



City of Minnetrista 2025 Amendment to 2040 Comprehensive Plan Adjacent and Affected Jurisdiction Review and Comment Form

October 3, 2025

To: Sarah Smith, City of Mound
Brenda Fisk, City of St. Bonifacius
Melanie Curtiss/Laura Oakden, City of Orono
Mark Kaltsas, City of Independence
Leanne Kunze, Laketown Township
Wayne Hubin, Watertown Township
Jodi Wentland, Hennepin County Administrator
David Hemze, Carver County Administrator
Chad Ellos/Douglas Heidemann, Hennepin County Transportation
Boe Carlson/Danny McCullough, Three Rivers Park District
Kevin Borg, Westonka School District (ISD No. 277)
Tod Sherman, MnDOT
North Metro Area Hydrologist, MnDNR
James Wisker/Becky Christopher/Maggie Menden/Veronica Sannes, Minnehaha Creek Watershed District
Jessica Galatz, Hennepin County Regional Rail Authority
Shawn James, Metropolitan Council

Per Minnesota Statute [473.858 Subd. 2](#) and the Metropolitan Council, the City of Minnetrista is distributing a proposed amendment to its 2040 Comprehensive Plan for your review and comment.

The applicant is requesting a Comprehensive Plan Amendment to amend the properties located at 7385, 7501 and 7635 State Highway 7 and 4520 Grimm Road (a total of approximately 162 gross acres) from Urban Reserve to Residential Low Medium. This Comprehensive Plan Amendment will expand the City's existing Metropolitan Urban Services Area (MUSA), as these properties are not within the current MUSA and will require urban services to develop. A depiction of the land use change has been attached for reference.

It is respectfully requested that you review the proposed 2040 Comprehensive Plan Amendment and send any comments or an indication of no comment as soon as possible but no later than **4:30 p.m. on Wednesday, December 3, 2025**. Your response can be sent to Nickolas Olson, Senior City Planner, via email to nolson@ci.minnetrista.mn.us or in writing to City of Minnetrista, 7701 County Road 110W, Minnetrista, MN 55364. In the event that there are questions regarding the proposed amendment to 2040 Comprehensive Plan, or if additional information is needed, please contact Nickolas Olson at the email above. If another representative in your agency is responsible for or coordinating reviews of amendments to Comprehensive Plans, please forward this information and let the Nickolas Olson at the City of Minnetrista know who should be contacted in the future. On behalf of the City of Minnetrista, thank you in advance for your assistance and prompt response.



**City of Minnetrista 2025 Amendment to 2040 Comprehensive Plan
Adjacent and Affected Jurisdiction Review and Comment Form**

Date: _____

Jurisdiction: _____

Reviewer Name (Print): _____

Reviewer Title: _____

Reviewer Signature: _____

Please check the appropriate box:

- ☐ We have reviewed the proposed 2025 Comprehensive Plan Amendment, do not have any comments, and are therefore waiving further review.
- ☐ We have reviewed the proposed 2025 Comprehensive Plan Amendment and offer the following comments (attach additional sheets if necessary).

Your prompt review and response is respectfully requested as soon as possible but no later than 4:30 p.m. on Wednesday, December 3, 2025. Your response can be sent to Nickolas Olson, Senior City Planner, via email to nolson@ci.minnetrista.mn.us or by mail to City of Minnetrista, 7701 County Road 110W, Minnetrista, MN 55364.

COMPREHENSIVE PLAN
AMENDMENT REQUEST –
7385, 7501 AND 7635
STATE HIGHWAY 7 AND
4520 GRIMM ROAD

INTRODUCTION

M/I Homes of Minneapolis/St. Paul, LLC (M/I Homes), partnering with Rachel Development, Inc., is submitting application for a Comprehensive Plan Amendment to amend the properties located at 7385, 7501 and 7635 State Highway 7 and 4520 Grimm Road (a total of approximately 162 gross acres) from Urban Reserve to Residential Low Medium. This Comprehensive Plan Amendment will expand the City's existing Metropolitan Urban Services Area (MUSA), as these properties are not within the current MUSA and will require urban services to develop.

MUSA EXPANSION

As previously mentioned, the land use designation of the properties is Urban Reserve, an area of the City identified as a future urban area in the event of a MUSA expansion. A significant amount of acreage in the current 2040 MUSA included what was once undeveloped acreage but is now fully platted as Woodland Cove development (approximately 178.6 net acres). Woodland Cove will be fully built out by next year with no vacant lots. According to Zonda, there are currently only 63 vacant developed lots within the City. Additionally, while there are still approximately 214 net acres of undeveloped Residential Low density land and 43 net acres of undeveloped Residential Medium density land located within the City's MUSA, a large portion of this acreage is located to the east of Kings Point Road (approximately 115 gross acres of Residential Low and approximately 30 gross acres of Residential Medium). This area consists mostly of parcels around 10 acres in size. Development of this area would likely require an assemblage of land, engaging several different property owners, which causes uncertainty in timing on when this area may develop. There are also approximately 60 gross acres of undeveloped land on the west side of the City planned for Residential High-density development, but it is unknown at this time when this area will develop. Expansion of the MUSA to large developable parcels owned by a willing seller will help ensure that development within the City will continue in the near future and that the City will be on track to meet population projections outlined by the Metropolitan Council.

LAND USE CATEGORY

The Metropolitan Council has informed the City that property brought into the MUSA will need to comply with the Metropolitan Council's 2050 Systems Statement. The 2050 Systems Statement designates this portion of the City as Suburban Edge, where the predominant development pattern is low- or medium-density residential subdivisions. Suburban Edge communities will be required to have an average net density of 3.5 units per acre.

In order to avoid transferring required density elsewhere in the City, development will likely require a density of around 3-3.5 units per acre. The City's current Residential Low land use category is 1.15-4 units per acre. Because the Metropolitan Council calculates average net density using the minimum allowable density, this land use category cannot be used. Further, given the proximity of the proposed development to Highway 7, it makes sense for the property to be developed at a higher density than the minimum allowed in the Residential Low land use category. The City had a Residential Low-Medium land use designation with 3-5 units/acre, intended for small-lot single family home development, that is limited to areas guided in the 2030 plan. This designation was no longer used in the 2040 Comprehensive Plan because this land use category produces housing styles not commonly developed in the community. Given the required net density outlined in

Comprehensive Plan Amendment Request

the 2050 Systems Statement, however, it would make sense to allow this density range to create a flexibility of housing options within the City and allow developers and homebuilders to meet market demand. As such, we are proposing to bring the Residential Low-Medium land use category back for this development, with the goal of developing at around 3 units per acre but are willing to increase density if needed to 3.5 units per acre in order to prevent required density transfer to elsewhere in the city, as well as the flexibility to allow housing product to meet market demand.

SKETCH PLAN

We are currently developing a sketch plan for this property that we aim to have available for review by mid-October. We plan to develop as a Planned Unit Development, similar to approved standards within Woodland Cove with slight amendments made in response to market demand and City input. The concept plan will likely include 410-475 units. As previously mentioned, the gross acreage of the properties total approximately 162 acres with approximately 22 possible wetland acres, though a final Notice of Decision regarding the final wetland acreage has not yet been made. A final wetland delineation, among other factors determined by the sketch plan, will determine a better idea of proposed density.

CONCLUSION/SUMMARY

In conclusion, we are proposing a Comprehensive Plan Amendment of the aforementioned properties from Urban Reserve to Low-Medium Residential based on the following:

- A minimal number of vacant developed lots within the City.
- Unknown timing of future development, a large portion of which will require an assemblage of smaller parcels.
- A goal to meet the Metropolitan Council's 2050 Systems Statement.

