

Community Development Committee

Meeting date: August 2, 2021

For the Metropolitan Council meeting of August 18, 2021

Subject: City of Minnetrista Lindstrom Estate Comprehensive Plan Amendment, Review File 21758-4

District(s), Member(s): District 3, Christopher Ferguson

Policy/Legal Reference: Metropolitan Land Planning Act (Minn. Stat. § 473.175)

Staff Prepared/Presented: Jake Reilly, Senior Planner (651-602-1822)
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)

Division/Department: Community Development / Regional Planning

Proposed Action

That the Metropolitan Council adopt the attached Review Record and take the following actions:

1. Authorize the City of Minnetrista to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Revise the *Thrive MSP 2040* Community Designation for the subject parcel from Agricultural to Diversified Rural as shown in Figure 3 in the Review Record.

Background

The City submitted the Lindstrom Estate comprehensive plan amendment on June 8, 2021, along with supplemental information on June 30, 2021. The amendment proposes to reguide a 38-acre parcel located at the southeast corner of County Road 92 and West Highland Road from Permanent Agriculture to Rural. The purpose of the reguiding is to allow subdivision and development of not more than three residential properties. To facilitate the land use guiding change, the amendment includes a request to change the *Thrive MSP 2040* (Thrive) Community Designation for this parcel from Agricultural, which guides a maximum density of 1 unit per 40 acres, to Diversified Rural which guides a maximum of 4 units per 40 acres. This is the City's third amendment to its 2040 Comprehensive Plan.

Rationale

The proposed amendment will conform to regional system plans and be consistent with Council policies, following the Community Designation change. It is compatible with the plans of other local communities and school districts.

Thrive Lens Analysis

The proposed amendment is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

Funding

None.

Known Support / Opposition

There is no known opposition.

REVIEW RECORD

City of Minnetrista

Lindstrom Estate Comprehensive Plan Amendment

Review File No. 21758-4, Business Item No. 2021-199

BACKGROUND

The City of Minnetrista (City) is located in western Hennepin County, bordered by Independence to the north, Watertown Township to the west, Waconia Township to the southwest, Laketown Township and Victoria to the south, and Orono, Mound, and Shorewood to the east.

Thrive MSP 2040 (Thrive) designates Minnetrista with “Emerging Suburban Edge,” “Diversified Rural,” and “Agricultural” community designations. The Council forecasts from 2020 to 2040 that the City will grow from 8,000 to 12,000 population and 2,900 to 5,000 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 720 to 1,020 jobs.

The Metropolitan Council reviewed the City of Minnetrista 2040 Comprehensive Plan ([Business Item 2019-174 JT](#), Review File No. 21758-1) on July 24, 2019. This is the third comprehensive plan amendment since the 2040 Plan was reviewed.

REQUEST SUMMARY

The amendment proposes to reguide a 38-acre parcel located at the southeast corner of County Road 92 and West Highland Road from Permanent Agriculture to Rural (Figure 1). The purpose of the reguiding is to allow subdivision and development of not more than three residential properties. To facilitate the land use guiding change, the amendment includes a request to change in the *Thrive MSP 2040* Community Designation for this parcel from Agricultural, which guides a maximum density of 1 unit per 40 acres, to Diversified Rural, which guides a maximum density of 4 units per 40 acres.

OVERVIEW

Conformance with Regional Systems

The amendment conforms to the Regional System Plans for Parks, Transportation (including Aviation), and Wastewater, with no substantial impact on, or departure from, these plans.

Consistency with Council Policies

The amendment will be consistent with *Thrive MSP 2040* upon authorization of the Amendment and a change in community designation from Agricultural to Diversified Rural, with the *Housing Policy Plan*, with water resources management, and is consistent with Council forecasts.

Compatibility with Plans of Adjacent Jurisdictions

The amendment will not have an impact on adjacent communities, school districts, or watershed districts, and is compatible with the plans of those districts.

PREVIOUS COUNCIL ACTIONS

- The Council acted on the 2040 Plan on July 24, 2019 ([Business Item 2019-174 JT](#), Review File No. 21758-1).

- The 780 North Branch Road amendment was administratively approved by the Council on November 3, 2020 (Review File No. 21758-2). The amendment re-guided 43 acres from Rural to Permanent Agriculture to allow use of the property as a family farm.
- The 4000 Enchanted Lane amendment was administratively approved by the Council on February 24, 2021 (Review File No. 21758-3). The amendment re-guided six acres from Park, Public, Semi-Public to Residential Low to Residential Low to allow for up to eight units.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with *Thrive MSP 2040* and other Council policies?
- III. Does the amendment change the City's forecasts?
- IV. Is the amendment compatible with the plans of adjacent local governmental units and affected jurisdictions?

ISSUES ANALYSIS AND FINDINGS

Conformance with Regional Systems

The amendment conforms to the regional system plan for Regional Parks, Transportation, and Wastewater, with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

Wastewater Service

Reviewer: Roger Janzig, Environmental Services (ES) – Engineering Programs
(roger.janzig@metc.state.mn.us)

The area will not be served by Metropolitan Council Environmental Services and therefore the Wastewater system is not affected. The amendment acknowledges that the site is located outside of the Metropolitan Service Area (MUSA) and will be served by private utilities.

Consistency with Council Policy

The amendment will be consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply, once the change in Community Designation is authorized. Additional review comments are detailed below.

Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The City states that no forecast adjustments are required and Council staff concur with this assessment.

Thrive MSP 2040 and Land Use

Reviewer: Jake Reilly, CD – Local Planning Assistance (651-602-1822)

Thrive MSP 2040 (Thrive) designates the City as Emerging Suburban Edge, Diversified Rural, and Agricultural (Figure 2). The subject property is currently in the Agricultural community designation and is guided in the Plan as Permanent Agriculture (maximum density of 1 unit per 40 acres). The land is 38 acres and is located generally at the southeast corner of County Road 92 and West Highland Road.

The amendment proposes to re-guide land to Rural (1 unit per 10 acres) to allow subdivision and development of not more than three residential properties. To facilitate the proposal, the amendment also includes a request to change the Thrive community designation to Diversified Rural (Figure 3). Diversified Rural areas are expected to plan for a maximum of 4 units per 40 acres. This area is adjacent to other Diversified Rural areas.

The proposed land use is consistent with the Diversified Rural Community Designation and with the proposed change to the community designation, will be consistent with regional land use policy.

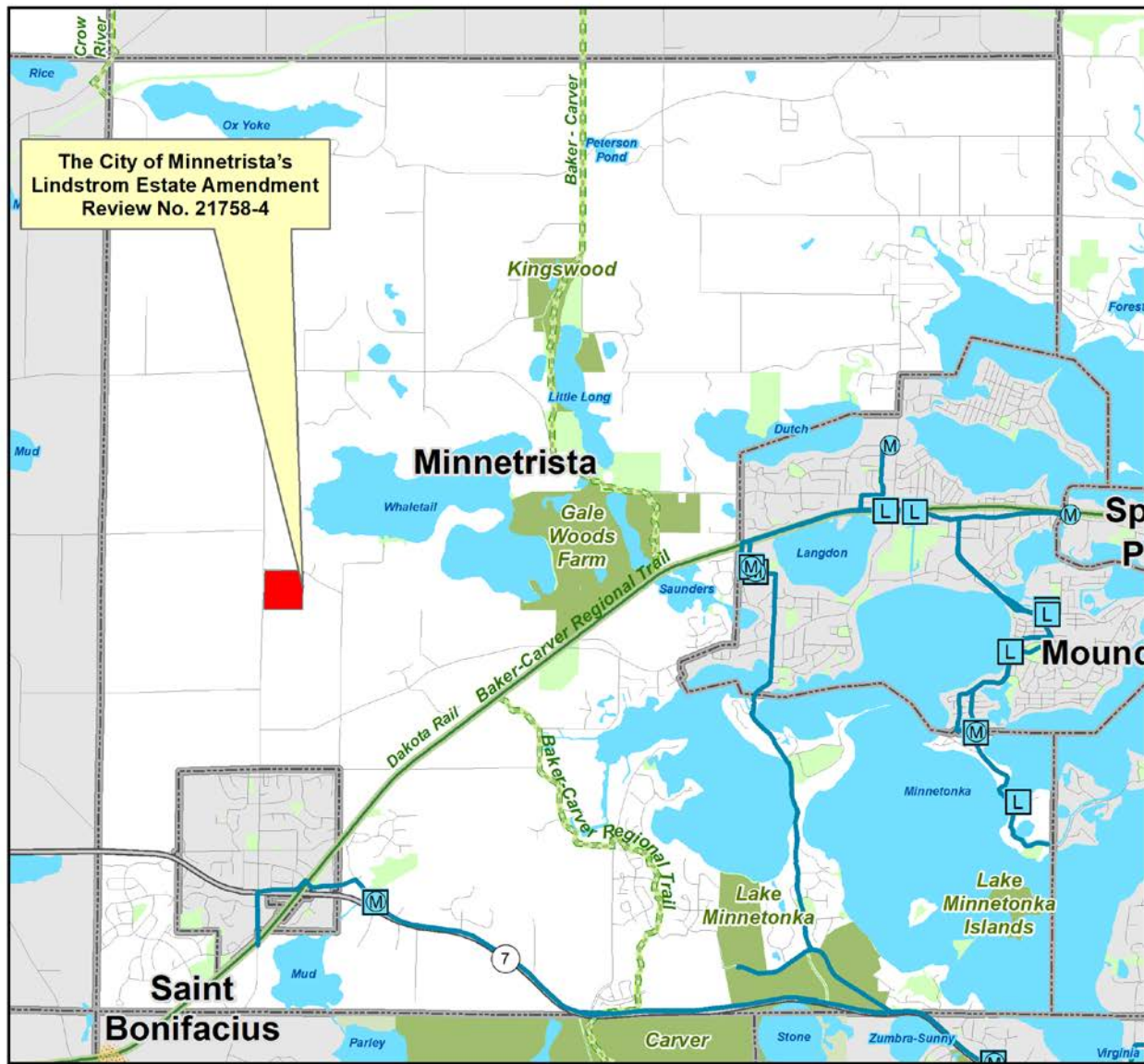
Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts

The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

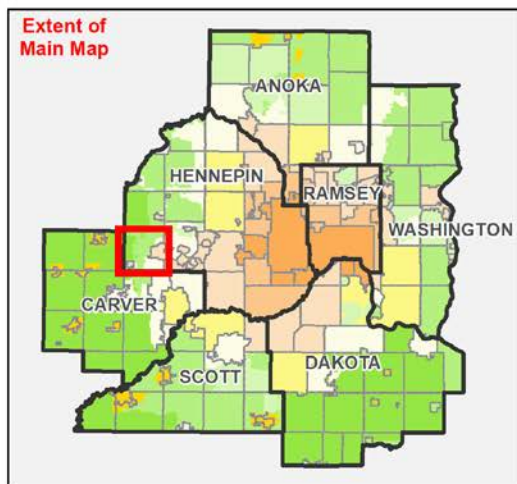
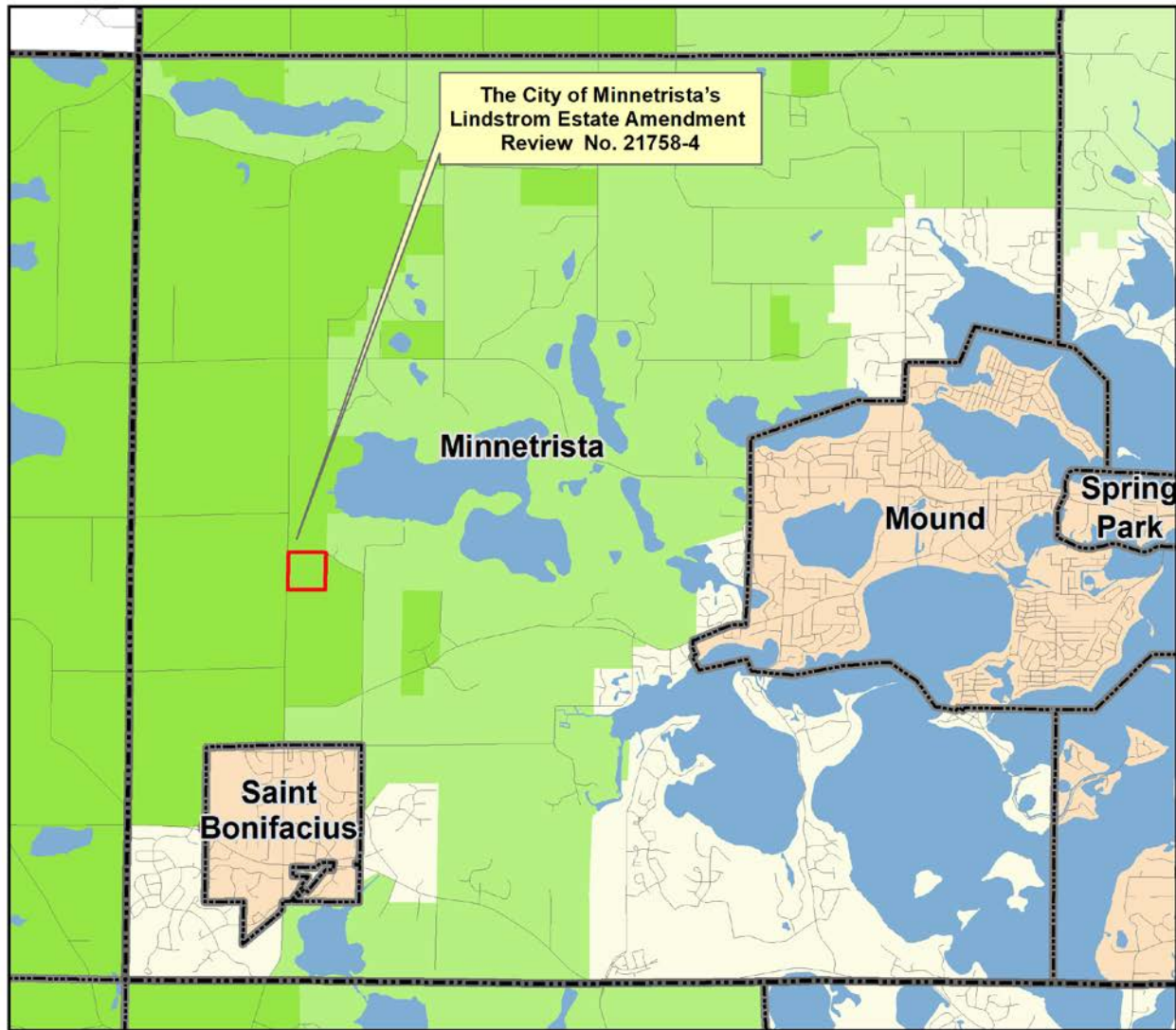
- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Current Community Designations
- Figure 3: Location Map Showing Revised Community Designations
- Figure 4: Current Land Use Guiding
- Figure 5: Proposed Land Use Guiding

Figure 1. Location Map Showing Regional Systems



- Regional Systems**
- Regional Transitways**
 - Existing
 - Planned Current Revenue Scenario
 - Planned Current Revenue Scenario - CTIB Phase 1 Projects
 - Potential Increased Revenue Scenario
 - Wastewater Treatment**
 - Meters
 - MCES Interceptors
 - Lift Stations
 - MCES Treatment Plants
 - Regional Highway System**
 - Interstates
 - US Highways
 - State Highways
 - County Roads
 - Ncompass Street Centerlines
 - Regional Parks**
 - Existing (Open to Public)
 - In Master Plan (Not Open to Public)
 - Planned Units
 - Other Parks, Preserves, Refuges and Natural Areas
 - Regional Trails**
 - Existing (Open to Public)
 - Existing (Not Open to Public)
 - Planned Regional Trails
 - Regional Trail Search Corridors

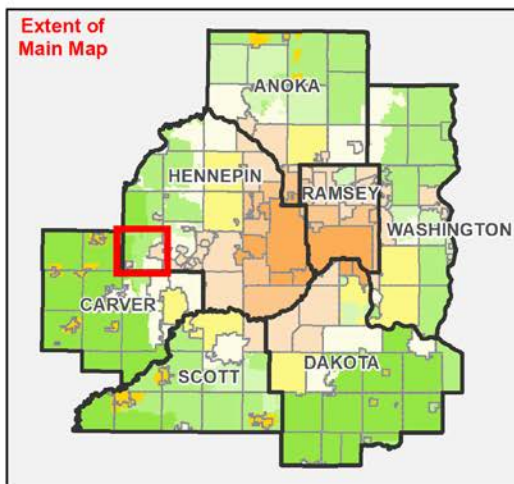
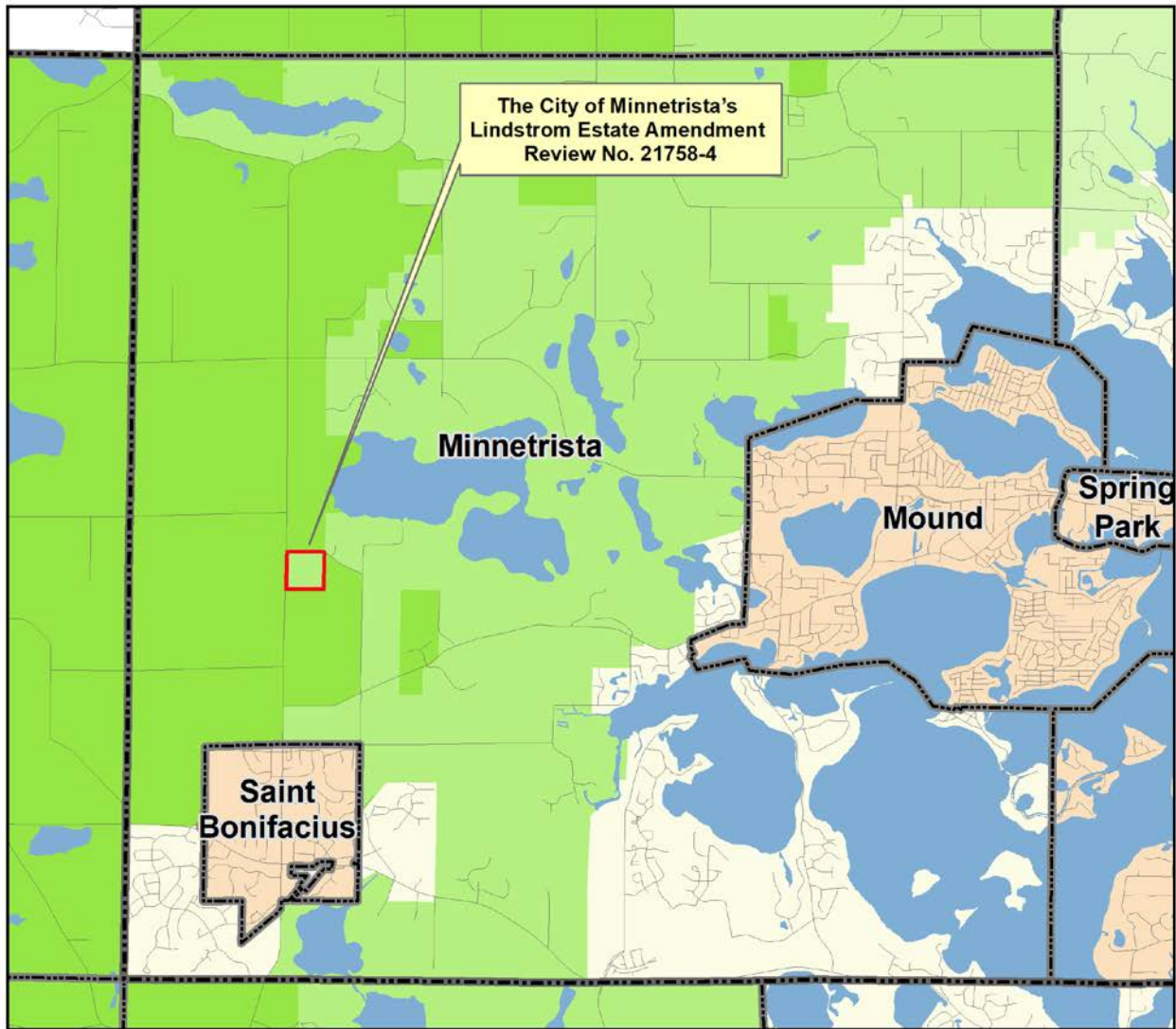
Figure 2. Location Map Showing Current Community Designations



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines

Figure 3. Location Map Showing Revised Community Designations



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center
- Ncompass Street Centerlines

Figure 4. Current Land Use Guiding

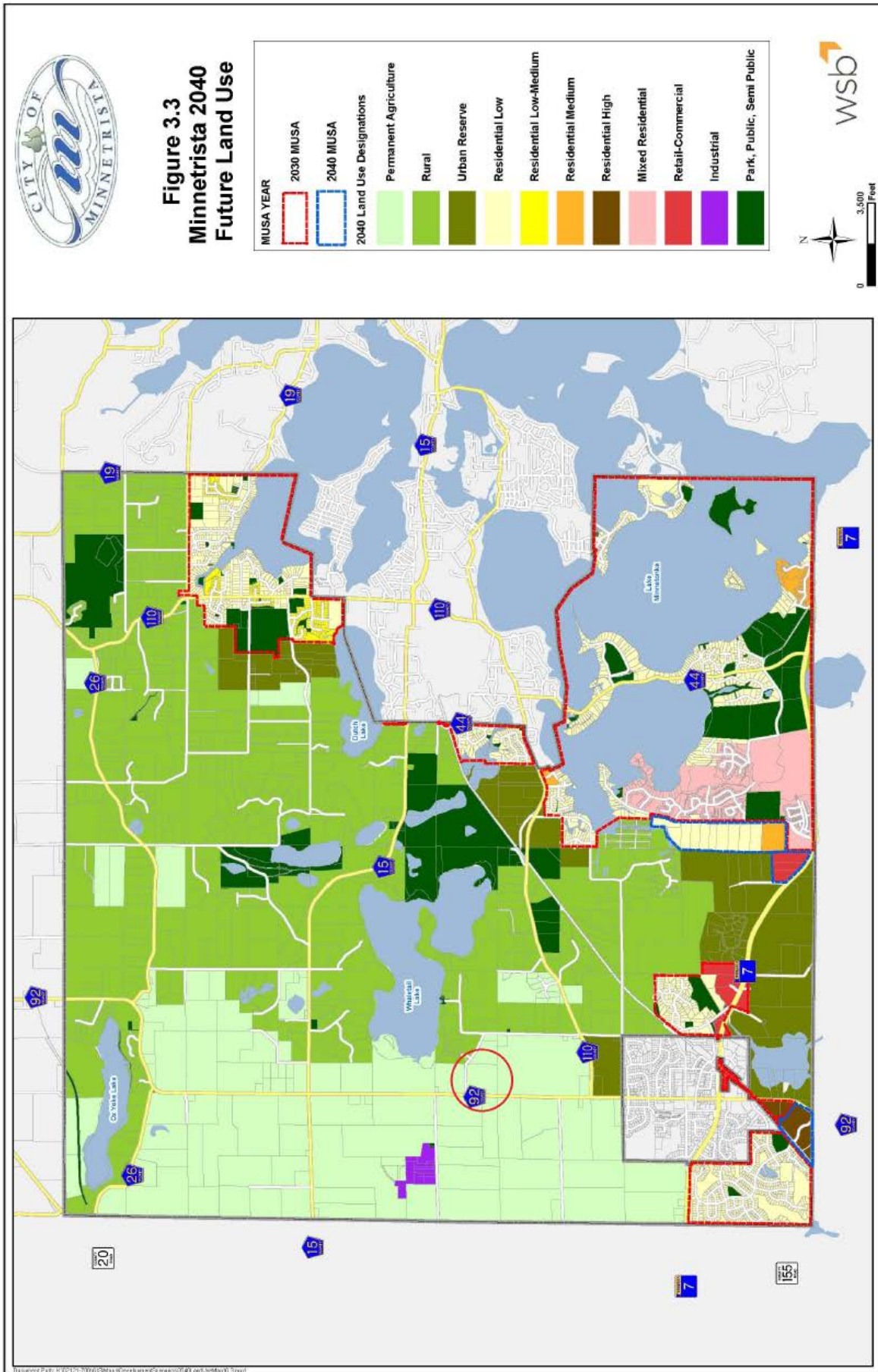


Figure 5. Proposed Land Use Guiding

