

2040 Comprehensive Plan Amendments

2022 Annual Report

Michael Larson & Katelyn Champoux

December 2022 | Community Development Committee



Overview



- How and why cities are amending their plans
- Overall impact of amendments

Reasons for Amendments

Development driven

- Initiated by private interest
- May involve one or more:
 - Change in guiding land use
 - MUSA / staging change
 - Annexation
 - Change in forecasted growth

Planning related

- Initiated by local government
- May involve one or more:
 - Neighborhood or district planning
 - Change in guiding land use
 - New guiding land use
 - Revision of policy text
 - Change in forecasted growth
 - Infrastructure plan change

General Findings

- Most communities within the MUSA are amending their plans.
- Most are reguiding to support residential development.
- Most residential related amendments increase allowable density.
- Residential proposals are increasingly relying on amendments.



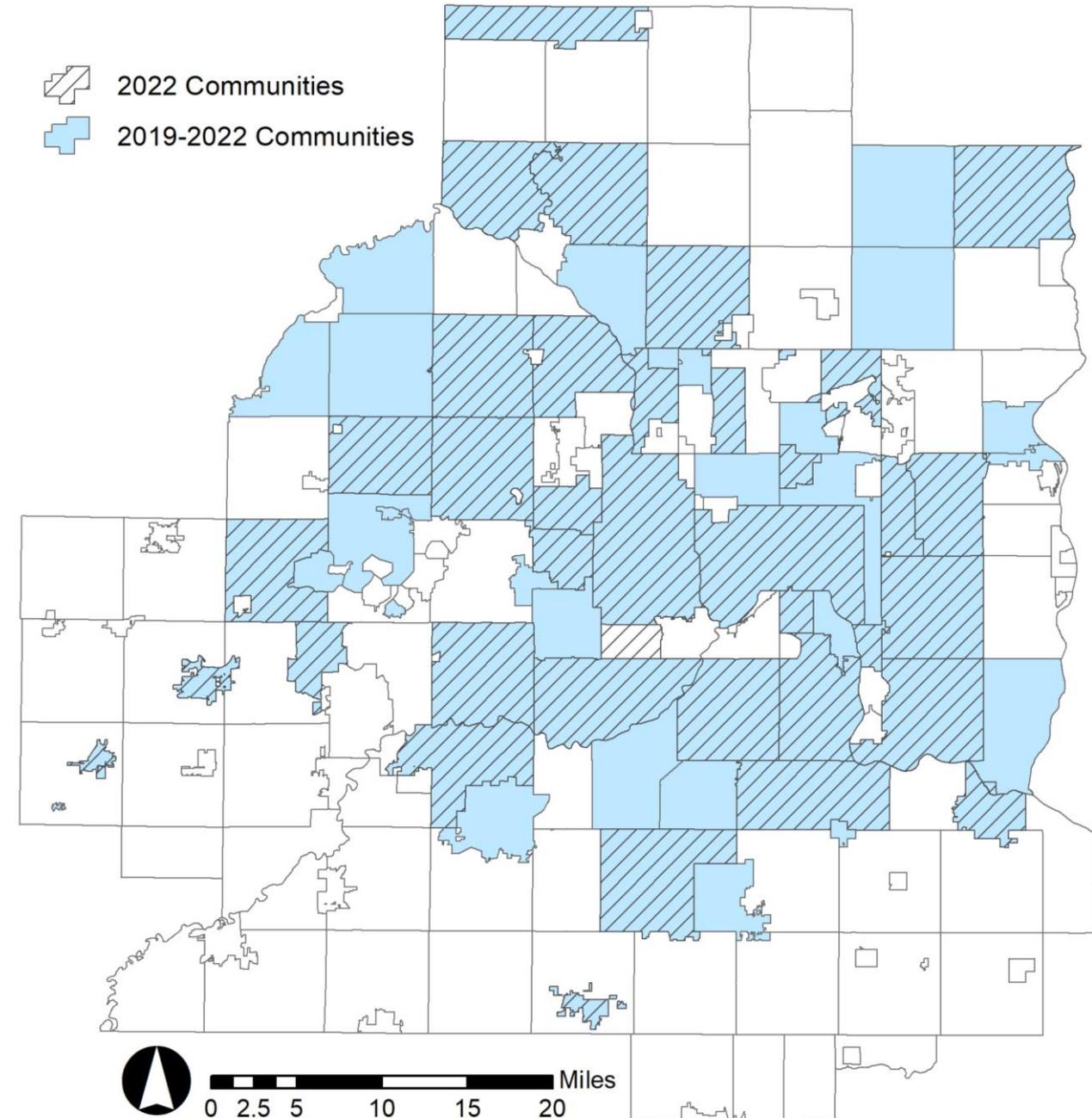
Cumulative through October 2022

231 amendments

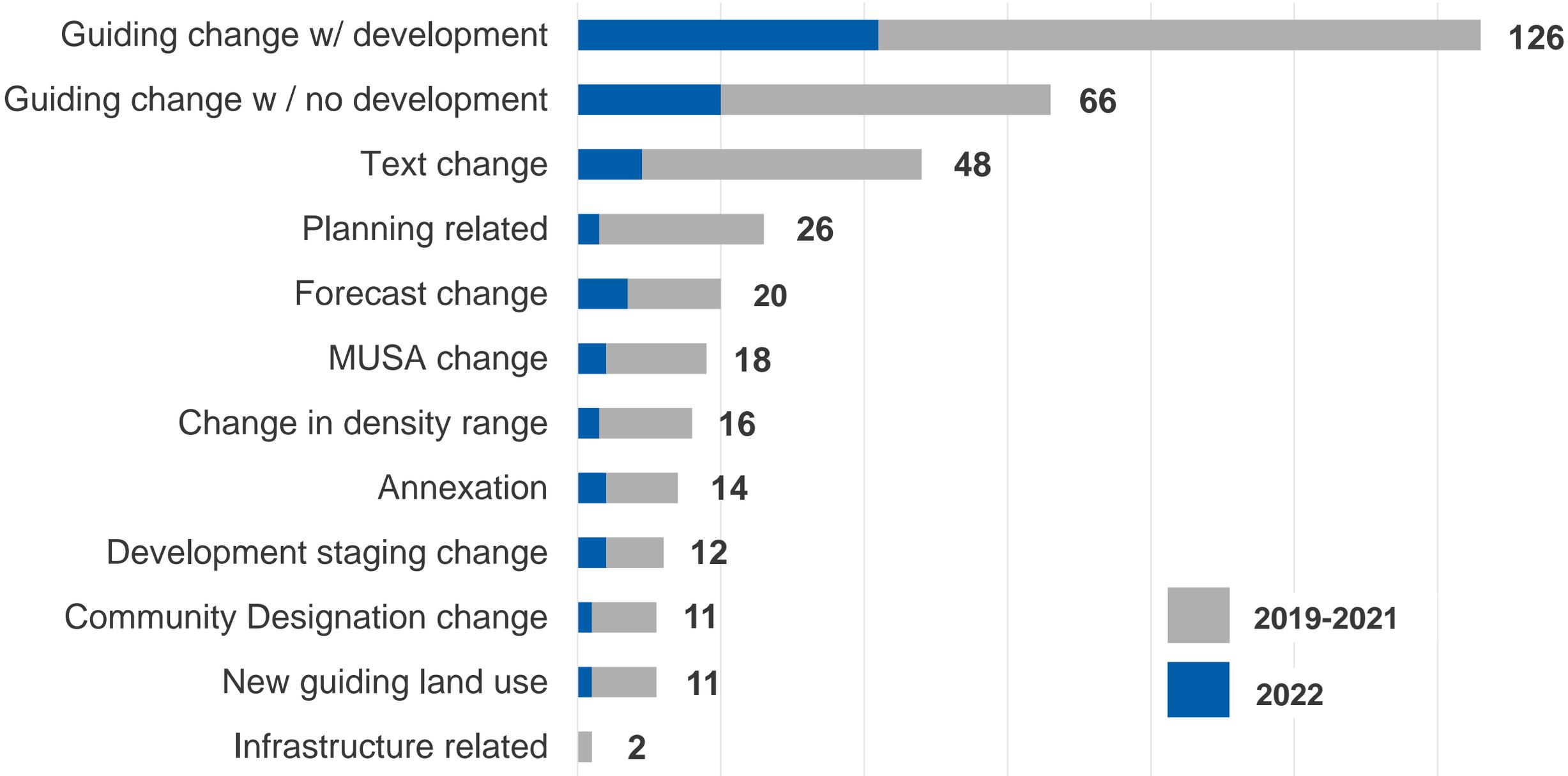
Administrative staff review: 166

Community Development Committee: 65

Policy issue: 11



Nature of Amendment



January – October 2022

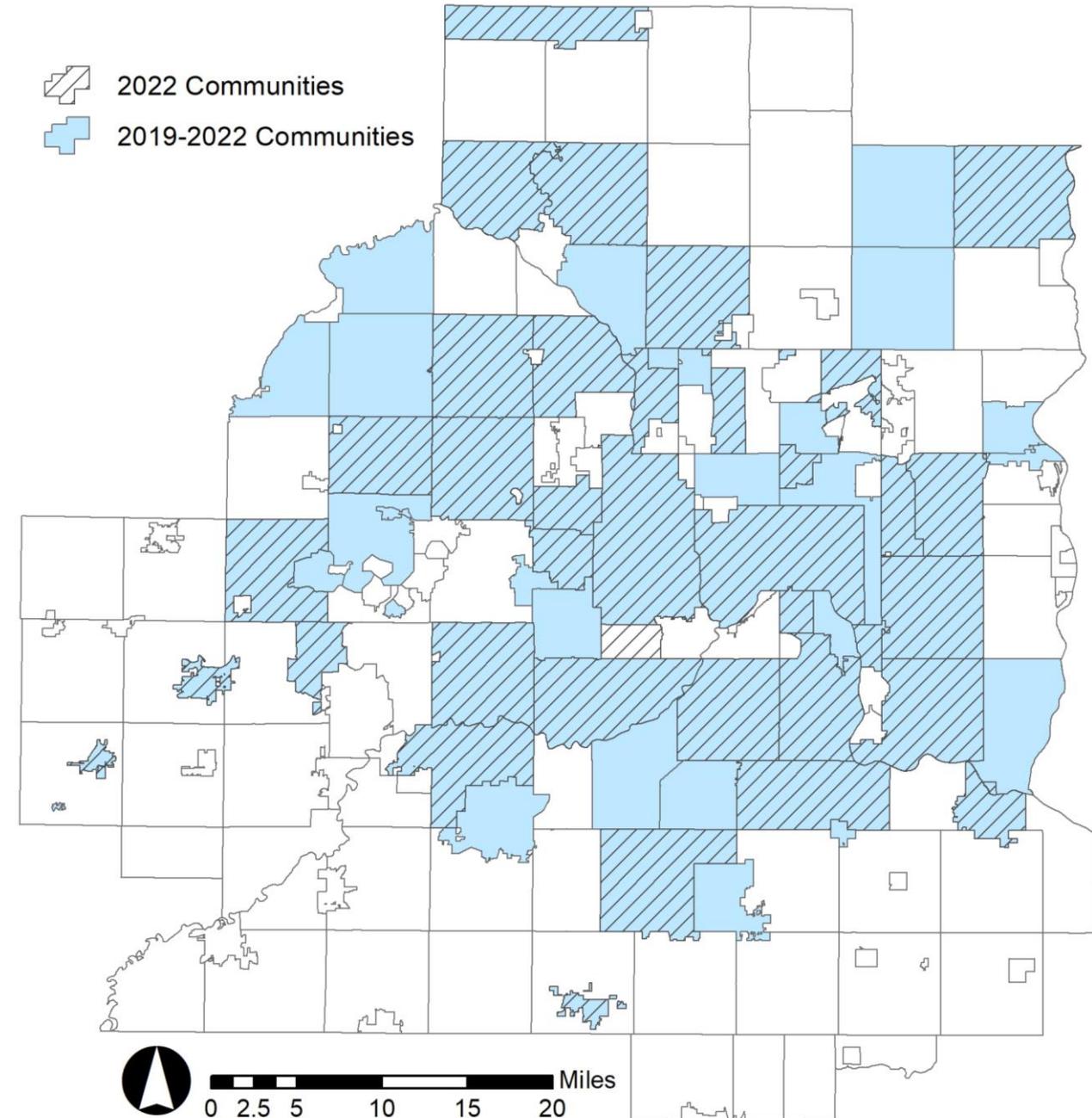
65 amendments

Administrative staff review: 45

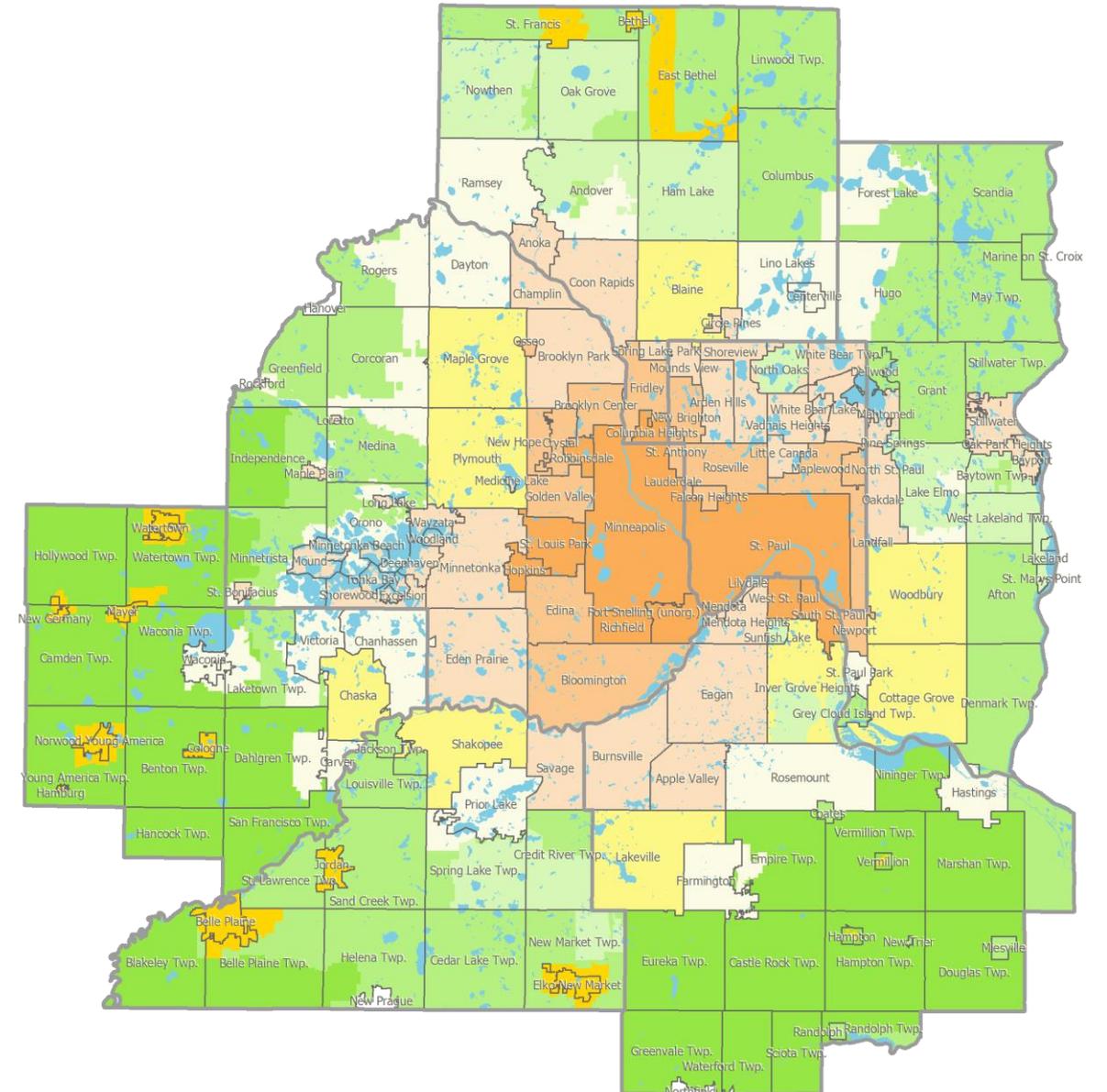
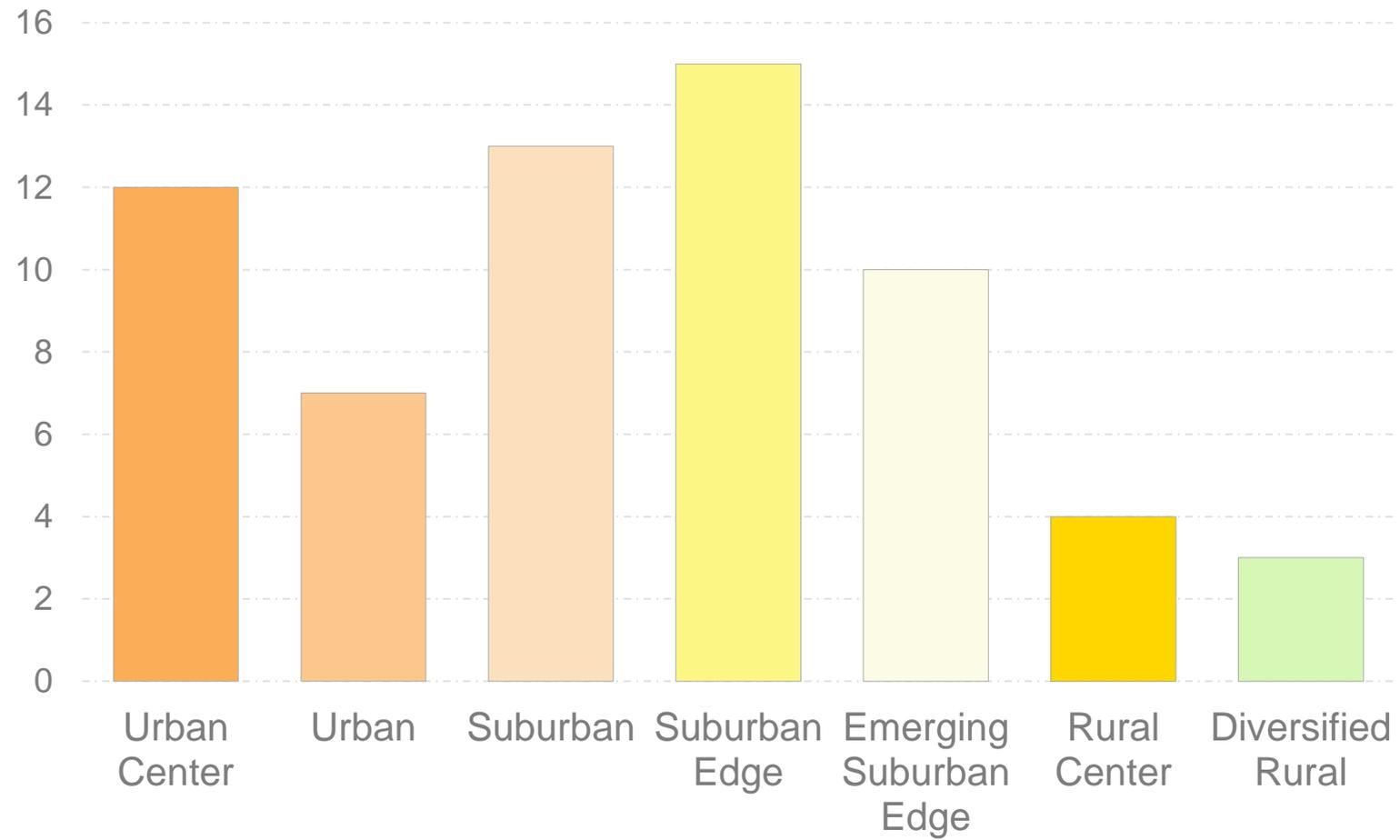
Community Development Committee: 20

Policy issue: 3

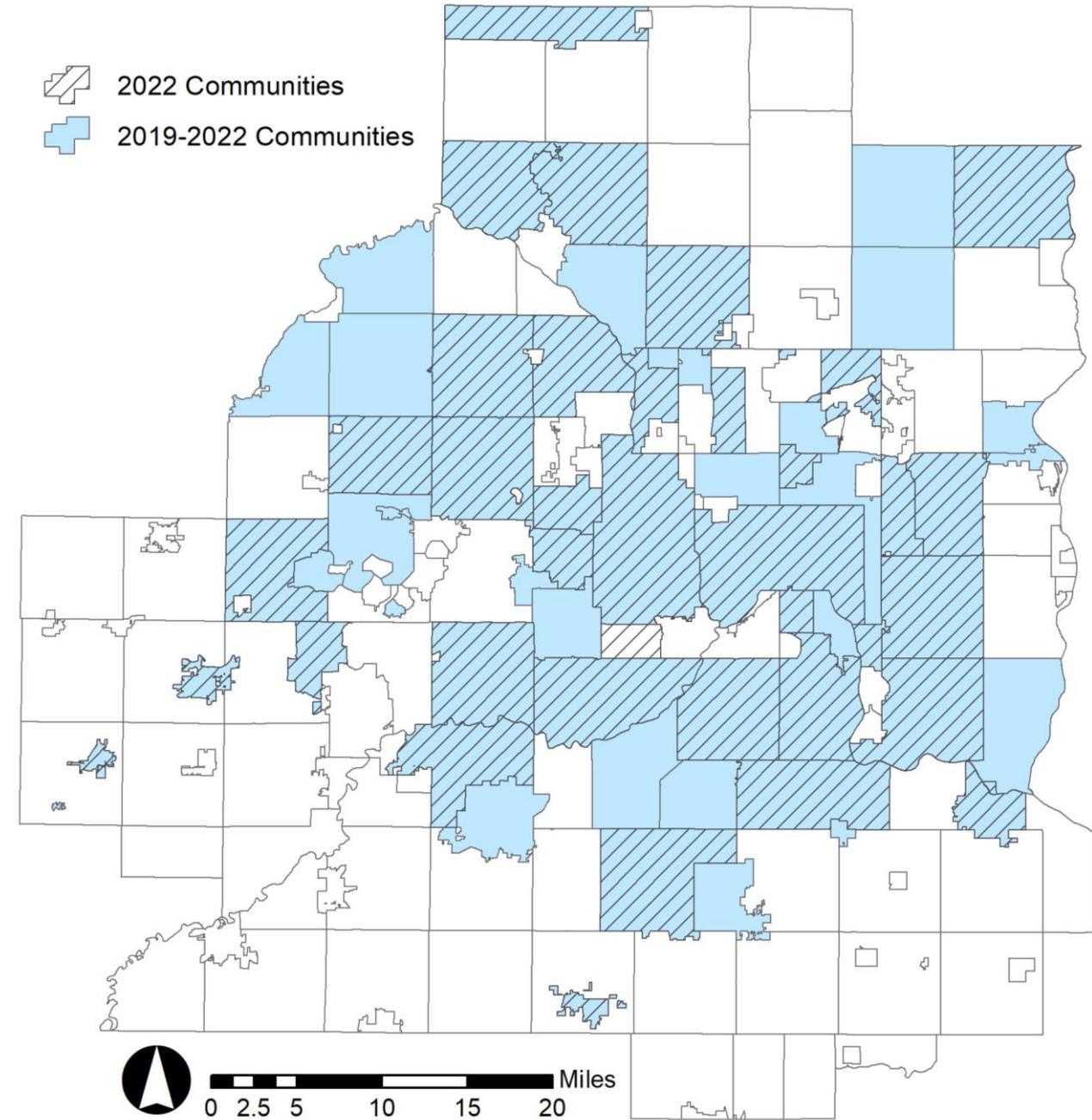
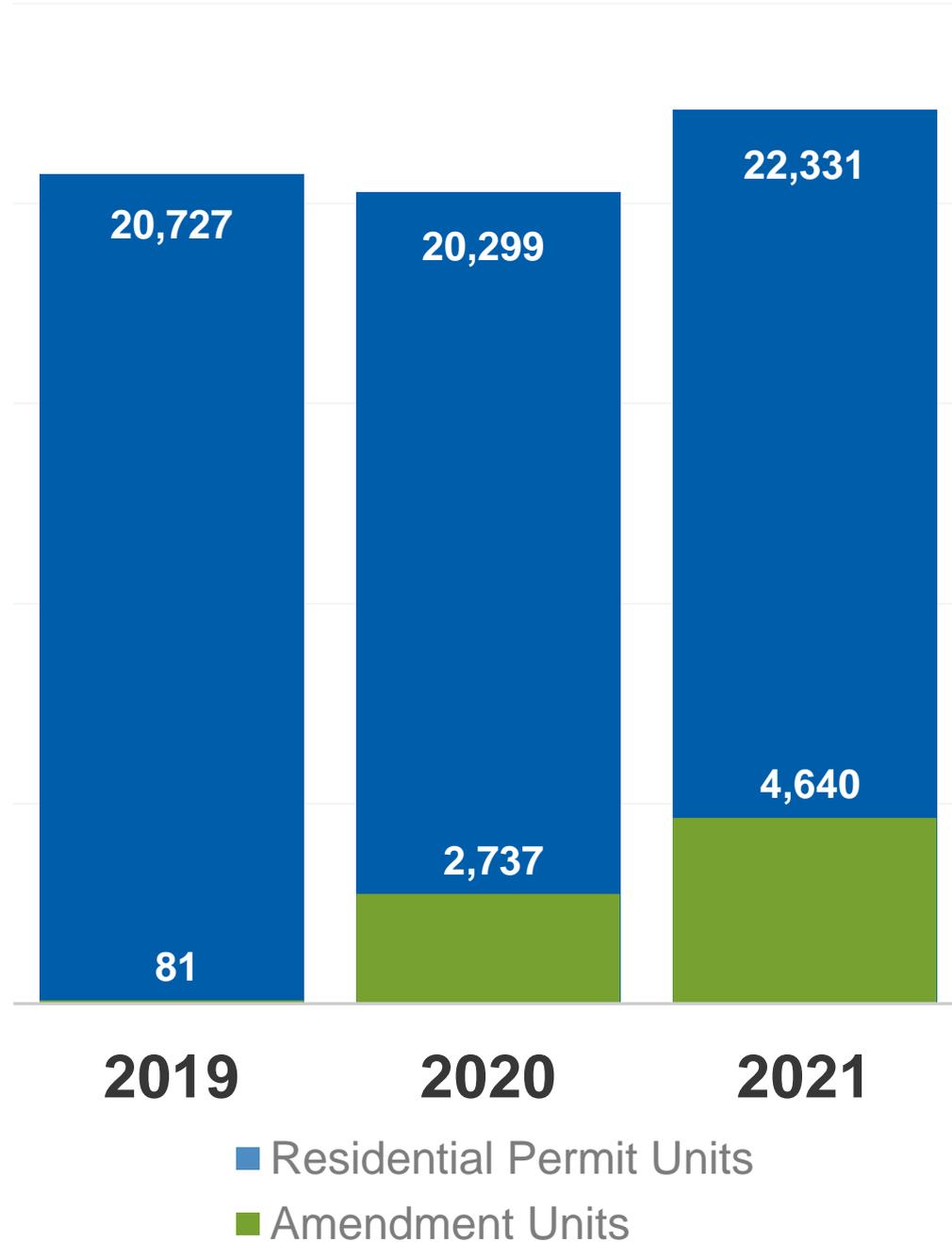
Community Designation change: 3



Amendments by Community Designation



Total Residential Permits Versus Amendment Units

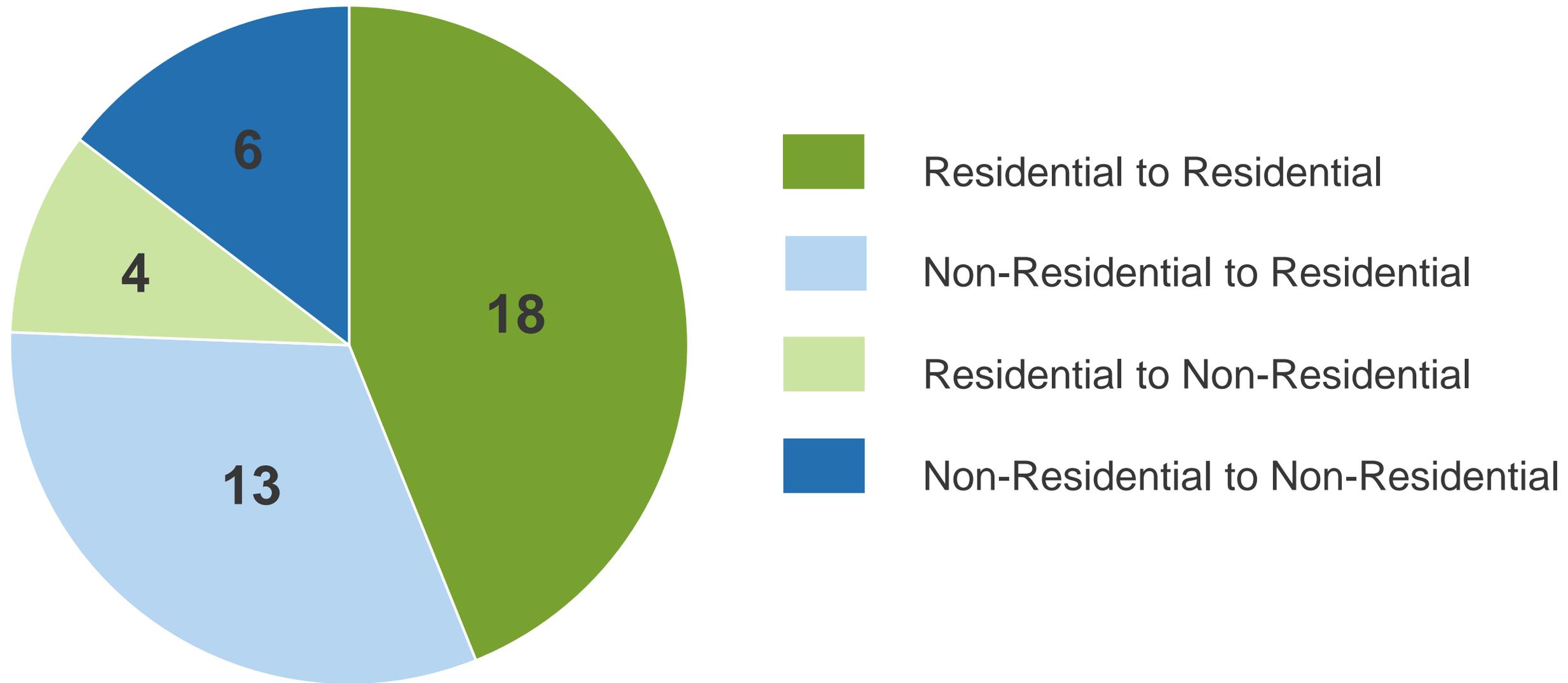


Associated Development: Jan – Oct 2022

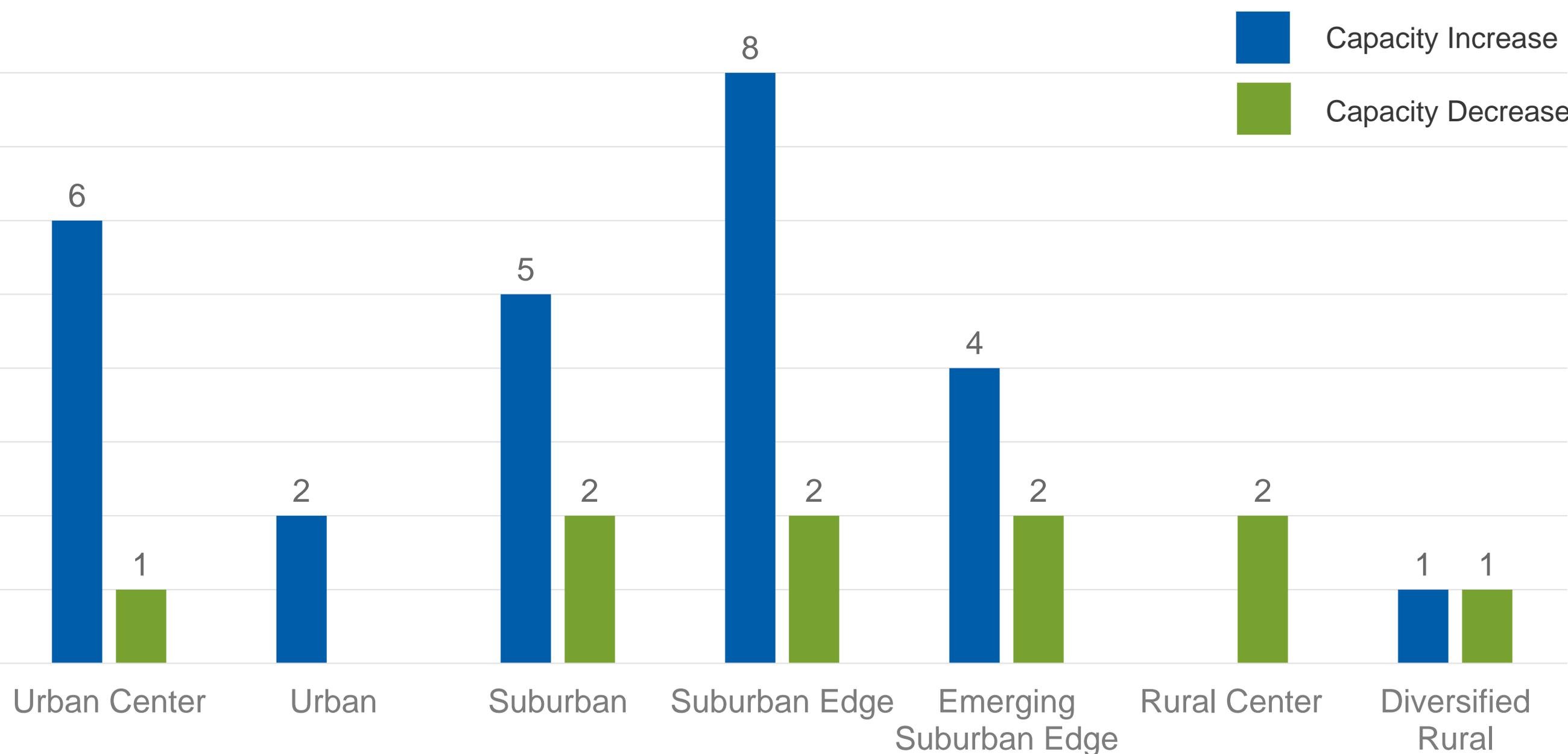


- **852** acres
- **4,704** residential units
- **346** affordable units
- **Over 2.5 million** square feet commercial / industrial space

Guiding Land Use Changes: Jan-Oct 2022



Residential Density Change



Minneapolis – Simpson Shelter and Housing



Affordable Housing Development

- 0.13 acres
- Change in built form (Interior 3 to Corridor 6)
- Simpson Housing Services and Project for Pride in Living
- Overnight homeless shelter with 70 beds
- 42 new affordable housing units

Lake Elmo – Tapestry Development



Regional Sewer Connection

- Issue:
 - 65 single-family homes on large rural lots
 - Failing communal sanitary sewer system
- Amendment:
 - Rural Area Development to Rural Single Family Sewered
 - Citywide planned density from 3.8 to 3.2 units/acre
- Met Council:
 - Thrive MSP 2040 Community Designation change
 - MUSA extension

Regional Policy Issues & Changes

Housing

- St. Francis
- White Bear Township

Land Use

- Norwood Young America

Community Designation Change

- Hastings
- Lake Elmo
- Waconia



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