

2040 Comprehensive Plan Amendments

2025 Annual Report (now with Environmental Reviews)

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Overview



- Reasons for amendments
- General findings
- Recap of plan amendments to date
- Recap of amendments in 2025
- Environmental Reviews (new this year!)
- 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 **16** amendments to be inconsistent with regional policy.



Amendments by the Numbers (2019-2024)

543 amendments

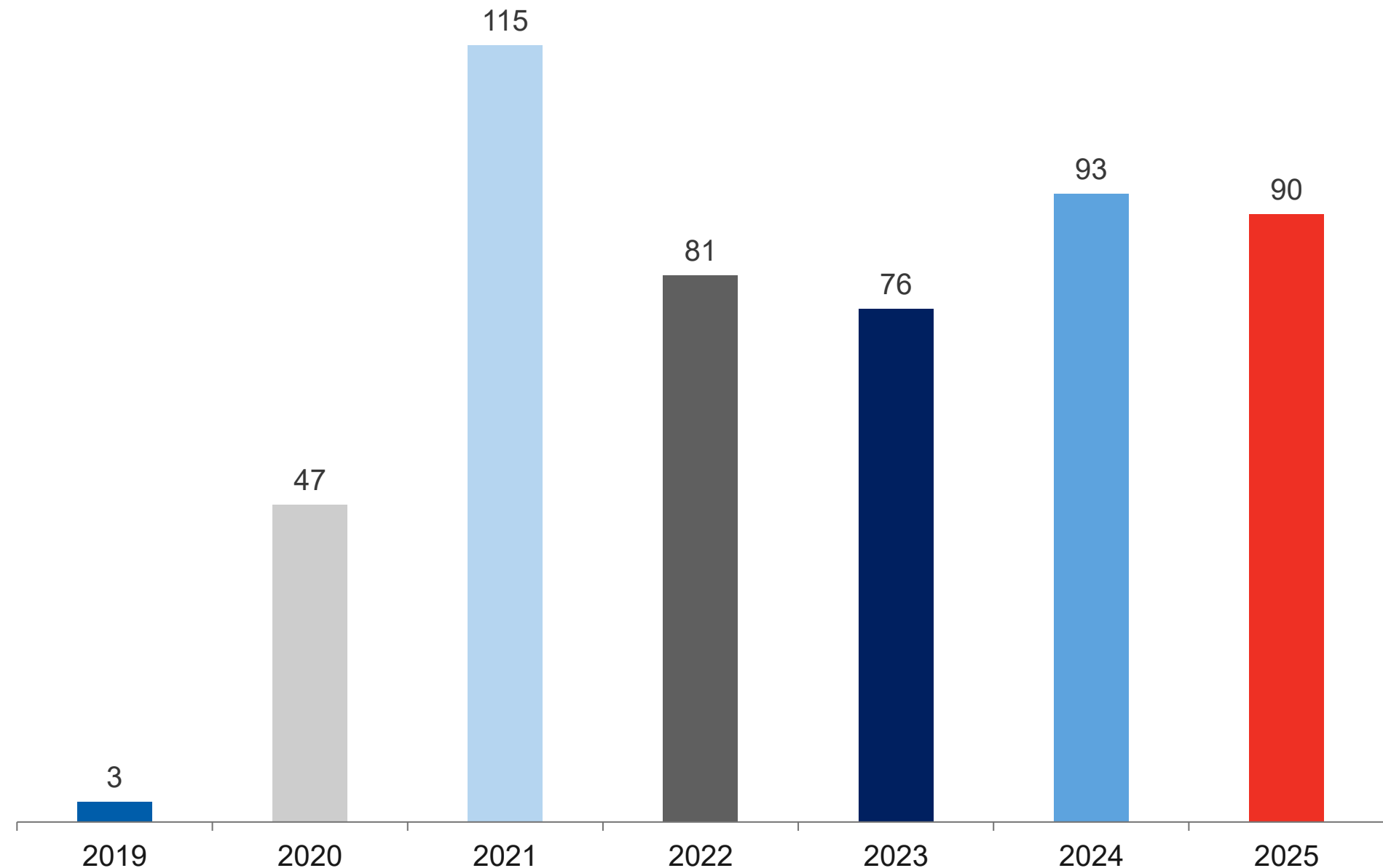
543 actions

**404 administrative
reviews**

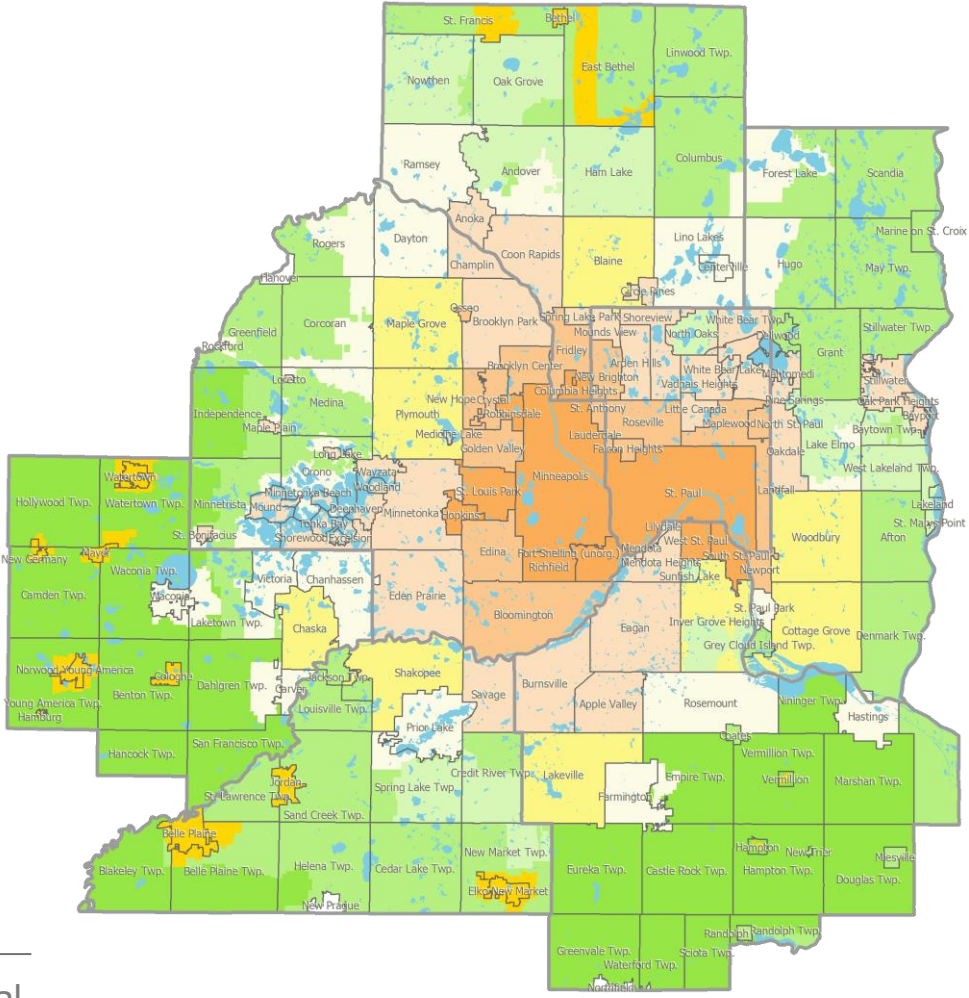
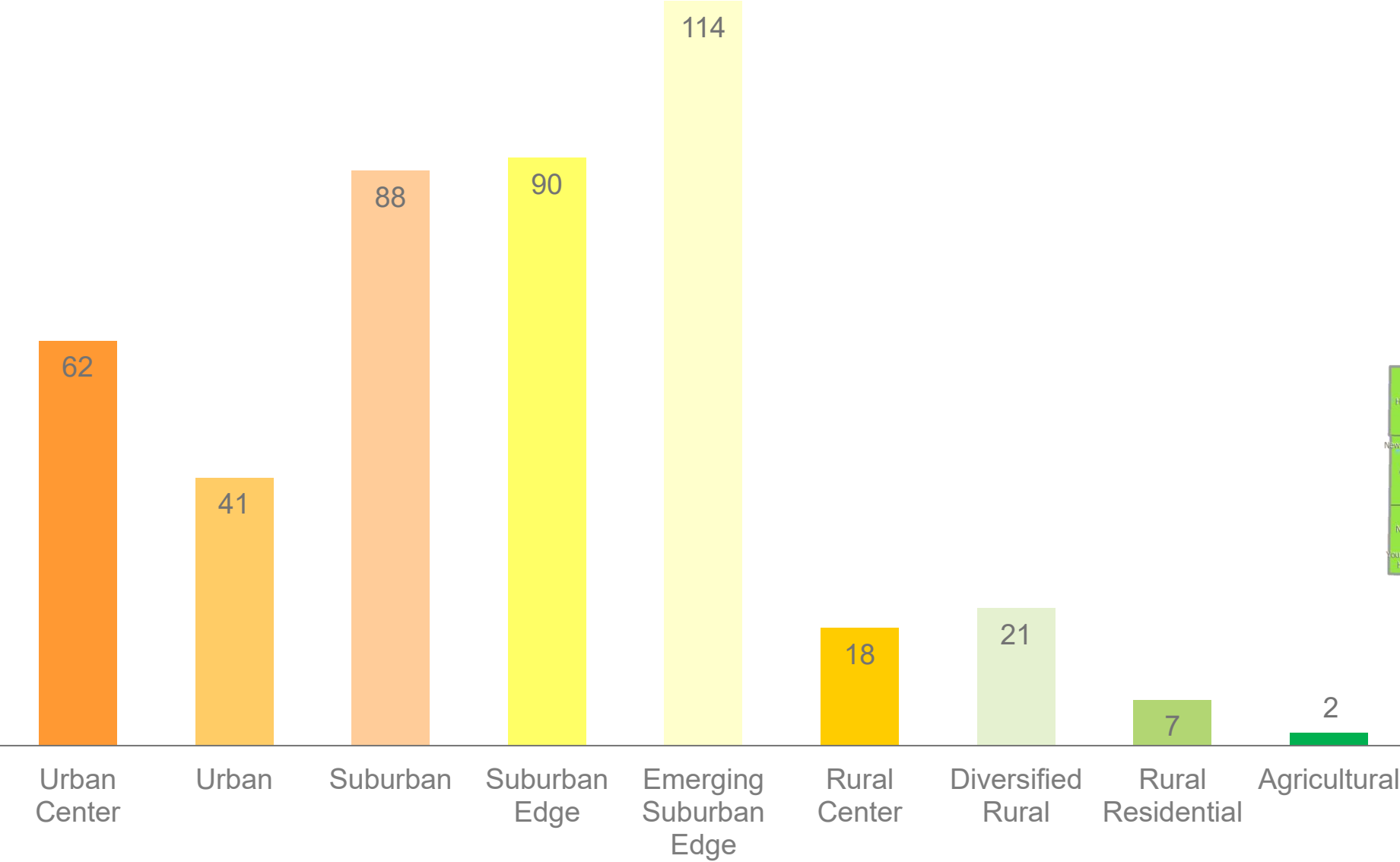
123 CDC reviews

16 policy issues

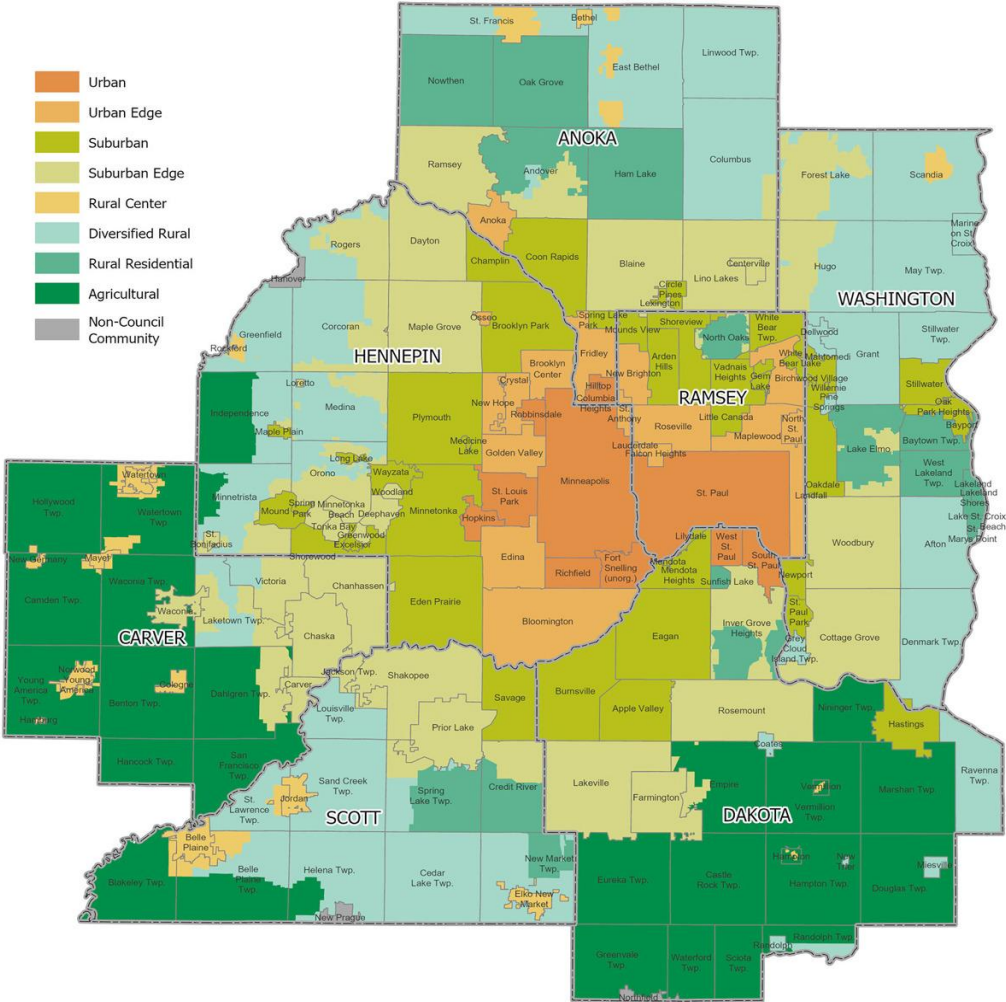
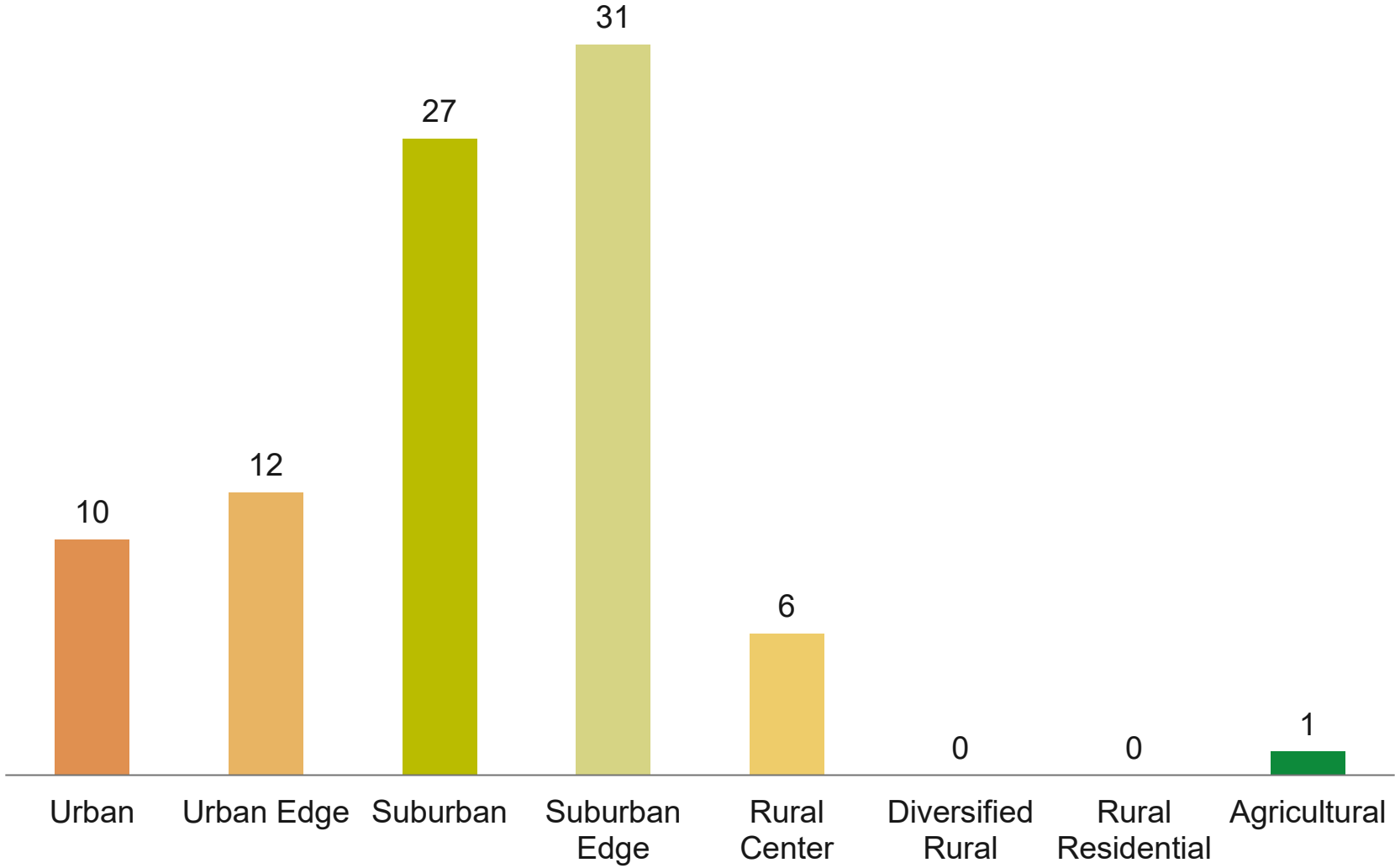
**15 Community
Designation changes**



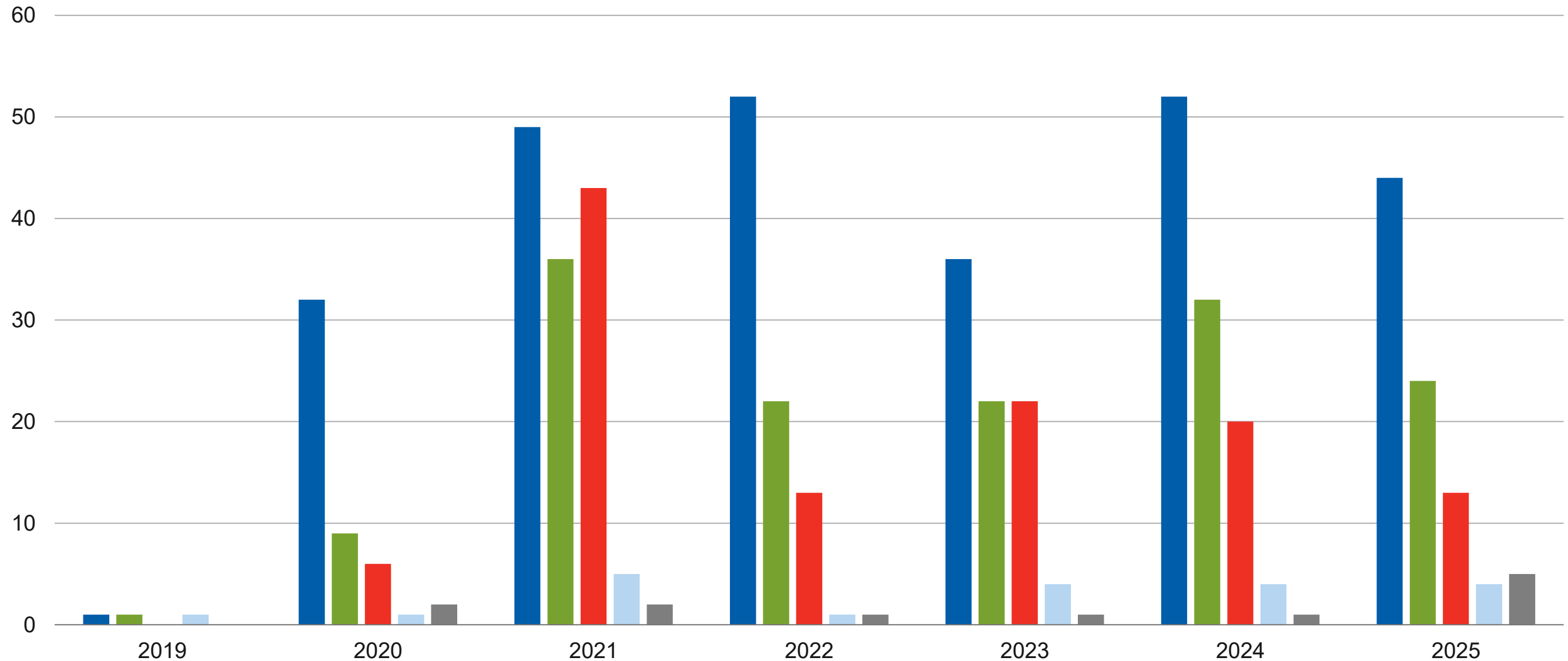
Amendments by Thrive 2040 Community Designations (2019-2024)



Amendments by Imagine 2050 Community Designations (2025)



Nature of Amendment by Year



■ Land use change w/ development ■ Land use change w/out development ■ Text change ■ MUSA expansion ■ Development staging change

Amendments by the Numbers (2025)

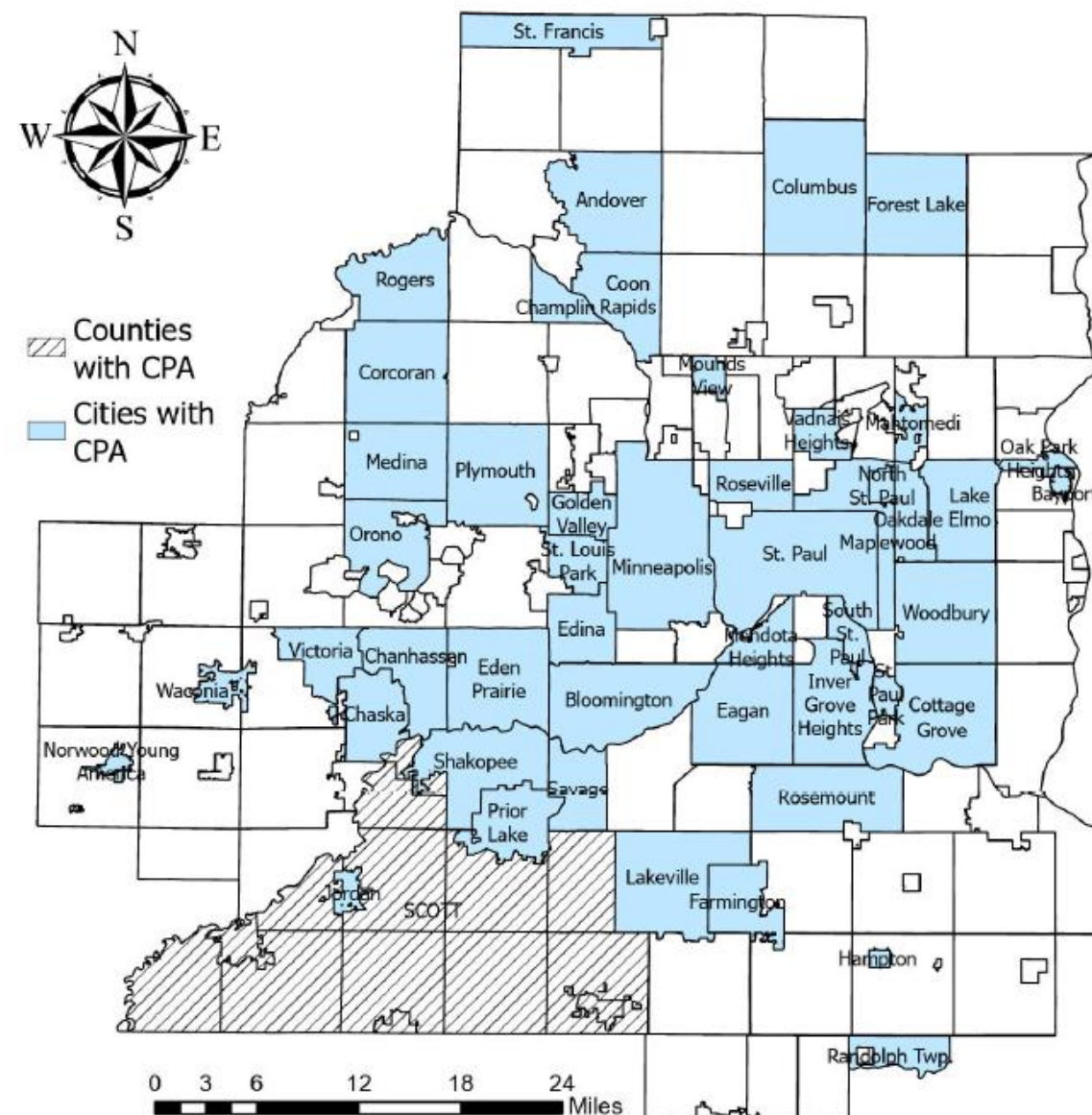
90 amendments

74 administrative reviews

16 CDC reviews

0 policy issues

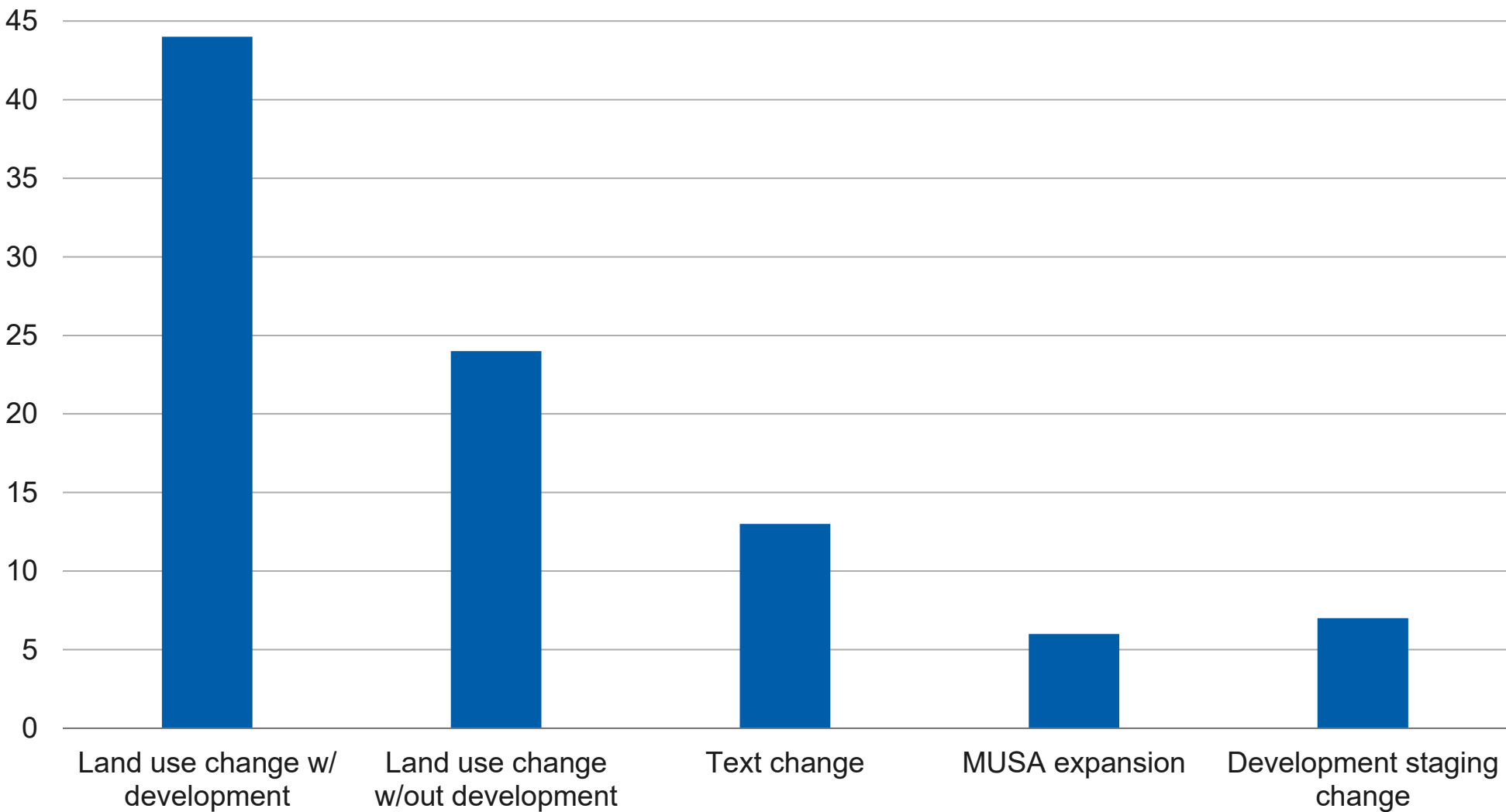
0 Community Designation changes



Nature of Amendment (2025)

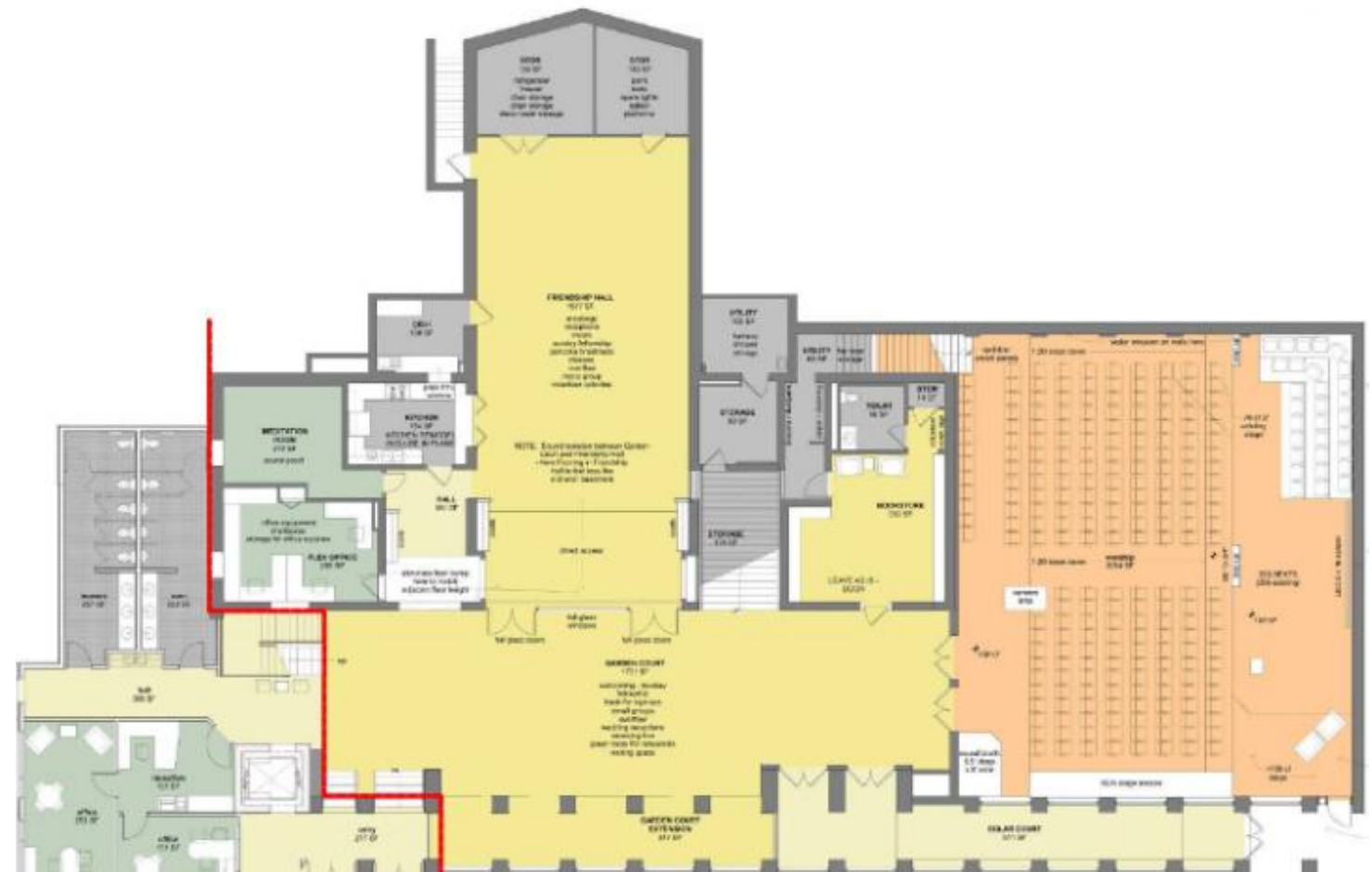


Primary Actions



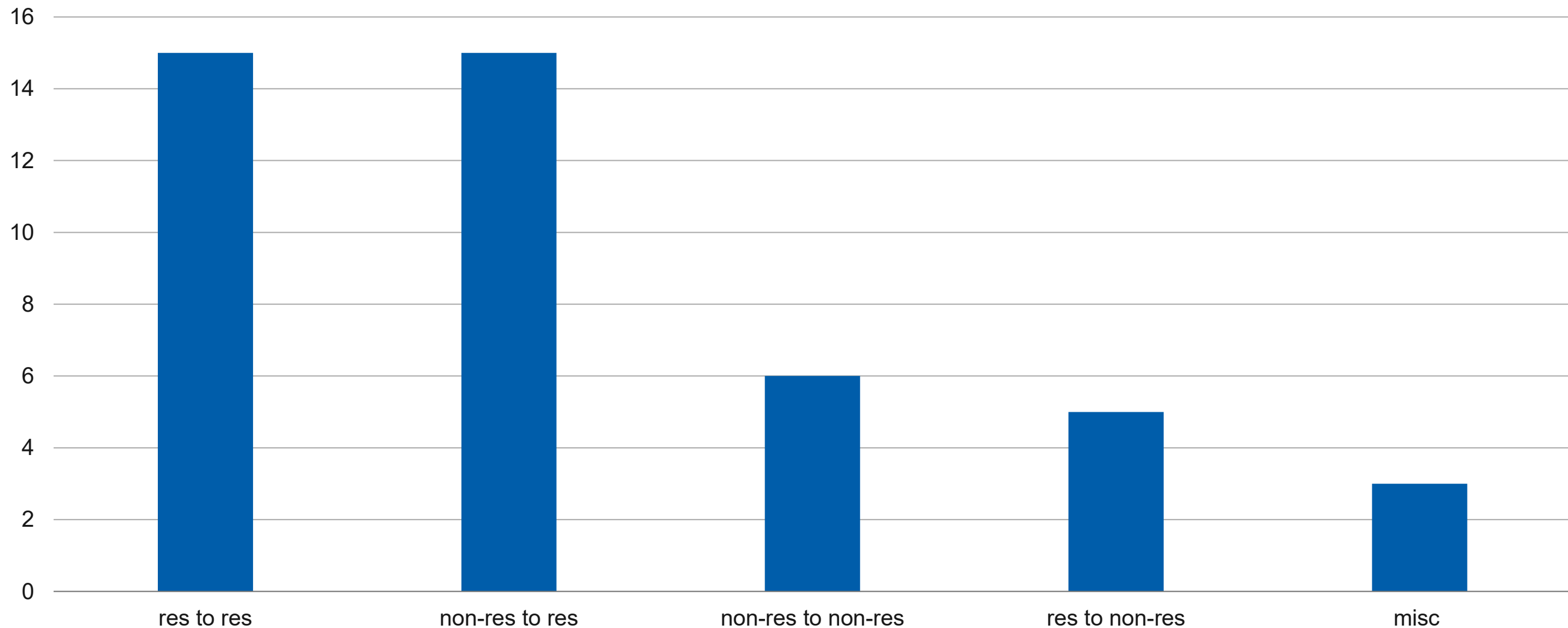
Development-Driven Amendments (2025)

- 44 amendments
- 615 acres
- 3,389 total housing units
- 379 affordable housing units
- 53,500+ square feet of commercial or industrial space



Development-Driven Amendments (2025)

Types of Changes in Guiding Land Use



Environmental Reviews



- Responsible for reviewing:
 - Environmental Assessment Worksheets (EAW)
 - Environmental Impact Statements (EIS)
 - Environmental Reviews (ER)
 - Alternative Urban Areawide Review (AUAR)
- Not the approver but provide comments and can object.
- Helps us anticipate developments and potential impacts to regional systems or comprehensive plans.

Reasons for Environmental Reviews

EAW/EIS

- Development is of size or nature that state law requires a review.
- Voluntary fact finding (rare).
- Citizen petition (rare).
- Goal is to learn about potential impacts of project to inform future approvals.
- Is not an approval.

AUAR

- Explores multiple development scenarios.
- Removes need for future EAW/EIS (unless project is a mandatory category)
- 5-year update or change in base assumptions
- Goal is to learn about potential impacts of project to inform future approvals.
- Is not an approval.

EAW/EIS (2025)

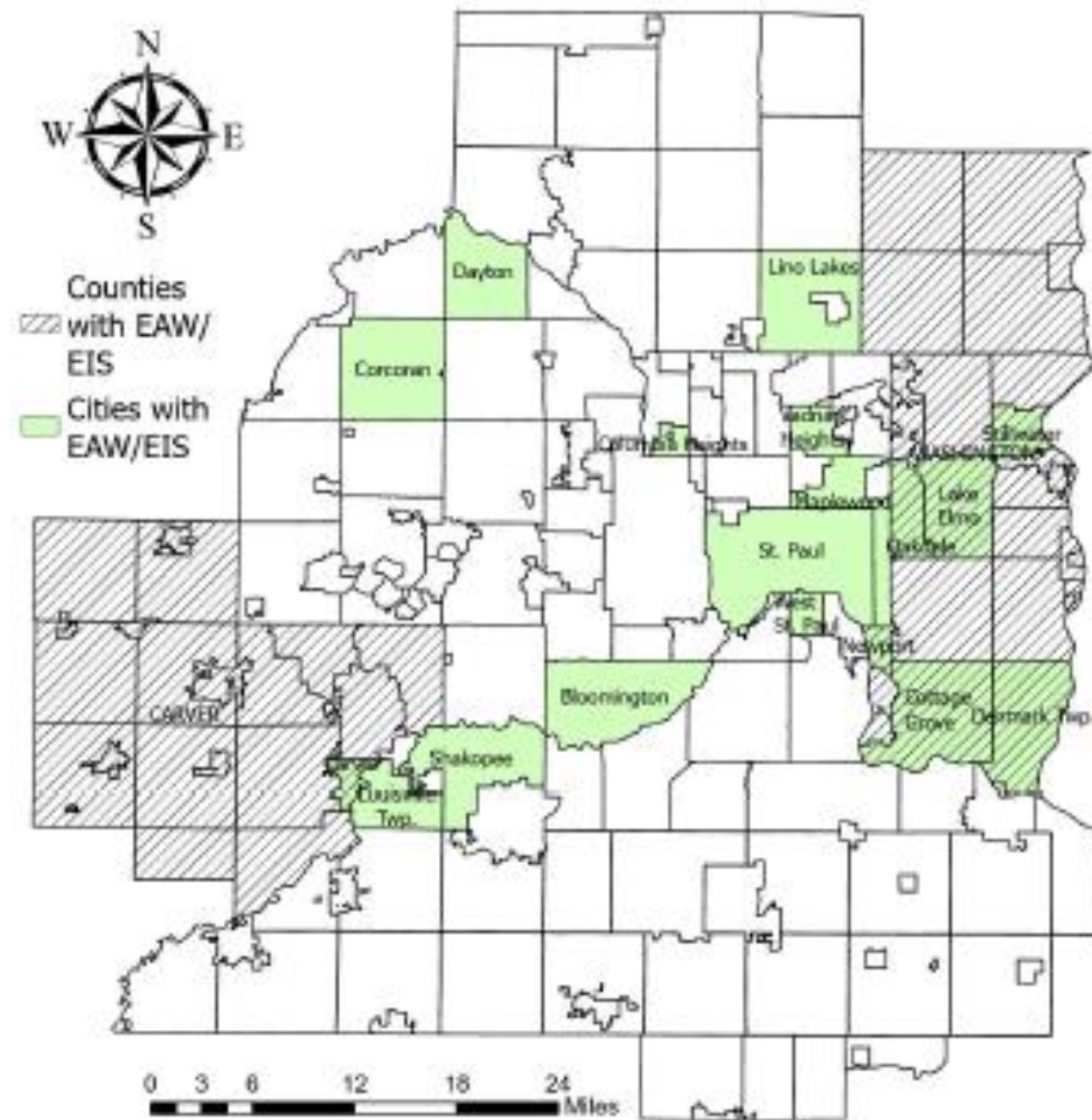
24 Reviews

20 EAW, 2 EIS, 1 ER

22 Okay with Comments

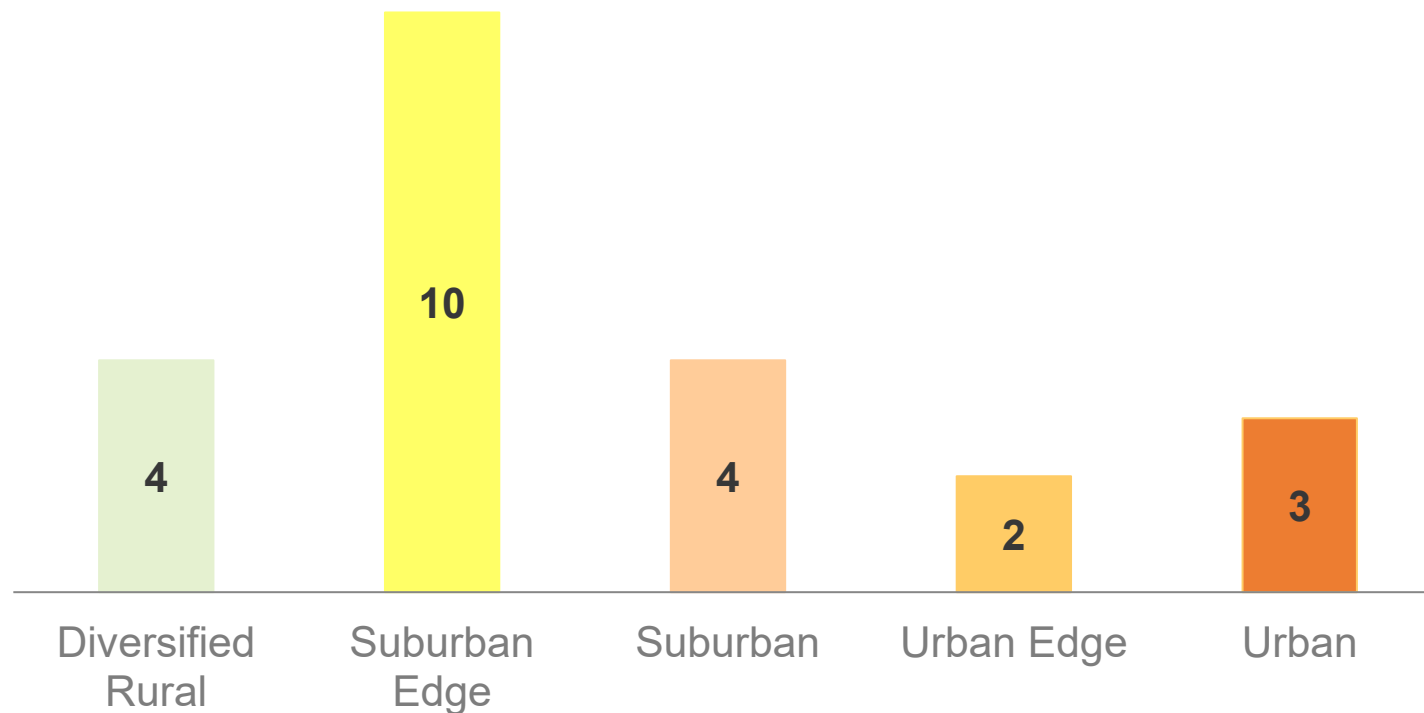
1 inadequate

1 Incomplete

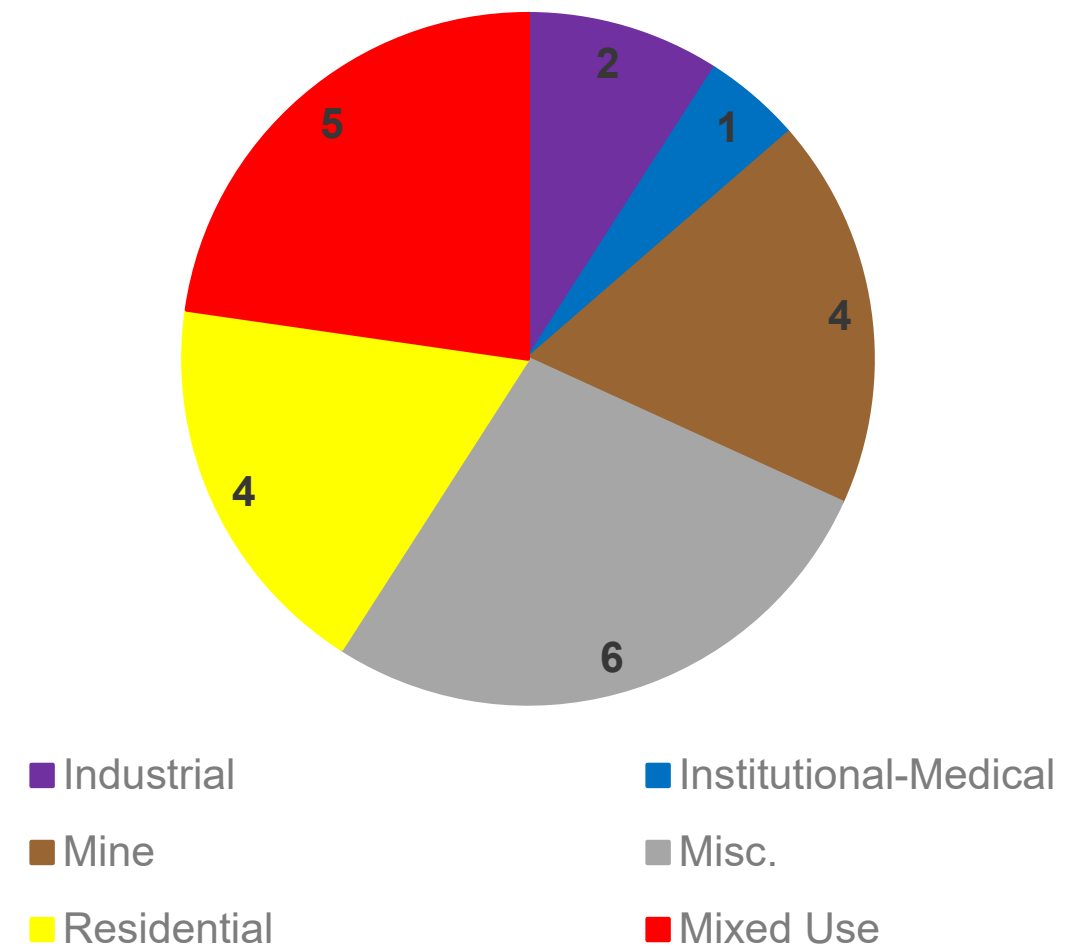


The Where and What

EAW/EIS by Community Designation



EAW/EIS by Project Type



AUAR (2025)

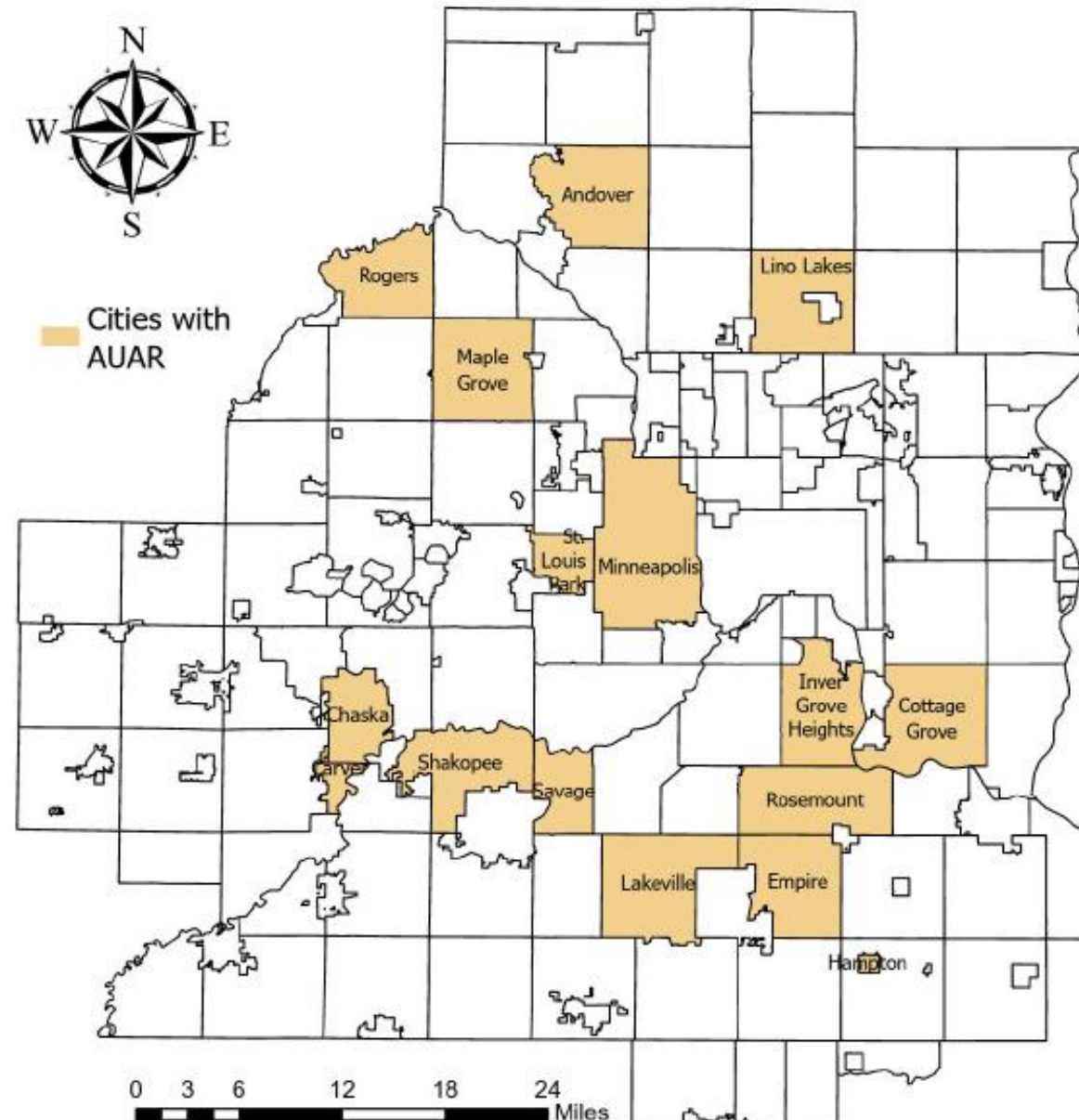
25 Reviews (19 unique)

43 Scenarios

19 Okay with Comments

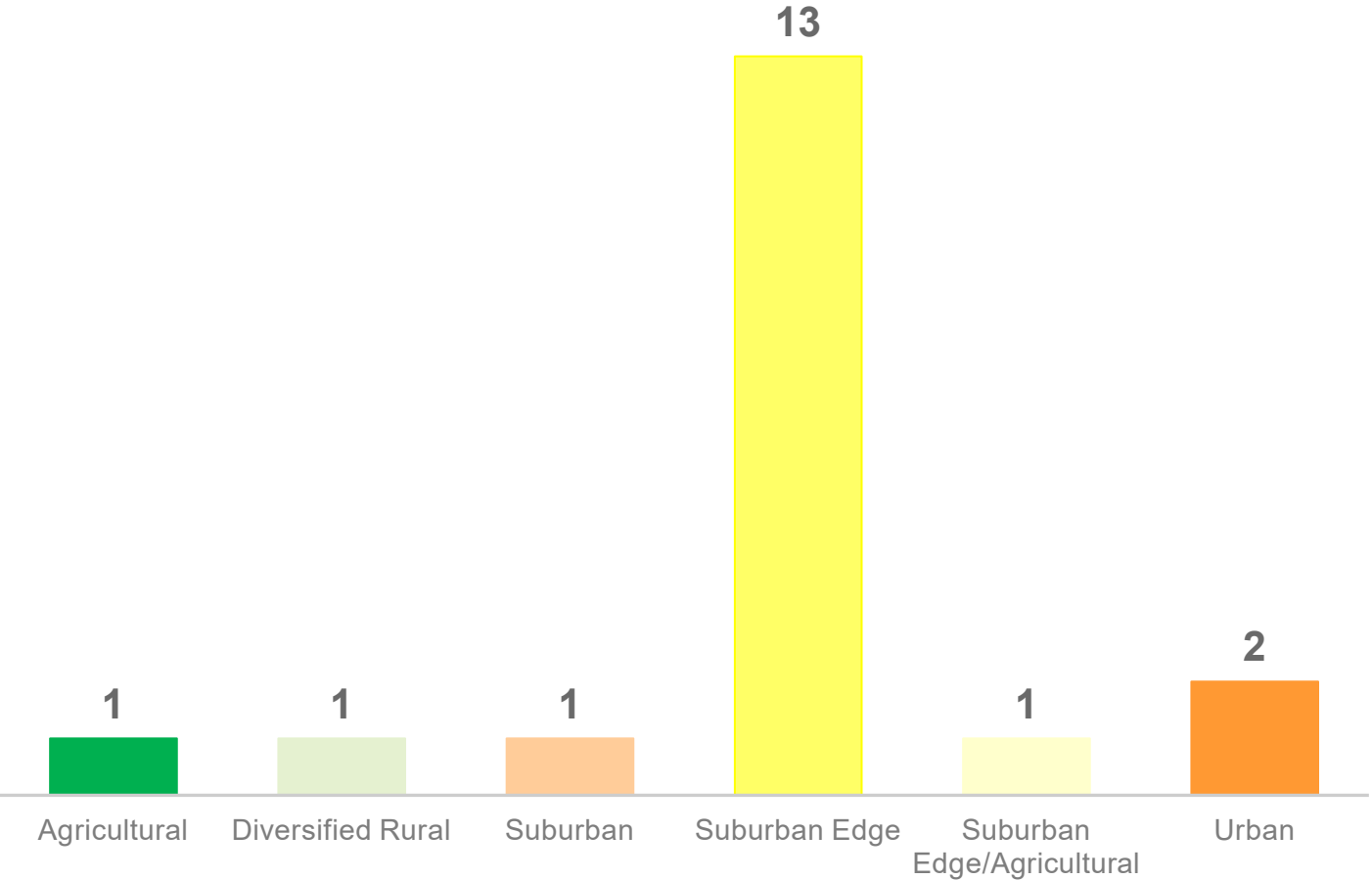
5 Okay with Substantial
Comments

1 Objection

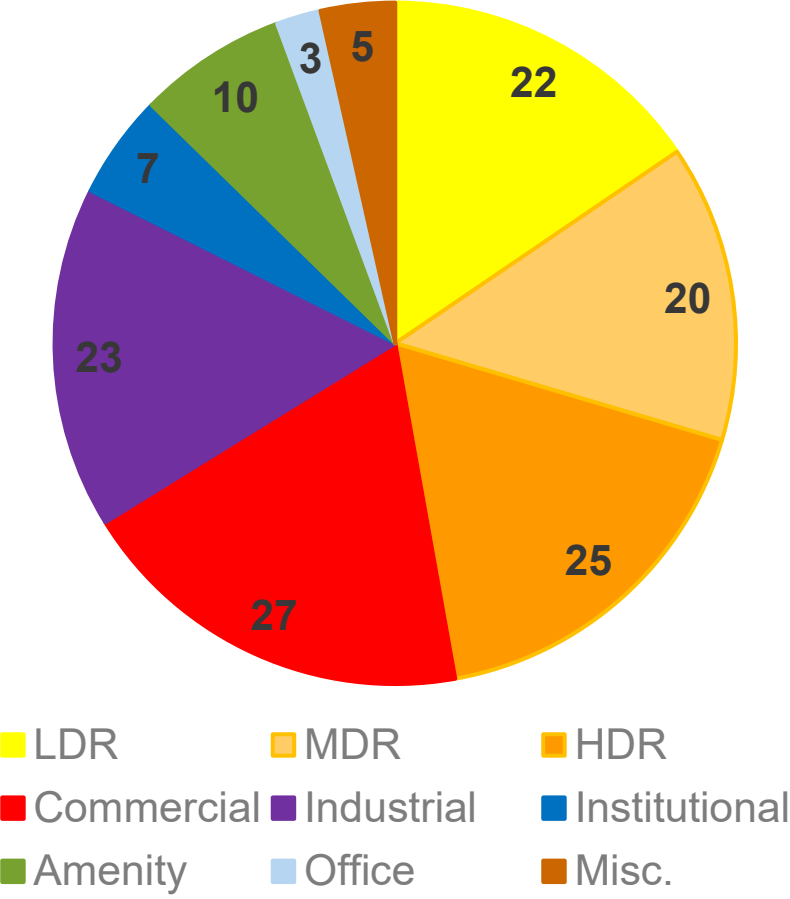


The Where and What

AUAR by Community Designation

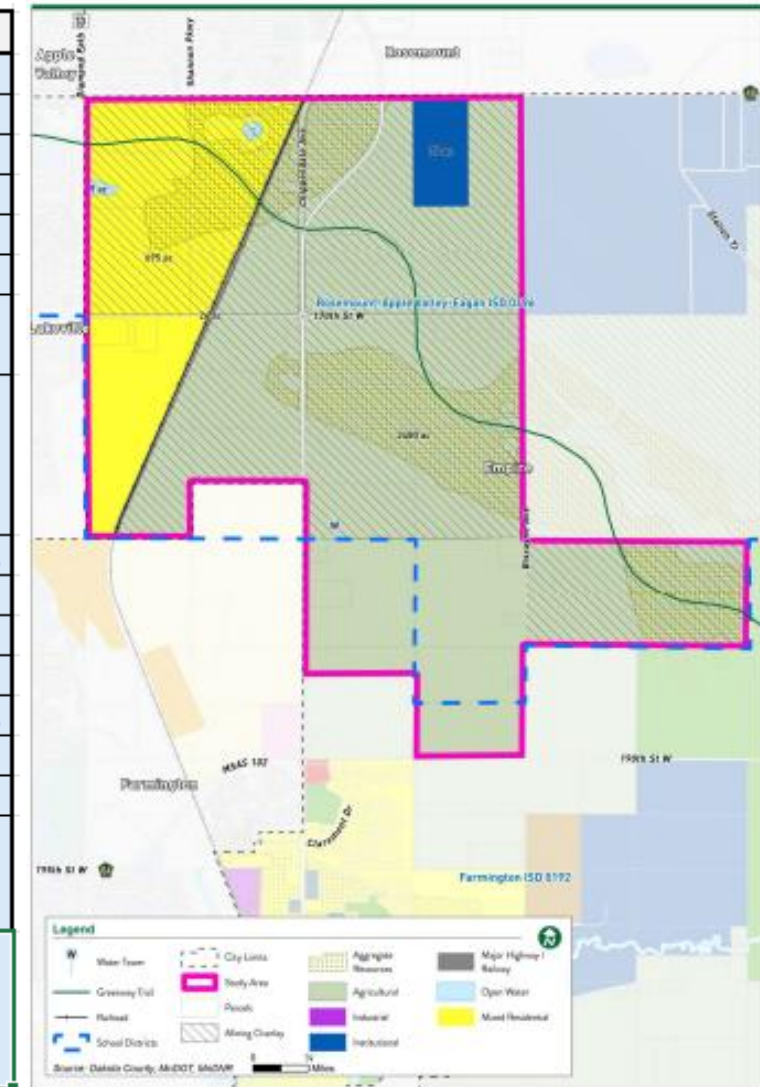


Contemplated Uses



Empire— Northwest Draft AUR

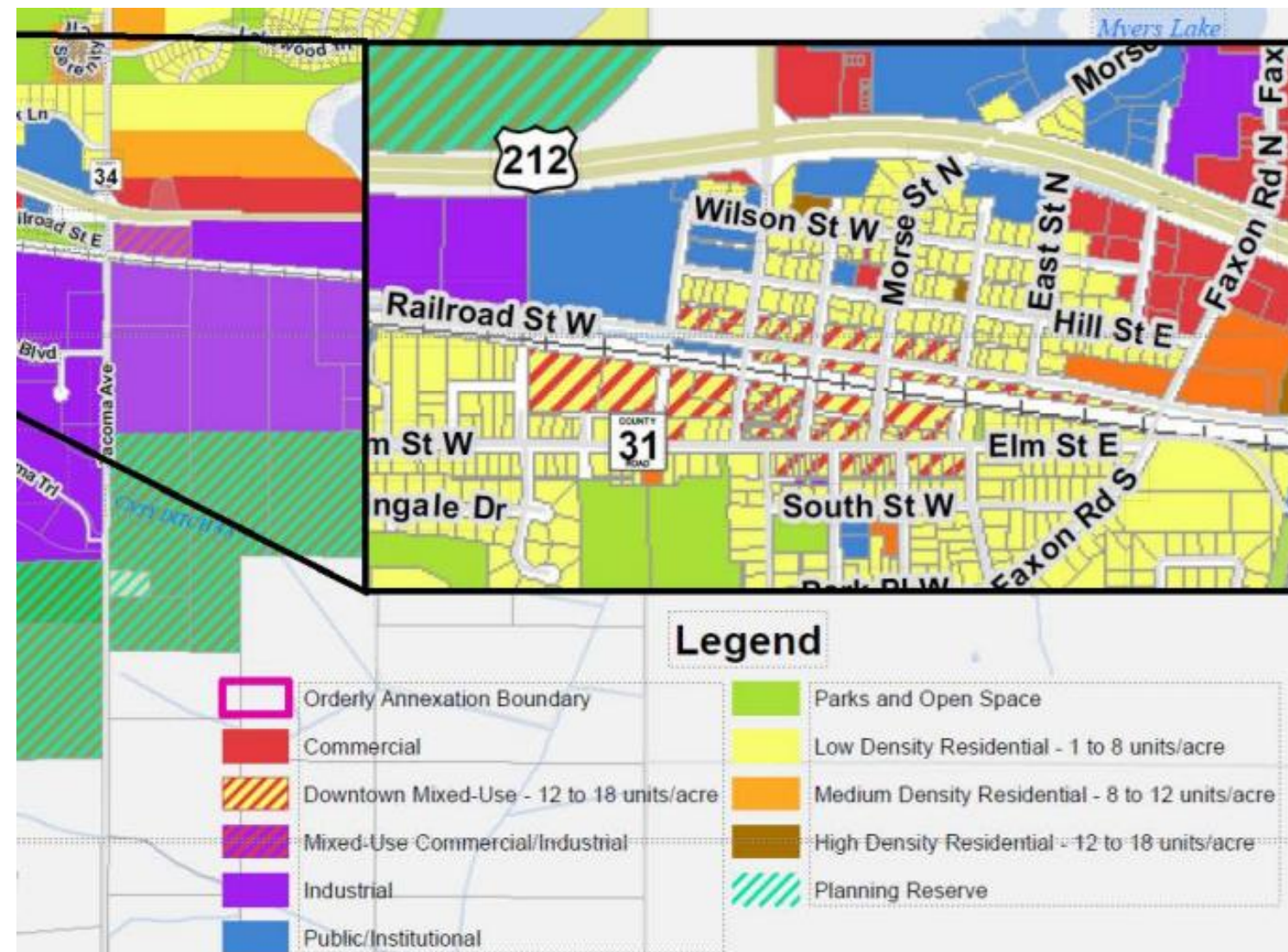
Development Scenarios									
	Scenario 1 (Comp. Plan)			Scenario 2			Scenario 3		
Land Use	Acres	Density/Intensity	du/sq. ft.	Acres	Density/Intensity	du/sq. ft.	Acres	Density/Intensity	du/sq. ft.
Agricultural	2,480	1 du/40ac	62 du	NA	NA	NA	NA	NA	NA
LDR	NA	NA	NA	1,124	3 du/ac	3,372 du	1,146	2.5-3 du/ac	2,865-3,438 du
MDR	NA	NA	NA	297	5-8 du/ac	1,485-2,376 du	460	5-9 du/ac	2,300-4,140 du
HDR	NA	NA	NA	106	8-10 du/ac	848-1,060 du	65	10-20 du/ac	650-1,300 du
Mixed-Density Res	695	3-6 du/ac	2,085 - 4,170 du	475	3-6 du/ac	1,425-2,850 du	515	3-6 du/ac	1,545-3090 du
Mixed Use	NA	NA	NA	118	8-10 du/ac, .25 FAR	472-590 du, 642,510 sq. ft.	218	10-15 du/ac, .25 FAR	1,090-1,635 du, 1,187,0100 sq. ft.
Commercial	NA	NA	NA	316	.25 FAR	3,441,240 sq. ft.	352	.25 FAR	3,833,280 sq. ft.
Institutional	79	.3 FAR	1,032,372 sq. ft.	NA	NA	NA	NA	NA	NA
Park	NA	NA	NA	NA	NA	NA	158	Public Park	NA
Sports Complex	NA	NA	NA	351	Sports Complex	NA	NA	NA	NA
Industrial	NA	NA	NA	332	.3 FAR	4,338,576 sq. ft.	332	.3 FAR	4,338,576 sq. ft.
Railroad	27	NA	NA	27	NA	NA	27	NA	NA
Greenway	NA	NA	NA	147	NA	NA	20	NA	NA
Open Water	12	NA	NA	NA	NA	NA	NA	NA	NA
Total	3,293	2,147-4,232 du, 1,032,372 sq. ft. Institutional		3,293	7,602-10248 du, 351 acre Sports Complex, 4,083,750 sq. ft. Commercial, 4,338,576 sq. ft. Industrial		3,293	8,450-13,603 du, 158 acer Public Park, 5,020,290 sq. ft. Commercial , 4,338,576 sq. ft. Industrial	



Norwood Young America – Downtown Mixed Use

Text Amendment

- 35 acres
- Revises existing text
- 12-18 units per acre to 12-40 units per acre
- Allows more flexibility for future residential developments.



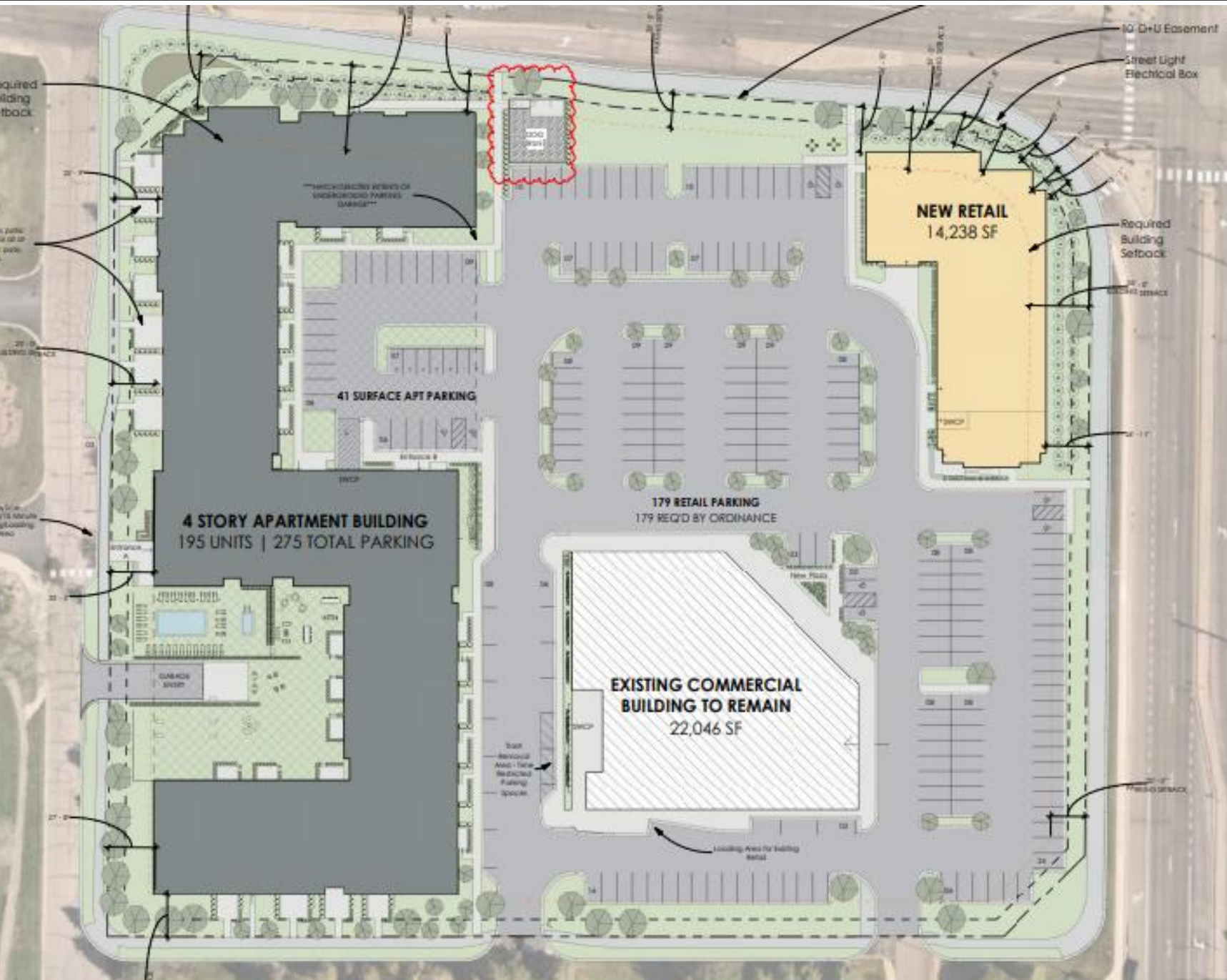
Prior Lake – Aspen Ridge

Land Use + MUSA

- 40.25 acres (18.29 developable land)
- Recently annexed to 2030 MUSA
- Residential – Low Density



Plymouth – Plymouth Plaza Reguiding



Land Use Change

- Commercial to Mixed Use
- 195 unit multiple-family building
- Includes 39 affordable units
- Retains commercial uses and adding a new retail building



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