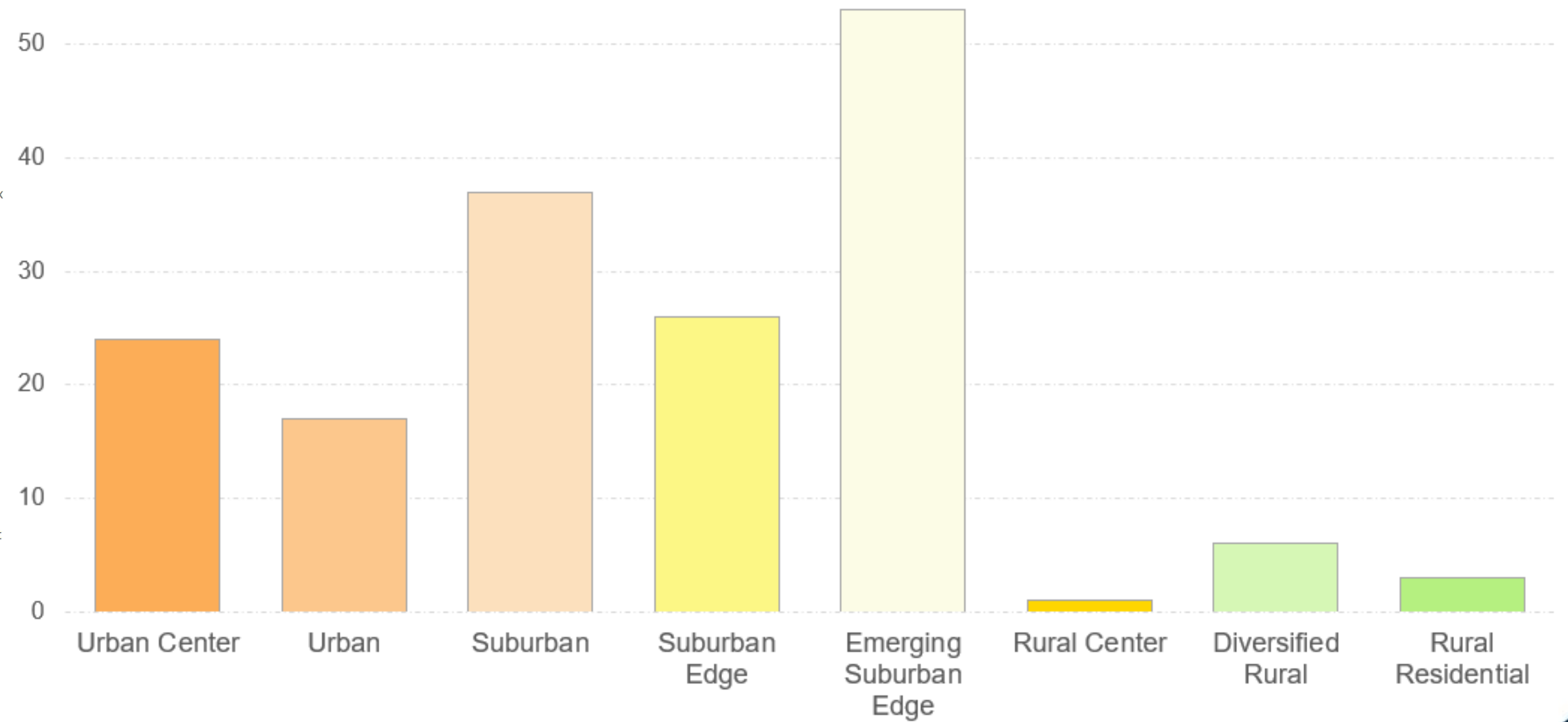
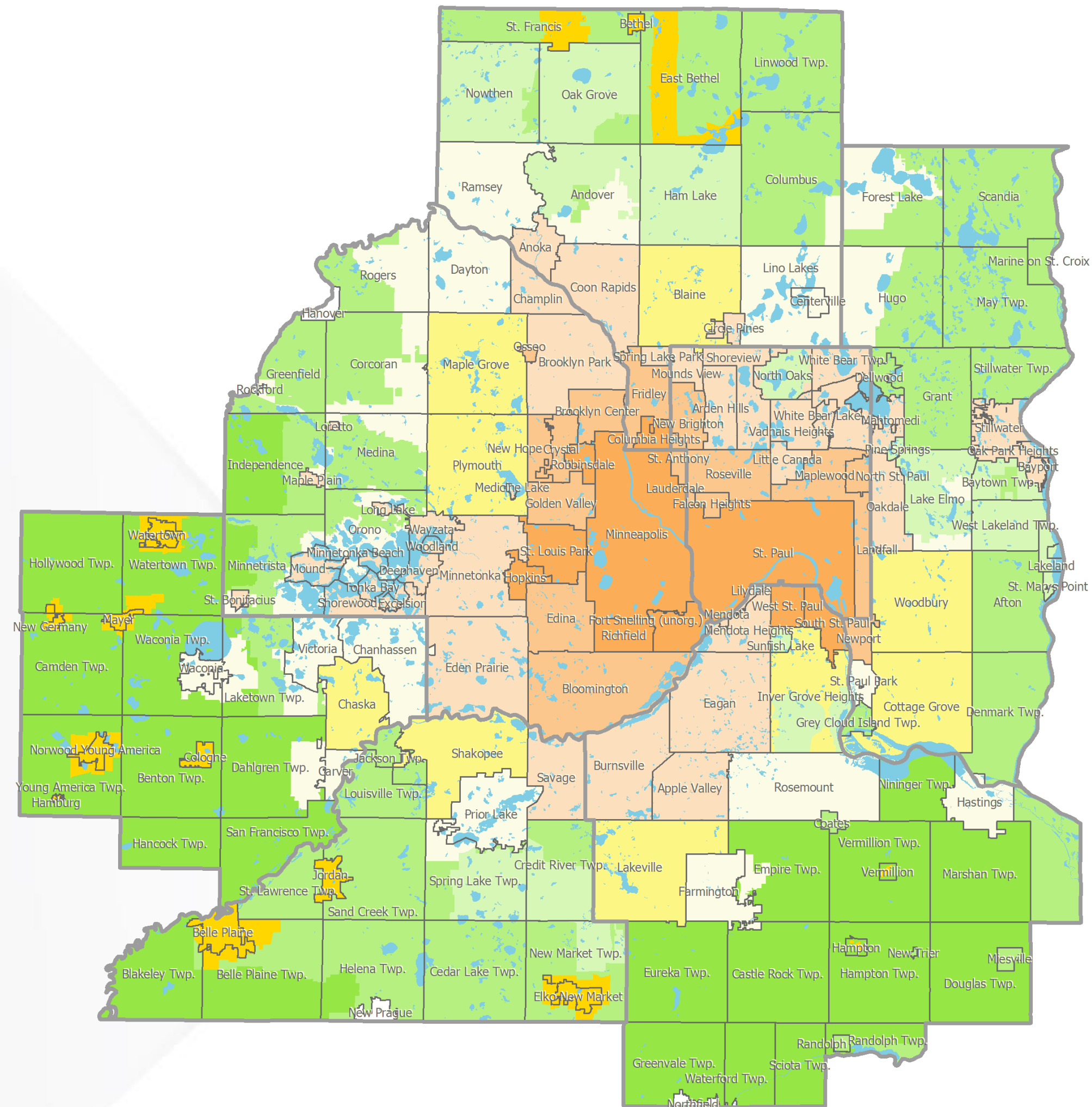
- 1,356 acres
- 7,031 residential units
- 350 affordable housing units
- 1,047,620 square feet of commercial/industrial

Amendments by Community

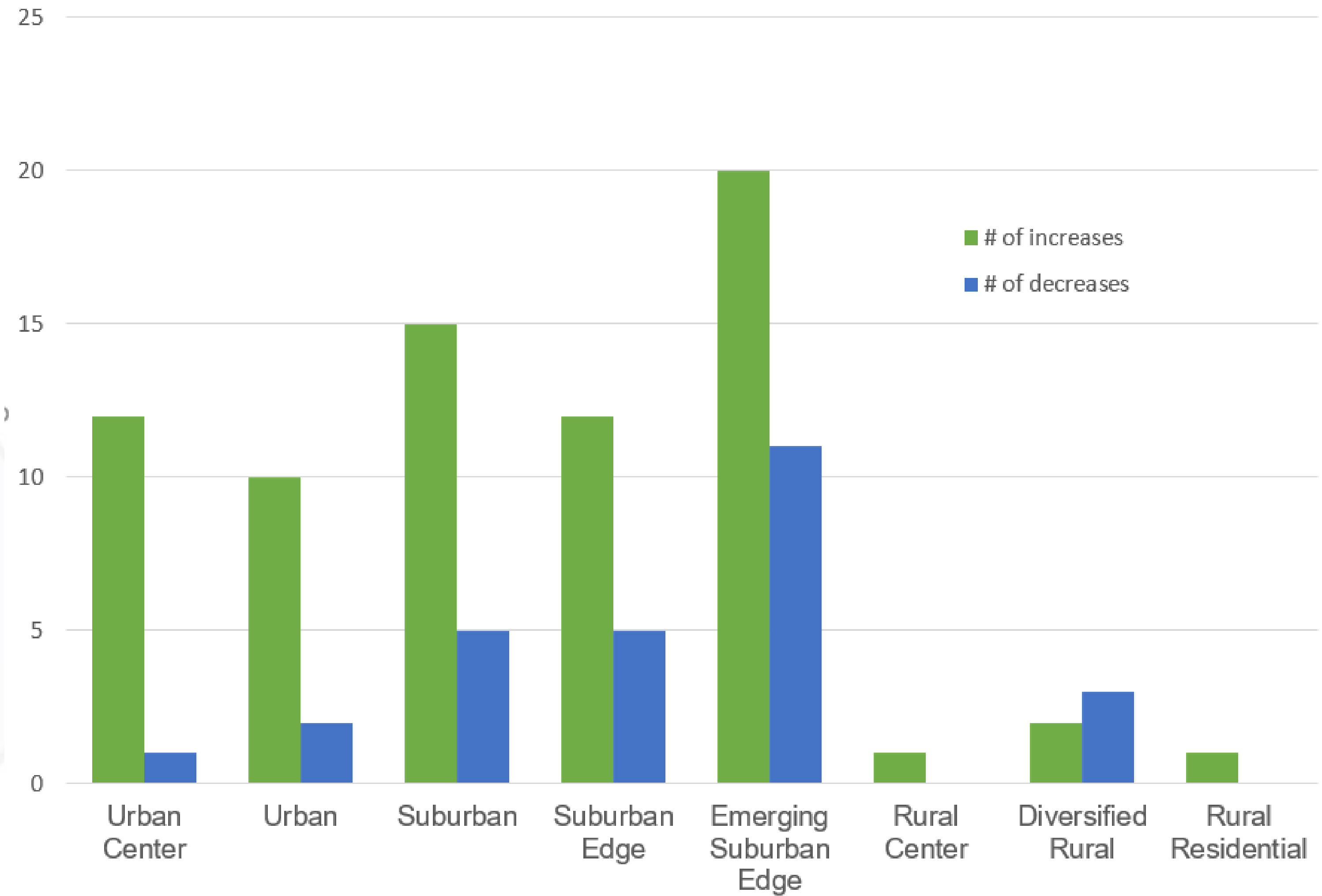


- 49 communities
- ▨ 12 top cities = 50%

Amendments by Community Designation



Residential Density Change



Development-Driven Examples

Administrative

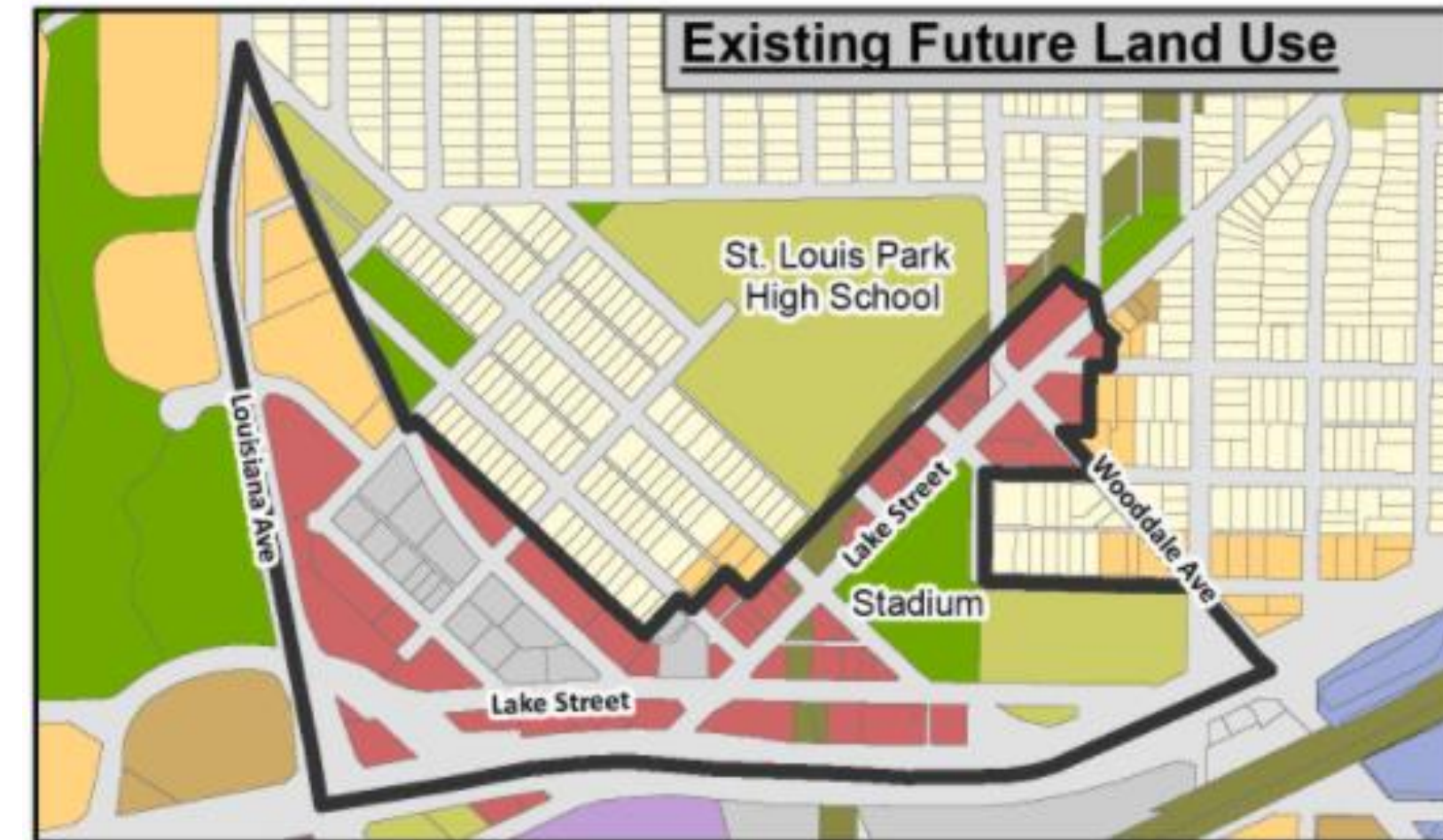
- Lakeville Cordelia Development
- 171 attached townhomes
- 22.4 acres
- Medium Density to Medium / High

Council Review

- Corcoran Tavera Development
- 549 low-density mix of units
- 96 acres
- Ag Preserves to Low Density
- Staging change

Planning Example

- ~~Uses allowed are~~ The uses allowed include commercial, office, residential, light industrial, civic, and parks/open space. The uses allowed and the degree to which a mix of uses is required on a parcel varies by both the place type and the zoning district.



Annexation Example

Waconia

- 43.4-acres
- Annexation by ordinance
- Low Density Residential
- 95 single-family homes
- Admin review



Regional Policy Issues

- **Community Designation Change**
 - Corcoran, Lake Elmo, Lakeville, Minnetrista, Prior Lake
- **Housing**
 - Farmington, Forest Lake, Lake Elmo, Stillwater,
- **Natural Resources**
 - Eagan
- **Agricultural Preserves**
 - Greenfield

Next steps

- Continue to analyze data
- Respond to inquiries and interests
- Align with other data collection and analysis
- Develop internal protocol for data tracking
- Schedule future / regular reporting

For more information

Katelyn Champoux, Associate Planner
Katelyn.Champoux@metc.state.mn.us
651.602.1831

Michael Larson, Planning Analyst
Michael.Larson@metc.state.mn.us
651.602.1407