

CITY OF MINNETRISTA



CITY COUNCIL BUSINESS ITEM

Subject: Application from Bahram Akradi for a comprehensive plan amendment and expansion of the Metropolitan Urban Services Area (MUSA) for the properties located along State Highway 7.

Prepared By: Nickolas Olson, Senior City Planner
Through: David Abel, Community Development Director

Meeting Date: February 18, 2026

Overview: Application from Bahram Akradi (the “Applicant”) for a comprehensive plan amendment to change the future land use in the 2040 Minnetrista Comprehensive Plan from Urban Reserve to Residential Low-Medium and expansion of the Metropolitan Urban Services Area (MUSA) for the properties located at 7385, 7501 and 7635 State Highway 7; Staged Development District; PID #'s 33-117-24-43-0003, 33-117-24-42-0003, 33-117-24-32-0001 (collectively the “Properties”).

Background: The Applicant is working with M/I Homes and Rachel Development to develop a concept plan for approximately 162 gross acres included with this Comprehensive Plan Amendment request. The net acreage is roughly 120 acres without subtracting stormwater ponding and 101 acres if the stormwater ponding is subtracted. This is a discussion point to be had with the Met Council. The proposed concept will meet the expected 3.5 units/acre in the Met Council’s 2050 System Statements.

Discussion: The requested Comprehensive Plan Amendment is in compliance with the goals and policies set forth in the 2040 Comprehensive Plan. The Properties are presently guided for Urban Reserve. In order to facilitate future development, the Applicant is requesting to change the guidance of the Properties to Residential Low-Medium. This is an existing land use category that was removed for all future development with the 2040 update, but maintained for existing developed parcels. Given the expected density, this land use category is the most appropriate for the Properties. In addition to adding back the Residential Low-Medium, the minimum density for the Residential Low will need to be increased from 1.15 to 2 units/acre in accordance with the Met Council guidelines for density of 3.5 units/acre overall for the City.

Neighborhood Comments: Notices were sent out to all property owners within 500 feet of the subject property. To date, staff has spoken with 1 neighboring property owner and explained the request. No formal written comments or concerns regarding this request have been received.

Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

Planning Commission Recommendation: The Applicant's request was presented to the Planning Commission at their October 25, 2025 meeting. At that meeting, the Planning Commission held the required public hearing. Between the Applicant and those from the public in attendance, around 9 people spoke on matters primarily related to traffic, property impacts, and the city's long-range growth plans. After holding the hearing and receiving public testimony on the request, the Planning Commission discussed amongst themselves and ultimately made a motion to recommend the city council approve the comprehensive plan amendment. Motion passed 4-1 (Nay – Gangsted). Absent: Young, Livermore, Rognli, and Taylor.

Conclusion: The City Council should review the staff report and the recommendation of the Planning Commission. After review, the City Council should consider the entire record before it prior to making a motion. Along with making a motion, findings of fact should be made which support the motion. Findings of fact based on the information submitted by the Applicant may be as follows:

1. The Property is presently zoned Staged Development District, which is consistent with the proposed Residential Low-Medium future land use designation;
2. The proposed comprehensive plan amendment will not alter the system statement or forecasts determined by the Metropolitan Council for the City; and
3. The proposed comprehensive plan amendment is in compliance with the goals and policies set forth in the 2040 Comprehensive Plan.

Recommended Action: Motion to adopt a resolution to approve the requested Comprehensive Plan Amendment at 7385, 7501 and 7635 State Highway 7; Staged Development District based on certain findings of fact outlined in the staff report and subject to the following conditions:

1. The Applicant obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property as required; and
2. The Applicant is responsible for all fees incurred by the City in review of this application.

Attachments:

1. Location Map
2. Applicant's Narrative
3. Proposed Concept Plan
4. Res. No. 22-26 Approve Comprehensive Plan Amendment along Highway 7




Mission Statement:

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7385, 7501 and 7635 State Highway 7 and 4520 Grimm Road



1 in = 800 Ft

-  City Boundary
-  City Mask
-  Address Labels



COMPREHENSIVE PLAN
AMENDMENT/SKETCH
PLAN AND SIMPLE
SUBDIVISION 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 a portion of 7635 State Highway 7 (a total of approximately 140 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. With the Comprehensive Plan Amendment, we are providing a draft sketch plan to demonstrate an anticipated layout showing developable area and a plan that meets the required density and are also requesting a simple subdivision to make 4520 Grimm Road a larger parcel, reducing the lot size of 7635 State Highway 7. We are requesting that 4520 Grimm Road remain in Urban Reserve and the remaining portion of 7635 State Highway 7 be re-guided to Residential Low Medium.

MUSA EXPANSION

As previously mentioned, the current 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 require a minimum density of 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 the 2050 Systems Statement, however, it would make sense to allow this density range to create a flexibility

Comprehensive Plan Amendment/Simple Subdivision/Sketch Plan Requests

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.

SIMPLE SUBDIVISION

As previously stated, we are requesting a simple subdivision/lot line adjustment to increase the size of 4520 Grimm Road and are proposing that this adjusted lot remain in Urban Reserve. The reason for this is that a large portion of the west half of the site is undevelopable due to wetland and wetland buffer easements/restrictions that were recorded against the property in the early 2010’s. Because of this, we are proposing that this portion remain in Urban Reserve. This lot line adjustment will also reduce the size of 7635 Highway 7, and we are requesting that this portion of 7635 Highway 7 be re-guided to Residential Low-Medium. Existing and proposed legal descriptions of these two parcels have been provided with this application.

SKETCH PLAN

We plan to develop as a Planned Unit Development (PUD), similar to approved standards within Woodland Cove with slight amendments made in response to market demand and City input. As previously mentioned, the gross acreage of the properties we are proposing develop is approximately 140 acres. We are proposing 357 homes on the site, and netting out steep slopes, wetlands and wetland buffers, and city-owned stormwater outlots, there are approximately 101 net acres, which equals a density of 3.53 units per acre. This proposed density meets the minimum required density from the Met Council 2050 Systems Statement.

There are two proposed access points off of Highway 7 – one at the southeast of the proposed development and one at the center of the development. A traffic study for the proposed development has commenced, and the findings so far have supported these as full access with the addition of turn lanes. The final traffic study will be submitted with the preliminary plat application.

The table below shows zoning standards for the R-2(A) in place compared with proposed standards and those previously approved for Woodland Cove

Standard	R-2(A) Requirement	Proposed 40’ Lots	Proposed 50’ Lots	Proposed 65’ Lots	Proposed Townhome Lots	Approved Woodland Cove Standard
<i>Minimum net density</i>	3 units per acre	N/A	N/A	N/A	N/A	N/A
<i>Maximum net density</i>	3.5 units per acre	3.5 units per acre	3.5 units per acre	3.5 units per acre	3.5 units per acre	3.5 units per acre
<i>Minimum lot area (sq. ft)</i>	9,500 square feet	5,000 square feet	6,000 square feet	7,500 square feet	1,700 square feet	Lakefront and Custom Lots: 16,000-21,000 square feet Large Lots: 10,800 square feet Medium Lots: 8,000 square feet Small Lots: 6,000 square feet

Comprehensive Plan Amendment/Simple Subdivision/Sketch Plan Requests

<i>Lot depth (ft.)</i>	100 feet	120 feet	120 feet	120 feet	70 feet	Lakefront and Custom Lots: 130 feet All other lots: 100 feet
<i>Lot width (ft.) (measured at OHW and building setback line)</i>	70 feet	40 feet	50 feet	60 feet	24 feet	Lakefront and Custom Lots: 100 feet Large Lots: 90 feet Medium Lots: 75 feet Small Lots: 50 feet
<i>Maximum lot coverage-all impervious (%)</i>	45%	TBD with Preliminary Plat	TBD with Preliminary Plat	TBD with Preliminary Plat	TBD with Preliminary Plat	Per lot basis
<i>Front yard setback</i>						
- principal structure	30 feet	25 feet	25 feet	25 feet	25 feet	25 feet
<i>Side Yard Setback</i>						
- principal structure (including attached accessory structures)	10 feet	5 feet	5 feet	7.5 feet	15-foot spacing between buildings	Lakefront and Custom Lots: 10 feet All other lots: 5 feet
<i>Non-Lakeshore rear yard setback</i>						
- principal structure	25 feet	20 feet	20 feet	20 feet	20 feet to right-of- way and 40-foot spacing between rear of buildings	Lakefront Lots: 35 feet Custom and Large Lots: 25 feet All other lots: 20 feet
<i>Lakeshore rear yard (streetside) setback</i>						
- principal structure	20 feet	20 feet	20 feet	20 feet	20 feet	Lakeshore and Custom Lots: 20 feet All other lots: 15 feet
<i>Maximum building height (ft./stories)***</i>	35 feet/3 stories	35 feet	35 feet	35 feet	35 feet	35 feet

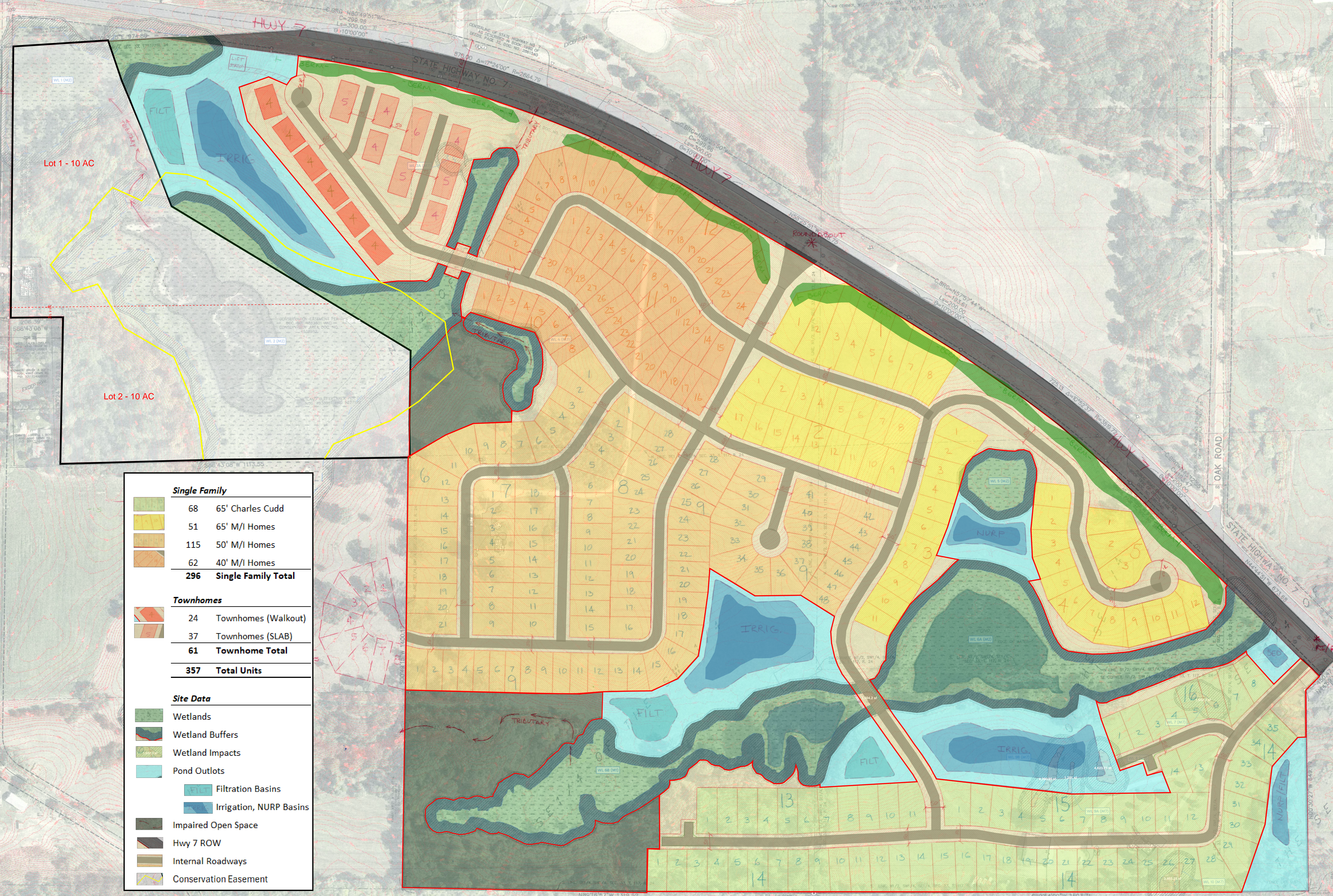
CONCLUSION/SUMMARY

In conclusion, we are proposing a Comprehensive Plan Amendment of the aforementioned properties from Urban Reserve to Low-Medium Residential as well as a simple subdivision/lot line adjustment to 4520 Grimm Road and 7635 Highway 7 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.

An Environmental Assessment Worksheet (EAW) is currently being done for the property. Once that has been finalized, the Comprehensive Plan Amendment will be submitted to the Metropolitan Council for review and approval. Following this approval, a preliminary plat and PUD application will be submitted to the City for review.

M/I - Rachel Concept Plan



Single Family	
68	65' Charles Cudd
51	65' M/I Homes
115	50' M/I Homes
62	40' M/I Homes
296	Single Family Total
Townhomes	
24	Townhomes (Walkout)
37	Townhomes (SLAB)
61	Townhome Total
357	Total Units
Site Data	
[Green]	Wetlands
[Dark Green]	Wetland Buffers
[Light Green]	Wetland Impacts
[Blue]	Pond Outlets
[Light Blue]	Filtration Basins
[Dark Blue]	Irrigation, NURP Basins
[Dark Brown]	Impaired Open Space
[Grey]	Hwy 7 ROW
[Brown]	Internal Roadways
[Yellow]	Conservation Easement

RESOLUTION NO. 22-26

CITY OF MINNETRISTA

RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM URBAN RESERVE TO RESIDENTIAL LOW-MEDIUM FOR 7385, 7501, AND 7635 HIGHWAY 7 AND AUTHORIZE STAFF TO SUBMIT A COMPREHENSIVE PLAN AMENDMENT FOR THE SAME TO THE METROPOLITAN COUNCIL

WHEREAS, the city of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, the City in 2019 adopted its comprehensive plan (the “Comprehensive Plan”) to promote the orderly, economic, and safe development and utilization of land within Minnetrista; and

WHEREAS, Bahram Akradi (the “Applicant”) is the fee owner of the land located at 7385, 7501, and 7635 Highway 7 (collectively the “Properties”) described as Exhibit A attached hereto; and

WHEREAS, the Applicant has applied for a Comprehensive Plan Amendment from Urban Reserve to Residential Low-Medium in accordance with City Code; and

WHEREAS, in addition to the proposed land use change, the minimum density of Residential Low will need to be adjusted from 1.15 to 2 units/acre in accordance with Metropolitan Council density guidelines; and

WHEREAS, on October 25, 2025, the Minnetrista Planning Commission considered the Comprehensive Plan Amendment, held a public hearing and, after consideration of the record before it, voted 4-1 in favor of recommending approval of the requested Comprehensive Plan Amendment; and

WHEREAS, the City Council has reviewed the application, as submitted, and has made the following findings of fact:

1. The proposed comprehensive plan amendment will not alter the system statement or forecasts determined by the Metropolitan Council for the City; and
2. The proposed comprehensive plan amendment is in compliance with the goals and policies set forth in the 2040 Comprehensive Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the city of Minnetrista, based on the above findings of fact, hereby approves the amendment to the

Comprehensive Plan that amends the land use designation of 7385, 7501, and 7635 Highway 7 from Urban Reserve to Residential Low-Medium.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the city of Minnetrista hereby authorizes and directs staff to submit a comprehensive plan amendment consistent herewith to the Metropolitan Council for review and approval.

This resolution was adopted by the City Council of the City of Minnetrista on this 18th day of February, 2026 by a vote of ___ ayes and ___ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT A

Legal Description of the Property:

That part of the following described property lying southerly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 286154:

PARCEL 1:

Par 1:

That part of the Northwest Quarter of the Southeast Quarter of Section 33, Township 117, Range 24, described as beginning at a point on the East line of said Northwest Quarter of the Southeast Quarter distant 396 feet South from the Northeast corner of said Northwest Quarter of the Southeast Quarter; thence West at right angles to said East line 148.5 feet; thence South at right angles 330 feet; thence East at right angles 148.5 feet to said East line; thence North, along said East line, 330 feet to the point of beginning.

Par 2:

That part of the following described property:

The Southeast Quarter of the Southwest Quarter of Section 33, Township 117, Range 24

and

The North Half of the Southwest Quarter of Section 33, Township 117, Range 24, except 3 tracts of land described as follows:

- 1) That part of said North Half of the Southwest Quarter lying Northeasterly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 2861540 (regarding Parcel 21);
 - 2) The North 165 feet of the South 643.5 feet of the West 132 feet of said North Half of the Southwest Quarter;
- and
- 3) The South 478.50 feet of the West 206.25 feet of said North Half of the Southwest Quarter.

which lies easterly of the following described line:

Beginning at the southeast corner of the Northwest Quarter of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 49 minutes 15 seconds East, assumed bearing of said Northwest Quarter of Southwest Quarter, a distance of 350.00 feet; thence North 59 degrees 25 minutes 22 seconds West a distance of 890.79 feet; thence North 22 degrees 01 minute 51 seconds West a distance of 582.17 feet to the north line of said Northwest Quarter of Southwest Quarter.

Par 3:

That part of the West Half of the Southeast Quarter of Section 33, Township 117, Range 24, described as beginning at the Northeast corner of said West Half of the Southeast Quarter; thence South along the East line of said West Half of the Southeast Quarter a distance of 396 feet; thence West at right angles 148.5 feet; thence South at right angles 330 feet; thence East at right

angles 148.5 feet to said East line of the West Half of the Southeast Quarter; thence South along said East line to the Southeast corner of the North Half of the Southwest Quarter of said Southeast Quarter; thence West along the South line of said North Half of the Southwest Quarter of the Southeast Quarter to the Southwest corner of said North Half; thence North along the West line of said West Half of the Southeast Quarter to the Northwest corner of said West Half of the Southeast Quarter; thence East along the North line of said West Half of the Southeast Quarter to the point of beginning.

PARCEL 2:

The South Half of the Southwest Quarter of the Southeast Quarter of Section 33, Township 117, Range 24, Hennepin County, Minnesota.

And also that part of the Southeast Quarter of the Southeast Quarter of said Section 33 lying southwesterly of the centerline of State Trunk Highway 7 as described in Document No. 2861540 files of the County Recorder in and for said Hennepin County, which lies West of the following described line:

Commencing at the Southeast corner of said Section 33; thence on an assumed bearing of North 89 degrees 35' 24" West, along the south line of said Southeast Quarter of the Southeast Quarter, a distance of 1054.40 feet to the point of beginning of the line to be described; thence North 0 degrees 00' 00" East a distance of 649.79 feet; thence North 45 degrees 29' 42" East a distance of 155.28 feet to the centerline of Minnesota State Highway No. 7 and said line there terminating.