

Committee Report

Community Development Committee



Committee Meeting Date: August 17, 2026

For the Metropolitan Council: August 26, 2026

Business Item: 2026-137

City of Minnetrista Mixed Residential South Area Comprehensive Plan Amendment, Review File 21758-8

Proposed Action

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

1. Authorize the City of Minnetrista to place its comprehensive plan amendment into effect.
2. Revise the City's forecasts for population and households upward as shown in Table 1 of the attached Review Record.
3. Revise the Imagine 2050 community designation from Diversified Rural to Suburban Edge for the amendment site as shown in Figure 3 in the Review Record.
4. Advise the City to implement the advisory comments in the Review Record for Regional Parks, Wastewater Service, Transportation, and Land Use.

Summary of Community Development Committee Discussion/Questions

The Community Development Committee unanimously recommended approval of the proposed action as part of its consent agenda at its meeting on August 17, 2026.



Metropolitan Council

Business Item

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District(s), Member(s):	District 3, Dr. Tyronne Carter
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

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4. Advise the City to implement the advisory comments in the Review Record for Regional Parks, Wastewater Service, Transportation, and Land Use.

Background

The City submitted the Mixed Residential South Area comprehensive plan amendment on June 24, 2026. The map amendment proposes to reguide 151 gross acres from Urban Reserve to Residential Low-Medium, which has a density range of 3.5 to 6 units per acre. With this amendment, the City is proposing to expand the Metropolitan Urban Service Area (MUSA). The amendment site is located in the southern portion of Minnetrista, south of Highway 7, west of Kings Point Road, east of Grimm Road, and north of Carver Park Reserve. The purpose of the amendment is to facilitate development of approximately 357 housing units through a mix of 296 single-family and 61 townhomes. The request also requires a change to the community designation of the subject area from Diversified Rural to Suburban Edge under Imagine 2050. This is the City's seventh 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.

Regional Development Framework Analysis

On February 12, 2025, the Council adopted Imagine 2050, which builds on policy direction in Thrive MSP 2040. Consistent with the procedures adopted in [Business Item 2025-113](#), the

proposed amendment is reviewed under both Thrive MSP 2040 and Imagine 2050. 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.

Funding

None.



REVIEW RECORD

City of Minnetrista

Mixed Residential South Area Comprehensive Plan Amendment

Review File No. 21758-8, Business Item 2026-137

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 (Figure 1).

Imagine 2050 designates Minnetrista with “Suburban Edge,” “Diversified Rural,” and “Agricultural” community designations (Figure 3). The Council forecasts from 2030 to 2050 that the City will grow from 10,000 to 12,500 population and 3,000 to 4,000 households. The Council also forecasts that between 2030 and 2050, the City’s employment will increase from 940 to 1,380 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 eighth 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 2040 and Imagine 2050.

REQUEST SUMMARY

The map amendment proposes to reguide 151 gross acres from Urban Reserve to Residential Low-Medium, which has a density range of 3.5 to 6 units per acre. With this amendment, the City is proposing to expand the Metropolitan Urban Service Area (MUSA). The amendment site is located in the southern portion of Minnetrista, south of Highway 7, west of Kings Point Road, east of Grimm Road, and north of Carver Park Reserve. The purpose of the amendment is to facilitate development of approximately 357 housing units through a mix of 296 single-family and 61 townhomes. The request also requires a change to the community designation of the subject area from Diversified Rural to Suburban Edge under Imagine 2050.

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 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 24, 2019 ([Business Item 2019-174 JT](#), Review File No. 21758-1).
- The Council administratively reviewed the 780 North Branch Road amendment on



November 3, 2020 (Review File No. 21758-2). The amendment reguided 43 acres from Rural to Permanent Agriculture to allow use of the property as a family farm.

- The Council administratively reviewed the 4000 Enchanted Lane amendment on February 24, 2021 (Review File No. 21758-3). The amendment reguided six acres from Park, Public, Semi-Public to Residential Low to allow for up to eight housing units.
- The Council authorized the Lindstrom Estate amendment on August 11, 2021 ([Business Item 2021-199](#), Review File No. 21758-4). The amendment reguided 38 acres from Permanent Agriculture to Rural to allow subdivision and development of up to three residential properties.
- The Council administratively reviewed the 1200 Rainbow Road amendment on February 8, 2022 (Review File No. 21758-5). The amendment reguided approximately 39 acres from Permanent Agriculture to Rural to allow subdivision and development of up to three residential properties.
- The Council authorized the Boll Property & Residential Low-Medium amendment ([Business Item 2026-102](#), Review File No. 21758-6) on June 24, 2026. The proposed amendment included a text amendment that increased the density range of Residential Low land use from 1.15-4 units per acre to 2-3.5 units per acre and created the Residential Low-Medium land use with a density range of 3.5-6 units per acre to accommodate the development of around 233 single-family homes and townhomes.
- Council staff reviewed the Environmental Assessment Worksheet (EAW) for the Mixed Residential South Area proposal on May 13, 2026 (Review File No. 23203-1). The proposed project involved the development of approximately 357 to 422 detached single-family and attached townhomes on approximately 163 acres.
- The Council administratively reviewed the Trombley 2500 County Road 92 amendment on May 27, 2026 (Review File No. 21758-7). The amendment reguided approximately 36.6 acres from Permanent Agriculture to Rural to facilitate development of one unsewered single-family home on, at minimum, a 10-acre lot.

ISSUES

- I. Does the amendment conform to the regional system plans?
- II. Is the amendment consistent with Thrive MSP 2040, Imagine 2050, 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, Wastewater Service, and Transportation with no substantial impact on, or departure from, these system plans. Additional review comments are included below.

Regional Parks

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 are two units of the Regional Parks and Trails System in the vicinity of the proposal to re-guide 151 gross acres from Urban Reserve to Residential Low-Medium. Carver Park Reserve is adjacent to the proposed land use change, in the City of Victoria, and the Baker-Carver Regional

Trail is approximately 0.4-miles to the southeast.

The amendment acknowledges Carver Park Reserve on the cover sheet and that “no potential impacts noted at this time.” The Park Reserve and Baker-Carver Regional Trail are also acknowledged in the Final Environmental Assessment Worksheet (EAW) conducted prior to submittal of this amendment.

The proposed land use change will not impact Carver Park Reserve, the Baker-Carver Regional Trail, or the Regional Parks and Trails system more broadly.

Advisory Comments

Council Park and Trails staff appreciate the City’s response to Council comments in the EAW phase and the inclusion of those comments in the proposed amendment. Council staff also appreciate that the Project Proposer has met with Three Rivers Park District prior to concept planning and to discuss a proposed trail system. Council staff encourage continued coordination between the City, Project Proposer, and Three Rivers Park District.

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 2050 Water Policy Plan (WPP). The amendment is driven by the re-guiding of 151 acres from Urban Reserve to Residential Low-Medium and inclusion into the current 2030 MUSA. The proposed amendment would allow potential development of around 357 housing units. The Metropolitan Disposal System has adequate capacity for the proposed project.

Advisory Comments

The proposed amendment is in an unmetered area. Flows associated with the proposed amendment are expected to enter the Metropolitan Council’s lift station L24 and will need to be estimated to support a wastewater billing adjustment in the cost allocation process, applied as a deduction from St. Bonifacius’s M436 metered flow. The City should coordinate with the Council prior to sanitary sewer infrastructure development to determine a means of flow estimation. As more projects in the surrounding long-term service area are brought into the MUSA, additional coordination with the Council will be necessary to determine future metering strategies.

Transportation

Joseph Widing, Metropolitan Transportation Services (MTS) (651-602-1822)

The proposed amendment conforms to the 2040 Transportation Policy Plan (TPP) and the 2050 TPP. The amendment proposes to reguide 151 acres from Urban Reserve to Residential Low-Medium to support 357 units of single-family homes and townhomes.

Roadways

The concept plan associated with the proposed amendment shows two new access points off Highway 7, with each residential unit expected to have off-street parking. A traffic study was completed in March 2026 to determine the impacts of the proposed development on the local and regional transportation system. In total, the project is expected to generate approximately 3,100 to 3,400 trips daily, including around 236 to 256 trips during the a.m. peak hour and around 306 to 321 trips during the p.m. peak hour. Highway 7 is identified as a Principal Arterial roadway in the amendment area, currently serving around 13,800 vehicles per day and is a Tier 3 Regional Truck Corridor. It is not currently listed as having reliability or excessive delay concerns in the TPP, but local planning documents note that portions of Highway 7 outside of the immediate project area experience congestion during peak hours. The Minnesota Department of Transportation (MnDOT) has plans to construct improvements along Highway 7 through the project area in 2029. The developer has noted that additional conversation with MnDOT will occur before finalizing the project’s access design scenarios.



Pedestrian and Bicycle

The proposed amendment is located along a Tier 2 Regional Bicycle and Trail Network (RBTN) Corridor (Highway 7). A multi-use trail is planned along Highway 7 and will provide access to the proposed development. The proposed amendment also calls for internal pedestrian and bicycle connectivity throughout the subject site. Internal multimodal facilities are expected to serve the future RBTN route along Highway 7.

Freight

Highway 7 is identified as a Principal Arterial roadway and is a Tier 3 Regional Truck Corridor. The proposed amendment will result in additional daily trips along Highway 7 but is not expected to impact freight operations.

Advisory Comments

MnDOT is planning to construct improvements along Highway 7 through the project area in 2029. The community and developer should coordinate with MnDOT on any new access locations for the proposed development and develop internal non-motorized connections to the planned multiuse trail along Highway 7 which is a Tier 2 RBTN Corridor.

Consistency with Council Policy

The amendment is consistent with Council policies for forecasts, land use, housing, and water supply. Additional review comments are detailed below.

Forecasts

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

City and Council staff have corresponded regarding a minor forecast adjustment with the current plan amendment. Council staff find the subject development associated with the proposed amendment along with other known and potential developments will advance Minnetrista beyond 3,800 households (the Metropolitan Council's forecast for 2040), but not beyond the 5,000 households discussed in the City's 2040 Plan. Amendment materials indicate, "The City will evaluate the need for [additional] forecast adjustment during its 2050 Comprehensive Plan process."

City and Council staff agree to the adjustments to the 2030, 2040, and 2050 timepoints in the Imagine 2050 forecast as shown below in Table 1 (changes underlined).

The Metropolitan Council calculates the forecast for wastewater planning (Blue Lake Facility) to be 2,105 sewer-served households in 2020, 2,925 households in 2030, 3,315 households in 2040, 3,715 households in 2050. The Metropolitan Council will revise the forecast, as shown, simultaneously with action on the Plan Amendment. The Affordable Housing Need calculation for Minnetrista is unchanged.

Table 1. Metropolitan Council City of Minnetrista Forecasts

Category	Census 2020	Current Approved Forecast			Forecast Revision		
		2030	2040	2050	2030	2040	2050
Population	8,262	10,200	11,300	12,500	<u>10,700</u>	<u>11,800</u>	<u>13,000</u>
Households	2,765	3,410	3,800	4,200	<u>3,600</u>	<u>4,000</u>	<u>4,400</u>
Employment	652	940	1,140	1,380	940	1,140	1,380

Land Use

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

The amendment is consistent with regional policy for land use. The amendment proposes to reguide 151 acres from Urban Reserve to Residential Low-Medium located at 7385 Highway 7 and portions of 7501 and 7635 Highway 7.

The community designation of the amendment site is Diversified Rural. The proposed amendment necessitates a community designation change of the amendment site to Suburban Edge. The community designation change facilitates the expansion of the MUSA to accommodate the proposed development of single-family and townhomes for approximately 357 new housing units as proposed in a concept plan.

With this amendment, the City's overall net residential density decreases from 3.9 to 3.8. As shown in Table 2, the proposed amendment keeps the City's net residential density aligned with the Imagine 2050 expectation for the Suburban Edge community designation, which is a minimum of 3.5 units per acre.

Table 2. Planned Residential Density, City of Minnetrista

2018-2040 Change					
Category	Min	Density Max	Net Acres	Min Units	Max Units
Residential Low	2	3.5	219.7	439	769
Residential Low-Medium	3.5	6	213.8	748	1,283
Residential Medium	6	12	43.1	259	517
Residential High	12	60	44.0	528	1,320
TOTALS			520.6	1,974	3,889
Overall Density				3.8	7.5

Advisory Comments

Staff notes that the subject amendment is submitted with a concept plan prior to plat approval. To be consistent with the City's Residential Low-Medium land use, an approved plat needs to achieve a net density of at least 3.5 units per acre and no more than 6 units per acre. Any plat that falls below 3.5 units per acre, or other inconsistency with the Residential Low-Medium land use, would require a separate amendment and would risk inconsistency with the regional density policy and eligibility for MUSA expansion in accordance with the MUSA Implementation Guidelines adopted in February of 2026 ([Business Item 2026-19](#)).

Please note that sewer extension permits cannot be issued for developments that are inconsistent with regional density policy and the authorized local comprehensive plan. A plat demonstrating policy consistency is important so that there are no project delays in the future. As noted in the EAW Figure 3 Concept Plan and applicable to the concept plan submitted with the subject amendment, the 3.5 units per acre density is only met if the pond outlets are publicly owned and maintained and therefore netted out of the density calculation. The 3.5 units per acre density is not met if the pond outlets are not publicly owned and maintained. Please reach out to your Sector Representative if you have any questions.

Housing

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

The amendment is consistent with the Housing Policy. The Plan currently provides sufficient land to address its share of the region's 2021-2030 need for affordable housing, which is 318 units. The proposed amendment includes changes to residential land uses that do not impact the City's inventory of land guided to support the development of low- and moderate-income housing. At guided densities that support the development of affordable housing (minimum 6 units per acre for units affordable between 51-80% AMI and minimum 12 units an acre for units at or below 50% AMI), the City's Plan identifies enough acreage to support 353 units.

The City is not currently a participant in the Livable Communities Act program.

Water Resources

Reviewer: Jessica Collin-Pilarski, ES – Water Supply and Surface Water (651-602-1345)

The amendment is consistent with the 2040 WRPP and Imagine 2050 WPP for water supply and policies related to sustainable water supplies.

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

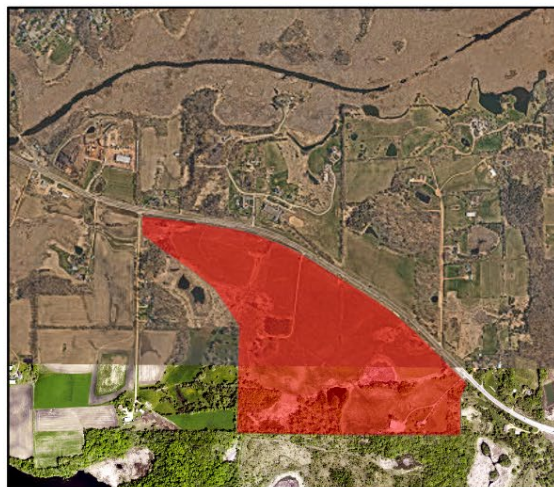
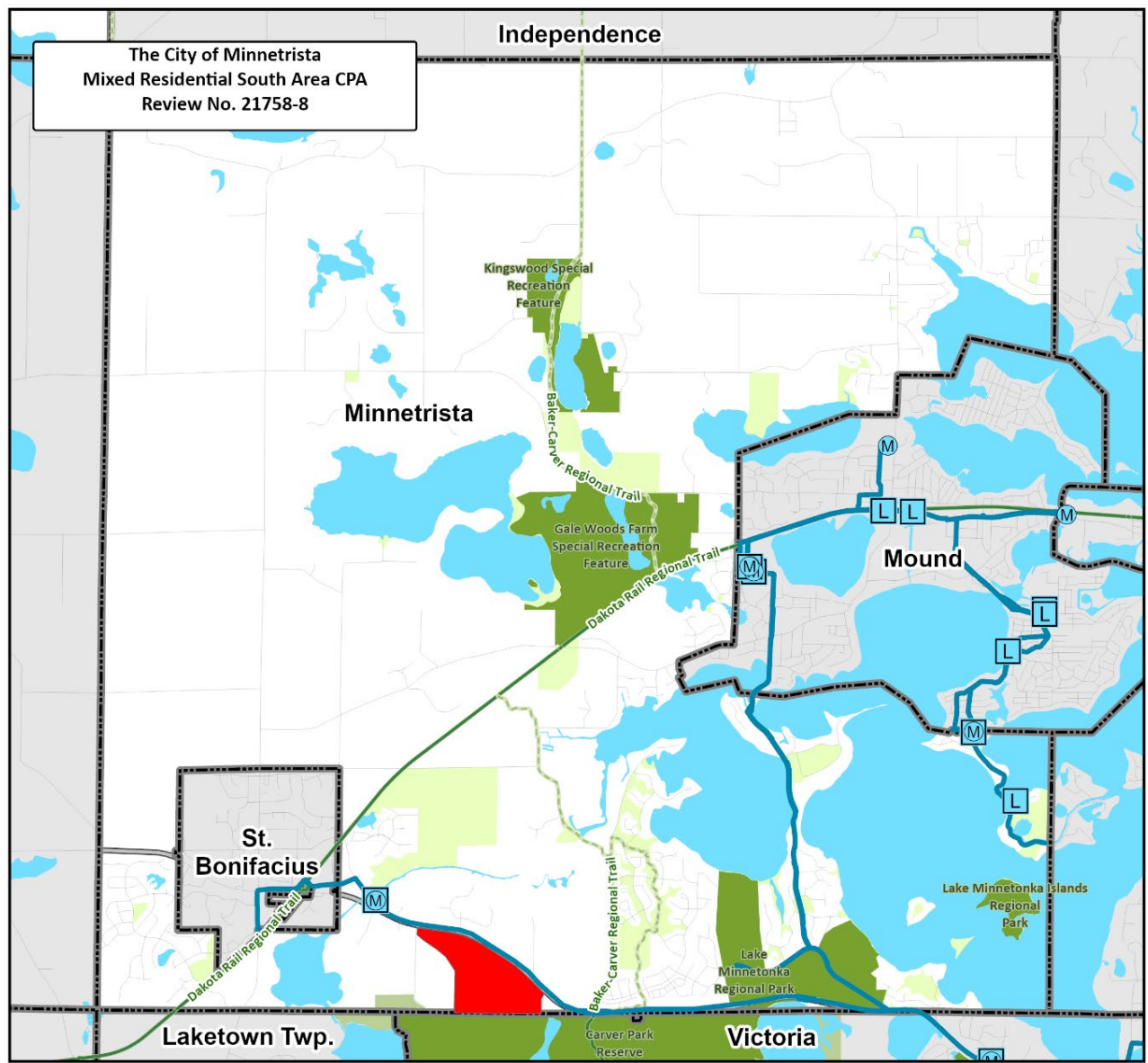
The proposed amendment is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified.

ATTACHMENTS

- Figure 1: Location Map Showing Regional Systems
- Figure 2: Location Map Showing Thrive 2040 Community Designation
- Figure 3a: Location Map Showing Current Imagine 2050 Community Designation
- Figure 3b: Location Map Showing Proposed Imagine 2050 Community Designation
- Figure 4a: Current Land Use Guiding
- Figure 4b: 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
- WTP MCES Treatment Plants

Regional Highway System

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

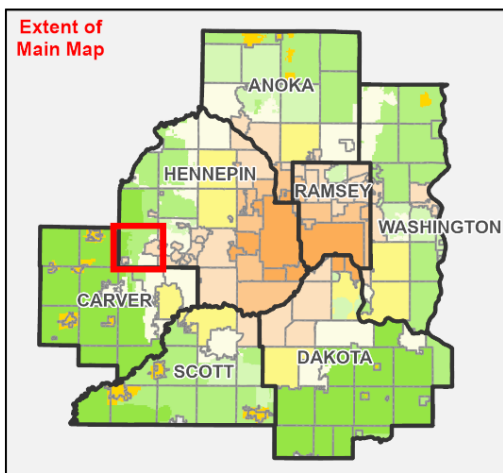
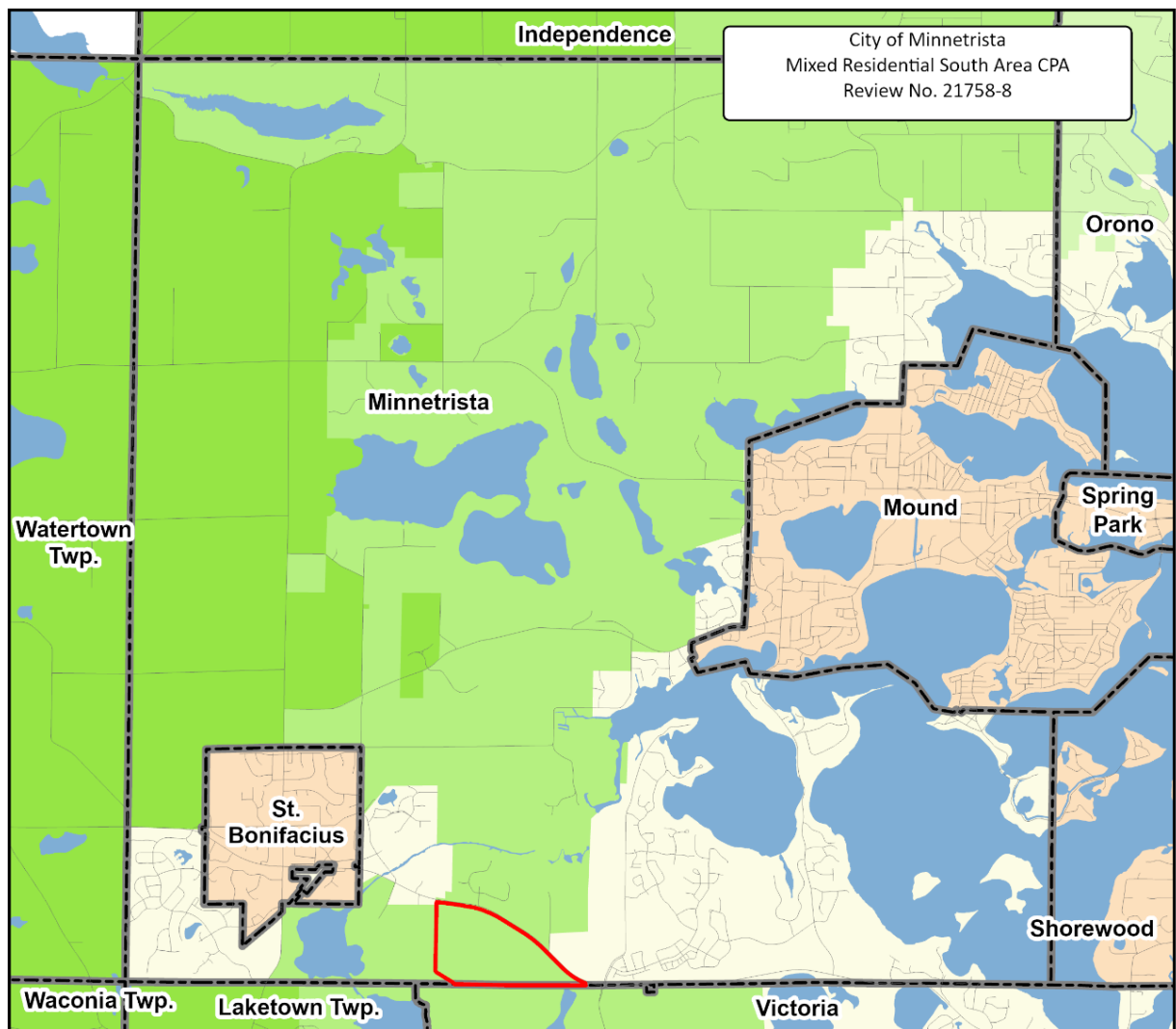
Regional Parks

- 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 Thrive 2040 Community Designation



ThriveMSP 2040 Community Designations

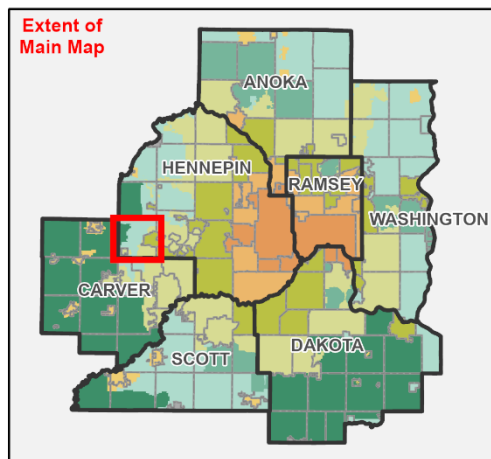
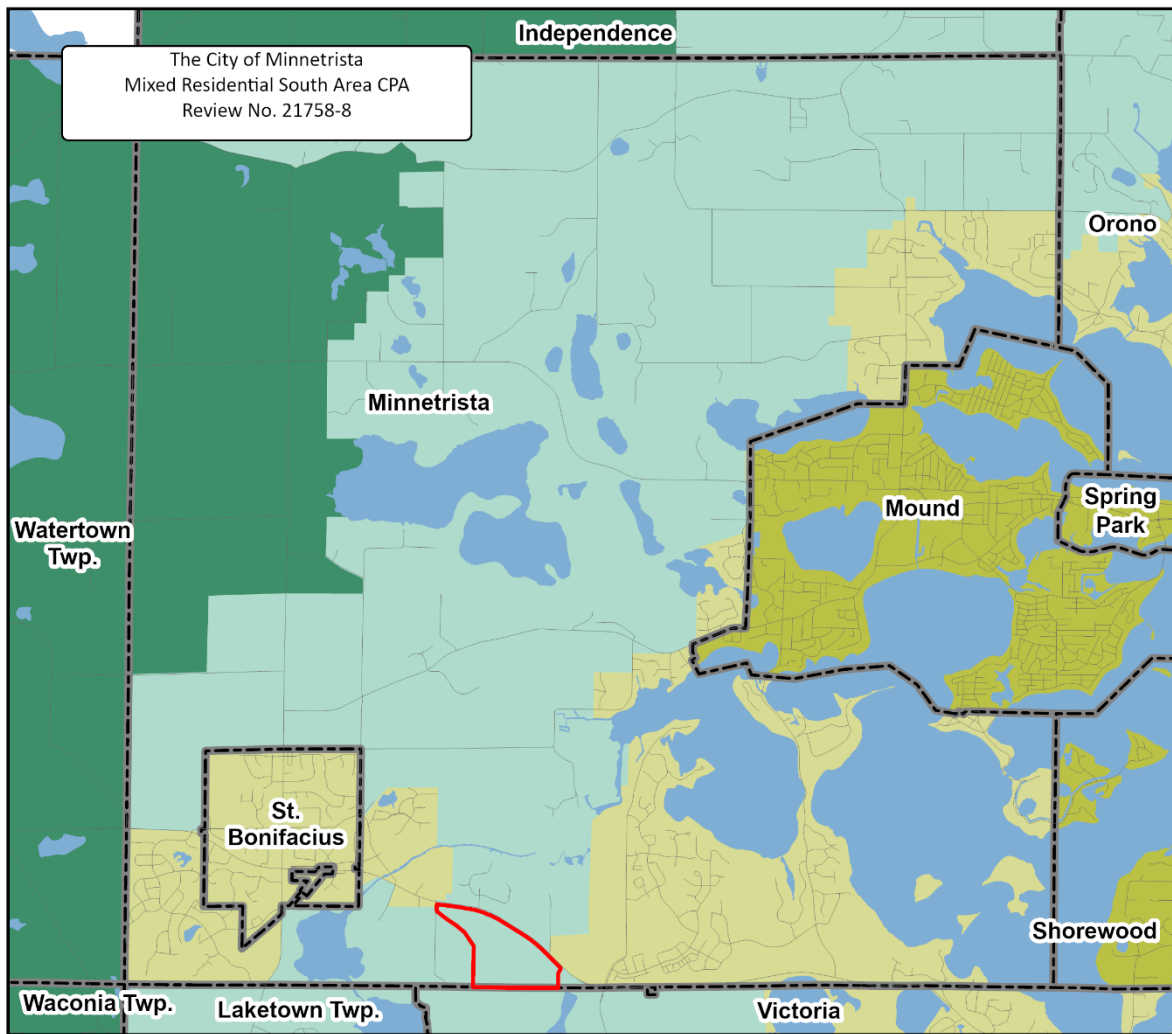
- Agricultural
- Rural Residential
- Diversified Rural
- Rural Center
- Emerging Suburban Edge
- Suburban Edge
- Suburban
- Urban
- Urban Center



Metropolitan Council



Figure 3a. Location Map Showing Current Imagine 2050 Community Designation

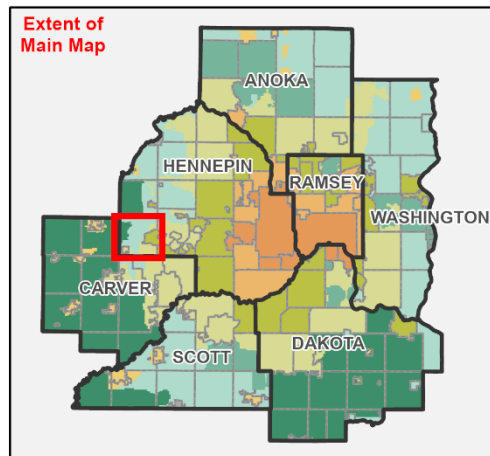
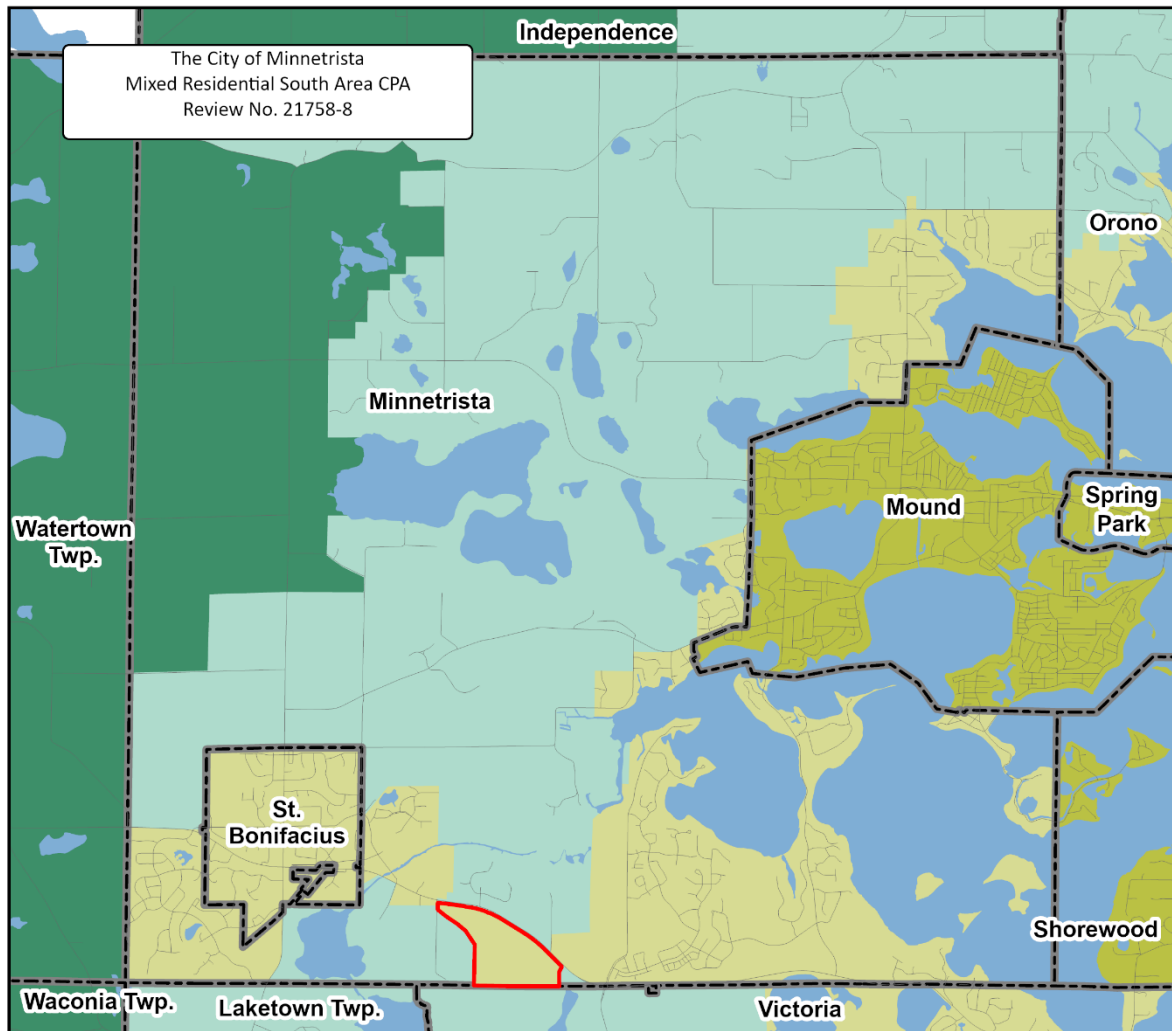


Imagine 2050 Community Designations

- Urban
- Urban Edge
- Suburban
- Suburban Edge
- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non-Council Community



Figure 3b. Location Map Showing Proposed Imagine 2050 Community Designation



Imagine 2050 Community Designations

- Urban
- Urban Edge
- Suburban
- Suburban Edge
- Rural Center
- Diversified Rural
- Rural Residential
- Agricultural
- Non-Council Community



Figure 4a. Current Land Use Guiding

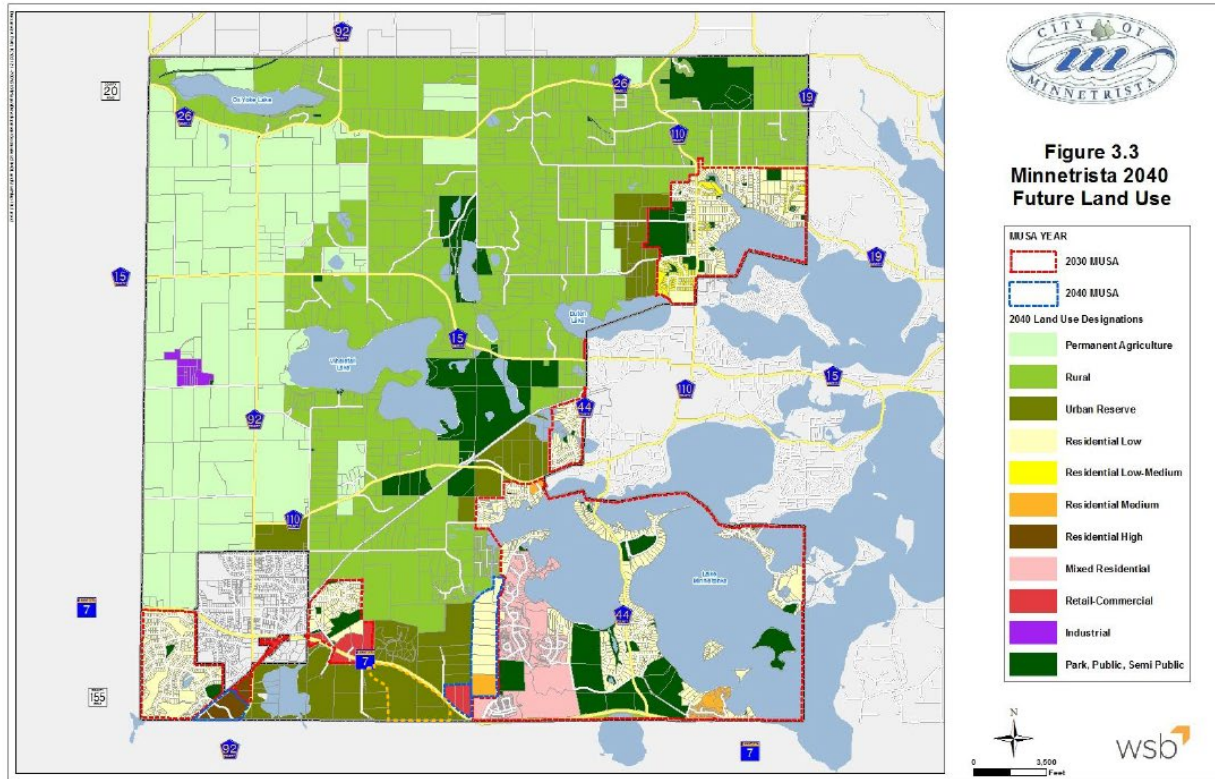
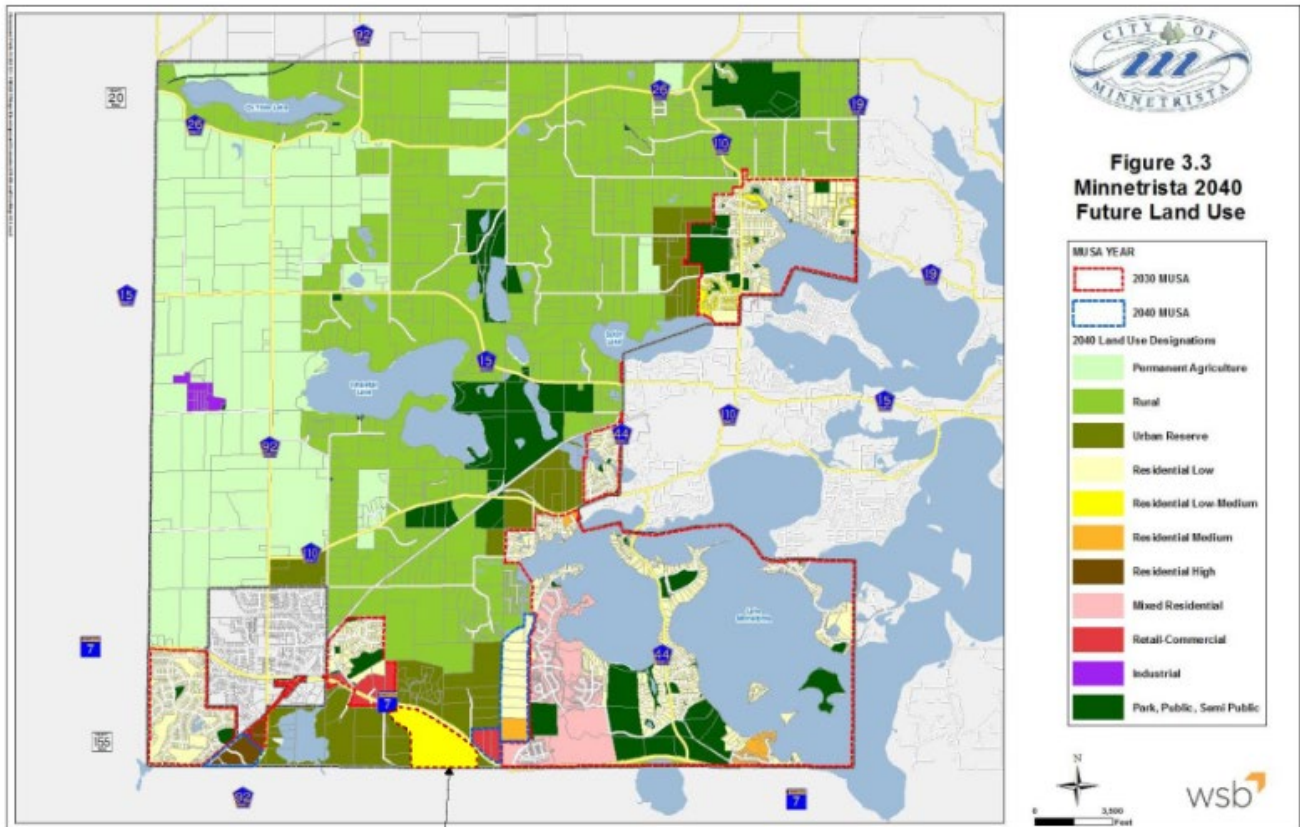


Figure 4b. Proposed Land Use Guiding



Proposed Change from
Urban Reserve to
Residential
Low-Medium and MUSA
Expansion



2040 Comprehensive Plan 3-10

