

Business Item

Community Development Committee



Committee Meeting Date: January 20, 2026

For the Metropolitan Council: February 11, 2026

Business Item: 2026-18

City of Maplewood Century Ponds Comprehensive Plan Amendment, Review File 22007-10

District(s), Member(s):	Districts 12 & 13, Mark Jenkins & Chai Lee
Policy/Legal Reference:	Metropolitan Land Planning Act (Minn. Stat. § 473.175)
Staff Prepared/Presented:	Patrick Boylan, Planning Analyst (651-602-1438) 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 Maplewood to place its comprehensive plan amendment into effect.
2. Find that the amendment does not change the City's forecasts.
3. Advise the City to implement the advisory comments in the Review Record for sanitary sewers, forecasts, and land use.

Background

The City submitted the Century Ponds comprehensive plan amendment on December 3, 2025. The amendment proposes to re-guide 92.23 acres from Park to Low Density Residential, located southwest of the intersection of Lower Afton Road East and Century Avenue South. The purpose of the amendment is to facilitate the development of detached, single-family homes and townhomes. This is the City's ninth 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 Maplewood
Century Ponds Comprehensive Plan Amendment
Review File No. 22007-10, Business Item No. 2026-18

BACKGROUND

The City of Maplewood is a community of approximately 18 square miles and located in Ramsey County. It is bordered by the City of St. Paul to the south and west; Little Canada and Roseville to west; Vadnais Heights and White Bear Lake to the north; North St. Paul, Oakdale, and Woodbury to the east; and Newport to the south.

Thrive MSP 2040 (Thrive) designates Maplewood with a “Suburban” community designation. The Council forecasts from 2030 to 2050 that the City will grow from 43,200 to 45,800 population and 16,700 to 18,100 households. The Council also forecasts that between 2030 and 2050, the City’s employment will increase from 28,300 to 31,900 jobs.

The Metropolitan Council reviewed the City of Maplewood 2040 Comprehensive Plan ([Joint Business Item No. 2019-218 JT](#), Review File No. 22007-1) on August 28, 2019. This is the ninth 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 to re-guide 92.23 acres from Park to Low Density Residential, located southwest of the intersection of Lower Afton Road East and Century Avenue South. The purpose of the amendment is to facilitate the development of detached, single-family homes and townhomes.

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 August 28, 2019 ([Joint Business Item No. 2019-218 JT](#), Review File No. 22007-1).
- The Council administratively authorized the Elim Care Senior Housing Facility amendment on January 29, 2020 (Review File No. 22007-2). The amendment allowed for the construction of a senior residential facility consisting of approximately 141 units (including senior, assisted living, memory care, and nursing units) and reguided the existing church site to a more appropriate guiding land use.
- The Council administratively authorized the Menard Inc. Redevelopment Project amendment on April 13, 2020 (Review File No. 22007-3). The amendment changed land use on the subject property to facilitate redevelopment of the site. The proposed development will replace the existing store with a new building and storage yard. Additionally, there are six residential properties immediately to the south that will be incorporated into the new site.
- The Council administratively authorized the Maplewood Senior Living amendment was on July 14, 2020 (Review File No. 22007-4). The amendment reguided 3.79 acres of Employment to High Density Residential for the purpose of constructing a 119-unit senior housing facility. The facility comprised of 95 independent and assisted living units, along with 24 memory care suites on the properties located at 1818 and 1832 Gervais Court.
- The Council administratively authorized the Hosanna Baptist Church amendment on February 1, 2021 (Review File No. 22007-5). The amendment reguided 2.77 acres of High Density Residential to Institutional for the purpose of using the existing building on the property located at 1818 Gervais Court as a church. In July 2020, the Council authorized a land use change for the property from Employment to High Density Residential for a proposed senior living development (Review File No. 22007-4) which fell through.
- The Council administratively authorized the 1136/1160 Frost Avenue amendment on January 18, 2023 (Review File No. 22007-6). The amendment reguided 5 acres from Medium Density Residential (6 to 10 units per acre) to High Density Residential (10.1 to 25 units per acre) located at 1136/1160 Frost Avenue East. The purpose of the amendment was to accommodate a five-story development with 150 market-rate units.
- The Council administratively authorized the 11th Avenue Townhome Development amendment on January 18, 2023 (Review File No. 22007-7). The amendment reguided 1 acre from Commercial to High Density Residential (10.1 to 25 units per acre) located along 11th Avenue between White Bear Avenue and Ariel Street. The purpose of the amendment was to accommodate a proposed 16-unit townhome development.
- The Council administratively authorized the Nuway Alliance amendment on August 18, 2023 (Review File No. 22007-8). The amendment reguided 8.13 acres from Institutional/Public to Commercial to support an adult residential treatment center in the existing building located at 2000 White Bear Avenue.
- The Council reviewed the Centrury Ponds EAW on July 30, 2025 (Review File No. 23104-1) and found the EAW complete and accurate with respect to regional concerns and did not raise major issues of consistency with Council policies. The Council sent correspondence with comments regarding climate, greenhouse gas emissions, land use, forecasts, wastewater, and water supply.
- The Council authorized the 1300 McKnight Road North amendment on September 24, 2025 ([Business Item No. 2025-222](#), Review File No. 22007-9). The amendment re-guided 32.9 acres from High-Density Residential to Employment located at 1300 McKnight Road North. The purpose of the amendment was to ensure consistency between the City's 2040 Comprehensive Plan and its zoning code.

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 *2050 Regional Parks and Trails Policy Plan*. There is one unit of the Regional Parks and Trails System in the vicinity of the proposal; Battle Creek Regional Park is approximately 0.3-mile northwest of the site. The proposal acknowledges the proximity of the regional park and notes the potential for more park users as a result of the land use change and future development.

The change will not adversely impact Battle Creek Regional Park or the Regional Parks and Trails System. New residents of the single-family homes and townhomes will benefit by the proximity to the regional park.

Council staff appreciate that “the development proposed for the site includes public paved trails that will connect into the City of Maplewood trail network and a public park on the property” and that these “additional recreation opportunities... will ensure there are safe ways for pedestrians and cyclists to move throughout the site via the multi-use trails.”

Wastewater Service

Reviewer: Roger Janzig, Environmental Services (ES) – Wastewater Planning and Community Programs (651-602-1119)

The proposed amendment conforms to the *2040 Water Resources Policy Plan (WRPP)* and the *2050 Water Policy Plan*. This amendment is being driven by the proposal to construct 133 detached single-family homes and 73 townhouse units on the former Battle Creek golf course owned by Ramsey County and located in the southwest quadrant of Lower Afton Road East and Century Avenue South. It reflects a proposed sanitary sewer connection to the existing stub in the northwest corner of the property to serve the residential homes. And an additional connection into the City of Woodbury's sanitary stub located in the southeast corner (off Century Ave) to serve the townhomes.

Advisory Comments

The City has a draft agreement with the City of Woodbury for the connection and sewer flow proposed to be sent into their system. It is anticipated that the City will be moving that agreement forward in January/February 2026. A copy of this agreement needs to be forwarded to the Metropolitan Council Environmental Services once it is signed.

There are specific processes that must be followed before a direct connection to our Interceptor can be made. Before direct connection to the Metropolitan Council Interceptor a Sewer Connection Permit will be required. To obtain a Sewer Connection Permit or an Encroachment Application, contact Tim Wedin, Interceptor Engineering Assistant Manager (651-602-4571) at the Metropolitan Council Environmental Services. To assess the potential impacts to our interceptor system; prior to initiating this project, preliminary plans should be sent to Tim Wedin, Interceptor Engineering Assistant Manager (651-602-4571) at the Metropolitan Council Environmental Services.

Transportation

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

The proposed amendment conforms to the 2040 Transportation Policy Plan (TPP) and the 2050 Transportation Policy Plan. The amendment accurately responds to updates to the TPP.

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 forecast-related content is consistent with regional policy. For reference, the Council's current approved forecasts are included in Table 1 below.

Table 1. Metropolitan Council City of Maplewood Forecasts

Category	Census 2020	Current Approved Forecast		
		2030	2040	2050
Population	42,088	43,200	43,700	45,800
Households	15,994	16,700	17,200	18,100
Employment	24,376	28,300	29,800	31,900

Advisory Comments

The City offers that the plan amendment does not affect the communitywide forecast and Council staff find that housing capacity is increased on the subject site. If there are subsequent amendments increasing housing capacity, Met Council will require a forecast adjustment.

Thrive MSP 2040 and Land Use

Reviewer: Patrick Boylan, CD – Local Planning Assistance (651-602-1438)

The proposal is consistent with *Thrive MSP 2040* which designates Maplewood as an Urban Community. The amendment proposes to re-guide land acres from Park to Low Density Residential. The land is 92.23 acres in size, and is located southwest of the intersection of Lower Afton Road East and Century Avenue South (see Figure 1).

The purpose of the amendment is to facilitate the development of 133 single family and 79 townhomes for a total of 206 new homes. This Amendment follows the Environmental Assessment Worksheet (EAW) for the Century Ponds site received on July 3, 2025 (Review File No. 23104-1). The Council found the EAW was complete and accurate with respect to regional concerns and did not raise major issues of consistency with Council policies. On July 30, 2025, the Council sent correspondence with detailed comments on climate, greenhouse gas emissions, land use, forecasts, wastewater, and water supply.

Council staff review of this site and the City's expected future guided land use shows expected future density to fall from 12.15 to 11.28 units per acre (see Table 2 below, changes underlined). This planned density remains consistent with the Thrive expectation for Urban Communities to plan for at least 10 units per acre.



Table 2. Planned Residential Density, City of Maplewood

2020 – 2040 Change					
Category	Density			Min Units	Max Units
	Min	Max	Net Acres		
Rural/Low Density Residential	0.5	1.5	29	14	43
Low Density Residential	2.6	6	<u>130.1</u>	<u>338</u>	<u>780</u>
Medium Density Residential	6.1	10	8.8	53	88
High Density Residential	10.1	25	35.57	359	889
Mixed Use - Neighborhood	8	31	124.0	991	3,842
Mixed Use - Neighborhood High Density	25	50	19.2	480	1,860
Mixed Use - Community	25	50	12	300	600
TOTALS			468.8	5,289	12,711
			Overall Density	11.28	27.1

Thrive MSP 2040 vs. Imagine 2050

While *Thrive MSP 2040* calls for Maplewood to plan for an average of 10 units per acre, *Imagine 2050* designates the City as "Urban Edge" and expects development to average 14 units per acre. The City's current plan with the proposed amendment is therefore consistent with *Thrive* but inconsistent with *Imagine*.

However, recent development activity in the City, as assessed through the Council's Building Permit Survey, shows that the City has been developing at much higher densities than the minimum densities identified in their Plan. Maplewood does not participate in the Plat Monitoring Program but an analysis of recent building permit information from 2019 – 2024 shows that development in the City resulted in 55 single family and 851 multifamily homes (906 total housing units) over 44.8 acres for a combined density of 20.2 units per acre of recent development.

When considering recent development activity along with the planned densities, the City's overall density comes to 12.44 units/acre.

Advisory Comments

The City is reminded that as part of developing its upcoming 2050 comprehensive plan, *Imagine 2050* calls for Urban Edge communities to plan minimum average planned densities of at least 14 units per acre. Please reach out to Council staff with any questions.

Housing

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

The amendment is consistent with the *2040 Housing Policy Plan*. The City's Plan currently provides sufficient land to address its share of the region's 2021-2030 need for affordable housing, which is 511 units. The proposed amendment includes changes to land uses that do not impact the City's inventory of land guided to support the development of low- and moderate-income housing.

This amendment continues to allow the City to implement the housing element of their 2040 Plan and to address their share of the region's affordable housing need for 2021-2030.

As of this amendment, the Plan will be guiding approximately 174 acres of higher density residential land such that at least 1489 units could be built, and has already built 112 units of affordable housing so far this decade. The City is a current participant in the Livable Communities Act program. The City was recently awarded a 2025 LHIA grant award.

Water Resources

Reviewer: Lanya Ross, Environmental Services (ES) – Water Supply (651-602-1452)

The proposal is consistent with Council policy for Water Supply, and there are no water supply impacts. Development and redevelopment like this offer opportunities to incorporate water efficient building and landscaping practices, as well as best practices to protect sources water. As work

moves forward, Met Council staff encourage identifying and implementing practices that ensure sustainable water supplies for the community and the region.

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

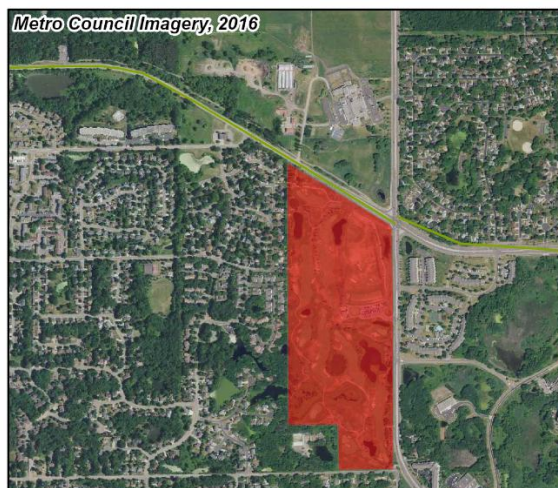
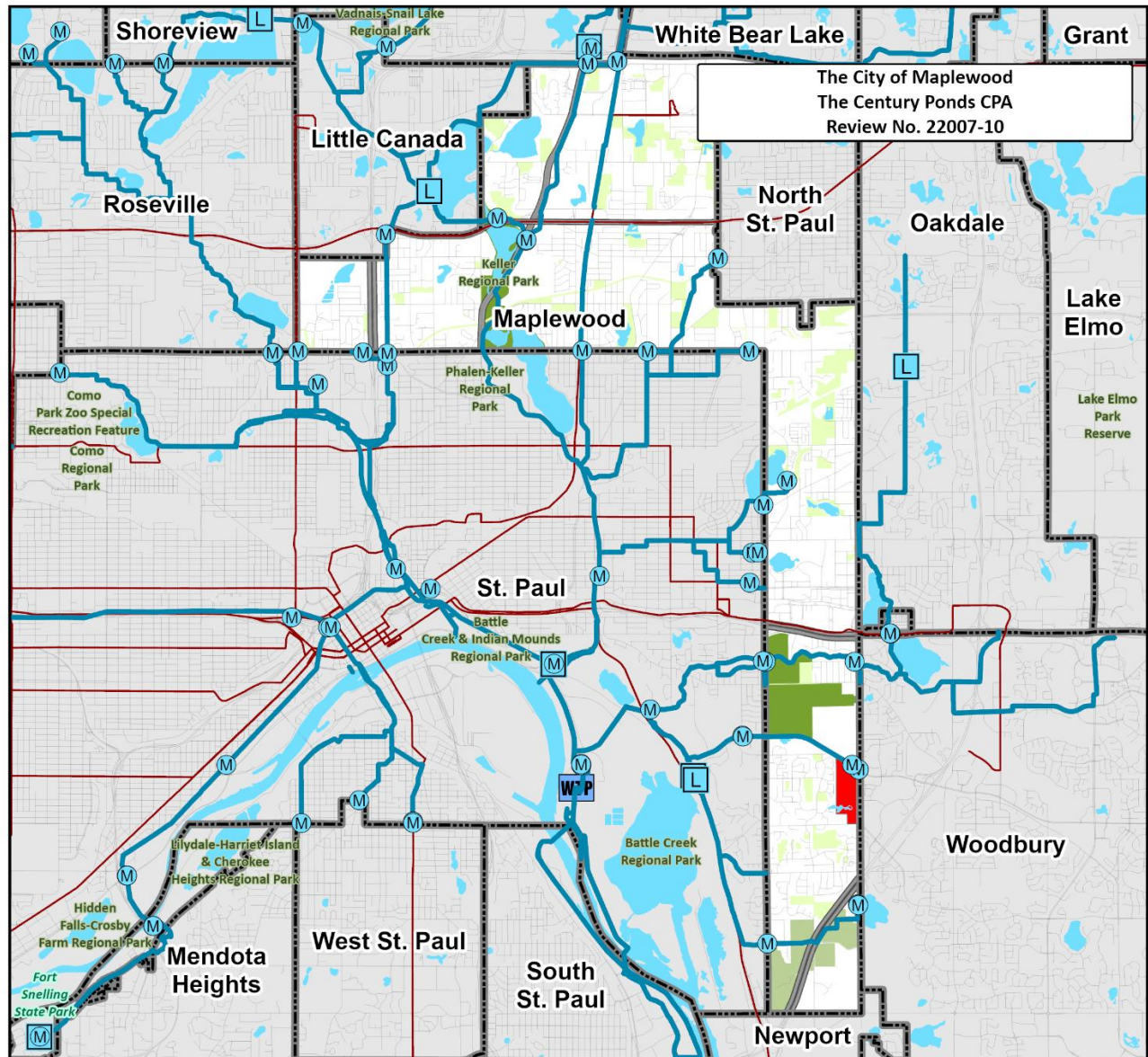
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

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



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

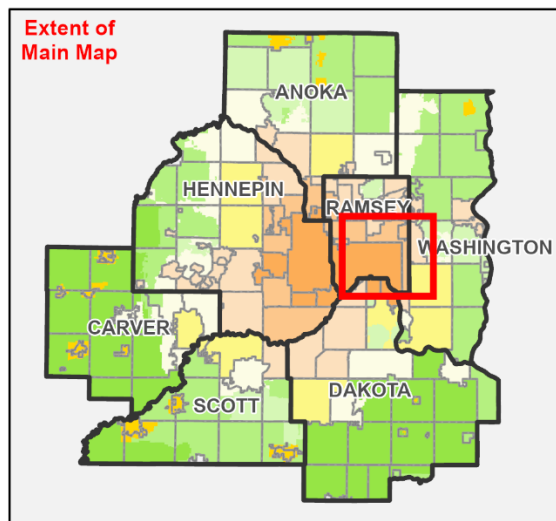
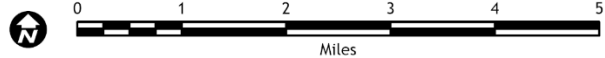
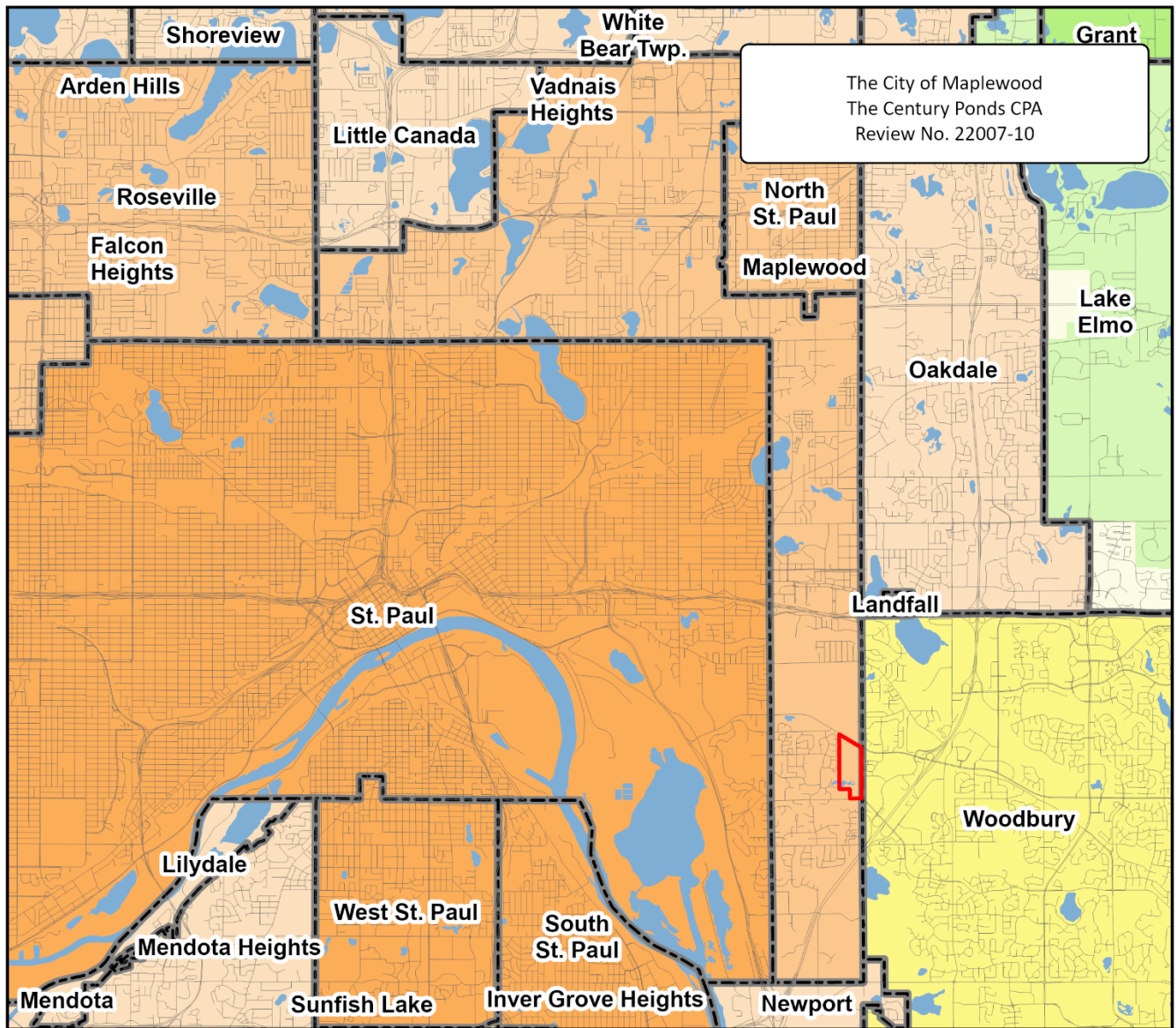
Regional Parks

- 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. Current Land Use Guiding

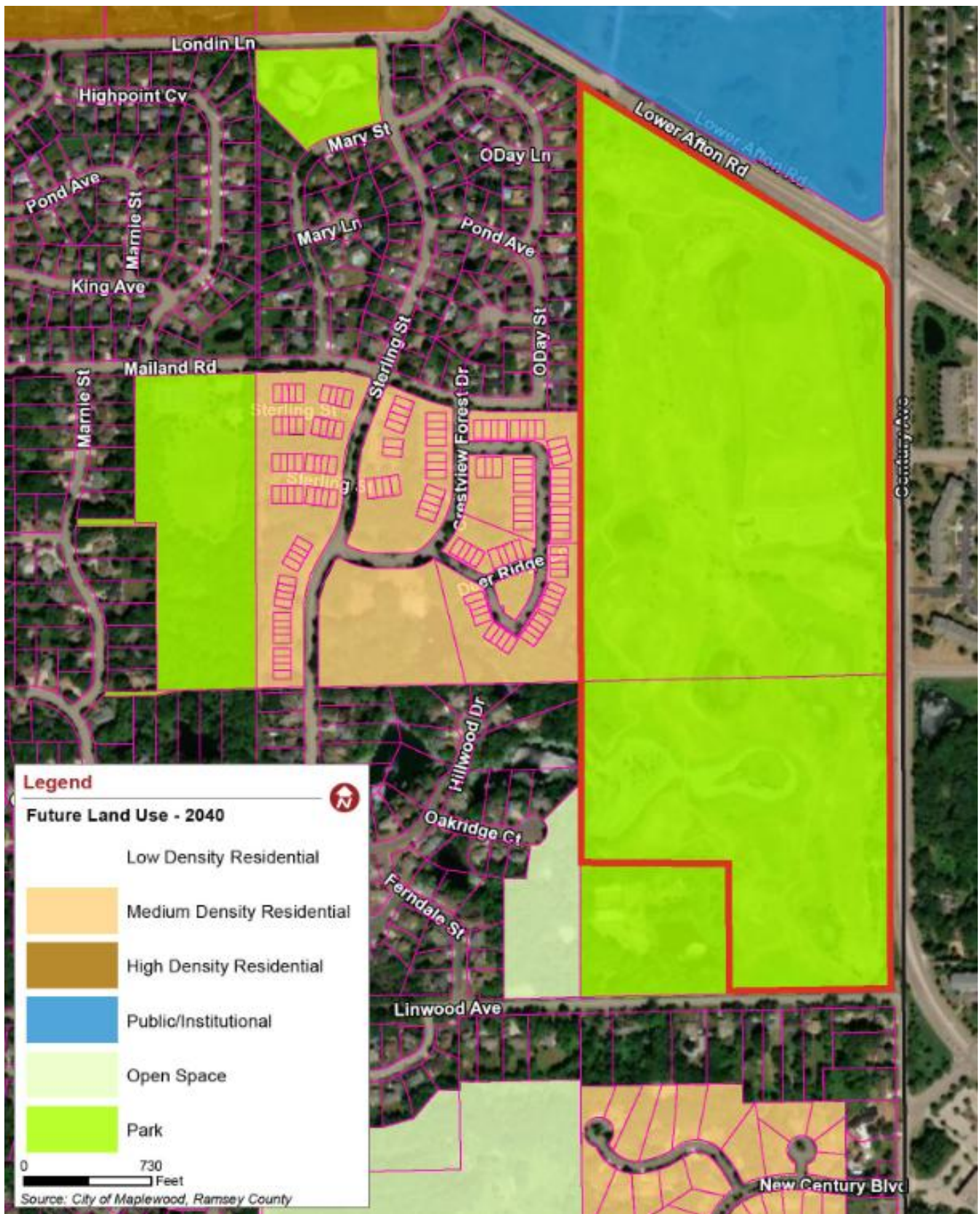


Figure 4. Proposed Land Use Guiding

