

CITY OF MINNETRISTA



CITY COUNCIL BUSINESS ITEM

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**Subject:** Application from S & RB Investments LP for a comprehensive plan amendment and expansion of the Metropolitan Urban Services Area (MUSA) at 9400 Highway 7.

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

**Meeting Date:** February 18, 2026

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**Overview:** Application from S & RB Investments LP (the “Applicant”) for a comprehensive plan amendment to change the future land use in the 2040 Minnetrista Comprehensive Plan from Permanent Agriculture to Residential Low-Medium and expansion of the Metropolitan Urban Services Area (MUSA) for the property located at 9400 Highway 7; AP: Agriculture Preserve Zoning District; PID # 30-117-24-32-0004 (the “Property”).

**Background:** The Applicant is working with Brandl Anderson to develop the approximately 68 gross acres included with this Comprehensive Plan Amendment request. A proposed concept plan has been attached for discussion purposes, and it meets 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 Permanent Agriculture, but were previously guided Urban Reserve in 2030 Comprehensive plan which means this is an area that at one point the City has considered for possible urbanization. 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.

While the Applicant ultimately intends to develop the Properties, the Planning Commission should focus its review and discussion this evening on the Comprehensive Plan Amendment. There has been a concept plan included with the application and the Planning Commission can provide feedback on the concept, but no formal action regarding the concept is required at this time. The Applicant will be required to submit a separate application for any possible subdivision of the Property, at which time the Planning Commission would discuss this matter in greater detail.

**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.

**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.

**Planning Commission Recommendation:** The Applicant's request was presented to the Planning Commission at their January 26, 2026 meeting. At that meeting, the Planning Commission held the required public hearing. Between the Applicant and those from the public in attendance, several 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 6-0. Absent: Young, Rognli, and Gehring.

**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 Property Applicant are as follows:

1. The Property is presently zoned Agriculture Preserve. It is anticipated that a rezoning to Planned Unit Development will be needed in the future, which will be 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 approving the requested Comprehensive Plan Amendment at 9400 State Highway 7 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.

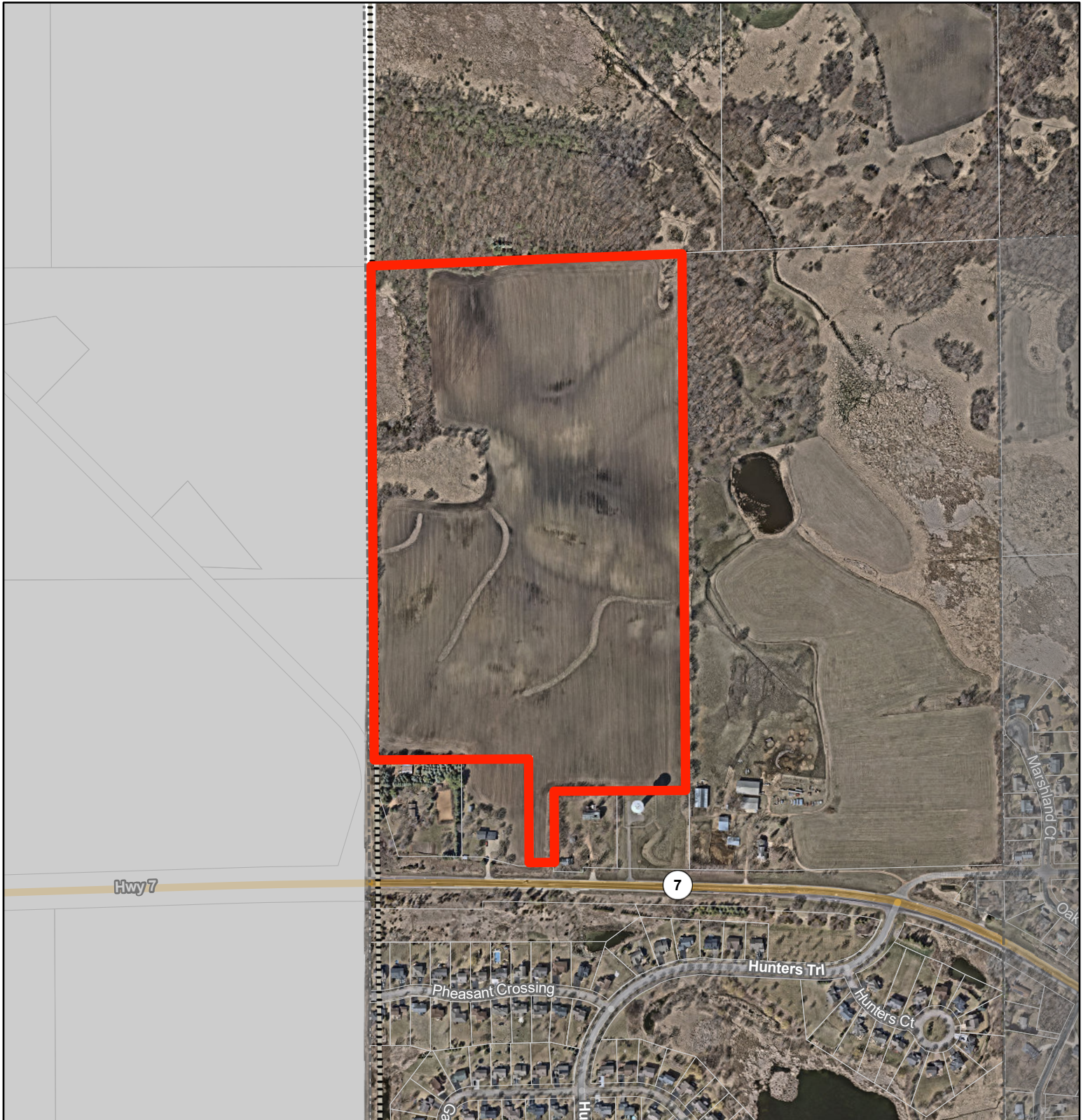
**Attachments:**

1. Location Map
2. Applicant's Narrative
3. Current Concept Plan (subject to change)
4. Proposed Land Use Map
5. Res. No. 23-26 Approving Comprehensive Plan Amendment at 9400 Highway 7



**Mission Statement:**

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# 9400 Highway 7



1 in = 800 Ft

-  City Boundary
-  City Mask
- Address Labels



Comprehensive Plan Amendment Narrative  
Boll Property (PID: 3011724320004)

Applicant: Seven Oaks, LLC (Brandl Anderson Homes)

Address: 221 River Ridge Circle South  
Burnsville, MN 55337

Phone: 952-898-0230

Contact: Chris Contreras - ccontreras@brandlanderson.com

Project Manager: John Anderson - johnbranderson@aol.com  
612-598-4987

Legal Description: Attached

Proposed Plat Name: Seven Oaks

Parcel Acreage: Approximately 67.77 acres or 2,952,061 square feet

Area to be re-guided: The entire parcel is to be re-guided and rezoned.

Current Zoning: AP: Agricultural Preserve Zoning District.

Proposed Zoning: PUD: Planned Unit Development Zoning District.

Current Land Use: Permanent Agriculture.

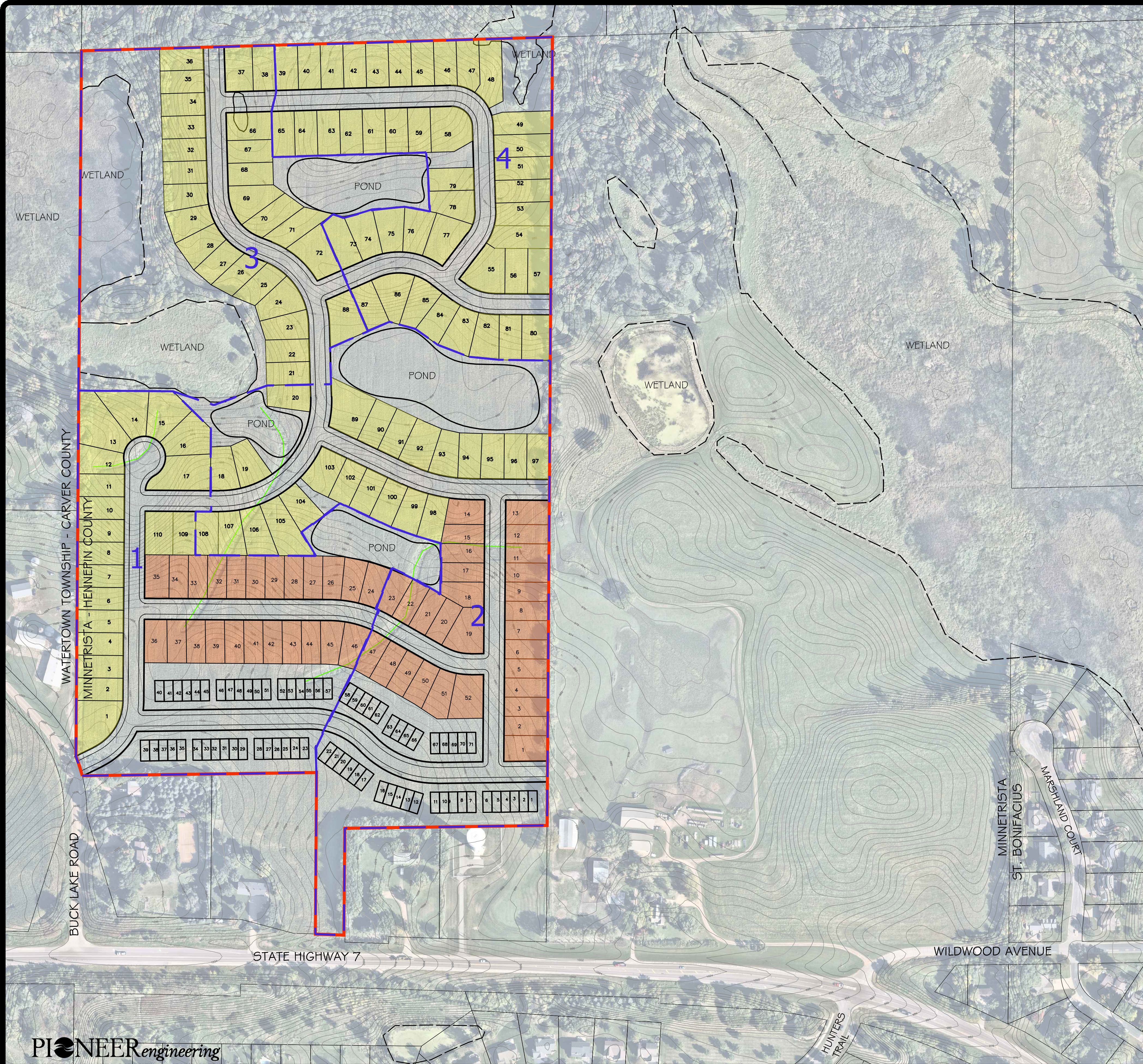
Proposed Land Use: Mixed Residential.

Existing Uses: Agricultural Farmland with some wetlands and wooded areas.

Concept Plan: A concept plan is attached that shows a total of 233 units.  
Single-family (65' wide lots): 110 lots  
Villa (55' wide lots): 52 lots  
Townhomes: 71 units

Compatibility Statement: The proposed comprehensive plan amendment and rezoning would be consistent with the planning of the city since the City of Minnetrista's new water tower on the north side of Trunk Highway 7 is located on property that was subdivided from this property and purchased from the current landowner. Property to the south is already developed to urban standards.

and the City of St, Bonifacius if located a quarter of a mile to the east. With existing public infrastructure, including water and sanitary sewer located near the property and it's close proximity to Trunk Highway 7, development of this property makes perfect sense in terms of the future growth of Minnetrista.



**SITE DATA:**

GROSS AREA: ±67.8 ACRES  
 WETLAND AREA: ±5 ACRES  
 NET DEVELOPABLE AREA: ±62.8 ACRES

2040 GUIDE PLAN: PERMANENT AGRICULTURE  
 CURRENT ZONING: AP-AG PRESERVE

PROPOSED LAND USE: RESIDENTIAL LOW (1.15-4 UNITS/ACRE)  
 PROPOSED ZONING: R-2A (PUD)

R-2A STANDARDS:  
 WIDTH: 70'  
 DEPTH: 100'  
 AREA: 9,500 SF  
 FRONT SETBACK: 30'  
 REAR SETBACK: 25'  
 SIDE SETBACK: 10'

PROPOSED PUD STANDARDS (SINGLE FAMILY):  
 WIDTH: 65', 55'  
 AREA: 6,800 SF  
 FRONT SETBACK: 25'  
 SIDE SETBACK: 7.5'  
 REAR SETBACK: 25'

PROPOSED PUD STANDARDS (MULTI FAMILY):  
 FRONT SETBACK: 25' (FROM ROW OR PRIVATE DRIVE)  
 SETBACK BETWEEN BUILDINGS: 20'  
 PERIMETER SETBACK: 25'

PROPOSED UNITS: 233  
 65' SINGLE FAMILY: 110  
 55' VILLA: 52  
 TOWNHOMES: 71  
 NET DENSITY: 3.7 UNITS/ACRE

PROPOSED ROW: 8,800 LF

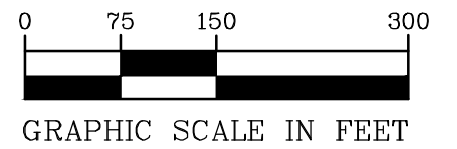
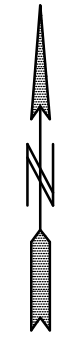
PHASE 1: 77 UNITS (19 SF, 23 VILLA, 35 TH)  
 NET: 16.3 ACRES  
 ROAD: 2,440

PHASE 2: 88 UNITS (23 SF, 29 VILLA, 36 TOWNHOME)  
 NET: 22.5 ACRES  
 ROAD: 3,220 LF

PHASE 3: 26 SF  
 NET: 11.8 ACRES  
 ROAD: 1,440 LF

PHASE 4: 42 SF  
 NET: 12.2 ACRES  
 ROAD: 1,700 LF

TOTAL NET: 62.8 ACRES  
 TOTAL ROAD: 8,800 LF  
 TOTAL UNITS: 233



CONCEPT BASED ON AVAILABLE DATA  
 NO ENGINEERING  
 NO SURVEYING  
 WETLANDS HAVE NOT BEEN DELINEATED  
 CONCEPT SUBJECT TO CHANGE WITHOUT NOTICE



2422 Enterprise Drive  
 Mendota Heights, MN 55120  
 (651) 681-1914  
 Fax: 681-9488  
 www.pioneereng.com

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.  
 Name: Jennifer L. Thompson  
 Reg. No.: 44763  
 Date:

Revisions  
 Date: 12-14-2025  
 Designed: JLT  
 Drawn: JLT

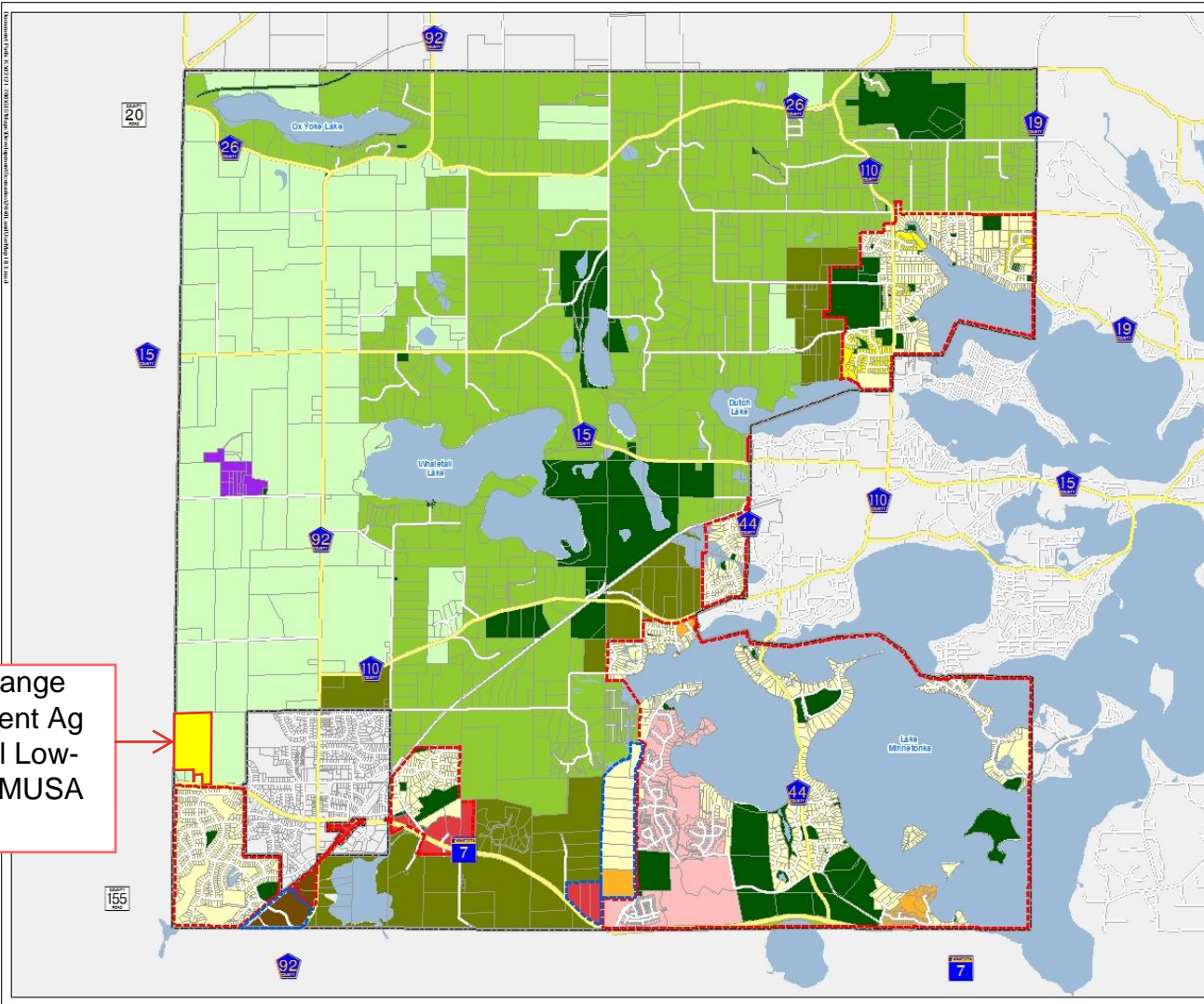
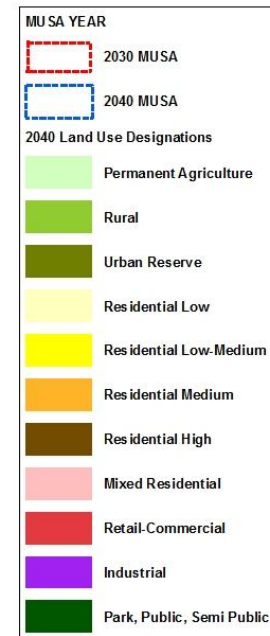
CONCEPT PLAN 4

JOHN ANDERSON

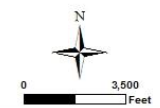
BOLL PROPERTY  
 MINNETRISTA, MINNESOTA



**Figure 3.3  
Minnetrista 2040  
Future Land Use**



Proposed Change from Permanent Ag to Residential Low-Medium and MUSA Expansion



**RESOLUTION NO. 23-26**

**CITY OF MINNETRISTA**

**RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM PERMANENT AGRICULTURE TO RESIDENTIAL LOW-MEDIUM FOR 9400 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**, S & RB Investments, LP, a Minnesota limited partnership (the “Applicant”) is the fee owner of the land located at 9400 Highway 7 (collectively the “Properties”) described as Exhibit A attached hereto; and

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

**WHEREAS**, on January 26, 2026, the Minnetrista Planning Commission considered the Comprehensive Plan Amendment, held a public hearing and, after consideration of the record before it, voted 6-0 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 9400 Highway 7 from Permanent Agriculture 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 18<sup>th</sup> day of February, 2026 by a vote of \_\_\_ ayes and \_\_\_ nays.

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Lisa Whalen, Mayor

ATTEST:

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Ann Meyerhoff, City Clerk

## EXHIBIT A

### Legal Description of the Property:

The West Half of the Southwest Quarter of Section 30, Township 117, Range 24 West, Hennepin County, Minnesota

EXCEPT that part thereof embraced within the plat of Bollderidge.

EXCEPT The East 273 feet of the West 1045.12 feet of the South 384 feet thereof.

EXCEPT that part of the South 384.00 feet lying easterly of the East 273 feet of the West 1045.12 feet of the South 384 feet thereof.

EXCEPT State Highway No. 7.

Abstract Property