


**LOCAL PLANNING
ASSISTANCE**


Introducing the LPA Unit
Presented by Phyllis Hanson

Community Development Committee Meeting:
April 18, 2011



Introduction

- LPA role
- Statutory authority:
Metropolitan Land Planning Act (MLPA)
- Regional planning process



LPA Role

The LPA Unit:

- Is at the frontline of the Council's planning activities with local governments
- Implements the Metropolitan Area Planning Council Act (MLPA)
- Coordinates with local agencies

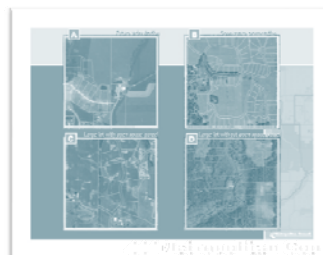


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LPA Role

The LPA Unit:

- Provides data, technical assistance and other resources to local governments
- Monitors development trends and activities to ensure local plan implementation
- Develops policy related to comprehensive planning



Metropolitan Area Planning Council

Statutory Authority

The Metropolitan Council was created in 1967 to:

- Plan for the orderly growth of the seven-county area
- Coordinate the delivery of services that couldn't be provided efficiently by any one city or county

Implementation tool is the Metropolitan Land Planning Act (MLPA)

- Enacted in 1976
- Last revised in 2007

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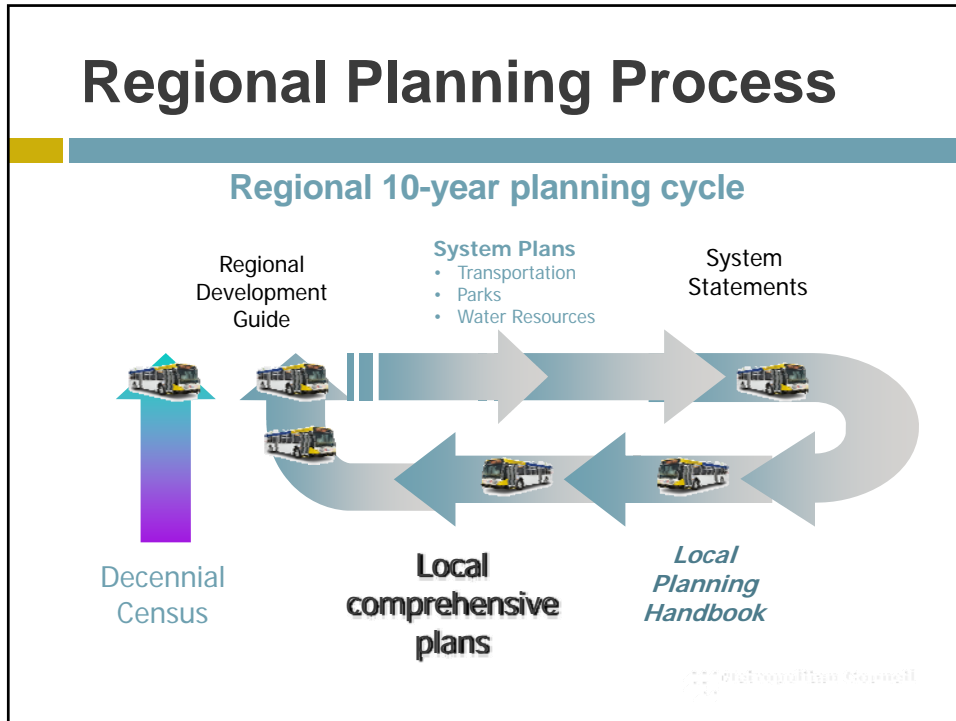
Regional Planning Process

The MLPA directs the Metro Council to:

- Prepare a Regional Development Guide
- Develop system policy plans
- Regional systems:
 - Transportation (including aviation)
 - Water Resources Management
 - Parks



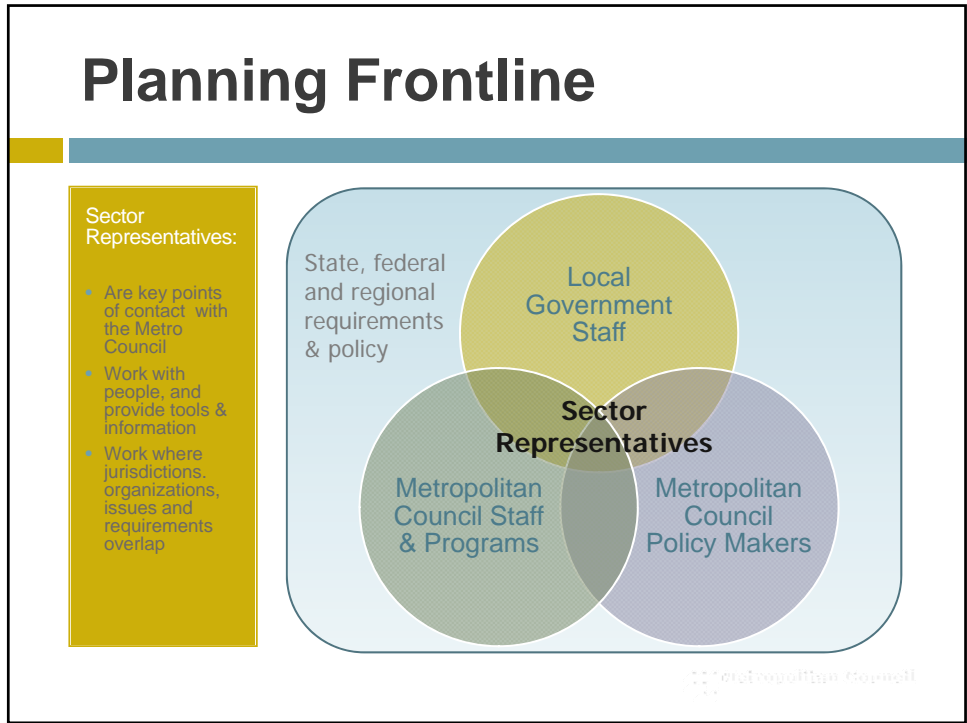
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LPA Programs & Activities

- Sector Representatives at the planning frontline
- Implementing the MLPA through reviews
- Providing data & technical assistance
- Working with agencies & local governments
- Monitoring to assess development trends
- Developing policy guidelines to ensure plan implementation

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- ## Planning Frontline
- Sector representatives:**
- Liaison & primary point of contact for local government staff
 - Provide data, technical assistance and other resources
 - Liaison between Council members & district communities
 - Assist in developing & implementing policy
- Metropolitan Council

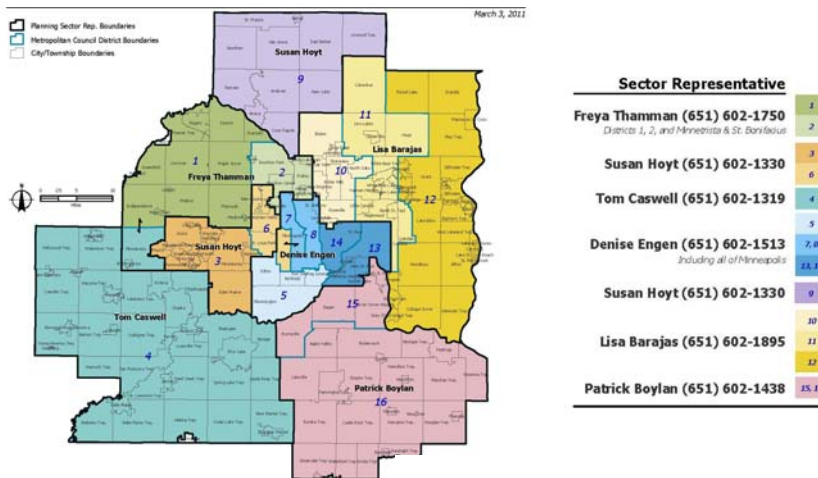
Planning Frontline

Sector representatives:

- Participate in planning efforts across the agency
 - Examples: LCA grant review team, MTS/TPP, Transitway planning, MCES & IS projects, Communications/District Dialogues
- Principal reviewers of comprehensive plan and environmental document reviews (CPAs, EAW, EIS, AUAR, etc.)
- Coordinate the review process w/in Council and w/communities

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Metropolitan Council: Planning Sector Representatives



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Reviews: Implementing the MLPA

LPA coordinates the Council's review process:

- Reviews comprehensive plans for
 - Conformance
 - Consistency
 - Compatibility
- Concludes review w/in:
 - 120 days (CPUs)
 - 60 days (CPAs)
- Provides review findings to the local government

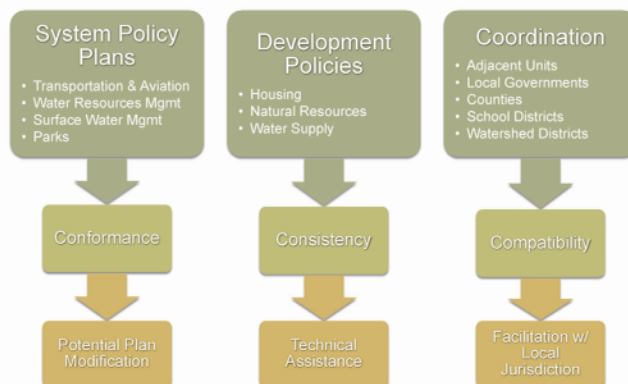


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Reviews: Implementing the MLPA

Three Cs Review Process

METROPOLITAN DEVELOPMENT GUIDE



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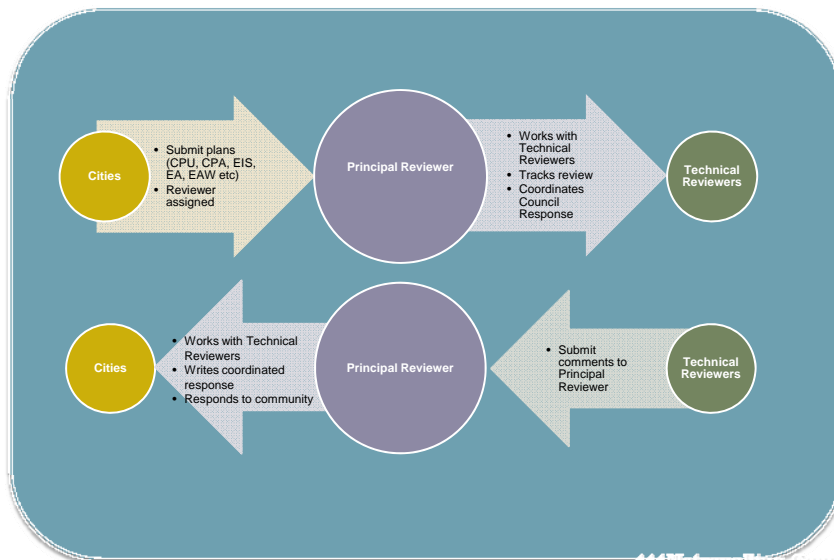
Reviews: Implementing the MLPA

Technical reviewers are from across the Council:

- **Community Development**
 - Environment
 - Forecasts
 - Housing
 - LPA
 - Parks
- **Environmental Services**
 - Engineering
 - Water Resources
 - Water Supply Planning
- **Metropolitan Transportation Services**
 - Aviation
 - Systems Planning
- **Metro Transit**
 - Service Planning
 - Systems Development

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Coordinating the Review Process



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Provide Data & Assistance

The LPA Unit

- Provides data, technical assistance and other resources to local governments
 - Planning and other grants
 - Reports, data & technical assistance
 - *Local Planning Handbook (LPH)*



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Provide Data & Assistance

Local Planning Handbook:

- Award-winning, web-based “how to” manual, <http://www.metrocouncil.org/planning/LPH/handbook.htm>
- Provides guidelines for preparing comprehensive plan updates and amendments
- Currently being updated to reflect updated system plans for Parks and Transportation



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Collaboration

The LPA Unit:

- Works with other agencies
 - Metro Cities, Government Training Service, CURA
 - Participates in transit corridor planning (Central, Southwest, Bottineau, Cedar Ave. etc.)
- Provides liaison to communities for Council efforts & programs
 - For example, forecasts, affordable housing and inflow & infiltration



Monitoring Role

The LPA Unit:

- Monitors development trends and activities to ensure local plan implementation
 - Plat Monitoring Program
 - Redevelopment Monitoring Program
 - Planning process assessment
- Monitors tools and procedures to improve planning process and organizational effectiveness

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Monitoring Role

Plat Monitoring program:

- Developed in collaboration with Builders Association of the Twin Cities (BATC) & Metro Cities
- Initial 12 volunteer communities on developing “fringe” of metro
- 45 communities currently participating (added during CPA & CPU reviews)

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Monitoring Role

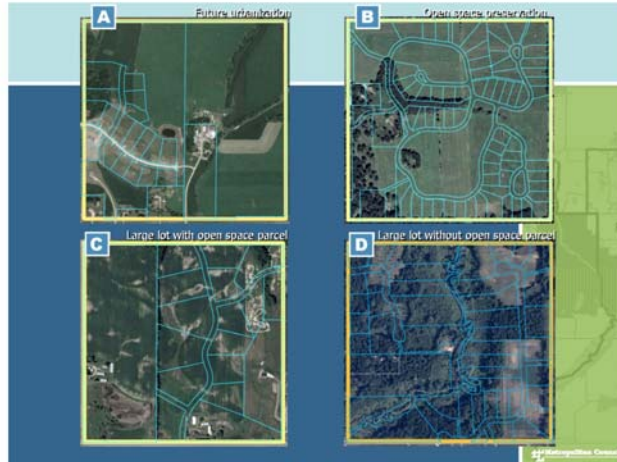
Plat Monitoring program (continued):

- Annual report (by community & overall):
 - Number of units platted
 - Total and net acreages of plats
 - Net density
 - Housing mix
- Assess for density consistency by community
- Track acreage consumption by year – reflects building trends

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Develop Policy Guidelines

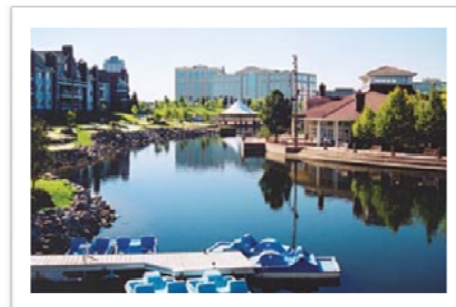
- Administrative Waivers
- MLPA housekeeping amendments
- Density bonus review
- Septic system on lakes (effect on density calculations)



Monitoring Role

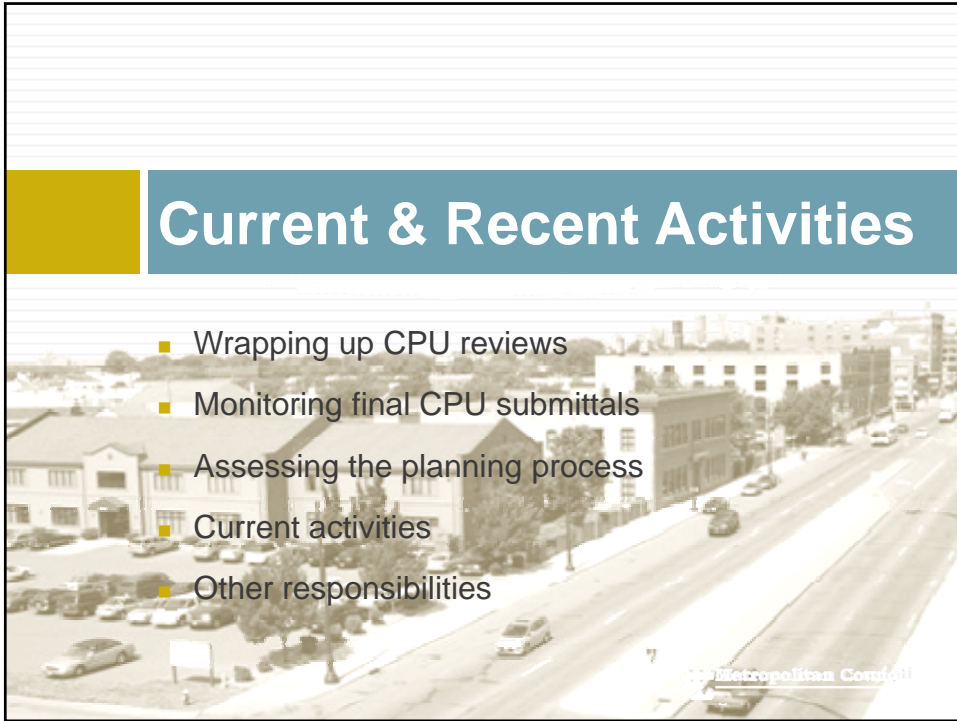
Redevelopment Monitoring program (NEW!):

- Will track data (by community & overall)
 - Number of units permitted
 - Net density
- Mainly for developed communities



Current & Recent Activities

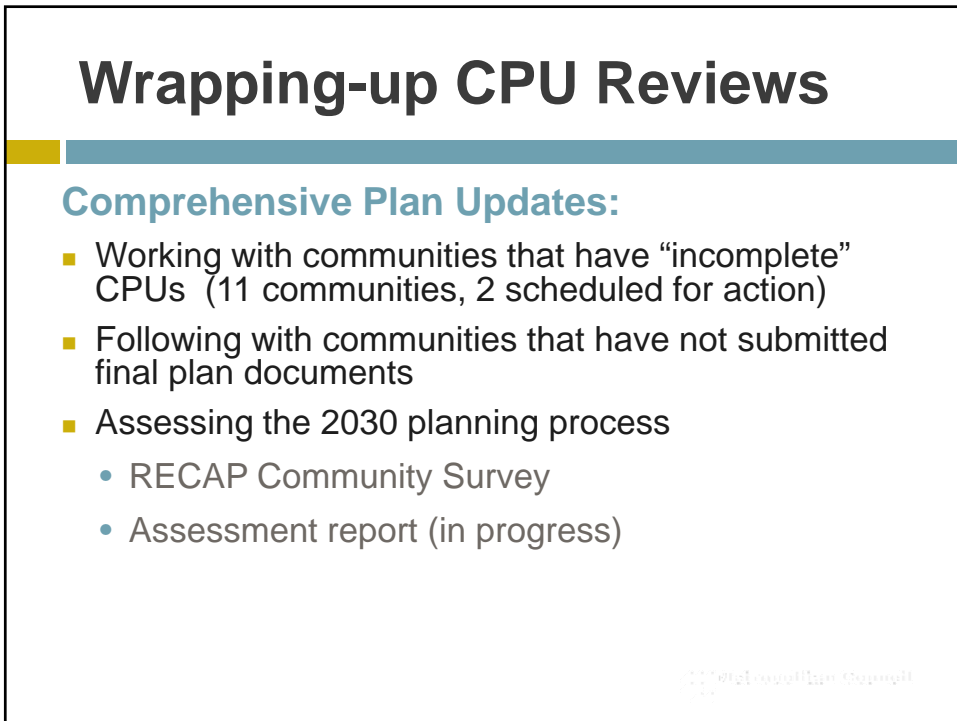
- Wrapping up CPU reviews
- Monitoring final CPU submittals
- Assessing the planning process
- Current activities
- Other responsibilities



Wrapping-up CPU Reviews

Comprehensive Plan Updates:

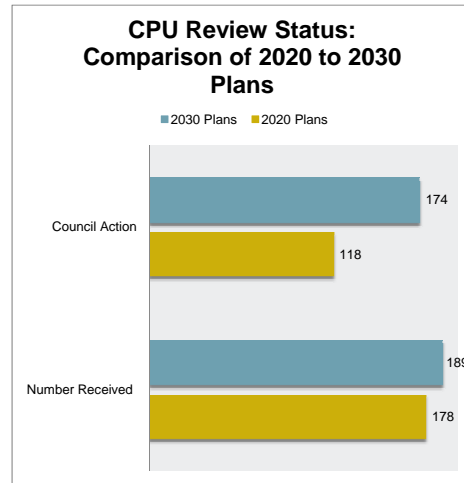
- Working with communities that have “incomplete” CPUs (11 communities, 2 scheduled for action)
- Following with communities that have not submitted final plan documents
- Assessing the 2030 planning process
 - RECAP Community Survey
 - Assessment report (in progress)



Wrapping-up CPU Reviews

Background: CPU schedule

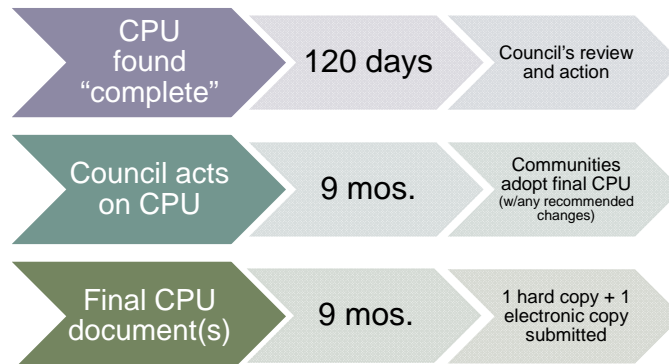
- September 12, 2005: System statements issued
- December 31, 2008: 2030 plans due to Metro Council
- February 1, 2011: 189 (100%) of communities had submitted plans; 174 (92%) acted on by Council



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Monitoring final submittals

After Council Action, communities must make any required changes and submit final plans to the Metropolitan Council.



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Assessing the Process

RECAP Community Survey:

- Purpose:
 - Get feedback on the review process from local government staff.
 - To find out what worked & what can be improved.
- Overview:
 - Electronic survey sent (Oct. 2010) to communities with plans completely through the review process.
 - 70% response rate



Assessing the Process

RECAP Community Survey: (cont.)

- Review process was very well rated overall.
- What worked
 - Sector representative program
 - Communications
 - Informal reviews
- Areas to improve
 - Specific aspects of the process & technical reviews
 - Providing different forms and submittal requirements for developed & developing communities
 - Forecasts



Current Activities

What are we doing now?

- Reviewing plan amendments
 - 28 active reviews
 - 2,071 reviewed in past 5 years
- CPA and environmental reviews
- Special projects
 - “Corridors of Opportunity,” SWL LRT and other transit corridor initiatives
- Miscellaneous other responsibilities

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Other Responsibilities

Additional LPA responsibilities:

- Guide “Metro Significance” reviews
- Annexations & boundary adjustment tracking
- Administer planning grant/loan programs



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Contacts

- Phyllis Hanson, phyllis.hanson@metc.state.mn.us

- Sector Representatives:

- LisaBeth Barajas
651-602-1895
- Patrick Boylan
651-602-1438
- Tom Caswell
651-602-1319
- Denise Engen
651-602-1438
- Susan Hoyt
651-602-1330
- Freya Thamman
651-602-1750

- Reviews Coordinator:

- Cheryl Olsen
651-602-1616



QUESTIONS?

Community Development Committee Meeting:
April 18, 2011

