

# 2040 Comprehensive Plan Amendments

2023 Annual Report

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December 18, 2023



# Overview



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

# Reasons for Amendments

## Development driven

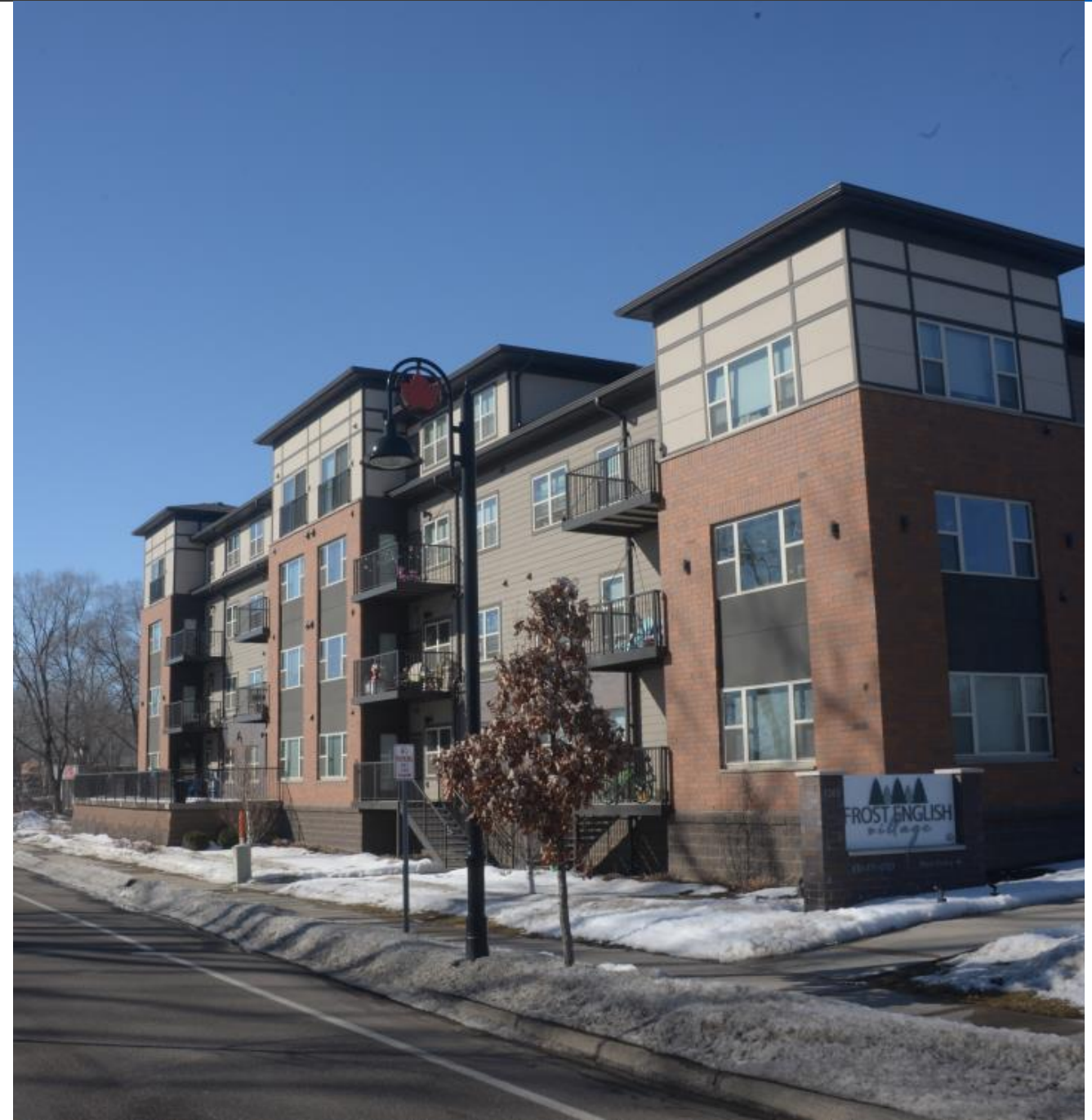
- Initiated by private interest
- May involve one or more:
  - Change in guiding land use
  - MUSA / staging change
  - Annexation
  - Change in forecasted growth

## 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

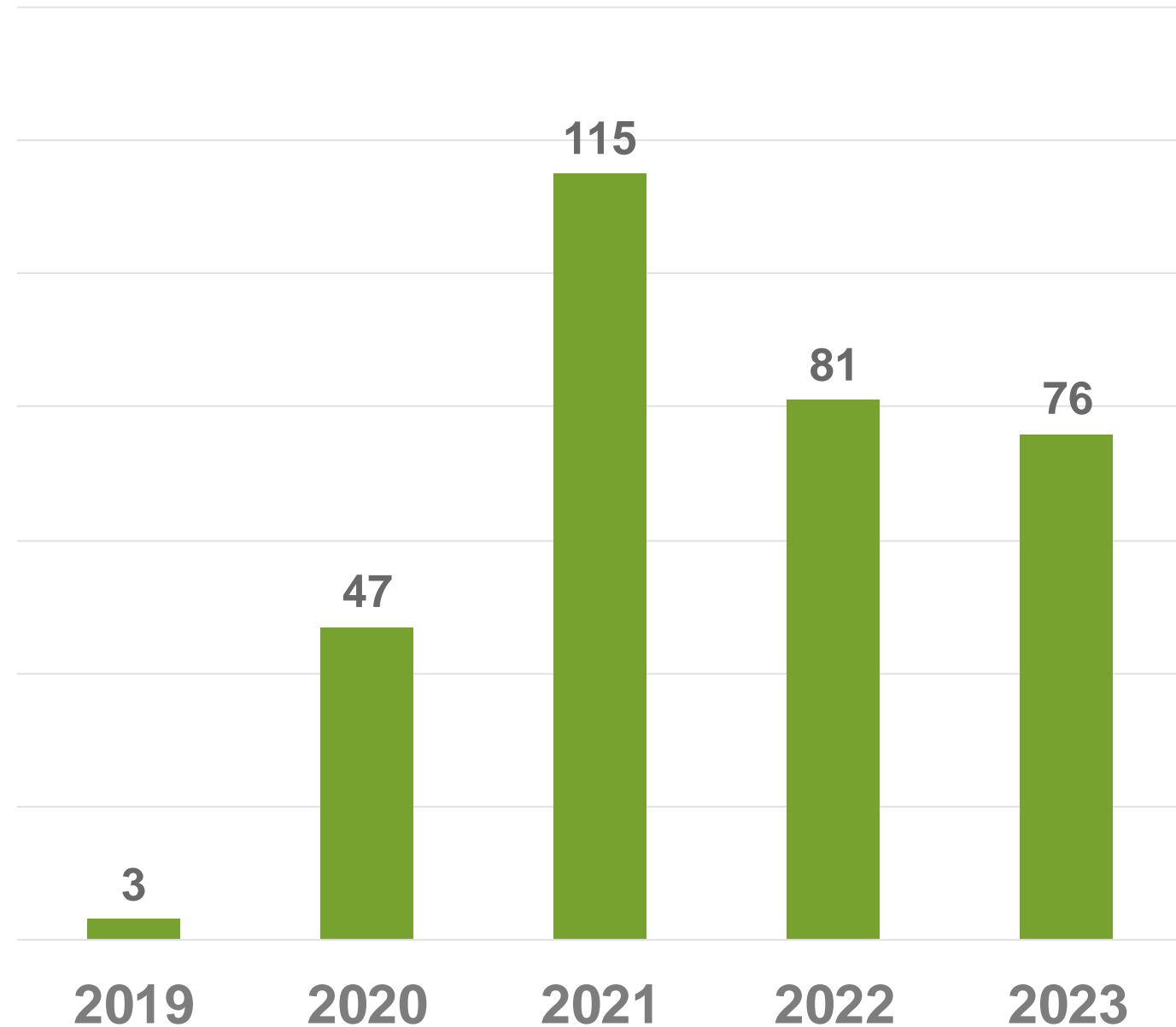
360 actions

242 administrative reviews

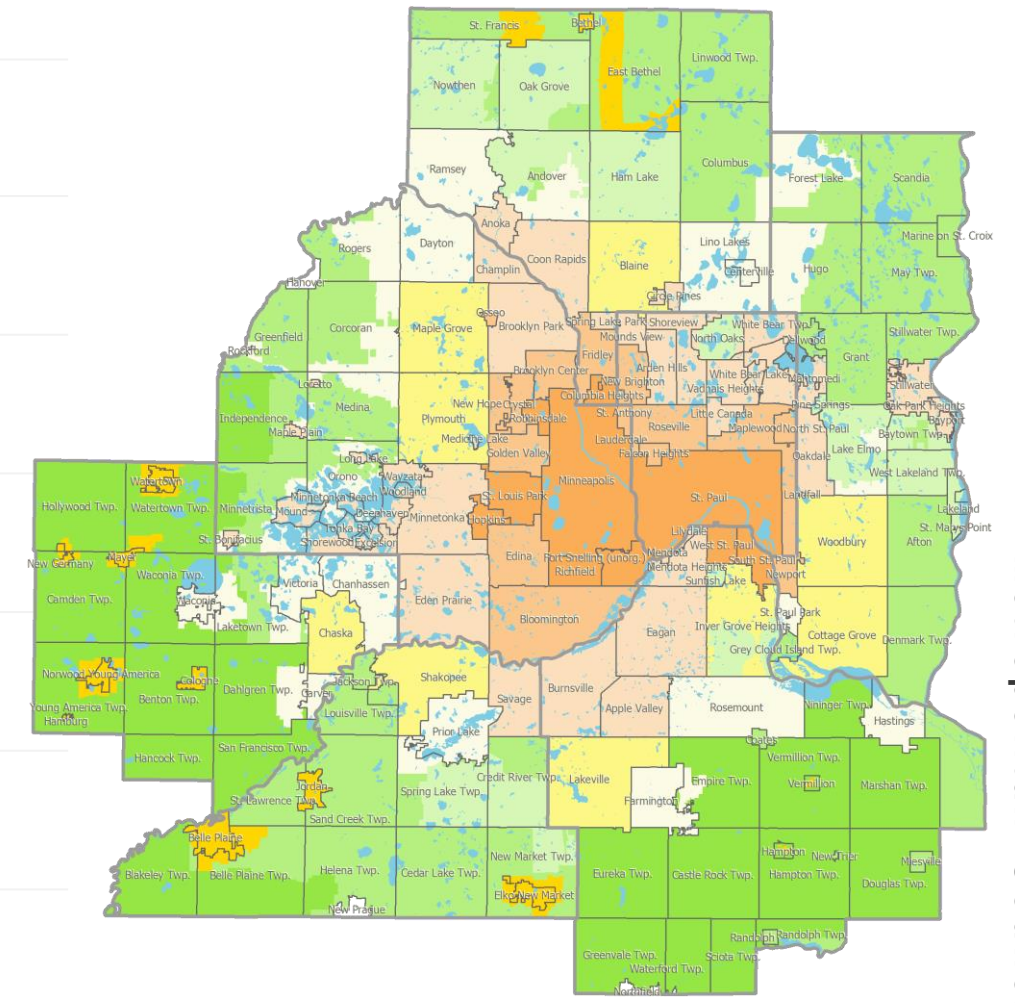
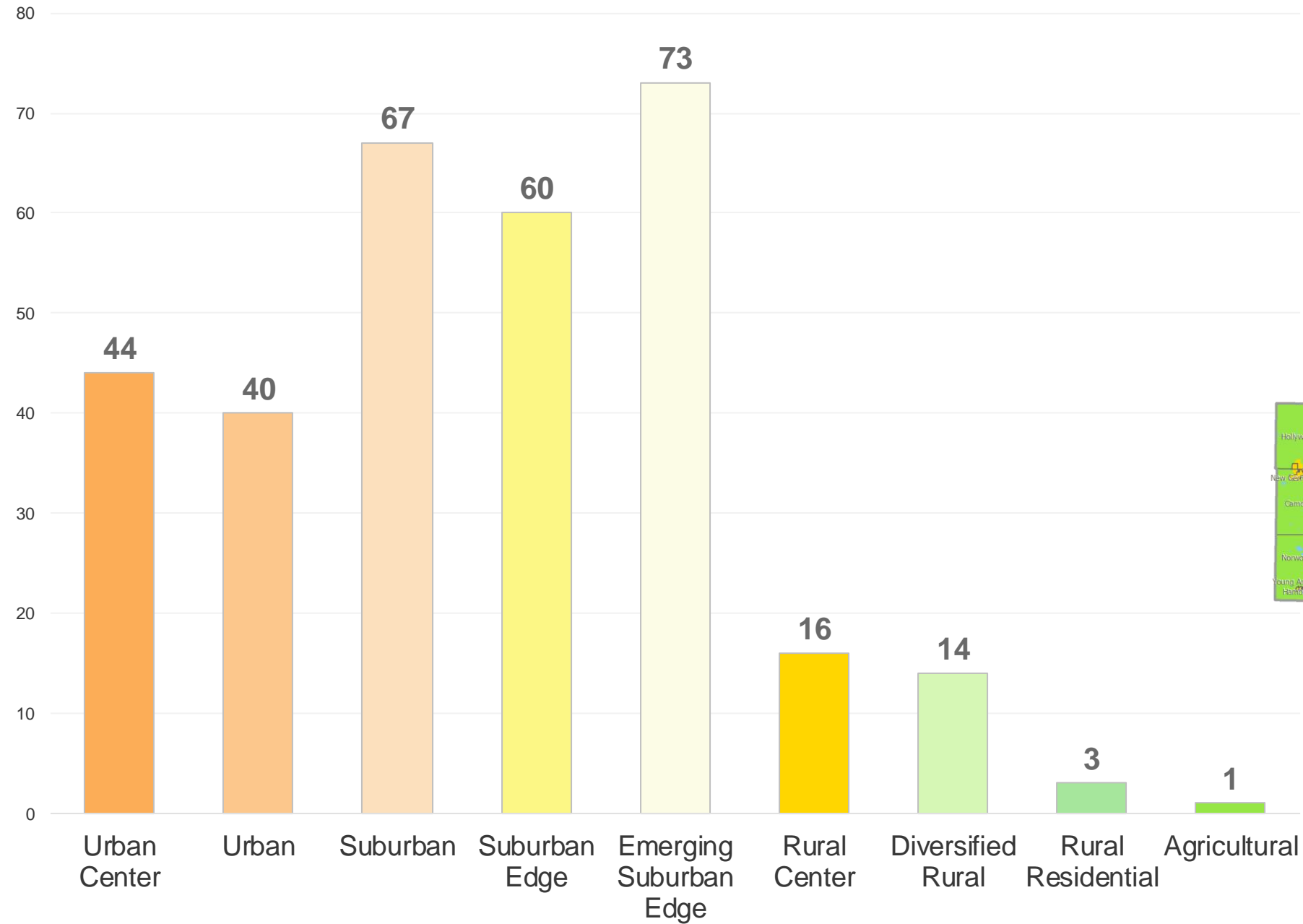
80 CDC reviews

14 policy issues

12 Community Designation changes

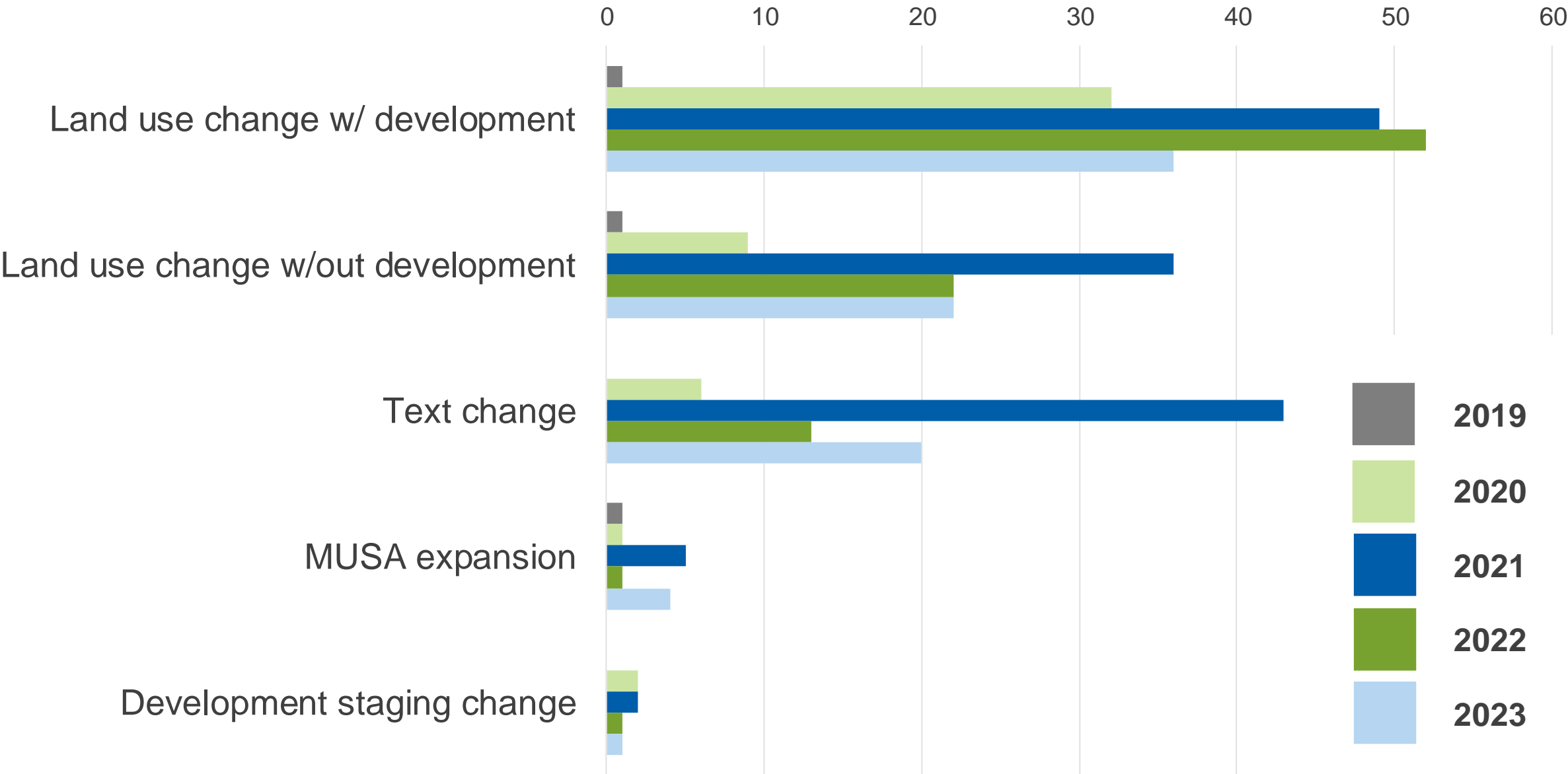


# Amendments by Community Designation (2019-2023)



Metropolitan Council

# Nature of Amendment by Year



# Amendments by the Numbers (2023)

**76 amendments**

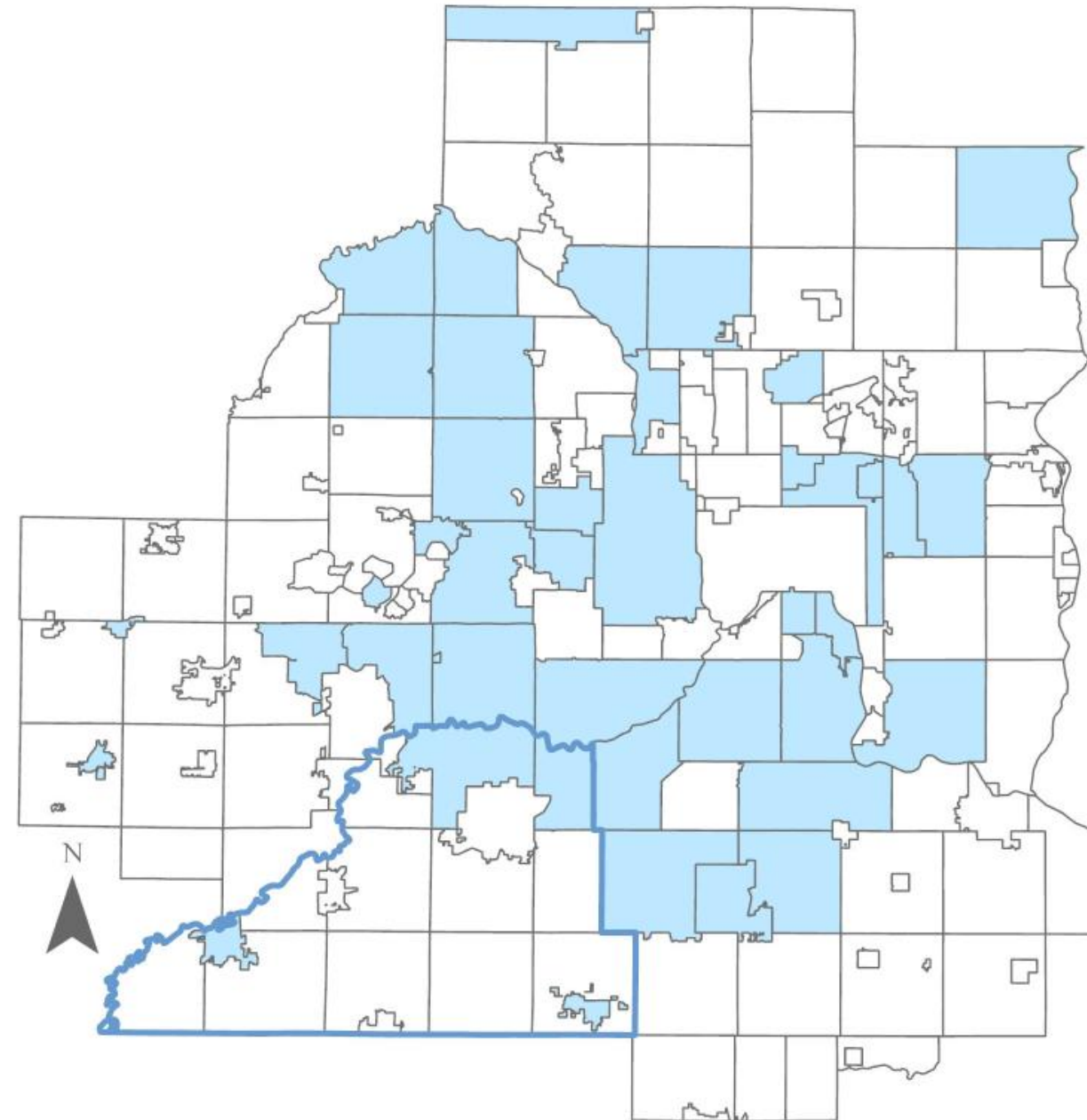
**83 actions**

**64 administrative reviews**

**12 CDC reviews**

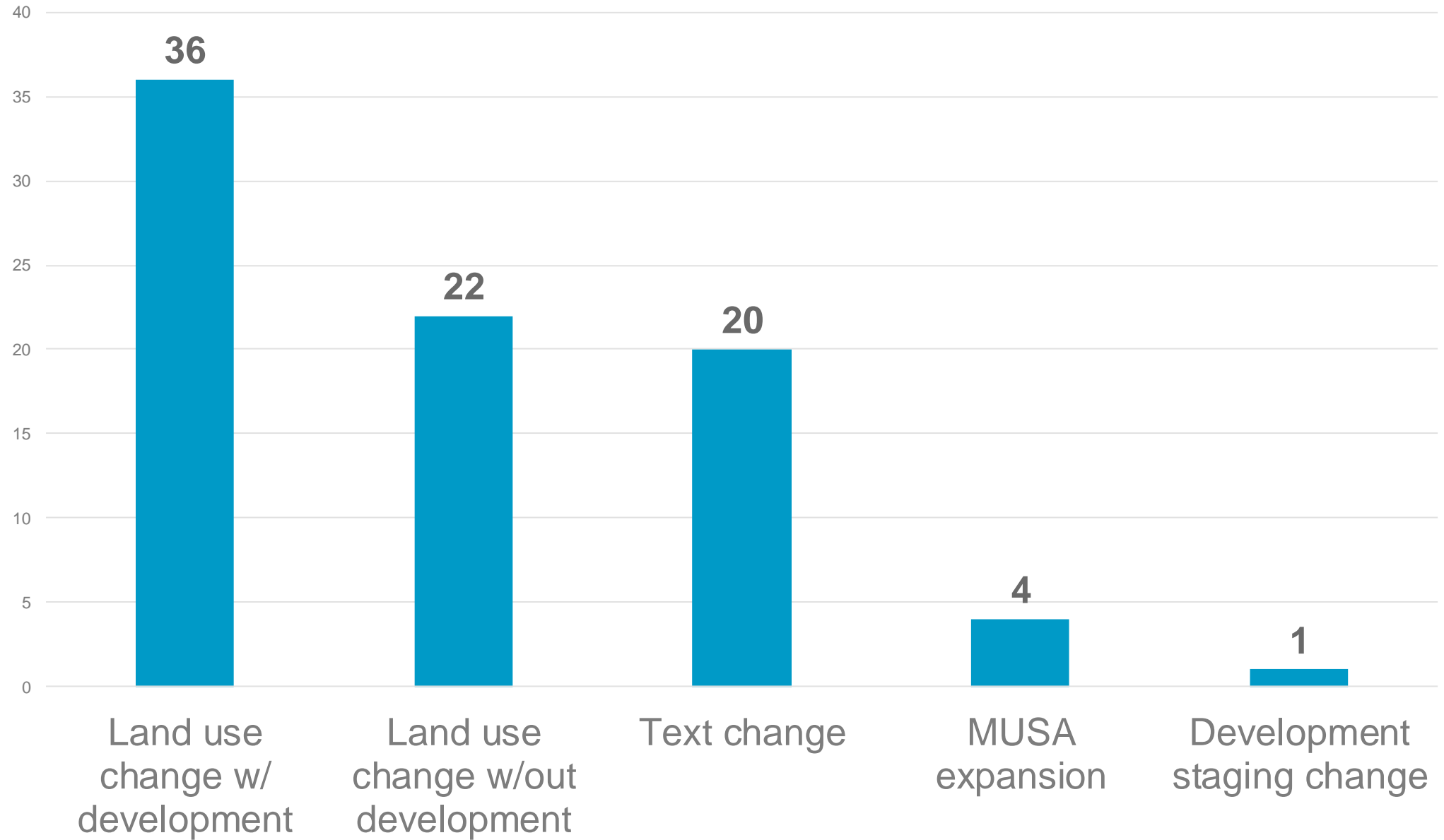
**3 policy issues**

**2 Community Designation changes**



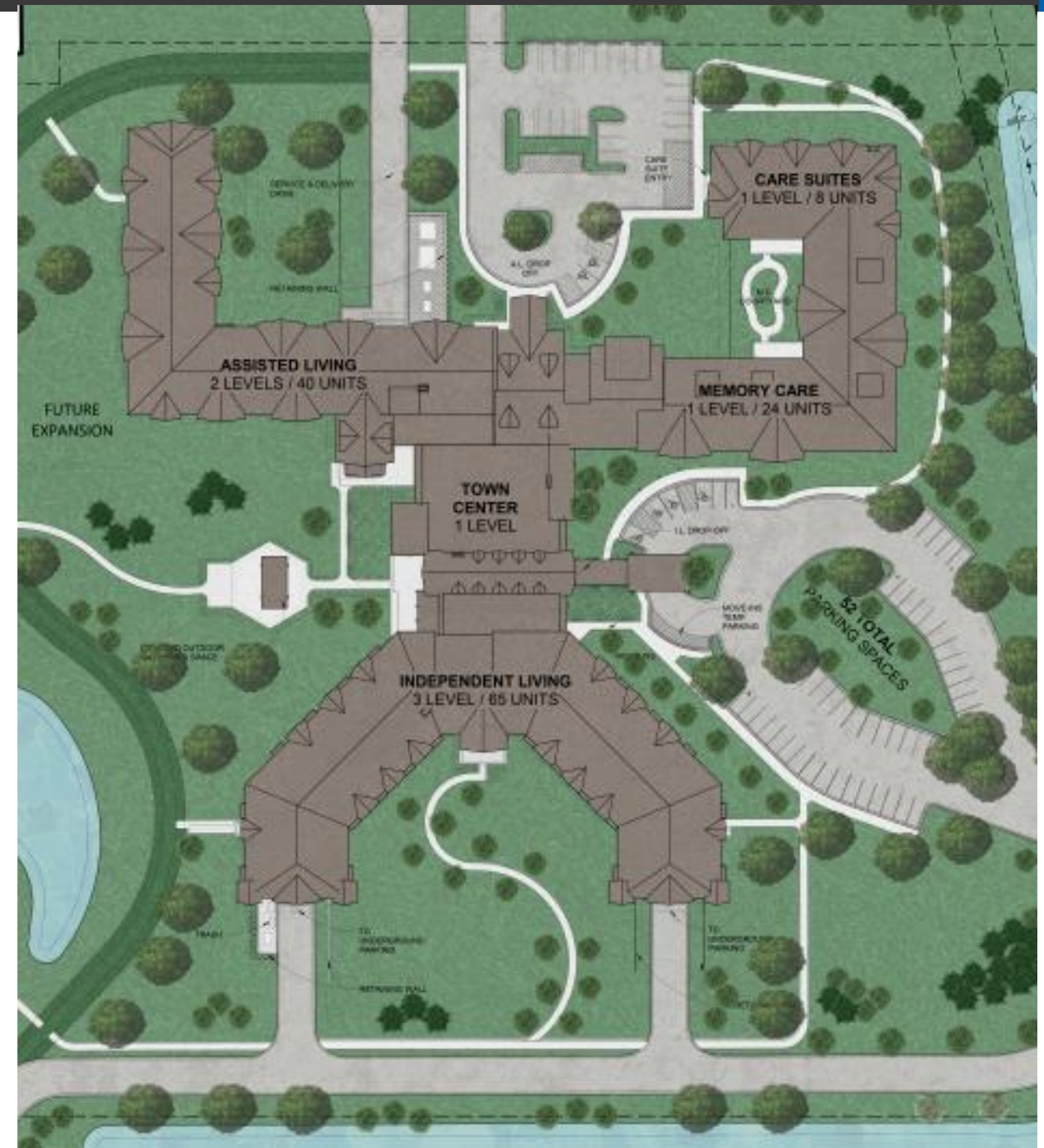


# Nature of Amendment (2023)



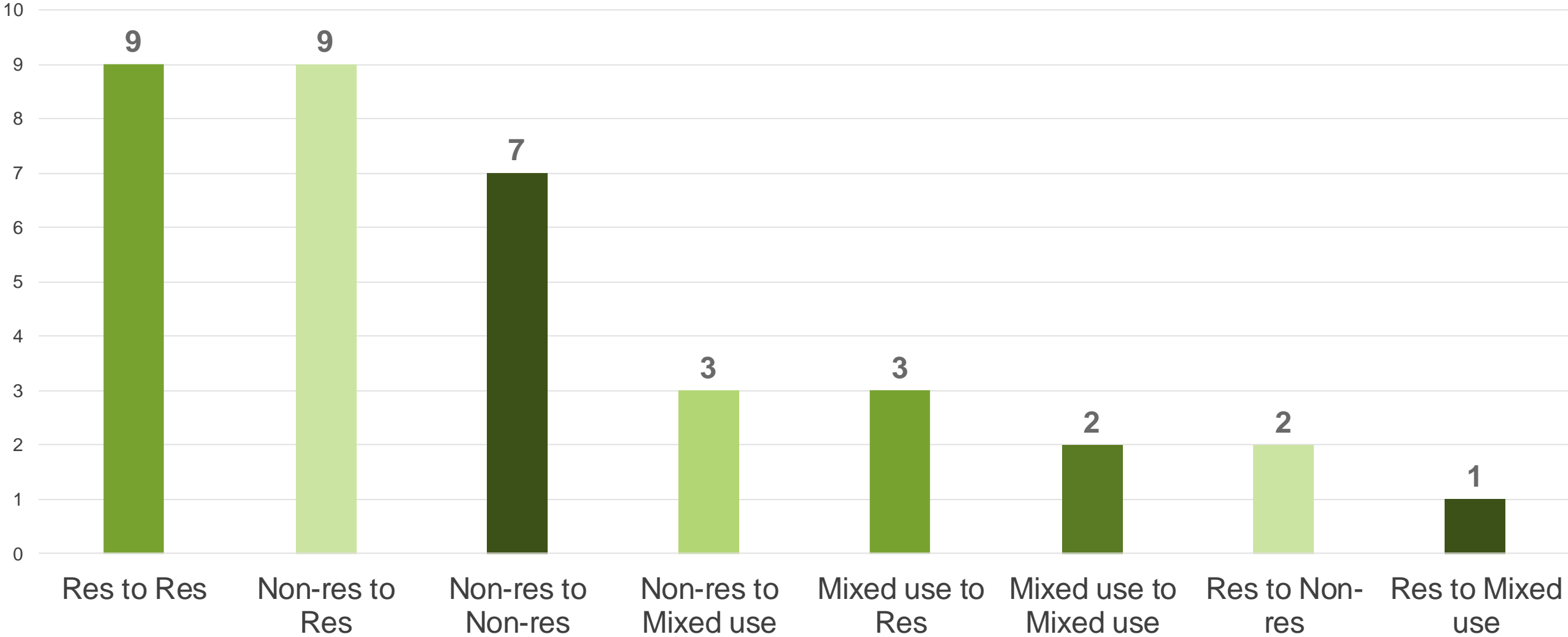
# Development-Driven Amendments (2023) <sup>(1)</sup>

- 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) <sup>(2)</sup>

## Types of Changes in Guiding Land Use



# 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

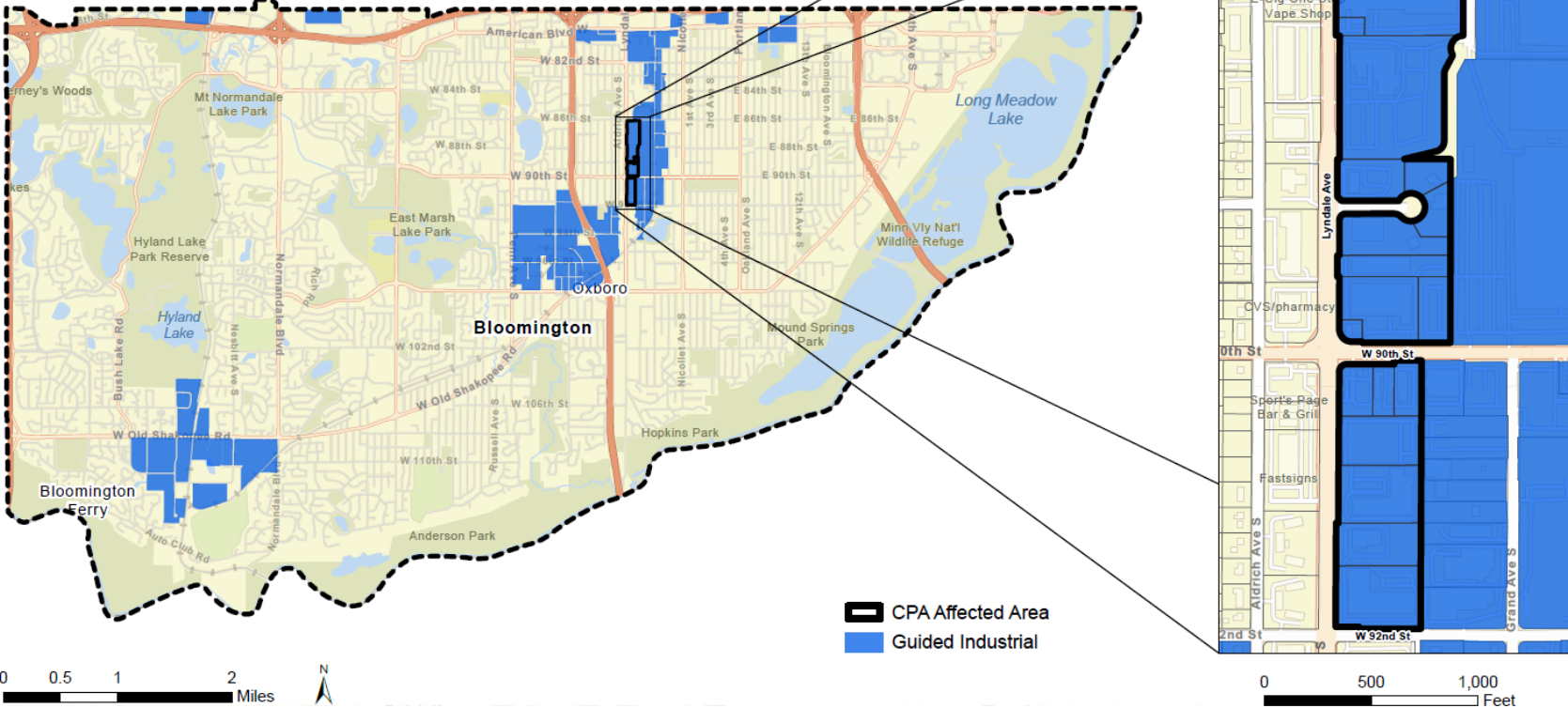
## Lyndale Avenue Industrial

- 42 acres
- Greater flexibility of uses along Lyndale Avenue

### Comp Plan Amendment Application

City of Bloomington

Below - land guided Industrial city-wide  
Right - area affected by CPA matching boundaries of new Transitional Industrial (TI) District





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