Overview

- Reasons for amendments
- General findings
- Recap of plan amendments to date
- Recap of amendments in 2023
- Case studies
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 – Amendments to Date

• Communities within MUSA account for 88% of amendments.

• The annual number of amendments has declined since its peak in 2021.

• Most amendments propose changes in guiding land use or text changes.

• The Council has found 14 amendments to be inconsistent with regional policy.
Amendments by the Numbers (2019-2023)

- 322 amendments
- 360 actions
- 242 administrative reviews
- 80 CDC reviews
- 14 policy issues
- 12 Community Designation changes

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Amendments by Community Designation (2019-2023)
Nature of Amendment by Year

- Land use change with development
- Land use change without development
- Text change
- MUSA expansion
- Development staging change

Yearly counts for each category from 2019 to 2023 are shown.
Amendments by the Numbers (2023)

- 76 amendments
- 83 actions
- 64 administrative reviews
- 12 CDC reviews
- 3 policy issues
- 2 Community Designation changes
Nature of Amendment (2023)

- Land use change w/ development: 36
- Land use change w/out development: 22
- Text change: 20
- MUSA expansion: 4
- Development staging change: 1
Development-Driven Amendments (2023)

- 39 amendments
- 575 acres
- 3,465 total housing units
- 485 affordable housing units
- 175,000+ square feet of commercial or industrial space
Development-Driven Amendments (2023) (2)

Types of Changes in Guiding Land Use

- Res to Res: 9
- Non-res to Res: 9
- Non-res to Non-res: 7
- Non-res to Mixed use: 3
- Mixed use to Res: 3
- Mixed use to Mixed use: 2
- Res to Non-res: 2
- Res to Mixed use: 1
Regional Policy Issues & Changes

**Housing**
- Victoria
- Norwood Young America

**Density & Natural Resources**
- St. Francis

**Community Designation Change**
- Lake Elmo
- North Oaks
Minneapolis – Northside Economic Opportunity Network

**Food Business Incubator**

- 0.31 acre
- Urban Neighborhood / Interior 3 to Mixed Use / Corridor 6
- 265 jobs
Rogers – Roers Company

**Workforce Apartments**

- 9.95 acres
- Medium Density to High Density Residential
- 281 units
- Affordable at 60% Area Median Income
Bloomington – Industrial Text Amendment

Lyndale Avenue Industrial

• 42 acres
• Greater flexibility of uses along Lyndale Avenue
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