

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Text Amendment to Comprehensive Plan

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

Meeting Date: April 6, 2026

Background: Back in October 2025, the Minnetrista Planning Commission held a public hearing and considered a comprehensive plan amendment for property along Highway 7. The City Council reviewed and approved the same in February 2026. As part of this amendment, there were proposed changes to the text of the Comprehensive Plan.

Discussion: Included with the comprehensive plan amendment that was previously reviewed was text changes to the Residential Low and Residential Low-Medium land use categories. Specifically, the proposed text amendment will change the density range of Residential Low from 1.15-4 units/acre to 2-3.5 units/acre and the density range of Residential Low-Medium from 3-5 units/acre to 3.5-6 units/acre. In addition to the changes to the density ranges, the amendment includes other text changes for consistency with the new ranges. The specific changes have been attached for City Council review. The changes and attached resolution are being done in accordance with Metropolitan Council density guidelines for submitting a text amendment request.

Recommended Action: Motion to adopt a resolution approving a text amendment to the Comprehensive Plan and authorizing staff to submit the same to the Metropolitan Council.

Attachments:

1. Proposed Changes to Comprehensive Plan
2. Res. No. 37-26 Approve Text Amendment to Comprehensive Plan

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.

Areas of the 2040 Comprehensive Plan proposed to be amended are shown in the double underlined below:

FUTURE LAND USE

Table 3.2 Comparing 2030 and 2040 Residential Land Use designations by guided density

Residential Land Use Designation	2030 Density	2040 Density
Residential Low	2-3 units/acre	<u>2-3.5 units/acre</u>
Residential Low-Medium	3-5 units/acre	<u>3.5-6 units/acre</u>
Residential Medium	2.5-3.5 units/acre	6 – 12 units/acre min
Residential Medium-High	6-8 units/acre	<i>Limited to areas developed within 2030 plan; all vacant areas in this density range guided as “Residential Medium”</i>
Residential High	8-10 units/acre	12 – 30 units/acre min
Mixed Residential (Woodland Cove)	3.66 units/acre	3.66 units/acre

LAND USE DESIGNATION DESCRIPTIONS

Residential Low

Purpose	Low Density Residential housing is the predominant land use by area within the MUSA boundary, and the primary use is detached single family homes suitable for family housing.
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	Low Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.
Utilities	Municipal water and sanitary sewer are required
Typical Uses	Detached single family homes; conservation or cluster subdivisions; churches; elementary and secondary schools; public parks and open space; private recreation spaces.
Density	The Low Density Residential designation is anticipated for a range of densities between <u>2 and 3.5 units per acre</u>
Appropriate Zoning	The R-2 zoning district will be the primary zoning designation.
Limited Secondary Zoning	R-1 zoning may be considered where the outcome encourages development that preserves natural features and/or open space, or serves a transitional function to long-term lower-density land uses.

Residential Low-Medium

Purpose	<u>Within this category, the predominant housing types will be intended for small-lot single family home development. In certain instances, townhomes will be considered to meet density requirements.</u>
Location Criteria	Inside the MUSA
Minimum Requirements for Development	<u>Low-Medium Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.</u>
Utilities	Municipal water and sanitary sewer are required
Typical Uses	Detached single family homes on smaller lots; churches; elementary and secondary schools; public parks and open space; private recreation spaces. <u>Townhomes may be considered as needed to meet density requirements.</u>
Density	The Low-Medium Density Residential designation is anticipated for a range of densities between <u>3.5 and 6.0 units per acre</u>
Appropriate Zoning	<u>The R-2 zoning district will be the primary zoning designation.</u>

Limited Secondary Zoning

Planned unit development may be considered where the outcome encourages development that preserves natural features and/or open space, or serves a transitional function to long-term lower-density land uses.

RESOLUTION NO. 37-26

CITY OF MINNETRISTA

RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO CHANGE THE DENSITY RANGES FOR THE RESIDENTIAL LOW AND RESIDENTIAL LOW-MEDIUM LAND USE CATEGORIES 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, the Minnetrista Planning Commission held a public hearing and reviewed a Comprehensive Plan amendment on October 25, 2025 and the Minnetrista City Council reviewed and approved the same on February 18, 2026; and

WHEREAS, the Comprehensive Plan amendment included a text amendment to the Residential Low and Residential Low-Medium land uses in the Comprehensive Plan; and

WHEREAS, the proposed text amendment will change the density range of Residential Low from 1.15-4 units/acre to 2-3.5 units/acre; and

WHEREAS, the proposed text amendment will change the density range of Residential Low-Medium from 3-5 units/acre to 3.5-6 units/acre; and

WHEREAS, in addition to the changes to the density ranges, the text amendment amends language in the Residential Low and Residential Low-Medium sections of the Comprehensive Plan; and

WHEREAS, the changes to the density ranges of Residential Low and Residential Low-Medium are both being done in accordance with Metropolitan Council density guidelines; 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 regarding Residential Low and Residential Low-Medium land uses.

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 6th day of April, 2026 by a vote of ___ ayes and ___ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk