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 reguiding 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

- Infrastructure related: 2
- New guiding land use: 6
- Development staging change: 7
- Community Designation change: 7
- Annexation related: 9
- Change in density range: 11
- Forecast related: 12
- MUSA related: 13
- Planning related: 14
- Text related: 24
- Guiding change w/o development: 40
- Guiding change w/ development: 76

12/20/2021
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Review Types

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

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

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Guiding Land Use Changes

- Residential to Non-Residential: 56
- Non-Residential to Non-Residential: 10
- Non-Residential to Residential: 36
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%
Residential Density Change

- Urban Center
- Urban
- Suburban
- Suburban Edge
- Emerging Suburban Edge
- Rural Center
- Diversified Rural
- Rural Residential

Green bars represent # of increases, blue bars represent # of decreases.
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

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