

Information Item

Land Use Advisory Committee



Meeting Date: September 15, 2022

Topic

Community Designations

District(s), Member(s):	All
Policy/Legal Reference:	Bylaws of the Metropolitan Council Land Use Advisory Committee, Art. I. B.1(a).
Staff Prepared/Presented:	Raya Esmaeili, Local Planning Assistance (651-602-1616) Paul Hanson, Research (651-602-1642) Angela R. Torres, Manager, Local Planning Assistance (651-602-1566)
Division/Department:	Community Development/Regional Planning

Proposed Action

Project team is seeking feedback from the Land Use Advisory Committee (LUAC) to recommend a planning draft of community designations for further refinements and local government review to be used for the 2050 planning processes and policy development requested by the Community Development Committee on [January 18, 2022](#).

Background

As part of the regional development guide, community designations work in concert with land use policies to guide growth in areas with urban infrastructure; establish distinct land use policies and density expectations; protect agricultural land and natural amenities; and outline strategies to meet the region's forecasted growth. Community designations are further used to plan and implement regional policies at the local level.

The community designations project seeks to evaluate and update these designations for use in the 2050 regional planning process and policy development. The project includes examining current community designations, identifying areas for improvement, and compiling proposals for new community designations. Staff have engaged with the Land Use Advisory Committee, an external focus group of local planners in the region, and an internal focus group of technical experts during this process. The engagement efforts have helped narrow down the possibilities, better understand local needs, and analyze potential impacts.

After extensive feedback, there was consensus among the groups that areas outside of the Metropolitan Urban Service Area (MUSA) with rural designations should remain unchanged in order to better reflect the long-term effect of policies in these designations. Areas within MUSA were further explored for refinements.

Staff will present three proposals for the Committee's consideration and share feedback received from other stakeholder groups on these proposals:

- Proposal A: variables include intersection density, age of housing (a proxy for age of infrastructure), and percentage of developed land.

- Proposal B: variables include intersection density, age of housing (a proxy for age of infrastructure), and planned residential densities (based on local 2040 comprehensive plans).
- Proposal C: variables include intersection density, age of housing (a proxy for age of infrastructure), planned residential densities (based on local 2040 comprehensive plans), land surface temperature.

The Committee will be asked to provide feedback on these proposals and recommend one, if possible, for further consideration and local governments review. The proposed timeline is to request local governments feedback on the preferred proposal by the end of October or early November 2022, make adjustments based on the feedback, and bring a refined version to LUAC for recommendation to the Community Development Committee by January 2023.

