

Business Item

Community Development Committee



Committee Meeting Date: November 17, 2025

For the Metropolitan Council: December 17, 2025

Business Item: 2025-295

City of Norwood Young America Residential Densities Comprehensive Plan Amendment, Review File 22238-7

District(s), Member(s):	District 4, Deb Barber
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Shawn James, Senior Planner (651-602-1233) Angela R. Torres, Senior Manager (651-602-1566)
Division/Department:	Community Development / Regional Planning

Proposed Action

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

1. Authorize the City of Norwood Young America to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City of Norwood Young America's forecasts.

Background

The City of Norwood Young America submitted the Residential Densities comprehensive plan amendment on September 29, 2025. The amendment proposes modifying the density ranges for two of the City's land use categories. The Low Density Residential minimum density is proposed to increase from 1 unit per acre to 1.2 units per acre. The High Density Residential maximum density is proposed to increase from 18 units per acre to 25 units per acre. The purpose of the amendment is to better anticipate future development needs based on projects that have occurred in nearby communities. The community-wide change results in an increase in development capacity exceeding the Council's administrative review criteria which then requires review by the Council. This is the City's sixth amendment to its 2040 Comprehensive Plan.

Rationale

The proposed amendment conforms to regional system plans, is consistent with Council policies, and is compatible with the plans of other local communities and school districts.

Thrive Lens Analysis

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Under the Thrive lens, 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.



REVIEW RECORD

City of Norwood Young America

Residential Densities Comprehensive Plan Amendment

Review File No. 22238-7, Business Item No. 2025-295

BACKGROUND

The City of Norwood Young America is in southwestern Carver County and is completely surrounded by Young America Township.

Thrive MSP 2040 (Thrive) designates Norwood Young America with a “Rural Center” community designation. The Council forecasts from 2020 to 2040 that the City will grow from 4,580 to 9,200 population and 1,900 to 3,900 households. The Council also forecasts that between 2020 and 2040, the City’s employment will increase from 1,600 to 2,100 jobs.

The Metropolitan Council reviewed the City of Norwood Young America’s 2040 Comprehensive Plan (Plan) ([Business Item 2020-184 JT](#), Review File No. 22238-1) on July 22, 2020. This is the sixth comprehensive plan amendment since the 2040 Plan was reviewed.

The Council adopted Imagine 2050 in February 2025. Consistent with the procedures adopted in [Business Item 2025-113](#), the Council is reviewing this item under both Thrive and Imagine 2050.

REQUEST SUMMARY

The amendment proposes modifying the residential density ranges for two of the City’s land use categories. The Low Density Residential minimum density is proposed to increase from 1 unit per acre to 1.2 units per acre. The High Density Residential maximum density is proposed to increase from 18 units per acre to 25 units per acre. The purpose of the amendment is to better anticipate future development needs based on projects that have occurred in nearby communities. The community-wide change results in an increase in development capacity exceeding the Council’s administrative review criteria which then requires review by the Council.

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 is consistent with the Thrive MSP 2040, Imagine 2050, 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 22, 2020 ([Business Item 2020-184 JT](#), Review File No. 22238-1).
- The Council authorized The Meadows 2nd Addition amendment on August 24, 2022 ([Business Item 2022-27](#), Review File No. 22238-2). The amendment reguided 8.8 acres from Medium Density Residential to Low Density Residential to accommodate development.
- The Council administratively reviewed the 309 and 312 1st Street NE amendment on



October 18, 2022 (Review File No. 22238-3). The amendment reguiderd 1.92 acres from Low Density Residential to Downtown Mixed Use to better accommodate future non-residential developments

- The Council authorized the Industrial Park Expansion amendment on February 22, 2023 ([Business Item 2023-46](#), Review File No. 22238-4). The amendment reguiderd 92 acres from Medium Density Residential to Industrial and expanded the 2030 Metropolitan Urban Service Area (MUSA) to include the site.
- The Council authorized the Future Land Use (FLU) Map amendment on September 11, 2024 ([Business Item 2024-232](#), Review File No. 22238-5). The amendment reguiderd 92.3 acres from Low Density Residential (LDR) to Medium Density Residential (MDR), 4.7 acres from Commercial to Mixed-Use Commercial/Industrial, 1.5 acres from Low Density Residential to Public/Institutional, and 3.9 acres from Planning Reserve to Parks and Open Space.
- The Council administratively reviewed the Downtown Mixed-Use Density amendment on May 14, 2025 (Review File No. 22238-6). The text amendment modified the residential density of the Downtown Mixed-Use land use designation from 12-18 units per acre to 12-40 units per acre.

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.

Regional Parks

Reviewer: Colin Kelly, Community Development (CD) – Regional Parks (651-602-1361)

The proposed amendment conforms to the *2040 Regional Parks Policy Plan* and the *Imagine 2050 Regional Parks and Trails System Plan* and policies. There are no existing or planned units of the Regional Parks and Trails System in Norwood Young America or its vicinity. The nearest unit – Baylor Regional Park – is approximately 2.3 miles northwest of the community in Camden Township. The proposed residential density revisions will not impact Baylor Regional Park or the Regional Parks and Trails System more broadly.

Wastewater Service

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

The proposed amendment conforms to the *2040 Water Resources Policy Plan (WRPP)* and the *Imagine 2050 Water System Plan* and policies. The amendment is driven by proposed edits to density ranges for two land uses and is not related to any anticipated development project. The Low Density Residential minimum density is proposed to increase from 1 unit per acre to 1.2 units per acre. The High Density Residential maximum density is proposed to increase from 18 units per acre to 25 units per acre. The local municipally-owned and -operated wastewater disposal system has adequate capacity for the proposed land use density changes.

Transportation

Reviewer: Joe Widing, Metropolitan Transportation Services (MTS) (651-602-1822)

The proposed amendment conforms to the *2040 Transportation Policy Plan (TPP)* and the *Imagine 2050 Transportation System Plan* and policies. The proposed amendment is not anticipated to result in significant impacts to the regional roadway, aviation, or freight systems. There is no Regional Bicycle Transportation Network or transit service in the City to consider. The proposed amendment allows developments of slightly higher densities, but are relatively insubstantial and will not impact transportation systems. Furthermore, the increased density would support the Council's transportation goals including building more walkable communities.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, sub-surface sewage treatment systems, and water supply. Additional review comments are detailed below.

Forecasts

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

The amendment is consistent with regional policy. The City offers that the plan amendment does not affect the communitywide forecast. Council staff agree. The maximum allowed density is raised for high-density residential land. The forecast of an increased 860 households (+55% growth) during 2020 to 2050 remains reasonable; that forecast was not significantly limited by the City's density ranges. A forecast adjustment is not needed.

Table 1. Metropolitan Council City of Norwood Young America Forecasts

Category	Census 2020	Current Approved Forecast		
		2020	2030	2040
Population	3,863	4,580	7,200	9,200
Households	1,551	1,900	3,030	3,900
Employment	811	1,600	1,850	2,100

Thrive MSP 2040 and Land Use

Reviewer: Shawn James, CD – Local Planning Assistance (651-602-1233)

The proposed amendment is consistent with Thrive MSP 2040 and Imagine 2050 for land use. Regional policy identifies the City as a Rural Center. These communities are expected to plan for forecasted population and household growth at average densities of at least 3 units per acre for new development and redevelopment. This density requirement has not changed in the adoption of Imagine 2050.

The amendment proposes modifications to density ranges for two land use categories. The Low Density Residential minimum density is proposed to increase from 1 unit per acre to 1.2 units per acre. The High Density Residential maximum density is proposed to increase from 18 units per acre to 25 units per acre. The purpose of the amendment is to better anticipate future development needs based on projects that have occurred in nearby communities.

There is no proposed development at this time. The proposed amendment affects all areas guided Low and High Density Residential in the 2040 Comprehensive Plan (see Figure 3). As shown in

Table 2 below (proposed changes are underlined), the amendment increases the City's overall minimum density from 3.3 units per acre to 3.4 units per acre. This is consistent with Thrive's and Imagine's requirement that Rural Center Communities plan for new development and redevelopment at a minimum overall density of at least 3 units per acre.

Table 2. Planned Residential Density, City of Norwood Young America

2018-2040 Change					
Category	Min	Density Max	Net Acres	Min Units	Max Units
Low Density Residential	<u>1.2</u>	8	337.6	<u>405</u>	2,701
Medium Density Residential	8	12	152.6	1,221	1,832
High Density Residential	12	<u>25</u>	2.4	29	<u>60</u>
Mixed Use Downtown*	12	40	3.7	45	149
TOTALS			496.4	<u>1,700</u>	<u>4,742</u>
*40% residential			Overall Density	<u>3.4</u>	<u>9.6</u>

Housing

Reviewer: Olivia Boerschinger CD – Housing (651-602-1327)

The amendment is consistent with the Council's *Housing Policy Plan*. The Plan currently provides sufficient land to address its share of the region's 2021-2030 need for affordable housing, which is 269 units. The proposed amendment does not include changes to the minimum densities of higher density residential land uses. Therefore, the City's inventory of land guided to support the development of low- and moderate-income housing remains sufficient to address their share of the region's affordable housing need for 2021-2030.

As of this amendment, the Plan will be guiding approximately 104 acres of higher density residential land such that at least 846 units could be built. Norwood Young American is not a current participant in the Livable Communities Act (LCA) program but will be an LCA participant in 2025. The last LCA grant awarded to Norwood Young America was in 2006.

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

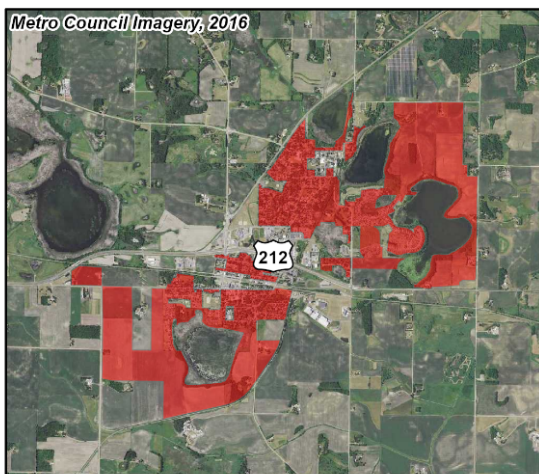
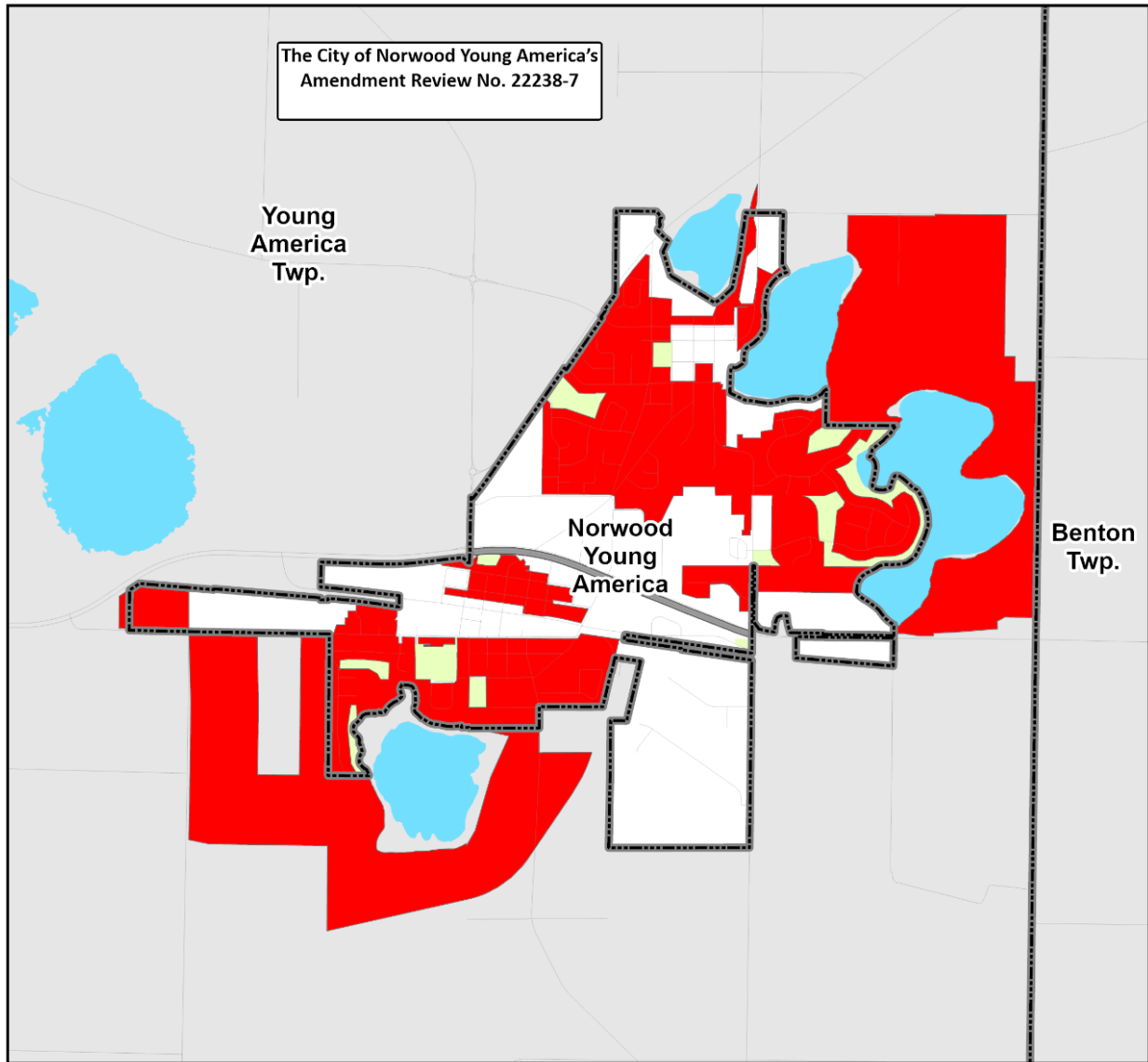
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Community Designations
- Figure 3: Future Land Use Map



Figure 1. Location Map Showing Regional Systems



Regional Systems

Regional Transitways

- Existing
- Planned Current Revenue Scenario
- Potential Increased Revenue Scenario

Wastewater Treatment

- Meters
- MCES Interceptors
- Lift Stations
- MCES Treatment Plants

Regional Highway System

- Interstates
- US Highways
- State Highways
- County Roads
- Road Centerlines

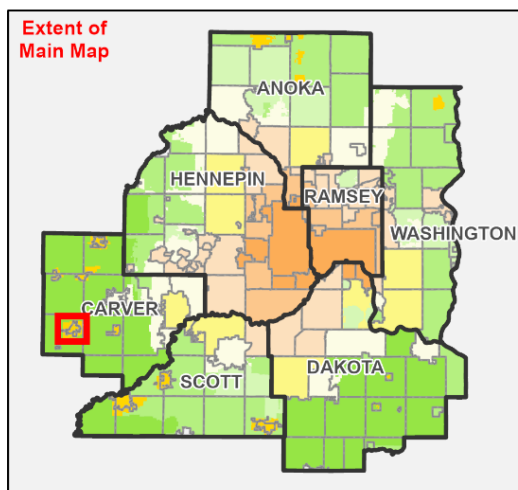
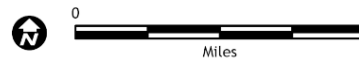
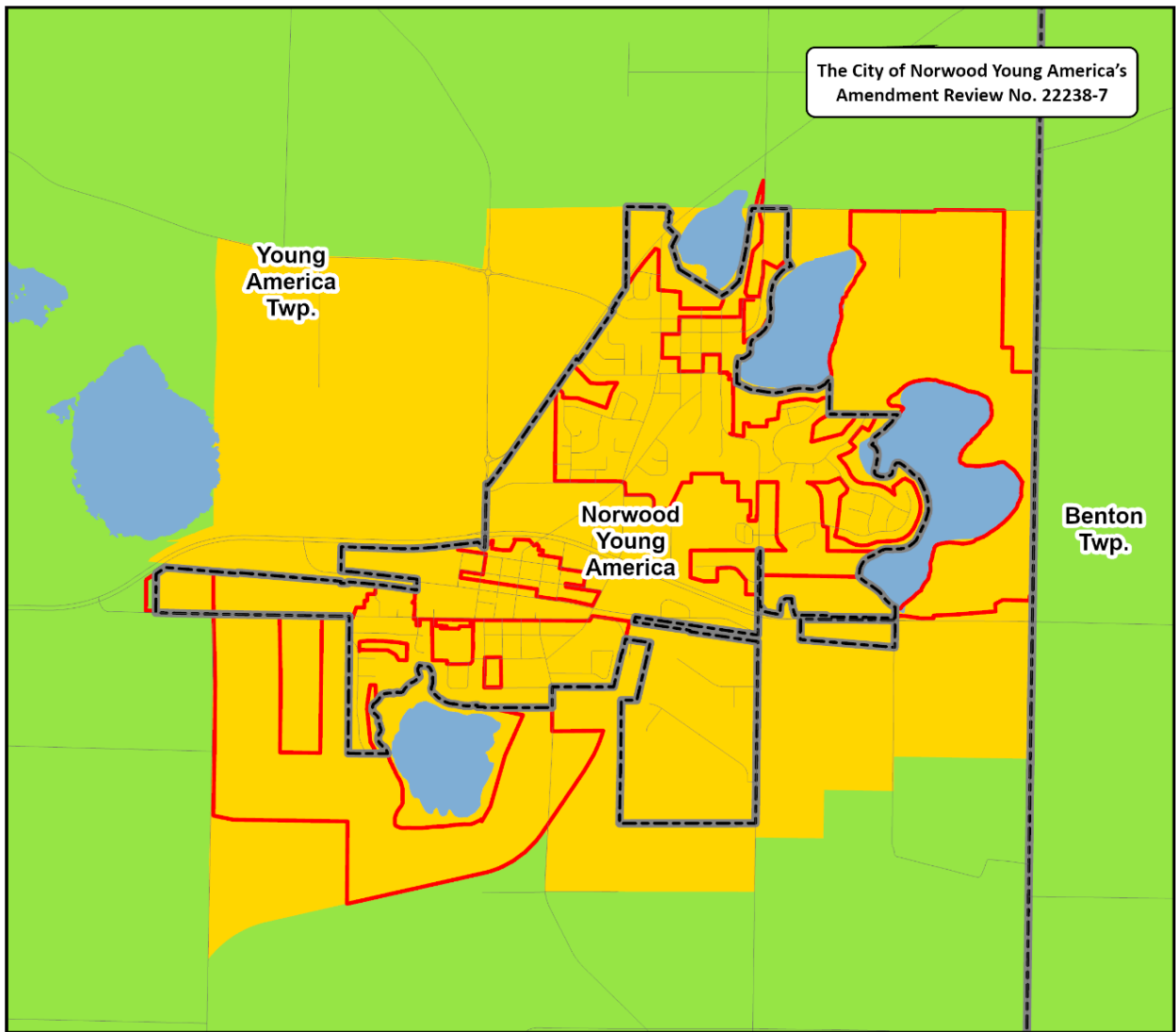
Regional Parks

- 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 Community Designations



ThriveMSP 2040 Community Designations

- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center



Figure 3. Future Land Use Map

