

# Information Item

Community Development Committee



**Meeting Date:** December 19, 2022

## Topic

2040 Comprehensive Plan Amendment Annual Report

<b>District(s), Member(s):</b>	ALL
<b>Policy/Legal Reference:</b>	Minn. Stat. § 473.864, subd. 2
<b>Staff Prepared/Presented:</b>	Michael Larson, Planning Analyst (651-602-1407) Katelyn Champoux, Planner (651-602-1831)
<b>Division/Department:</b>	Community Development / Regional Planning

## Proposed Action

No action necessary. This is an information item only.

## Background

As the Committee members are aware, local governments may amend their 2040 comprehensive plans from time to time as the need arises. Most amendments are related to development proposals that are supported by the City but are not consistent with the current guiding land use or other policies in their adopted Plan. Other reasons for amending plans include the incorporation of more detailed planning (e.g., neighborhood or station area plans); refinement of policy; or changes in the timing, location, or staging of development. Council staff review these amendments for conformance with regional system plans, consistency with regional policy, and compatibility with affected jurisdictions. Many of these are reviewed administratively by staff, but amendments with larger impacts require consideration by the Community Development Committee and full Council, consistent with the Council's adopted Administrative Review Guidelines.

Council staff have been compiling information related to comprehensive plan amendments to better understand and report on themes related to amendments. The ongoing inventory and analysis of amendments may help staff provide assistance to cities as well as help craft future regional policies and practices.

## Types of Amendments

The amendments submitted by communities often have multiple components. They may include one or more of the following:

- Changing guiding land uses:
  - Parcel-specific changes to accommodate development proposals (most common amendment).
  - Modifying many parcels as a result of a small area planning exercise.
  - Assigning a guiding land use as a result of annexation (infrequent).
  - "Correcting" a guiding land use to better match the existing use (uncommon).
- Adjusting MUSA or staging areas of the Plan based on development interest or lack thereof.
- Adjusting the density range of an existing guiding land use based on market conditions.

- Increasing the community's forecasts related to a development proposal and/or policy changes that create more favorable conditions for development given market demand.

Less common amendments also occur, such as the following:

- Creation of a new guiding land use category.
- Infrastructure-related amendments, such as the incorporation of a new bicycle plan.
- Change in Community Designation for a parcel(s).

## Findings

When communities submit amendments for Council review, they might include multiple policy changes or actions. For example, a City might submit a review for the reguiding of properties for two unrelated developments. Council staff have disaggregated this information for reporting and analysis. That said, between 2019 and 2022, the Council authorized 231 amendments.

In 2022, the Council authorized 65 amendments through October 31, 2022. The following are some key findings of these amendments:

- Frequency of amendments:
  - Among the 181 communities and 7 counties in the region that require comprehensive plans, 40 amended their plan in 2022.
  - The Council authorized the highest number of amendments in Suburban Edge communities (15), followed by Suburban (13) and Urban Center (12).
- Land use impacts:
  - Three-quarters of changes in guiding land use associated with a development were either a change from one residential land use to another residential land use (44%), or a change from a non-residential land use to a residential land use (32%).
  - The average size of a development project supported by an amendment was 152 units (ranging from 1 to 499).
  - Between 2019 and 2021, an increasing percentage of residential development was associated with a comprehensive plan amendment with 0.4% in 2019, 13.5% in 2020, and 20.8% in 2021.
- Regional policy impacts:
  - Two amendments created inconsistencies with regional housing policy.
  - One amendment created an inconsistency with regional land use policy.
  - Three communities had amendments that involved changes to Community Designation for the subject property.
- Other findings:
  - Seven amendments were associated with environmental reviews.

## Discussion

At the December 19, 2022, Community Development Committee meeting, staff will present an overview of this information with additional data, graphs, and brief case examples.

We are interested in your reaction and questions about this data, and what you think would warrant further investigation and reporting. We will continue to build upon this effort so that we have an ongoing means to track and report on trends in amendments.

