

2040 Comprehensive Plan Amendments

2024 Annual Report

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Overview



- Reasons for amendments
- General findings
- Recap of plan amendments to date
- Recap of amendments in 2024
- 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 **89%** 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 **16** amendments to be inconsistent with regional policy.



Amendments by the Numbers (2019-2024)

409 amendments

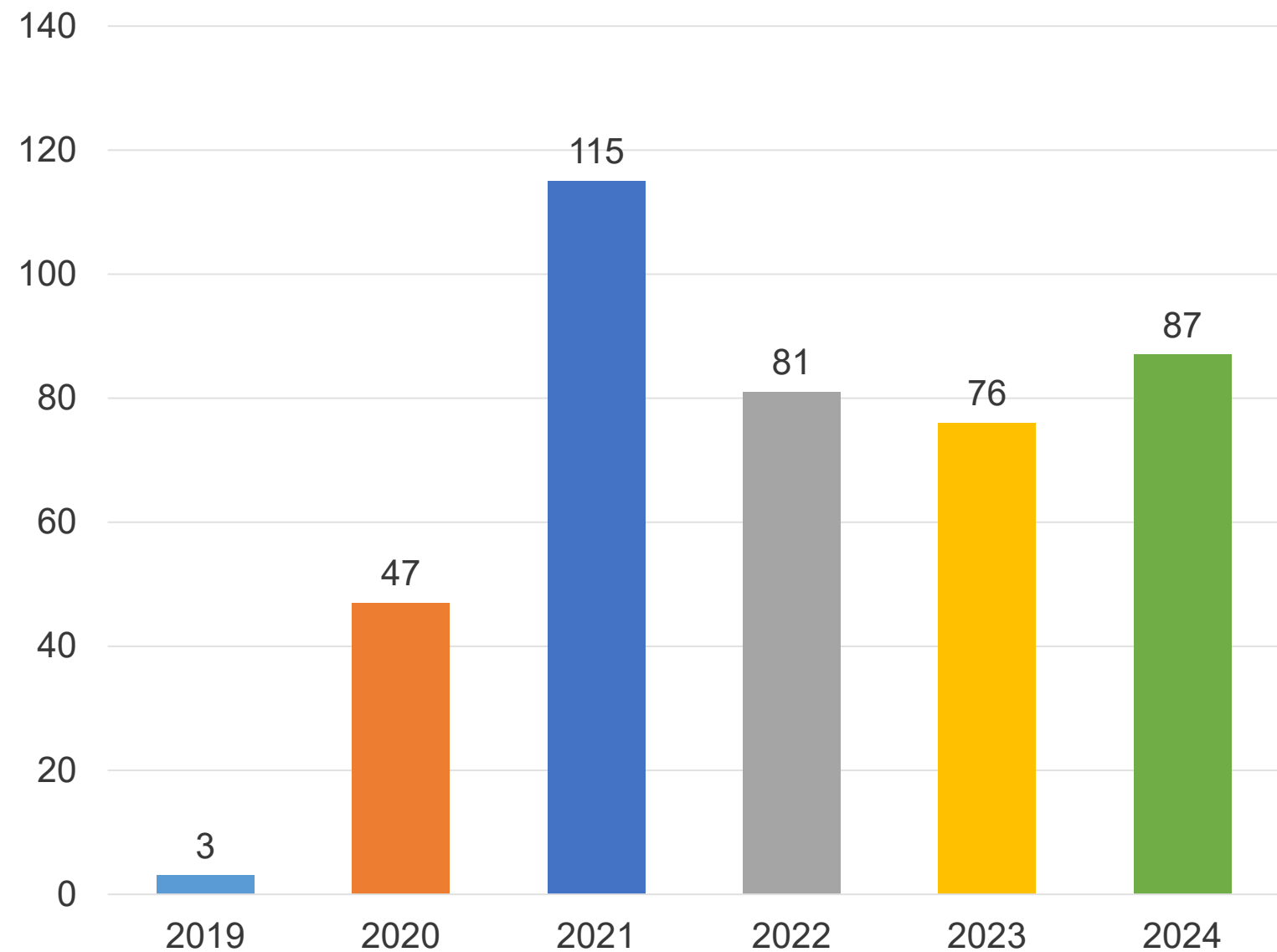
447 actions

306 administrative reviews

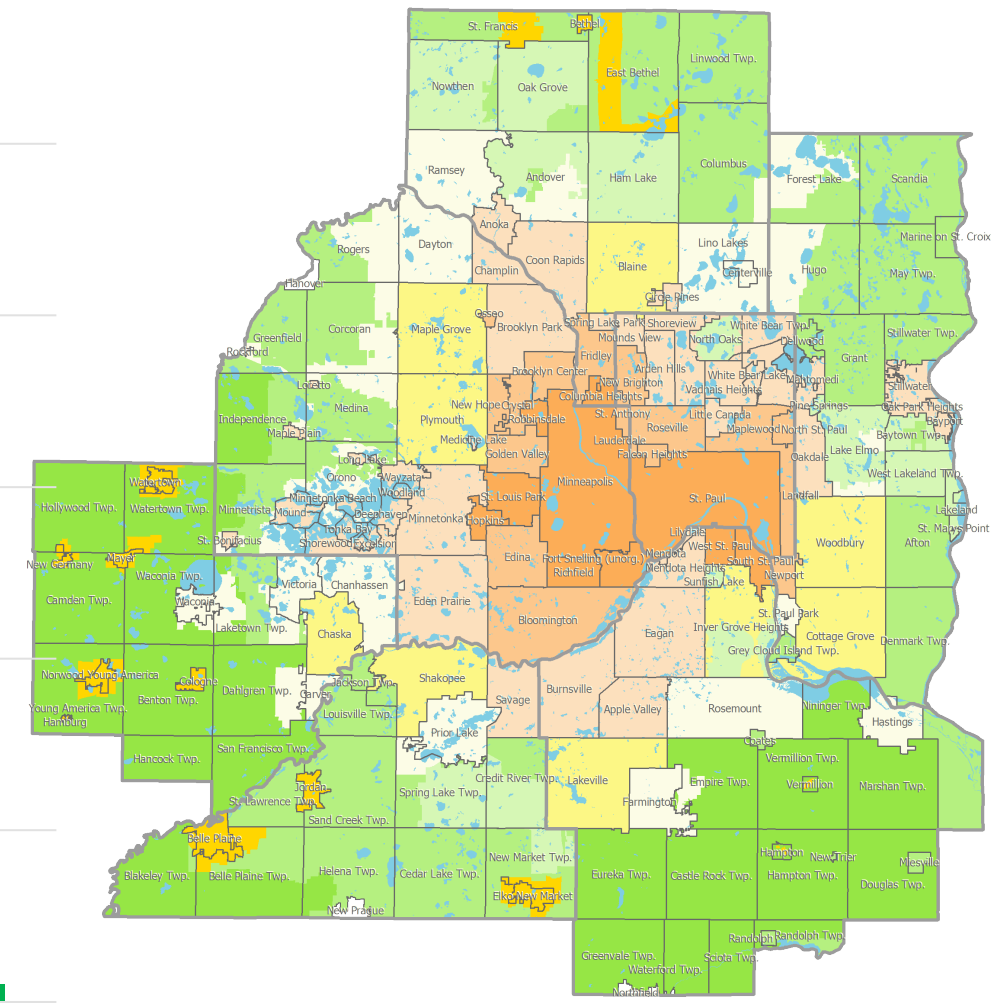
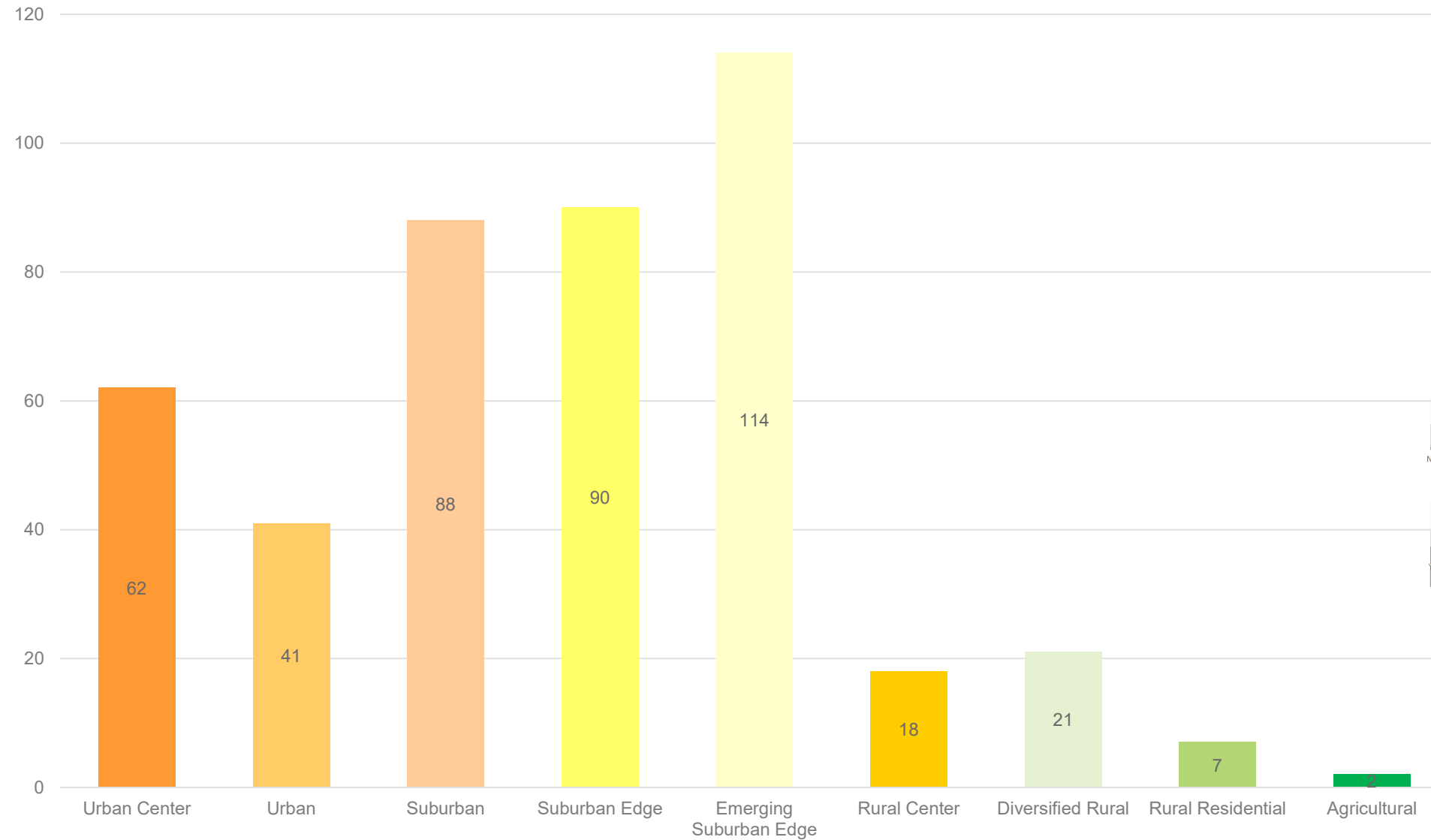
103 CDC reviews

16 policy issues

15 Community Designation changes

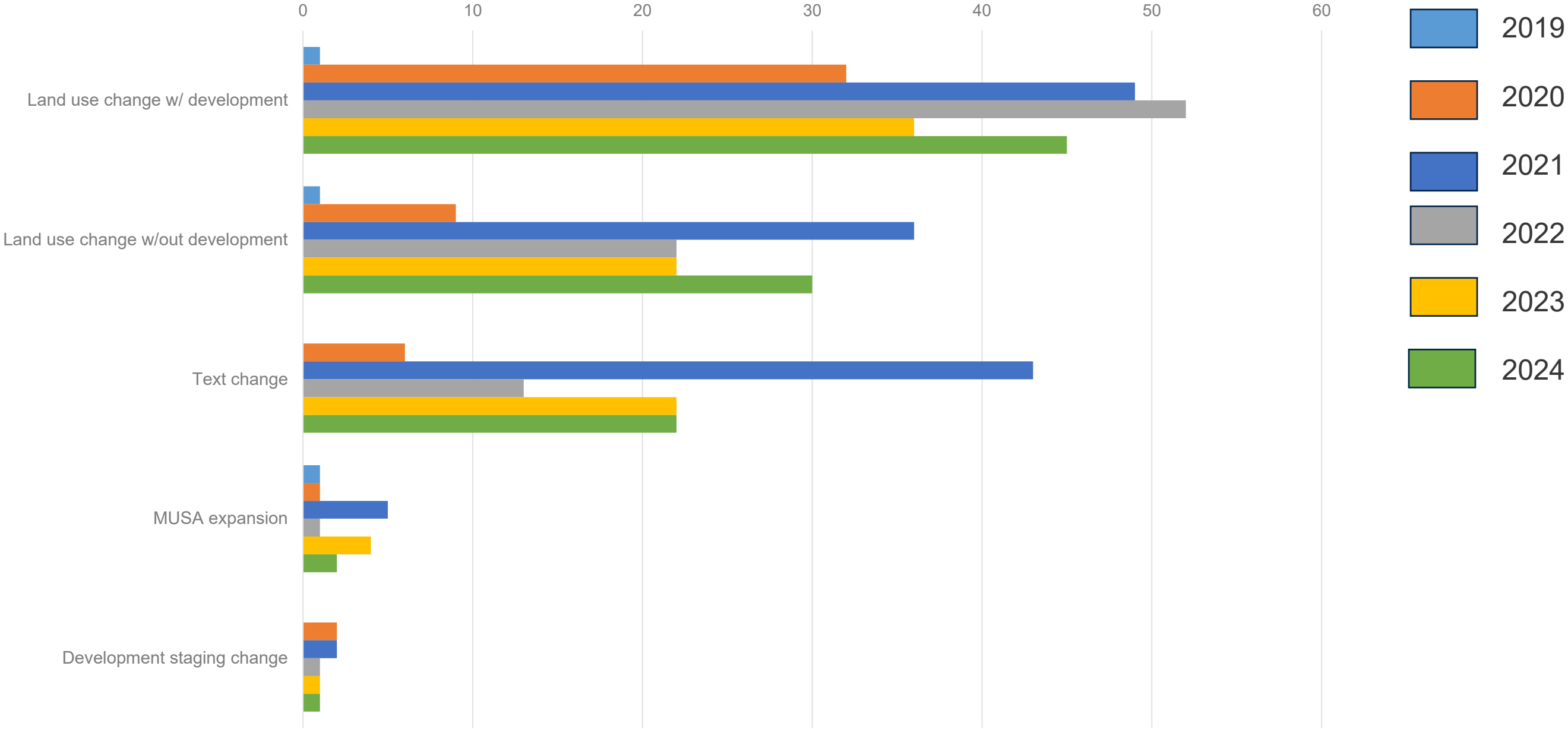


Amendments by Community Designation (2019-2024)



Metropolitan Council

Nature of Amendment by Year



Amendments by the Numbers (2024)

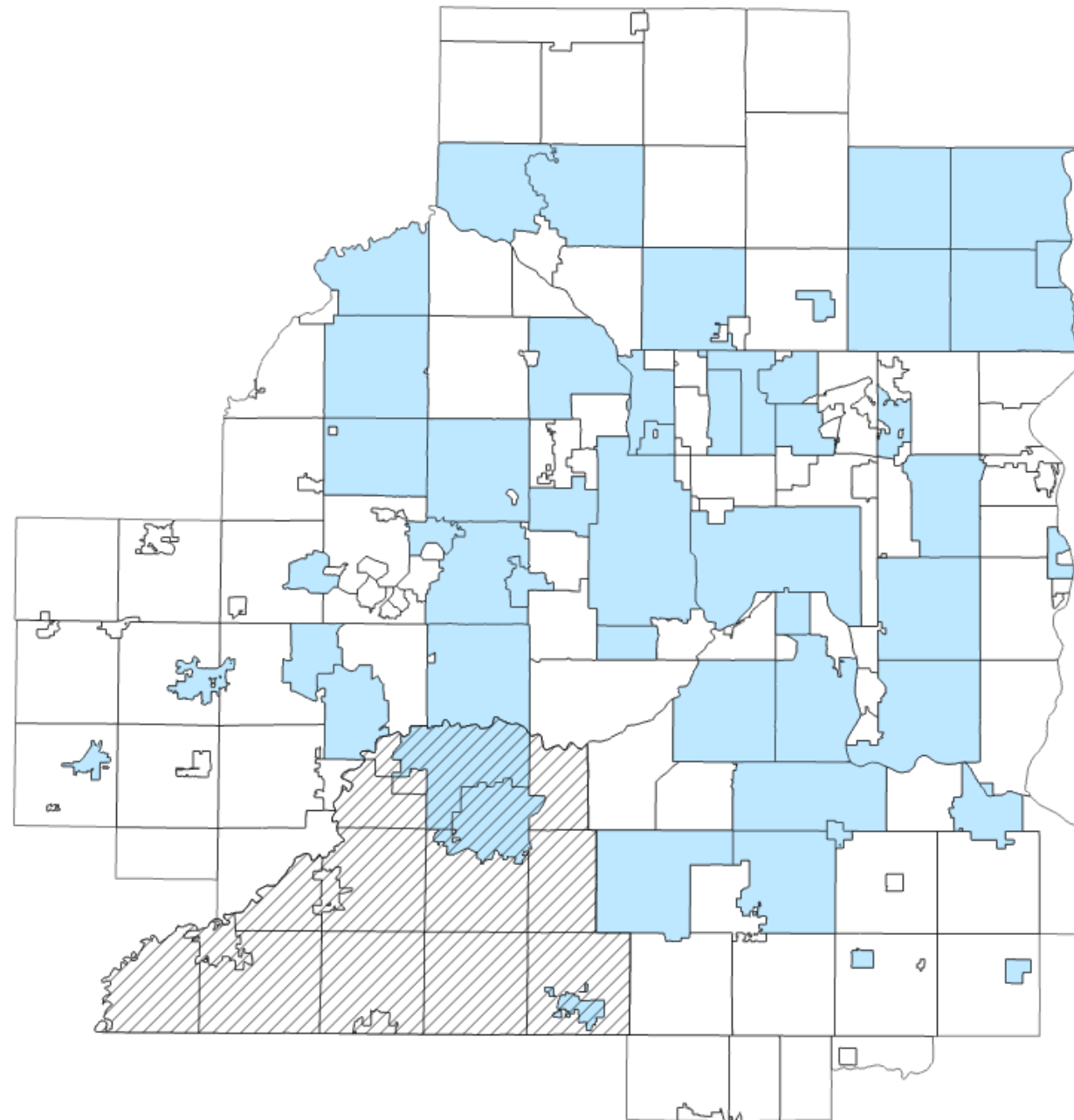
87 amendments

67 administrative reviews

20 CDC reviews

2 policy issues

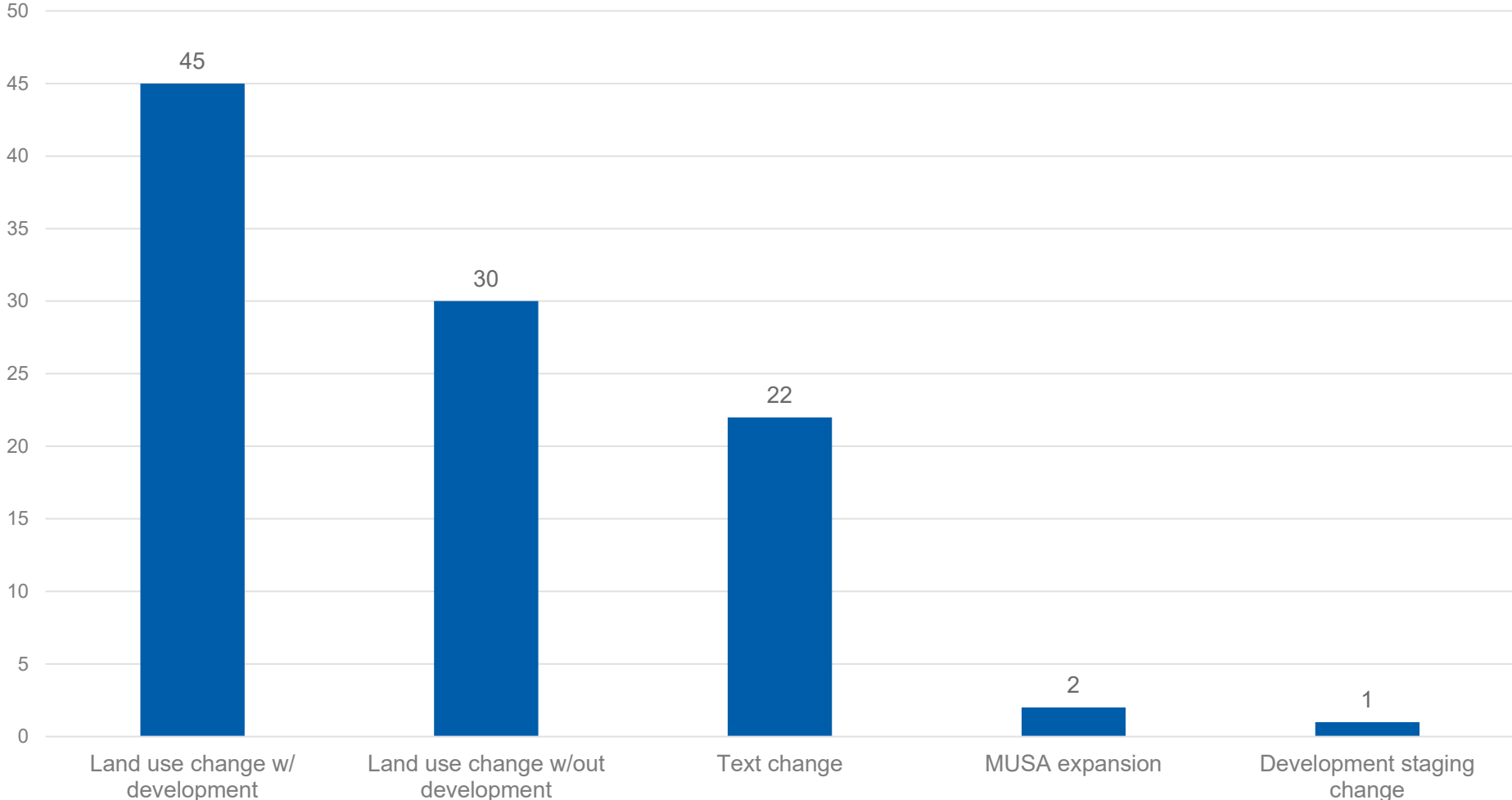
3 Community Designation changes



Nature of Amendment (2024)

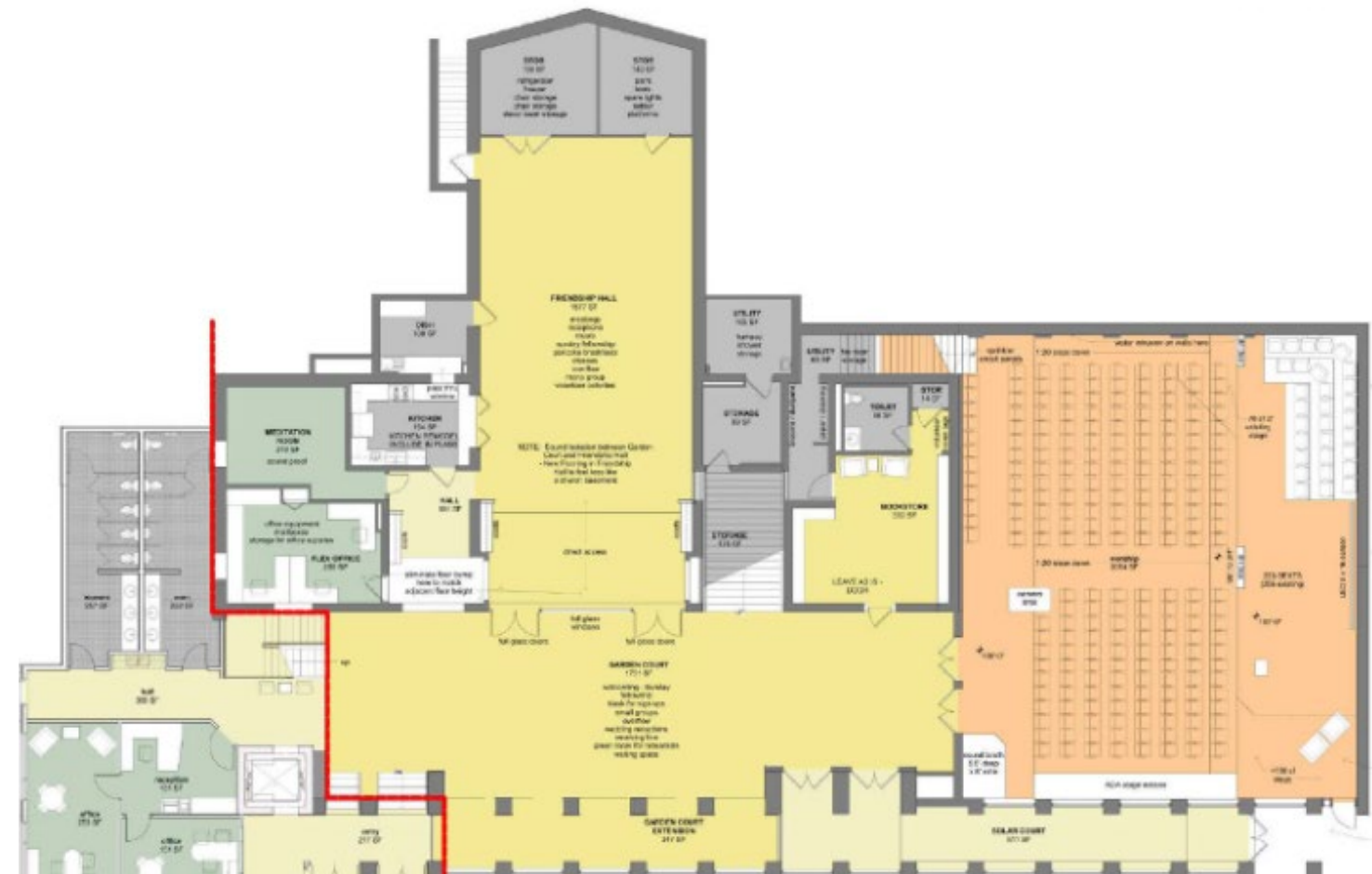


Actions



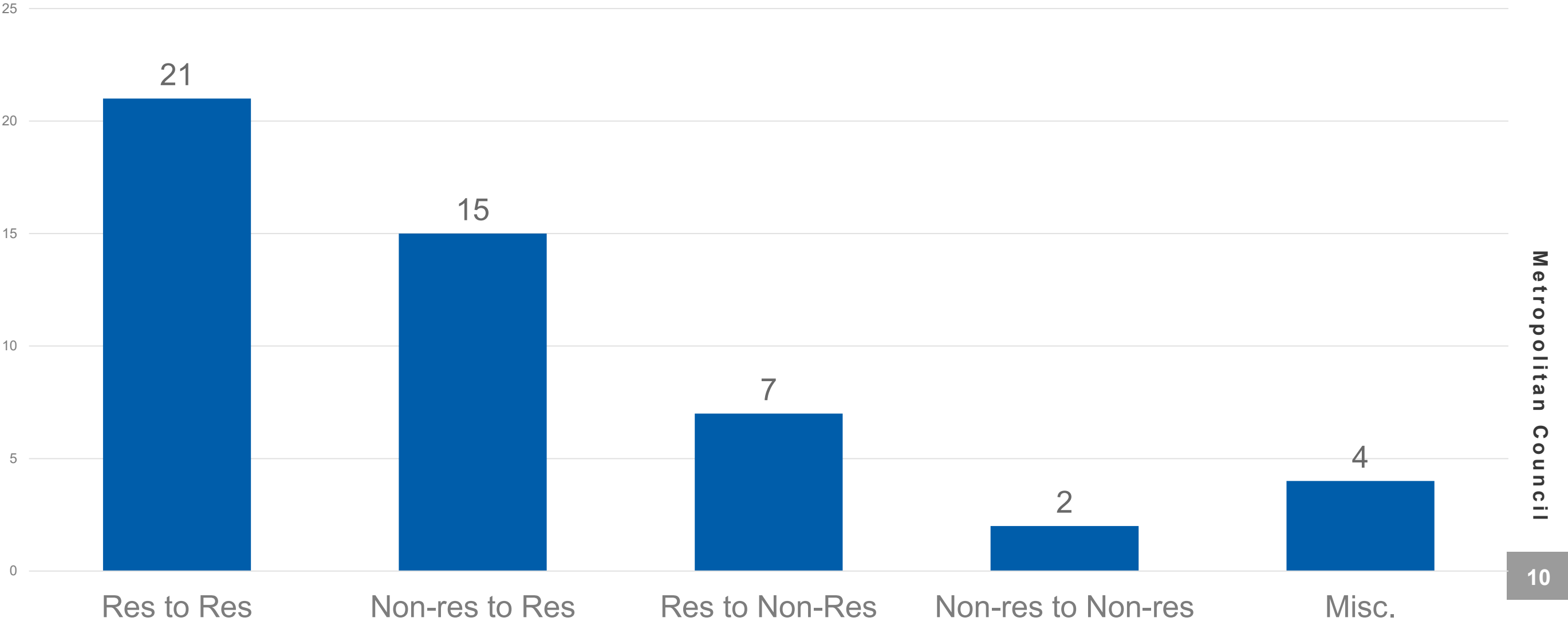
Development-Driven Amendments (2024)

- 45 amendments
- 708 acres
- 3,660 total housing units
- 591 affordable housing units
- 140 memory care/assisted living units
- 52,200+ square feet of commercial or industrial space



Development-Driven Amendments (2024)

Types of Changes in Guiding Land Use



Regional Policy Issues & Changes

Housing

- North Oaks

Land Use

- Marine on St. Croix

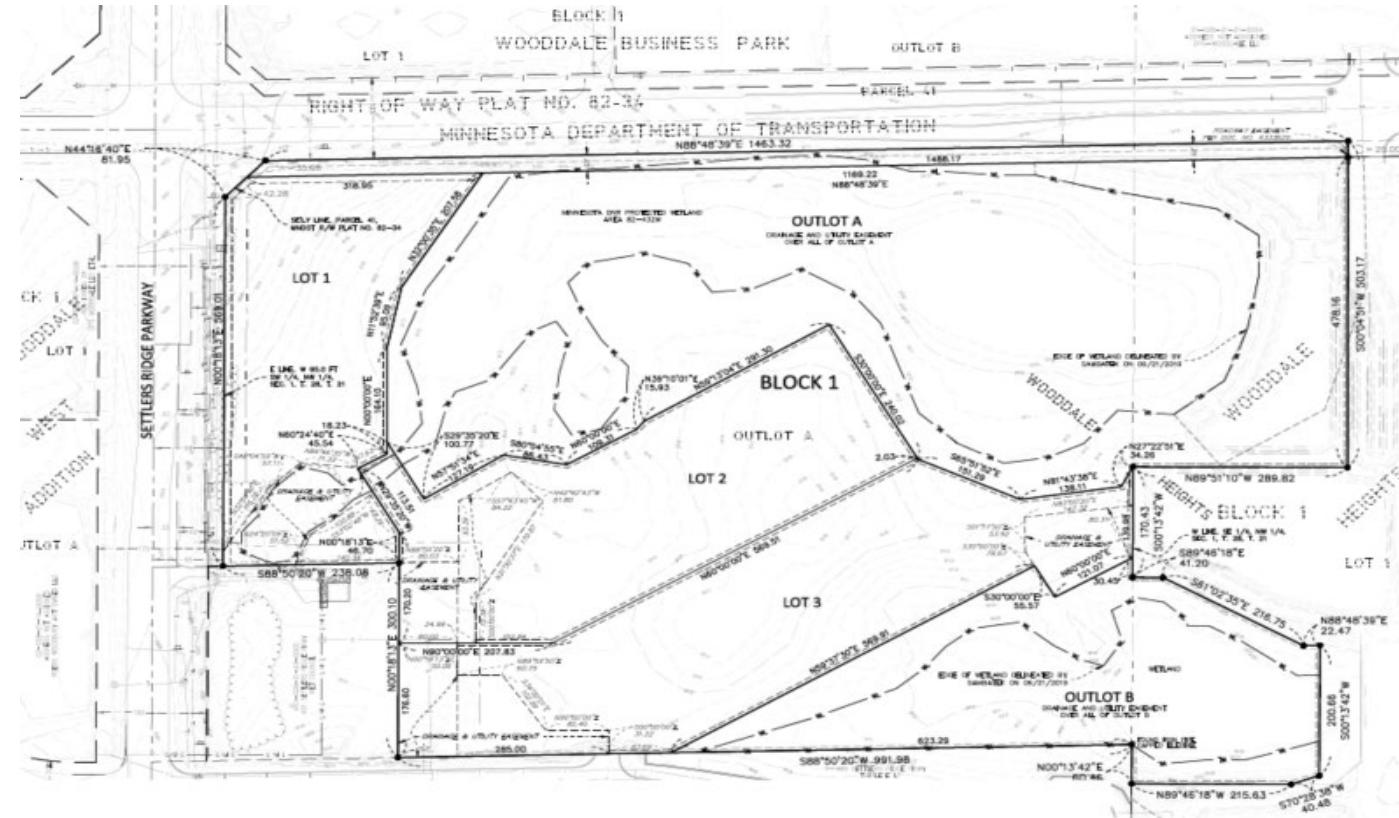
Community Designation Change

- Lake Elmo (2)
- North Oaks

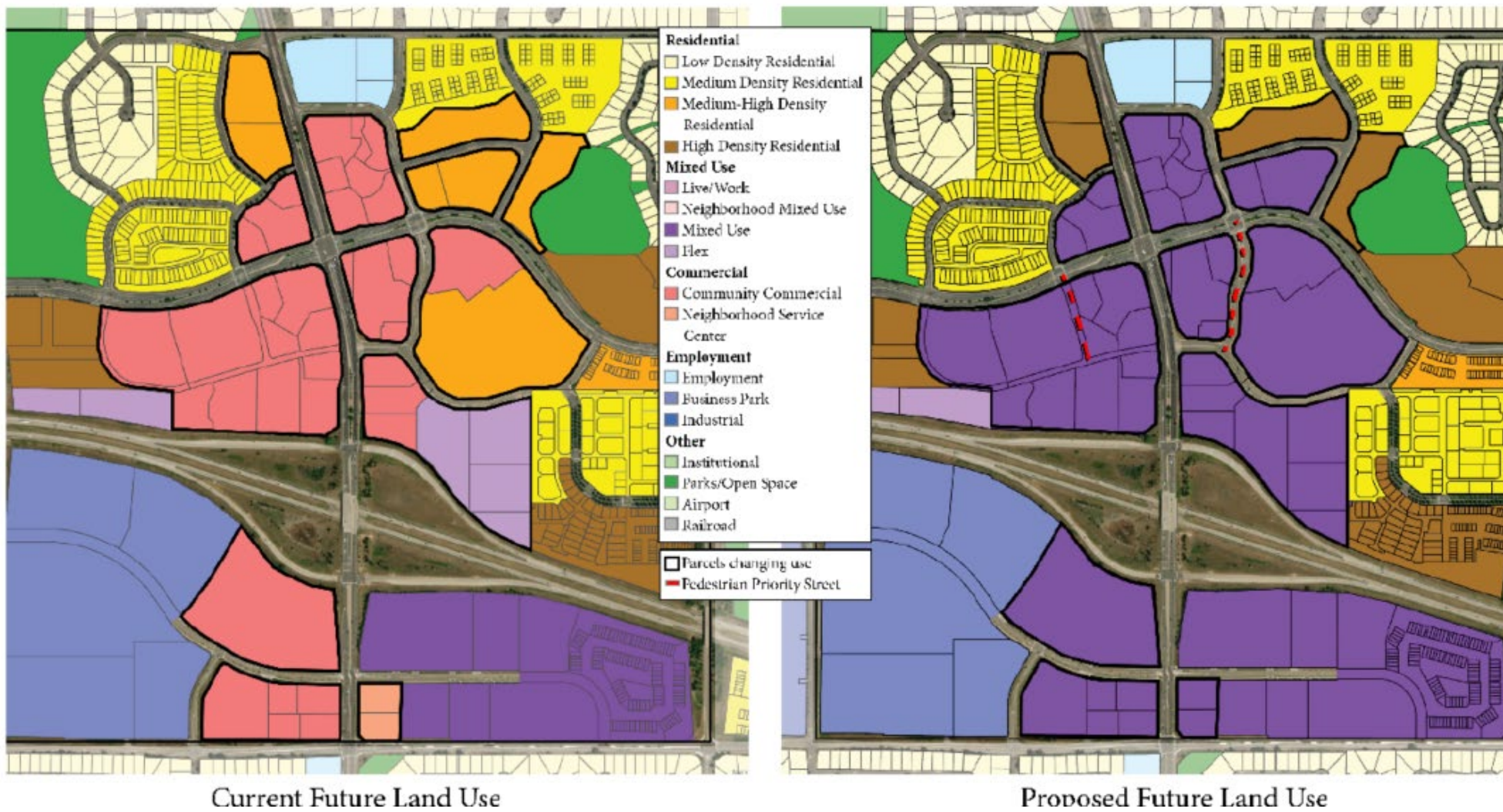
Woodbury – Karen Drive

Mixed Use Development

- 29.3 acres from Places to Work to Mixed Use
- Forecast adjustments



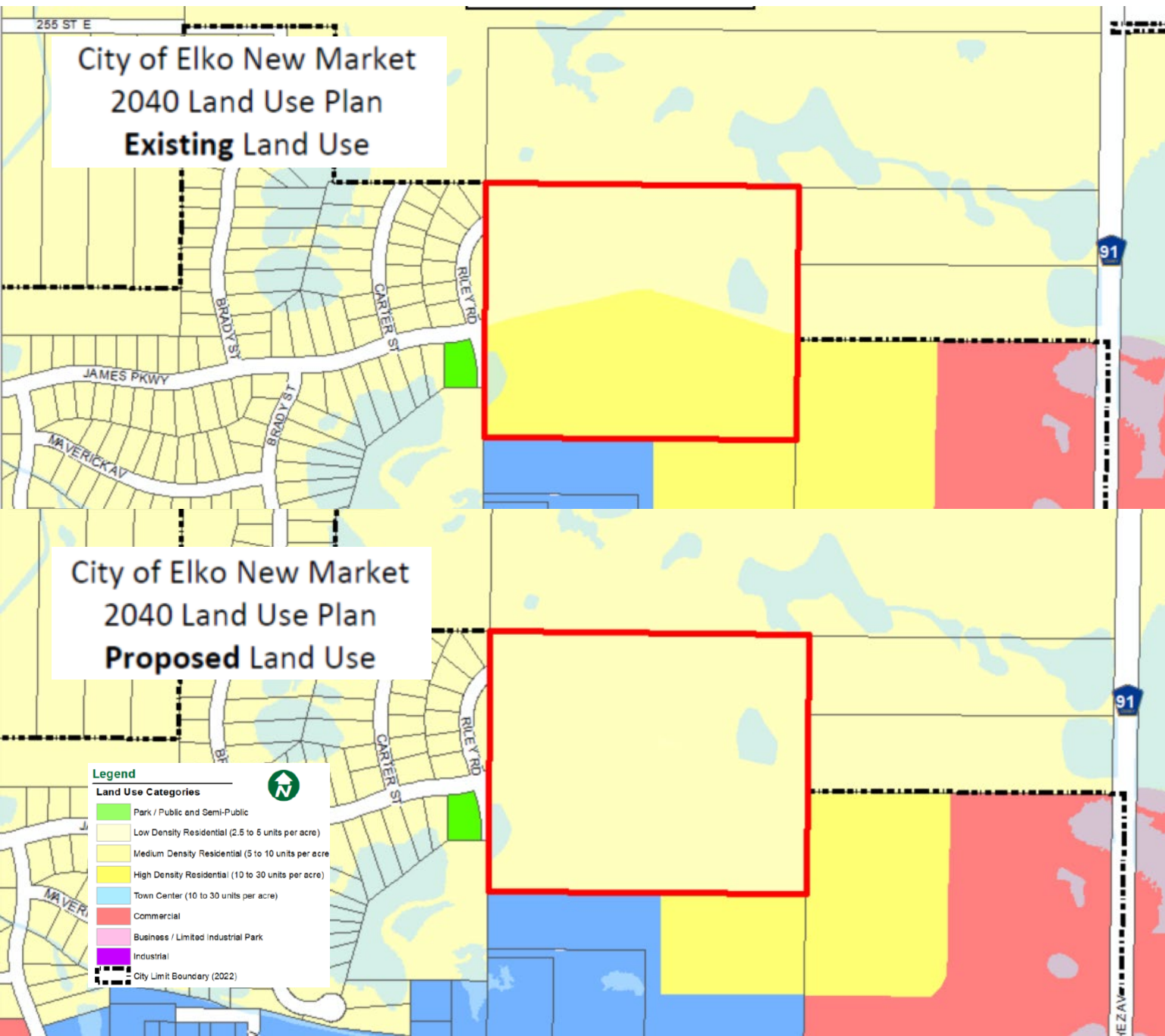
Brooklyn Park – 610 Corridor



Land Use Change & Text Amendment

- 158.9 acres to Mixed Use and High Density Residential
- Density range for Mixed Use, clarifies the scale and intensity of uses, retail component, and Pedestrian Priority Street.

Elko New Market – August Ventures & Winkler Land Co.



Land Use Change

- 17 acres from Medium Density Residential to Low Density Residential



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