



Comprehensive Plan Amendment Administrative Review Process



October 3, 2022

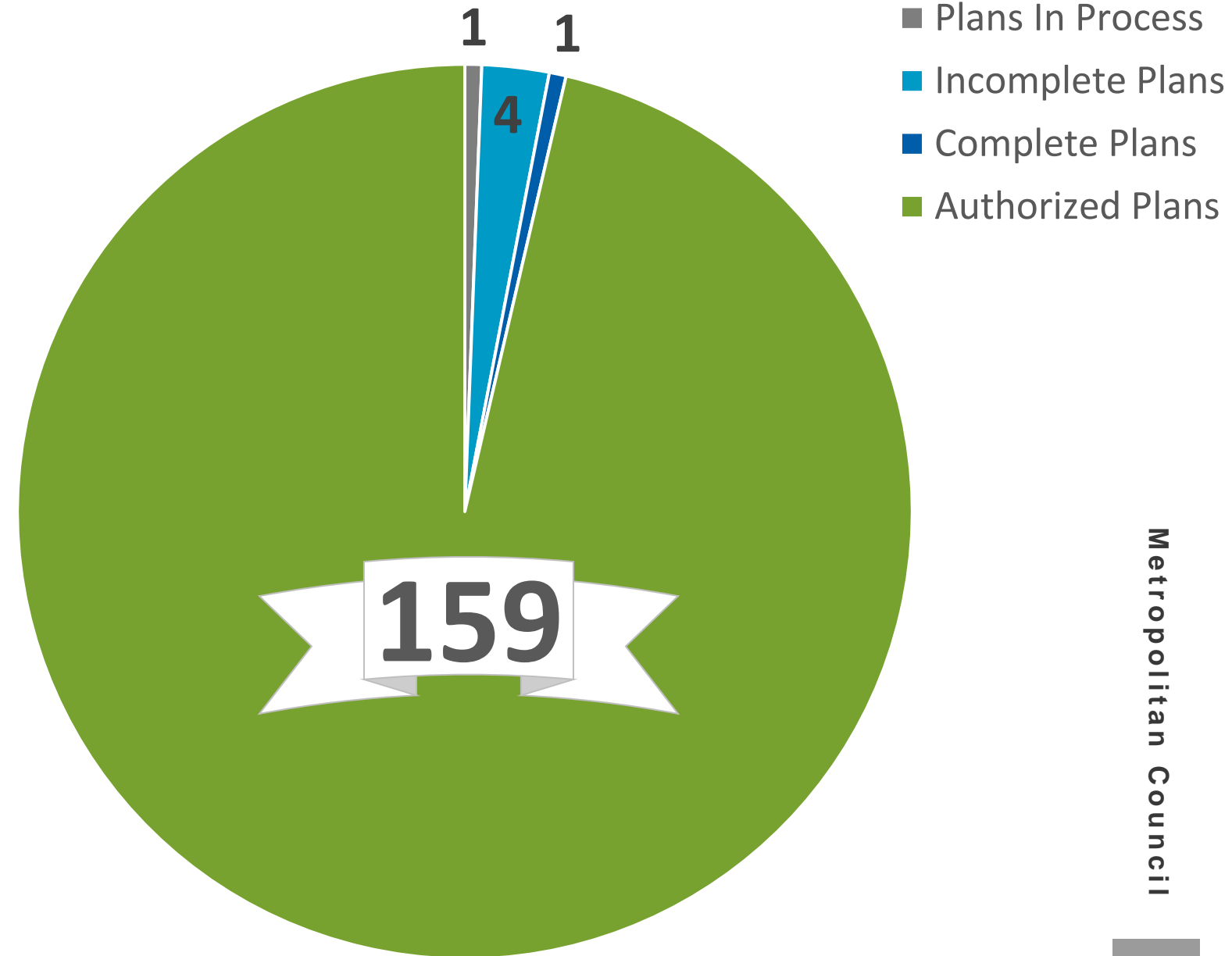
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metro council.org

2040 Plan Status

Overview

Total Plans Expected	168
Plans Received to Date	165
Plans In Process	1
Incomplete Plans	4
Complete Plans	1
Authorized Plans	159
Plans Not Yet Received	3



Administrative Review Guidelines

Background

Current Guidelines

Council staff review

Expedited timeline

Purpose of updates

2040 Plan Amendments Overview

Council Review

Of the 61 amendments:

- 10 Community Designation changes
- 15 land use changes exceeding 80 acres
- 10 policy issues
- 43 had a net change over 100 units
- 34 associated with a proposed development

** Numbers are not mutually exclusive*




Policy Issues

10 policy inconsistencies:

- Housing policy (6)
- Land use (density) (1)
- Land use (Ag) (1)
- Natural resources (2)

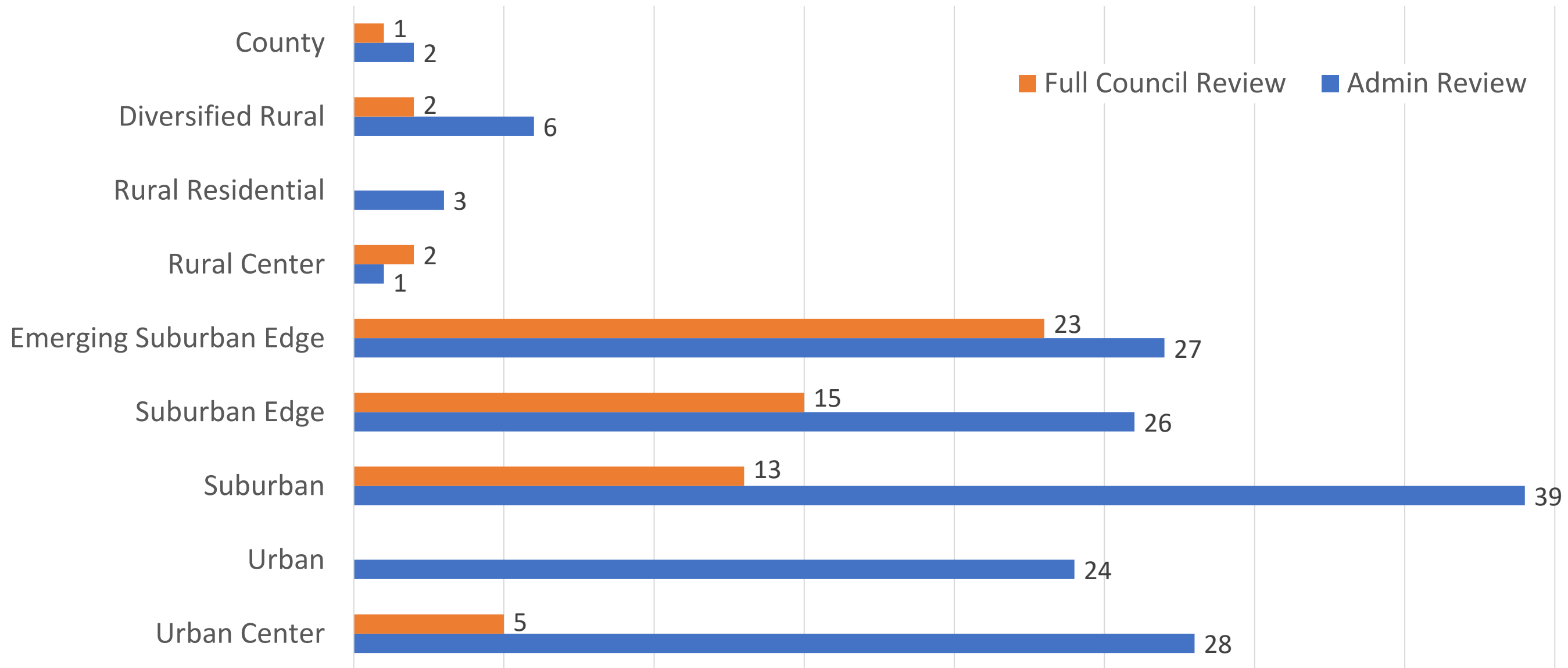
Housing Units

43 had a net change over 100 units:

- 34  housing capacity
- 9  housing capacity
- 10 were for  80 acres

Net Change Range	# of CPAs
100 – 150 units	8
151 – 200 units	12
201 – 250 units	8
250 units or more	15

2040 Comprehensive Plan Amendments by Community Designation, 2019-2022



Description of Proposed Changes

Criteria 1 through 7

- Consolidation and clarity in language

Criteria 8

- Repetition of completeness information

Criteria 8 (renumbered)

- Clarity of practice using net change in determination
- Clarity of method used in calculation

Criteria 9 through 11

- Clarity in language

Footnote

- Added for transparency

Proposed Changes

Criteria 1 through 7

1. Meet the submittal requirements of the [Metropolitan Land Planning Act \(MLPA\)](#) for content **and** be determined to be complete for review by the Council.
2. Conform to the regional systems plans.
3. Are consistent with Council [policies, including Thrive MSP 2040 and](#) housing policies.
- ~~4. [Are consistent with Thrive MSP 2040.](#)~~
4. Are consistent with local applicable controls, or the jurisdiction submits evidence that the local controls will be modified to be consistent with the proposed amendment.
5. Are consistent with the Metropolitan Urban Service Area (MUSA) [Implementation Guidelines](#) if residential units are proposed.
6. Are compatible with the plans of [affected and](#) adjacent jurisdictions.
7. [Propose changes that fall](#) within five percent of the Council's forecasts.

Proposed Changes

Criteria 8 through 11

- ~~8. Provide documentation of notification to affected and adjacent jurisdictions potentially impacted by the amendment.~~
8. Propose a land use change resulting in an increase or decrease in development capacity of less than 100 housing units, determined by using the midpoint density to calculate the difference between proposed allowable units and current allowable units.
9. Propose a land use change affecting less than 80 acres unless the land use change is to support Agricultural Preserves enrollment.
10. Propose a land use change to guide land at no more than one unit per 40 acres to meet the requirements of the Metropolitan Agricultural Preserves Program ([Minn. Stat. Ch. 473H](#)) if the land impacted is enrolled in the Program.
11. Does not have the potential for a cumulative impact.

**Please note, amendments meeting the criteria above may still be required to have full Council review if needed and as determined by Council staff.*

Discussion Questions

Do these proposed changes help clarify language?

Are the thresholds in the criteria still applicable?

Does it make sense to review the net change, both increases and decreases, of 100 housing units?

Are there other changes needed to these Guidelines?

Does the information provided allow you to make a determination on the proposed changes?

Thank
you

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